



City of Lawrence

PLANNING & DEVELOPMENT SERVICES

LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA FOR **MARCH 16, 2017**
CITY HALL, 6 E 6TH STREET
6:30 PM

UPDATED 3/16/17 @ 11:15 AM:

Added communication for Item 4 – 1510 Stratford Rd
Added revised Staff Report for Item 5 – 200 Nebraska St
Added communications for Item 6 – East Lawrence Rezonings

UPDATED 3/15/17 @ 10:30 AM:

Added a communication for Item 4 & Item 5

UPDATED 3/13/17 @ 3:00 PM:

Added Item 2 – Consent Agenda Items
Added Staff Report For Item 4 – 1510 Stratford Rd
Added Staff Report For Item 5 – 200 Nebraska 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. 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

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-17-00035 Public hearing for consideration of placing the property located at 1510 Stratford Road, the Chewing House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of David Benson and Nadezhda 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.

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

- A. DR-17-00113 Zoning Case Z-17-00098 RM24 to RS5
- B. DR-17-00114 Zoning Case Z-17-00099 RM24 to RM12D
- C. DR-17-00115 Zoning Case Z-17-00100 RSO to RS5
- D. DR-17-00116 Zoning Case Z-17-00101 RSO to RM12D
- E. DR-17-00117 Zoning Case Z-17-00102 RSO to RM24
- F. DR-17-00118 Zoning Case Z-17-00103 CS to RS5
- G. DR-17-00119 Zoning Case Z-17-00104 CS to RM12D

ITEM NO. 7: MISCELLANEOUS MATTERS

- A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since February 16, 2017.
- B. Review of any demolition permits received since February 16, 2017.
- C. Miscellaneous matters from City staff and Commission members.

**LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA MEETING DECEMBER 15, 2016 6:30 PM
ACTION SUMMARY**

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

ITEM NO. 1: COMMUNICATIONS

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

Ms. Zollner mentioned a communication included in the packet from the State Historic Preservation Office regarding listing on the State and National registries of the Muga-Olmsted House. She suggested they could write a letter in support of that nomination.

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Arp, to direct staff to send a letter in support of the nominations to list the Muga-Olmsted House on the National Register of Historic Places and the Register of Kansas Historic Places.

Unanimously approved 4-0.

- B. There were no ex-parte communications
C. Commissioner Hernly abstained from Administrative Approval DR-16-00399.
D. There were no Committee Reports

ITEM NO. 2: CONSENT AGENDA

- A. November 17, 2016 Action Summary

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to approve the November 17, 2016 Action Summary.

Unanimously approved 4-0.

- B. Administrative Approvals
1. DR-16-00399 719 Massachusetts Street; Sign Permit; State Law Review, Downtown Design Guidelines Review and Certificate of Appropriateness
 2. DR-16-00457 1208 Kentucky Street; Site Plan; Certificate of Appropriateness
 3. DR-16-00467 809 Louisiana Street; Driveway Permit; Certificate of Appropriateness
 4. DR-16-00461 821 New Jersey Street, Residential Remodel; Certificate of Appropriateness

5. DR-16-00470 1321 Massachusetts Street; Residential Remodel; Certificate of Appropriateness
6. DR-16-00471 935 Massachusetts Street; Commercial Remodel; State Law Review
7. DR-16-00473 1101 Massachusetts Street; Right of Way Permit; State Law Review

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Arp, to confirm Administrative Approvals B2-B7.

Unanimously approved 4-0.

Motioned by Commissioner Bailey, seconded by Commissioner Arp, to confirm Administrative Approval B1.

Motion carried 3-0-1.

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: DR-16-00490 1616 Massachusetts Street; New Residential Construction; Certificate of Appropriateness. The proposed structure is in the environs of the Edward House House. Submitted by Brad Silva on behalf of Peter & Jennifer Dougherty, property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Arp said this area is predominately detached garages.

Ms. Zollner said staff doesn't typically recommend attached garages, but this property presents a unique situation. As proposed, it is probably in the only place it can be due to a lack of space in the rear.

Commissioner Arp asked if a single car garage would work.

Ms. Zollner said it might, but it would have to go behind the house due to the easement.

Commissioner Arp asked about the faux front door.

Ms. Zollner said that particular form doesn't exist in Lawrence, and staff is concerned about the sense of entry and its permanency.

Commissioner Buchanan asked if there was a better design solution.

Ms. Zollner suggested the Architectural Review Committee (ARC) could address this element.

Commissioner Arp asked if the faux door is within a structural wall that would require a building permit.

Ms. Zollner said she didn't know.

Commissioner Arp inquired about the height. He asked if staff feels it is too high overall.

Ms. Zollner said yes.

Commissioner Arp asked if the highest structures are to be placed at the end of the block.

Ms. Zollner said sometimes. She explained staff's concern regarding the overall height.

Commissioner Hernly asked for the height of the first story ceiling.

APPLICANT PRESENTATION

Mr. Brad Silva said their purchase agreement was contingent upon City approval of the proposed project. He said the first story ceiling height is 12 feet and parameter plate of the basement is 9 feet. He explained that a lot of effort went into designing a house compatible for the lot and neighborhood, and he believes it meets all code requirements.

Commissioner Buchanan asked about the lack of windows on the first floor.

Mr. Silva said the kitchen has all cabinets and they tried to orient everything toward the courtyard.

Commissioner Hernly asked about the front door.

Mr. Silva said he's from Louisiana and it's a typical form in that region. He added that the wall is not structural.

Ms. Katherine Simmons said it would typically require a building permit and should come before the HRC for review.

Commissioner Arp said it's an unusual pattern and not something you'd see in a 20th century neighborhood.

Commissioner Hernly asked if the second story dormers were at 10 feet.

Mr. Silva said that's correct. He said this house is shorter than the Landmark property nearby.

Commissioner Buchanan expressed concern that a shorter bungalow is next door.

Mr. Silva does not feel height is an issue. He said the lot is lower than other houses.

PUBLIC COMMENT

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA), feels the project should not be approved this evening and be forwarded to the ARC for review. He expressed concern with the chimney and faux entry.

Ms. KT Walsh feels it is a lovely design overall. She agrees there is a fenestration issue on the side, and the visual height is concerning.

COMMISSION DISCUSSION

Commissioner Arp asked for clarification on reviews for districts versus environs.

Ms. Zollner explained that the districts are on a sliding scale.

Commissioner Bailey said the only reference to Certificate of Appropriateness in Chapter 22 was not worded well. He asked about the eaves height.

Ms. Zollner said building code uses different measurements.

Commissioner Arp asked if this project is shorter than the Edward House House.

Ms. Zollner said that is correct.

Commissioner Bailey said he is struggling with the Certificate of Appropriateness review.

Mr. Silva said there was a 7 story apartment building across the street, in reference to the height and environs.

Commissioner Buchanan said there are two houses in East Lawrence with faux front doors.

Mr. Silva asked how the faux front door encroaches upon, damages, or destroys the listed property.

Ms. Zollner suggested they review the environs definition for the Edward House House.

Commissioner Arp said there are many non-traditional elements to the project that distract from the character of the neighborhood, and the height is too bold for this block. He feels ARC could work on it but he can't support the project as currently presented.

Commissioner Buchanan agreed.

Commissioner Hernly inquired about the environs definition.

Ms. Zollner said the standards aren't used by the State anymore, and staff does not typically look at them because they are not in conflict with the Secretary of Interior Standards.

Commissioner Bailey mentioned that if the project was one lot north they would not need review by the HRC. He stressed the importance of line of sight, and reminded commissioners that the review for a Certificate of Appropriateness should be the least stringent review of a Landmark.

Commissioner Buchanan said the project could go to ARC for revisions.

Commissioner Bailey didn't feel the project could go to ARC if denied.

Commissioner Arp felt their arguments were compelling.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Hernly, to approve the Certificate of Appropriateness for 1616 Massachusetts Street and direct staff to review any administrative changes.

Motion carried 3-0-1 with Commissioner Buchanan dissenting.

ITEM NO. 5: MISCELLANEOUS MATTERS

- A. No comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since November 17, 2016.
- B. Review of any demolition permits received since November 17, 2016.

Ms. Zollner said they would review one next month.
- C. No miscellaneous matters from City staff and Commission members.

ADJOURN 7:42 PM

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00014 1000 Massachusetts Street; Façade Rehabilitation; Downtown Design Guidelines Review

B. PROJECT DESCRIPTION

Façade rehabilitation, Commercial Remodel Permit

C. STANDARDS FOR REVIEW

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

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-17-00016 707-709 W. 12th Street; Site Plan; State Law Review

B. PROJECT DESCRIPTION

Site Plan

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).

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00024 717 Massachusetts Street; Interior Remodel; State Law Review

B. PROJECT DESCRIPTION

Interior Remodel; Commercial Permit

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).

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00026 816 Massachusetts Street; Rental License; State Law Review

B. PROJECT DESCRIPTION

Rental License Registration

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).

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00030 46 Massachusetts Street; Mechanical Permit; State Law Review

B. PROJECT DESCRIPTION

New Cooling Unit; Mechanical Permit

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).

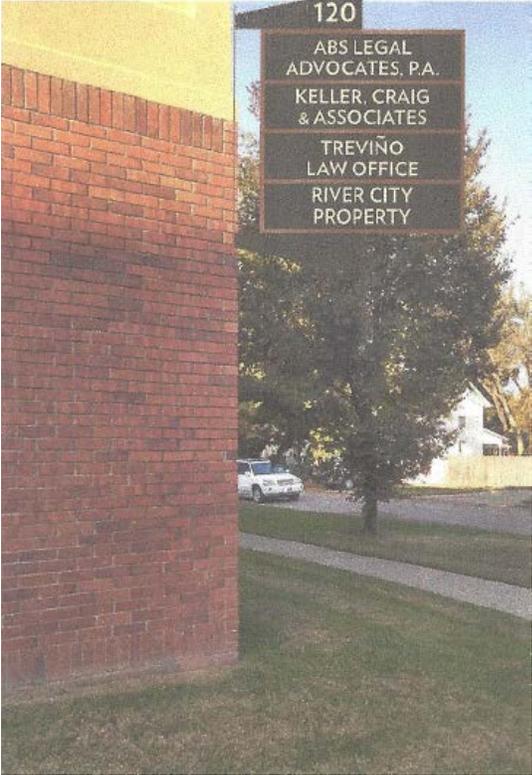
**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00031 120 E. 9th Street; Sign Permit; Certificate of Appropriateness and downtown Design Guidelines Review

B. PROJECT DESCRIPTION

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.

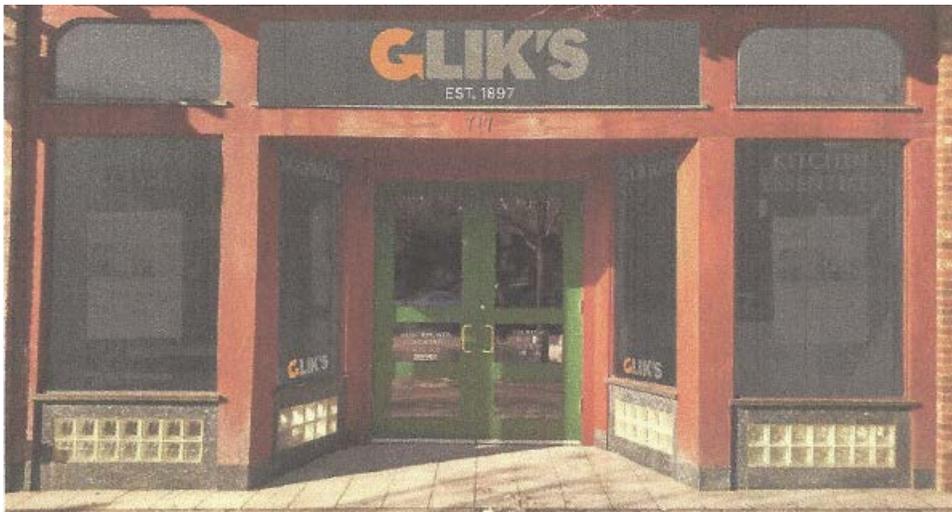
**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00034 17 Massachusetts Street; Sign Permit; Downtown Design Guidelines Review; State Law Review and Certificate of Appropriateness

B. PROJECT DESCRIPTION

Sign 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)

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.

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-17-00037 1320 New Hampshire Street; Residential Remodel; State Law Review

B. PROJECT DESCRIPTION

Residential Remodel Permit; Repairs and Rehabilitation with exterior work.

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).

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00042 815 Massachusetts Street; Rental License; State Law Review

B. PROJECT DESCRIPTION

Rental License Registration

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).

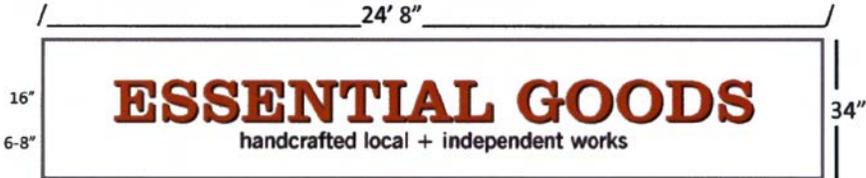
**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00047 933 Massachusetts Street; Sign Permit; Downtown Design Guidelines and Certificate of Appropriateness

B. PROJECT DESCRIPTION

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 COMMISSION
ITEM NO. 4: L-17-00035
STAFF REPORT

A. SUMMARY

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 Nadezhda Galeva, the property owners of record. Adopt Resolution 2017-04, if appropriate.

This report includes the environs definition for 1510 Stratford Road.

Legal Description:

LOT 8 BLOCK 4 IN WEST HILLS, AN ADDITION TO THE CITY OF LAWRENCE, IN DOUGLAS COUNTY, KANSAS, HAVING THE ADDRESS OF 1510 STRATFORD ROAD, 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

1510 Stratford Road is not listed in any historic register.

C. REVIEW CONSIDERATIONS

1) History Summary

The Chewning House, 1510 Stratford Road, was designed by George M. Beal and built by local builder J.L. "Tommy" Constant for Bert and Helen Chewning. The house was completed in late 1936 and is the only known example located in Lawrence or Douglas County of the General Electric all electric "New American Home". The house is often referred to as the first contemporary house built in Lawrence or Douglas County and was important to establishing modern architecture in Kansas.

The Chewning House is located in the West Hills neighborhood which was one of Lawrence's first areas to combine a traditional street grid pattern with a curvilinear pattern that was beginning to appear in subdivision development. Samuel John Hunter purchased a 49 acre tract from Mary R. Emery, widow of Judge James S. Emery to create the subdivision. By 1922 Hunter had outlined his "Westhill Community District" that would be developed with deed restrictions. All lots were required to be single-family residences, no flats or apartments were allowed, and no lot was to be sold to or used by anyone who was not white. There were also requirements for the construction costs of the house: houses built facing Michigan Avenue (present day West Campus Road) were to cost no less than \$10,000 and houses built on any other street were to cost no less than \$5,000. Accessory structures built on any of the lots were to match the materials and architectural style of the residence with which they were associated. The restrictions also outlined building setbacks for homes and garages. In an effort to ensure "harmony, good taste and a class of architecture becoming of the District," all building plans were required to be reviewed and approved by the Westhill Community Improvement Committee before construction. The committee was to consist of S.J. Hunter, F.J. Kelly, and R.A. Kent. Vacancies were to be filled by a vote of the property owners in the District with each owner having one vote for each foot of street frontage they owned. A small civic center comprised of "trees, shrubs, a grass plot and stone seats with electric lights at each end" was built at the junction of West Hills Parkway and Broad View Road, now Stratford Road in 1926. Five acres were also set aside as a private park, and as the neighborhood grew, sidewalks and roads were added or extended.

Bert Stinson Chewning was born in La Grange, Missouri in 1903 to Baptist minister, Rev. Ernest W. Chewning, and Idella Stinson Chewning. He moved to Lawrence in 1931 possibly to take a job with the postal service. He worked as the superintendent of the KU post office before being promoted to the position of assistant postmaster at Lawrence's downtown post office in 1957. He retired after thirty years of service. Chewning was a member of the First Baptist Church in Harrisonville, Missouri, the National Association of Retired Federal Employees, the Scottish Rite Bodies of Lawrence, the Lawrence Masonic Lodge No. 6 (where he served as past master), and the High Twelve Club (where he served as treasurer for 16 years). Chewning died on December 15th, 1981 in Lawrence.

Helen Magdalene Chewning (née Shaner) was born in Marion County, Kansas in 1895. It is not

known when she arrived in Lawrence, or why; however, it may have been to take a job at Lawrence's Liberty Memorial High School where she taught English and supervised study hall for 30 years. Helen, as well as Bert, was a member of the Audubon Society and the Kansas Ornithological Society, where Helen was a charter member. She often participated in bird tallies with the Jayhawk Audubon Society and presented on bird-related topics at other local events such as a June 1945 meeting of the Lawrence Flower Club. At this meeting she spoke on "Singing Gardens," and included information on her study of bird life and those regularly found in Lawrence. While this was solely a hobby, Helen said she "found bird studies in her spare moments a delightful relaxation, a diversion from life's worries, soothing to mind and body." Helen died on September 4, 1980 and is buried in Lawrence.

It is unknown why Bert and Helen Chewing selected Beal to design their home. It is possible Bert knew of Beal's role in transforming the University of Kansas School of Architecture from one focused on traditional architecture to one emphasizing modern design and of Beal's friendship with Frank Lloyd Wright. It is also possible Bert and Beal had met on campus when Bert worked as the superintendent of the campus post office.

George M. Beal was the first K. U. architecture professor given permission to teach non-classical courses in 1928. This was the first modern academic teaching nationwide as well, as Columbia University was the next to do this in 1935. In the summer of 1934, Beal joined Frank Lloyd Wright in Wisconsin as an honorary Taliesin Fellow becoming the only known academic architect to do so. Beal was fascinated with harnessing the sun's energy. In 1931 his architecture classes developed a set of charts that measured the seasonal variations of the sun's movement. These sun charts were used to calculate the eave depths for the Chewing House. Beal wrote *Natural Light and the Inside-Outside Heliodon* in 1956 that included his calculations, plans and photographs. The book was copyrighted as a University of Kansas publication in 1957.

Rather than designing the house from the outside-in, allowing the exterior design to dictate the internal arrangement, George Beal designed the Chewing house from the inside-out which created an efficient and functional home. In addition to its contemporary architecture, the house was also contemporary as an all-electric home. The General Electric Company had created a program that promised to greatly influence the trend in American building. After holding a design contest in which 9,000 architects from all over the country submitted designs, the company selected 1,000 houses to be built as a "New American Home." The Chewing House is the only known "New American Home" located in Lawrence or Douglas County.

Once designed, Beal issued an incredibly detailed contract and specifications for which local builder J.L. "Tommy" Constant and his firm, Constant Construction, was hired. Constant is primarily remembered for his larger commercial and public building projects some of which include Lawrence High School, St. John Catholic School, Capitol Federal Savings and Loan, the KU Campanile, Smith Hall and Douthart Hall.

In a December 1936 article published in the *Lawrence Journal- World* it was noted that all of the electrical equipment and the gas heating plant were purchased from General Electric, and the electric wiring, plumbing, and heating equipment were installed by the Kennedy Plumbing company.

This same article advertised that the house was open to the public from 2 P.M. to 8 P.M. from December 2nd to December 10th with guides available to demonstrate and explain each unique feature of this new concept in living. On December 5th, the *Lawrence Journal World* reported that more than 1,300 people from four other states had visited the house in the first two days that it was open. Guides noted that these visitors had a favorable reaction and that they spent "considerable time inspecting the unusual features of the 'American Home'."

2) Architectural Integrity Summary

The Chewning house was designed by George M. Beal and built by local builder J.L. "Tommy" Constant. The house was completed in late 1936 and was important in establishing modern architecture in Lawrence.

Built in an irregular footprint upon a Portland cement and reinforced steel foundation, the home is one-story with a hip roof and a central, brick chimney. The attached garage on the western portion of the house is connected to the primary hip roof with a half-hip roof with a lower ridgeline. The back portion of the garage roof is then connected with an irregularly shaped half-hip roof with an even lower ridgeline. At the time of construction, the roof was clad with 16" edge grain cedar shingles "Creo-dipt" factory stained in three variegated colors. This roofing has since been replaced with black asphalt architectural shingles.

The original contract specifications indicated the exterior walls would be comprised of a brick veneer below the windows with wood siding above. As built, the house has a wider lap siding installed below the windows with narrower drop siding installed above. The wood siding was to be clear California white pine "free of knots, pitch pockets or other defects." All windows on the first floor were to be wood casements of three to four lites with mortise and tenon joints and glass from the Libbey-Owens Company.

The southern (front) elevation of the main portion of the house is divided into three bays consisting of tripartite, four-lite casement windows. The groups of windows on the left and right of this elevation are situated near the corners of this facade, with a third group of windows situated in the middle of the facade. The garage bay is located to the west (left) of the main facade, and contains a double window comprised of four-lite casements just east (right) of the garage door. The western elevation of the main house as seen from the street consists of two, four-lite casements and the entry door. One of these windows is located near the corner that abuts the front facade. The other is next to the front entry door that is located in the corner where the main portion of the house adjoins the garage portion. Beal designed the garage to contain no fenestration.

In 1993 an addition was added to the rear of the house along the eastern (right) elevation. This 22' deep by 25' wide addition is connected to the original house with a nearly 14' connecting segment (not quite a hyphen, as it is not inset on the elevation visible from the street). This addition attempts to mirror many of the design elements of the original house including the use of similar siding, roof forms and window configurations. One major deviation is that it was placed on a concrete block foundation rather than a poured concrete foundation. This is minimally visible from the public right of way.

Instead of in-setting the addition where it meets the original house, the addition's architect chose to demarcate this transition by utilizing a projecting bay of windows similar to that found on the original eastern elevation near the front facade. The eastern (right) elevation of the original house contains a single, four-lite casement window near the corner abutting the front facade and a single, three-lite casement window near the corner abutting what was the original rear facade. In between these windows is a projecting bay of seven, four-lite casement windows (located closer to the front of the house), a single entry door onto a patio, and a pair of four-lite casements (located closer to the rear of the original house). The projecting bay of the addition mimics the dimensions of the original projecting bay; however, it utilizes a different window configuration. Instead of four-lite casement windows that stop where the siding materials change occurs, the addition's projecting bay contains seven, single-lite casement windows situated above square fixed windows. The windows extend the full height of the projecting bay.

From the backyard, the northern (rear) elevation of the original house has been slightly modified. The rear wall of the garage has been removed and a metal garage door installed to allow a vehicle to enter the garage from the front driveway and proceed to the backyard and into the garage located in the addition. The current owners state that the siding materials that were removed to accommodate the new garage door were utilized in the construction of the addition.

In addition to the garage modification, there are also two sets of casement windows on the northern elevation that have been replaced with aluminum-clad single-lite casements. These are located directly adjacent to the original garage. To allow for the addition, a double window near the eastern corner of this facade was removed.

The northern (rear) elevation of the addition has another inset dormer on the second floor that resembles the one on the western elevation. Below this inset dormer is a bank of single-lite windows located in the garage.

On the eastern elevation of the addition are two groups of single-lite windows, a square set on the second floor and a vertical, rectangular set on the first floor located in the garage. There is also a single square window located closer to where the addition connects to the original house. While the basic cladding materials and fenestration patterns are used to tie this addition in with the original house, the concrete block foundation, gable roofed inset dormers and the single-lite windows are utilized to differentiate the old from the new.

For the most part, the house remains largely unchanged as viewed from the street. The exterior cladding materials, apart from the asphalt shingle roofing, have not been altered, and all wood casement windows remain with the exception of three on the rear elevation that have been replaced or removed. The current owner has installed sensitively designed wooden storm windows to protect the original windows. The house appears to retain its original garage door on the front elevation, and its original patio is still extant on the eastern (right) elevation. While the addition is somewhat large, it is minimally visible from the street and is clearly indicated by different windows and a different foundation material. The roof of the addition is also minimally visible from the street.

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 this time with the first after 1920, one in 1925 and the final two in 1938. In August 1931, Douglas County Engineer E.E. Trueblood approved S.J. Hunter's plat for "Block 4 and Lots 4 & 5 of Colonial Court" in what was known as the West Hills District. This area was one of the first residential developments near the University. It was on Block 4, Lot 8 that George M. Beal designed what is now often referred to as Lawrence's first contemporary home for KU postal clerk Bert S. Chewing and his wife, Helen.

In 1926, the local paper was hailing the West Hills district as one of the most recent developments in Lawrence. Bound by Tenth Street on the north, Thirteenth Street on the south, West Campus Road on the east and California Street on the West, the neighborhood was considered "modern" by some, despite not being within the limits of the City of Lawrence.

For a city built primarily on a grid system for decades, the West Hills district was a change. A portion of the area was laid out in the "line of modern city planning" where straight lines of streets were eliminated and houses were placed in order to achieve the best view, specifically of the Wakarusa and Kaw valleys, rather than simply facing their street frontage. However, the southern portion of the area was designed in a grid pattern.

All utilities were installed prior to a lot being sold.

A small civic center comprised of "trees, shrubs, a grass plot and stone seats with electric lights at each end" was built at the junction of West Hills Parkway and Broad View Road, now Stratford Road in 1926. Five acres were also set aside as a private park, and as the neighborhood grew, sidewalks and roads were added or extended.

Historic Context

Historical character is the primary issue considered in the historic context. Historic photographs, Sanborn Fire Insurance Maps, *the nomination information, 1873 Douglas County Atlas, Living with History: A Historic Preservation Plan for Lawrence, Kansas*, by Dale Nimz, and 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 Chewing house and the 250' area around the house are from 1920-1950. The area consisted of hilly ground associated with the proximity to Mount Oread. 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. Similarly, the land use in the area was residential. The area was

not located within the city at the time the subdivision and the Chewning house were constructed.

The primary and secondary structures in the area were constructed in accordance with the deed restrictions for the properties. They are primarily "Eclectic Houses" as identified by *A Field Guide to American Houses* but are also referred to as revival styles. The area includes a mix of various sub-types of this architectural style. Building materials vary but include brick veneer and wood siding. Fenestration patterns vary but most of the structures have a primary entrance that faces the street.

A small civic center comprised of "trees, shrubs, a grass plot and stone seats with electric lights at each end" was built at the junction of West Hills Parkway and Broad View Road in 1926. Five acres were also set aside as a private park, and as the neighborhood grew, sidewalks and roads were added or extended. Planned vegetation patterns were typically landscaped yards associated with individual properties in the form of grass lawns and planned/designed areas for botanical plantings. All of the typical utilities for the time were installed prior to a lot being sold.

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

Existing Context

The existing context of the area surrounding the 1510 Stratford is gathered from personal observation, city zoning maps, and recent aerial photographs.

The existing context is very similar to that of the historic context. The area is hilly ground associated with the proximity to Mount Oread. Property boundaries and ownership patterns are consistent with the subdivision plat for the area and are primarily single dwellings on single lots or combined lots for a parcel that will support a larger structure and yard. The land use is residential. The 250' area is located in the city limits and is currently zoned RS7 (Single-Dwelling Residential District) with the exception of a property to the northwest that is zoned RMG (Multi-Dwelling Residential – Greek Housing District).

The primary and secondary structures in the area reflect "Eclectic Houses" as identified by *A Field Guide to American Houses*. Building materials vary but include brick veneer and wood siding. Fenestration patterns vary but most of the structures have a primary entrance that faces the street.

There is no public green space or outdoor activity space in the area. Public amenities and circulation patterns are the streets and the small sidewalks that are only located on one side of the street. Planned vegetation patterns are typically landscaped yards associated with individual properties.

All modern utilities exist in the area.

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

Conclusion

The Environs for 1510 Stratford Road, the Chewing House, have not significantly changed since the 1936 date of construction. The primary change in the area is the reduction in outdoor activity space and the continued installation of utilities and signs. The historic and current character of the area is residential.

The environs should be divided into two areas and reviewed in the following manner:

Area One

The area 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. Main structure demolitions would be approved only if documentation was provided that indicated that the structure was unsound and/or a certificate of economic hardship was approved and compatible new construction is proposed. 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, new infill construction, or large additions (25% or greater than the footprint of the existing structure) 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, new infill construction, and large additions greater than 25% of the footprint of the existing structure) 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 if the project will encroach upon, damage or destroy the environs of the listed property.

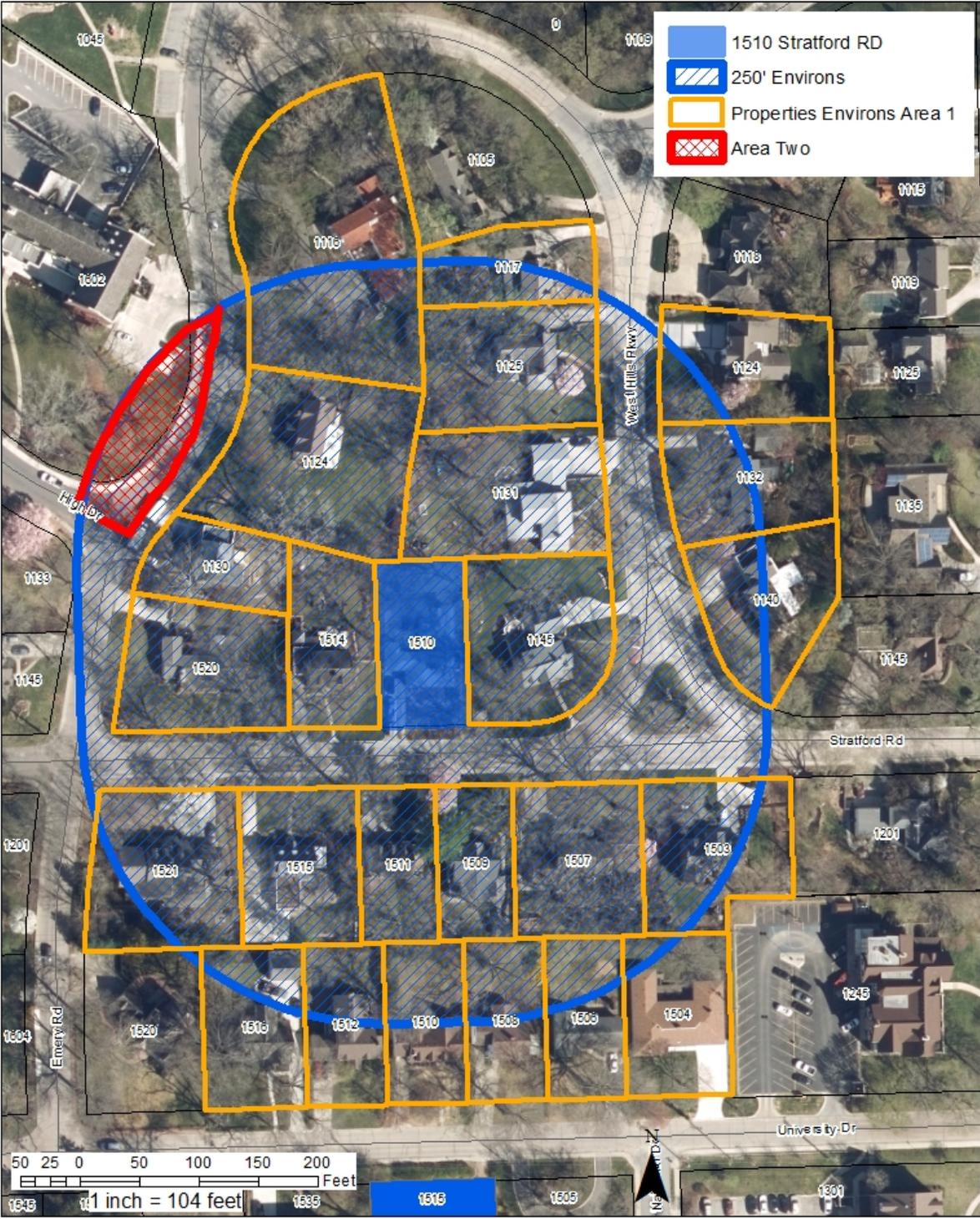
Area Two

The area located to the northwest of the landmark, 1602 High Drive, is zoned RMG (Multi-Dwelling Residential – Greek Housing District) and is currently Greek Housing. This zoning and structure type is not directly related to the residential character of the environs of the listed property. The overall residential use of the area is important and the multi-dwelling use for this property supports residential use. The building type is not a significant factor but should not

exceed the height requirement of 35' as currently identified in the Land Development Code dimensional standards for both the RS7 and RMG districts. 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. 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, the line of sight to the listed property, 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.

Environs of 1510 Stratford Road



4) Planning and Zoning Considerations

There was no zoning in the area at the time of construction. The property was not located in the City of Lawrence on the 1929 or 1935 zoning maps. Currently the property is zoned RS7 for 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;

The house was designed by George M. Beal and built by local builder J.L. "Tommy" Constant. Beal is significant for both his academic architecture instruction that was the beginning of the 'modern' study and design for the University of Kansas and as an architect that designed structures using passive solar techniques. Constant and Constant Construction were prolific builders in Lawrence and built several larger commercial and public building projects including Lawrence High School, St. John Catholic School, the KU Campanile, Smith Hall and Douthart Hall.

(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 structure is good example of 20th century architecture with style influences including the Ranch style. Significant details that render it architecturally significant include passive solar techniques and the "modern" all electric style for the structure as a "New American Home."

(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 Patrick Chewing Residence, located at 1510 Stratford Road, for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criterion #3 and #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 Chewing residence is significant for its architecture style both interior and exterior and its association with George M. Beal and J. L. "Tommy" Constant.

- (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,*

Fenestration pattern and window and door openings, window types, roof shapes, the eave depths, remaining historic form, brick chimney and location, and materials.

- (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 the Fenestration pattern and window and door openings, window types, roof shapes, the eave depths, remaining historic form, brick chimney and location, and materials 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 ***Environs Definition for 1510 Stratford Road*** to 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)*



LANDMARK APPLICATION

Pre-Application Meeting Required Planner _____ Date _____
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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 The Chewing House
 Address of Property 1510 Stratford Road Lawrence, Kansas 66044
 Legal Description of Property WEST HILLS BLK 4 LT 8

OWNER INFORMATION

Name(s) David Benson & Nadezhda Galeva
 Contact _____
 Address 1510 Stratford Rd.
 City Lawrence State KS ZIP 66044
 Phone (785) 864-4090 E-mail drb@ku.edu

Is this an owner initiated nomination? **Yes** **No**

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

APPLICANT/AGENT INFORMATION

Contact Lindsay Crick
 Company Lawrence Preservation Alliance
 Address PO Box 1073
 City Lawrence State KS ZIP 66044
 Phone (513) 257-4892 E-mail lindsaycrick@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 1936

Architect and/or Builder (if known) Architect: George M. Beal/Builder: J.L. "Tommy" Constant

Date(s) of Known Alterations 1993

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

An addition was added in 1993 along the eastern elevation and rear of the original house. This addition includes a garage on the first story and living space on the second story. It is minimally visible from the public right-of-way. See attachments for additional 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 George M. Beal
- Architectural significance (Please attach an architectural description of the property)
- Other _____

HISTORY OF THE PROPERTY (Add additional sheets if needed)

See attached

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

What year was the property platted? August 1931; Annexed November 1947

What is the name of the subdivision? West Hills

What was the zoning? RS-7

What were the land uses? Residential

What size and types of buildings existed in the area? Residential buildings, mostly 2 story at time of construction

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

1510 Stratford was among the earlier houses in the neighborhood. At the time the house was constructed several roads in the neighborhood were paved. In a 1926 "Lawrence Journal-World" article, some of the streets were graveled and covered with a Tarvia treatment. By 1931 it was noted that the streets would include curbing, gutter and a macadam road 25 feet wide.

Also in a 1931 "Lawrence Journal-World" advertisement by developer S.J. Hunter, the lots were described as having a "commanding view with city water, sewer, paving, gas all paid for."

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



**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/>

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): Lindsay Crick Date 27 Jan. 2017
(Lawrence Preservation Alliance)

_____ Date _____

_____ Date _____



OWNER AUTHORIZATION

I/WE David R. Benson and Nadezhda A. Galeva, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 2nd day of November, 20 16, 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 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 1510 Stratford Rd. Lawrence, KS (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 2nd day of November, 20 16, by David R. Benson and Nadezhda A. Galeva.

My Commission Expires: Aug. 26, 2017 Elizabeth M. Coleman
Notary Public





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))



Summary

The Chewning House (built 1936) located at 1510 Stratford Road is historically significant for its architecture and its association with Lawrence architect, KU professor and inventor, George Malcolm Beal. Located in the West Hills neighborhood, which was one of Lawrence's first areas to do away with the traditional street grid pattern of development, the house is often referred to as the first contemporary house built in Lawrence or Douglas County, and was key to establishing modern architecture in Kansas.

Rather than designing the house from the outside-in, allowing the exterior design to dictate the internal arrangement, George Beal designed this house from the inside-out, which created an efficient and functional home. In addition to its contemporary architecture, it was also contemporary in that it was an all-electric home. This was due to it being a "New American Home," which was a program created by the General Electric Company that promised to greatly influence the trend in American building. After holding a design contest in which 9,000 architects from all over the country submitted designs, the company selected just 1,000 houses to be built. The Chewning House is the only known one located in Lawrence or Douglas County.

It is unknown why Bert and Helen Chewning selected Beal to design their home. Perhaps Bert knew of Beal's role in transforming the University of Kansas School of Architecture from one focused on traditional architecture to one emphasizing modern design, and of Beal's friendship with Frank Lloyd Wright. Or perhaps it was because Bert and Beal had met on campus where Bert worked as the superintendent of the campus post office until moving to the downtown post office in 1957. Regardless of how they came into contact, the house remains today as an excellent early example of contemporary architecture in Lawrence. While a rear addition has been added to the house, the original design and concept is unchanged.

The "West Hills District"

In 1926, the local paper was hailing the West Hills district as one of the most recent developments in Lawrence. Bound by Tenth Street on the north, Thirteenth Street on the south, West Campus Road on the east and California Street on the West, the neighborhood was considered "modern" by some, despite not being within the limits of the City of Lawrence.¹

The land had been purchased nearly seven years earlier by Samuel John Hunter, a retired University of Kansas professor and state entomologist. Hunter had arrived in Lawrence from Garnett, Kansas in September 1888 to attend the University of Kansas. He worked his way through college as a messenger for Chancellor F.H. Snow, a math tutor, and by operating a boarding club. Following graduation, he became the head of the New Atchison County High School at Effingham for a short time before returning to KU, at the request of Chancellor Snow, to take a position as an assistant professor of entomology. Within a few years, Chancellor Frank Strong had named Hunter head of the department and then named him state entomologist, a position he held until retiring from KU in 1924. Five years prior to retiring, Hunter had already begun planning the next phase of his life by

¹"West Hills Has Five Acre Park- Several New Residences Have Been Built in This District," *Lawrence Journal World* (Lawrence, Kansas), 11 September 1926.; "Agree On Policy- City Commissioner and West Hills Water Users Come to Terms," *Lawrence Journal World* (Lawrence, Kansas), 11 March 1929.

purchasing a 49 acre tract from Mary R. Emery, widow of Judge James S. Emery (one of the early New England immigrants to Lawrence). It was this land that became West Hills.²

Mary R. Emery, widow to S. J. Hunter.	Warranty Deed. Date December 1 1919. Cons. \$1.00 and other valuable considerations. Rec. Dec. 6, 1919 in Book 105, page 403.
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Grants and conveys in Douglas County, Kansas:—The East 50 acres of the North Half of the South West Quarter of Section 36, Township 12 Range 19 less the following described tract of land: Beginning at the Southeast corner stone of the Northeast Quarter of the South West Quarter of said Section 36, thence West 16 rods, thence North 12 rods, thence East 16 rods, thence South 12 rods to beginning, excepting all public highways, with all the appurtenances and all the estate, title and interest of the said party of the first part therein.

Grantor covenants lawful ownership and seizure that premises are free and clear of all incumbrances and that she will WARRANT and DEFEND the same against all lawful claimants.

Ack'd December 6, 1919 by Mary R. Emery widow, before Frank E. Banks, a Notary Public of Douglas County, Kansas (Seal) Commission expires November 8 1922.

Deed for transfer of land for the West Hills district from Mary R. Emery to S.J. Hunter³

For a city built primarily on a grid system for decades, the West Hills district really was a diversion. It was laid out in the “line of modern city planning” where straight lines of streets had been eliminated and houses were placed in order to achieve the best view, specifically of the Wakarusa and Kaw valleys, rather than simply facing their street frontage.⁴

By 1922, Hunter had outlined how his “Westhill Community District” would be developed by establishing deed restrictions. All lots were required to be single-family residences, no flats or apartments were allowed, and no lot was to be sold to or used by anyone who was not white. There also were requirements for what a house should cost to construct. Any house built facing Michigan Avenue (present day West Campus Road) was to cost no less than \$10,000, while houses built on any other street were to cost no less than \$5,000. Accessory structures built on any of the lots were to match the materials and architectural style of the residence with which they were associated, and the restrictions also outlined building setbacks for homes and garages. In an effort to ensure “harmony good taste and a class of architecture becoming of the District,” all building plans were required to be reviewed and approved by the Westhill Community Improvement Committee before ground was broken for construction.⁵ At the time, the committee was to consist of S.J. Hunter, F.J. Kelly, and R.A. Kent. Vacancies were to be filled by a vote of the property owners in the District, and each owner got one vote for each foot of street frontage they owned.⁶

² “He Dreamed Of A More Beautiful Lawrence- Thirty-three Homes Now in West Hills; More Are Planned,” *Lawrence Journal World* (Lawrence, Kansas), 13 September 1938.

³ Deed of Sale from Mary R. Emery, Widow to S.J. Hunter, 6 December 1919, Douglas County, Kansas, Deed Book 105, page 403, Register of Deed’s Office, Douglas County, Kansas (as printed in “Abstract of Title to the following described Real Estate situated in Douglas County, Kansas Lot Eight (8), in Block Four (4), in West Hills, an Addition to the City of Lawrence, No. 79722.”)

⁴ “West Hills Has Five Acre Park,” 11 September 1926.

⁵ The West Hills Homes Association still maintains an architectural committee to this day according to their website available at <http://west-hills.org/WHHADetails.html#morearch>.

⁶ Deed of Dedication, R.A. Kent (agent), T.O. Kent Real Estate. S.J. Hunter & Wife (Lida C.), F.J. Kelly & wife (Clarice N.), and P.B. Lawson and wife (Sadie A.), 1 June 1922, Douglas County, Kansas, Deed Book 108, Page 334, Register of

While some may have considered West Hills a “modern” development because it eschewed the traditional grid street pattern in favor of the curvilinear streets still present today, others might have noted its more modern development trend of having all utilities installed prior to a lot being sold. Hunter may have believed it was a helpful marketing tool to allow potential buyers to know the exact final cost of their lot before constructing a home. And when a lot was sold, iron corner posts were sunk in mortar.⁷

By 1925 the West Hills District had at least eight parties involved in crafting the future of the neighborhood: S.J. & Lida Hunter (1145 West Campus Road), Dentist Edward & Stella K. Bumgardner, R.A. & Ellen C. Kent, F.J. & Clarice Kelly, Dr. Raymond Cecil & Georgina Moore (1201 West Campus Road), Professor Arthur J. & Flora Boynton (1125 West Campus Road), University Bursar Karl & Alfreda Klooz (1119 West Campus Road), and William & Emma May Zweifel (1132 West Hills Parkway).⁸

In this same year, the City of Lawrence agreed to allow Hunter to construct sewer lines and connect them with the City’s public sewer system at Ninth and Michigan Streets at the owners’ expense, and owners in the district had established an agreement with Citizens Light, Heat and Power to install gas mains and pipes for each residence.⁹ The residents of the District also had decided to allow KU Sororities and Fraternities to construct residences within the district. They were admitted on the same terms and subject to all conditions for other properties in West Hills except they did not need to have interior arrangements similar to single family homes.¹⁰ Additionally, a small civic center comprised of “trees, shrubs, a grass plot and stone seats with electric lights at each end” was built at the junction of West Hills Parkway and Broad View Road in 1926. Five acres were also set aside as a private park, and as the neighborhood grew, sidewalks and roads were added or extended.¹¹

Deed’s Office, Douglas County, Kansas (as printed in “Abstract of Title to the following described Real Estate situated in Douglas County, Kansas Lot Eight (8), in Block Four (4), in West Hills, an Addition to the City of Lawrence, No. 79722.”). The construction costs were reevaluated in 1924 at the same time the district was renamed “West Hills” and Michigan Avenue was renamed West Campus Road. At this time houses fronting West Campus Road were to cost no less than \$7,500 and all other houses were to cost no less than \$4,000. The deed also gives details on how the deed restrictions could be lifted within a specified timeframe provided the owners of a majority of the net acreage agreed to amend or abolish them.

⁷ “West Hills Has Five Acre Park,” 11 September 1926.

⁸ Amendment to Restrictions and Dedication West Hills, Stella K. Bumgardner, Edward Bumgardner, R.A. Kent, for Ellen C. Kent, (widow) F.J. Kelly, Clarice N. Kelly, S.J. Hunter, Lida C. Hunter, R.C. Moore, Georgina Moore, Arthur J. Boynton, Flora S. Boynton, Karl Klooz, Alfreda C. Klooz, Emma May Zweifel, Wm. Zweifel, Recorded 28 September 1925, Douglas County, Kansas, Deed Book 114, Page 530, Register of Deed’s Office, Douglas County, Kansas (as printed in “Abstract of Title to the following described Real Estate situated in Douglas County, Kansas Lot Eight (8), in Block Four (4), in West Hills, an Addition to the City of Lawrence, No. 79722.”); “West Hills Has Five Acre Park,” 11 September 1926.

⁹ Agreement, The City of Lawrence to S.J. Hunter and Lida C. Hunter, 4 May 1925 (recorded 13 May 1925), Douglas County, Kansas, Deed book 114, page 448, Register of Deed’s Office, Douglas County, Kansas (as printed in “Abstract of Title to the following described Real Estate situated in Douglas County, Kansas Lot Eight (8), in Block Four (4), in West Hills, an Addition to the City of Lawrence, No. 79722.”); Easement, S.J. Hunter, Lida C. Hunter, R.C. Moore, Arthur J. Boynton, Flora S. Boynton, Karl Klooz, Alfreda C. Klooz, Emma M. Zweifel, Wm. Zweifel, Stella K. Bumgardner, Edward Bumgardner, R.A. Kent for Ellen C. Kent, F.J. Kelly, Clarice N. Kelly, 12 August 1925 (recorded 22 October 1925), Douglas County, Kansas, Deed book 114, page 546, Register of Deed’s Office, Douglas County, Kansas (as printed in “Abstract of Title to the following described Real Estate situated in Douglas County, Kansas Lot Eight (8), in Block Four (4), in West Hills, an Addition to the City of Lawrence, No. 79722.”).

¹⁰ Amendment to Restrictions and Dedication, Recorded 28 September 1925, Douglas County, Kansas, Deed Book 114, Page 530, Douglas County, Kansas.

¹¹ “West Hills Has Five Acre Park,” 11 September 1926.

The neighborhood developed more or less in an east to west fashion with the earliest construction occurring in the mid-1920s along West Campus Road. Throughout the 1930s, construction focused on West Hills Parkway, Colonial Court, Emery Road, High Drive and Stratford Road (east of Emery) with a few properties being developed on the eastern portion of University Drive. The rest of Stratford Road, University Drive, Oxford Road, Cambridge Road and Avalon Road were then developed between the 1940s and the late 1950s.¹²

Hunter placed several newspaper ads and wrote short articles noting the perks of building in West Hills. He claimed, “Remember, that location makes or mars the home.” Lots with a “commanding view with city water, sewer, paving, and gas all paid for” could be acquired at a rate of \$10 per front foot with a depth of 130 to 140 feet.¹³ It’s likely that West Campus Road was paved by 1930, but it wasn’t until residents petitioned the county in summer of 1931 that it was announced a resolution had been passed for the paving of Stratford Road, West Hills Parkway, and West Hills Terrace.¹⁴ Over the years, additional paving was added to extend existing streets, and new streets were added to attract new residents. It seemed to work. By 1938, West Hills was home to thirty residences and three fraternities. Three additional houses were under construction, and 18 other parcels had been sold.¹⁵ The neighborhood eventually became part of the City of Lawrence when it was annexed November 24, 1947.¹⁶

Newspapers at the time seemed to suggest that many might have thought Hunter crazy to undertake such a project because “Lawrence was not ready for such an elaborate residential district,” but it appeared to be popular, especially with those working at the University of Kansas who enjoyed a very short commute. Some of the neighborhood’s earliest residents included multiple professors and deans, the university bursar, and even the superintendent of the University’s post office, Bert Chewning.¹⁷ Bert and his wife, Helen, resided at 1510 Stratford Road.

¹² Information provided by the City of Lawrence/Douglas County Planning & Development Services Department on 31 October 2016.

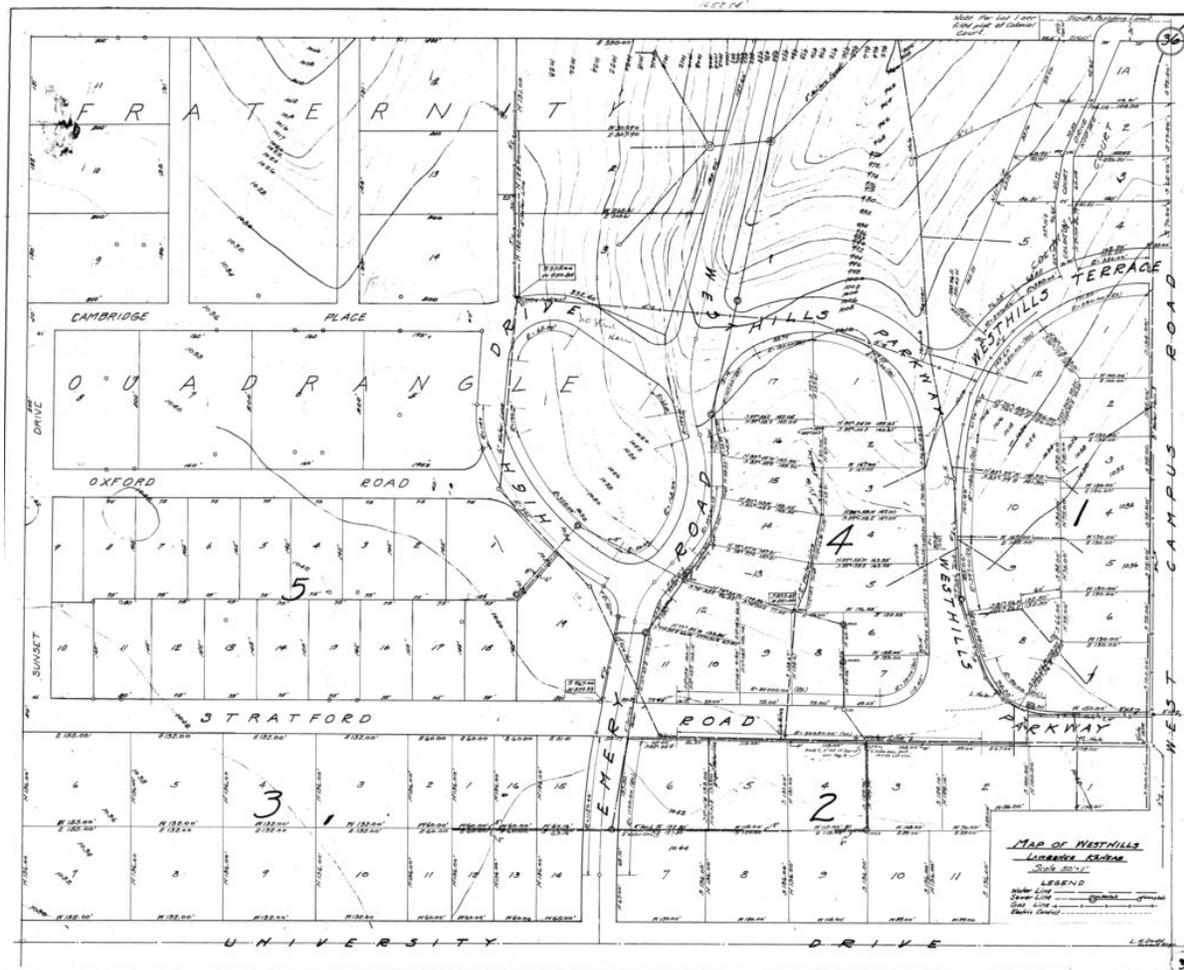
¹³ S.J. Hunter, “West Hills District,” *Lawrence Journal World* (Lawrence, Kansas), 2 February 1931.

¹⁴ “To Pave In West Hills,” *Lawrence Journal World* (Lawrence, Kansas), 5 August 1931.

¹⁵ “Would Pave Streets- Four Petitions Presented to County Commissioners,” *Lawrence Journal World* (Lawrence, Kansas), 4 November 1937; “He Dreamed Of A More Beautiful Lawrence,” *Lawrence Journal-World*, 13 September 1938.

¹⁶ Ordinance No. 2150, City of Lawrence, Kansas, Recorded 6 February 1948, Douglas County, Kansas, Deed Book 163, Page 155, Register of Deed’s Office, Douglas County, Kansas.

¹⁷ “He Dreamed Of A More Beautiful Lawrence,” 13 September 1938. ; R.L. Polk & Company’s Lawrence City Directories 1926 to 1930, (Sioux City, Iowa: R.L. Polk & Company).



Plat Map of the West Hills District, Date Unknown
(Courtesy of the City of Lawrence, KS Online Mapping Service)

1510 Stratford Road - Architectural Description

Local architectural historians and modern architecture enthusiasts state that 1510 Stratford Road was the first contemporary home built in Lawrence or Douglas County. Designed by George M. Beal, chair of the KU Architecture program (and long-time friend of Frank Lloyd Wright), and built by local builder J.L. “Tommy” Constant, the house was completed in late 1936 and was key to establishing modern architecture in Lawrence.¹⁸

In the “General Contract Specifications For The Erection Of A Residence In West Hills – Stratford Road Lawrence, Kansas,” Beal detailed how the building site was to be prepared, and how the house was to be constructed right down to the finest details including the types of nails, waxes, and vent registers to be used.¹⁹

¹⁸ Dennis Domer, Tom Harper, William Steele, “Chewing House,” Lawrence Modern, accessed 14 November 2016. <https://lawrencemodern.com/bakers-dozen/chewing-house/>.

¹⁹ George M. Beal, “General Contract Specifications For The Erection Of A Residence In West Hills – Stratford Road Lawrence, Kansas,” pages C-1 to H-2 (from the personal research files of Dr. Dennis Domer, University of Kansas School of Architecture, Design & Planning).

Built in an irregular footprint upon a Portland cement and reinforced steel foundation, the home is one-story with a hip roof and a central, brick chimney. The attached garage on the western (left) portion of the house is connected to the primary hip roof with a half-hip roof with a lower ridgeline. The back portion of the garage roof is then connected with an irregularly shaped half-hip roof with an even lower ridgeline. At the time of construction, the roof was clad with 16" edge grain cedar shingles "Creo-dipt" factory stained in three variegated colors. This roofing has since been replaced with black asphalt architectural shingles.²⁰

The original contract specifications indicated the exterior walls would be comprised of a brick veneer below the windows with wood siding above. As built though, the house had a wider lap siding installed below the windows with narrower drop siding (also sometimes called Dutch siding) installed above. This wood siding was to be clear California white pine "free of knots, pitch pockets or other defects."²¹ All windows on the first floor were to be wood casements of three to four lites with mortis and tenon joints and glass from the Libbey-Owens Company.²²

The southern (front) elevation of the main portion of the house is divided into three bays consisting of tripartite, four-lite casement windows. The groups of windows on the left and right of this elevation are situated near the corners of this facade, with a third group of windows situated in the middle of the facade. The garage bay is located to the west (left) of the main facade, and contains a double window comprised of four-lite casements just east (right) of the garage door.



1510 Stratford- South elevation as seen from public right of way (Photo by L. Crick)

²⁰ Beal, "General Contract Specifications," pages C-3, C-10 and C-18. The specifications detailed that the concrete foundation was to be comprised of Portland cement, fine and coarse aggregate "free from loam, clay or other deleterious matter," hydrated lime, and City water "free from impurities or foreign matter." It also stipulated in what proportions these ingredients should be mixed.

²¹ Beal, "General Contract Specifications," page C-18.

²² Beal, "General Contract Specifications," pages C-18, C-21, and C-23.

The western elevation of the main house as seen from the street consists of two, four-lite casements and the entry door. One of these windows is located near the corner that abuts the front facade. The other is next to the front entry door that is located in the corner where the main portion of the house adjoins the garage portion. The garage comprises the rest of the western elevation of the original house. It contains no fenestration, which is exactly how Beal designed it.



West elevation as seen from the public right of way (Photo by L. Crick)

In 1993, an addition was added to the rear of the house along the eastern (right) elevation. This 22' deep by 25' wide addition is connected to the original house with a nearly 14' connecting segment (not quite a hyphen, as it is not inset on the elevation visible from the street). This addition attempts to mirror many of the design elements of the original house including the use of similar siding, roof forms and window configurations. One major deviation is that it was placed on a concrete block foundation rather than a poured concrete foundation. This is minimally visible from the public right of way.



Rear Addition showing the CMU foundation wall and the similar siding treatment (Photo by L. Crick)

The western elevation of this addition contains a set of French doors in the “hyphen” connecting the original house to the addition. The bulk of the addition’s western elevation is two floors. The lower contains a two-car garage, while the upper contains a large inset dormer with a gable roof situated above a tripartite set of single-lite casement windows with smaller, square windows below.



West Elevation of the rear addition showing the hyphen (left) connecting the original house to the addition, and the entire west elevation of the addition (right) (Photo by L. Crick)

From the backyard, the northern (rear) elevation of the original house has been slightly modified. The rear wall of the garage has been removed and a metal garage door installed to allow a vehicle to enter the garage from the front driveway and proceed to the backyard and into the garage located in the addition. The current owners state that the siding materials that were removed to accommodate the new garage door were utilized in the construction of the addition.



North Elevation of the original house showing the added garage door and two sets of replacement windows (left) and the north elevation where it meets the hyphen (right) (Photo by L. Crick)

In addition to the garage modification, there are also two sets of casement windows on the northern elevation that have been replaced with aluminum-clad single-lite casements. These are located directly adjacent to the original garage. Also, to allow for the addition, a double window near the eastern corner of this facade was removed.

The northern (rear) elevation of the addition has another inset dormer on the second floor that resembles the one on the western elevation. Below this inset dormer is a bank of single-lite windows located in the garage.



North elevation of the rear addition (Photo by L. Crick)

On the eastern elevation of the addition are two groups of single-lite windows, a square set on the second floor and a vertical, rectangular set on the first floor located in the garage. There is also a single square window located closer to where the addition connects to the original house. While the basic cladding materials and fenestration patterns are used to tie this addition in with the original house, the concrete block foundation, gable roofed inset dormers and the single-lite windows are utilized to differentiate the old from the new.



Fenestration pattern found on the addition (Photo by L. Crick)

Instead of in setting the addition where it meets the original house, the addition's architect chose to demarcate this transition by utilizing a projecting bay of windows similar to that found on the original eastern elevation near the front facade. The eastern (right) elevation of the original house contains a single, four-lite casement window near the corner abutting the front facade and a single, three-lite casement window near the corner abutting what was the original rear facade. In between these windows is a projecting bay of seven, four-lite casement windows (located closer to the front of the house), a single entry door onto a patio, and a pair of four-lite casements (located closer to the rear of the original house). The projecting bay of the addition mimics the dimensions of the original projecting bay; however, it utilizes a different window configuration. Instead of four-lite casement windows that stop where the siding materials change occurs, the addition's projecting bay contains seven, single-lite casement windows situated above square fixed windows. The windows extend the full height of the projecting bay.



East elevation – the addition mimicked the protruding bay of the original house, but altered its window pattern (Photo by L. Crick)

For the most part, the house remains largely unchanged as viewed from the street. The exterior cladding materials, apart from the asphalt shingle roofing, have not been altered, and all wood casement windows remain with the exception of three on the rear elevation that have been replaced or removed. The current owner has installed sensitively designed wooden storm windows to protect the original windows. The house appears to retain its original garage door on the front elevation, and its original patio is still extant on the eastern (right) elevation. While the addition is somewhat large, it is minimally visible from the street and is clearly indicated by different windows and a different foundation material. The roof of the addition is also minimally visible from the street.

Additional Exterior Photos of 1510 Stratford



Close up photo of the original siding materials (Photo by L. Crick)



Casement windows like these are found throughout the house. The current owners added the storm windows. (Photo by L. Crick)



Replacement casement windows on the north (rear) elevation of the original house (Photo by L. Crick)



Close up photo of the house's south (front) and east elevations (Photo by L. Crick)

Interior Photos Courtesy of the Lawrence Modern Website



Living room showing the asymmetrically placed fireplace, the soaring ceilings, and the ample light from the many windows

Southern portion of the living room again showing the high ceilings and ample light



Dining area located in the southeast corner of the house

Additional Interior Photos Courtesy of the Lawrence Modern Website



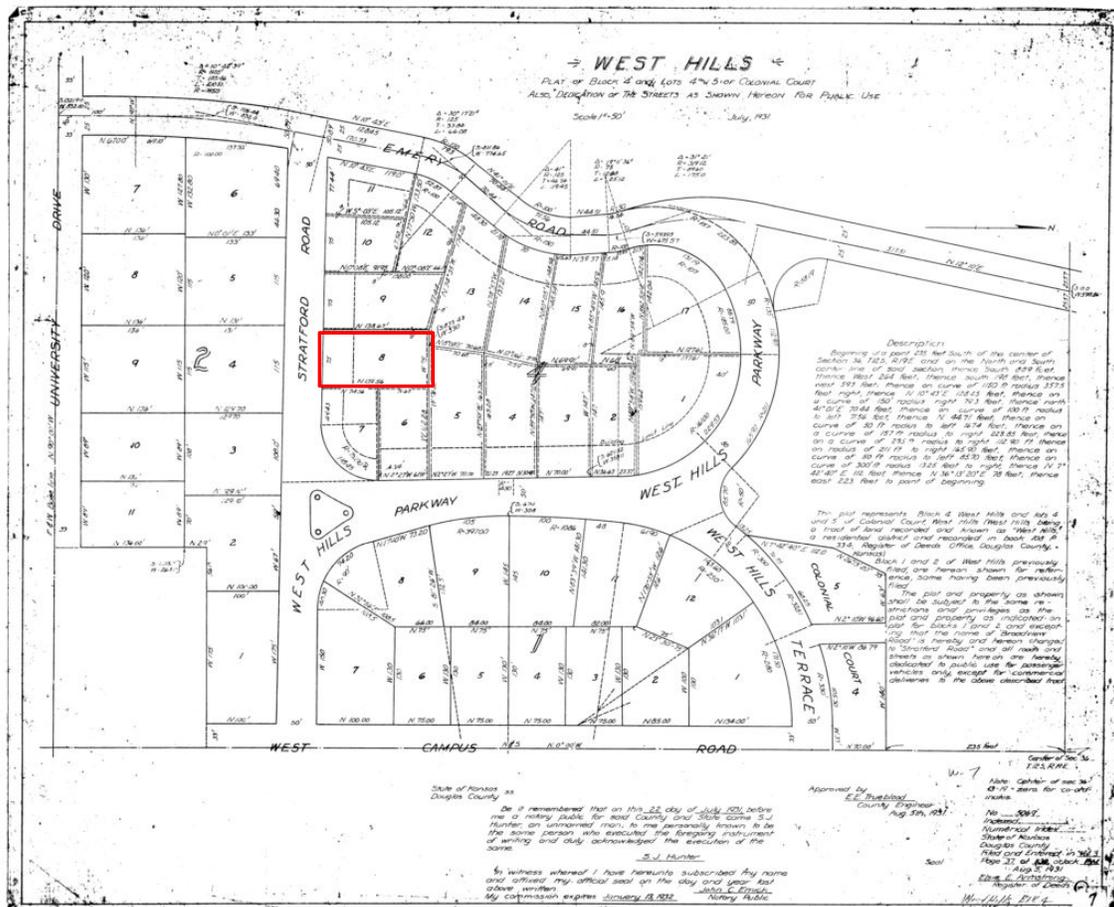
Entry foyer with doors to every room in the original house



The kitchen has been updated since the time of construction

Architectural and Historical Significance of 1510 Stratford

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 1938.²³ In August 1931, Douglas County Engineer E.E. Trueblood approved S.J. Hunter’s plat for “Block 4 and Lots 4 & 5 of Colonial Court” in what was known as the West Hills District. This area was one of the first residential developments near the University of Kansas and one of the first to break away from the traditional street grid.²⁴ It was on block 4, lot 8 that George M. Beal designed what is now known as Lawrence’s first contemporary home for KU postal clerk Bert S. Chewing and his wife, Helen.²⁵



West Hills Plat August 1931 with what became 1510 Stratford outlined in red
(Courtesy of the City of Lawrence, KS Online Mapping Service)

²³ Dale Nimz, “Lawrence Modern, 1945 to 1975,” Amendment to Historic Resources of Lawrence, Douglas County, Kansas Multiple Property Listing, Certified May 20, 2014, page 9. Accessed 14 November 2016 at http://www.kshs.org/resource/national_register/MPS/Historic_Resources_Lawrence_mps_modern_amendment.pdf

²⁴ Nimz, “Lawrence Modern, 1945 to 1975,” page 9; “West Hills Plat of Block 4 and Lots 4 & 5 of Colonial Court Also Dedication of the Streets as shown Heron for Public Use,” Douglas County Register of Deeds, Volume 3 Page 37, recorded 5 August 1931.

²⁵ Additional Abstract of Title, S.J. Hunter to Bert Stinson Chewing and Helen Magdalene Chewing, 11 May 1936 (recorded 11 May 1936), Douglas County, Kansas, Deed Book 133, page 604, Register of Deed’s Office, Douglas County, Kansas.

In 1936, Bert and Helen Chewing commissioned University of Kansas Architecture Professor George M. Beal to design them a new home. A graduate of KU, Beal became a professor in 1925. Shortly thereafter, he completed a diploma at the École des Beaux Arts in Paris. It was this training that allowed Beal to be instrumental in changing KU from a school of traditional architecture to one of modern architecture. He also had become friends with Frank Lloyd Wright, and became a Taliesin Fellow in 1934.²⁶ It may have been for this unique background and design aesthetic that the Chewnings chose Beal to design their new home.

Beal notably designed the house at 1510 Stratford from the inside out, allowing the exterior to conform to the interior that has been described as “a model of efficiency and functionality.”²⁷ The house has a large entry foyer with doors leading to every room in the house. This layout allows the house to feel much larger. The original living/dining area has a ceiling that soars upward and an asymmetrically placed fireplace serves as a central element. The casement windows provide excellent natural light that enters the house from many directions. The fact that Beal designed the house from the inside out also may explain the fairly simple exterior design.²⁸



**1510 Stratford from the public right of way just after being constructed
(Courtesy of the Lawrence Modern website)**

²⁶ Dennis Domer, Tom Harper, William Steele, “Architects,” Lawrence Modern, accessed 21 December 2017 at <https://lawrencemodern.com/architects-2/> ; University of Kansas Libraries, “Guide to the George M. Beal Collection - Biography of George Beal,” Accessed 21 December 2016 at <http://etext.ku.edu/view?docId=ksrlead/ksrl.ua.bealgeorge.xml;route=ksrlead;query=> . Frank Lloyd Wright established a private Taliesin Fellowship school in 1932 where apprentices could come to study under him. More information available at <http://taliesinfellows.org/i/taliesin-fellows/>

²⁷ Domer, Harper, Steele, “Chewing House,” <https://lawrencemodern.com/bakers-dozen/chewing-house/> accessed 21 December 2016.

²⁸ Ibid.

Once designed, Beal issued an incredibly detailed contract and specifications for which local builder J.L. “Tommy” Constant and his firm, Constant Construction, was hired. Constant is primarily remembered for his larger commercial and public building projects some of which include Lawrence High School, St. John Catholic School, Capitol Federal Savings and Loan, the KU Campanile, Smith Hall and Douthart Hall.²⁹



From the west (Courtesy of the Lawrence Modern website)



Rear of the house (Courtesy of the Lawrence Modern website)



East elevation looking North (Courtesy of the Lawrence Modern website)



East elevation looking South (Courtesy of the Lawrence Modern website)

While notable for its contemporary architecture and being designed from the inside-out, 1510 Stratford was an innovative house as well. Designated as a “New American Home,” and built in

²⁹ Domer, Harper, Steele, “Architects,” [https://lawrencemodern.com/builders/.](https://lawrencemodern.com/builders/) Accessed 21 December 2016.

cooperation with the Kennedy Plumbing Company and the General Electric Company, the house was all-electric and included the latest in home innovation.³⁰

The “New American Home” was a program created by General Electric that promised “to influence profoundly the trend in American building.”³¹ In fact, these homes were expected to meet the modern requirements and budgets for an average family.³² It boasted that the “New American Home” would be equipped with electric appliances to do the “drudgery of kitchen work silently and easily,” a radial wiring system designed for safety and convenience, and also General Electric air conditioning units.³³

G-E Campus News



IN EVANSVILLE

Into the flood zone several General Electric engineers—among them Henry Duval of Washington University, Eugene Darlington of Oregon State, and Harold Towson of Clarkson Tech.—took two radio-equipped police cars and played an important part in the relief activities along the Ohio Valley. The equipment included a two-way ultra-short-wave police radio set in each car, a 50-watt headquarters transmitter, and a 150-watt transmitter having its own gas-engine-driven electric generator—in reserve in case of power failure.

One of the engineers reported, “We arrived in Evansville and erected our antenna on the 75-foot tower of a bank building. We were on the air continuously, rendering service to the flooded area.”

In a further effort to aid flood victims, General Electric sent extra men to the G-E Service Shops in the affected area to speed repair work.

variety of tasks must be performed to a scientifically planned workshop. It is equipped with electric appliances which do the drudgery of kitchen work silently and easily. The electric range, refrigerator, dishwasher, Disposal unit, and modern lighting are but examples of the improvements which have been made in the home workshop.

The radial wiring system used in the “New American” home was designed for safety and convenience. Plenty of outlets for lights and for appliances are the outstanding features of this system.

The home is thoroughly air conditioned. Conditioned air is not only more comfortable but also more healthful, and the G-E air-conditioning units have been designed to promote such conditions.

With the elimination of wasted space, steps, and time throughout the entire dwelling—with the maximum in health, comfort, and economy—the “New American” home is building a brighter future for the cottage and the mansion.



IT WON'T BURN

Nonflammable and nonexplosive, this new cooling and insulating liquid, Pyramol, was developed by General Electric for use in transformers, capacitors, and cable. Its unusual characteristics have been recognized by the National Electrical Code, making it possible to install transformers indoors and at the load centers, without fireproof vaults. This results in savings in secondary copper and installation costs.

Pyramol is chemically stable and does not sludge, a feature which minimizes maintenance. Experience to date has shown that the materials used in Pyramol transformers have a longer life than under oil. The result—longer transformer life.

Pyramol transformers were first used in 1932, and now more than 700 units, totaling more than 200,000 kva. of transformer capacity, have been installed, all giving excellent service.



IT'S "NEW AMERICAN"

Conceived by General Electric, the “New American” home promises to influence profoundly the trend in American building. The program is sponsored in cooperation with all those professionally interested in building new and better homes.

The modern kitchen is one of the results of this work. It has been changed from just a room where a

GENERAL ELECTRIC



“New American” is a home designed from the inside out. Its exterior may be free architectural style you wish. Georgian, French or English Colonial. Modern, or any plan! A “New American” Home is G-E Equipped.

YOU CAN OWN A
“New American” Home
FOR WHAT YOU PAY IN RENT

WHY go on dreaming of the home you hope to own? You can have it NOW—designed in the style you want, with rooms planned to suit your personal needs, and completely electric-equipped.

Today you can own a “New American” Home for what you pay in rent, and live in a comfortable case you never thought possible.

“New American” Home heralds a new concept in living. It combines attractive dwellings with the economics and conveniences made possible by science and invention. A “New American” Home is planned from the inside out—it eliminates waste space and corners, affords the maximum room area, light and air. A “New American” Home is completely General Electric equipped for smooth operation, the saving of labor and strength, the reduction of up-keep and operating costs.

Somewhere in your neighborhood there will be a General Electric sponsored “New American” Home. Compare its cost with what you pay in yearly rent. Facts and figures prove you get more for your money when you buy and build “New American.”

General Electric suggests you consult your architect or builder for plans of one “New American” Home. The General Electric Home Bureau, at 370 Lexington Avenue, N. Y. City, will gladly advise on all matters of home electric systems. Write for free illustrated “New American” Home folder.

“NEW AMERICAN” Means

1. Better planned floor arrangement
2. Maximum wall space
3. Ample closets
4. Better light and air
5. G-E Automatic Roof and Air Conditioning
6. G-E Kitchens
7. G-E Landscapes
8. G-E radial wiring
9. Quality materials
10. Sound construction
11. Exquisite decorative details

GENERAL ELECTRIC
 RESEARCH KEEPS GENERAL ELECTRIC 10 YEARS AHEAD!

If it's G-E equipped it's "New American"

Advertisements for the General Electric “New American Home” (Left: Courtesy of *The Michigan Technic*, October 1936, Volume 50; Right: Courtesy of *The American Home*, September 1936, Volume 16.

³⁰ “New West Hills Home On Display- Chewing Residence Opened as Demonstration Home for One Week *Lawrence Journal World* (Lawrence, Kansas), 2 December 1936.

³¹ General Electric, “It’s ‘New American,’” *The Michigan Technic*, October 1936, Vol. 50, Page 26, accessed 21 December 2016 at <https://books.google.com/books?id=KerIAAAAMAAJ&pg=RA2-PA26&dq=GE%20Campus%20news%20new%20american%20home&pg=RA2-PA26#v=onepage&q=GE%20Campus%20news%20new%20american%20home&f=false>.

³² “The Fred and Mary Zindler Residence, aka The All-Electric Demonstration home,” *Whitefish Bay Now* (Milwaukee, Wisconsin), 17 July 2009. Accessed 21 December 2016 at <http://archive.whitefishbaynow.com/news/51027002.html>.

³³ “It’s ‘New American,’” accessed 21 December 2016. Both advertisements were found in Dr. Dennis Domer’s research files on 1510 Stratford.

The company undertook an ad campaign for the “New American Home” concept throughout the United States. In the mid-1930s, the company, along with several sponsors, held a contest in which 9,000 architects submitted their idea for a custom built house with all of the modern features and amenities. The company then chose 1,000 designs that would be built.³⁴ The house at 1510 Stratford Road is the only known “New American Home” within Lawrence or Douglas County.

In a December 1936 article published in the *Lawrence Journal-World* it was noted that all of the electrical equipment and the gas heating plant were purchased from General Electric, and the electric wiring, plumbing, and heating equipment were installed by the Kennedy Plumbing company. This same article advertised that the house was open to the public from 2 P.M. to 8 P.M. from December 2nd to December 10th with guides available to demonstrate and explain each unique feature of this new concept in living.³⁵ On December 5th, the *Lawrence Journal-World* reported that more than 1,300 people from four other states had visited the house in the first two days that it was open. Guides noted that these visitors had a favorable reaction and that they spent “considerable time inspecting the unusual features of the ‘American Home’.”³⁶

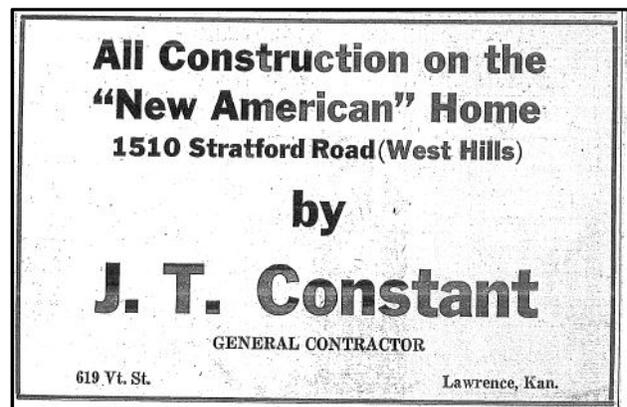


Headline from the *Lawrence Journal-World* December 1936



The *Lawrence Journal-World* ran this advertisement encouraging people to come see the latest in home innovation. (Headline from an article dated 2 December 1936.)

J.T. Constant also ran an ad so that everyone would know the “New American Home” was his work. (Likely from December 1936.)



³⁴ Richland County South Carolina Cultural Resources Inventory Listing, “2626 Stratford Road Columbia, South Carolina), accessed 21 December 2016 at <http://historicrichlandcountysc.com/SELECTED-RICHLAND-COUNTY-HISTORIC-SITE-REPORT.php?id=151&photos=false>.

³⁵ “New West Hills Home On Display,” 2 December 1936.

³⁶ “Many See New Home – More Than 1300 Visit Chewing Residence in Two Days,” *Lawrence Journal-World* (Lawrence, Kansas), 5 December 1936.

George Malcolm Beal (September 15, 1899 to March 8, 1988)



George Malcolm Beal
(Courtesy of Lawrence
Modern)

George Malcolm Beal was born September 15, 1899 in Topeka, Kansas. After graduating from Topeka High School in 1918, he served in the United States Navy during World War I until being discharged in 1920. He first enrolled in the U.S. Naval Academy, but finding a desire to study architecture, he came back to Kansas and enrolled in the architecture program at the University of Kansas from which he graduated in 1923 with a Bachelor of Science in architecture and a Bachelor of Science in architectural engineering. Two years later he completed a master's degree in architecture and was hired by the University as an assistant professor of architecture. A year later, he married Helen R. Rutledge and moved to Paris, France to study for a certificate in architecture at the École des Beaux-Arts at Fontainebleau.³⁷ Upon returning to KU in 1928, this training helped Beal transform KU from a Beaux-Arts style program to a school of modern architecture. In the 1930s he befriended Frank Lloyd Wright while an early Taliesin Fellow at Wright's school, and Wright later visited KU several times during his lifetime. Beal remained a friend of Wright's until the well-known architect died in 1959.³⁸

In 1936, Beal was appointed to full professor. He became an influential force in future KU Professor Curtis Besinger's decision to also join the Taliesin Fellowship in 1939. That same year that Besinger left for the Fellowship, Beal developed something known as the inside-outside heliodon. This instrument aided in having a better understanding of how natural light from the sun would appear at a defined latitude on any given day of the year. This allowed him to then situate and design buildings in such a way as to achieve maximum active and passive solar heating.³⁹

George Beal went on to again serve in the United States Navy during World War II. Afterward, he served as chair of the Department of Architecture from 1945 to 1962, and then became the University's director of architectural services in 1967. He retired in 1970 to pursue other interests, including other inventions like an electrical model known as the "Mental Functions Complexity Model" that demonstrated how parts of the brain relate to each other.⁴⁰ He died on March 8, 1988 and is buried in Pioneer Cemetery located on the University of Kansas Campus in Lawrence, Kansas.

³⁷ Dennis Domer, Tom Harper, William Steele, "Architects," Lawrence Modern, accessed 21 December 2016 at <https://lawrencemodern.com/architects-2/>; and University of Kansas Libraries, "Guide to the George M. Beal Collection - Biography of George Beal," accessed 21 December 2016.

³⁸ Ibid.

³⁹ Domer, Harper, Steele, "Architects," <https://lawrencemodern.com/architects-2/>, accessed 21 December 2016.; Dennis Domer, Tom Harper, William Steele, "Beal House," Lawrence Modern, accessed 21 December 2016 at <https://lawrencemodern.com/bakers-dozen/university-place/>.

⁴⁰ Domer, Harper, Steele, "Beal House," <https://lawrencemodern.com/bakers-dozen/university-place/> accessed 21 December 2016.

J.L. “Tommy” Constant (February 17, 1899 to September 21, 1973)



**J.L. “Tommy” Constant
(Courtesy of Lawrence
Modern)**

Born in Lawrence in 1899, J.L. “Tommy” Constant is a well-known fixture in the history of Lawrence, Kansas. After serving in the Army during World War I and completing a degree in civil engineering from the University of Kansas in 1923, Tommy inherited the Constant Construction business from his father, J.T.⁴¹ During his career, Tommy is known for building many of Lawrence’s most important buildings including Lawrence: Lawrence High School, St. John Catholic School, Lawrence National Bank, Capitol Federal Savings and Loan, Hallmark Cards, West Hills Apartments, the Campanile, Smith Hall, Douthart Hall, Blake Hall, and more. Those who knew him best remember that Tommy was driven by a love of buildings. He didn’t only dream about them, but he invested money in them and built them himself. Upon his death in 1973, the *Lawrence Journal-World* described Tommy as a “dignified gentleman who never talked down to anyone, laborer or skilled craftsman, and never fawned on the upper echelon, either.”⁴²

While he was an accomplished builder, Tommy may be even better remembered as a community leader who held a progressive attitude and exhibited a high level of integrity. This reputation likely comes from his actions while serving as a city commissioner in the early 1960s when the Ku Klux Klan attempted to take over the City’s government. According to newspaper accounts, he fought them to a standstill.⁴³

Both he and his wife Frances were philanthropic. Through their estates they established many funds, some of which included a scholarship and a fellowship for engineering students at the University of Kansas, as well as a professorship in the engineering school. Additionally, they created a library acquisition fund endowment and a scholarship fund at Baker University.⁴⁴

⁴¹ Dennis Domer, Tom Harper, William Steele, “Builders,” Lawrence Modern, accessed 21 December 2016 at <https://lawrencemodern.com/builders/>.

⁴² Ibid.

⁴³ Ibid.

⁴⁴ Ibid.; Tommy’s wife, Frances was born in Springfield, Missouri on 2 October 1902. She died in Lawrence, KS on 1 January 1995.

Bert S. and Helen M. Chewing

Before moving into their new home at 1510 Stratford in the West Hills neighborhood in 1936, Bert S. and Helen M. Chewing were living at 827 Kentucky Street in Old West Lawrence.⁴⁵ It is unknown exactly how they began working with George Beal to design their home, but the house was built specifically for them as their names appear in Beal's plans for the house, as well as on the "General Contract Specifications."⁴⁶

In 1936, Bert Stinson Chewing had been living in Lawrence for only about five years. He was born in La Grange, Missouri in 1903 to Baptist minister, Rev. Ernest W. and Idella Stinson Chewing.⁴⁷ He moved to Lawrence in 1931, perhaps to take a job within the postal service. He worked as the superintendent of the KU post office before being promoted to the position of assistant postmaster at Lawrence's downtown post office in 1957. He retired after thirty years of service.⁴⁸ He passed away on December 15th, 1981 in Lawrence, and is also buried in there. During his life he was a member of the First Baptist Church in Harrisonville, Missouri, the National Association of Retired Federal Employees, the Scottish Rite Bodies of Lawrence, the Lawrence Masonic Lodge No. 6 (where he served as past master), and the High Twelve Club (where he served as treasurer for 16 years).⁴⁹

Helen Magdalene Chewing (née Shaner) was born in Marion County, Kansas in 1895. It is not known when she arrived in Lawrence, or why; however, it may have been to take a job at Lawrence's Liberty Memorial High School where she taught English and supervised study hall for 30 years. Helen passed away on September 4, 1980, and is also buried in Lawrence.⁵⁰

Bert and Helen were both members of the Audubon Society and the Kansas Ornithological Society, with Helen being a charter member. They often participated in bird tallies with the Jayhawk Audubon Society, and Helen also presented on bird-related topics at other local events such as a June 1945 meeting of the Lawrence Flower Club. At this meeting she spoke on "Singing Gardens," and included information on her study of bird life and those regularly found in Lawrence. While this was solely a hobby, Helen said she "found bird studies in her spare moments a delightful relaxation, a diversion from life's worries, soothing to mind and body."⁵¹

⁴⁵ "New West Hills Home On Display," 2 December 2 1936.

⁴⁶ Beal, "General Contract Specifications," cover page.

⁴⁷ "Kansas Ornithological Society Newsletter," Department of Biology, Southwestern College (Winfield, Kansas), Volume 9, No. 2, April 1982, page 8, accessed 14 January 2017 at <http://www.ksbirds.org/kos/newsletter/NewsletterV9N2.pdf>.

⁴⁸ Ibid.; "Smith to Assume Duties With K.U. Post Office," *Lawrence Journal World* (Lawrence, Kansas), 23 July 1957; and "Old Home Town," *Lawrence Journal World* (Lawrence, Kansas), 12 July 1967.

⁴⁹ "Bert S. Chewing Obituary," *Lawrence Journal World* (Lawrence, Kansas), 18 December 1981.

⁵⁰ "Helen Chewing Obituary," *Lawrence Journal World* (Lawrence, Kansas), 5 September 1980.

⁵¹ "June Meeting of the Lawrence Flower Club," *Lawrence Journal World* (Lawrence, Kansas), 12 June 1945; and "Local Group Tallies Birds," *Lawrence Journal World* (Lawrence, Kansas), 10 February 1973.

The photograph below comes from the December 1950 bulletin of the Kansas Ornithological Society, Volume 1, No. 2.⁵² Bert and Helen Chewning are pictured, though the quality of the image is poor and the rows of people are not well-aligned. This makes it difficult to determine exactly who is who. After studying the photo, and taking into consideration their ages in 1950, they have tentatively been identified.

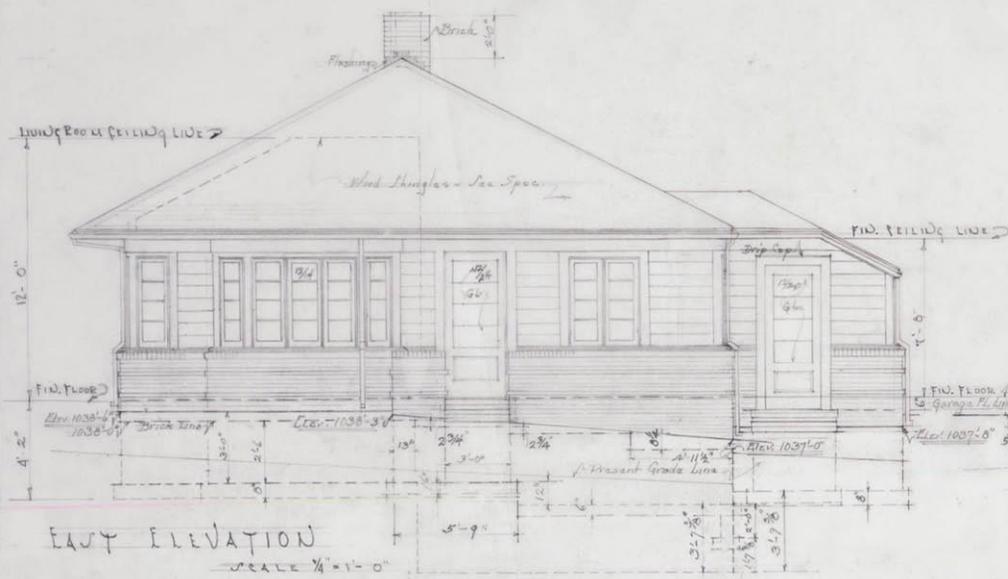
Helen Chewning

Bert Chewning

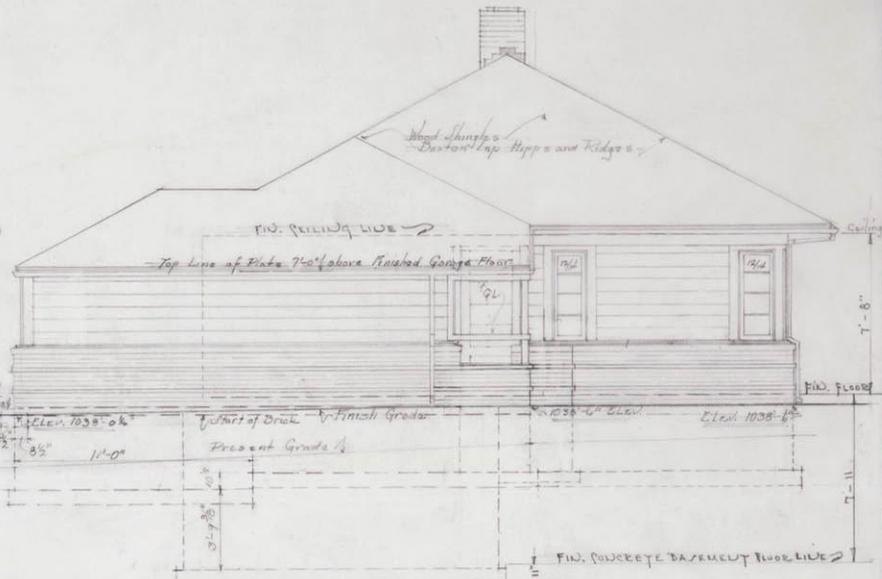


Front row, left to right: L. P. Dittmore, T. M. Sperry, R. T. Peterson, E. W. Dehner, H. T. Gier, I. L. Boyd, T. F. Andrews, H. C. Hedges, E. M. Nuss, L. B. Carson.
 Second row: T. W. Nelson, Mrs. H. T. Gier, P. B. Menninger, A. D. Cole Jr., Unknown, Mrs. A. D. Cole, O. W. Tiemeier, W. R. Eastman Jr., Don Janes, Katharine Kelley, Amelia Betts, Mrs. I. L. Boyd, Bernice Tatum, Mrs. H. C. Hedges, Mrs. Geo. Boicourt, H. M. Harford, David Pantle.
 Third row: Dwight Platt, John Breukelman, Roy Henry, C. J. Kauffman, Mrs. R. W. Frederickson, R. W. Frederickson, Richard Harder, R. J. Kingman, Mrs. Burt Chewning, Elizabeth Schnemayer, R. F. Miller
 Fourth row: Howard Rowlee, R. H. Schmidt, L. D. Wooster, E. R. Hall, M. F. Baker, Grace Holcombe, A. L. Goodrich, Oliver Gaswint, Rolland Baker, Burt Chewning, John Bishop, Mary E. Pinney.

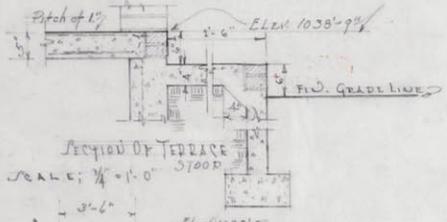
⁵² "Kansas Ornithological Society Bulletin," Volume 1, No. 2, December 1950, page 1. Accessed on 14 January 2017 at <http://www.ksbirds.org/kos/bulletin/Vol1No2.pdf>.



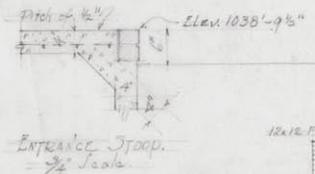
EAST ELEVATION
SCALE 1/4" = 1'-0"



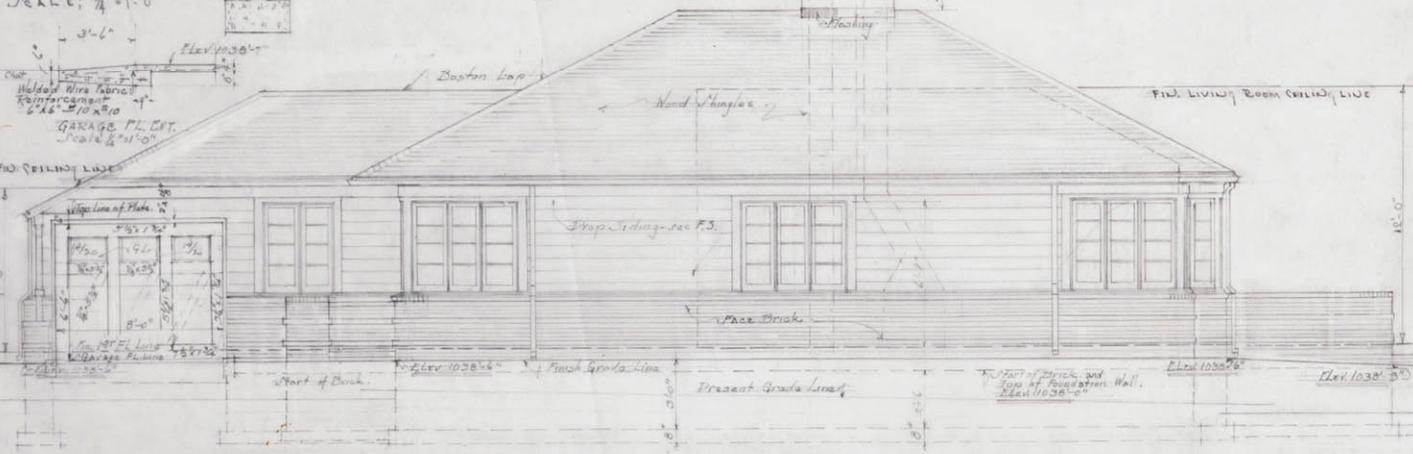
WEST ELEVATION
SCALE 1/4" = 1'-0"



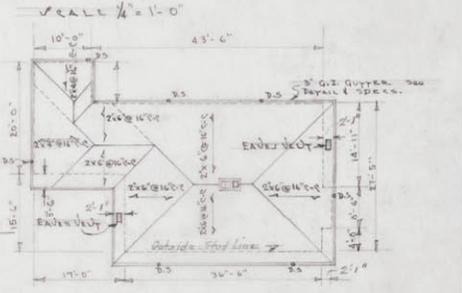
SECTION OF TERRACE
SCALE: 1/4" = 1'-0"



ENTRANCE STOOP
1/2" Scale



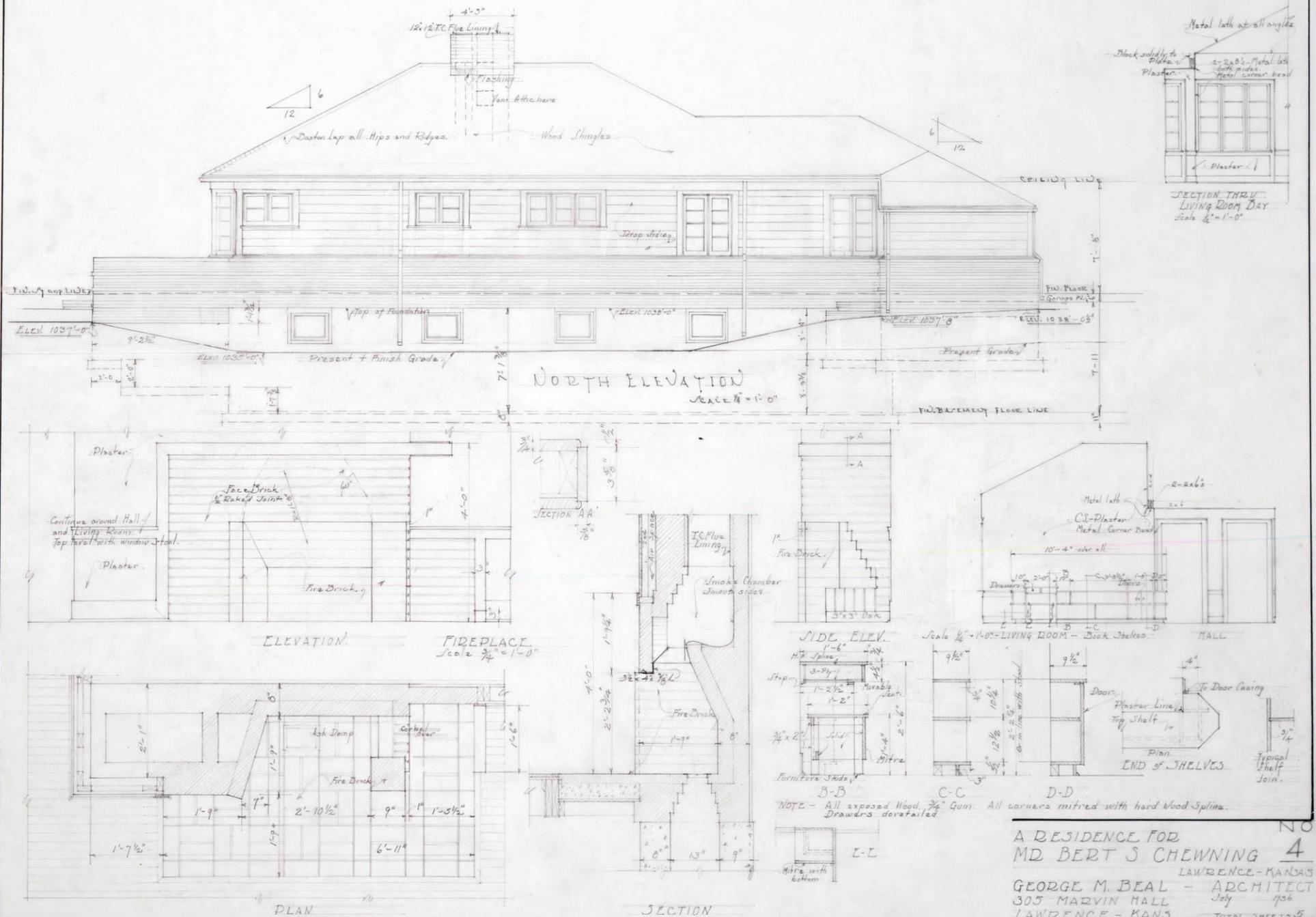
SOUTH ELEVATION
SCALE 1/4" = 1'-0"



NOTE: Draining is to Gutter Fascia - See S.D.P.
RIDGE RAFTERS 1" x 8"
HIP RAFTERS 1" x 8"
VALLEY RAFTERS 2" x 8"

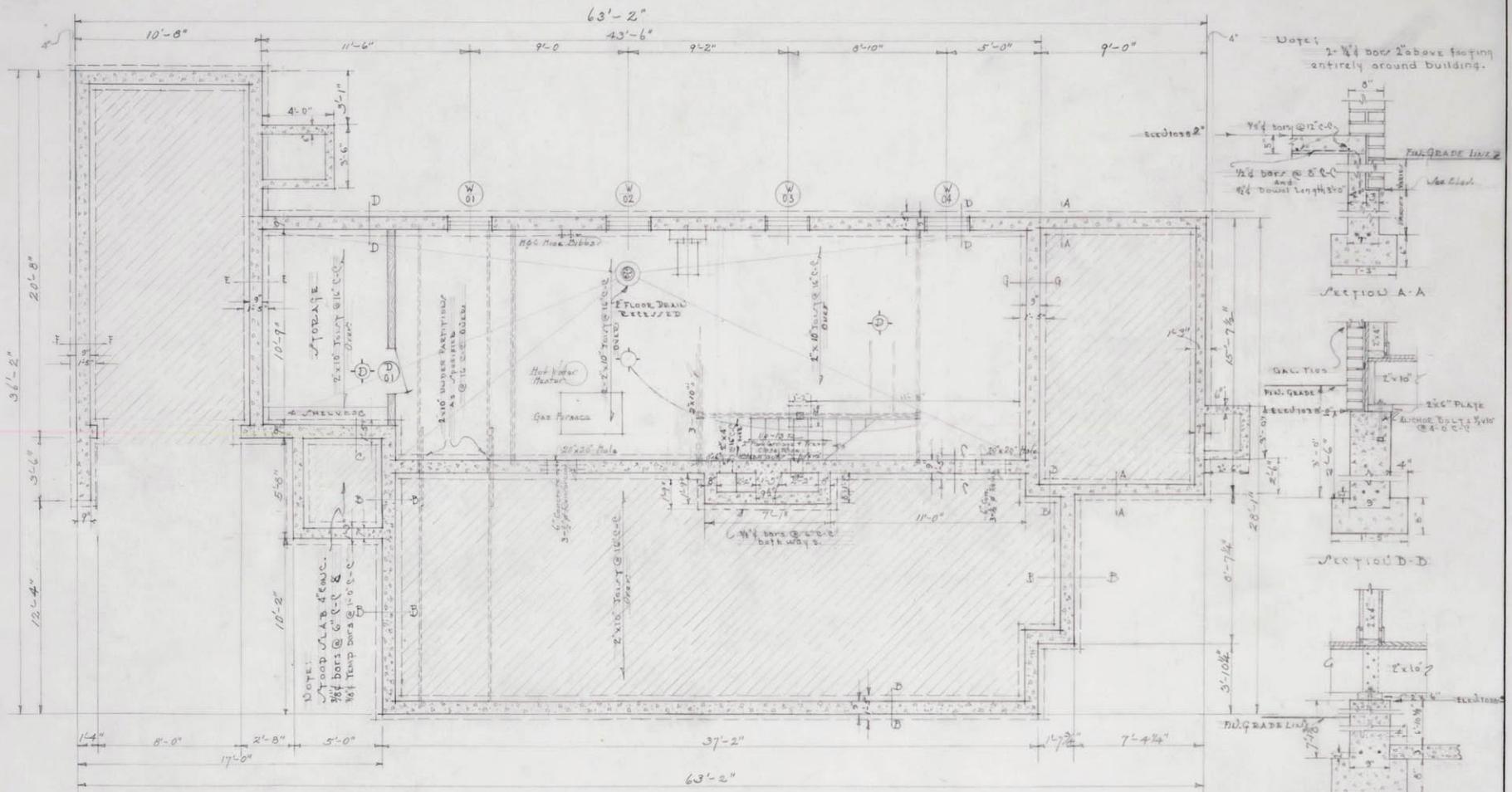
ROOF PLAN
SCALE 1/4" = 1'-0"

A RESIDENCE FOR
MR. BERT S. CHEWNING
LAWRENCE - KANSAS
GEORGE M. BEAL ARCHITECT
305 MARVIN HALL
LAWRENCE - KANSAS
JULY 1936
TOTAL SHEETS 5



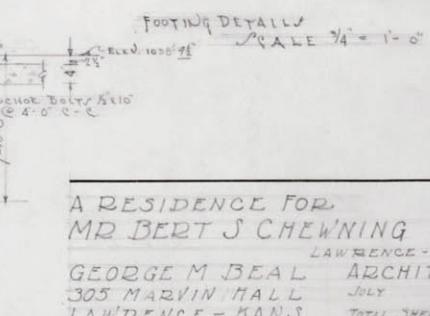
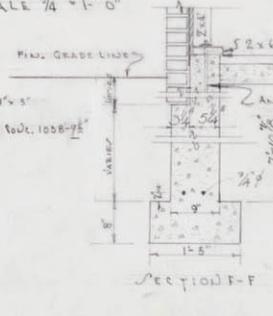
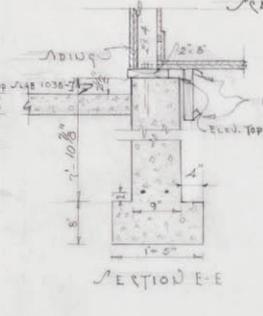
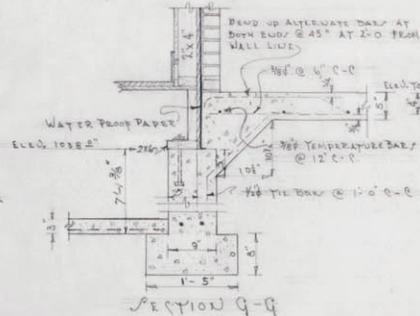
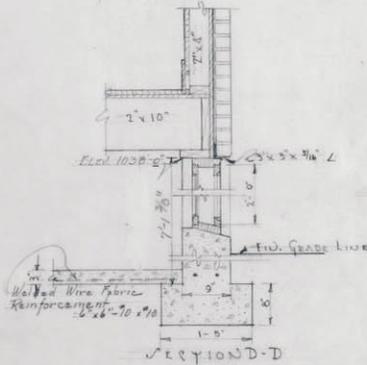
NO 4

A RESIDENCE FOR
 MD BERT S CHEWNING
 LAWRENCE - KANSAS
 GEORGE M. BEAL - ARCHITECT
 305 MARVIN HALL July 1906
 LAWRENCE - KANS TOTAL SHEETS 5

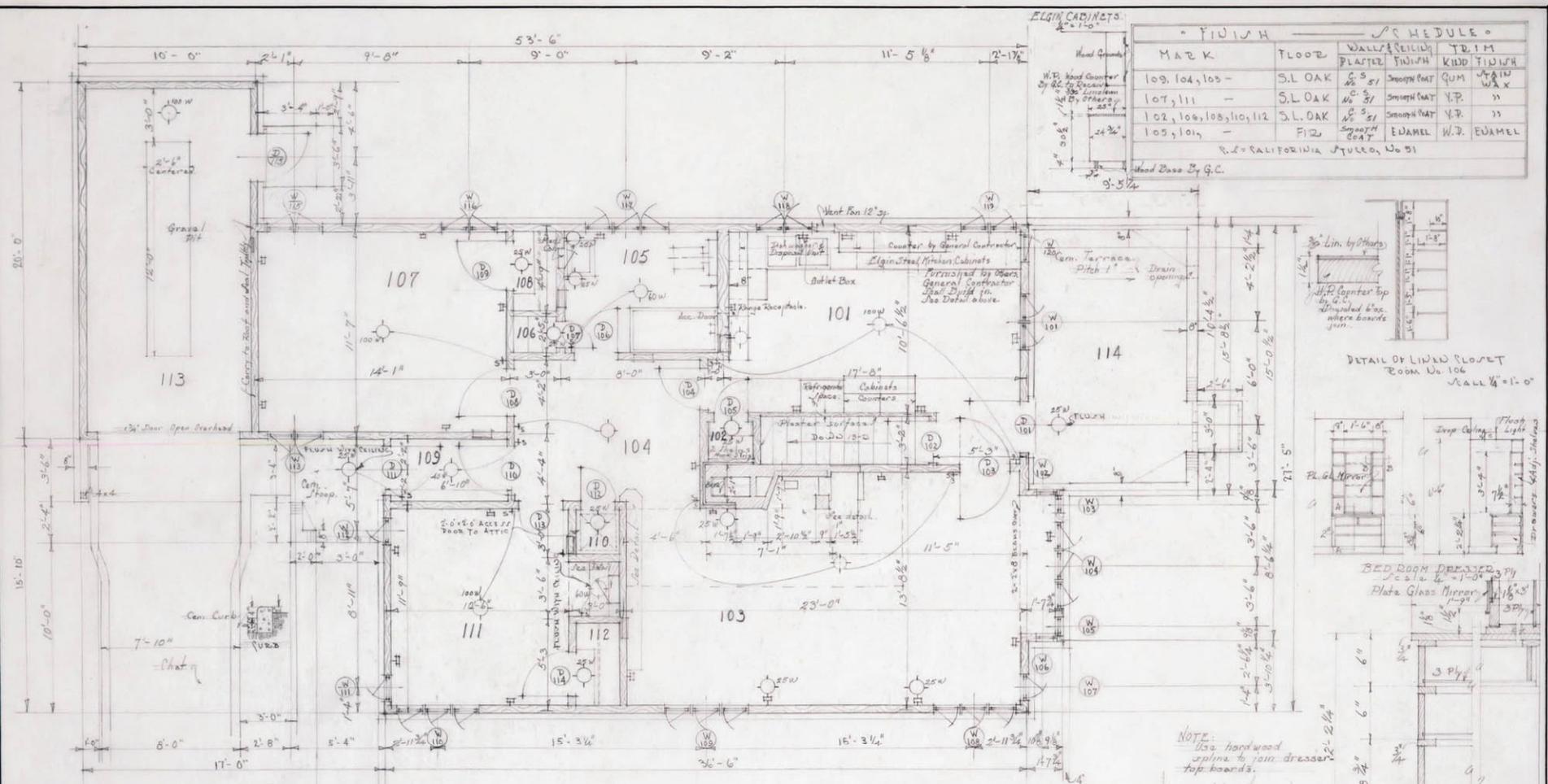


BASEMENT FLOOR PLAN

SCALE 3/4" = 1'-0"



A RESIDENCE FOR
MR BERT S CHEWNING
 LAWRENCE - KANSAS
GEORGE M BEAL ARCHITECT
 305 MARVIN HALL JULY 1936
 LAWRENCE - KANS. TOTAL SHEETS 5



FINISH		SCHEDULE		
MARK	FLOOR	WALL & CEILING PLASTER	FINISH	T.R. I.M. KIND FINISH
109, 104, 105	S.L. OAK	5/8" S	Smooth Coat	QUM
107, 111	S.L. OAK	5/8" S	Smooth Coat	Y.P.
102, 108, 109, 110, 112	S.L. OAK	5/8" S	Smooth Coat	Y.P.
105, 101	FIZ	Smooth Coat	E.UAMEL	W.D. E.UAMEL

W.D. = CALIFORNIA PUTCO, W.D. 51
Head Base By G.C.

FIRST FLOOR PLAN

NOTE: Unless otherwise noted all exterior dimensions are to outside of wall line. Interior dimensions are to center of studs.
SCALE 1/4" = 1'-0"

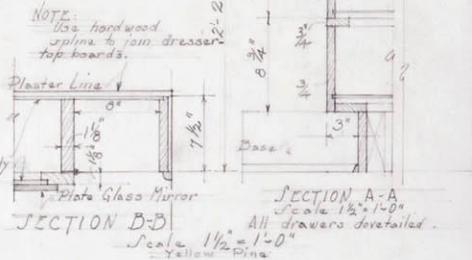
Where Brick Veneer meets Door casing Provide Brick Mold and Cank.

DOOR SCHEDULE				
MARK	SIZE	KIND	TYPE	REMARKS
D 01	28 x 68 x 1 3/8"	FIZ	5 PANEL STOCK	
D 101, D 111	24 x 68 x 1 3/8"	W.P.	See Detail	GLAZE S.S.B
D 110	24 x 68 x 1 3/8"	GUM	See Detail	GLAZE S.S.B
D 102	24 x 68 x 1 3/8"	Y.P.	5 PANEL STOCK	
D 104	24 x 68 x 1 3/8"	GUM	1 PANEL	
D 105	24 x 68 x 1 3/8"	Y.P.	5 PANEL STOCK	
D 112	24 x 68 x 1 3/8"	GUM	1 PANEL	
D 107	16 x 68 x 1 3/8"	FIZ	5 PLY (FLUSH)	
D 103, D 106, D 108, D 113	24 x 68 x 1 3/8"	GUM	1 PANEL	
D 109, D 114	24 x 68 x 1 3/8"	Y.P.	1 PANEL	

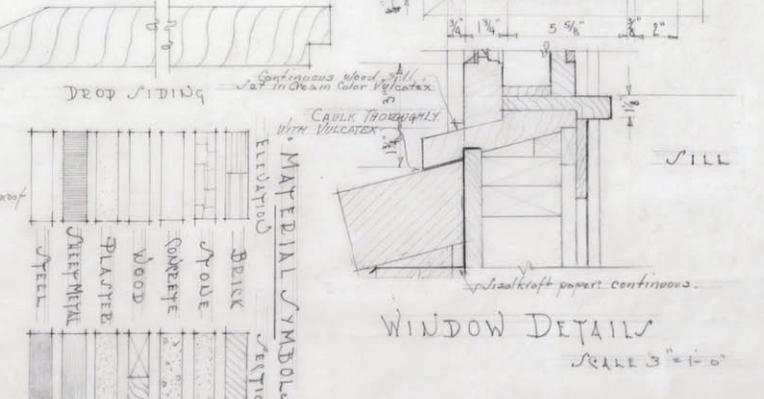
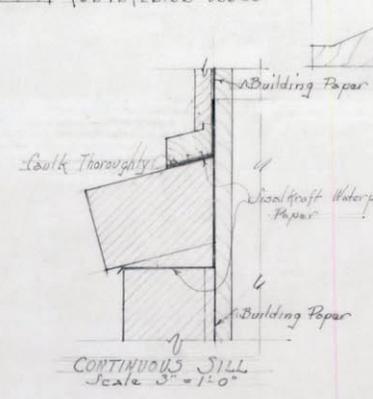
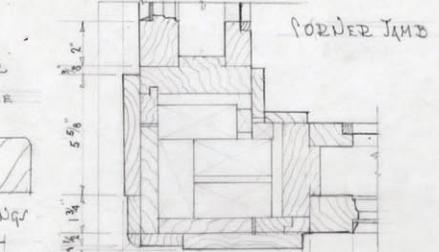
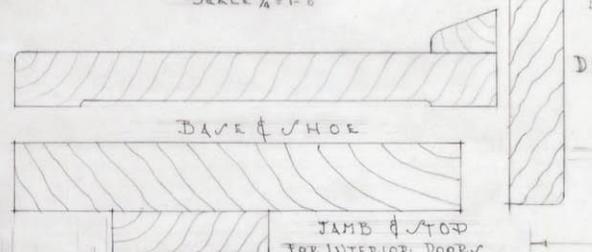
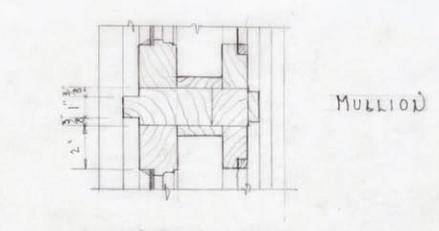
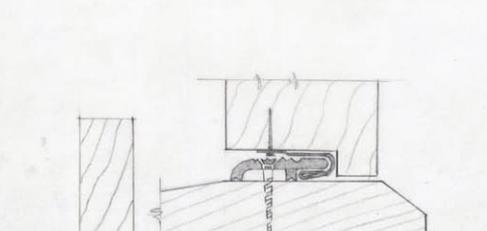
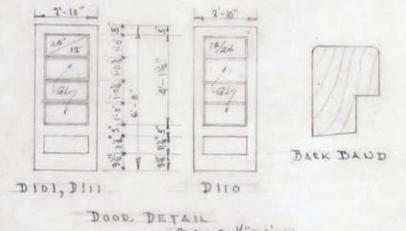
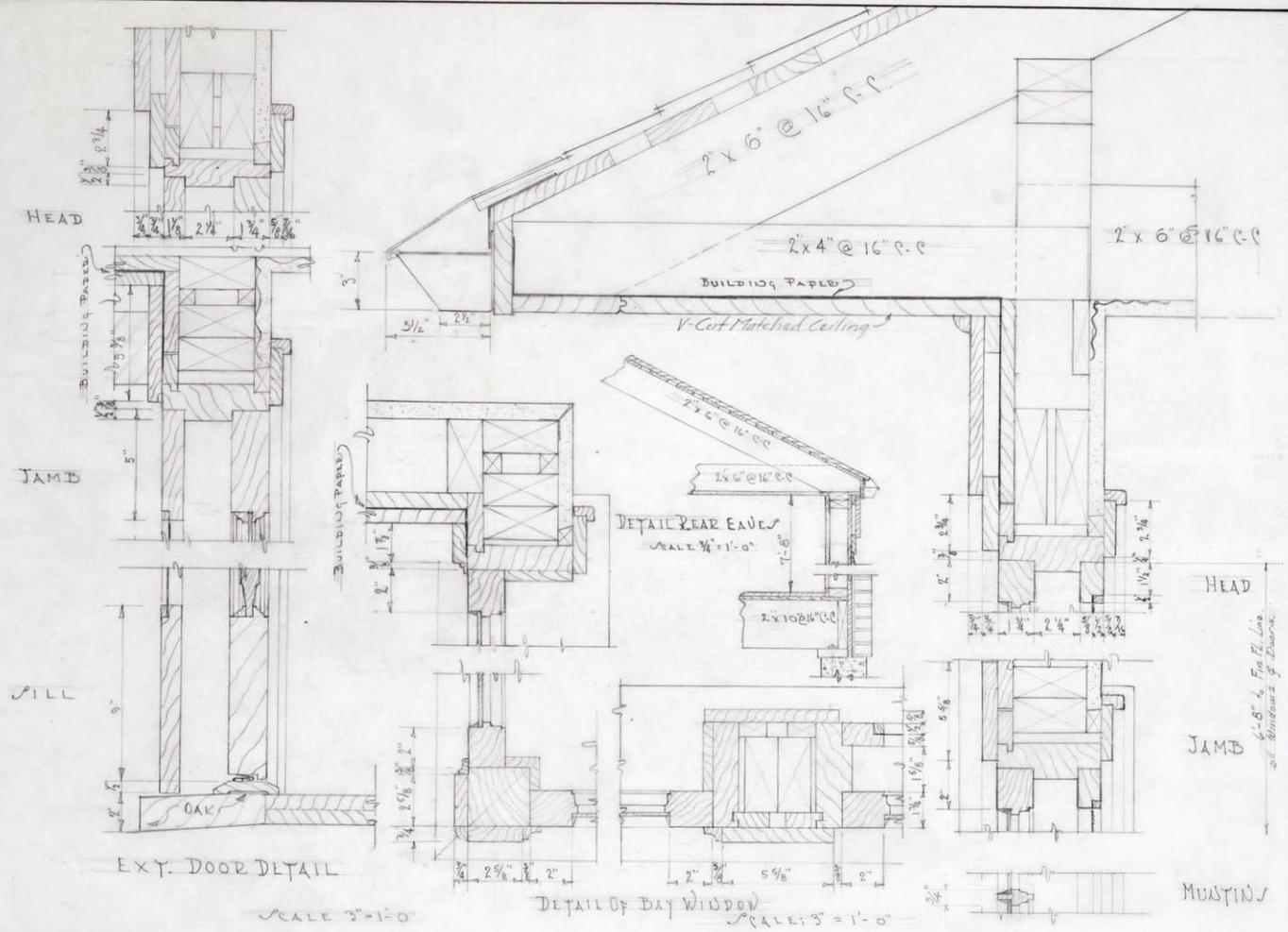
WINDOW SCHEDULE					
MARK	GLAZ	FINISH	No. of Lights	REMARKS	
W 01, W 02, W 03, W 04	24 x 36	S.S.B	1	SWING UP	
W 103, W 105	12 x 36	"	4	"	
W 102, W 106	12 x 36	"	4	"	
W 107, W 108, W 109, W 110	12 x 36	"	4	OUT SWING	
W 101, W 113, W 116, W 115	12 x 14	"	4	" - DOUBLE	
W 104, W 106, W 109, W 110	12 x 14	"	4	" - TRIPLE	
W 117	12 x 14	"	2	" - DOUBLE	
W 118, W 119	12 x 14	"	2	" - DOUBLE	

ELECTRICAL SYMBOLS

- Ceiling Outlet
- Wall Bracket
- Drop or Pull Cord
- Switch
- Three Way Switch
- Twin Receptacle
- CABINET & PANEL
- Registers & Grilles



A RESIDENCE FOR
MR BERT S. CHEWNING
LAWDENCE - KANSAS
GEORGE M BEAL ARCHITECT
305 MARVIN HALL
LAWDENCE - KANSAS
July 1926
TOTAL SHEETS 3



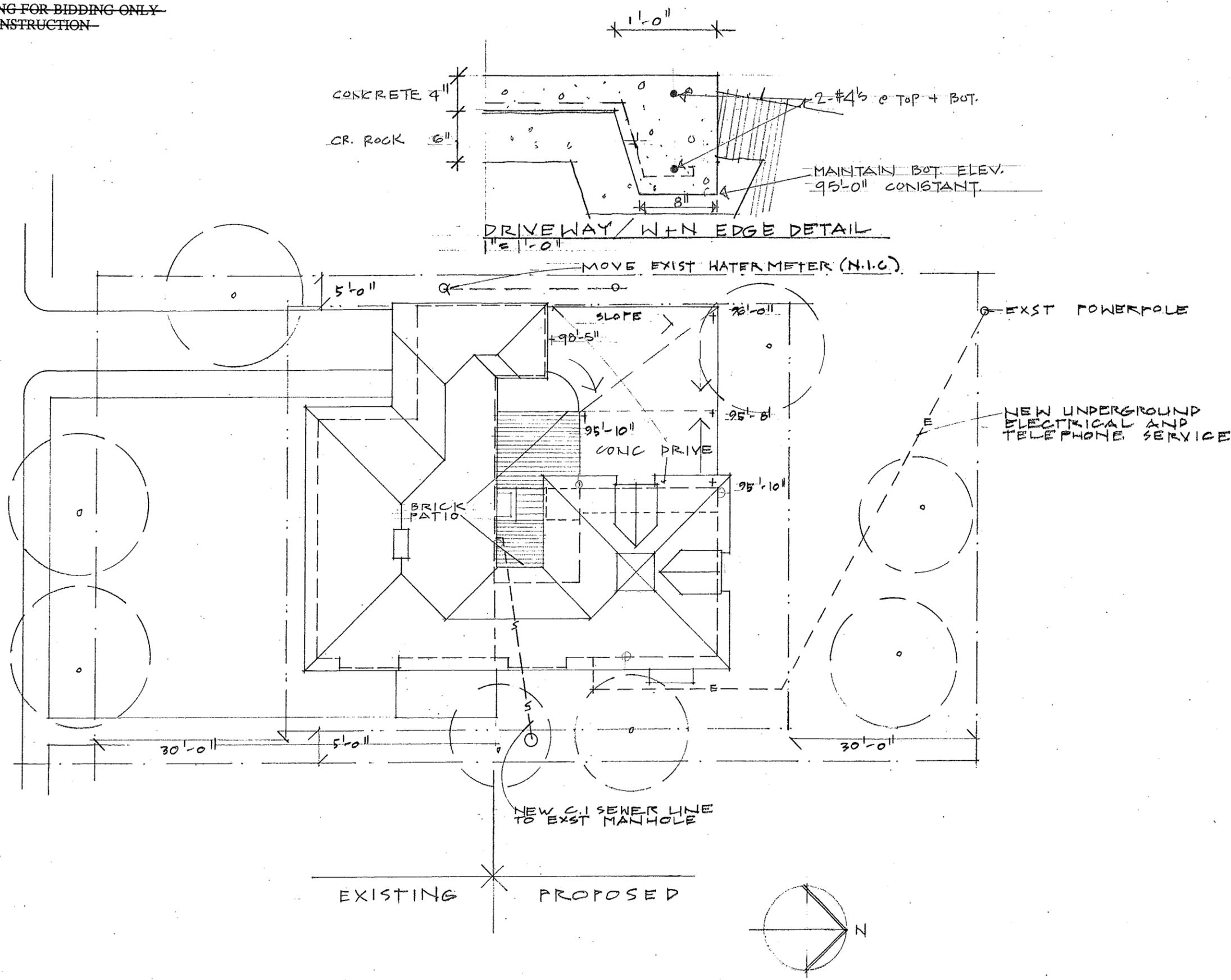
MATERIAL SYMBOLS

	BRICK
	GALE
	CONCRETE
	WOOD
	PLASTER
	SHEEPSHEAD
	STEEL

A RESIDENCE FOR
 MR BERT S CHEWNING
 GEORGE M. BEAL
 305 MARVIN HALL
 LAWRENCE - KANS. ARCHITECT
 JULY 1936
 TOTAL SHEETS 5

THIS DRAWING FOR BIDDING ONLY
NOT FOR CONSTRUCTION

BARRY NEWTON
DIPLOMA ARCHITECT
ARCHITECT
833 1/2 MASSACHUSETTS ST
LAURENCE, KS 66044
(913) 841-2826
(913) 864-4026



PROPOSED ADDITION FOR
KENT AND ANTHA SPRECKELMEYER
1510 STRATFORD ROAD
LAURENCE KANSAS 66044

APRIL 12, 1993

SITE PLAN
SCALE 1/16" = 1'-0"

1

THIS DRAWING FOR BIDDING ONLY
NOT FOR CONSTRUCTION

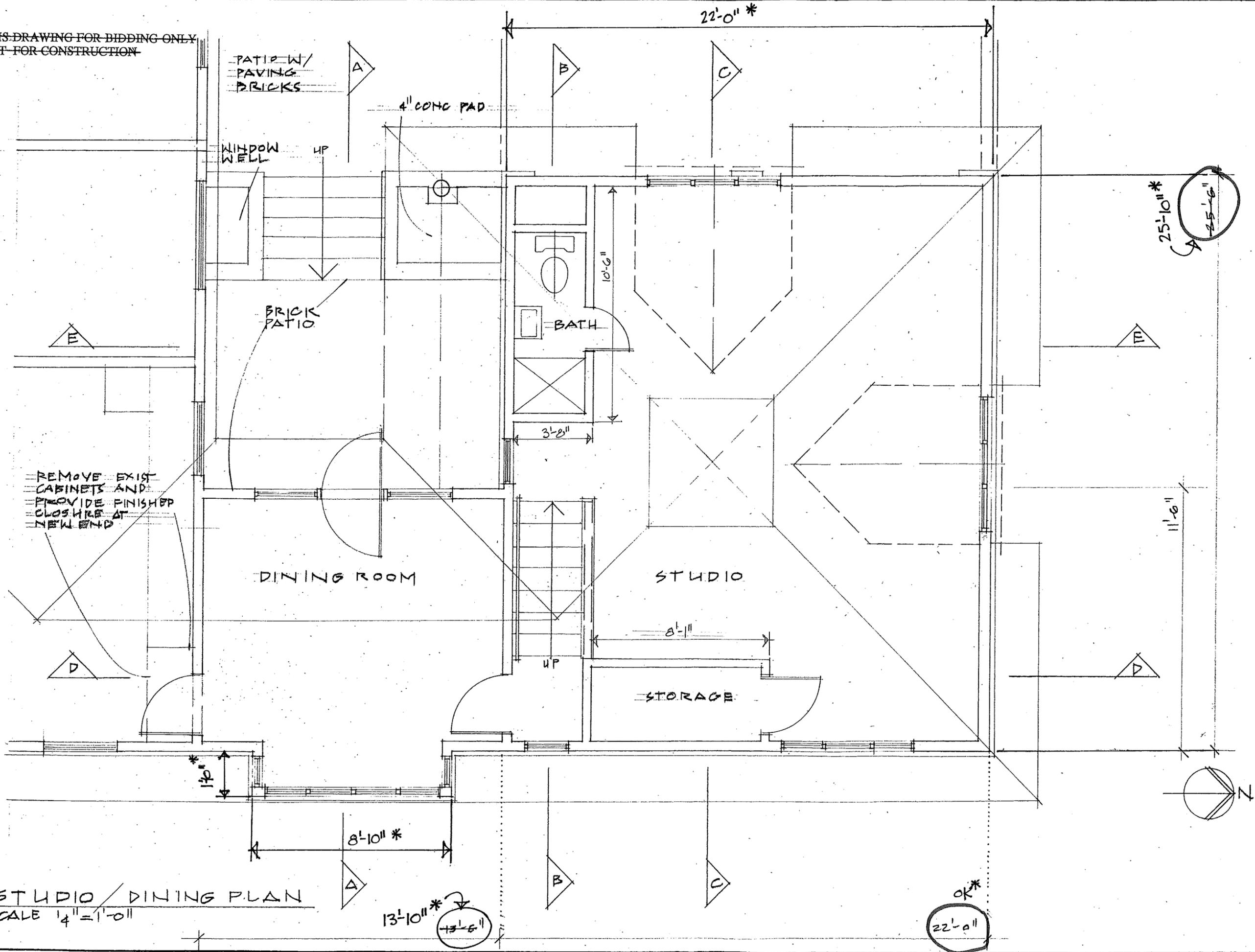
BARRY NEWTON
DIPLOMA ARCHITECT
ARCHITECT
233 1/2 MASSACHUSETTS ST
LAURENCE, KANSAS 66044
(913) 864-2026
(913) 864-4026

PROPOSED ADDITION FOR
KENT AND ANTHA SPRECKELMEYER
1510 STRATFORD ROAD
LAURENCE KANSAS 66044

*REVISED 6-14-93

APRIL 12, 1993

3



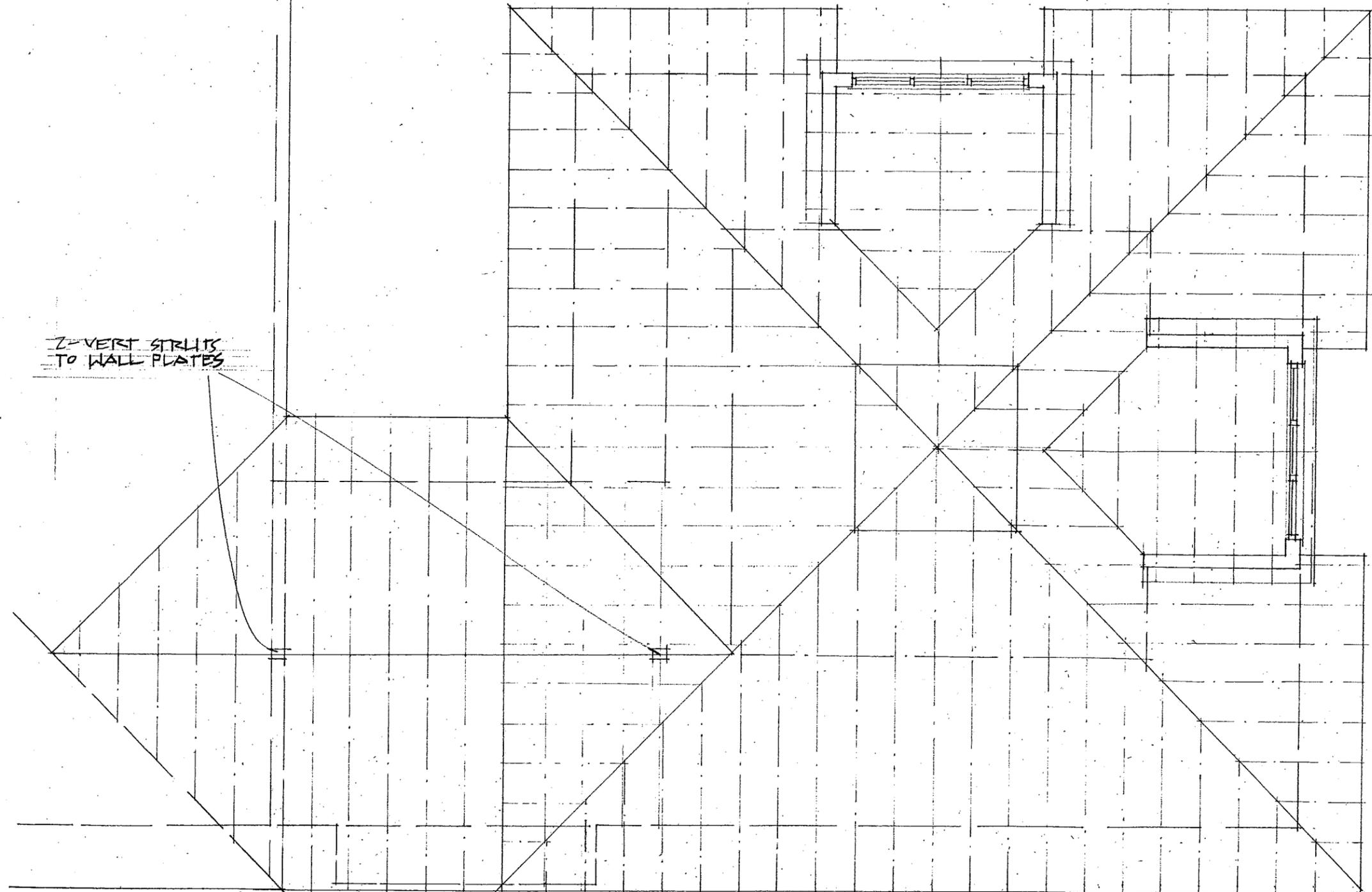
STUDIO / DINING PLAN
SCALE 1/4" = 1'-0"

OK*
22'-0"

13'-10" *
7'-6"

25'-10" *
25'-6"

~~THIS DRAWING FOR BIDDING ONLY~~
~~NOT FOR CONSTRUCTION~~



Z-VERT STRUTS
TO WALL PLATES

ROOF FRAMING PLAN
SCALE 1/4" = 1'-0"

BARRY NEWTON
DIPLOMA ARCHITECT

ARCHITECT

833 1/2 MASSACHUSETTS ST
LAWRENCE, KS 66044
(913) 841-2026
(913) 864-4026

PROPOSED ADDITION FOR
KENT AND ANTHA SPRECKELMEYER
1510 STRATFORD ROAD
LAWRENCE KANSAS 66044

*REVISED 6-14-93

APRIL 12, 1993

~~THIS DRAWING FOR BIDDING ONLY -~~
~~NOT FOR CONSTRUCTION~~



EAST ELEVATION
SCALE 1/4" = 1'-0"

BARRY NEWTON
DIPLOMA ARCHITECT

ARCHITECT

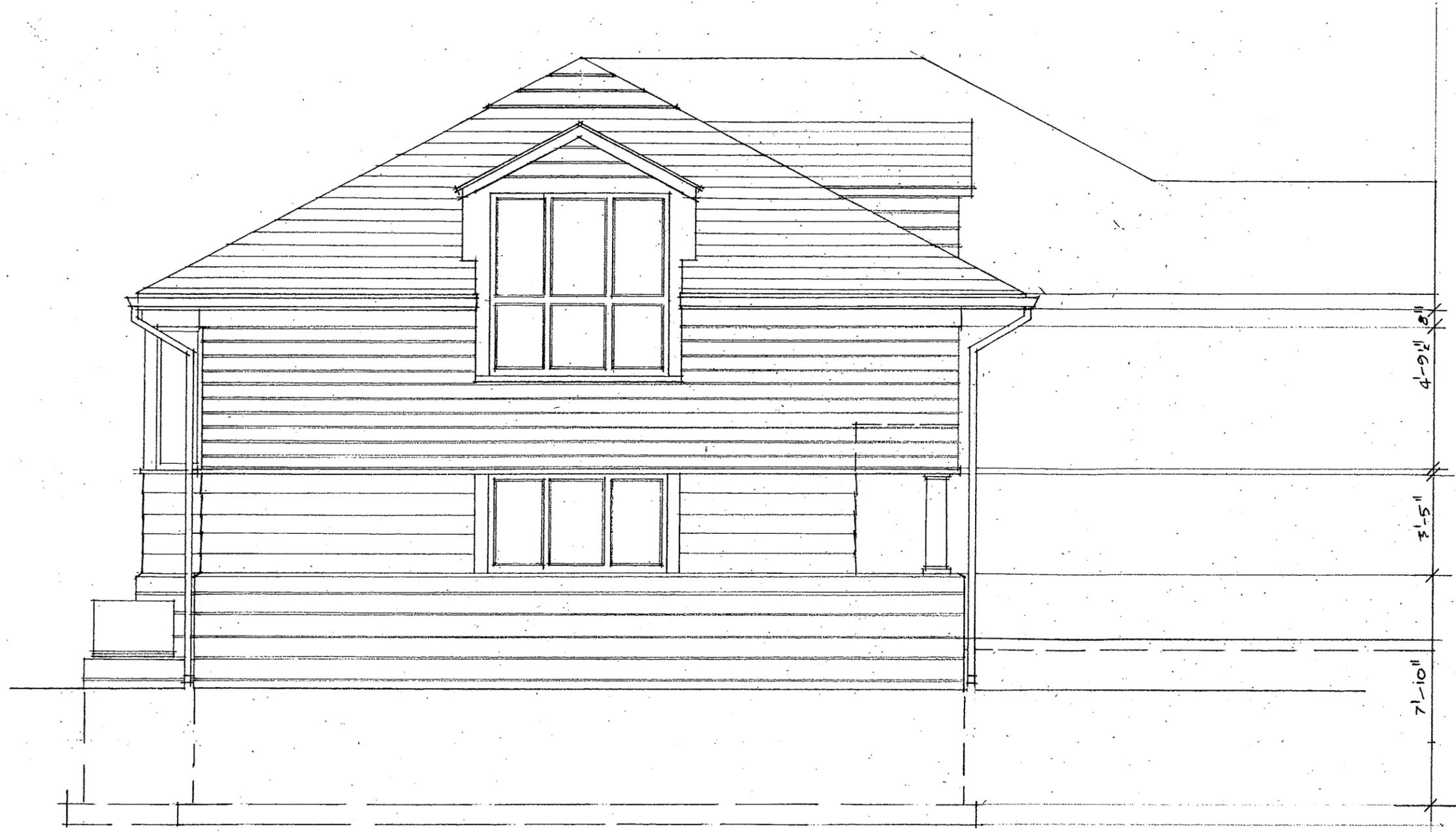
555 1/2 MASSACHUSETTS ST
NEWTON MASS 02459
(913) 864-4026

PROPOSED ADDITION FOR
KENT AND ANTHA SPRECKELMEYER
1510 STRATFORD ROAD
LAWRENCE KANSAS 66044

APRIL 12, 1993



~~THIS DRAWING FOR BIDDING ONLY~~
~~NOT FOR CONSTRUCTION~~



NORTH ELEVATION
SCALE 1/4" = 1'-0"

BARRY NEWTON
DIPLOMA ARCHITECT

ARCHITECT

833 1/2 MASSACHUSETTS ST
LAWRENCE, KS 66044
(913) 864-4026

PROPOSED ADDITION FOR
KENT AND ANTHA SPRECKELMEYER
1510 STRATFORD ROAD
LAWRENCE KANSAS 66044

APRIL 12, 1993

6

~~THIS DRAWING FOR BIDDING ONLY~~
~~NOT FOR CONSTRUCTION~~

BARRY NEWTON
DIPLOMA ARCHITECT

ARCHITECT

533 1/2 MASSACHUSETTS ST
LOS ANGELES, CA 90044
(913) 864-4028

PROPOSED ADDITION FOR
KENT AND ANTHA SPRECKELMEYER
1510 STRATFORD ROAD
LAWRENCE KANSAS 66044

APRIL 12, 1993

7



WEST ELEVATION
SCALE 1" = 1'-0"







1510

011 HKV











1510

CITY OF LAWRENCE
SOLID WASTE DIVISION
832-3032









Weber





1510

SUNFLOWER
OUTDOOR
LIVING

TDI



1510



1510









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

Lawrence Preservation Alliance

P.O. BOX 1073 LAWRENCE, KANSAS 66044

DIRECTORS

DENNIS BROWN
PRESIDENT

KATY CLAGETT

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ERNIE ECK
CO-TREASURER

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DENNIS DOMER
EMERITUS

MARCI FRANCISCO
EMERITUS

Historic Resources Administrator
Historic Resources Commission

March 15, 2017

Re: 1510 Stratford, Chewning House Nomination

The undersigned, Lawrence Preservation Alliance (Dennis Brown, president), and David Benson and Nadezhda Galeva, property owners, request that our nomination for listing on the Lawrence Register of Historic Places be deferred to the June meeting of HRC.

Dennis Brown



David Benson



Nadezhda Galeva



Lawrence
Preservation
Alliance

Serving Lawrence and Douglas County
www.lawrencepreservation.org

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)*



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.



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

KEITH GILLILAND
Notary Public-State of Kansas
My Appt. Expires 06/25/2017



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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Clagett, Katy. “2017 Photos of Lee Zimmerman House.” January 25, 2017. Personal photographs. (See attached photos section)

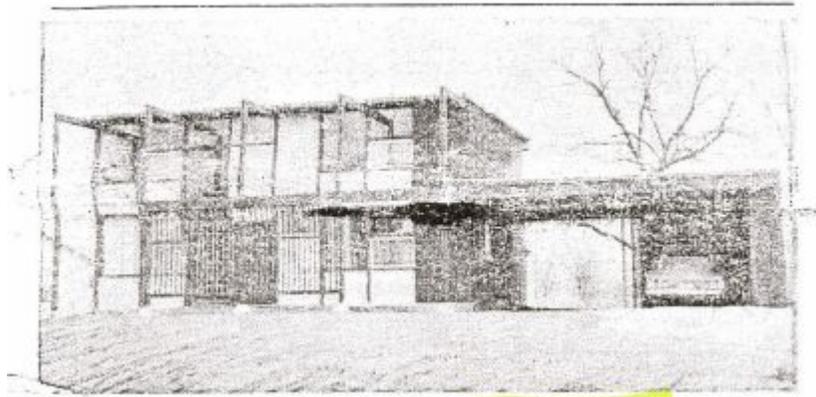
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“Photos of Lee Zimmerman House.” Estimated 1955-1956. Photographs. Current owners maintain original. Lawrence, Kansas. Original Photographs. Viewed and scanned 13 Oct. 2016. (See attached photos section)

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



Southeastern elevation, view 1

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



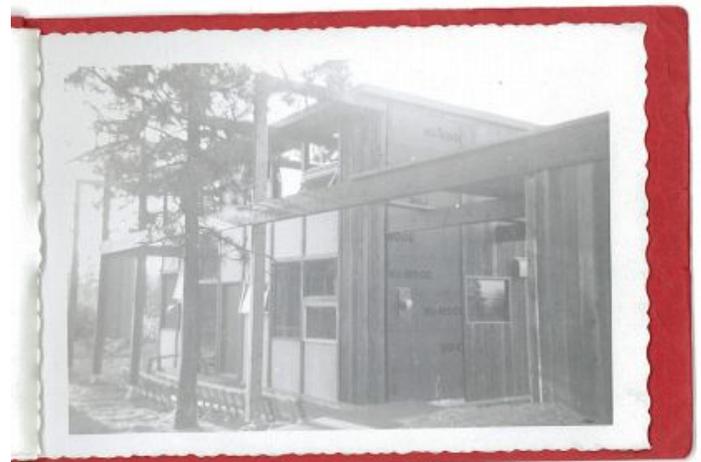
Southeastern elevation,
view 2



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.)

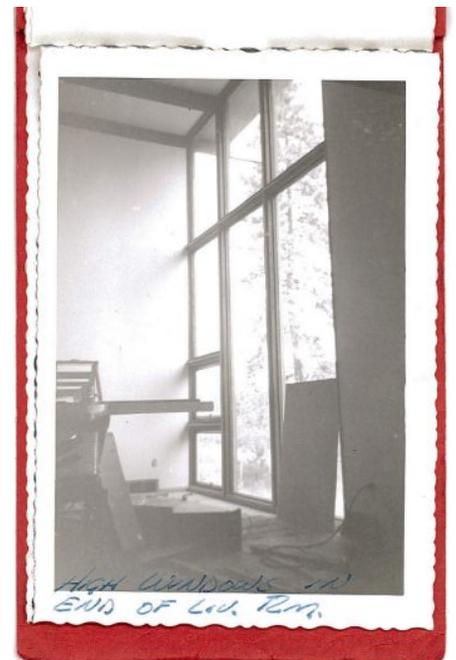
Lee Zimmerman House, 200 Nebraska, Lawrence, KS 66046
Photos 1955-1956 (estimated), con't



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

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 - - - - - DOLLARS,

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 porchment. 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.

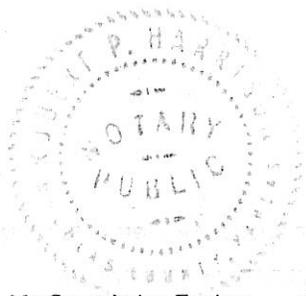
And said parties of the first part for themselves and their heirs, executors, or administrators, do hereby covenant, promise, and agree to and with said parties of the second part, that at the delivery of these presents they are lawfully seized in their own right of an absolute and indefeasible estate 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

Robert 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
AMERICAN INDEX
Warranty Deed

JOINT TENANCY

FROM

TO

Entered in Transfer Record..... in
my office this 24 day of June 1955
J. E. Mathis
County Clerk

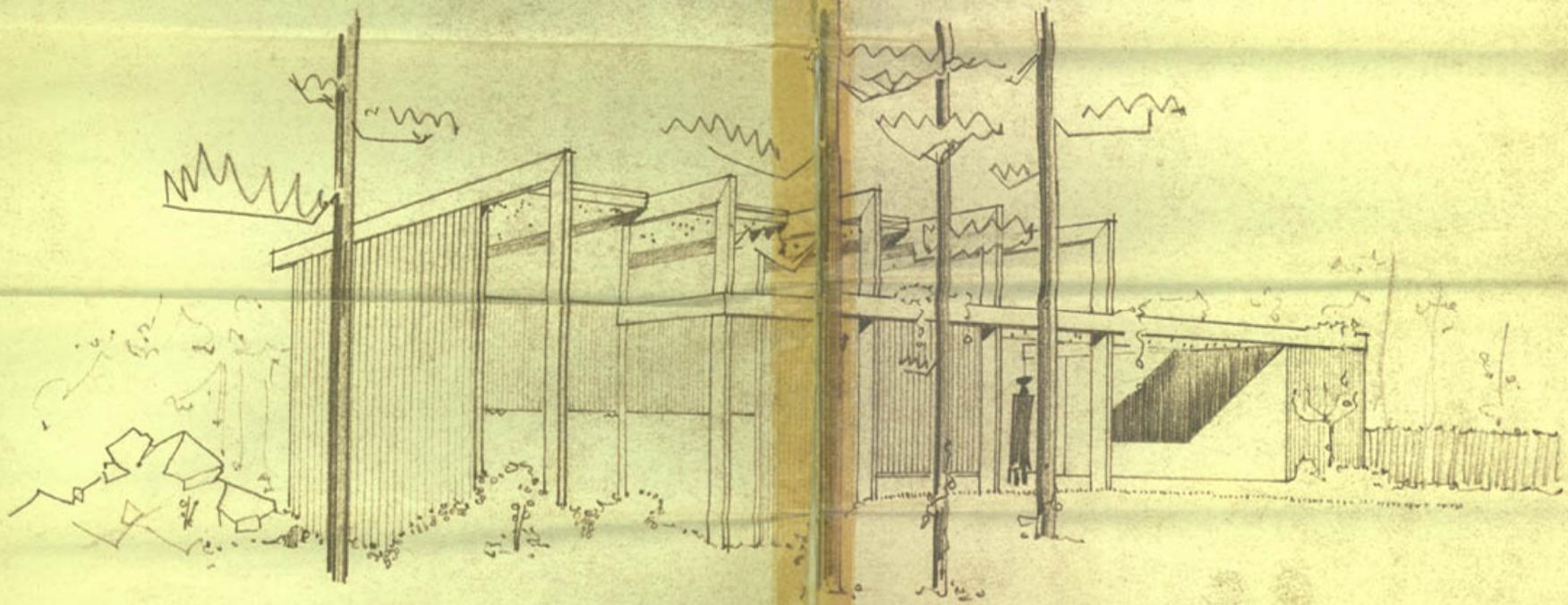
STATE OF KANSAS,
Douglas County, } ss.

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.

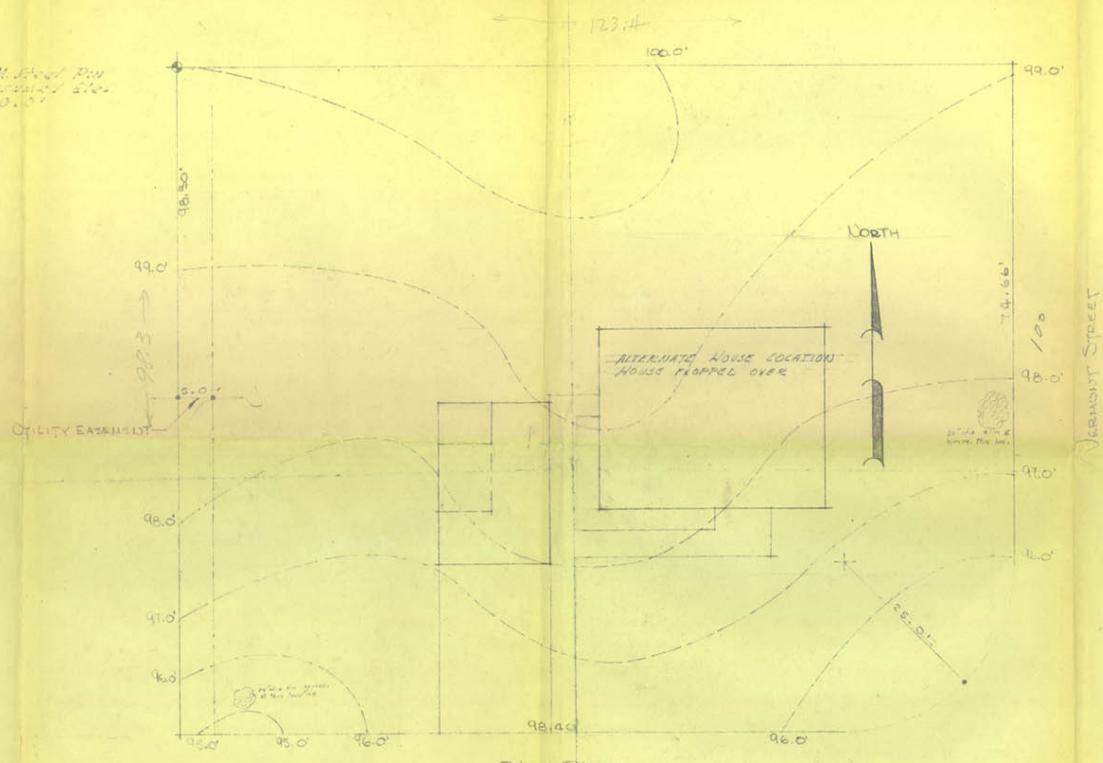
Fee \$ 1.70 Deputy.

James Foster

Original compared with record



E.M. Frost, Inc.
Architects 570-
100, 101



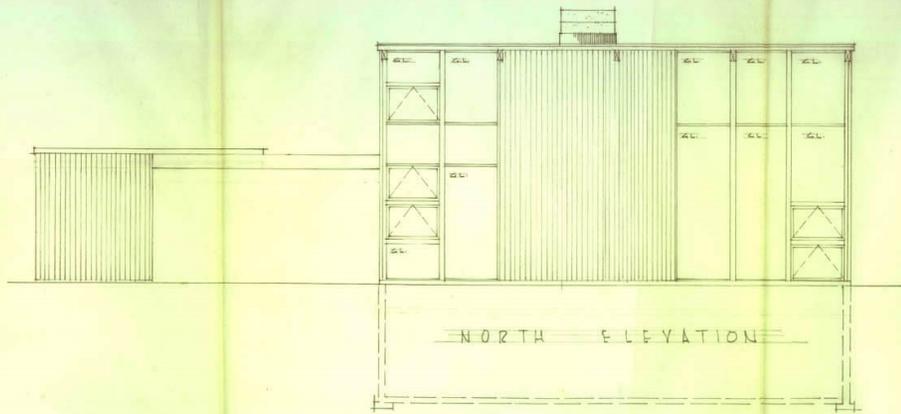
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I = 90°-40'
R = 25.00'
T = 25.34'

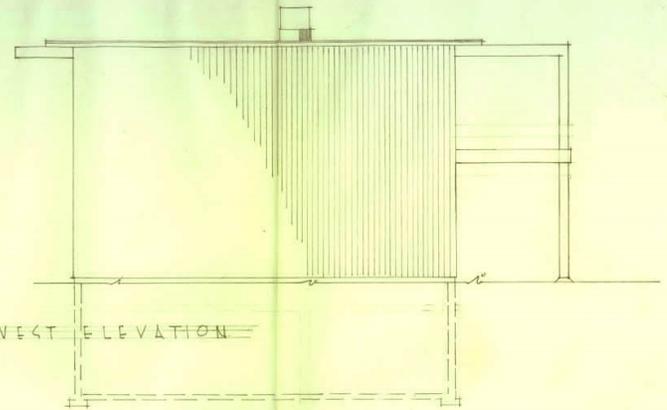
FOR MR. & MRS HAROLD ZIMMERMAN
LAURENS, KANS.

110
91

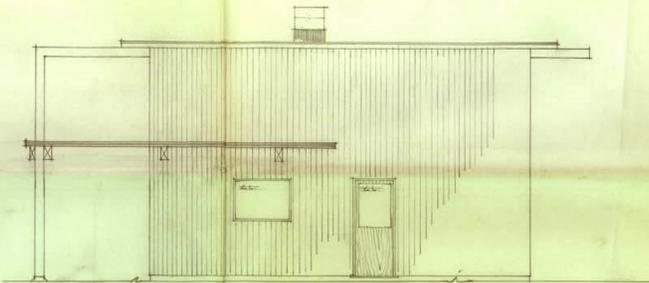
2 2/5
1/5



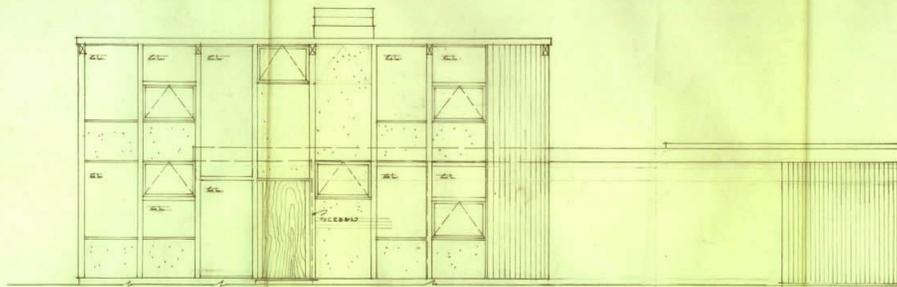
NORTH ELEVATION



WEST ELEVATION



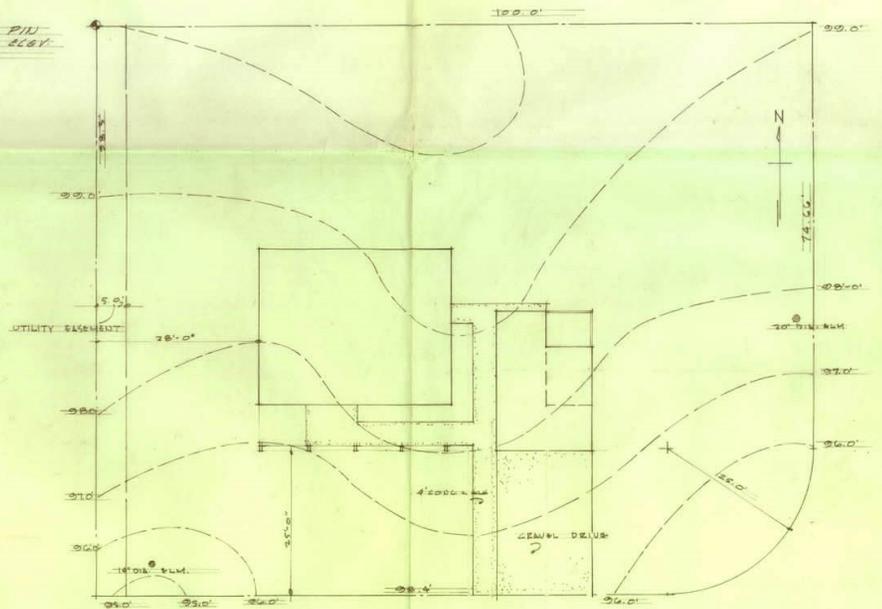
EAST ELEVATION



SOUTH ELEVATION

SCALE 1/8" = 1'-0"

3. INSTEEL PIN
ASSUMED 220V
100.0'



PLOT PLAN

SCALE 1" = 10'

RESIDENCE FOR:	Drawing
MR & MRS. HAROLD ZIMMERMAN	2
Warren Cummings Hoyman & A.A.	Job No.
422 American Legion Bldg.	Date
Spokane • Riv. 8281	Drawn by



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.

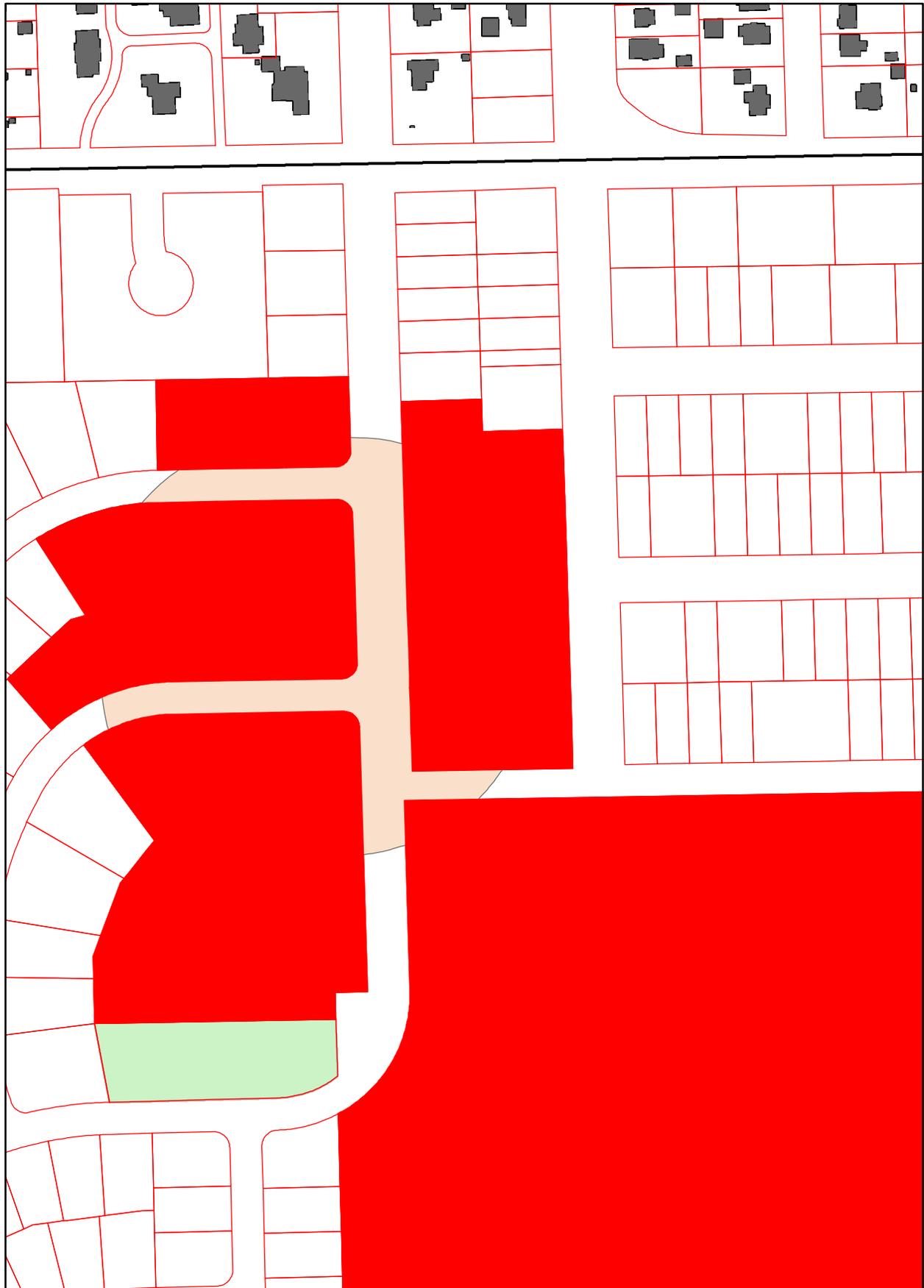
JOHN R. NICHOLS
DOUGLAS COUNTY CLERK'S OFFICE
1100 MASSACHUSETTS ST
LAWRENCE, KS 66044

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	SYSALACRES	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 LYNN 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 DALEMEADE 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	DEATHERAGE 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







200





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

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 6 A: DR-17-00113
STAFF REPORT

A. SUMMARY

Consider Z-17-00098, a request to rezone 82 properties generally located in an area bounded by the Kansas River to the north, Rhode Island Street to the east, 9th Street to the south, and the 700 and 800 blocks of New Jersey Street in East Lawrence from RM24 (Multi-Dwelling Residential District) to RS5 (Single Dwelling Residential District). 14 of the properties are listed in the National Register of Historic Places, 4 of the properties are listed in the Lawrence Register of Historic Places, and 66 of the properties are located in the environs of a property listed on the Lawrence Register of Historic Places. (Some properties are both listed and in the environs of listed properties.) This request requires State Law Review. The Historic Resources Commission may also comment on the rezoning to the City Commission, if appropriate.

B. PROJECT DESCRIPTION

The proposed project is a rezoning request (Z-17-00098) for the below properties from a multi-dwelling district to a single-dwelling district. The project is intended to change the current zoning to a zoning category that is appropriate for the existing land use. Only the properties that are listed below are subject to review by the HRC.

308 E 8TH STREET	747 1/2 NEW YORK STREET	819 NEW JERSEY STREET
712 RHODE ISLAND STREET	800 BLK NEW YORK STREET	820 CONNECTICUT STREET
714 RHODE ISLAND STREET	800 CONNECTICUT STREET	820 NEW JERSEY STREET
716 RHODE ISLAND STREET	800 NEW YORK STREET BLK 1	820 NEW YORK STREET
717 CONNECTICUT STREET	800 RHODE ISLAND STREET	821 NEW JERSEY STREET
720 RHODE ISLAND STREET	800 RHODE ISLAND STREET BLK	821 NEW YORK STREET
723 NEW YORK STREET	1A	822 CONNECTICUT STREET
724 RHODE ISLAND STREET	801 CONNECTICUT STREET	824 NEW JERSEY STREET
725 CONNECTICUT STREET	801 NEW JERSEY STREET	825 CONNECTICUT STREET
727 NEW YORK STREET	804 CONNECTICUT STREET	825 NEW YORK STREET
728 NEW YORK STREET	805 CONNECTICUT STREET	826 CONNECTICUT STREET
729 CONNECTICUT STREET	808 CONNECTICUT STREET	826 NEW YORK STREET
732 NEW YORK STREET	808 NEW YORK STREET	826 RHODE ISLAND STREET
732 RHODE ISLAND STREET	808 RHODE ISLAND STREET	828 RHODE ISLAND STREET
735 NEW YORK STREET	809 CONNECTICUT STREET	830 CONNECTICUT STREET
736 CONNECTICUT STREET	809 NEW YORK STREET	830 NEW YORK STREET
736 NEW YORK STREET	811 NEW JERSEY STREET	830 RHODE ISLAND STREET
737 CONNECTICUT STREET	812 CONNECTICUT STREET	831 NEW YORK STREET
739 CONNECTICUT STREET	812 NEW YORK STREET	832 NEW YORK STREET
739 NEW YORK STREET	813 CONNECTICUT STREET	835 NEW YORK STREET
742 CONNECTICUT STREET	814 NEW JERSEY STREET	836 RHODE ISLAND STREET
743 NEW YORK STREET	815 NEW JERSEY STREET	839 NEW YORK STREET
745 NEW YORK STREET	815 NEW YORK STREET	842 NEW YORK STREET
746 1/2 CONNECTICUT STREET	816 CONNECTICUT STREET	843 CONNECTICUT STREET
746 CONNECTICUT STREET	816 RHODE ISLAND STREET	843 NEW YORK STREET
	818 NEW YORK STREET	846 NEW YORK STREET

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C. STANDARDS FOR REVIEW

State Preservation Law Review (K.S.A. 75-2724)

For State Preservation Law Review of projects involving listed properties, the Historic Resources Commission uses 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.*

Chapter 22 of the Code of the City of Lawrence

22-205 POWERS AND DUTIES (Historic Resources Commission)

(B) In addition to other responsibilities specified in this Chapter, the Commission may:

(12) Review and comment upon proposed zoning amendments, applications for special use permits, or applications for zoning variances that affect proposed or designated landmarks and historic districts. The Director of Planning shall cause copies of all applications for zoning amendments, and variances for sites designated as landmarks or within the area of a designated historic district, or the environs thereof, to be sent to the Commission no less than ten (10) days prior to the date of the hearing by the Lawrence-Douglas County Planning Commission or the Lawrence Board of Zoning Appeals.

D. STAFF ANALYSIS

Zoning Review

On December 6, 2016, the City Commission initiated the rezoning of multiple properties in the East Lawrence neighborhood. The proposed rezonings were to change the existing zoning of properties to a more appropriate zoning that corresponded with the current use of the property.

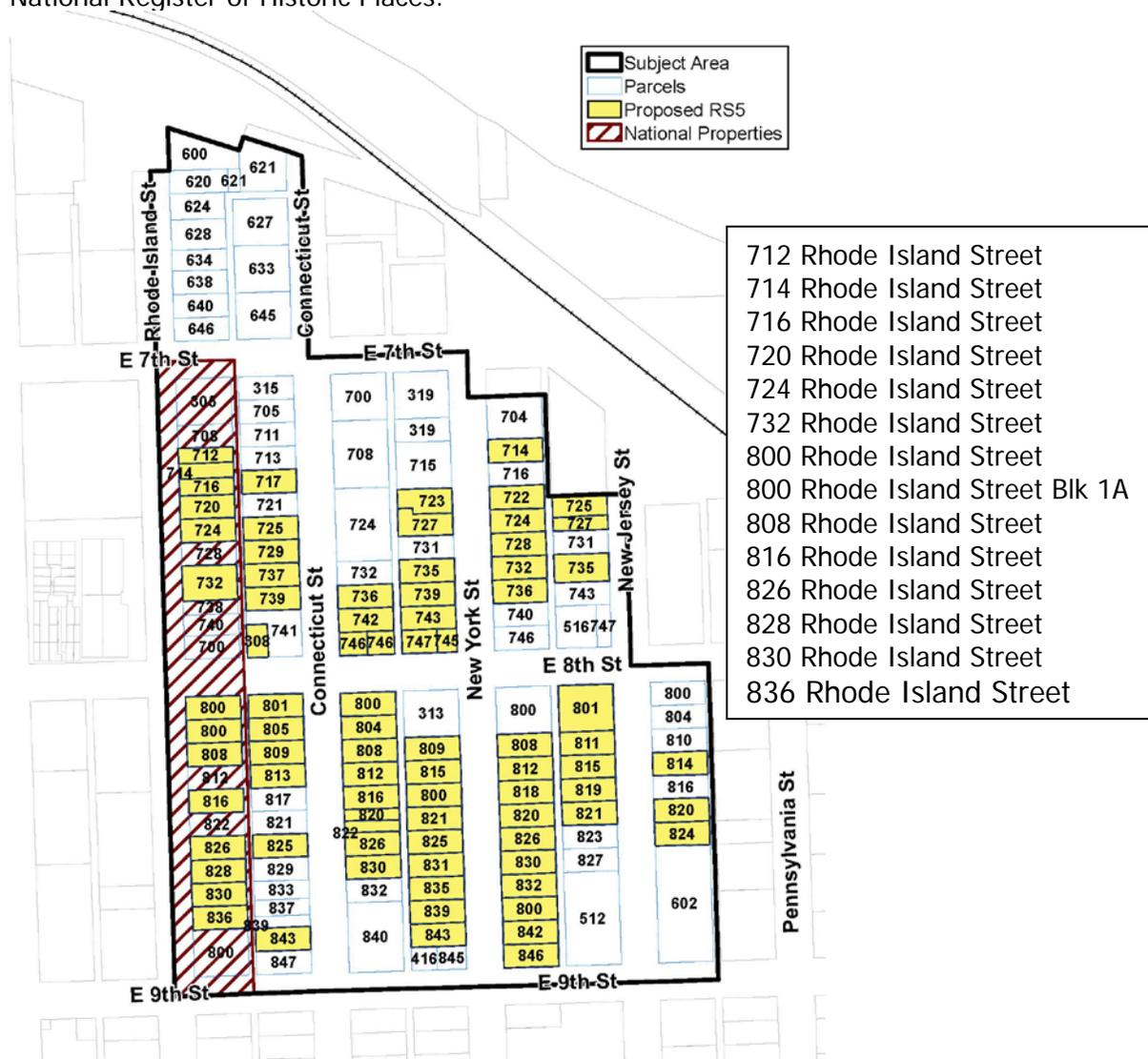
Currently the properties identified in section B Project Description above are zoned for multi-dwelling use. The primary purpose of the RM Districts is to accommodate multi-dwelling housing. The districts are intended to create, maintain and promote higher density housing opportunities in areas with good transportation access. The RM Districts are primarily differentiated on the basis of the maximum density that is allowed in the district. The RM24 District will allow for 24 dwelling units per acre.

The primary purpose of the RS Districts is to accommodate predominantly single detached dwelling units on individual lots. The districts are intended to create, maintain and promote housing opportunities for individual households, although they do permit nonresidential uses that are compatible with residential neighborhoods. The RS5 District is differentiated in the residential district zoning category because it requires a minimum lot size of 5,000 square feet.

standards identified in the Land Development Code for the city. Conversely, the RM24 district requires a minimum lot size of 6,000 square feet.

State Law Review

The City of Lawrence has an agreement with the State Historic Preservation Officer to conduct reviews required under K.S.A. 75-2724 using the Secretary of the Interior's Standards. The Historic Resources Commission is charged with determining whether or not projects will "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). The following properties are subject to this review because they are located in the North Rhode Island Historic Residential District, National Register of Historic Places.



Standards 1 and 2 apply to this project.

One of the main precepts of the Standards is to use historic structures for their intended purpose.

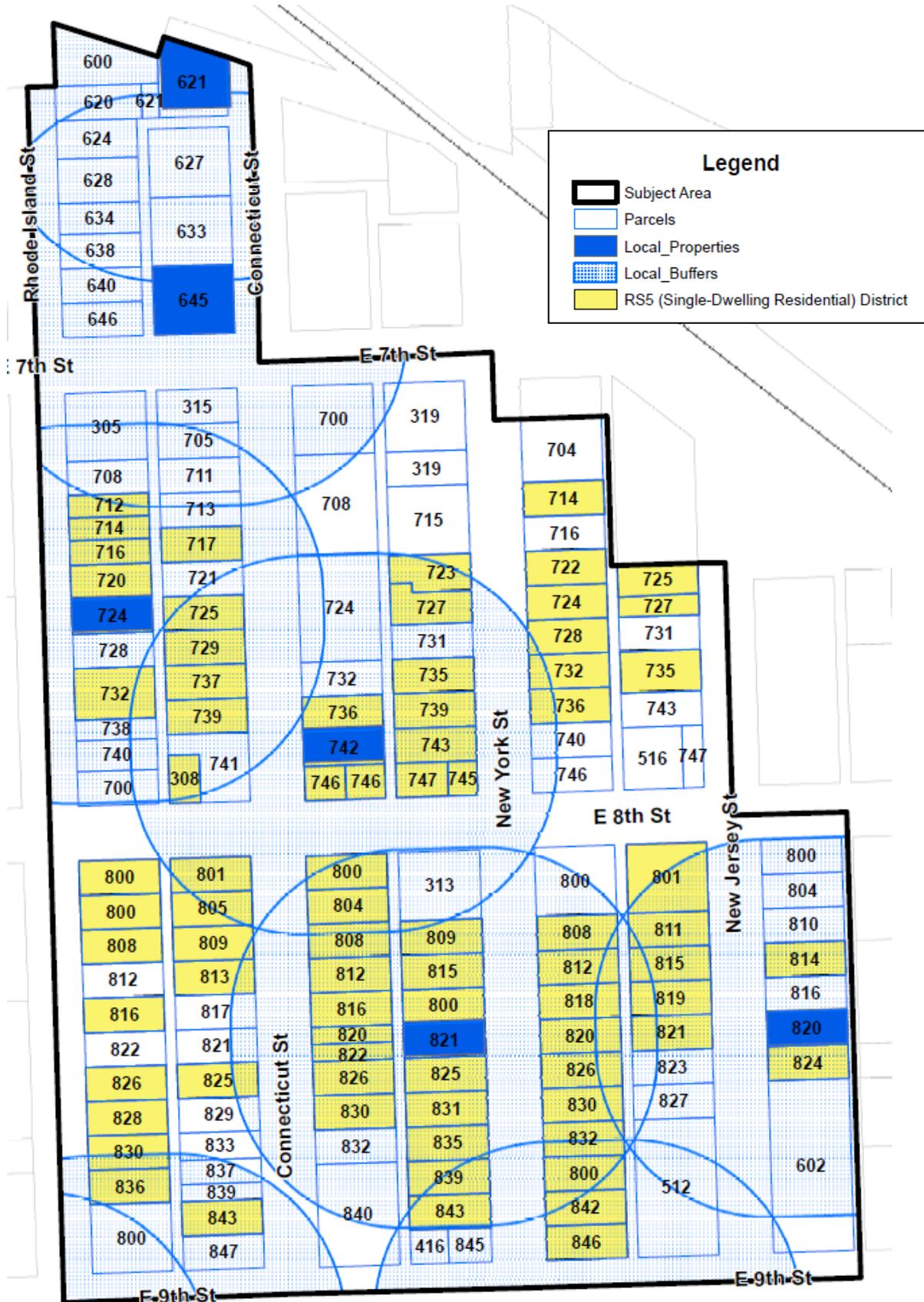
The rezoning of the above properties to the RS5 District will help to maintain the historic single dwelling use as well as the typical character-defining features and dimensional standards for the historic properties. The proposed rezoning should also provide for minimum change to the environment of the historic properties. The proposed rezoning for the listed properties is consistent with the intent of the Secretary of the Interior's Standards.

Chapter 22

Chapter 22 establishes the Historic Resources Commission and in section 22-205 identifies the powers and duties of the commission. Section (B) enumerates 22 responsibilities for the commission. The 12th item is to review and comment on proposed zoning amendments, applications for special use permits, or applications for zoning variances that affect proposed or designated landmarks and historic districts.

The proposed project to rezone properties from RM24 to RS5 includes the below properties that are listed in the Lawrence Register of Historic Places and/or are located in the environs of properties listed in the Lawrence Register of Historic Places. The Lawrence Register of Historic Places individually listed properties are shown in *italics*.

308 E 8TH STREET	746 1/2 CONNECTICUT STREET	819 NEW JERSEY STREET
712 RHODE ISLAND STREET	746 CONNECTICUT STREET	820 CONNECTICUT STREET
714 RHODE ISLAND STREET	747 1/2 NEW YORK STREET	<i>820 NEW JERSEY STREET</i>
716 RHODE ISLAND STREET	800 BLK NEW YORK STREET	820 NEW YORK STREET
717 CONNECTICUT STREET	800 CONNECTICUT STREET	821 NEW JERSEY STREET
720 RHODE ISLAND STREET	800 NEW YORK STREET BLK 1	<i>821 NEW YORK STREET</i>
723 NEW YORK STREET	801 CONNECTICUT STREET	822 CONNECTICUT STREET
<i>724 RHODE ISLAND STREET</i>	801 NEW JERSEY STREET	824 NEW JERSEY STREET
725 CONNECTICUT STREET	804 CONNECTICUT STREET	825 CONNECTICUT STREET
727 NEW YORK STREET	805 CONNECTICUT STREET	825 NEW YORK STREET
728 NEW YORK STREET	808 CONNECTICUT STREET	826 CONNECTICUT STREET
729 CONNECTICUT STREET	808 NEW YORK STREET	826 NEW YORK STREET
732 NEW YORK STREET	809 CONNECTICUT STREET	830 CONNECTICUT STREET
732 RHODE ISLAND STREET	809 NEW YORK STREET	830 NEW YORK STREET
735 NEW YORK STREET	811 NEW JERSEY STREET	830 RHODE ISLAND STREET
736 CONNECTICUT STREET	812 CONNECTICUT STREET	831 NEW YORK STREET
736 NEW YORK STREET	812 NEW YORK STREET	832 NEW YORK STREET
737 CONNECTICUT STREET	813 CONNECTICUT STREET	835 NEW YORK STREET
739 CONNECTICUT STREET	814 NEW JERSEY STREET	836 RHODE ISLAND STREET
739 NEW YORK STREET	815 NEW JERSEY STREET	839 NEW YORK STREET
<i>742 CONNECTICUT STREET</i>	815 NEW YORK STREET	842 NEW YORK STREET
743 NEW YORK STREET	816 CONNECTICUT STREET	843 CONNECTICUT STREET
745 NEW YORK STREET	818 NEW YORK STREET	843 NEW YORK STREET
		846 NEW YORK STREET



The design criteria for this project are located in 22-505 and 22-506 of Chapter. Specifically, 22-505(B)(1) and (2). Similar to the Secretary of the Interior's Standards, these two standards include the importance to use a property for its originally intended purpose and to protect the distinguishing original qualities of a property and its environment.

The rezoning of the above properties from RM24 to RS5 will help to maintain the historic use of the historic properties and their environs and will allow for the protection of the spacial relationships for these original townsite properties. The proposed rezoning for the listed properties and their environs is consistent with the intent of Chapter 22 the Conservation of Historic Resources Code.

E. STAFF RECOMMENDATION

State Law Review

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff recommends the Commission approve the proposed Zoning Amendment as identified in Zoning Case Z-17-00098 and Design Review Case DR-17-00113 and make the determination that the proposed rezoning for the properties identified in the Zoning and Design Review cases 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).

Chapter 22 Comment

Staff recommends the Commission forward a comment to the Lawrence-Douglas County Planning Commission and the City Commission stating that the proposed Zoning Amendment as identified in Zoning Case Z-17-00098 and Design Review Case DR-17-00113 for the rezoning of the properties identified in the Zoning and Design Review cases does not encroach upon, damage or destroy any identified historic property.

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 6 B: DR-17-00114
STAFF REPORT

A. SUMMARY

Consider Z-17-00099, a request to rezone 22 properties generally located in an area bounded by the Kansas River to the north, Rhode Island Street to the east, 9th Street to the south, and the 700 and 800 blocks of New Jersey Street in East Lawrence from RM24 (Multi-Dwelling Residential District) to RM12D (Multi-Dwelling Residential District). 2 of the properties are listed in the National Register of Historic Places and 18 of the properties are located in the environs of a property listed in the Lawrence Register of Historic Places. (Some properties are both listed and in the environs of listed properties.) This request requires State Law Review. The Historic Resources Commission may also comment on the rezoning to the Planning Commission and the City Commission, if appropriate.

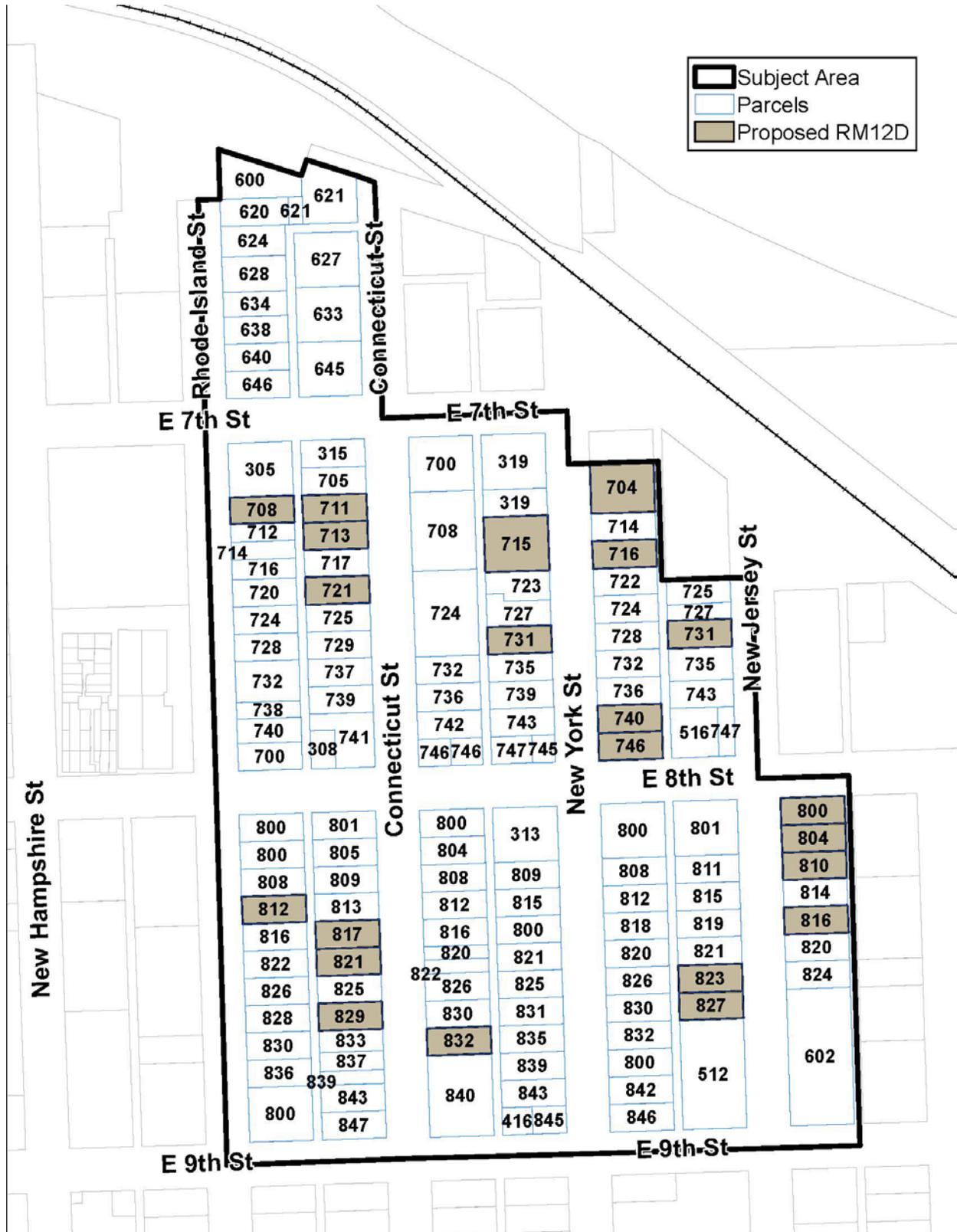
B. PROJECT DESCRIPTION

The proposed project is a rezoning request (Z-17-00099) for the below properties from a multi-dwelling district permitting 24 units per acre to a multi-dwelling district for duplex zoning. The Land Development code identifies a duplex as

A single structure that contains two (2) primary dwelling units on one (1) lot.
The units may share common walls or common floor/ceilings.

The project is intended to change the current zoning to a zoning category that is appropriate for the existing use. Only the properties that are listed below are subject to review by the HRC.

- | | |
|-------------------------|-------------------------|
| 708 RHODE ISLAND STREET | 810 NEW JERSEY STREET |
| 711 CONNECTICUT STREET | 812 RHODE ISLAND STREET |
| 713 CONNECTICUT STREET | 816 NEW JERSEY STREET |
| 715 NEW YORK STREET 1 | 817 CONNECTICUT STREET |
| 721 CONNECTICUT STREET | 821 CONNECTICUT STREET |
| 731 NEW YORK STREET | 823 NEW JERSEY STREET |
| 740 NEW YORK STREET | 827 NEW JERSEY STREET |
| 746 NEW YORK STREET | 829 CONNECTICUT STREET |
| 800 NEW JERSEY STREET | 832 CONNECTICUT STREET |
| 804 NEW JERSEY STREET | |



C. STANDARDS FOR REVIEW

State Preservation Law Review (K.S.A. 75-2724)

For State Preservation Law Review of projects involving listed properties, the Historic Resources Commission uses 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.

Chapter 22 of the Code of the City of Lawrence

22-205 POWERS AND DUTIES (Historic Resources Commission)

(B) In addition to other responsibilities specified in this Chapter, the Commission may:

(12) Review and comment upon proposed zoning amendments, applications for special use permits, or applications for zoning variances that affect proposed or designated landmarks and historic districts. The Director of Planning shall cause copies of all applications for zoning amendments, and variances for sites designated as landmarks or within the area of a designated historic district, or the environs thereof, to be sent to the Commission no less than ten (10) days prior to the date of the hearing by the Lawrence-Douglas County Planning Commission or the Lawrence Board of Zoning Appeals.

D. STAFF ANALYSIS

Zoning Review

On December 6, 2016, the City Commission initiated the rezoning of multiple properties in the East Lawrence neighborhood. The proposed rezonings were to change the existing zoning of properties to a more appropriate zoning that corresponded with the current use of the property.

Currently the properties identified in section B Project Description above are zoned for multi-dwelling use that will allow 24 units per acre. The primary purpose of the RM Districts is to accommodate multi-dwelling housing. The districts are intended to create, maintain and promote higher density housing opportunities in areas with good transportation access. The RM Districts are primarily differentiated on the basis of the maximum density that is allowed in the district.

While the RM12D is also a multi-dwelling residential district, it is differentiated from the other RM districts based on the type of building that is allowed in the district. The building must be a duplex (a single structure that contains two primary dwelling units on one lot) or an attached dwelling of two units. (An attached dwelling unit is located on its own lot and shares one or more common or abutting walls with one or more dwelling units). The primary difference between the building types identified by the Development Code is a duplex may share common walls or common floor/ceilings and an attached dwelling does not share common floor/ceilings.

The majority of lots in the proposed rezoning area are typical lots as established by the original townsite. The lots are 50' wide and 117' in depth and contain 5,850 square feet. The majority of the structures included in this historic review are individual structures on individual lots.

State Law Review

The City of Lawrence has an agreement with the State Historic Preservation Officer to conduct reviews required under K.S.A. 75-2724 using the Secretary of the Interior's Standards. The Historic Resources Commission is charged with determining whether or not projects will "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). The following properties are subject to this review because they are located in the North Rhode Island Historic Residential District, National Register of Historic Places.



Standards 1 and 2 apply to this project.

The Secretary of the Interior's Standards are typically used when a change is proposed for a listed property. The existing use or existing design of a historic property is not required to revert to its original use or appearance. The review standards are used to review new uses and alterations to historic structures. While previous alterations may preclude a structure from being listed in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places), the evaluation using the standards starts with the current use and appearance the historic property.

The Secretary of the Interior's Standards support the historic use or a new use that is compatible with the historic property. The new use should require only minimal changes to the defining characteristics of the building and its site and environment.

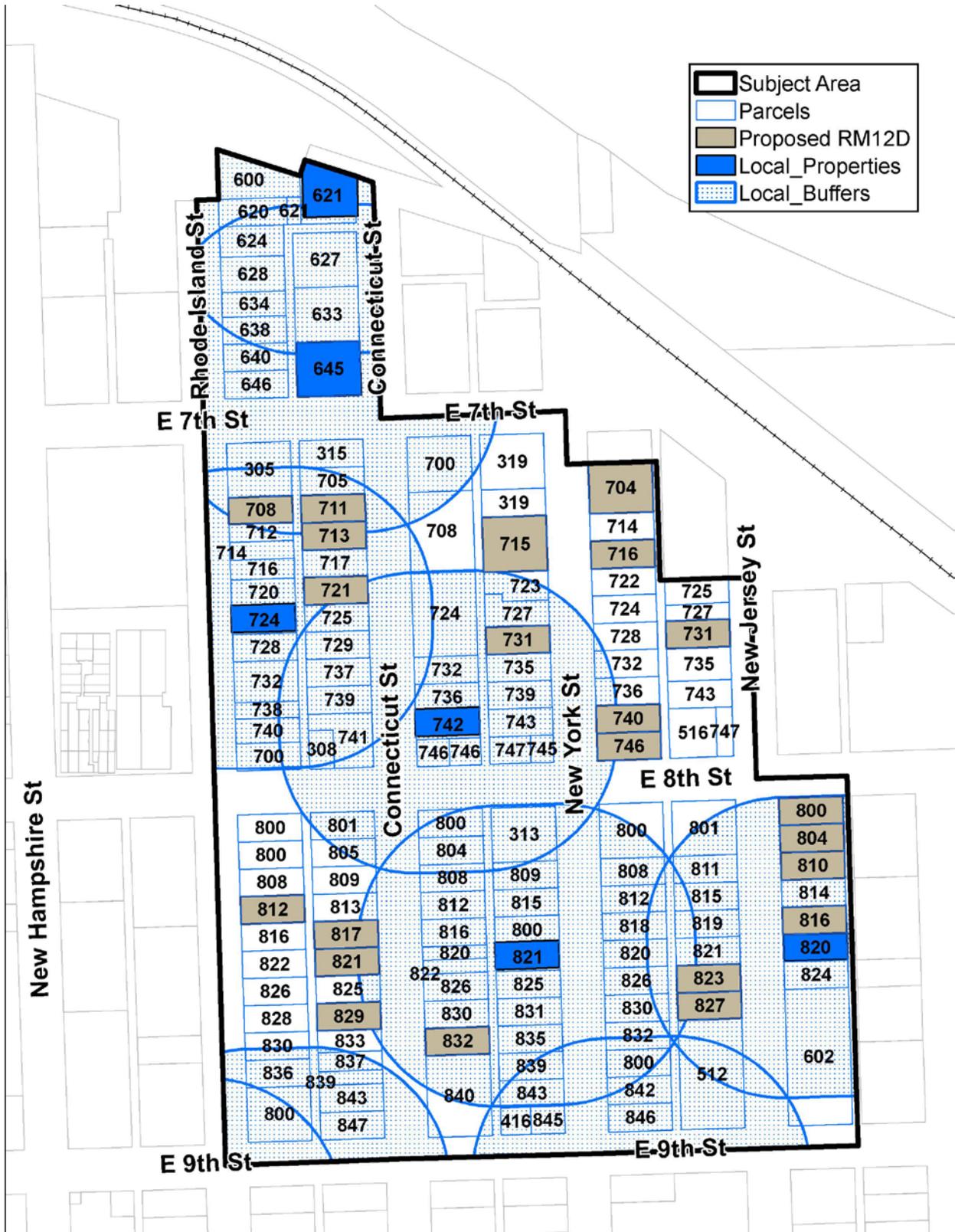
The proposed rezoning request will not change the existing multi-dwelling zoning but it will provide for a new zoning district that will be more compatible with the historic land uses for the historic properties. When rezoned to the RM12D District, the properties will be zoned appropriately for their existing use.

Chapter 22

Chapter 22 establishes the Historic Resources Commission and in section 22-205 identifies the powers and duties of the commission. Section (B) enumerates 22 responsibilities for the commission. The 12th item is to review and comment on proposed zoning amendments, applications for special use permits, or applications for zoning variances that affect proposed or designated landmarks and historic districts.

The proposed project to rezone properties from RM24 to RM12D includes the below properties that are located in the environs of properties listed in the Lawrence Register of Historic Places.

708 RHODE ISLAND STREET	804 NEW JERSEY STREET
711 CONNECTICUT STREET	810 NEW JERSEY STREET
713 CONNECTICUT STREET	816 NEW JERSEY STREET
715 NEW YORK STREET 1	817 CONNECTICUT STREET
721 CONNECTICUT STREET	821 CONNECTICUT STREET
731 NEW YORK STREET	823 NEW JERSEY STREET
740 NEW YORK STREET	827 NEW JERSEY STREET
746 NEW YORK STREET	829 CONNECTICUT STREET
800 NEW JERSEY STREET	832 CONNECTICUT STREET



The design criteria for this project are located in 22-505 and 22-506 of Chapter. Specifically, 22-505(B)(1) and (2). Similar to the Secretary of the Interior's Standards, these two standards include the importance to use a property for its originally intended purpose and to protect the distinguishing original qualities of a property and its environment. Also like the Secretary of the Interior's Standards, properties are reviewed using the existing circumstances as a baseline and do not require properties to retroactively comply with the Standards.

The proposed rezoning request will not change the existing multi-dwelling zoning but it will provide for a new zoning district that will be more compatible with the historic land uses for the historic properties. When rezoned to the RM12D District, the properties will be zoned appropriately for their existing use. The proposed rezoning for the properties in the local environs is consistent with the intent of Chapter 22, the Conservation of Historic Resources Code.

E. STAFF RECOMMENDATION

State Law Review

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff recommends the Commission approve the proposed Zoning Amendment as identified in Zoning Case Z-17-00099 and Design Review Case DR-17-00114 and make the determination that the proposed rezoning for the properties identified in the Zoning and Design Review cases 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).

Chapter 22 Comment

Staff recommends the Commission forward a comment to the Lawrence-Douglas County Planning Commission and the City Commission stating that the proposed Zoning Amendment as identified in Zoning Case Z-17-00099 and Design Review Case DR-17-00114 for the rezoning of the properties identified in the Zoning and Design Review cases does not encroach upon, damage or destroy any identified historic property.

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 6 C: DR-17-00115
STAFF REPORT

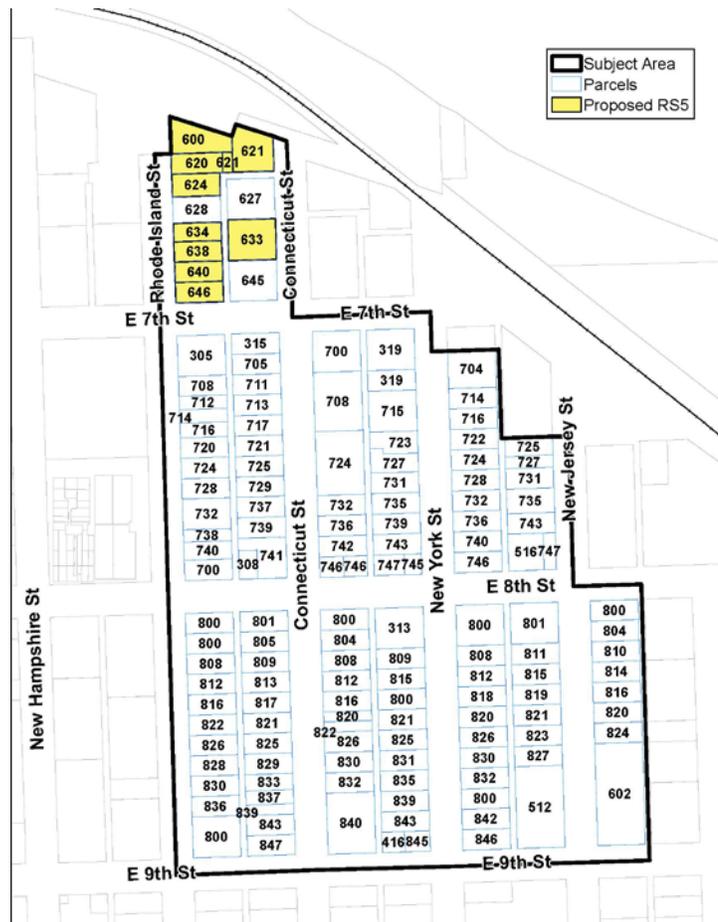
A. SUMMARY

Consider Z-17-00100, a request to rezone 10 properties generally located in an area bounded by the Kansas River to the north, Rhode Island Street to the east, 9th Street to the south, and the 700 and 800 blocks of New Jersey Street in East Lawrence from RSO (Single Dwelling Residential Office District) to RS5 (Single Dwelling Residential District). 1 property is listed in the Lawrence Register of Historic Places, and all 10 of the properties are located in the environs of a property listed on the Lawrence Register of Historic Places. (Some properties are both listed and in the environs of listed properties.) The Historic Resources Commission may comment on the rezoning to the City Commission, if appropriate.

B. PROJECT DESCRIPTION

The proposed project is a rezoning request (Z-17-00100) for the below properties from Single Dwelling Residential Office District to a single-dwelling residential district. The project is intended to change the current zoning to a zoning category that is appropriate for the existing land use. The properties that are listed below are subject to review and comment by the HRC.

- 600 RHODE ISLAND STREET
- 620 RHODE ISLAND STREET
- 621 CONNECTICUT STREET
- 621 CONNECTICUT STREET
- 624 RHODE ISLAND STREET
- 633 CONNECTICUT STREET
- 634 RHODE ISLAND STREET
- 638 RHODE ISLAND STREET
- 640 RHODE ISLAND STREET
- 646 RHODE ISLAND STREET



C. STANDARDS FOR REVIEW

Chapter 22 of the Code of the City of Lawrence

22-205 POWERS AND DUTIES (Historic Resources Commission)

(B) In addition to other responsibilities specified in this Chapter, the Commission may:

(12) Review and comment upon proposed zoning amendments, applications for special use permits, or applications for zoning variances that affect proposed or designated landmarks and historic districts. The Director of Planning shall cause copies of all applications for zoning amendments, and variances for sites designated as landmarks or within the area of a designated historic district, or the environs thereof, to be sent to the Commission no less than ten (10) days prior to the date of the hearing by the Lawrence-Douglas County Planning Commission or the Lawrence Board of Zoning Appeals.

D. STAFF ANALYSIS

Zoning Review

On December 6, 2016, the City Commission initiated the rezoning of multiple properties in the East Lawrence neighborhood. The proposed rezonings were to change the existing zoning of properties to a more appropriate zoning that corresponded with the current use of the property.

Currently the properties identified in section B Project Description above are zoned for RSO (Single Dwelling Residential Office District). The primary purpose of the RSO District is to accommodate low to medium-intensity administrative and professional offices that are compatible with the character of low and medium-density residential neighborhoods. The district is also intended to be used as a transitional zoning district between higher intensity commercial areas and residential neighborhoods. The district allows detached dwellings, duplexes, attached dwellings and administrative and professional offices uses. These uses may be combined in the same Structure.

The proposed project would rezone the identified properties to RS5 (Single Dwelling Residential District). The primary purpose of the RS Districts is to accommodate predominantly single detached dwelling units on individual lots. The districts are intended to create, maintain and promote housing opportunities for individual households, although they do permit nonresidential uses that are compatible with residential neighborhoods. The RS5 District is differentiated in the residential district zoning category because it requires a minimum lot size of 5,000 square feet.

The lots in this project area were platted at two different times as the Original Townsite Levee Area in 1882 and the Rhode Island Street Extension in 1891. The lots with the 117' depth from east to west in the proposed rezoning area are typical lots as established by the original townsite. The lots are 50' wide and contain 5,850 square feet. The five lots to the north of these lots are all 50' wide but vary in depth from north to south due to the proximity of the levee and the originally established property for Pinckney (6th) Street. The majority of the structures included in this

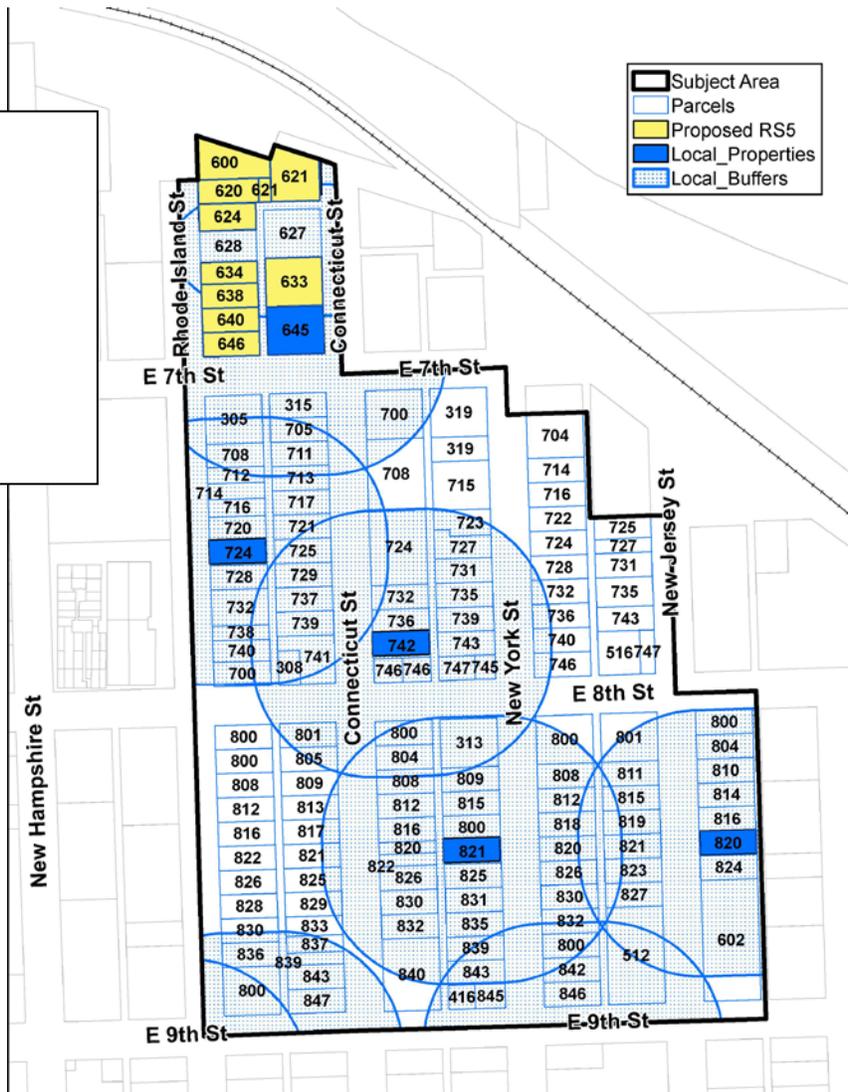
historic review are individual, single-dwelling structures on individual lots. This type of use is compatible with the RS5 District and meets the density and dimensional standards identified in the Land Development Code for the city.

Chapter 22

Chapter 22 establishes the Historic Resources Commission and in section 22-205 identifies the powers and duties of the commission. Section (B) enumerates 22 responsibilities for the commission. The 12th item is to review and comment on proposed zoning amendments, applications for special use permits, or applications for zoning variances that affect proposed or designated landmarks and historic districts.

The proposed project to rezone properties from RSO to RS5 includes the below properties that are listed in the Lawrence Register of Historic Places and/or are located in the environs of properties listed in the Lawrence Register of Historic Places. The listed properties are shown in *italics*.

- 600 RHODE ISLAND STREET
- 620 RHODE ISLAND STREET
- 621 CONNECTICUT STREET*
- 621 CONNECTICUT STREET
- 624 RHODE ISLAND STREET
- 633 CONNECTICUT STREET
- 634 RHODE ISLAND STREET
- 638 RHODE ISLAND STREET
- 640 RHODE ISLAND STREET
- 646 RHODE ISLAND STREET



The design criteria for this project are located in 22-505 and 22-506 of Chapter. Specifically, 22-505(B)(1) and (2). Similar to the Secretary of the Interior's Standards, these two standards include the importance to use a property for its originally intended purpose and to protect the distinguishing original qualities of a property and its environment.

The rezoning of the above properties from RSO to RS5 will help to maintain the historic use of the historic properties and their environs and will allow for the protection of the spacial relationships for these properties. The proposed rezoning for the listed properties and their environs is consistent with the intent of Chapter 22 the Conservation of Historic Resources Code.

E. STAFF RECOMMENDATION

Chapter 22 Comment

Staff recommends the Commission forward a comment to the Lawrence-Douglas County Planning Commission and the City Commission stating that the proposed Zoning Amendment as identified in Zoning Case Z-17-00100 and Design Review Case DR-17-00115 for the rezoning of the properties identified in the Zoning and Design Review cases does not encroach upon, damage or destroy any identified historic property.

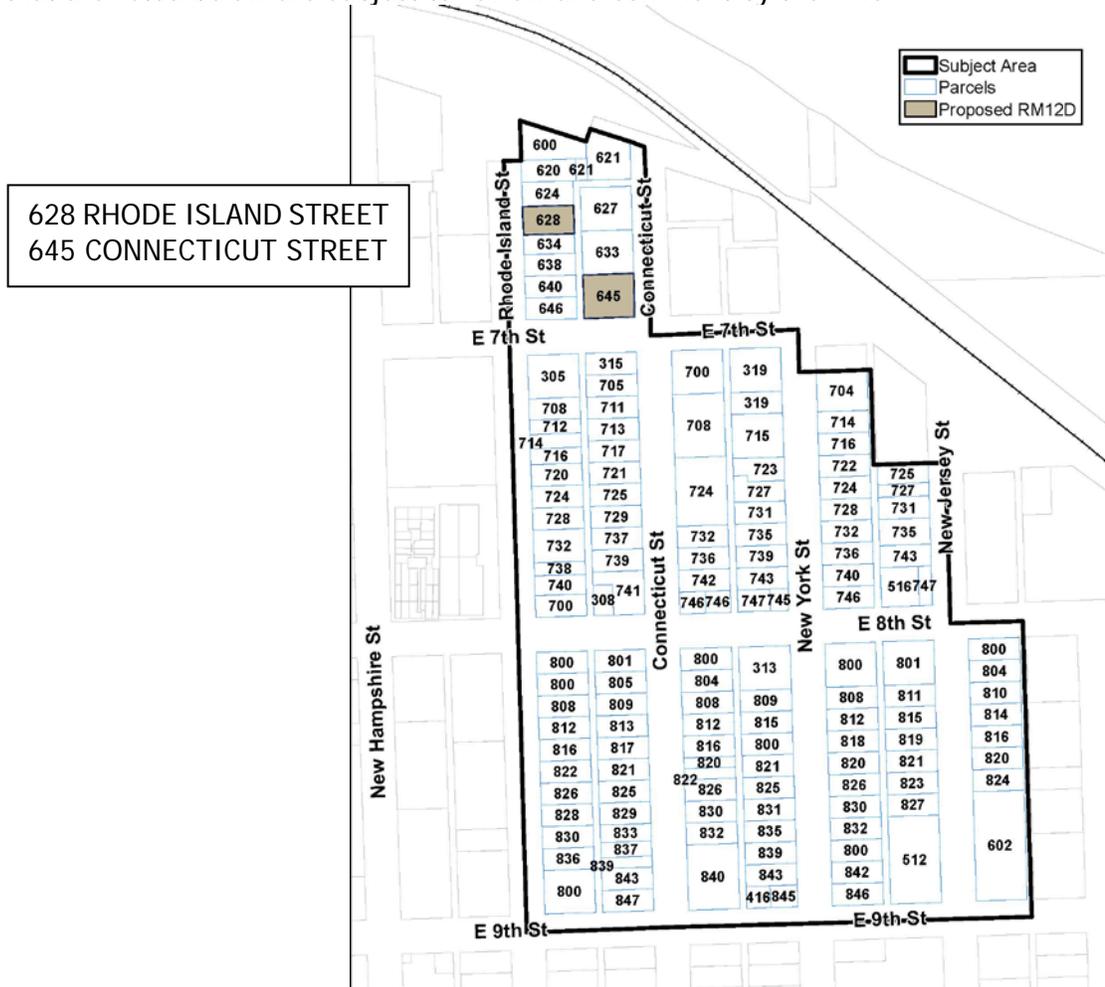
LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 6 D: DR-17-00116
STAFF REPORT

A. SUMMARY

Consider Z-17-00101, a request to rezone 2 properties generally located in an area bounded by the Kansas River to the north, Rhode Island Street to the east, 9th Street to the south, and the 700 and 800 blocks of New Jersey Street in East Lawrence from RSO (Single Dwelling Residential Office District) to RM12D RM12D (Multi-Dwelling Residential District). 1 property is listed in the Lawrence Register of Historic Places and both properties are located in the environs of a property listed on the Lawrence Register of Historic Places. The Historic Resources Commission may comment on the rezoning to the City Commission, if appropriate.

B. PROJECT DESCRIPTION

The proposed project is a rezoning request (Z-17-00101) for the below properties from Single Dwelling Residential Office District to a multi-dwelling residential district. The project is intended to change the current zoning to a zoning category that is appropriate for the existing land use. The properties that are listed below are subject to review and comment by the HRC.



C. STANDARDS FOR REVIEW

Chapter 22 of the Code of the City of Lawrence

22-205 POWERS AND DUTIES (Historic Resources Commission)

(B) In addition to other responsibilities specified in this Chapter, the Commission may:

(12) Review and comment upon proposed zoning amendments, applications for special use permits, or applications for zoning variances that affect proposed or designated landmarks and historic districts. The Director of Planning shall cause copies of all applications for zoning amendments, and variances for sites designated as landmarks or within the area of a designated historic district, or the environs thereof, to be sent to the Commission no less than ten (10) days prior to the date of the hearing by the Lawrence-Douglas County Planning Commission or the Lawrence Board of Zoning Appeals.

D. STAFF ANALYSIS

Zoning Review

On December 6, 2016, the City Commission initiated the rezoning of multiple properties in the East Lawrence neighborhood. The proposed rezonings were to change the existing zoning of properties to a more appropriate zoning that corresponded with the current use of the property.

Currently the properties identified in section B Project Description above are zoned for RSO (Single Dwelling Residential Office District). The primary purpose of the RSO District is to accommodate low to medium-intensity administrative and professional offices that are compatible with the character of low and medium-density residential neighborhoods. The district is also intended to be used as a transitional zoning district between higher intensity commercial areas and residential neighborhoods. The district allows detached dwellings, duplexes, attached dwellings and administrative and professional offices uses. These uses may be combined in the same Structure.

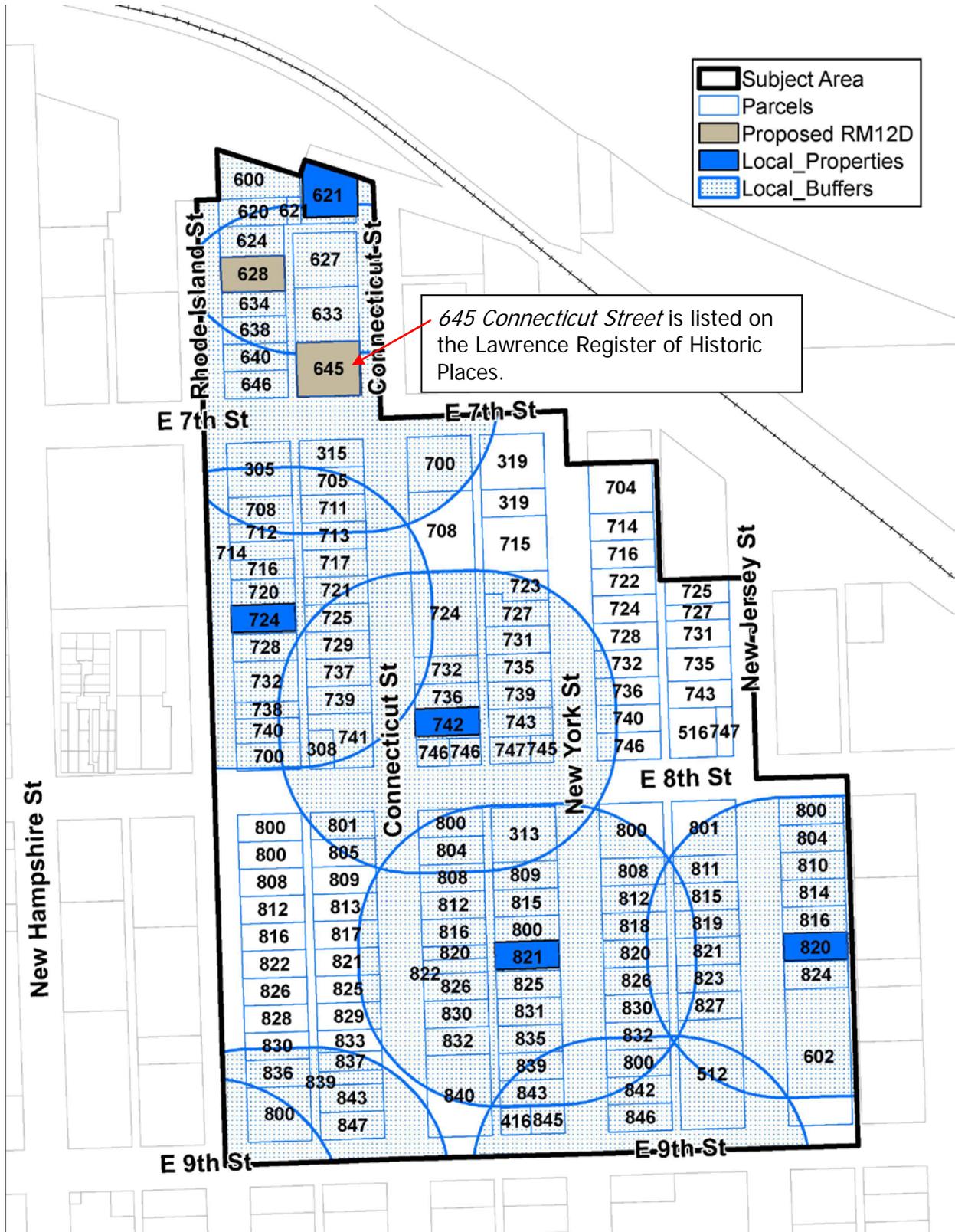
The proposed project would rezone the identified properties to RM12D (Multi-Dwelling Residential District). The primary purpose of the RM Districts is to accommodate multi-dwelling housing. The districts are intended to create, maintain and promote higher density housing opportunities in areas with good transportation access. The RM Districts are primarily differentiated on the basis of the maximum density that is allowed in the district. While the RM12D is a multi-dwelling residential district, it is differentiated from the other RM districts based on the type of building that is allowed in the district. The building must be a duplex (a single structure that contains two primary dwelling units on one lot) or an attached dwelling of two units. (An attached dwelling unit is located on its own lot and shares one or more common or abutting walls with one or more dwelling units). The primary difference between the building types identified by the Development Code is a duplex may share common walls or common floor/ceilings and an attached dwelling does not share common floor/ceilings.

The lots in this project area were platted at two different times as the Original Townsite Levee Area in 1882 and the Rhode Island Street Extension in 1891. The lots with the 117' depth from east to west in the proposed rezoning area are typical lots as established by the original townsite. The lots are 50' wide and contain 5,850 square feet. The five lots to the north of these lots are all 50' wide but vary in depth from north to south due to the proximity of the levee and the originally established property for Pinckney (6th) Street. The two structures included in this historic review are an individual structure on two lots (645 Connecticut Street) and an individual structure on a lot plus 15' (628 Rhode Island Street).

Chapter 22

Chapter 22 establishes the Historic Resources Commission and in section 22-205 identifies the powers and duties of the commission. Section (B) enumerates 22 responsibilities for the commission. The 12th item is to review and comment on proposed zoning amendments, applications for special use permits, or applications for zoning variances that affect proposed or designated landmarks and historic districts.

The proposed project to rezone properties from RSO to RM12D includes the below properties that are listed in the Lawrence Register of Historic Places and/or are located in the environs of properties listed in the Lawrence Register of Historic Places. The listed property is shown in *italics*.



The design criteria for this project are located in 22-505 and 22-506 of Chapter. Specifically, 22-505(B)(1) and (2). Similar to the Secretary of the Interior's Standards, these two standards include the importance to use a property for its originally intended purpose and to protect the distinguishing original qualities of a property and its environment.

The rezoning of 628 Rhode Island Street from RSO to RM12D will create the appropriate zoning for the existing duplex use that was constructed in 1997. The proposed rezoning for 645 Connecticut Street will not alter the existing structure or the current residential use but will allow for the current use as a duplex. The rezoning of these properties will maintain a residential use for the properties and medium-intensity administrative and professional offices will no longer be an entitled use for the properties. Maintaining the residential use and character of the properties will help to protect the distinguishing original qualities of the area.

The proposed rezoning for the listed property and the environs property is consistent with the intent of Chapter 22 the Conservation of Historic Resources Code.

E. STAFF RECOMMENDATION

Chapter 22 Comment

Staff recommends the Commission forward a comment to the Lawrence-Douglas County Planning Commission and the City Commission stating that the proposed Zoning Amendment as identified in Zoning Case Z-17-00101 and Design Review Case DR-17-00116 for the rezoning of the properties identified in the Zoning and Design Review cases does not encroach upon, damage or destroy any identified historic property.

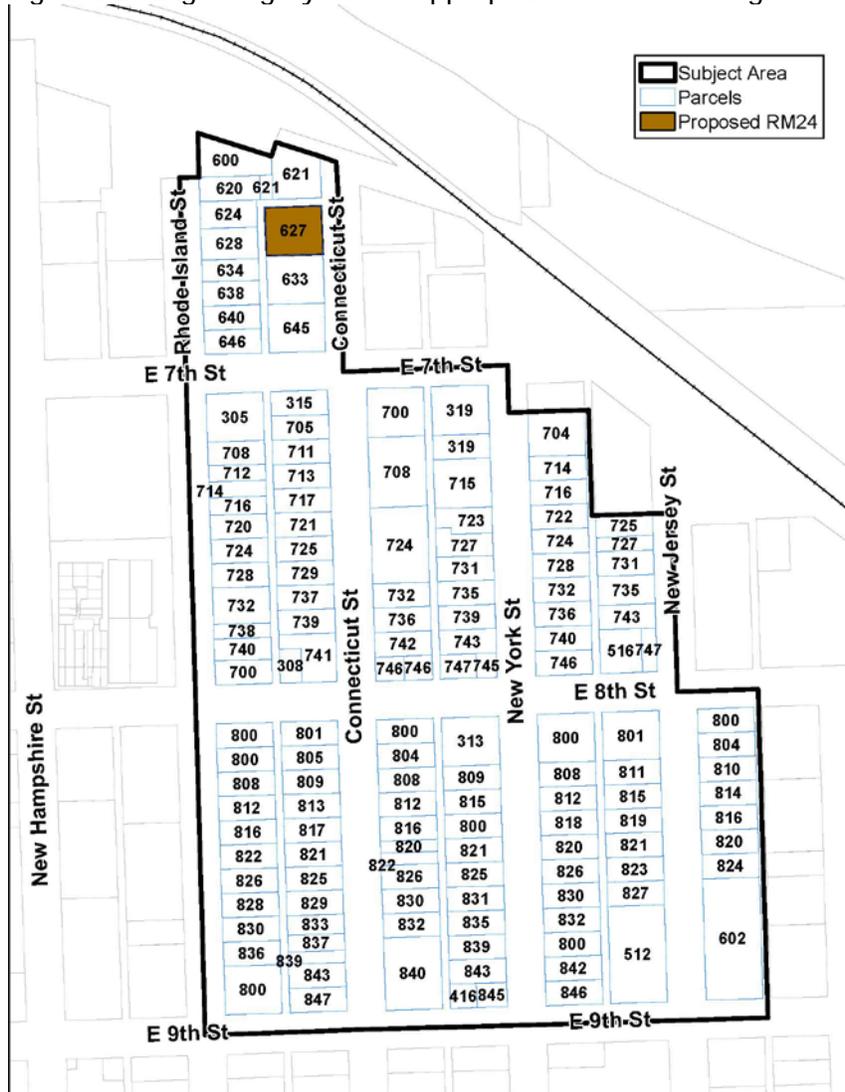
LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 6 E: DR-17-00117
STAFF REPORT

A. SUMMARY

Consider Z-17-00102, a request to rezone 627 Connecticut Street from RSO (Single Dwelling Residential Office District) to RM24 (Multi-Dwelling Residential District). The property is located in the environs of the Otto Fisher House (621 Connecticut Street) and the A. J. Griffin House (645 Connecticut Street), Lawrence Register of Historic Places. The Historic Resources Commission may comment on the rezoning to the City Commission, if appropriate.

B. PROJECT DESCRIPTION

The proposed project is a rezoning request for 627 Connecticut Street from Single Dwelling Residential Office District to a multi-dwelling residential district. The project is intended to change the current zoning to a zoning category that is appropriate for the existing land use.



C. STANDARDS FOR REVIEW

Chapter 22 of the Code of the City of Lawrence

22-205 POWERS AND DUTIES (Historic Resources Commission)

(B) In addition to other responsibilities specified in this Chapter, the Commission may:

(12) Review and comment upon proposed zoning amendments, applications for special use permits, or applications for zoning variances that affect proposed or designated landmarks and historic districts. The Director of Planning shall cause copies of all applications for zoning amendments, and variances for sites designated as landmarks or within the area of a designated historic district, or the environs thereof, to be sent to the Commission no less than ten (10) days prior to the date of the hearing by the Lawrence-Douglas County Planning Commission or the Lawrence Board of Zoning Appeals.

D. STAFF ANALYSIS

Zoning Review

On December 6, 2016, the City Commission initiated the rezoning of multiple properties in the East Lawrence neighborhood. The proposed rezonings were to change the existing zoning of properties to a more appropriate zoning that corresponded with the current use of the property.

Currently 627 Connecticut Street is zoned RSO (Single Dwelling Residential Office District). The primary purpose of the RSO District is to accommodate low to medium-intensity administrative and professional offices that are compatible with the character of low and medium-density residential neighborhoods. The district is also intended to be used as a transitional zoning district between higher intensity commercial areas and residential neighborhoods. The district allows detached dwellings, duplexes, attached dwellings and administrative and professional offices uses. These uses may be combined in the same Structure.

The proposed project would rezone 627 Connecticut Street to RM24 (Multi-Dwelling Residential District). The primary purpose of the RM Districts is to accommodate multi-dwelling housing. The districts are intended to create, maintain and promote higher density housing opportunities in areas with good transportation access. The RM Districts are primarily differentiated on the basis of the maximum density that is allowed in the district.

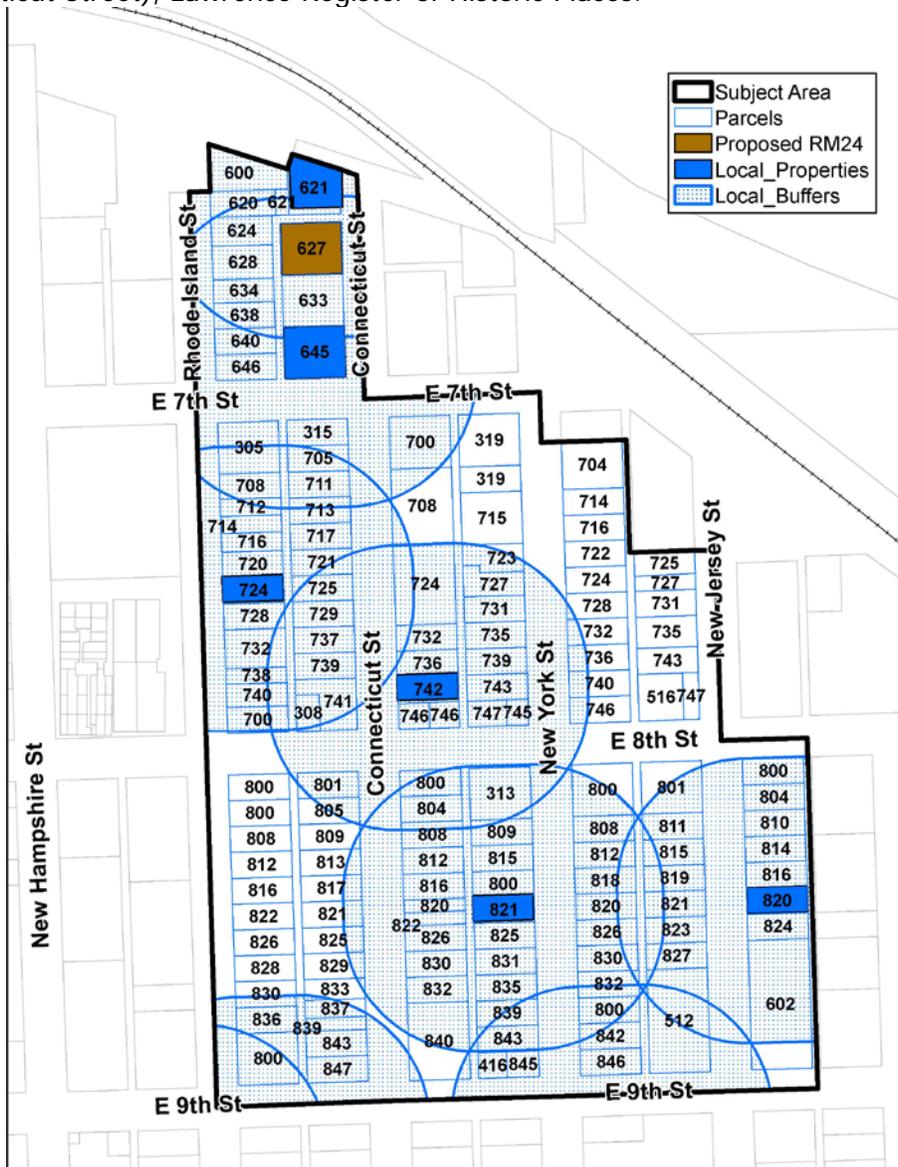
The lots in this project area were platted at two different times as the Original Townsite Levee Area in 1882 and the Rhode Island Street Extension in 1891. The lots with the 117' depth from east to west in the proposed rezoning area are typical lots as established by the original townsite. The lots are 50' wide and contain 5,850 square feet. The five lots to the north of these lots are all 50' wide but vary in depth from north to south due to the proximity of the levee and the originally established property for Pinckney (6th) Street. 627 Connecticut Street is an individual structure on two platted lots that are 117' deep from east to west and each 50' wide. The entire parcel for 627

Connecticut Street is 100' X 117' and contains 11,700 square feet.

Chapter 22

Chapter 22 establishes the Historic Resources Commission and in section 22-205 identifies the powers and duties of the commission. Section (B) enumerates 22 responsibilities for the commission. The 12th item is to review and comment on proposed zoning amendments, applications for special use permits, or applications for zoning variances that affect proposed or designated landmarks and historic districts.

The proposed project is to rezone 627 Connecticut Street from RSO to RM24. The property is located in the environs of the Otto Fisher House (621 Connecticut Street) and the A. J. Griffin House (645 Connecticut Street), Lawrence Register of Historic Places.



The design criteria for this project are located in 22-505 and 22-506 of Chapter. Specifically, 22-505(B)(1) and (2). Similar to the Secretary of the Interior's Standards, these two standards include the importance to use a property for its originally intended purpose and to protect the distinguishing original qualities of a property and its environment.

The rezoning of 627 Connecticut Street from RSO to RM24 will create the appropriate zoning for the existing multi-family use. The proposed rezoning for 627 Connecticut Street will not alter the existing structure or the current residential use but will allow for the current use as a multi-dwelling structure. The rezoning of this property will maintain a residential use for the property and medium-intensity administrative and professional offices will no longer be an entitled use for the property. Maintaining the residential use and character of the property will help to protect the distinguishing original qualities of the area.

The proposed rezoning for 627 Connecticut Street is consistent with the intent of Chapter 22 the Conservation of Historic Resources Code.

E. STAFF RECOMMENDATION

Chapter 22 Comment

Staff recommends the Commission forward a comment to the Lawrence-Douglas County Planning Commission and the City Commission stating that the proposed Zoning Amendment as identified in Zoning Case Z-17-00102 and Design Review Case DR-17-00117 for the rezoning of the properties identified in the Zoning and Design Review cases does not encroach upon, damage or destroy any identified historic property.

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 6 F: DR-17-00118
STAFF REPORT

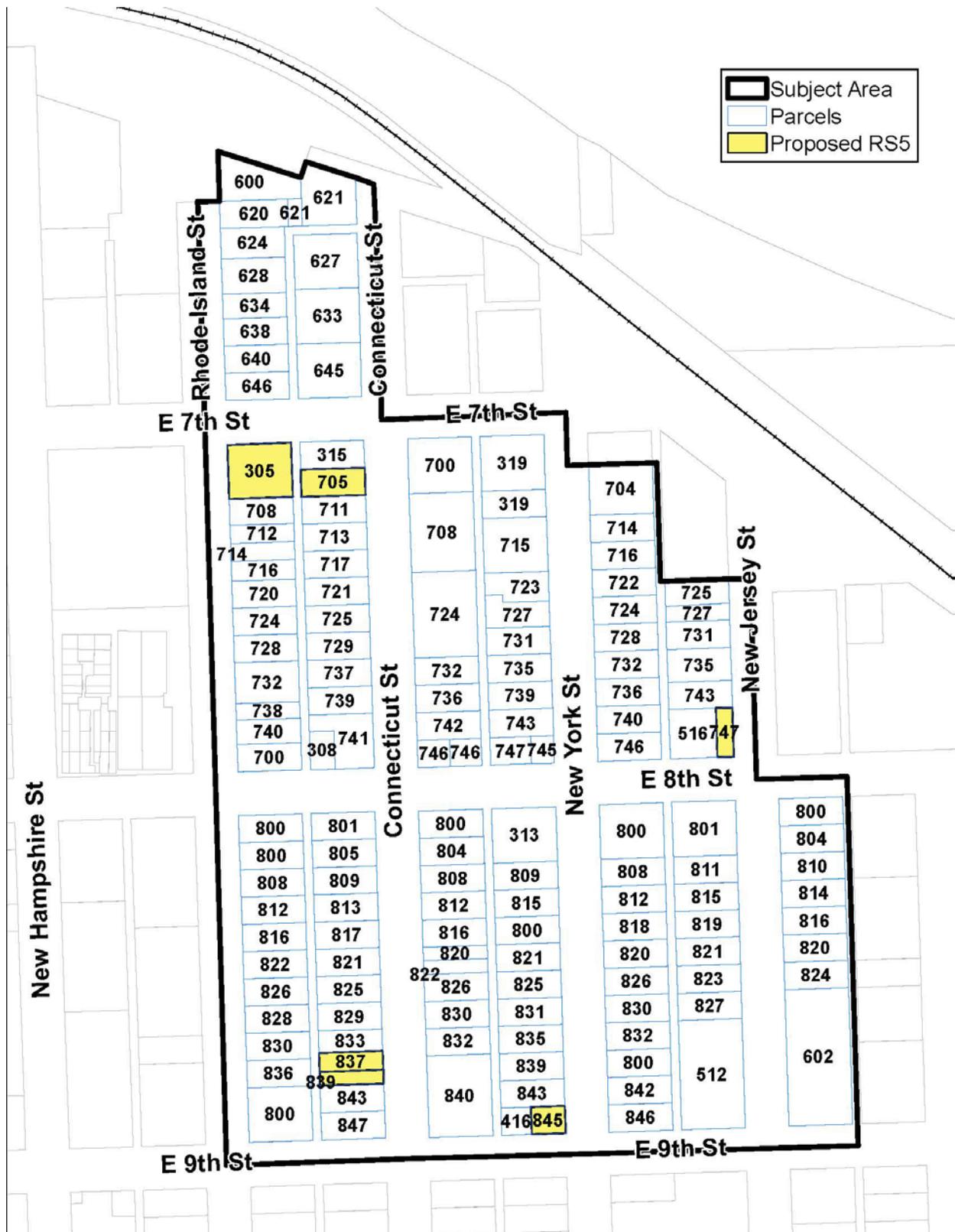
A. SUMMARY

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 5 of the properties are located in the environs of a property listed on the Lawrence Register of Historic Places. (Some properties are both listed and in the environs of listed properties.) This request requires State Law Review. The Historic Resources Commission may also comment on the rezoning to the City Commission, if appropriate.

B. PROJECT DESCRIPTION

The proposed project is a rezoning request (Z-17-00103) for the below properties from a commercial district to a single-dwelling district. The project is intended to change the current zoning to a zoning category that is appropriate for the existing land use. Only the properties that are listed below are subject to review by the HRC.

305 E 7TH STREET
705 CONNECTICUT STREET
837 CONNECTICUT STREET
839 CONNECTICUT STREET
845 NEW YORK STREET



C. STANDARDS FOR REVIEW

State Preservation Law Review (K.S.A. 75-2724)

For State Preservation Law Review of projects involving listed properties, the Historic Resources Commission uses 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.*

Chapter 22 of the Code of the City of Lawrence

22-205 POWERS AND DUTIES (Historic Resources Commission)

(B) In addition to other responsibilities specified in this Chapter, the Commission may:

(12) Review and comment upon proposed zoning amendments, applications for special use permits, or applications for zoning variances that affect proposed or designated landmarks and historic districts. The Director of Planning shall cause copies of all applications for zoning amendments, and variances for sites designated as landmarks or within the area of a designated historic district, or the environs thereof, to be sent to the Commission no less than ten (10) days prior to the date of the hearing by the Lawrence-Douglas County Planning Commission or the Lawrence Board of Zoning Appeals.

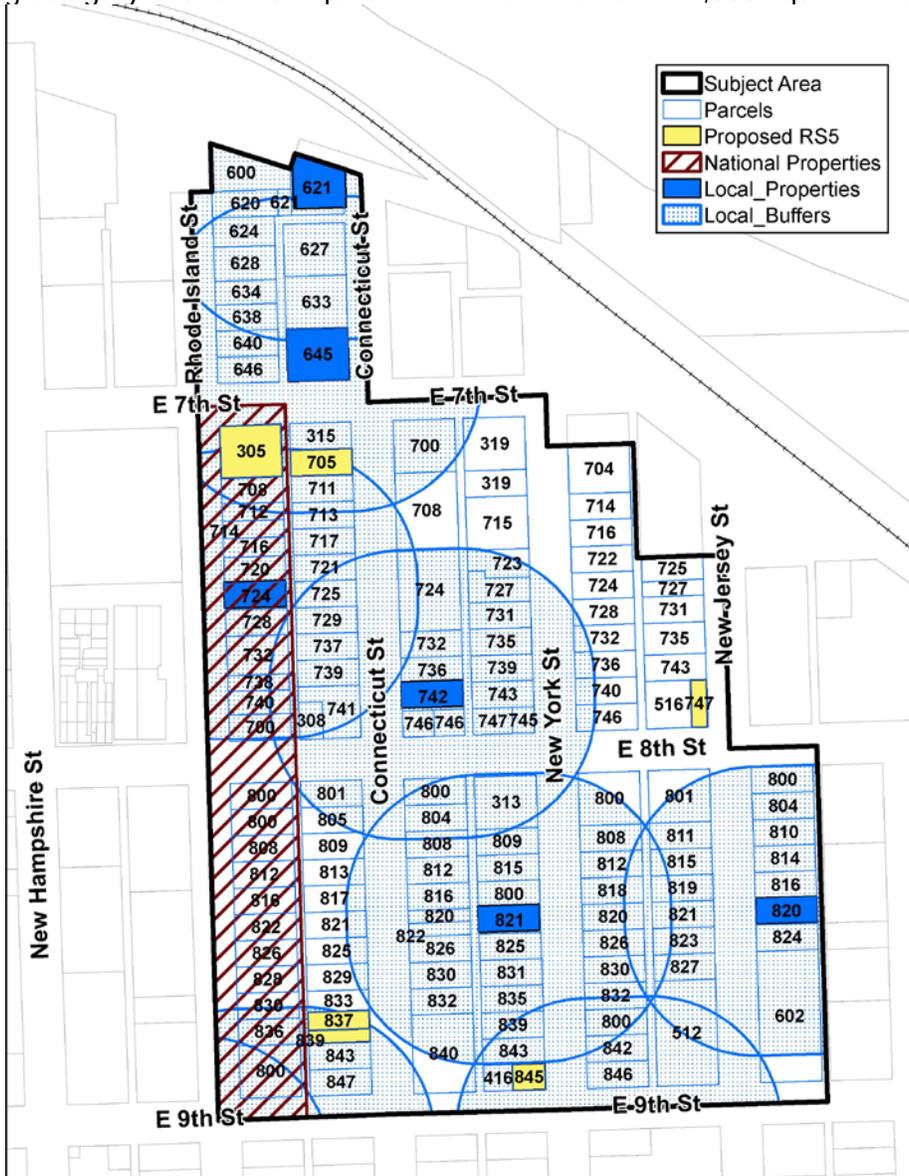
D. STAFF ANALYSIS

Zoning Review

On December 6, 2016, the City Commission initiated the rezoning of multiple properties in the East Lawrence neighborhood. The proposed rezonings are to change the existing zoning of properties to a more appropriate zoning that corresponds with the current use of the property.

Currently the properties identified in section B Project Description above are zoned for CS for commercial uses. The CS, Commercial Strip District, is primarily intended to provide for existing commercial strip development along the City's major arterial streets. The properties included in this rezoning request are not located on a major arterial street.

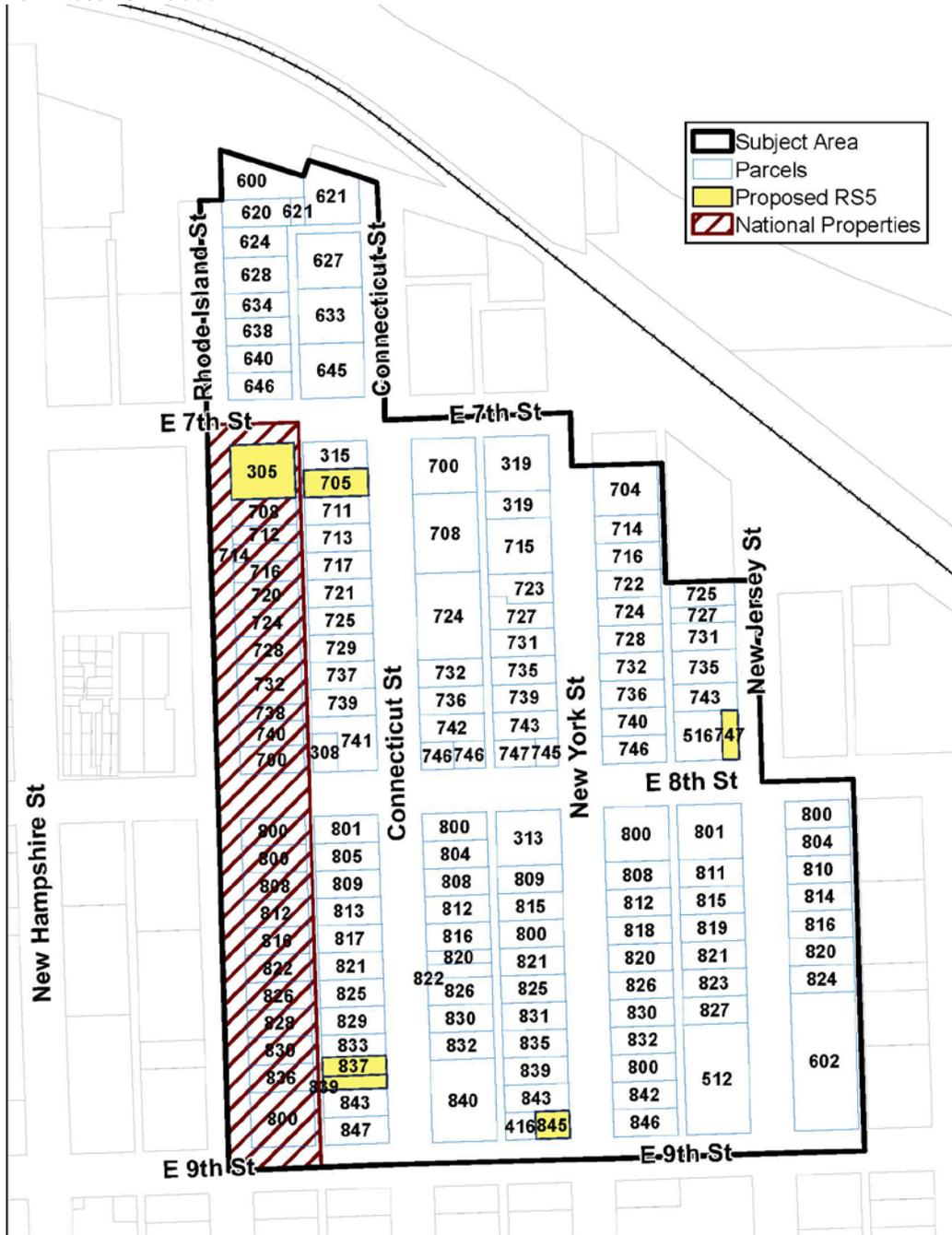
The primary purpose of the RS Districts is to accommodate predominantly single detached dwelling units on individual lots. The districts are intended to create, maintain and promote housing opportunities for individual households, although they do permit nonresidential uses that are compatible with residential neighborhoods. The RS5 District is differentiated in the residential district zoning category because it requires a minimum lot size of 5,000 square feet.



The majority of lots in the proposed rezoning area are typical lots as established by the original townsite. The lots are 50' wide and 117' in depth and contain 5,850 square feet. The majority of the structures included in this historic review are individual, single-dwelling structures on individual lots. This type of use is compatible with the RS5 District and meets the density and dimensional standards identified in the Land Development Code for the city.

State Law Review

The City of Lawrence has an agreement with the State Historic Preservation Officer to conduct reviews required under K.S.A. 75-2724 using the Secretary of the Interior's Standards. The Historic Resources Commission is charged with determining whether or not projects will "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). The 305 E 7th Street is subject to this review because it is located in the North Rhode Island Historic Residential District, National Register of Historic Places.



Standards 1 and 2 apply to this project.

One of the main precepts of the Standards is to use historic structures for their intended purpose or a compatible use that will not harm the character defining features of the environment. The Secretary of the Interior's Standards are typically used when a change is proposed for a listed property. The existing use or existing design of a historic property is not required to revert to its original use or appearance. The review standards are used to review new uses and alterations to historic structures. While previous alterations may preclude a structure from being listed in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places), the evaluation using the standards starts with the current use and appearance the historic property.

The Secretary of the Interior's Standards support the historic use or a new use that is compatible with the historic property. The new use should require only minimal changes to the defining characteristics of the building and its site and environment.

After the initiation of this rezoning request, it was determined that 305 E 7th Street currently has a commercial use as part of the property. Staff will recommend that this property should not be rezoned.

Chapter 22

Chapter 22 establishes the Historic Resources Commission and in section 22-205 identifies the powers and duties of the commission. Section (B) enumerates 22 responsibilities for the commission. The 12th item is to review and comment on proposed zoning amendments, applications for special use permits, or applications for zoning variances that affect proposed or designated landmarks and historic districts.

The proposed project to rezone properties from CS (Commercial Strip District) to RS5 (Single Dwelling Residential District) includes the below properties that are located in the environs of properties listed in the Lawrence Register of Historic Places.



The design criteria for this project are located in 22-505 and 22-506 of Chapter. Specifically, 22-505(B)(1) and (2). Similar to the Secretary of the Interior’s Standards, these two standards include the importance to use a property for its originally intended purpose and to protect the distinguishing original qualities of a property and its environment.

The rezoning of the above properties from CS to RS5 will help to maintain the historic use of the environs and will allow for the protection of the spacial relationships for these properties. The proposed rezoning for the properties in the environs is consistent with the intent of Chapter 22 the Conservation of Historic Resources Code.

E. STAFF RECOMMENDATION

State Law Review

In accordance with the Secretary of the Interior’s Standards, the standards of evaluation, staff recommends the Commission approve the proposed Zoning Amendment as identified in Zoning Case Z-17-00103 and Design Review Case DR-17-00118 and make the determination that the

proposed rezoning for the properties identified in the Zoning and Design Review cases 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).

After the initiation of this rezoning request, it was determined that 305 E 7th Street currently has a commercial use as part of the property. Staff will recommend that this property should not be rezoned.

Chapter 22 Comment

Staff recommends the Commission forward a comment to the Lawrence Douglas County Planning Commission and the City Commission stating that the proposed Zoning Amendment as identified in Zoning Case Z-17-00103 and Design Review Case DR-17-00118 for the rezoning of the properties identified in the Zoning and Design Review cases does not encroach upon, damage or destroy any identified historic property.

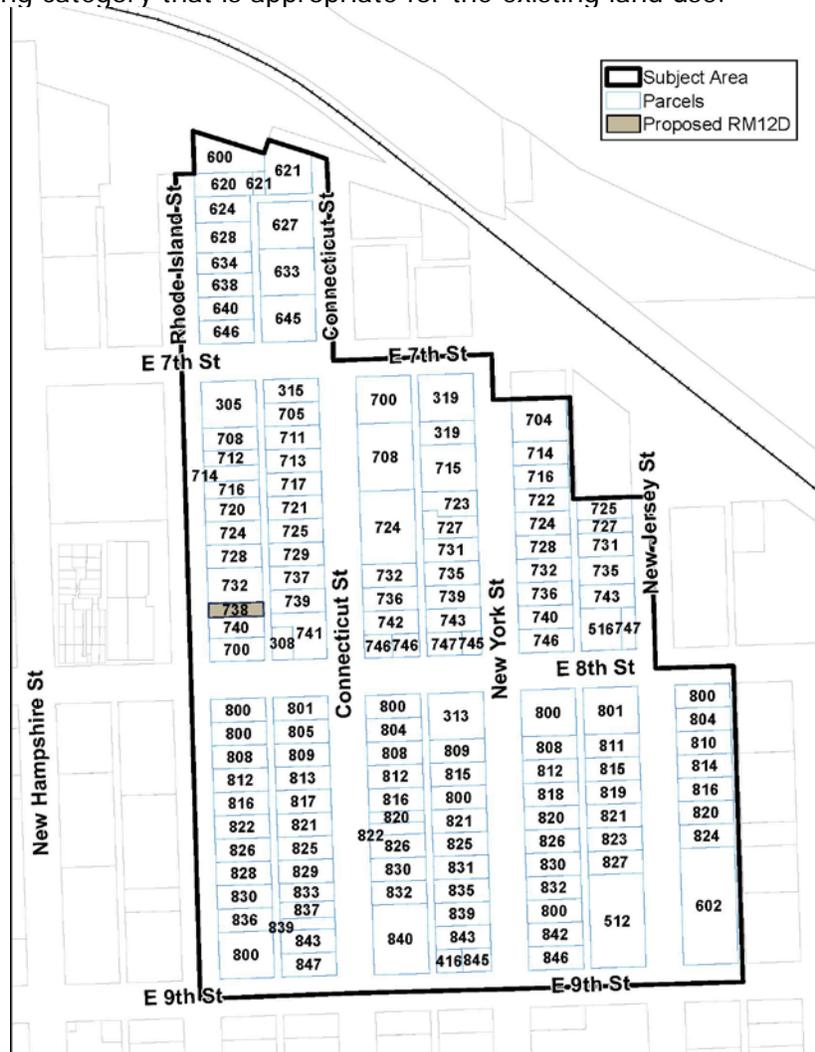
LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 6 G: DR-17-00119
STAFF REPORT

A. SUMMARY

Consider Z-17-00104, a request to rezone 738 Rhode Island Street from CS (Commercial Strip District) to RM12D (Multi-Dwelling Residential District). The property is listed in the National Register of Historic Places and is located in the environs of the McAllaster Residence (724 Rhode Island Street) and the R. W. Sparr House (742 Connecticut Street) listed on the Lawrence Register of Historic Places. This request requires State Law Review. The Historic Resources Commission may also comment on the rezoning to the City Commission, if appropriate.

B. PROJECT DESCRIPTION

The proposed project is a rezoning request for 738 Rhode Island Street from a commercial district to a multi-dwelling residential district. The project is intended to change the current zoning to a zoning category that is appropriate for the existing land use.



C. STANDARDS FOR REVIEW

State Preservation Law Review (K.S.A. 75-2724)

For State Preservation Law Review of projects involving listed properties, the Historic Resources Commission uses 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.*

Chapter 22 of the Code of the City of Lawrence

22-205 POWERS AND DUTIES (Historic Resources Commission)

(B) In addition to other responsibilities specified in this Chapter, the Commission may:

(12) Review and comment upon proposed zoning amendments, applications for special use permits, or applications for zoning variances that affect proposed or designated landmarks and historic districts. The Director of Planning shall cause copies of all applications for zoning amendments, and variances for sites designated as landmarks or within the area of a designated historic district, or the environs thereof, to be sent to the Commission no less than ten (10) days prior to the date of the hearing by the Lawrence-Douglas County Planning Commission or the Lawrence Board of Zoning Appeals.

D. STAFF ANALYSIS

Zoning Review

On December 6, 2016, the City Commission initiated the rezoning of multiple properties in the East Lawrence neighborhood. The proposed rezonings are to change the existing zoning of properties to a more appropriate zoning that corresponds with the current use of the property.

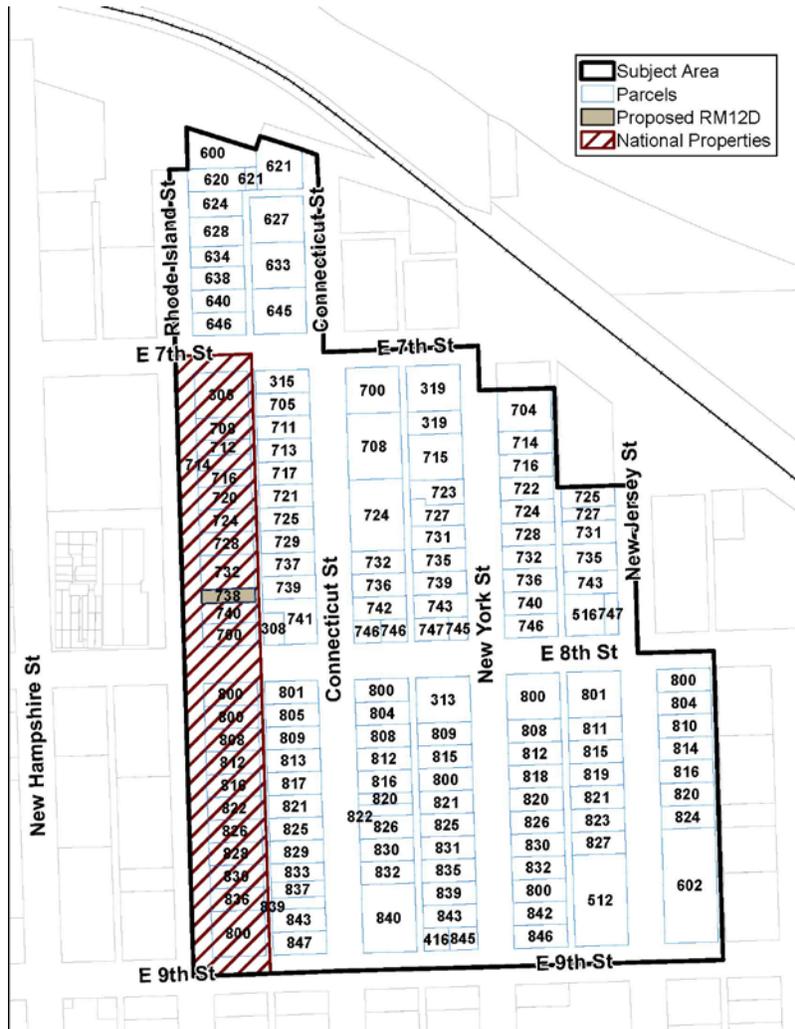
Currently 738 Rhode Island Street is zoned CS for commercial uses. The CS, Commercial Strip District, is primarily intended to provide for existing commercial strip development along the City's major arterial streets. The property included in this rezoning request is not located on a major arterial street.

The proposed project would rezone 738 Rhode Island Street to RM12D (Multi-Dwelling Residential District). The primary purpose of the RM Districts is to accommodate multi-dwelling housing. The districts are intended to create, maintain and promote higher density housing opportunities in areas

with good transportation access. The RM Districts are primarily differentiated on the basis of the maximum density that is allowed in the district. While the RM12D is a multi-dwelling residential district, it is differentiated from the other RM districts based on the type of building that is allowed in the district. The building must be a duplex (a single structure that contains two primary dwelling units on one lot) or an attached dwelling of two units. (An attached dwelling unit is located on its own lot and shares one or more common or abutting walls with one or more dwelling units). The primary difference between the building types identified by the Development Code is a duplex may share common walls or common floor/ceilings and an attached dwelling does not share common floor/ceilings.

State Law Review

The City of Lawrence has an agreement with the State Historic Preservation Officer to conduct reviews required under K.S.A. 75-2724 using the Secretary of the Interior's Standards. The Historic Resources Commission is charged with determining whether or not projects will "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). 738 Rhode Island Street is subject to this review because it is located in the North Rhode Island Historic Residential District, National Register of Historic Places.



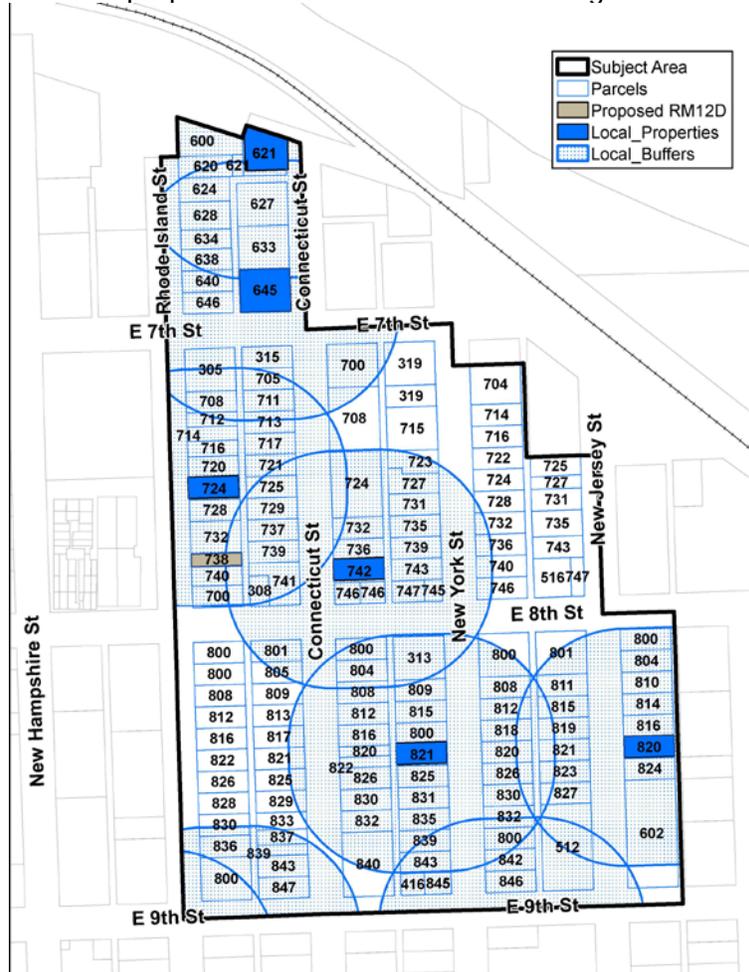
Standards 1 and 2 apply to this project.

One of the main precepts of the Standards is to use historic structures for their intended purpose. The rezoning of the above property will help to maintain the historic residential use as well as the typical character-defining features and dimensional standards for historic properties. The proposed rezoning will also provide for minimum changes to the environment of the historic property. The proposed rezoning for the listed property is consistent with the intent of the Secretary of the Interior's Standards.

Chapter 22

Chapter 22 establishes the Historic Resources Commission and in section 22-205 identifies the powers and duties of the commission. Section (B) enumerates 22 responsibilities for the commission. The 12th item is to review and comment on proposed zoning amendments, applications for special use permits, or applications for zoning variances that affect proposed or designated landmarks and historic districts.

The proposed project is to rezone 738 Rhode Island Street from CS (Commercial Strip District) to RM12D (Multi-Dwelling Residential District). The property is reviewed under Chapter 22 because it is located in the environs of properties listed in the Lawrence Register of Historic Places.



The design criteria for this project are located in 22-505 and 22-506 of Chapter. Specifically, 22-505(B)(1) and (2). Similar to the Secretary of the Interior's Standards, these two standards include the importance to use a property for its originally intended purpose and to protect the distinguishing original qualities of a property and its environment.

The rezoning of 738 Rhode Island Street from CS to RM12D will help to maintain the historic use of the environs and will allow for the protection of the spacial relationships for the environs. The proposed rezoning for 738 Rhode Island Street in the environs is consistent with the intent of Chapter 22 the Conservation of Historic Resources Code.

E. STAFF RECOMMENDATION

State Law Review

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff recommends the Commission approve the proposed Zoning Amendment as identified in Zoning Case Z-17-00104 and Design Review Case DR-17-00119 and make the determination that the proposed rezoning for the properties identified in the Zoning and Design Review cases 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).

Chapter 22 Comment

Staff recommends the Commission forward a comment to the Lawrence-Douglas County Planning Commission and the City Commission stating that the proposed Zoning Amendment as identified in Zoning Case Z-17-00104 and Design Review Case DR-17-00119 for the rezoning of the properties identified in the Zoning and Design Review cases does not encroach upon, damage or destroy any identified historic property.

PLANNING COMMISSION REPORT
Regular Agenda – Public Hearing Item

PC Staff Report
04/26/2017

ITEM NO. 1A-1G

ITEM NO. 1A

Z-17-00098: Consider the rezoning of 82 properties from RM24 (Multi-Dwelling Residential) District to RS5 (Single-Dwelling Residential) District. The properties are generally located north of E 9th Street between Rhode Island and New Jersey. The properties are identified in Attachment A. Initiated by the City Commission on December 6, 2016.

ITEM NO. 1B

Z-17-00099: Consider the rezoning of 22 properties from RM24 (Multi-Dwelling Residential) District to RM12D (Multi-Dwelling Residential) District. The properties are generally located north of E 9th Street between Rhode Island and New Jersey. The properties are identified in Attachment A. Initiated by the City Commission on December 6, 2016.

ITEM NO. 1C

Z-17-00100: Consider the rezoning of 10 properties from RSO (Single-Dwelling Residential – Office) District to RS5 (Single-Dwelling Residential) District. The properties are generally located north of E 9th Street between Rhode Island and New Jersey. The properties are identified in Attachment A. Initiated by the City Commission on December 6, 2016.

ITEM NO. 1D

Z-17-00101: Consider the rezoning of 2 properties from RSO (Single-Dwelling Residential – Office) District to RM12D (Multi-Dwelling Residential) District. The properties are generally located north of E 9th Street between Rhode Island and New Jersey. The properties are identified in Attachment A. Initiated by the City Commission on December 6, 2016.

ITEM NO. 1E

Z-17-00102: Consider the rezoning of 1 property from RSO (Single-Dwelling Residential – Office) District to RM24 (Multi-Dwelling Residential) District. The properties are generally located north of E 9th Street between Rhode Island and New Jersey. The properties are identified in Attachment A. Initiated by the City Commission on December 6, 2016.

ITEM NO. 1F

Z-17-00103: Consider the rezoning of 5 properties from CS (Commercial Strip) District to RS5 (Single-Family Residential) District. The properties are generally located north of E 9th Street between Rhode Island and New Jersey. The properties are identified in Attachment A. Initiated by the City Commission on December 6, 2016.

ITEM NO. 1G

Z-17-00104: Consider the rezoning of 1 property from CS (Commercial Strip) District to RM12D (Multi-Dwelling Residential) District. The properties are generally located north of E 9th Street between Rhode Island and New Jersey. The properties are identified in Attachment A. Initiated by the City Commission on December 6, 2016.

STAFF RECOMMENDATION: Staff recommendations for items 1A-1G are listed below.

1. ITEM 1A: Staff recommends approval of the rezoning of 79 properties from RM24 (Multi-Dwelling Residential) District to RS5 (Single-Dwelling Residential) District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report (Attachment B-1)

This recommendation specifically excludes the following 3 properties:

- a. 800 Blk New York Street, Stanley Schaake
- b. 801 New Jersey, Mastercraft Corp
- c. 826 Rhode Island, Slough, James, A.

2. ITEM 1B: Staff recommends approval of the rezoning of 22 properties from RM24 (Multi-Dwelling Residential) District to RM12D (Multi-Dwelling Residential) District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report (Attachment B-2).

3. ITEM 1C: Staff recommends approval of the rezoning of 10 properties from RSO (Single-Dwelling Residential – Office) District to RS5 (Single-Dwelling Residential) District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report (Attachment B-3).

4. ITEM 1D: Staff recommends approval of the rezoning of 2 properties from RSO (Single-Dwelling Residential – Office) District to RM12D (Multi-Dwelling Residential) District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report (Attachment B-4).

5. ITEM 1E: Staff recommends approval of the rezoning of 1 property from RSO (Single-Dwelling Residential – Office) District to RM24 (Multi-Dwelling Residential) District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report (Attachment B-5).

6. ITEM 1F: Staff recommends approval of the rezoning of 3 properties from CS (Commercial Strip) District to RS5 (Single-Family Residential) District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report (Attachment B-6).

This recommendation specifically excludes the following 2 properties:

- a. 305 E 7th Street, Phyllis Payne
- b. 747 New Jersey, Domino LC

7. ITEM 1G: Staff recommends approval of the rezoning of 1 property from CS (Commercial Strip) District to RM12D (Multi-Dwelling Residential) District and forwarding this item to the City Commission with a recommendation for approval based on the findings of fact found in this staff report (Attachment B-7).

KEY POINTS

- City Commission initiated the rezonings at their December 6, 2016 meeting.
- The subject area is developed with a variety of residential land uses including *Detached Dwellings, Duplexes, and Multi-Dwelling Structures*.

- The subject area contains multiple zoning districts including RSO (Single-Dwelling Residential - Office), CN1 (Inner Neighborhood Commercial), and CS (Commercial Strip) Districts; however, a large portion of the subject area is zoned RM24 (Multi-Dwelling Residential) District.
- The intent of the rezoning is to align residential land uses with a corresponding zoning district.

ASSOCIATED CASES/OTHER ACTION REQUIRED

No associated active cases

OTHER ACTION REQUIRED:

- City Commission approval of rezonings and adoption of ordinances.
- Publication of rezoning ordinances.

PLANS AND STUDIES REQUIRED

- *Traffic Study* Public
- *Downstream Sanitary Sewer Analysis*
- *Drainage Study*
- *Retail Market Study*

- Not required for rezoning.

PUBLIC COMMENT

General inquiries from the public regarding scope of the proposed rezoning requests as well as, discussions with specific property owners regarding their disapproval of the proposed rezoning as it relates to their property (Attachment C).

ATTACHMENTS

1. Attachment A :
Legal Description List
2. Attachment B 1-7:
Zoning Case Maps
3. Attachment C :
Public Comment List

Project Summary:

On December 6, 2016, the City Commission initiated the rezoning of multiple properties in the East Lawrence neighborhood, identified as the "subject area" in Figure 1. This area is generally bound by 9th Street to the south, Rhode Island Street to the west, various streets to the east but no farther than the alley between New Jersey Street and Pennsylvania Street, and the Kansas River to the north.

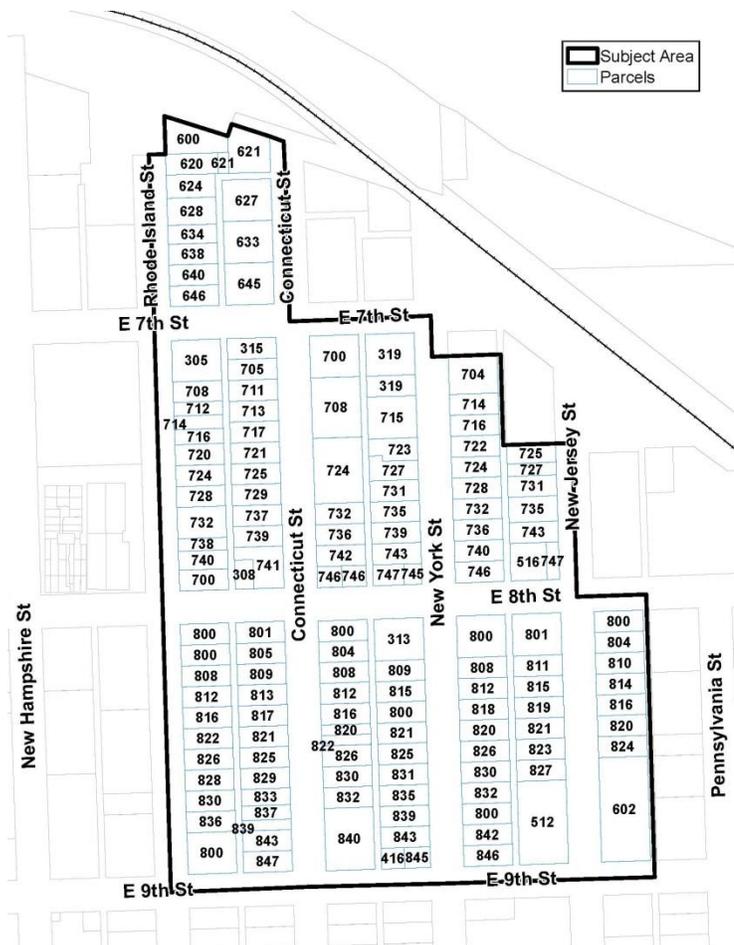


Figure 1. Subject area outlined in black.

The initial rezoning request was made by representatives of the East Lawrence Neighborhood based on a desire to protect the existing residential character of the neighborhood. Many of the residential land uses within the subject area contain *Detached Dwellings* (single-family homes); however, the zoning associated with the majority of these properties does not accurately align with their existing land use. With the exception of one lot*, all the residential properties in the subject area are zoned RM24 (Multi-Dwelling Residential), RSO (Single-Dwelling Residential – Office), or CS (Commercial Strip) Districts. The intent of the proposed rezonings is to rezone these residential properties to a zoning district that better corresponds with the existing use.

*The property at 833 Connecticut contains a *Detached Dwelling*. The City Commission approved a request (Z-12-00147) to rezone the property from CS District to RS5 District on November 13, 2012 (Ordinance 8818).

The scope of the rezoning initiated by the City Commission includes:

1. Rezoning *Detached Dwellings* in the RM24, RSO, and CS Districts to the RS5 District.
2. Rezoning *Duplexes* in the RM24, RSO, and CS Districts to the RM12D District.
3. Including a provision with the rezoning ordinance that rental properties within the RS5 District would have a three year period to comply with the 3 unrelated occupant standard of the RS5 District (reduced from 4 in the RM24 District).
4. Directing staff to submit nonconforming lots to the Board of Zoning Appeals for lot size and setback variance considerations.
5. Registering known *Accessory Dwelling Units* as legal nonconforming uses.

REVIEW & DECISION-MAKING CRITERIA

1. CONFORMANCE WITH THE COMPREHENSIVE PLAN

The following sections of *Horizon 2020* relate to these proposed rezonings (staff comments are in red):

Chapter 5 – Residential Land Use:

- Strategies: Residential Development
“The character and appearance of existing residential neighborhoods should be protected and enhanced.” (page 5-1)
- Goal 3: Neighborhood Conservation
Policy 3.2 Protect Existing Housing Stock
 - a. Preserve existing dwelling units. (page 5-15)

The purpose of the proposed rezonings is to protect the existing land uses developed in the neighborhood. The residential development in the subject area includes detached dwellings as well as, duplexes and multi-family structures. The existing zoning, however, provides an opportunity for the neighborhood to be developed with more intense uses than those that currently exist in the neighborhood, thus changing the character of the neighborhood. The requests propose to rezone properties so that the existing land use aligns with a corresponding zoning district. The result would reduce potential for denser development and will protect the character of the neighborhood.

- Neighborhood Concept
Mixed Housing Types: “Different types, styles, sizes, densities, and price ranges should be incorporated.” (page 5-2)

The area is developed with a mixture of housing types. The area contains detached dwellings, duplexes, and multi-family structures, and the proposed zoning reflects those uses. A property that currently contains a *Duplex* use would be zoned RM12D District. Likewise, a property with a *Multi-Dwelling Structure* use would retain its zoning of RM24 District. As such, these properties will be able to maintain these uses in the future and the neighborhood will not lose the variety of housing types that exist in it today.

- Low-Density Residential Development

“Low-density residential development, reflecting a density of six or fewer dwelling units per acre, would continue to be the predominant land use in the city. While this classification includes densities that would encompass duplex and some townhouse development, emphasis is placed on single-family detached development.” (page 5-4)

The subject area is developed with primarily low-density development. However, properties in this area that contain low-density residential development are zoned either RM24 District, RSO District, or CS District (with the exception of 833 Connecticut as noted in the Project Summary above). Rezoning the properties that contain low-density residential development to a zoning district that aligns with the existing land use will protect the character of the neighborhood and retain low density uses as the predominate land use in the area.

Staff Finding – The proposed rezonings conform to goals and policies in Chapter 5: Residential Land Use.

2. ZONING AND LAND USES OF NEARBY PROPERTY, INCLUDING OVERLAY ZONING

The existing zoning within and surrounding the subject area is shown in Figure 2 below. The zoning districts within the subject area are color coded to aid identification.

The zoning districts surrounding the subject property include:

- GPI (General Public and Institutional Use) District
- GPI-UC (General Public and Institutional Use-Urban Conservation Overlay) District
- IG (General Industrial) District
- IG-UC (General Industrial-Urban Conservation Overlay) District
- OS (Open Space) District
- CD-UC (Downtown Commercial District-Urban Conservation Overlay) District
- RS5 (Single-Dwelling Residential – 5,000 square feet) District
- RS7 (Single-Dwelling Residential – 7,000 square feet) District
- RM12 (Multi-Dwelling Residential – 12 dwelling units per acre) District
- CN2 (Neighborhood Commercial Center) District

Figure 3 provides information on the land uses within and surrounding the subject area. The subject area is surrounded by downtown Lawrence to the west, automotive uses and the Lawrence train depot to the northeast, various commercial and industrial uses to the east, and residential uses to the south.

Staff Finding – The zoning surrounding the subject area is compatible with the proposed zoning within the subject area because the intent of the rezoning is to match existing land uses with a corresponding zoning district. The rezoning does not represent a change to the existing land uses.

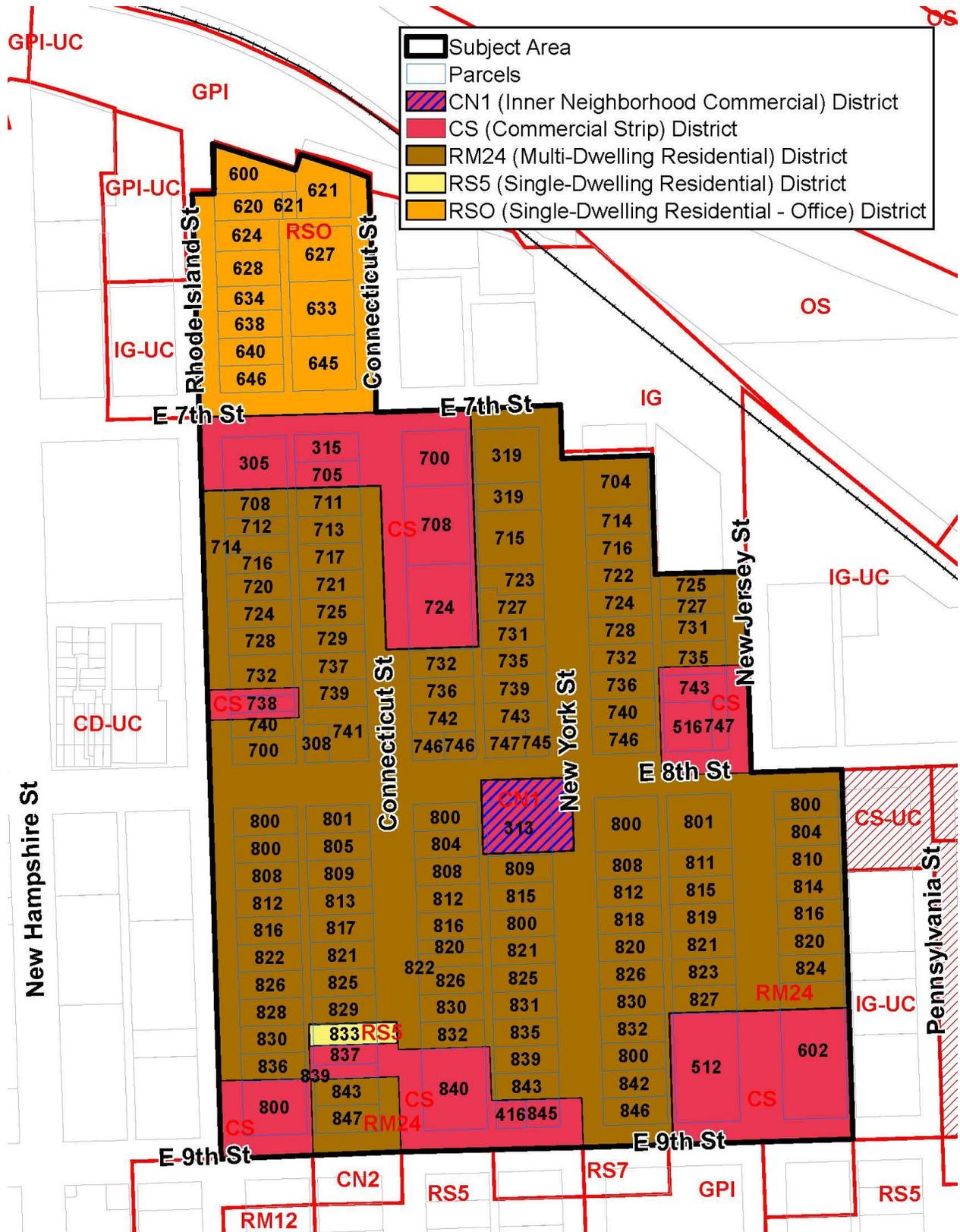


Figure 2. Existing Zoning within and surrounding the subject area

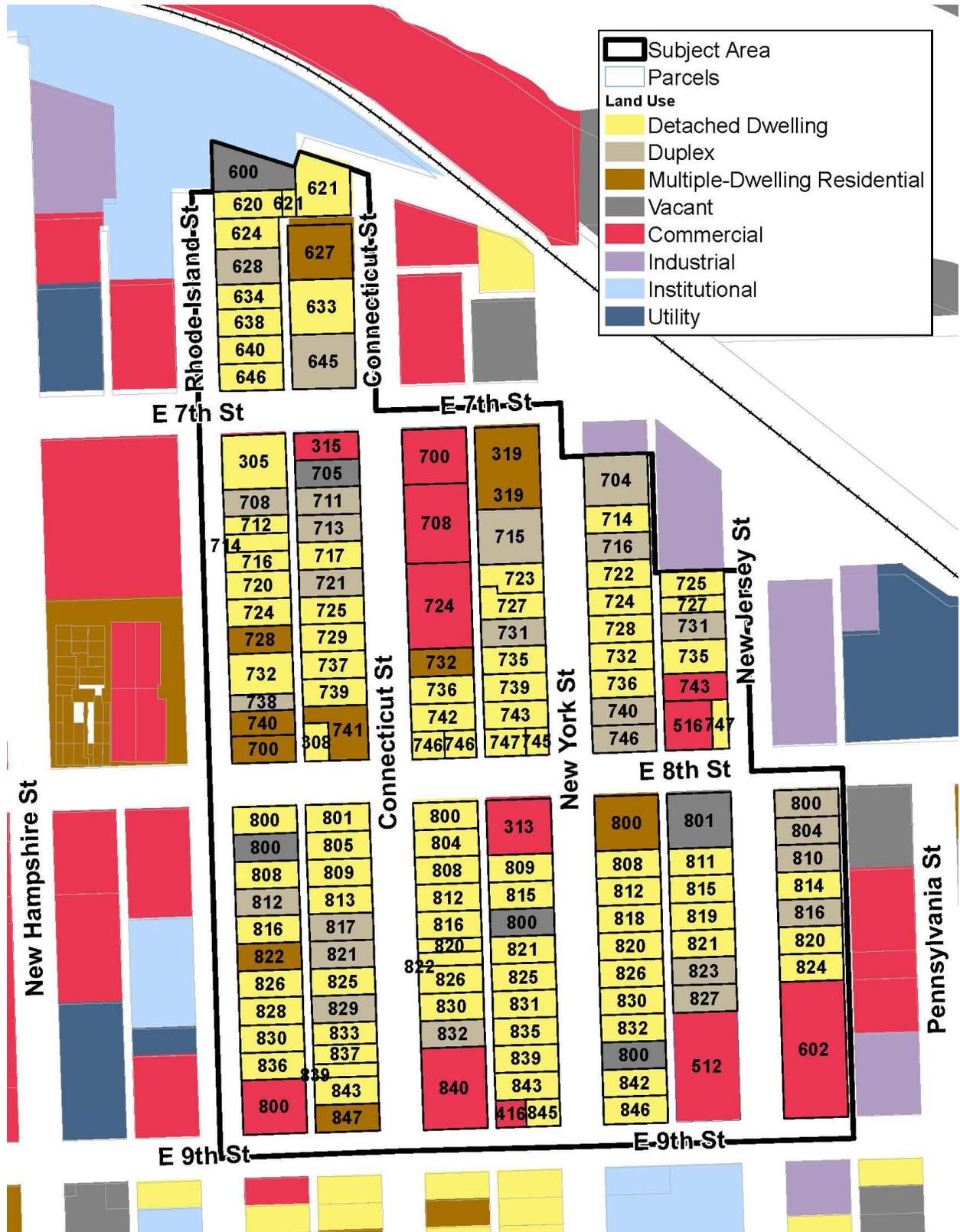


Figure 3. Land use within and surrounding the subject area

3. CHARACTER OF THE AREA

Existing Land Uses

The subject area is a residential neighborhood with some commercial uses located near street intersections and along Connecticut Street. A breakdown of the residential uses found in each of the zoning districts is provided below.

RM24 District		
Housing Type	Number of Properties	Percentage
<i>Detached Dwelling</i>	79	69%
<i>Duplex</i>	22	20%
<i>Multi-Dwelling Structure</i>	8	7%
Vacant	4	4%
Total	113	100%

RSO District		
Housing Type	Number of Properties	Percentage
<i>Detached Dwelling</i>	8	67%
<i>Duplex</i>	2	17%
<i>Multi-Dwelling Structure</i>	1	8%
Vacant	1	8%
Total	12	100%

CS Zoning District		
Housing Type	Number of Properties	Percentage
<i>Detached Dwelling</i>	5	56%
<i>Duplex</i>	1	11%
<i>Multi-Dwelling Structure</i>	0	0%
<i>Non-Ground Floor Dwelling*</i>	2	22%
Vacant	1	11%
Total	9	100%

*The *Non-Ground Floor Dwelling* use is permitted in the CS District, therefore the CS zoning associated with these properties is not proposed to change.

Historic Environs

The subject area was principally developed between the 1850s and the 1920. As such, it is a historic area with six properties listed on the Lawrence Register, and a National Register Historic District located on Rhode Island Street (the North Rhode Island Historic District). As a result, the majority of the properties in the area are included in the local environs of one of the listed properties or are located within the National Register District. For the affected properties,

review by the Historic Resources Administrator or Commission is required prior to issuance of any City permits.

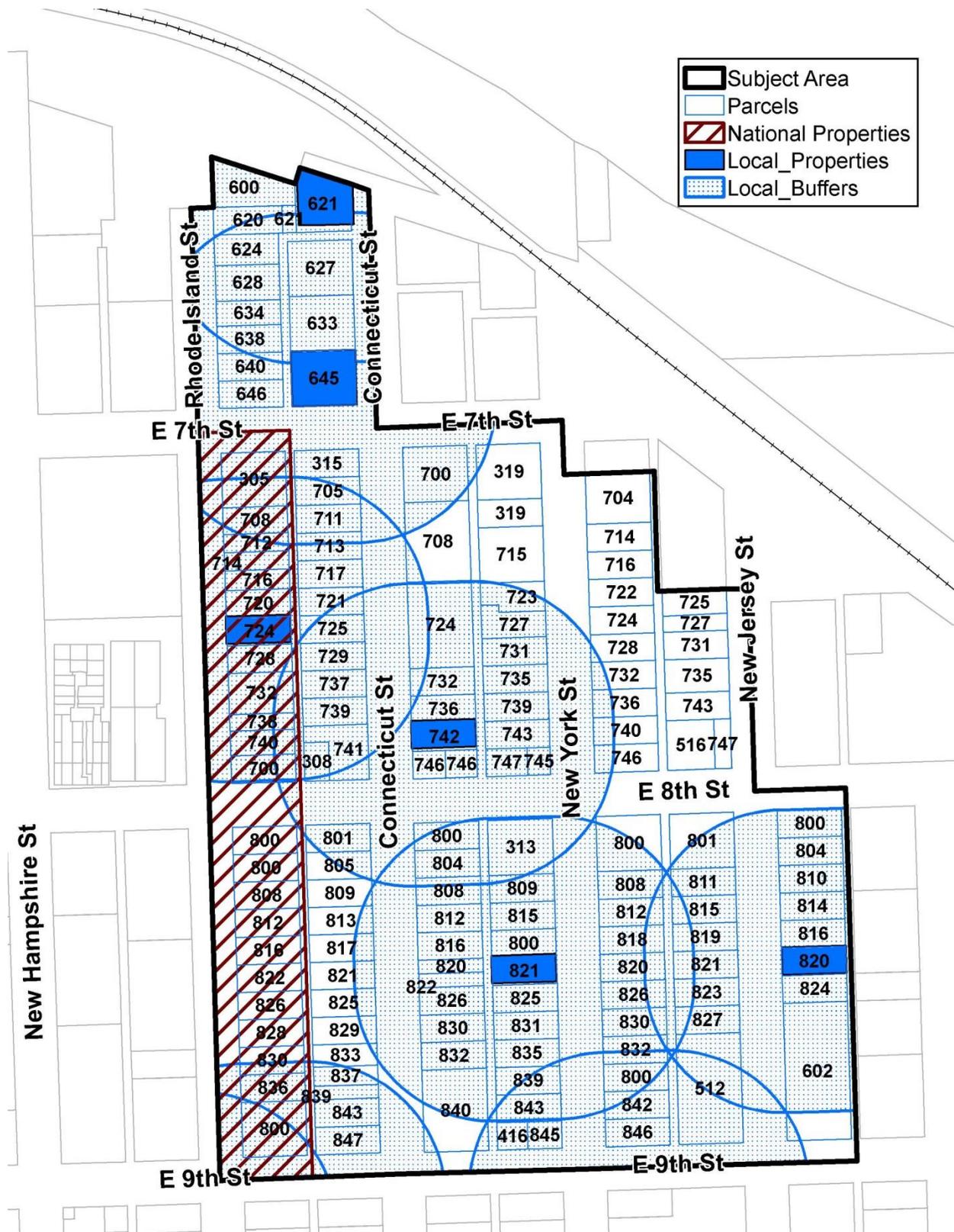


Figure 4. Historic environs located in the subject area

Staff Finding – The East Lawrence Neighborhood was principally developed between the 1850s and the 1920s, with renovations and new development throughout the history of the neighborhood. The established neighborhood is developed with single-family, multi-family, and commercial uses. The rezonings are consistent with the existing land development in the subject area.

4. PLANS FOR THE AREA OR NEIGHBORHOOD, AS REFLECTED IN ADOPTED AREA AND/OR SECTOR PLANS INCLUDING THE PROPERTY OR ADJOINING PROPERTY

There are two plans that have been created for the East Lawrence neighborhood. The first plan, the *East Lawrence Neighborhood Plan*, was adopted by the Lawrence-Douglas County Planning Commission on December 19, 1979. This plan was created to guide development in the neighborhood. The plan designates the majority of the East Lawrence neighborhood for low density residential development.

Chapter 2 of the Plan lists general goals and policies as well as those related to land use and transportation. The first general goal listed states “To maintain and rehabilitate East Lawrence as a low to medium density residential neighborhood that provides affordable housing for low and moderate income families and individuals.” In the Land Use section, the first goal listed states, “Lessen the impact of high and medium intensity land uses (commercial, offices, and high density residential) on low density residential areas.” In the Land Use Policies section, the Plan also discusses evaluating the present zoning classifications to determine whether a zoning change should be initiated.

The second area plan, the *East Lawrence Neighborhood Revitalization Plan*, was adopted by the City Commission on November 21, 2000. The plan states that it is “not a land use plan but a preservation and social action strategy to maintain features that are most important to the homeowners, property owners, business owners, and tenants.” The plan does not discuss rezoning as a potential implementation option; however, it does recommend the creation of a task force that would work with the City to limit illegal conversions of single-family houses into multi-family.

Staff Finding – The proposed rezonings are consistent with the *East Lawrence Neighborhood Plan* and the *East Lawrence Neighborhood Revitalization Plan*.

5. SUITABILITY OF SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED UNDER THE EXISTING ZONING REGULATIONS

The subject area is an established neighborhood developed with a large number of detached dwellings. The detached dwellings that are currently zoned RM24 and CS Districts are considered a nonconforming use because the *Detached Dwelling* use is not a permitted use in those districts. The existing land uses in the subject area were established many years before the adoption of the Land Development Code and the existing zoning classification. Rezoning the properties with the *Detached Dwelling* use to the RS5 District will correct the nonconforming use issues for those properties.

The proposed rezoning also corrects nonconforming land use issues in the CS District. There are some *Detached Dwelling* and *Duplex* uses currently zoned CS within the subject area. These residential uses are not permitted within this zoning district; therefore the rezonings could correct these nonconformities.

Staff recommends that the following properties not be included in the proposed rezonings for the specific reason listed below.

Z-17-00098; RM24 to RS5

- **800 Blk New York Street**

The property owner inquired about the possibility of developing the vacant lot with a duplex in 2015. The property owner submitted a Design Review application on December 9, 2016 and the Historic Resource Commission approved the application at their February 16, 2017 meeting. The owner showed intent to develop the property with a *Duplex* use prior to initiation of the rezoning, and has begun the development review process; therefore staff recommends denial of the proposed rezoning to RS5 District for this property and recommends that the site retain its RM24 designation.

- **801 New Jersey Street**

The property owner has expressed the desire to develop this property with a multi-family use. The property is located along the E 8th Street corridor and is adjacent to medium to high intensity land uses. To the west of the property is a 5 dwelling unit multi-family structure and duplex structures are located to the east. There are also commercial uses located on the north side of E 8th Street. Given the surrounding land uses, multi-family zoning is appropriate for this property. Staff recommends denial of the proposed RS5 zoning for this property and recommends that the site retain its RM24 designation.

- **826 Rhode Island**

Development of this property for a *Duplex* use has begun. A demolition permit for the existing structure was issued in February 8, 2017 and a building permit for the *Duplex* use was issued on March 3, 2017. If the property were rezoned to RS5 District, the zoning would not align with the new *Duplex* use; therefore staff recommends denial of the proposed RS5 zoning for this property and recommends that the site retain its RM24 designation.

Z-17-00103; CS to RS5

- **305 E 7th Street**

In the Initiation Memo provided to the City Commission on December 6, 2016, staff recommended that this property be zoned to RS5 District based on the existing residential structure on the property. However, through discussions with the property owner, staff discovered that the proposed zoning recommendation was made in error. Aside from the residential structure, there is also a second structure on the property that contains a commercial business. Therefore, the proposed RS5 zoning would not be suitable because it would create a nonconforming use for the commercial structure. It is appropriate that the property maintain its CS zoning because of the existing commercial land use and the adjacent commercial zoning of the properties to the east and west. The residential structure should be registered as a nonconforming use. Staff recommends denial of the proposed rezoning to RS5 District for this property and recommends that the site retain its CS designation.

- **747 New Jersey Street**

This property contains a residential use but is adjacent to commercial uses to the west and north, and industrial uses to the east. The property is under the same ownership was the adjacent property to the west, which contains a commercial use and is retaining its commercial zoning. The property owner indicated that they would like to maintain the CS

zoning for the property at 747 New Jersey Street to allow for expansion of the existing commercial business in the future, if needed. Given the intent of the owner, the surrounding land uses, and the size of the parcel (approximately 2700 square feet), staff recommends denial of the proposal to zone the property to the RS5 District and recommend that the site retain its CS designation.

This section may be updated prior to the Planning Commission meeting as staff continues to hear from property owners who provide a more detailed explanation of their existing land use.

Staff Finding – Excluding the five properties discussed above, the properties within the subject area are suitable for the proposed rezonings. The rezonings will result in districts that are aligned with existing uses.

6. LENGTH OF TIME SUBJECT PROPERTY HAS REMAINED VACANT AS ZONED

The area was principally developed between the 1850s and 1920, with renovation and new development occurring throughout the history of the neighborhood. The neighborhood was primarily developed with low density development, with some commercial and multi-family development also occurring.

Six parcels in the subject area are vacant and the remaining have primarily been used for residential uses or neighborhood commercial uses at one time.

Staff Finding: Use of the properties within the subject area has been consistent since the initial neighborhood development timeframe.

7. EXTENT TO WHICH REMOVAL OF RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTIES

Approval of the rezonings would protect the surrounding area from high-density residential development. This offers protections to nearby property owners, as well as the entire East Lawrence neighborhood. The rezonings would preserve the existing character of the neighborhood.

Approval of the rezonings would also remedy the nonconforming land uses that exist for the properties currently zoned RM24 that contain the *Detached Dwelling* use. Nonconforming land uses in the CS District would also be corrected.

Staff Finding – The purpose of the rezonings is to align the existing land uses in the subject area with a corresponding zoning district. The character of the neighborhood will be preserved through the rezonings. There should be minimal detrimental effects on nearby properties.

8. THE GAIN, IF ANY, TO THE PUBLIC HEALTH, SAFETY AND WELFARE DUE TO THE DENIAL OF THE APPLICATION, AS COMPARED TO THE HARDSHIP IMPOSED UPON THE LANDOWNER, IF ANY, AS A RESULT OF DENIAL OF THE APPLICATION

Evaluation of these criteria includes weighing the benefits to the public versus the benefits for the owners of the subject properties. Benefits are measured based on the anticipated impacts of the proposed rezonings on the public health, safety, and welfare.

If the rezonings were denied, the subject area would retain its predominately multi-family zoning classification. With a large portion of the subject area currently zoned RM24 District, there is an opportunity for higher density redevelopment in the area. Existing structures could

be demolished and lots consolidated to accommodate larger infill projects. This could potentially lead to a change in the character of the neighborhood.

Staff Finding – Denial of the rezonings would have no public benefit as few negative impacts to the public health, safety, and welfare are expected. Approval of the rezonings would preserve the character of the neighborhood.

PROFESSIONAL STAFF RECOMMENDATION

There are existing nonconforming land uses and nonconforming lots that will be corrected through the rezonings. There are also some nonconforming land uses, nonconforming lots and occupancy limit issues that will be created. Further explanation is provided below.

EXISTING NONCONFORMITIES

Nonconforming Land Uses

The existing nonconforming land uses include properties that contain a *Detached Dwelling* use that are currently zoned RM24 District or CS District. Also, properties containing a *Duplex* use in the CS District are nonconforming land uses.

Nonconforming Lots

Many properties zoned RM24 District are nonconforming lots because their lot area does not meet the minimum lot area requirements for the RM24 District (6,000 square feet). The subject area is platted as Original Townsite, Oread Addition and the principal lot area size is 5,850 square feet (50' X 117').

CREATED NONCONFORMITIES

Nonconforming Land Uses

Rezoning properties with the *Detached Dwelling* use to the RS5 District will correct the nonconforming land use issue, with the exception of two properties that contain *Accessory Dwelling Units* (ADU). The RS5 District does not permitted ADUs.

Staff attempted twice to amend the code to allow ADUs in the RS5 District but was met with opposition from neighborhood groups. Therefore, staff would not recommend changing the code to accommodate this condition. Instead, staff recommends maintaining those uses as nonconforming in the RS5 District by registering their use. Under the current code, the use would cease if the structures are damaged past 60% of their fair market value.

Nonconforming Lots

The rezoning of properties from RM24 to RS5 will correct the majority of the nonconforming lot issues. The majority of the lots will meet the minimum lot area requirements of 5,000 square feet. Of the 97 properties included in the RS5 zoning cases, all but 13 would meet the minimum lot area requirement.

There are three nonconforming lot issues associated with the properties proposed to be zoned RM12D. First, the minimum lot area requirement for the RM12D District is 6,000 square feet. Of the 25 properties that would be rezoned to the RM12D District, 21 of the properties would not meet this requirement. Second, these same properties also do not meet the minimum lot width requirement of the RM12D District, which is 60 feet. Third, the 21 nonconforming lots do not have the lot area to support the density of the *Duplex* use. The lot area per dwelling unit required for the RM12D District is 3,630 square feet, while the majority of the parcels would have a lot area per dwelling unit of 2,925 square feet.

To remedy these created nonconforming lots, staff recommends administrative submission of the nonconforming lots to Board of Zoning Appeals for considerations of lot area, lot width, and lot area per dwelling units. The variances granted by the Board of Zoning Appeals would remain with the land. There would not be a loss of nonconforming status if the property was sold or the existing structure were damaged or demolished.

Occupancy Limits

Per Section 20-601(d) of the Development Code, the maximum number of unrelated occupants per dwelling unit permitted in an RM district is 4, while the maximum number permitted in an RS district is 3. There are currently 32 active rental licenses in the subject area associated with *Detached Dwellings*. Rezoning these properties to the RS5 district will lower the occupancy limits from 4 unrelated occupants to 3 and will potentially reduce income for these owners. There is precedent for reducing occupancy. In 2001, the city reduced occupancy limits in the RS districts from 4 unrelated occupants to 3 and provided three years for owners to comply with the new standard.

Staff recommends the inclusion of a provision with zoning ordinance for a 3-year period to comply with occupant standard of RS5.

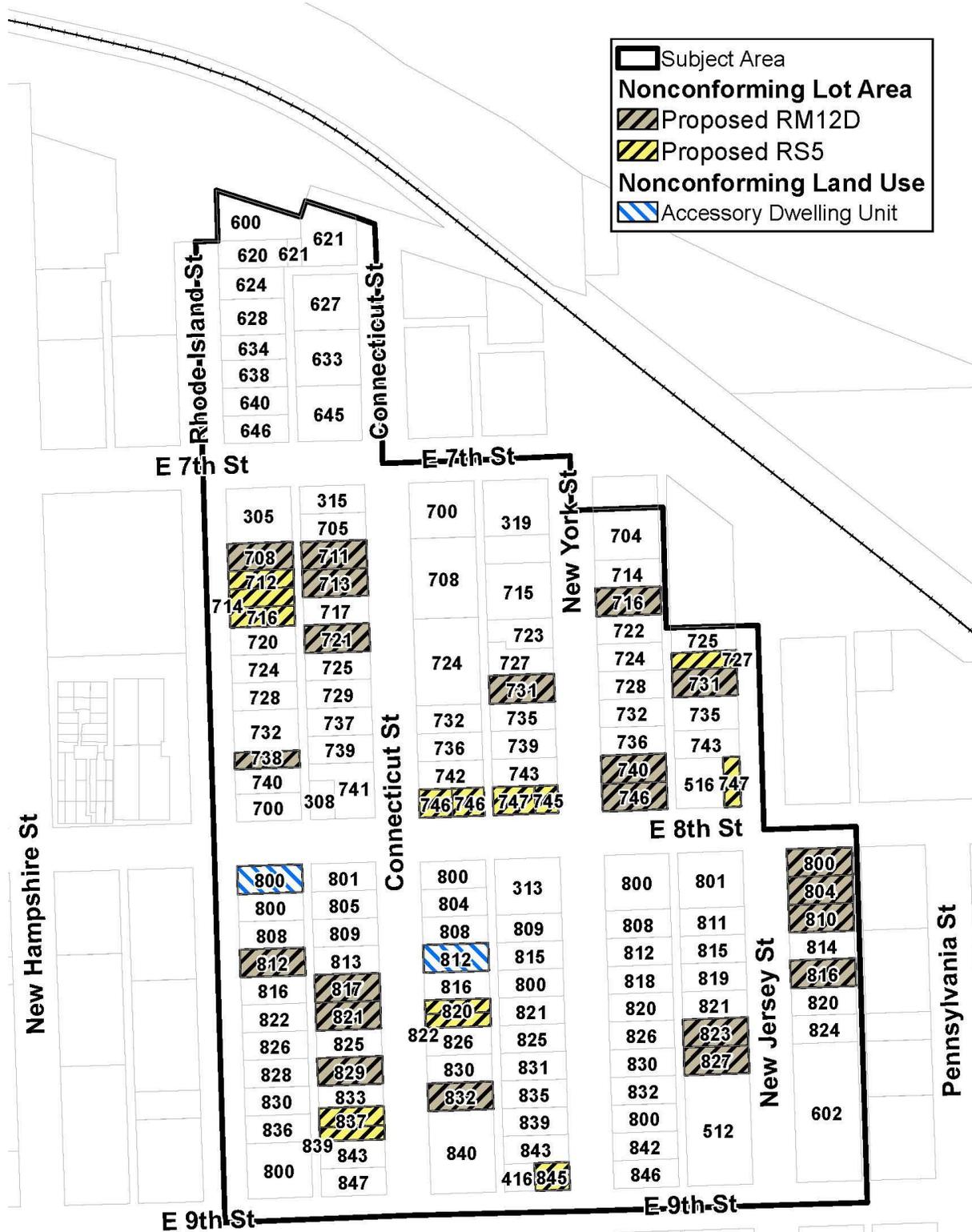


Figure 5. Nonconforming Land Use and Lots Created with Proposed Rezonings

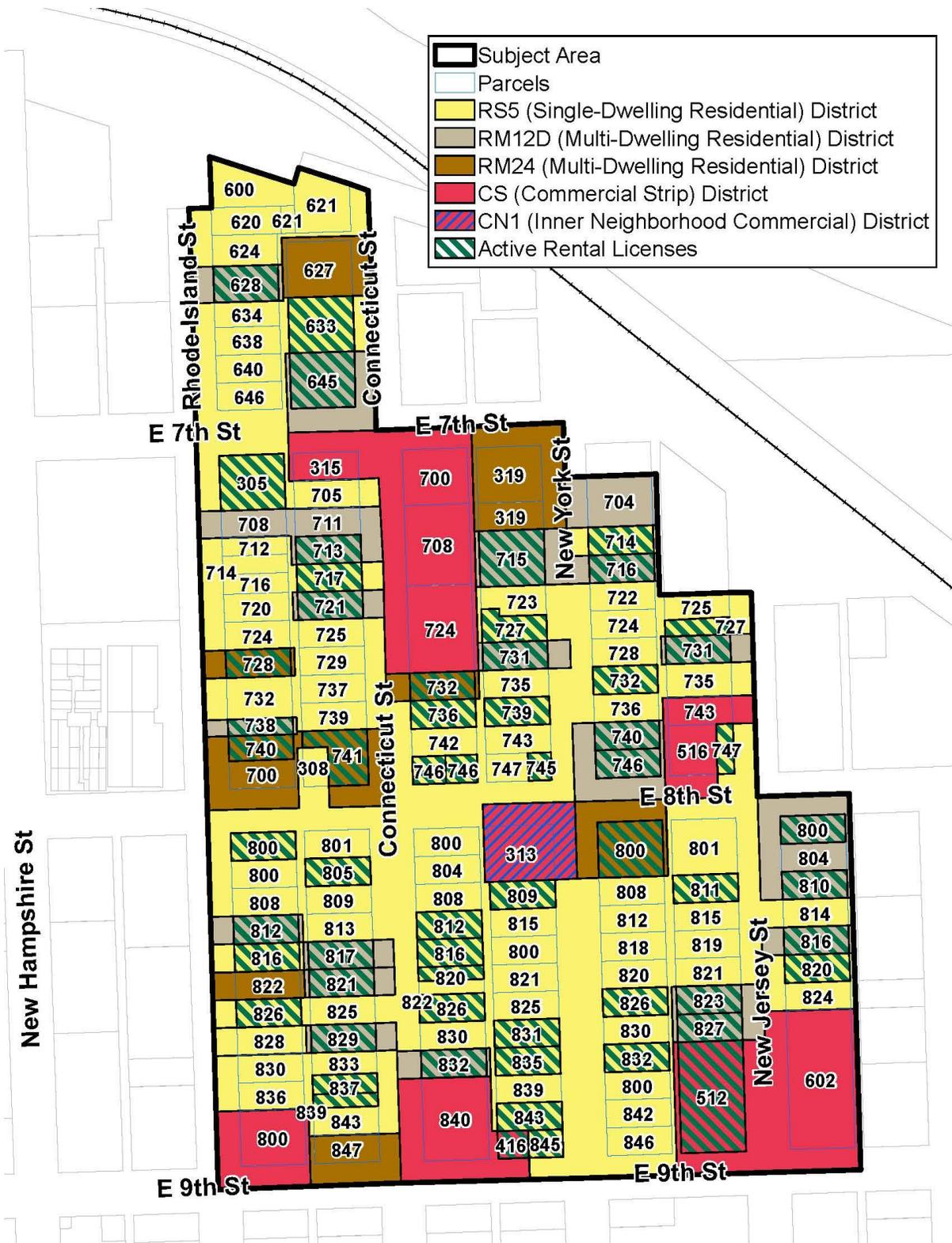


Figure 6. Active rental licenses (as of March 9, 2017) and proposed zoning

STAFF RECOMMENDATION: Staff recommendations for items 1A-1G are listed below.

1. ITEM 1A: Staff recommends approval of the rezoning of 79 properties from RM24 (Multi-Dwelling Residential) District to RS5 (Single-Dwelling Residential) District and

forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report (Attachment B-1)

This recommendation specifically excludes the following 3 properties:

- a. 800 Blk New York Street, Stanley Schaake
- b. 801 New Jersey, Mastercraft Corp
- c. 826 Rhode Island, Slough, James, A.

2. ITEM 1B: Staff recommends approval of the rezoning of 22 properties from RM24 (Multi-Dwelling Residential) District to RM12D (Multi-Dwelling Residential) District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report (Attachment B-2).
3. ITEM 1C: Staff recommends approval of the rezoning of 10 properties from RSO (Single-Dwelling Residential – Office) District to RS5 (Single-Dwelling Residential) District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report (Attachment B-3).
4. ITEM 1D: Staff recommends approval of the rezoning of 2 properties from RSO (Single-Dwelling Residential – Office) District to RM12D (Multi-Dwelling Residential) District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report (Attachment B-4).
5. ITEM 1E: Staff recommends approval of the rezoning of 1 property from RSO (Single-Dwelling Residential – Office) District to RM24 (Multi-Dwelling Residential) District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report (Attachment B-5).
6. ITEM 1F: Staff recommends approval of the rezoning of 3 properties from CS (Commercial Strip) District to RS5 (Single-Family Residential) District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report (Attachment B-6).

This recommendation specifically excludes the following 2 properties:

 - a. 305 E 7th Street, Phyllis Payne
 - b. 747 New Jersey, Domino LC
7. ITEM 1G: Staff recommends approval of the rezoning of 1 property from CS (Commercial Strip) District to RM12D (Multi-Dwelling Residential) District and forwarding this item to the City Commission with a recommendation for approval based on the findings of fact found in this staff report (Attachment B-7).

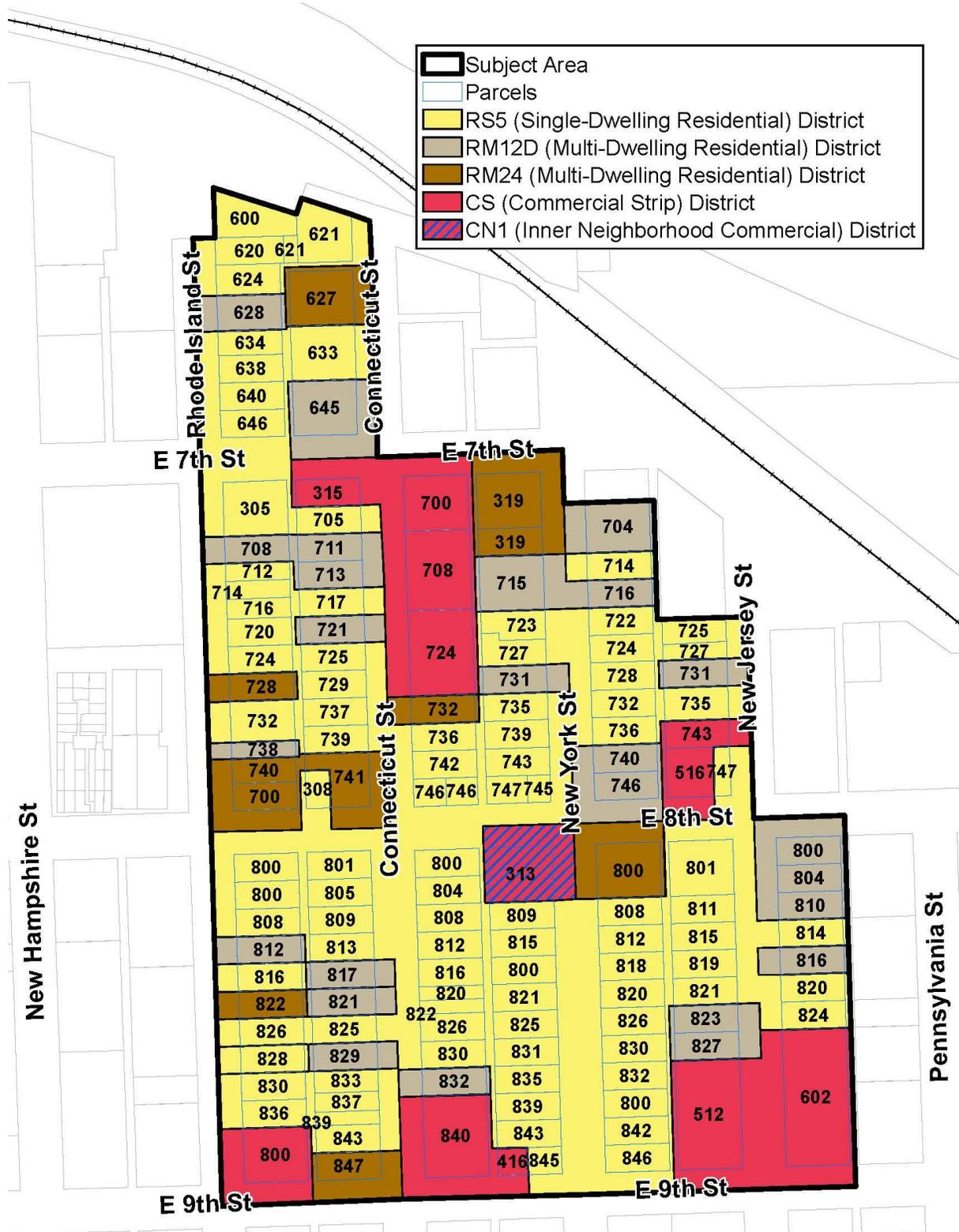


Figure 7. Proposed rezoning as provided in initiation memo

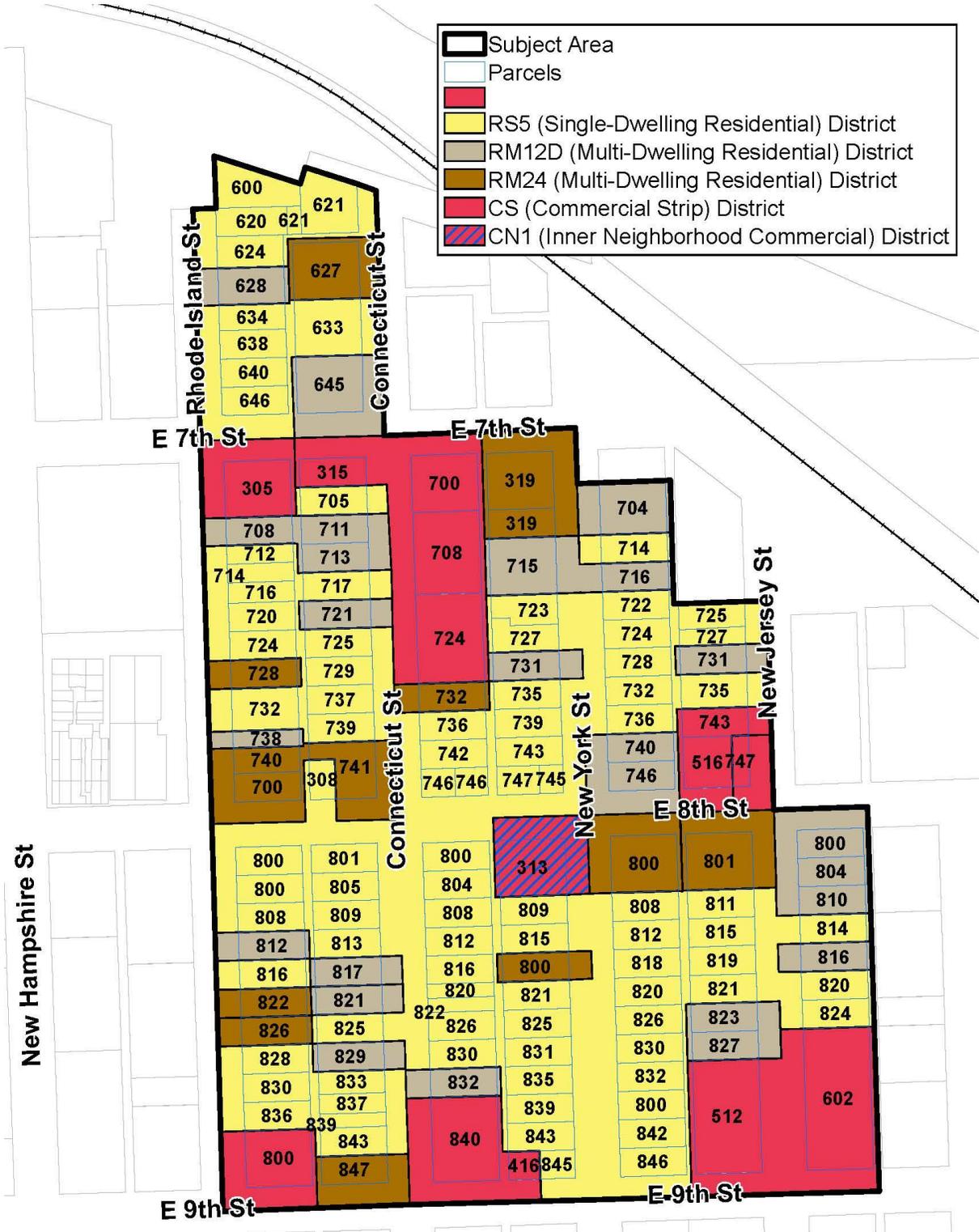


Figure 8. Revised proposed zoning, excluding the 5 properties recommended for denial

Zoning to RM12D

628 RHODE ISLAND ST	Lot 12 on Rhode Island Street; also the south 10 feet of Lot 10 and the north 5 feet of Lot 14 in the Rhode Island Street Extension of the City of Lawrence, Douglas County, Kansas
645 CONNECTICUT ST	Lots 17 and 19 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
704 NEW YORK ST	The south 42 feet of Lot 24 and all of Lot 26 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
708 RHODE ISLAND ST	Lot 1 of the Else Addition in the City of Lawrence, Douglas County, Kansas
711 CONNECTICUT ST	Lot 25 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
713 CONNECTICUT ST	Lot 27 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
715 NEW YORK ST 1	Lot 27 and 29 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
716 NEW YORK ST	Lot 30 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
721 CONNECTICUT ST	Lot 31 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
731 NEW JERSEY ST	Lot 15 on New Jersey Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
731 NEW YORK ST	Lot 35 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
738 RHODE ISLAND ST	The south half of Lot 40 and the north 5 feet of Lot 42 on Rhode Island Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
740 NEW YORK ST	Lot 42 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
746 NEW YORK ST	Lot 44 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas

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800 NEW JERSEY ST	Lot 26 on New Jersey Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
804 NEW JERSEY ST	Lot 28 on New Jersey Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
810 NEW JERSEY ST	Lot 30 on New Jersey Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
812 RHODE ISLAND ST	Lot 52 on Rhode Island Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
816 NEW JERSEY ST	Lot 34 on New Jersey Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
817 CONNECTICUT ST	Lot 53 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
821 CONNECTICUT ST	Lot 55 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
823 NEW JERSEY ST	Lot 37 on New Jersey Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
827 NEW JERSEY ST	Lot 39 on New Jersey Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
829 CONNECTICUT ST	Lot 59 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
832 CONNECTICUT ST	Lot 62 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas

Zoning to RM24

627 CONNECTICUT ST	Lots 9 and 11 on Connecticut Street in the Original Townsite, Levee Area, of the City of Lawrence, Douglas County, Kansas
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Zoning to RS5

305 E 7TH ST	Lots 22 & 24 on Rhode Island Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
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Attachment A: Legal Description List

- 308 E 8TH ST The West 45 feet of the South 20 feet of Lot 41, also west 45 feet of Lot 43 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 600 RHODE ISLAND ST Levee Area Lots 21, 22, and 23, less the south 50 feet thereof, together with that portion of vacated Pinckney Street (now 6th Street) in the Rhode Island Street Extension of the City of Lawrence, Douglas County, Kansas
- 620 RHODE ISLAND ST South 50 feet of Levee Area Lots 21 and 22 of Rhode Island Street Extension addition, and west half of the south 50 feet of Lot 23, Rhode Island Street Extension addition of the City of Lawrence, Douglas County, Kansas
- 621 CONNECTICUT ST Levee Lot 24, less beginning at the Northwest corner of said lot; thence north on the west line of said lot 24 extended North 31.83 feet to the centerline of Pinckney Street (now 6th Street) vacated; thence southeasterly on said street centerline 10.63 feet; thence southwesterly 30 feet normal to said centerline of the street to the point of beginning; also Lot 25; also that part of vacated Pinckney Street accruing to said lots by order of vacation dated 11/15/1988, recorded 426/1890.
- 624 RHODE ISLAND ST The North 40 feet of Lot 10 on Rhode Island Street of the Rhode Island Street Extension in the City of Lawrence, Douglas County, Kansas
- 633 CONNECTICUT ST Lots 13 and 15 on Connecticut Street in the Original Townsite, Levee Area, of the City of Lawrence, Douglas County, Kansas
- 634 RHODE ISLAND ST The South 45 feet of Lot 14, Rhode Island Street in the Original Townsite, Levee Area, of the City of Lawrence, Douglas County, Kansas
- 638 RHODE ISLAND ST Lot 16 on Rhode Island Street in the Original Townsite, Levee Area, of the City of Lawrence, Douglas County, Kansas
- 640 RHODE ISLAND ST Lot 18 on Rhode Island Street in the Original Townsite, Levee Area, of the City of Lawrence, Douglas County, Kansas
- 646 RHODE ISLAND ST Lot 20 on Rhode Island Street in the Original Townsite, Levee Area, of the City of Lawrence, Douglas County, Kansas
- 705 CONNECTICUT ST Lot 23 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas

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- 712 RHODE ISLAND ST Lot 2 of the Else Addition in the City of Lawrence, Douglas County, Kansas
- 714 NEW YORK ST Lot 28 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 714 RHODE ISLAND ST The South 18 feet of Lot 28 and the North 14 feet of Lot 30 on Rhode Island Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 716 RHODE ISLAND ST The South 36 feet of Lot 30 on Rhode Island Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 717 CONNECTICUT ST Lot 29 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 720 RHODE ISLAND ST Lot 32 on Rhode Island Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 722 NEW YORK ST Lot 32 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 723 NEW YORK ST Lot 31 on New York Street, less the South 10 feet of the West 32 feet, and the North 3 feet, 9 inches of the East 85 feet of Lot 33 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 724 NEW YORK ST Lot 34 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 724 RHODE ISLAND ST Lot 34 on Rhode Island Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 725 CONNECTICUT ST Lot 33 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 725 NEW JERSEY ST The South half of Lot 11 on New Jersey Street; also Lot 13 on New Jersey Street, less beginning at the Southeast corner of Lot 13, thence North 89 Degrees 36 minutes, 48 seconds west a distance of 117.02 feet along the southern line of said lot to the Southwest Corner thereof; thence North 0 Degrees 29.02 feet along the west line of said lot 13; thence North 88 degrees 2 minutes, 34 seconds east 76.44 feet; thence South 2 degrees 20 minutes, 21 seconds east 1.77 feet; thence North 88 degrees 2 minutes, 34 seconds east 40.57 feet to the beginning point.

Attachment A: Legal Description List

- 727 NEW JERSEY ST A portion of Lot 13 on New Jersey Street, described as beginning at the Southeast corner of Lot 13, thence North 89 degrees, 36 minutes, 48 seconds West 117.02 feet along the south property line of said lot to the southwest corner thereof; thence North 0 degrees, 29.02 feet along the west line of said Lot 13; thence N 88 degrees 2 minutes, 34 seconds east 76.44 feet; thence South 2 degrees 20 minutes, 21 seconds east 1.77 feet; thence N 88 degrees, 2 minutes, 34 seconds 40.57 feet to a point on the East line of said Lot 13, thence 0 degrees, 32.04 feet along said east line to the point of beginning.
- 727 NEW YORK ST Lot 33 on New York Street, less the North 3 Feet, 9 Inches of the East 85 feet thereof; also beginning at the Southwest Corner of Lot 31; thence North 10 feet; thence East 32 Feet; thence South 10 feet; thence West 32 Feet to the point of beginning.
- 728 NEW YORK ST Lot 36 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 729 CONNECTICUT ST Lot 35 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 732 NEW YORK ST Lot 38 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 732 RHODE ISLAND ST Lot 38 on Rhode Island Street and the North half of Lot 40 in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 735 NEW JERSEY ST Lot 17 on New Jersey Street and the North 10 feet of Lot 19 in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 735 NEW YORK ST Lot 37 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 736 CONNECTICUT ST Lot 40 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 736 NEW YORK ST Lot 40 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 737 CONNECTICUT ST Lot 37 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas

Attachment A: Legal Description List

739 CONNECTICUT ST	Lot 39 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
739 NEW YORK ST	Lot 39 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
742 CONNECTICUT ST	Lot 42 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
743 NEW YORK ST	Lot 41 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
745 NEW YORK ST	Condominium Survey for Lot 43 on New York Street as shown in Book 16/166, filed 04/30/2003. 745 New York Street described as beginning at the Southeast Corner of Lot 43; thence North 89 degrees 58 minutes, 01 seconds West along the south line of said lot 41.73 feet; thence N 0 degrees 50.07 feet to the north line of said Lot 43; thence 89 degrees, 58 minutes, 01 second east along said north line 41.73 feet to the Northeast corner of said Lot 43; thence 0 degrees along the East line of said Lot 50.07 feet to the point of beginning, 0.048 acres.
746 1/2 CONNECTICUT ST	The East 57.5 feet of Lot 44 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
746 CONNECTICUT ST	The East 59.5 feet of Lot 44 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
747 1/2 NEW YORK ST	Condominium Survey for Lot 43 on New York Street as shown in Book 16/166, filed 04/30/2003. Described as beginning at the Southwest corner of Lot 43; thence 0 degrees along the western line of said Lot 50.07 feet to the Northwest corner of said Lot 43; thence South 89 degrees 58 minutes, 01 second East along the northern line of said Lot 75.27 feet; thence South 0 degrees 50.07 feet to the Southern line of said Lot 43; thence North 89 degrees 58 minutes, 01 second West along said Southern line 75.27 feet to the point of beginning, 0.087 acres.
747 NEW JERSEY ST	The East 30 feet of Lot 21 on New Jersey Street, less the North 10 feet and East 30 feet of Lot 23.
800 BLK NEW YORK ST	Lot 53 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas

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- 800 CONNECTICUT ST Lot 46 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 800 NEW YORK ST BLK 1 Lot 64 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 800 RHODE ISLAND ST Lot 46 on Rhode Island Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 800 RHODE ISLAND ST BLK 1A Lot 48 on Rhode Island Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 801 CONNECTICUT ST Lot 45 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 801 NEW JERSEY ST Lot 25 and 27 on New Jersey Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 804 CONNECTICUT ST Lot 48 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 805 CONNECTICUT ST Lot 47 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 808 CONNECTICUT ST Lot 50 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 808 NEW YORK ST Lot 48 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 808 RHODE ISLAND ST Lot 50 on Rhode Island Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 809 CONNECTICUT ST Lot 49 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 809 NEW YORK ST Lot 49 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 811 NEW JERSEY ST Lot 29 on New Jersey Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 812 CONNECTICUT ST Lot 52 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
- 812 NEW YORK ST Lot 52 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas

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813 CONNECTICUT ST	Lot 51 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
814 NEW JERSEY ST	Lot 32 on New Jersey Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
815 NEW JERSEY ST	Lot 31 on New Jersey Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
815 NEW YORK ST	Lot 51 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
816 CONNECTICUT ST	Lot 54 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
816 RHODE ISLAND ST	Lot 54 on Rhode Island Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
818 NEW YORK ST	Lot 54 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
819 NEW JERSEY ST	Lot 33 on New Jersey Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
820 CONNECTICUT ST	The North half of Lot 56 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
820 NEW JERSEY ST	Lot 36 on New Jersey Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
820 NEW YORK ST	Lot 56 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
821 NEW JERSEY ST	Lot 35 on New Jersey Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
821 NEW YORK ST	Lot 55 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
822 CONNECTICUT ST	The South half of Lot 56 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
824 NEW JERSEY ST	Lot 38 on New Jersey Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
825 CONNECTICUT ST	Lot 57 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas

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825 NEW YORK ST	Lot 57 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
826 CONNECTICUT ST	Lot 58 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
826 NEW YORK ST	Lot 58 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
826 RHODE ISLAND ST	Lot 58 on Rhode Island Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
828 RHODE ISLAND ST	Lot 60 on Rhode Island Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
830 CONNECTICUT ST	Lot 60 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
830 NEW YORK ST	Lot 60 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
830 RHODE ISLAND ST	Lot 62 on Rhode Island Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
831 NEW YORK ST	Lot 59 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
832 NEW YORK ST	Lot 62 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
833 CONNECTICUT ST	The North 40 feet of Lot 61 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
835 NEW YORK ST	Lot 61 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
836 RHODE ISLAND ST	Lot 64 on Rhode Island Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
837 CONNECTICUT ST	The South 10 feet of Lot 61 and the North half of Lot 63 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
839 CONNECTICUT ST	The South half of Lot 63 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas

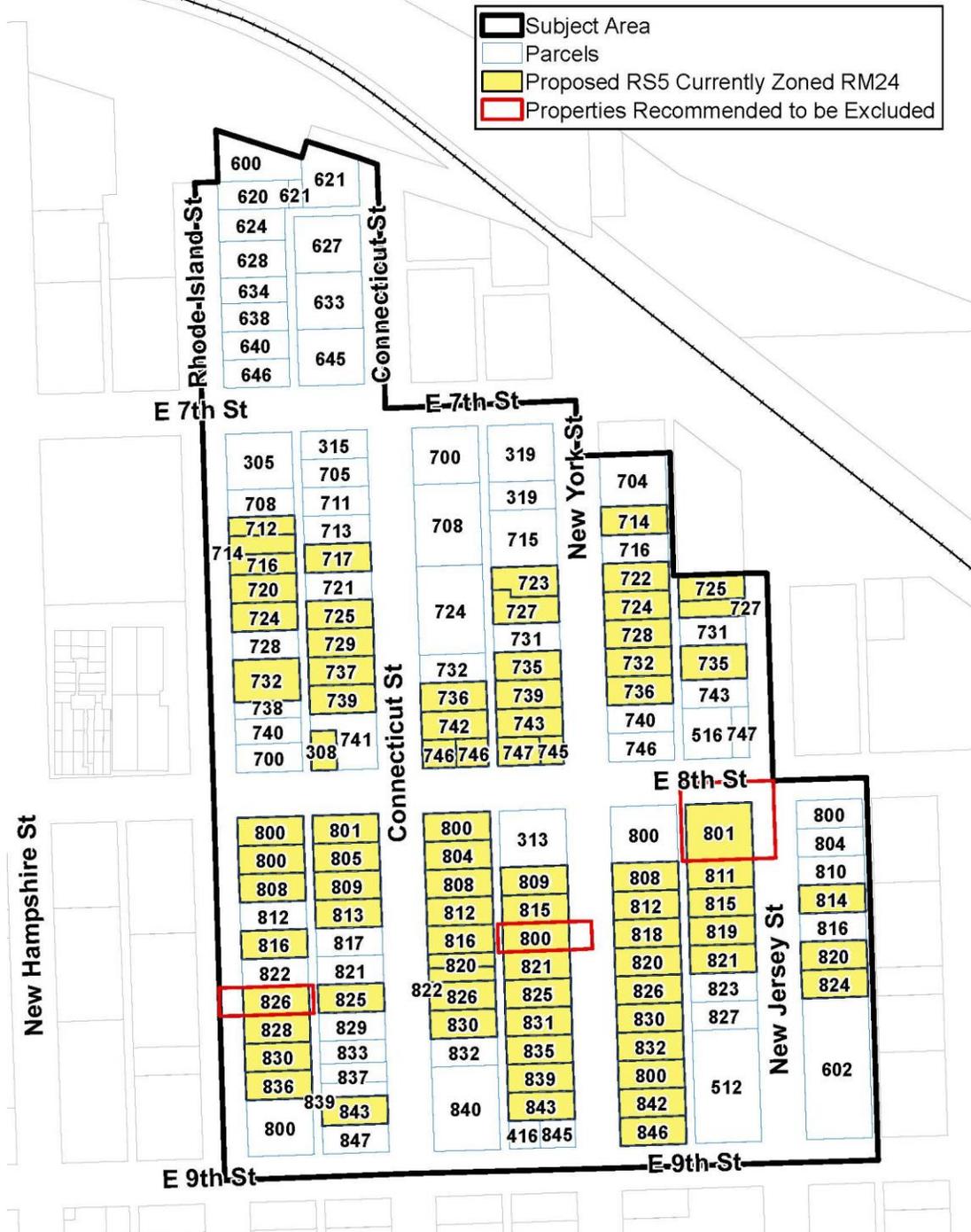
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839 NEW YORK ST	Lot 63 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
842 NEW YORK ST	Lot 66 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
843 CONNECTICUT ST	Lot 65 on Connecticut Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
843 NEW YORK ST	Lot 65 New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
845 NEW YORK ST	The East 62 feet of Lot 67 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas
846 NEW YORK ST	Lot 68 on New York Street in the Original Townsite of the City of Lawrence, Douglas County, Kansas

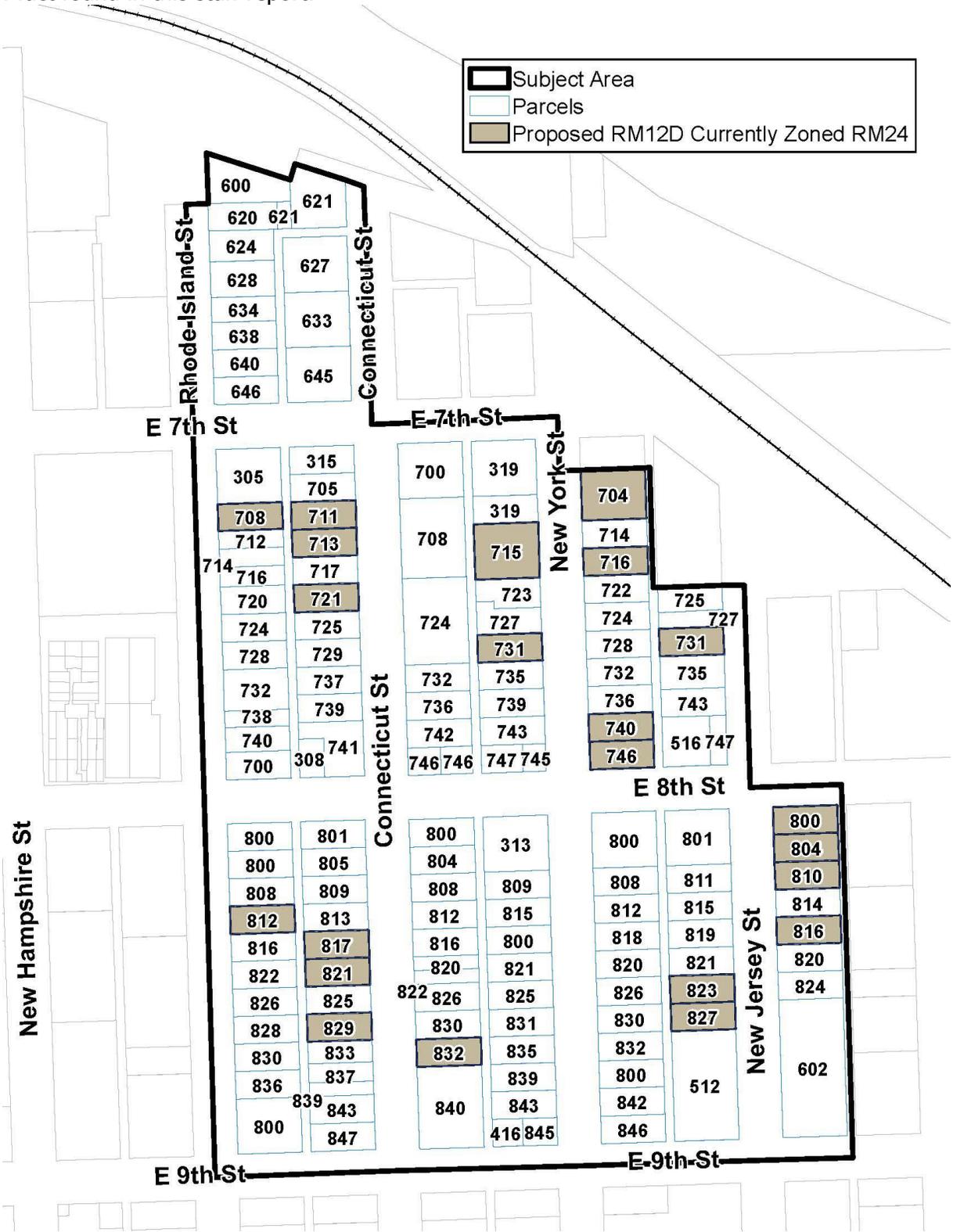
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This recommendation specifically excludes the following 3 properties:

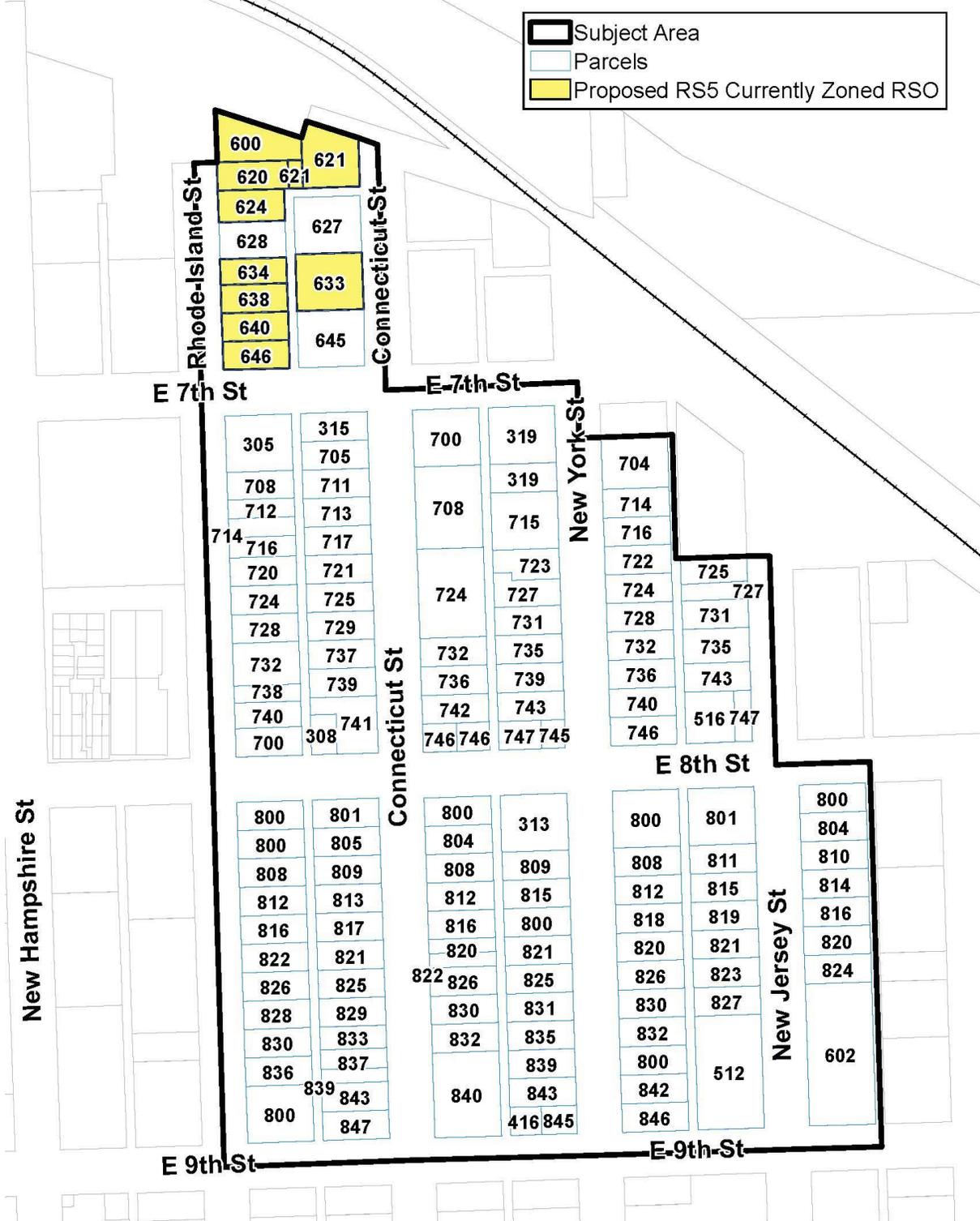
- a. 800 Blk New York Street, Stanley Schaake
- b. 801 New Jersey, Mastercraft Corp
- c. 826 Rhode Island, Slough, James, A.



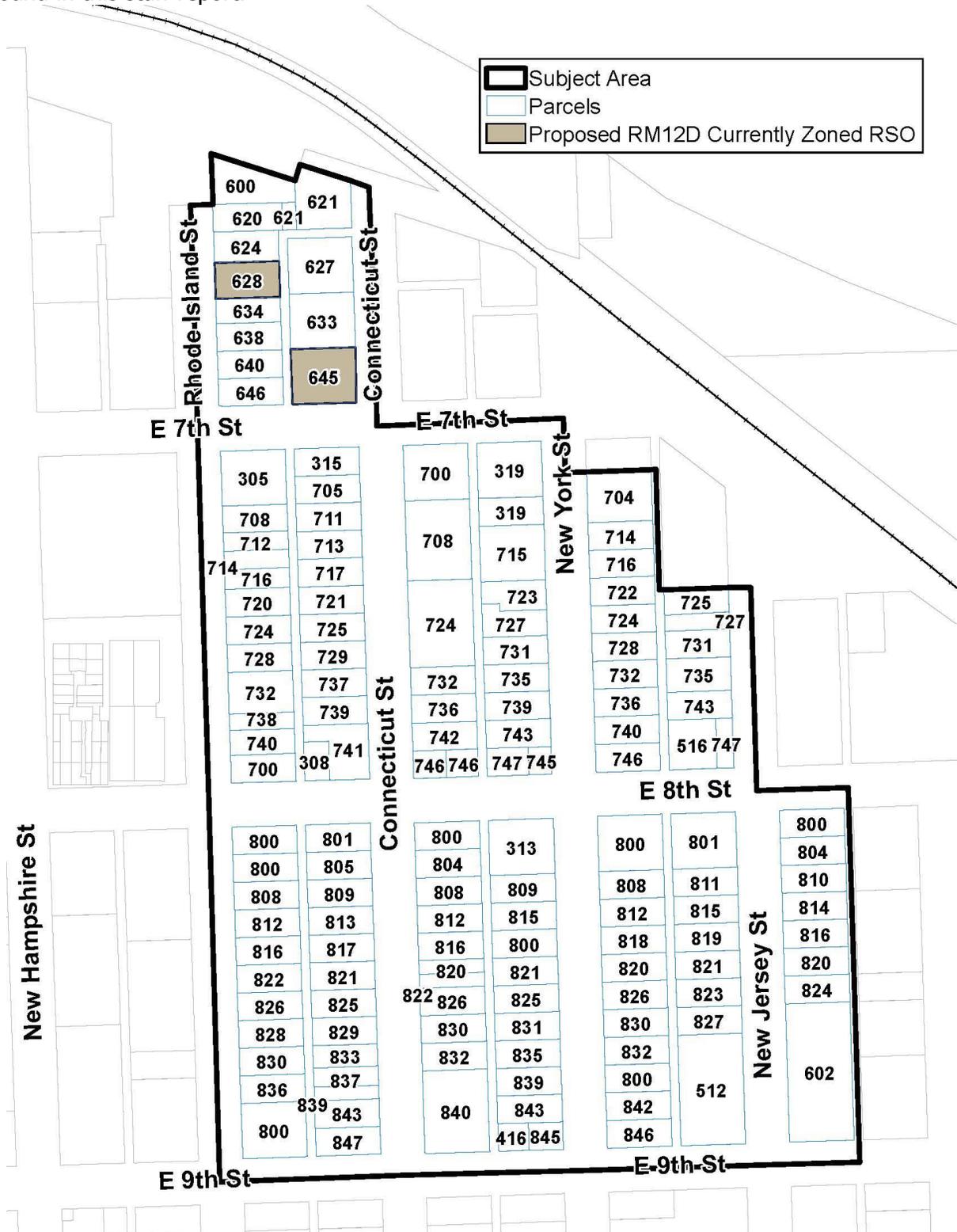
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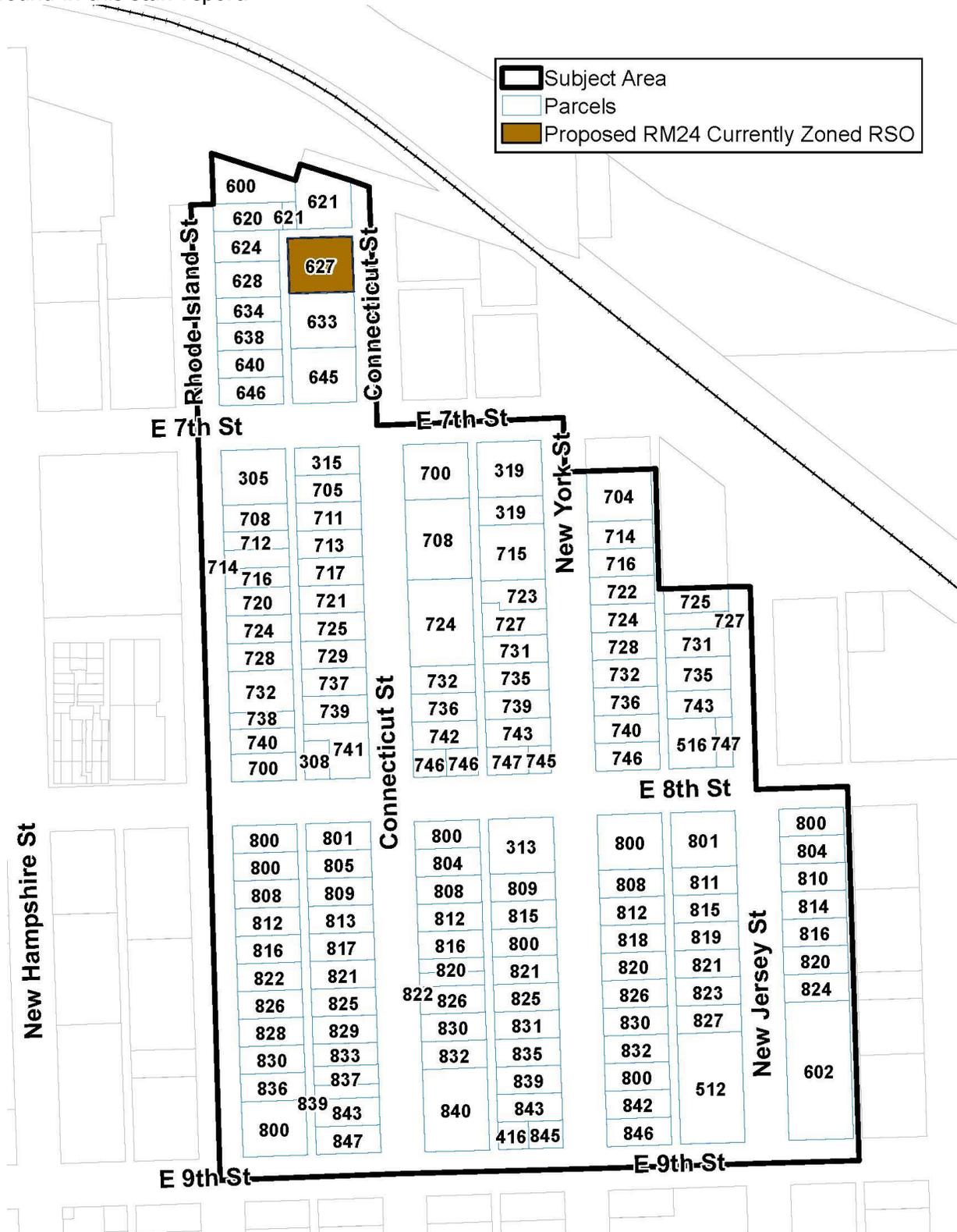
ITEM 1C: Staff recommends approval of the rezoning of 10 properties from RSO (Single-Dwelling Residential – Office) District to RS5 (Single-Dwelling Residential) District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report.



ITEM 1D: Staff recommends approval of the rezoning of 2 properties from RSO (Single-Dwelling Residential – Office) District to RM12D (Multi-Dwelling Residential) District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report.



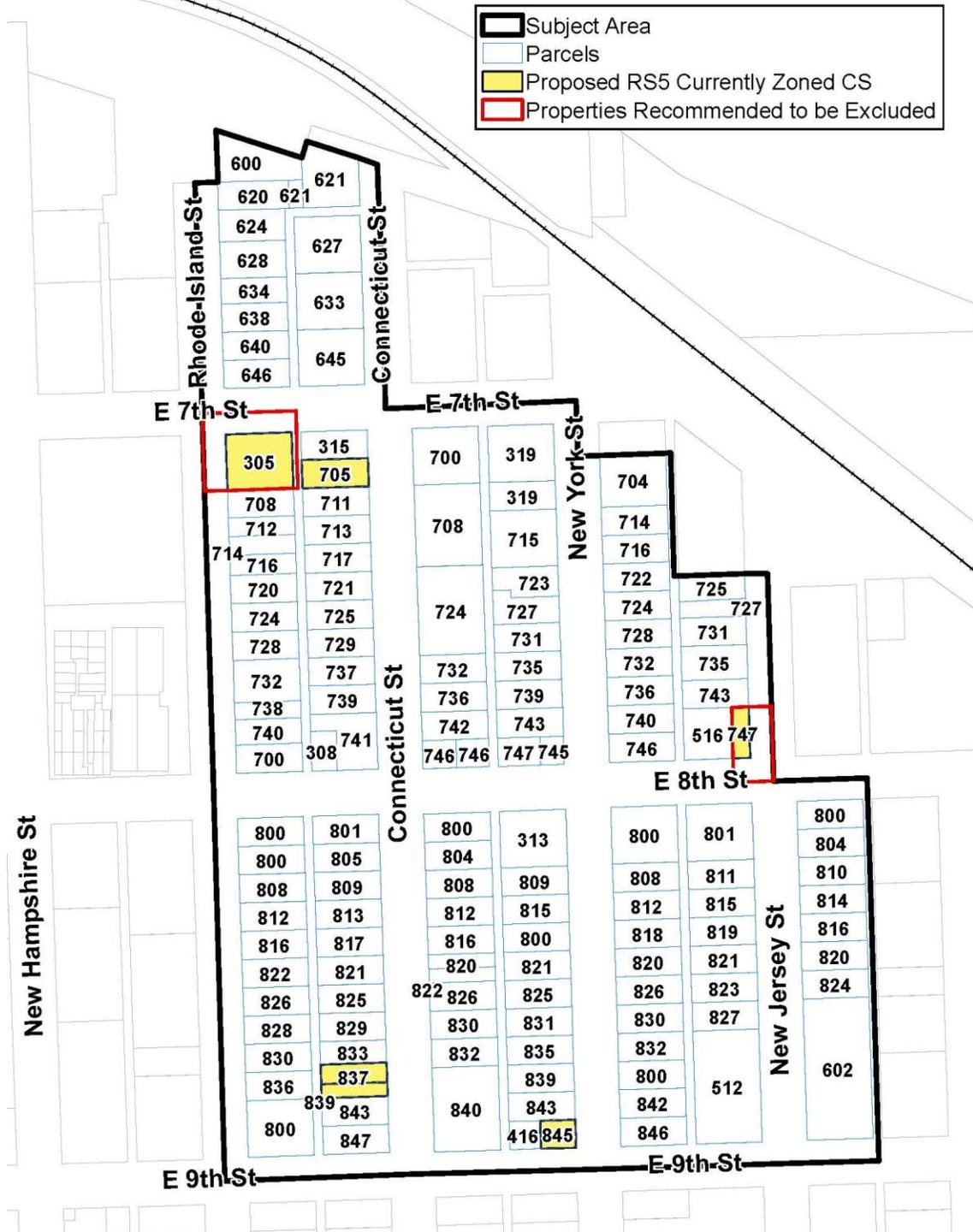
ITEM 1E: Staff recommends approval of the rezoning of 1 property from RSO (Single-Dwelling Residential – Office) District to RM24 (Multi-Dwelling Residential) District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report.



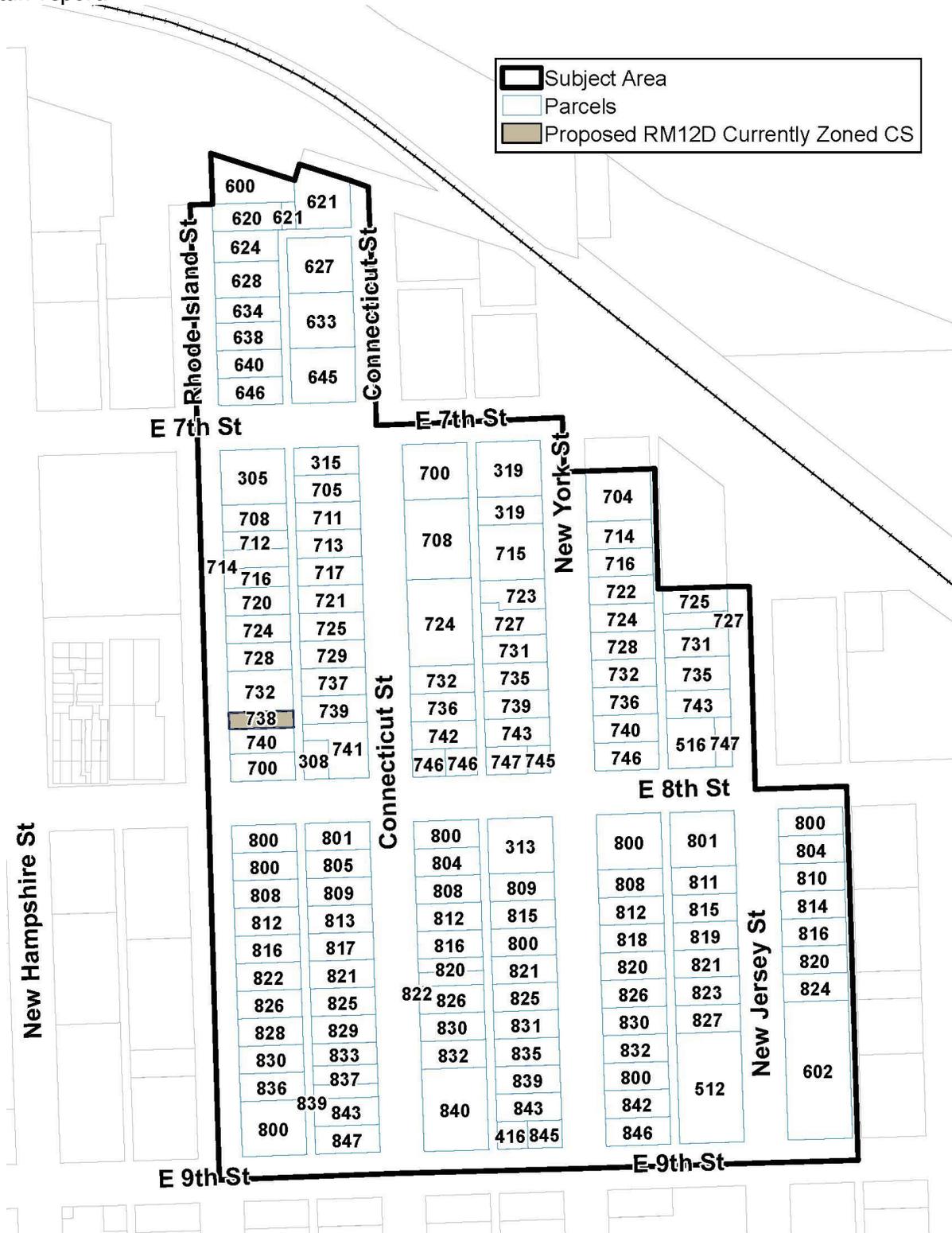
ITEM 1F: Staff recommends approval of the rezoning of 3 properties from CS (Commercial Strip) District to RS5 (Single-Family Residential) District and forwarding these items to the City Commission with a recommendation for approval based on the findings of fact found in this staff report.

This recommendation specifically excludes the following 2 properties:

- a. 305 E 7th Street, Phyllis Payne
- b. 747 New Jersey, Domino LC



ITEM 1G: Staff recommends approval of the rezoning of 1 property from CS (Commercial Strip) District to RM12D (Multi-Dwelling Residential) District and forwarding this item to the City Commission with a recommendation for approval based on the findings of fact found in this staff report.



Attachment C: Public Comment List

Name	Site Address	Zoning		Comments
		Current	Proposed	
Barry Shalinsky	645 CONNECTICUT ST	RSO	RM12D	Would like to retain the RSO zoning for 645 Connecticut. Requested protest petition information.
Timothy Morland	737 CONNECTICUT ST	RM24	RS5	Would not like to be included in the rezoning. Requested protest petition information.
Galen Peak	821 CONNECTICUT ST	RM24	RM12D	Had questions related to how the rezoning would affect property taxes and wanted to know if the rezoning would change the mill levy.
Phyllis Payne	305 E 7TH ST	CS	RS5	Spoke with staff regarding the existing commercial business on the property and about not wanting to be included in the rezoning.
Dwayne Schwada	747 NEW JERSEY ST	RM24	RS5	Spoke with staff regarding the future plans for these properties and not wanting to be included in the rezoning.
	801 NEW JERSEY ST	RM24	RS5	
Todd Foster	708 RHODE ISLAND ST	RM24	RM12D	Does not want to be included in the rezoning because he would like to add an Accessory Dwelling Unit on the property.
James Slough	812 RHODE ISLAND ST	RM24	RM12D	Expressed concerns that the property does not meet the minimum lot area requirement of the RM12D zoning district and how this would affect the ability to rebuild the existing duplex if it were destroyed.
	826 RHODE ISLAND ST	RM24	RS5	Owner informed staff that development process has begun on this property to be developed with a duplex

From: [Lynne Zollner](#)
To: [Caitlyn Cargill](#)
Subject: FW: East Lawrence rezoning 305 East 7th Street
Date: Thursday, March 16, 2017 10:50:43 AM
Attachments: [image001.png](#)



Lynne Braddock Zollner, AICP *Historic Resources Administrator* lzollner@lawrenceks.org
Planning | www.lawrenceks.org/pds/
P.O. Box 708, Lawrence, KS 66044
office (785) 832-3151 | fax (785) 832-3160

"Your opinion counts! Customer feedback helps us serve you better. Please tell us how we're doing by completing this short online Customer Satisfaction Survey:

<http://lawrenceks.org/pds/survey/satisfaction>. "

From: Phyllis Payne [mailto:flis48@gmail.com]
Sent: Wednesday, March 15, 2017 7:52 PM
To: Lynne Zollner
Subject: East Lawrence rezoning 305 East 7th Street

Hi, Lynne,

I am the owner of the property located at 305 East 7th Street. The property consists of a large red brick house on the corner of 7th and Rhode Island St. plus a commercial building located on the northeast corner of the lot. There is also a detached garage behind the house. Under the proposed rezoning my property would be changed from a CS zoning to RS5. Although my property is not the only one being changed from a CS zoning, it has the **ONLY** currently operating business. Hume Tax Office has been successfully operating for the last 14 years and serves a large portion of the East Lawrence neighborhood. Before the tax office, my parents owned and operated the Holliday Liquor Store. My father built the building in 1956, more than 60 years ago. Before that there was a large barn that also contained some businesses. It seems like a 60 year old building would also be considered as contributing to the historical nature and character of the neighborhood in addition to presenting a buffer between residential and commercial zones.

In addition, all 7th street from Rhode Island west to Vermont St is commercially zoned. 7th Street east, including the Church directly across the alley from the tax office, is commercially zoned. By changing my property, it becomes the only lot on 7th street for several blocks to not be CS. If the property is rezoned, it will have a huge monetary effect on me, decreasing the value substantially.

I have met with Becky Pepper who indicated to me that the City staff report to the Historic Resources Commission will recommend denial of the rezoning for my property and that the residential structure be designated as non-conforming subject to my application and the

approval process. I have also talked with Phil Collison, President of ELNA, who is not opposed to my property retaining the CS zoning. I believe that initially there was a lot of misunderstanding regarding this property as it presents a unique situation.

I plan to attend the meeting scheduled for Thursday at 6:30 pm. I'm hoping you will consider maintaining the current zoning on the property.

Thank you,

Phyllis Payne

Attachment D: Additional Correspondence

Attached is correspondence that was received prior to publication of the staff report.
This information will be updated if/when more correspondence is provided to staff.

Name	Date Received	Provided to Historic Resources Commission	Provided to Planning Commission
Gordon Sailors	3/11/2017	Yes	Yes
Kayse & Stephen Aschenbrenner	3/14/2017	Yes	Yes
Jim Slough (2)	3/15/2017	Yes	Yes
Brent Morrison	3/16/2017	Yes	Yes

From: [Gordon Sailors](#)
To: [Becky Pepper](#)
Subject: East Lawrence Rezoning
Date: Saturday, March 11, 2017 5:31:07 PM

Becky,

I am writing to voice my strong opposition to the proposed changes in zoning to the East Lawrence neighborhood in which I own a house. It will have a financial impact on me, and other property owners in the area. That is a very unfair change to do away with the flexibility that comes with the zoning I have had on the property for the 25 years I have owned it. While I have always rented it as a three bedroom house, the zoning would have allowed other uses in the advent of a catastrophic loss due to a tornado or fire.

I know that there are people in the neighborhood who are concerned with the changes that have occurred, and are coming, but most of those are the results of the large luxury apartments built on New Hampshire, and the projects taking place on Pennsylvania in the Arts District. To my understanding, most of the other building that has happened, and some of the increased demand for property in this area is directly related to the increased desirability to live close to downtown that has been brought to light by some of these large developments.

I don't think you would appreciate having the value of your property decreased by actions from the city.

Please take the concerns of the property owners into account as this decision is made.

Thanks again for your attention.

Gordie Sailors

Gordon Sailors
gordiesailors@gmail.com

From: [kayse aschenbrenner](#)
To: [Becky Pepper](#)
Subject: East Lawrence re-zoning
Date: Tuesday, March 14, 2017 5:40:12 PM

To whom it may concern,

My husband and I are landlords of 3 rental properties in Lawrence. Our most special and favored rental is our 1800's historically recognized 4 plex at 728 Rhode Island St. We purchased the once owner occupied yet neglected property in 2014 and since have spent over 30k bringing it back to its original charm and historic significance. We are very proud of our commitment to not only bringing this special home back to life but also providing our renters with the opportunity to live in this wonderful east Lawrence neighborhood. Enjoying the charm, community and wonderful downtown atmosphere that we all know and love.

We have become increasingly concerned over the proposal to change zoning in east Lawrence to **RM-12D**. Our home would be allowed to keep its existing status and we would not be directly affected, however, we are worried about the effects it will have on other homeowners as well as the continued preservation of the current neighborhood. While it is obvious that those proposing this change are well intentioned, if allowed, this could unexpectedly and inadvertently increase the exact type of activity in the neighborhood that homeowners are hoping to thwart with this initiative. Stopping large scale complexes from invading east Lawrence and compromising the historic significance of the neighborhood, as well as the character that the community as a whole treasures is of utmost importance to us and others invested in East Lawrence. We are very much in favor of supporting these directives but not at the expense of limiting the improvements and freedoms that the homeowners in east Lawrence share or making zoning changes such as the one proposed that could steer the neighborhood in another undesirable direction.

There must be other, less severe changes that can be made to help preserve the integrity of this neighborhood as well as truly accomplish the goals set forth with the proposed zoning changes that would be in the best interest of all homeowners. I imagine most, if not all homeowners in this area would be in favor of expanding the historic district as a way to help protect the simplicity and beauty we love. Perhaps changing to another zoning that would protect those owning multi-unit homes and those that may want to add on in the future as their needs change while still preventing large buildings and disproportionate renovations. At the very least we would propose that a vote be given to homeowners in this area after all pros and cons have been adequately explained. I don't think that even those supporting this change understand how their freedoms will be hindered or how this may affect their property values moving forward. We believe that most of us want the same neighborhood protections, but there must be a better way to get there that avoids the pitfalls that could come from such a drastic measure such as this and instead truly works toward the common good.

Thank you for your time and consideration.

Sincerely,

Kayse and Stephen Aschenbrenner

From: troutdadd@aol.com
To: [Becky Pepper](#)
Subject: HRC meeting 3/16
Date: Wednesday, March 15, 2017 5:50:46 AM

Ms. Pepper,

I tried to locate email addresses for the HRC board and failing to find any I trust that you can forward my message. Thank you. Jim Slough

Dear HRC,

You have been asked to determine if rezoning the East Lawrence neighborhood to single family is appropriate given the history of the neighborhood. While you have many more resources available to make that decision than I do I want to give my 2 cents worth on what I know and have seen in my 34 years of experience in the hood. I first came to East Lawrence in 1983 to start my business (Free State Glass) and subsequently started buying real estate in the area in 1991.

In the late 80's and early 90's the owner occupancy rate in the area was hovering around 28%, the vast majority of the properties were rentals. Even today the majority of the properties (I believe it's 51%) are used as rentals. Traditionally the area has been a working class neighborhood and it had a fair share of high density living arrangements like boarding houses and room rentals. My house at 812 RI had three mailboxes on it when I purchased it in 1991. The previous owner lived downstairs and rented out two "apartments" upstairs where the tenants shared a kitchen and bath. The tradition of higher density goes back to the 1800's when railroad workers and other transient workers were able to find

temporary housing in the East Lawrence area. While you can pick and choose what you want to make your decision I feel the history supports the multifamily traditions of the neighborhood. I mean why else was this

area given the zoning it has now when modern zoning categories were established?

This move to change the zoning is a misguided effort directed at a perceived threat (the building of apartment buildings) while the true forces driving change in the neighborhood go unaddressed.

Changing the zoning to

protect the area from large scale apartment buildings will do nothing to stop the development currently going on by owner occupants converting this older housing stock into McMansions. I believe that eliminating the

multifamily zoning will accelerate the changes that have already been occurring. Pretty soon East Lawrence will more closely resemble Old West Lawrence. The eclectic vibe that is East Lawrence will be killed by the very

actions taken to "save" it. Other actions would actually produce an outcome that would preserve the character of the hood without stripping property owners of the zoning they expected to keep when they made the decision to invest

in the area. Expanding the historic district and having as many contributing members as possible would forever protect the hood from the perceived threat of mass demolition for apartment buildings. Limiting the size of

additions like has been done in Oread would do the most good stopping the real changes that are happening. Please don't accelerate the destruction of East Lawrence by approving this change of zoning to single family. I ask that you

look beyond the static find that this area has truly and historically been used as multifamily. Thank you for your time, Jim Slough

From: [Scott McCullough](#)
To: [Becky Pepper](#)
Subject: FW: Questions
Date: Thursday, March 16, 2017 10:46:45 AM

Scott McCullough, *Director*

Planning and Development Services – www.lawrenceks.org

City Hall, 6 E. 6th Street

P.O. Box 708, Lawrence, KS 66044-0708

office (785) 832-3154 | fax (785) 832-3160

"Your opinion counts! Customer feedback helps us serve you better. Please tell us how we're doing by completing this short online Customer Satisfaction Survey:

<http://lawrenceks.org/pds/survey/satisfaction>."

From: troutdadd@aol.com [mailto:troutdadd@aol.com]
Sent: Wednesday, March 15, 2017 7:04 AM
To: Scott McCullough
Subject: Questions

I understand that you are just acting at the request of the neighborhood association in advancing this rezoning request. Is there no standard to look at the request in terms of effectiveness of accomplishing the stated goal? (saving the hood from apartment buildings). I mean if they wanted to build a moat around the hood (just as effective as the rezoning request in my book) would you advance that idea as well? These people need to be saved from themselves not encouraged to proceed with this reckless approach. As far as RM24, RM12 or RM12D the real limiting factor is parking so you can't really put more people in a RM24 than a RM12 (technically you could have more units but not more bedrooms). These people have no idea of the gift they are giving up by going in this direction and I may encourage KT or others to talk to you about the value of having auxiliary structures etc. Instead of including landlords in the process we have been perceived as "the enemy". It is in landlords interests as well to preserve the character of the neighborhood. How long before all these newcomers start bitching about KT's yard art?

I have no interest in accepting the RM12D, I respectfully request to retain my RM24 as it is the only option offered that protects my property rights. I would accept RM12 if it were offered. I have no desire to take on more risk in the event of fire or other catastrophe. I also feel that owners of 4 bedroom houses should be given a multifamily zoning as that would allow them to use there properties in the manner they have already been using them. (that's the buzz on this, to continue already established use). I think all owners should be actively recruited to give their opinion on what they want/feel needs to happen to their properties, not have this misguided effort shoved down their throats.

I do not envy you and the position you are put in, I understand the fine line you have to walk but I do feel that you understand the zoning change isn't going to stop the changes that have been occurring.

Thanks for your time, Jim Slough

From: [Brent Morrison](#)
To: [Becky Pepper](#)
Subject: Fwd: Rezoning
Date: Thursday, March 16, 2017 10:03:49 AM

Ms. Pepper,

I want to go on record again to emphasize my disagreement with the proposed rezoning efforts in East Lawrence. These efforts seem to be overboard in correcting a problem that perhaps does need some revision but needs careful attention. I don't feel like changing most of the zoning to single family adequately solves the issue of big apt complexes invading the neighborhood which seems to be the main problem.

Thank You
Brent Morrison
1022 Avalon Rd
Lawrence, KS
785 766-1305

----- Forwarded Message -----

From: Brent Morrison <rbmorrison@sunflower.com>
To: Bpepper@lawrenceks.org
Sent: Mon, 28 Mar 2016 17:13:31 -0400 (EDT)
Subject: Rezoning

Ms. Pepper,

Due to the short notice, prior business commitments do not allow me to attend the public meeting to learn about potential rezoning of the area north of E 9th St. in the ELN. Consequently, I would like to voice my opposition to this possible rezoning particularly where Rhode Island is concerned. I own a property that would be affected by this change that has been used since the 1800's as a multi dwelling structure and along with other older multi dwelling structures on the street most accurately reflects the existing character of RI street. My property was rehabbed to Natl Historical Society standards in 2007 and under their standard was to be maintained accordingly. Additionally I am currently in negotiation to purchase another property on Rhode Island and this would definitely effect it's future potential for rehab. Therefore I don't see how changing the zoning on Rhode Island conforms to historical accurate use.

Lastly, As a case in point I would be curious as to how many of the houses along that two block stretch of Rhode Island are listed and registered with the city as rentals? I'm guessing over 50% and suspect there are some that are being used as rentals that are not registered. Again, I don't see the reason for change along this block.

Thank You and please keep me informed,

Brent Morrison - 785 766-1305 - rbmorrison@sunflower.com
1022 Avalon Rd
Lawrence, KS 66044