
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)