

Bobbie Walthall

From: Deena Amont <deenaamont@sbcglobal.net>
Sent: Tuesday, November 15, 2016 10:29 AM
To: Bobbie Walthall
Cc: Lynne Zollner
Subject: L-16-00269 Letter in Support of Nomination

To: Lawrence City Commission
From: Deena Amont and James Fischer
Re: Letter in support of L-16-00269 Johnson Block Historic District to the Lawrence Register of Historic Places

Please accept this letter in support of the designation of the Johnson Block Historic District to the Lawrence Register of Historic Places. We are in support of this nomination because it helps support the historic integrity and character of the neighborhood, while still allowing for modernization and improvements.

We have lived on the 800 block of Missouri Street for approximately 20 years, and one of the most important attractions to living in this neighborhood is the chance we have to take care of and preserve an historic structure. This designation connects us to our past in an important way, and it reminds us to preserve our material and cultural inheritance for future generations. Early founders of Lawrence, like Mr. Johnson, had forethought and vision to create a cohesive neighborhood in what was once the outskirts of Lawrence. We are pleased to be a part of the continuity of his vision. We wholeheartedly support the designation and we urge you to support this nomination. Thank you.

Deena Amont and James Fischer
801 Missouri Street
Lawrence, KS 66044

From: Steve Knobbe [<mailto:sknobbe@gmail.com>]
Sent: Thursday, August 18, 2016 11:42 AM
To: Lynne Zollner
Subject: Re: Proposed Johnson Block Historic District

Hi Lynne,

As you know, I co-own the "key contributing" property in the proposed Johnson Block Historic District. I would like the Historic Resources Commission to note my opposition to the formation of the district.

First, I feel that the reasons for nomination are weak. It's the celebration of a block of land developed by a speculator over the course of 20 years, and its primary characteristic is a defined, mandatory setback between the house and the street. Sure, there are some wonderful old houses here, but the ages and styles of the houses do not make them especially unique.

Second, I do not believe in special rules that dictate what I or my neighbors can do to our properties, beyond those in city code that all property owners must follow. I take pride in maintaining our old house, but it's not my business to influence how my neighbors spend their money, or to directly dictate or indirectly influence how much they must spend on a project.

I'm unable to attend tonight's Historic Resources Commission meeting (my daughter was born last week), but I'd like to include this note in the meeting packet. I'd also like to have my objection noted during the public comment portion of the meeting. Are either or both of these possible?

Thank you for your help.

Sincerely,

Steve Knobbe
845 Missouri St.

On Tue, Aug 2, 2016 at 3:47 PM, Steve Knobbe <sknobbe@gmail.com> wrote:
Lynne, thank you.

Steve

On Tue, Aug 2, 2016 at 2:04 PM, Lynne Zollner <lzollner@lawrenceks.org> wrote:

Steve,

Attached is the nomination that was submitted. The nomination information was submitted on June 21, 2016 and the application was complete on July 1, 2016 with the receipt of the nominating owners' signatures.

Please let me know if you have any questions. I look forward to seeing you tonight. Lynne



Lynne Braddock Zollner, AICP *Historic Resources Administrator* lzollner@lawrenceks.org

Planning | www.lawrenceks.org/pds/

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

From: Steve Knobbe [mailto:sknobbe@gmail.com]

Sent: Tuesday, August 02, 2016 12:00 PM

To: Lynne Zollner

Subject: Proposed Johnson Block Historic District

Hi Lynne,

Could you please email me a copy of the submitted application materials? I'd like to look them over before tonight's meeting.

Also, what day did you receive the application?

Thanks!

Steve Knobbe

845 Missouri

From: Michael Arp [<mailto:meakans@sunflower.com>]
Sent: Wednesday, November 02, 2016 4:49 PM
To: Lynne Zollner
Subject: Fwd: Johnson Block Historic District

Lynne: I wanted to make sure this was included in info for City Commission. Thanks! M

Begin forwarded message:

From: Michael Doudoroff <michael@doudoroff.com>
Date: November 2, 2016 at 9:30:12 PM GMT+1
To: bjwalthall@lawrenceks.org
Cc: Mike Arp <meakans@sunflower.com>
Subject: Johnson Block Historic District

Dear Commissioners:

I have lived in this proposed Historic District since 1972. I strongly support its nomination to the Lawrence Register of Historic Places.

Over the past 42 years this pleasant and conveniently placed transitional neighborhood has experienced a gradual but steady upgrading. The tree canopy over the street has recovered after the Dutch elm depredation. Most of the properties have been improved or at least well maintained. There is a healthy mixture of residents ranging from young families to retirees like myself. There are several rentals, with a history typical of such properties: mostly quiet, occasionally difficult. Some of the houses date from the early 20th Century; others represent styles of more recent decades. In short, we have a cross-section of modest to middle income Lawrence and a history interesting in and of itself.

I believe these two sides of the 800 blocks of Arkansas and Missouri merit recognition and placement on the Register. I also believe that such designation may help maintain the trajectory of preservation and desirable improvement I have had the good fortune to observe over these many years.

Thank you for your kind attention.

Michael Doudoroff
832 Arkansas
Lawrence, KS 66044
785 842-6393
michael@doudoroff.com

VIA EMAIL

October 11, 2016

City Commissioners
City of Lawrence
PO Box 708
Lawrence, KS 66044

RE: Proposed Johnson Block Historic District

Dear Commissioners:

My name is Michael Arp. I'm a member of the Lawrence Historic Resources Commission. I'm also the principal applicant to have the Johnson Block placed on the Lawrence Register of Historic Places. I worked for several years to identify the builder of my house at 828 Arkansas, and found the story of Victor Johnson. He was the son of an immigrant butcher and his wife. Mr. Johnson was a Lawrence butcher, grocer, clothier, and speculator in various business interests. He had a vision of an orderly and modern real estate development on the western edge of the city—a neighborhood in which he would make his own home.

While the block was still a pasture, Mr. Johnson placed development restrictions on each lot to be sold. Purchasers were required to build a house of a specified minimum value, place main structures in specified locations relative to lot lines, install concrete sidewalks, and commit to supporting the paving of neighboring streets. Mr. Johnson didn't formally release property deed restrictions until, in his opinion, these conditions were met. The concept of enforced design review and "property-rights" restrictions were firmly established on this block before a single structure was constructed.

What resulted was a neat and tidy block of suburban middle class homes that are largely uniform in design and retain a high degree of integrity. We hope by this nomination to acknowledge and honor Victor Johnson's vision, raise neighborhood awareness of our surroundings and history, and protect the architectural integrity of the block and its environs from additional erosion and destructive encroachment.

The State Historic Preservation Office at the Kansas State Historical Society has evaluated the nomination and determined the district is potentially eligible for inclusion in the National Register of Historic Places and the Register of Historic Kansas Places, based on architecture and overall design of the block.

One property owner in the proposed district, a newcomer to the neighborhood, has expressed skepticism over the concept of a historic district, and has filed a formal objection to our nomination. (Ironically this property owner now inhabits Victor and Mayme Johnson's house.) We've attempted on several occasions to have discussions with this property owner to explore his concerns and to discuss the practical responsibilities, impact, and benefits of a historic district. His objections seem to be more of a philosophical nature than about practical concerns with any plans he might have for his property.

I'm providing this information out of concern that the City Commission may be tempted to exclude the objector's property from the district due to his objection. If the city commission chooses to advance our nomination to the Lawrence Register of Historic Places, I urge that it do so with all 22 properties included.

Our city code does not require, nor anticipate, unanimous consent of impacted property owners to create a district, nor does it provide or anticipate an opt-out provision. If unanimous consent were required, there would likely never be a historic district in Lawrence or anywhere else. In fact, Lawrence city code establishes a high bar for opposing property owners to defeat a historic district; Chapter 22-405.2 requires consent of a simple majority of owners within the proposed district, and consent of a majority of the total area within a proposed historic district.

We've more than met that test. Of the 22 property owners in the proposed district, only the one property owner objection has been filed. That translates to the active or implied consent of 95% of property owners and 92% of the owners of the total area within the proposed district.

This nomination, including all 22 properties within the block, should be a slam-dunk for approval by the Lawrence City Commission. It has the overwhelming support of property owners. The State Historic Preservation Office has validated its potential eligibility for the state and national historic registers. The Victor Johnson House is an integral part of the history of the block and should be included.

I urge you place the Johnson Block on the Lawrence Register of Historic Places as conceived and outlined in the application. Those of us who have advocated and enthusiastically worked for this nomination feel we have more than met the threshold for approval.

Sincerely,

Michael E. Arp
828 Arkansas St.
Lawrence, KS 66044

cc: Tom Marcus, City Manager

Lynne Braddock Zollner, AICP, Historic Resources

From: Anita Herzfeld [<mailto:herzfeld@ku.edu>]

Sent: Sunday, November 06, 2016 2:16 AM

To: Bobbie Walthall

Subject: Nomination of the Johnson Block Historic District to the Lawrence Register of Historic Places

Ana Herzfeld
846 Arkansas Street
Lawrence, KS 66044

November 6, 2016

TO: The Lawrence City Commission & the Historic Resources Commission
RE: Johnson Block Historic District nomination to the Lawrence Register of Historic Places

I am writing to you today to express my strong support to the nomination of the Johnson Block Historic District to the Lawrence Register of Historic Places. I have lived in Lawrence since 1961, and in my present location since the 1970s, thus I feel privileged to have witnessed the growth that has contributed to make of Lawrence a most desirable place to live.

In that context, I am especially proud of our neighborhood association, which has always respected and celebrated the special place that Old West Lawrence has maintained in the appreciation of visitors and locals alike. This means that, although we did not “officially” belong to it, we felt the continuity of the district and its neighborhood, as we had the same interest in the conservation of what makes Old West Lawrence the special place it has in the appreciation of the city. Thus, the possibility of incorporating our “Johnson Block Historic District” to the Lawrence Register of Historic Places seems a natural next step in making us proud of keeping our buildings in the best of shapes to make a valuable contribution to the entire neighborhood.

I am planning to attend the meeting of the Lawrence City Commission, on November 15th, but should I not make it for working obligations, I would greatly appreciate it if you would consider this note as my expression of positive support for your acceptance of the nomination.

Thank you very much for the attention and consideration you may give to my note. With all best wishes and many thanks for the interest and the work you are devoting to “our cause,” I am,

Sincerely yours,

Ana Herzfeld

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Anita Herzfeld, Professor Emerita
Linguistics and Latin American Studies
The University of Kansas
Lawrence, KS 66045
Email: herzfeld@ku.edu