

**Report to the Lawrence City Commission
Landmark Designation for 1500 Haskell Avenue
October 22, 2013**

A. SUMMARY

The Lawrence Historic Resources Commission (HRC) respectfully submits for review and consideration L-1-1-12: A *Landmark* nomination for the property located at 1500 Haskell Avenue, the Kibbee House. The Landmark application was submitted to the HRC by David Frayer, the property owner of record.

B. HRC RECOMMENDATION

HRC Resolution No. 2013-02 recommends that the City Commission designate 1500 Haskell Avenue, the Kibbee House, as a landmark on the Lawrence Register of Historic Places.

C. CHAPTER 22 REPORT REQUIREMENTS (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;

The Kibbee house is significant for its architecture and its association with the development of Lawrence. The HRC determined that the structure meets criteria (1) and (6) in section 22-403.

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

The structure maintains significant integrity of location, design, materials, and workmanship 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,

The wood siding, wood windows, gambrel roofs and porch details 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.

Alterations to the windows and siding 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 has also adopted *An Analysis of the Environs for 1500 Haskell Avenue* and delineated how environs review will be conducted in relation to the listed property. The analysis is attached with the delineation of environs areas.

(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)

D. ATTACHMENTS

1. Resolution 2013-02
2. A map showing the location of 1500 Haskell Avenue
3. Environs Definition and Map
4. Nomination Application Material
5. Nomination Staff Report
6. HRC Action Summary
7. Photos

HRC RESOLUTION NO. 2013-02

A RESOLUTION OF THE CITY OF LAWRENCE, KANSAS, HISTORIC RESOURCES COMMISSION RECOMMENDING THAT THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS, DESIGNATE 1500 HASKELL AVENUE, LAWRENCE, DOUGLAS COUNTY, KANSAS, AS A LANDMARK ON THE LAWRENCE REGISTER OF HISTORIC PLACES.

WHEREAS, Chapter 22, Conservation of Historic Resources Code, of the Code of the City of Lawrence, Kansas, 2012 Edition, and amendments thereto, establishes procedures for the City of Lawrence, Kansas, Historic Resources Commission to review and evaluate the nomination of sites, structures, and objects for designation as Landmarks on the Lawrence Register of Historic Places;

WHEREAS, Chapter 22 of the Code of the City of Lawrence, Kansas, 2012 Edition, and amendments thereto, also establishes procedures for the City of Lawrence, Kansas, Historic Resources Commission to forward to the Governing Body of the City of Lawrence, Kansas, its recommendation, together with a report, regarding the designation of sites, structures, and objects nominated for designation as Landmarks on the Lawrence Register of Historic Places;

WHEREAS, a completed application was filed with the City of Lawrence, Kansas, Historic Resources Commission nominating 1500 Haskell Avenue, legal BEG AT NW COR NW 1/4 SD SEC TH S89DEG16'30"E ALONG NLINE SD NW 1/4 535 FT TH S 0DEG02'40"E 641.45 FT TH N89DEG23'40"W 226.5 FT TH N PARA W LINE SD QR 300 FT TH N89DEG23'40"W 135.5 FT TH N PARA W LINE SDQR 100 FT TH N89DEG23'40"W 174.5 FT TO W LIN, Lawrence, Douglas County, Kansas ("the subject property") for designation as a Landmark on the Lawrence Register of Historic Places;

WHEREAS, the current owners of record of the subject property support the nomination;

WHEREAS, on April 18, 2013, in accordance with Section 22-404.2(A) of the Code of the City of Lawrence, Kansas, 2012 Edition, and amendments thereto, the City of Lawrence, Kansas, Historic Resources Commission conducted a public hearing to consider the nomination of the subject property for designation as a Landmark on the Lawrence Register of Historic Places; and

WHEREAS, at the April 18, 2013, public hearing, the City of Lawrence, Kansas, Historic Resources Commission determined that, in accordance with criteria (1) and (6) of Section 22-403(A) of the Code of the City of Lawrence, Kansas, 2012 Edition, and amendments thereto, the subject property qualifies for designation as a Landmark on the Lawrence Register of Historic Places.

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

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


SECTION 2. Pursuant to criteria (1) and (6) of Section 22-403(A) of the Code of the City of Lawrence, Kansas, 2012 Edition, and amendments thereto, the City of Lawrence, Kansas, Historic Resources Commission hereby recommends to the Governing Body of the City of Lawrence,

Kansas, that 1500 Haskell Avenue, legal BEG AT NW COR NW 1/4 SD SEC TH S89DEG16'30"E ALONG NLINE SD NW 1/4 535 FT TH S 0DEG02'40"E 641.45 FT TH N89DEG23'40"W 226.5 FT TH N PARA W LINE SD QR 300 FT TH N89DEG23'40"W 135.5 FT TH N PARA W LINE SDQR 100 FT TH N89DEG23'40"W 174.5 FT TO W LIN, Lawrence, Douglas County, Kansas, be designated as a Landmark on the Lawrence Register of Historic Places.

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

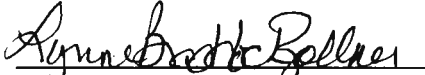
ADOPTED by the City of Lawrence, Kansas, Historic Resources Commission this __18th__ day of April, 2013.

APPROVED:



Chairperson
Lawrence Historic Resources Commission





ATTEST:

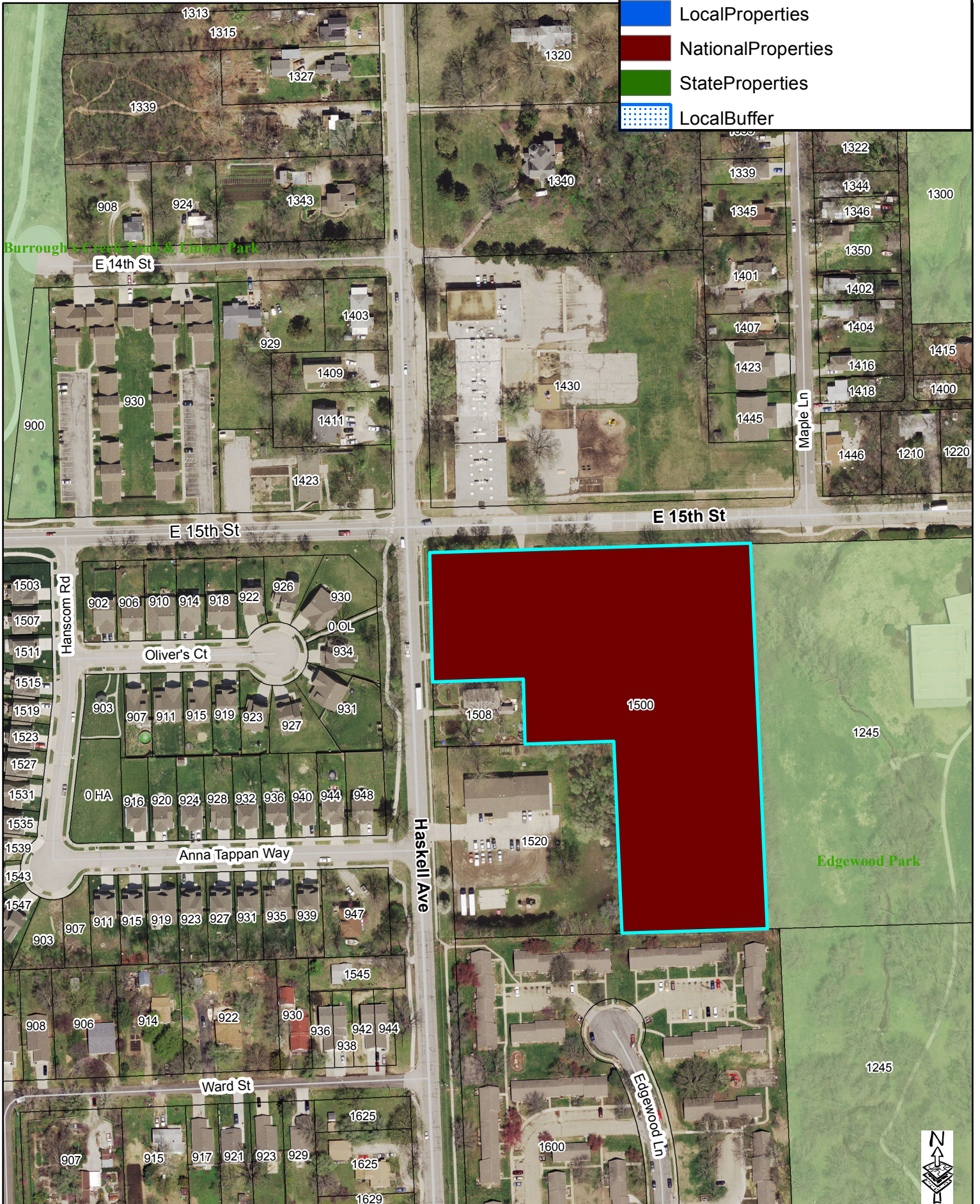


Lynne Braddock Zollner
Historic Resources Administrator

1500 Haskell Avenue

Legend

-  UrbanConservationOverlayDistricts
-  LocalProperties
-  NationalProperties
-  StateProperties
-  LocalBuffer



Analysis of Environs of 1500 Haskell Avenue, Kibbee House

Step One

Historical Significance and Context

According to the application for Historic Landmark Designation, the property was constructed c.1909. The property is being nominated to the Lawrence Register of Historic Places under local criteria one and six. Local criteria one is a building's character, interest, or value as part of the development, heritage or cultural characteristics of the community, county, state, or nation. Local criteria six is embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant.

The importance of this structure's visual and physical characteristics influences the environs definition process in that it is a farmhouse. The structure's architectural significance is important in the environs definition process because it is good example of the Dutch Colonial style of architecture. The structure also maintains a high degree of integrity and is representative of a rural farmstead.

The period of significance for the related nomination categories is as follows:

Local Register Criteria One

Operating farm neighboring the City of Lawrence

Period of Significance 1909-19

Local Register Criteria Six

Because this criterion is based on architectural elements there is no specific period of significance.

Step Two

Historical Character of the Area Surrounding the Property

Historical character is the primary issued considered in this section. 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) were the primary sources used to identify the historic character of the area.

Natural Features The property is located on unplatted land. The environs consist of hilly ground. The Kibbee house is located at the top of a hill with the terrain to the east dropping to a natural drainage area.

Property Boundaries and Ownership Patterns The area surrounding 1500 Haskell Avenue is a mix of platted and unplatted property. The lots vary in size and shape. The property ownership has changed since the period of significance and includes more parcels with different

owners.

Land Use Patterns and Zoning Land use on in the surrounding area during the period of significance was primarily agricultural with residential components.

Circulation Patterns The main streets in the area reflect the traditional grid pattern of the original town site and early subdivisions.

Planned Vegetation Patterns During the period of significance, the planned vegetation patterns were agricultural in nature. Plantings reflected the individual property ownership and the rural character of the area, not a planned design.

Signs and Pedestrian amenities There is no evidence of signs or pedestrian amenities in this area during the period of significance.

Primary Structures The primary structures in the environs of the property were primarily single-family residences. The structures were oriented toward the primary streets- Haskell and 15th Street. The structures are primarily 1 ½ and 2 stories in height and constructed of wood. Various styles – almost all vernacular interpretations --were represented in the area.

Secondary Structures. Secondary structures were associated with rural living and were typically garages, barns, chicken houses, sheds, and out houses. They would have been constructed of wood. They typically would have been 1 to 2 ½ stories in height.

Outdoor Activity Spaces There were no public parks in the immediate area. This was a rural area that provided outdoor activity spaces on private grounds.

Utilities and mechanical Equipment Sewers were installed in the area in 1958.

Views The views to the listed property were typical of rural lots in close proximity to the city.

Step Three

Present Character of the Area Surrounding the Property

The primary source of information on this section is personal observation, city zoning maps, and recent aerial photographs.

Natural Features The area is rolling hills.

Property Boundaries and Ownership Patterns Property boundaries and ownership patterns have changed significantly. The large properties have been subdivided into smaller parcels of land with multiple owners.

Land Use Patterns and Zoning Land use on in the surrounding area has had the most

dramatic change. The area is a mixture of residential and institutional uses. While the residential uses existed in the period of significance, they have intensified in density.

The area contains a mixture of RS7, OS, GPI, and PRD zoning districts.

Circulation Patterns The main circulation patterns have not changed. Access to the properties is still primarily from the east/west, north/south streets. However, the planned development to the west has added cul-de-sac streets to the area. This development also introduced sidewalks into the area. In addition, parking lots have been introduced into the area associated with the large land uses of the school, church building, and park.

Planned Vegetation Patterns The planned vegetation patterns have changed significantly. The planned residential development to the west has suburban street trees lining the streets and individual plantings associated with the multiple lots.

Signs and Pedestrian amenities The signs within the area are almost entirely street names and traffic control signs. There are also ground mounted signs associated with different uses.

Primary Structures The primary structure to the south was present during the period of significance. The rest of the structures were built after the period of significance.

Secondary Structures Some of the secondary structures associated with the residential uses remain. The number of secondary structures has been reduced to provide for development. New rear yard privacy fences have been constructed.

Outdoor Activity Spaces There is a public park adjacent to the property. This neighborhood park provides outdoor activity spaces for the surrounding residential neighborhoods that have modern size lots with little space for outdoor recreation.

Utilities and mechanical Equipment There are storm sewer inlets, traffic signs and street lighting along all of the streets in the area. Water meter and manhole covers are typical through the area. Fire hydrants are located along the streets. Electrical and telephone lines are both above ground and below ground in the area.

Views Views to and from the subject property have changed significantly. Current views include the new subdivision to the west and the school property to the north. The view south and east from the house does not appear to have changed because of the landscaping and topography.

Time Time of the day has an impact on the perception of the subject property, especially during peak hour traffic on Haskell and 15th streets. Nighttime appearance with lighted porches and interior lights through windows is also quite different from the normal day time appearance. Seasonal changes in vegetation are an important aspect of the experiential quality of the area.

Weather The full range of weather conditions common to this area influence the perception of

this place.

Sounds, Smells, Tastes In general this area has the usual sounds of cars and conversation associated with residential areas. There are no unusual or distinct sounds, smells, or tastes that characterize the area.

Imagination and Expectation The area surrounding the subject property is considered part of the Brook Creek Neighborhood and is a mixture of residential uses and those typically associated with residential uses.

Step Four

Comparison of the Historic and Present Character of the Area Surrounding the Property.

Natural Features The natural features remain the same.

Property Boundaries and Ownership Patterns The platting of the property has changed. The majority of the properties are now platted and lots tend to be smaller than the original parcels of land. The ownership patterns in the area have changed because the number of properties that have been created by subdividing property for multiple owners.

Land Use Patterns and Zoning The land use and zoning patterns have changed from the period of significance. Historically, the majority of the area was agricultural with single-family residential. Today the area is primarily residential, but the institutional uses at the corner of 15th and Haskell Avenue create a different dynamic.

Circulation Patterns The main street grid pattern is still intact in this area; however, it is now paved. New types of suburban residential streets have been introduced into the area like the cul-de-sac directly to the west of the property. Sidewalks have also been introduced into the area.

Primary Structures The most significant changes include: the removal of the residential structure to the west – the Hanscom-Tappan house-- and the development of this site as a compact residential subdivision; the development of the property to the north as a neighborhood school; and the development of the parcel to the northwest as a church/office building.

The primary structure for 1500 Haskell Avenue, the Kibbee house, no longer has a visual connection with the Hanscom-Tappan house or the John Haskell house at 1340 Haskell Avenue. The primary structure to the south, 1508 Haskell Avenue, is still visible from the Kibbee House.

Secondary Structures The number and type of secondary structures has changed. The rural farm structures have been removed and detached garages are not prevalent in the area. The

majority of the new construction has attached garages.

Outdoor Activity Spaces Historically outdoor activity space was associated with the individual farm or parcel of land. Currently, most lots do not have a large area for outdoor activity. For this reason, Edgewood Park was created to provide an outdoor activity area for all of the residential development in the area.

Utilities and Mechanical Equipment The character of the utilities and mechanical equipment in the area has changed since the period of significance.

Views The differences in the views of the area have been caused by the addition of residential and institutional structures.

Time The amount of nighttime lighting has increased over time. Traffic has increased and is particularly heavy during peak hours.

Weather While the weather patterns are generally similar to the historic period of significance, the advent of air conditioning has altered the way the residents may react to weather. Historically, people would have utilized open windows and porches to react to the heat.

Sounds, Smells, Tastes The introduction of more traffic and higher density living has introduced more sounds and smells.

Imagination and Expectation The image of the area is considerably different than the period of significance. During the period of significance the area was considered to be rural agricultural land on the edge of town. Today the area is considered part of the Brook Creek neighborhood and part of the City of Lawrence.

Conclusion

The Environs for 1500 Haskell Avenue, the Kibbee House, have changed significantly since the period of significance. With the exception of the open space associated with Edgewood Park and the structure located at 1508 Haskell Avenue, the environs have no association with the Kibbee House. The environs should be reviewed in the following manner.

The area consists of multi-family residential and single-family residential structures and institutional structures. The residential character of the environs surrounding the Kibbee House is important. All of the properties do not have a direct "line-of-sight" to the primary façade of the Kibbee House. The open space of Edgewood Park that is within the 250' environs area should be maintained. 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 Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505. Important design elements include scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings, and sense of

entry. Demolition of properties shall be approved if a compatible structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern within the environs are the primary focus of review.

All projects except for demolition of main structures, new infill construction, significant additions, etc. will be reviewed administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505. The main issue in the review is whether the project will encroach upon the listed property.

Major projects (demolition of main structures, new infill construction, significant additions-greater than 20% of the original structure, etc.) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs and the Criteria set forth in 22-505. The main issue in the review is whether the project will encroach upon the listed property.

12562.5 0 125 250 375 500 Feet

1 inch = 250 feet

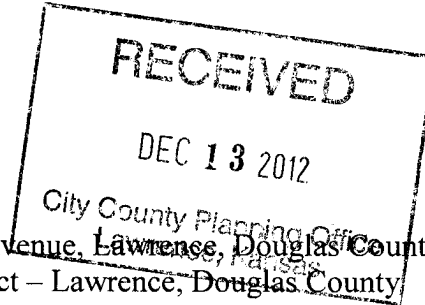
Environs for 1500 Haskell Avenue

Date: 4/11/2013



December 10, 2012

Lynne Zollner
Preservation Planner
City of Lawrence
6 E 6th - Box 708
Lawrence, KS 66044



Re: Kibbee Farmstead – 1500 Haskell Avenue, Lawrence, Douglas County
University of Kansas Historic District – Lawrence, Douglas County

Dear Lynne,

We are pleased to inform you that the Kibbee Farmstead will be considered by the Kansas Historic Sites Board of Review for nomination to the National Register of Historic Places and Register of Historic Kansas Places at its next meeting on February 9, 2013. The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our nation's heritage.

Per the requirements of 36 CFR 60-61 and Section IV of the "Procedures for Implementation of Certified Local Governments in Kansas," we are providing your historic resources commission the opportunity to comment on this nomination.

Should you have any questions about this nomination before the Kansas Historic Sites Board of Review meeting, please contact Sarah Martin at 785-272-8681 ext. 216 or at smartin@kshs.org.

Sincerely yours,

Jennie Chinn
State Historic Preservation Officer

A handwritten signature in black ink, appearing to read "Patrick Zollner".

Patrick Zollner
Deputy State Historic Preservation Officer

enclosure

United States Department of the Interior
National Park Service

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Cultural Resources Division

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Kibbee Farmstead

other names/site number KHRI #045-4316; #045-4317; #045-4318; #045-4319; #045-4320; #045-4321

2. Location

street & number 1500 Haskell Avenue

not for publication

city or town Lawrence

vicinity

state Kansas code KS county Douglas code 045 zip code 66044

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Signature of certifying official _____

Date _____

Title _____

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official _____

Date _____

Title _____

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)

Signature of the Keeper _____

Date of Action _____

5. Classification

Cultural Resources Division

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

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

- private
- public - Local
- public - State
- public - Federal

- building(s)
- 1 district
- site
- structure
- object

Contributing	Noncontributing	
6		buildings
		district
		site
		structure
		object
6		Total

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

Number of contributing resources previously listed in the National Register

Agriculture-Related Resources of Kansas

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

AGRICULTURE/Animal Facility

AGRICULTURE/Storage

AGRICULTURE/Agricultural Outbuilding

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

AGRICULTURE/Animal Facility

AGRICULTURE/Storage

AGRICULTURE/Agricultural Outbuilding

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH & 20TH CENTURY REVIVALS/Colonial Revival

OTHER: GABLE-ROOF BARN

Materials

(Enter categories from instructions)

foundation: CONCRETE

walls: WOOD: WEATHER BOARD; SHINGLE

roof: ASPHALT

other:

NOV 16 2012

Narrative Description

Cultural Resources Division

Summary

The Kibbee Farmstead is a collection of six historic farm structures located on the southeast corner of East 15th Street and Haskell Avenue in Lawrence, Kansas. The farmstead was historically located outside of the Lawrence city limits and encompassed nearly 15 acres. The farmstead is now 5.31 acres and consists of a house, barn, chicken house, shed and outhouse all constructed around 1909 and 1910. A garage was probably added to the farmstead in the 1920s. The farmstead is in excellent condition and retains a very high degree of integrity in location, design, materials, workmanship, feeling and association. The Kibbee farmstead is surrounded by suburban Lawrence buildings, including single-family housing, public-assistance housing, a recreation center and a former school that is now owned by the Boys and Girls Clubs.

Elaboration

Construction dates based on Douglas County tax records show a significant increase in property value between 1908 and 1909, coinciding with the sale of the property from an elderly Mary Coffin who lived elsewhere to Fannie Kibbee in December 1908. Walter and Fannie Kibbie (sic) took out a \$5000 mortgage on the property in December 1908. This activity likely indicates the onset of construction.

The farmstead's most noticeable building, the Kibbee house, is located prominently on the southeast corner of East 15th Street and Haskell Avenue. A shed and outhouse are located behind the house to the east. The barn, garage and chicken house are located southeast of the house, slightly removed from the farmstead's domestic area. A gravel drive with entrances on 15th Street and Haskell Avenue is likely part of the historic layout, bound by the concrete foundations of the house and rear outbuildings. All buildings, unless noted, are of frame construction with poured concrete foundations and asphalt shingle roofs.

Inventory of Resources

1. Kibbee House (circa 1909, contributing)

The two-story cross-gabled Dutch Colonial house is oriented to the west. The house has wood clapboards on first story and wood shingles on second story. All windows are original one-over-one double-hung wood windows. The poured concrete foundation is clad with molded concrete blocks. The house has wide gambrel gables on the east and west elevations and narrow cross gables on the north and south sides. All eaves are flared. A full front porch supported by Tuscan columns wraps around to the south side, meeting the first-story chamfered bay of the south cross-gable. The north cross-gable projects from the house's north wall. A one-story rear bay with a hipped roof contains an enclosed porch in the southeast corner and the kitchen in the northeast corner. Concrete sidewalks surround the house.

The house retains its historic interior configuration, pine floors, wood trim, doors and two stairways. The first story includes a formal parlor, family parlor, dining room and kitchen. The second story includes four bedrooms and a modern bathroom.

2. Kibbee Barn (circa 1910, contributing)

The Kibbee barn is located southeast of the house. The two-story side-gabled barn has an east-west ridgeline with a west hay hood and hay door. The barn is clad in drop lap siding. A large sliding entrance door is located in the barn's north wall. Three four-paned windows are located in the first

story of the northwest corner. A partially enclosed shed is attached to south side. The shed has a foundation of concrete and hollow clay tile. A wood-frame chicken house with a concrete foundation, an irregular footprint and a shed roof is attached to east side of the barn. No door connects the main portion of the barn to this extension, indicating that the structure was likely built after initial construction as the farmstead increased chicken production. The barn and attached chicken house have drop lap siding that has been stripped of its paint and coated with a clear sealer.

The barn's first story has a storage and tack room in the east half and a milking parlor and hay rack in west half. The floor and foundation are concrete. A cellar is located under the east portion of the barn, accessed through a cellar door in the northwest corner of the attached chicken house. North stairs lead from the ground floor to second-story haymow.

3. Kibbee Chicken House (circa 1910, contributing)

The freestanding chicken house is located south of the barn. The small chicken house has a shed roof and an east entrance. South openings at window- and ground-level allow the chickens access to a fenced chicken yard. The structure has a concrete foundation and is clad with vertical tongue-and-groove siding.

4. Kibbee Outhouse (circa 1909, contributing)

The Kibbee outhouse, located east of the house, retains its interior configuration as a "two seater." The side-gabled building has vertical wood siding with a west door. The foundation is concrete. Square ventilation windows are located in the north and south walls. The interior seating has been removed.

5. Kibbee Shed (circa 1910, contributing)

The shed is located north of the outhouse. The side-gabled building is clad with horizontal shiplap siding and has a wood west door.

6. Garage/Outbuilding (date unknown, contributing)

The garage is located southeast of the house. The structure may be newer than other farmstead buildings, possibly dating to the early 1920s, when the Altenbernd family acquired the farmstead. The Altenbernd family did not own a horse and may have constructed this building to house motorized vehicles.

The two-bay garage has two doors in the north wall. The west bay is wood with drop lap siding, sliding wood doors and no roof. This portion of the building is in ruins and will likely be removed soon. The east bay, constructed of poured concrete, has hinged metal doors and a window opening in the south wall.

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Cultural Resources Division

8. Statement of Significance

Cultural Resources Division

Applicable National Register Criteria

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

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

Areas of Significance

(Enter categories from instructions)

AGRICULTURE

ARCHITECTURE

Period of Significance

1909-1926

Significant Dates

1909

1910

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Criteria Considerations

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

Property is:

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

Period of Significance (justification)

1909-1926

The Period of Significance includes the probable construction dates for the six extant buildings on the Kibbee Farmstead.

Criteria Considerations (justification)

Narrative Statement of Significance**Summary**

Walter and Fannie Kibbee purchased 15 acres in the northwest quarter of Section 5, Township 13, Range 20 in Douglas County in December 1908. The property at 1500 Haskell Avenue quickly increased in value, indicating construction of the Kibbee house, barns and outbuildings. The farm was originally located in rural Douglas County, but the area was on the verge of development due to its proximity to Lawrence. The farmstead with its five remaining acres is nominated to the National Register of Historic Places under Criterion A for its association with local agricultural history and under Criterion C for its architecture. It is nominated as part of the multiple property submission, "Historic Agriculture-Related Resources of Kansas" as an example of a Farmstead property type. All six buildings of the Kibbee farmstead are considered associated historic agriculture-related structures as outlined in the MPDF.

Elaboration**Agricultural History**

The Kibbee farmstead was built on land awarded to George Smith in an 1863 patent that included the entire northwest quarter of Section 5. William G. Coffin purchased a portion of the section in 1871 for \$4250. Coffin sold 15 acres of the property to his daughter-in-law, Mary Howard Coffin, in 1883 for \$1500. Douglas County atlases show no evidence of buildings on the property during the ownership of Mary and Henry Coffin. County tax records value the 15-acre property at \$750 to \$800 through 1907.

According to the property's Abstract of Title¹, Henry and Mary Coffin sold 14 3/5 acres to Fannie Kibbee for \$3000 in December 1908.² Census records indicate that Mary Coffin would have been 65 years old in 1908. Fannie and Walter Kibbee took out a mortgage of \$1200 in December 1908, indicating building construction.³ Under the ownership of Fannie and Walter Kibbee, the property dramatically increased in tax value, from \$800 in 1907 to \$3300 in 1908.

Walter Kibbee was born in 1851 in Massachusetts and Fannie Kibbee was born in 1852 in Missouri. The couple is listed in the 1900 census as living in Marion, Iowa. The 1910 census states that the couple had been married 35 years and had two children that were no longer living. Walter Kibbee's occupation is listed as "general farmer." Walter Kibbee is also listed in the 1913 Lawrence City Directory as a farmer residing at 1500 Haskell Avenue. The 1915 Kansas census shows that the Kibbees raised cattle, milk cows, poultry and swine. The census states that the small Kibbee farm in Wakarusa Township contained three acres of alfalfa and ten acres of uncultivated land. The entire property was under fence. During the previous year, the farm produced 100 pounds of butter and sold \$100 worth of eggs and poultry. The Kibbees had one cream separator, one horse, three milk cows, three other cattle, ten swine and two dogs.⁴

Most of the farmstead's buildings were likely built during the early years of the Kibbee ownership, probably by 1910. In addition to the Kibbee residence, initial construction would have included the barn, chicken house, outhouse and shed. The farm's years of development fall within "The Golden

¹ The current owners have the Abstract of Title.

² The increase in the real estate can be attributed to the development of this area on the southeast edge of Lawrence during the 1900s.

³ The mortgage was released in 1913, coinciding with the sale of a portion of the acreage to Laura B. Powell.

⁴ 1915 Kansas census. Accessed through www.Ancestry.com.

Cultural Resources Division

Age: Farming in the Progressive Era, 1900-1920” as described in the MPDF.⁵ According to the document, Kansas farms increased by four million acres during this time. Although the property may have been farmed before the Kibbees purchased it, this era of growth in Kansas may have inspired the Kibbees to carve out a portion of the section for their own subsistence farming.

Fannie and Walter Kibbee sold the farmstead to C.D. Stewart in 1919 for \$12,500. Douglas County valued the property in 1919 at \$6740. According to the 1920 federal census, Walter and Fannie Kibbee moved to San Diego, California. They are listed in a 1921 City Directory for Riverside, California. The 1923 Riverside directory lists only Mrs. Fannie Kibbee as living there and raising poultry.⁶

The farmstead was sold in 1920 and again in 1924 to Conrad and Bertha Altenbernd. The farmstead’s garage may date to the 1920s, when motorized vehicles replaced the horse that the Kibbees used for transportation. It was likely built by the Altenbernds, who did not own a horse.

The 1925 Kansas census shows that the Altenbernds had three acres of corn, ten acres of grass pasture, three milk cows and one dog on the nearly 15-acre property. The 1930 Federal Census states that Conrad and Bertha Altenbernd were both born in Kansas to German immigrants. The Altenbernds, ages 61 and 57 in 1930, lived with their 23-year-old daughter Lena and 16-year-old son Elmer.⁷ Conrad Altenbernd’s occupation is listed in censuses as a general farmer. He owned and farmed three additional acreages in Douglas County totaling 185 acres. Lena was working as a bookkeeper in a bank in 1930. By 1940, Conrad Altenbernd was still a farmer living with his wife, son Elmer—also a farmer—and daughter-in-law Thelma Altenbernd.

Conrad Altenbernd died in 1946. His wife, Bertha, deeded the property in 1947 to her daughter, Lena Altenbernd, as part of a life estate. Bertha Altenbernd likely remained on the farm until her death in 1953. A Quit Claim deed in 1959 by Bertha’s heirs allowed Lena, who was single, to maintain the property for her entire life. During Lena’s ownership, improvements came to this farm on the outskirts of Lawrence. Sewers were installed in the area in 1958, likely bringing indoor plumbing to the house. The property was also annexed by the City of Lawrence in March 1959. Lena continued to use the property for agricultural purposes until her death in 1972 at the age of 63.

Gary and Susan Wamsley purchased the farm from Lena Altenbernd’s estate in 1972. During the Wamsley’s ownership, the property transitioned from a rural farmstead to a large, suburban tract. The couple sold off and deeded several sections of the property, including a tract south of the farmstead in 1976 to the Lawrence Lodge No. 4 of the International Order of Odd Fellows.⁸ David Frayer purchased the farmstead’s remaining five acres in July 1989. The farmstead’s buildings are all in good condition.

The Kibbee farmstead retains its historic integrity as a subsistence farm, making it eligible for listing in the National Register under Criterion A according to the registration requirements set forth in the MPDF. The farm is notable for its development as a suburban farmstead located on the outskirts of Lawrence, a growing and important Kansas town. During this time period of “The Golden Age:

⁵ Christy Davis and Brenda Spencer, “Historic Agriculture-Related Resources of Kansas,” National Register of Historic Places Multiple Property Documentation Form, 28.

⁶ City Directory for Riverside, California, 1921; 1923, www.Ancestry.com.

⁷ Older son Herold Altenbernd is not listed in the census as part of the household.

⁸ This building is currently owned by the Boys and Girls Club. A former elementary school located north of the farmstead is also owned by the Boys and Girls Club.

Farming in the Progressive Era, 1900-1920" as described in the MPDF, most Kansas farms were expanding to become large cash-crop operations. The Kibbee farmstead, by contrast, was developed as a subsistence farm bringing in minimal income. The farm's location adjacent to the city boundaries of Lawrence likely complimented the Kibbee's poultry and dairy endeavors. The MPDF, "Historic Resources of Lawrence, Douglas County, Kansas" quotes a 1910 promotional issue of the *Lawrence Daily Journal*, describing Lawrence as "the trading metropolis for a rich and populous agricultural county."⁹ This interaction between rural and urban residents would have enabled the Kibbees to sell any extra poultry or dairy products.

Despite the farm's 1959 annexation by the city of Lawrence, the Kibbee farmstead retains its contributing buildings and its historic configuration, making it an intact example of a unique site.

Architecture

The Kibbee farmstead contains a cohesive collection of extant buildings that demonstrate the historic use of the property by its owners as a subsistence farm on the edge of one of Kansas' larger towns. The buildings range from the most important—the house and barn—to structures that are much smaller but just as necessary to the operation of the farm. No known Kibbee farmstead buildings have been demolished. All buildings are all in good condition, conveying the integrity of a historic Douglas County farmstead.

The Kibbee farmstead buildings display an abundant use of concrete, an important innovation in Kansas farmsteads during the 1910s. The Kibbee house uses the material not only in the poured foundation, but also in the decorative foundation cladding. Concrete sidewalks also surround the house. Concrete was used for the outbuilding foundations, as well as the barn floor, cellar and retaining walls. The east portion of the garage/outbuilding southeast of the house is a unique structure, containing concrete walls, floor and ceiling. The MPDF, "Historic Agriculture-Related Resources of Kansas," notes that concrete revolutionized agriculture-related construction. Lightweight, economical and fireproof, the material was increasingly used in the 1910s for stall floors, cellars, fence posts, septic tanks, silos, grain elevators, water troughs and foundations.¹⁰ The Kibbee farmstead aptly demonstrates an enthusiasm for concrete as a domestic and agricultural material.

The Kibbee House is an excellent example of the Dutch Colonial Revival style with earlier Queen Anne influences. The Kibbee house contains no evidence of being a mail-order house, but its design may have been adapted from a pattern book. The house's façade and rear elevation present prominent gambrel gables with flared eaves. Flared eaves are also evident on the smaller cross gables. According to Virginia and Lee McAlester, the front gambrel style was popular from around 1890 to 1920.¹¹ The wrapped front porch is a feature left over from the Victorian-era Queen Anne style, as is the first-story chamfered bay of the south cross gable. The first story retains much of its original layout that includes an entry with original staircase, formal parlor, family parlor, dining room and kitchen. The house's second story contains four bedrooms, each with an original closet. One of the bedrooms can only be accessed by the house's rear stairway.¹² Bathrooms were later added to the first and second stories, probably in the late 1950s when sewers came to this area. The second

⁹ Deon Wolfenbarger, "Historic Resources of Lawrence, Douglas County, Kansas," National Register of Historic Places Multiple Property Documentation Form, E21.

¹⁰ Davis and Spencer, 41.

¹¹ Virginia & Lee McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 1995), 325.

¹² No maid is listed as part of the household in any census.

story bathroom has been recently updated. The house's poured concrete basement with exterior cladding of molded blocks is typical of post-Victorian construction in the Midwest.

Lawrence contains several examples of the Dutch Colonial Revival style built between 1890 and 1950. A front gambrel gable as seen on the Kibbee house is usually found on earlier local buildings, such as the residences at 642 Louisiana built in 1890, 1101 Indiana built in 1905 and the now-demolished residence at 1333 Ohio built in 1905.¹³ The house at 945 Indiana built in 1905 most resembles the Kibbee house, with a front gambrel gable, side wall dormers, a chamfered bay and originally a one-story rear kitchen extension. The 945 Indiana house appears to have been altered and is missing a front porch, but the two houses are remarkably similar.

Colonial Revival is the most prevalent American home style, taking hold in the late 1870s and continuing to the present. The Dutch Colonial Revival style, popular from the late 1800s onward, features a noticeable gambrel roof and often flared eaves. Colonial Revival evolved out of a desire to leave behind the fussiness of late-Victorian styles in favor of the simplicity of earlier dwellings. James Massey and Shirley Maxwell write about the transitional period of the Kibbee house, "The Queen Anne house would have to go, but the country was not about to give up the expansive interiors, flexible floor plans, interesting building shapes, and big porches it had so recently taken to its heart...By combining Queen Anne features with Georgian and Federal-style ornament, an acceptable new colonial style was sure to evolve in due time."¹⁴ The Kibbee house features this distinctive combination of Queen Anne influences with the Dutch Colonial Revival style.

The barn is a two-story Gable-Roof Barn property type noted in the MPDF, "Historic Agriculture-Related Resources of Kansas." The barn is constructed of dimensional lumber. The west portion of the barn has a concrete floor with a center gutter, indicating the space's original use as a milking parlor. The east portion of the barn is accessed by a historic sliding door in the north wall. Louvered doors between the west and east sections opened to allowed the cows access to hay during milking. The east portion of the barn also contains a walled-off area historically used for storing horse tack. Stairs in the northwest corner of the barn lead to a second-story open hay mow. The barn's south shed and east chicken house are likely later additions that probably still date to the Kibbees, who sold eggs and poultry. The barn's good condition indicates that the building has been well maintained by its past and current owners.

The chicken house was an important part of the Kibbee family's subsistence farm. The shed-roofed frame building sits on a sturdy concrete foundation, obviously built as a permanent structure. The MPDF notes that most subsistence farmers raised chickens and other poultry for their own consumption.¹⁵ Although the Kibbees focused on milk production for their primary income, the poultry house was also a primary component of the farmstead.

The farmstead's three ancillary structures—the outhouse, garage and shed—are all easily identified by their forms and placement near the primary farm structures. The buildings are secondary structures but contribute architecturally to the integrity of the farmstead's historic setting and feeling.

The Kibbee farmstead retains a very high degree of architectural integrity. The Dutch Colonial Revival house and additional buildings convey the history of the property as a subsistence farm, primarily

¹³ These examples are part of the KHRI database and can be view at <http://khri.kansasgis.org/>.

¹⁴ James C. Massey and Shirley Maxwell, *House Styles in America*, (New York: Penguin Group, 1996), 181.

¹⁵ Davis and Spencer, 64-65.

providing a residence, but also providing food for Fannie and Walter Kibbee. Through materials, placement and setting, the compact collection of well-preserved buildings is an excellent example of a small 1910 farmstead located on the edge of a busy town.

9. Major Bibliographical References

Abstract of Title for property in Douglas County, Kansas. In possession of the current owners.

Armstrong, A.W. and D.B.M. Soudea. Plat Work and Complete Survey of Douglas County, Kanas. Topeka: Frank M. Shanklin, 1909.

Davis, Christy and Brenda Spencer. "Historic Agriculture-Related Resources of Kansas," National Register of Historic Places Multiple Property Documentation Form.

Douglas County Tax Records, 1900-1921. Located at Spencer Research Library, University of Kansas, Lawrence, Kansas.

Federal Census records: 1900, 1910, 1920, 1930. Accessed online via www.Ancestry.com.

Fraye, David and Jeanette Spencer. Interviews by author, July 2012.

Kansas State Census, 1915, 1925. Accessed online via www.Ancestry.com.

Massey, James C. and Shirley Maxwell. House Styles in America. New York: Penguin Group, 1996.

McAlester, Virginia & Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1995.

Wolfenbarger, Deon. "Historic Resources of Lawrence, Douglas County, Kansas," National Register of Historic Places Multiple Property Documentation Form.

Previous documentation on file (NPS):

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

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
 Name of repository: **Kansas Historical Society**

Historic Resources Survey Number (if assigned): N/A

Kibbee Farmstead
Name of Property

NOV 16 2012

Douglas County, Kansas
County and State

Cultural Resources Division

10. Geographical Data

Acreage of Property 5.31 acres
(Do not include previously listed resource acreage)

UTM References
(Place additional UTM references on a continuation sheet)

1
Zone Easting Northing

3
Zone Easting Northing

2
Zone Easting Northing

4
Zone Easting Northing

Verbal Boundary Description (describe the boundaries of the property)

The boundaries of the L-shaped property begin at the southeast corner of East 15th Street and Haskell Avenue, extending 535 feet east along E. 15th St., south 641.45 feet, west 226.5 feet, north 300 feet, west 135.5 feet, north 100 feet, west 174.5 feet and north along Haskell Avenue 243.83 feet. (Parcel ID # 023-103-05-0-20-04-002.00-0)

Boundary Justification (explain why the boundaries were selected)

The boundaries include the extant historic Kibbee farmstead buildings and the remaining agricultural land associated with the farmstead.

Kibbee Farmstead
Name of Property

RECEIVED

Douglas County, Kansas
County and State

NOV 16 2012

Cultural Resources Division

11. Form Prepared By

name/title Susan Jezak Ford

organization Citysearch Preservation

date 17 October 2012

street & number 3628 Holmes Street

telephone 816-531-2489

city or town Kansas City

state Missouri zip code 64109

e-mail citysusan@gmail.com

Additional Documentation

Submit the following items with the completed form:

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

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Historic images, maps, etc.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Kibbee Historic District
City or Vicinity: Lawrence
County/State: Douglas County/ Kansas
Photographer: Susan Jezak Ford
Date of Photos: 17 July 2012

Description of Photograph(s) and number:

- 1 of 8: Kibbee House, west façade (left) and south elevation (right), camera facing northeast.
- 2 of 8: Kibbee House, west façade (right) and north elevation (left), camera facing southeast.
- 3 of 8: Kibbee House, south (left) and east elevations (right), camera facing northwest.
- 4 of 8: Kibbee Barn, north (left) and west elevations (right), camera facing southeast.
- 5 of 8: Kibbee Barn Chicken House addition, south elevation, camera facing northwest.
- 6 of 8: Kibbee Chicken House, south (left) and east (right) elevations, camera facing northwest.
- 7 of 8: Altenbernd Garage, north (left) and west (right) elevations, camera facing southeast.
- 8 of 8: Kibbee Ouhouse (right) and shed (left), camera facing northeast.

Property Owner:

(complete this item at the request of the SHPO or FPO)

name David Frayer

street & number 1500 Haskell Avenue

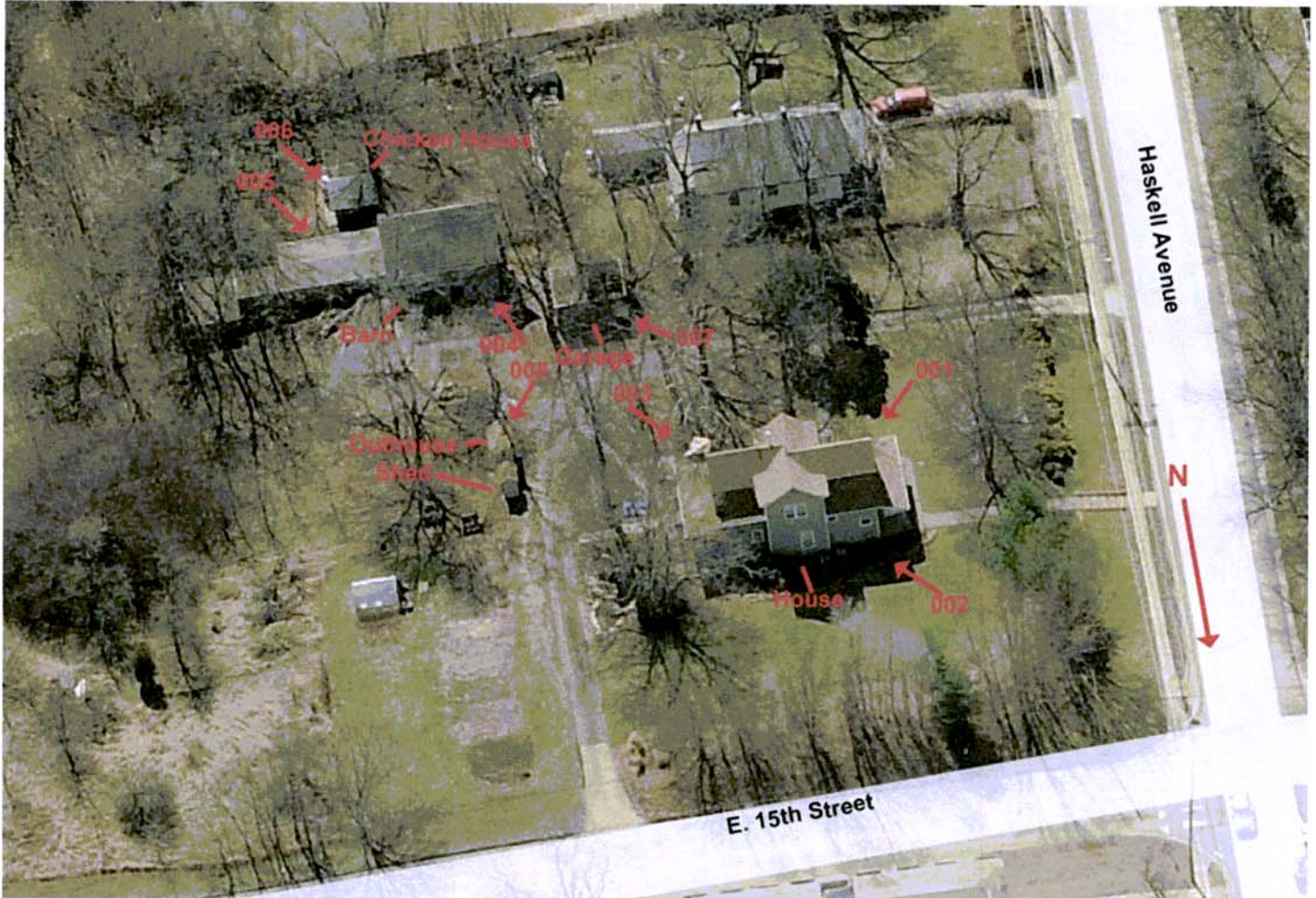
telephone 785-841-7160

city or town Lawrence

state Kansas zip code 66044

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



Aerial photograph showing buildings and photograph locations. (www.bing.com, accessed 17 October 2012)

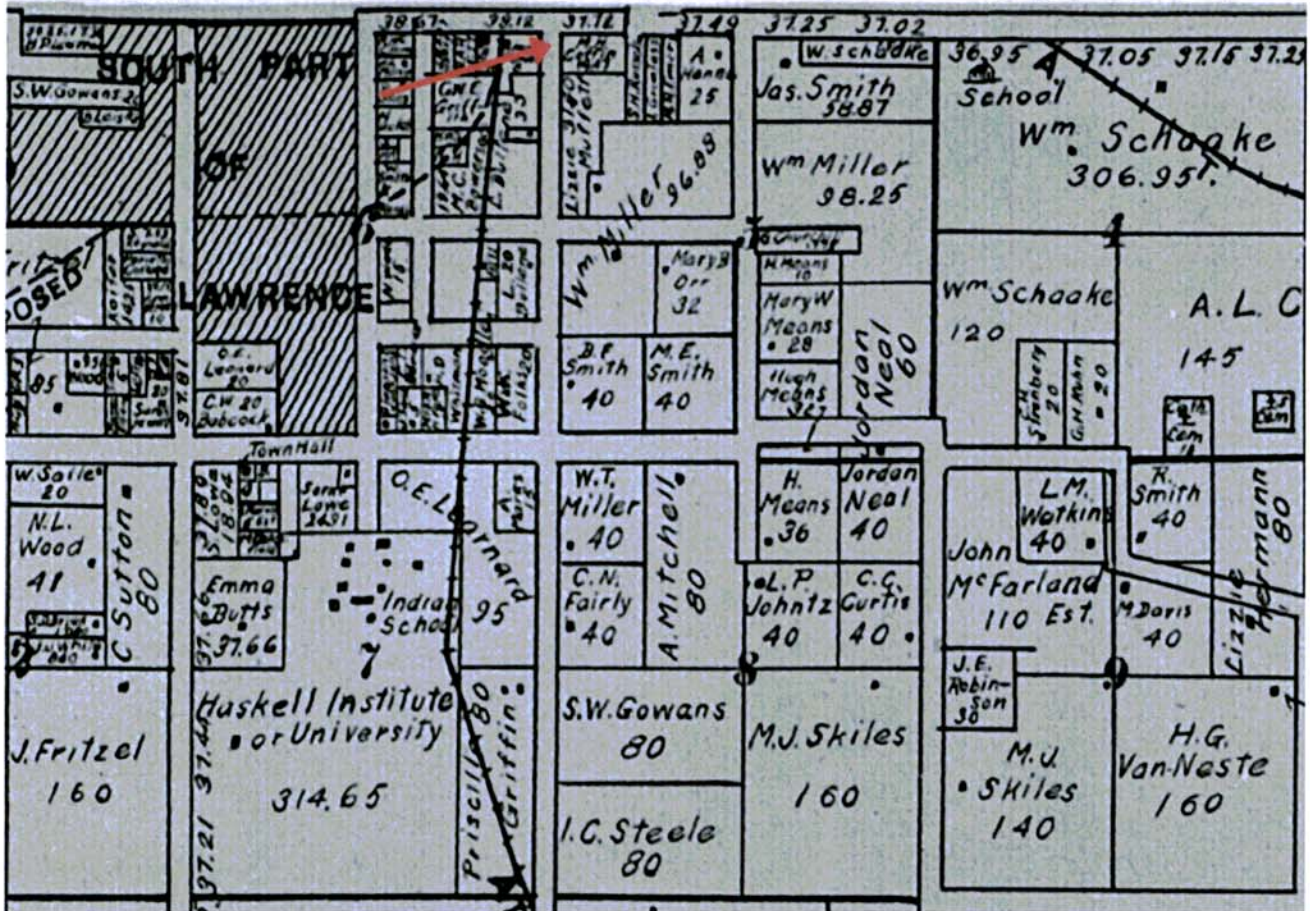


Aerial photograph showing nomination boundary.
(www.bing.com, accessed 17 October 2012)

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1909 Atlas showing the development in the northwest quarter of Section 5.

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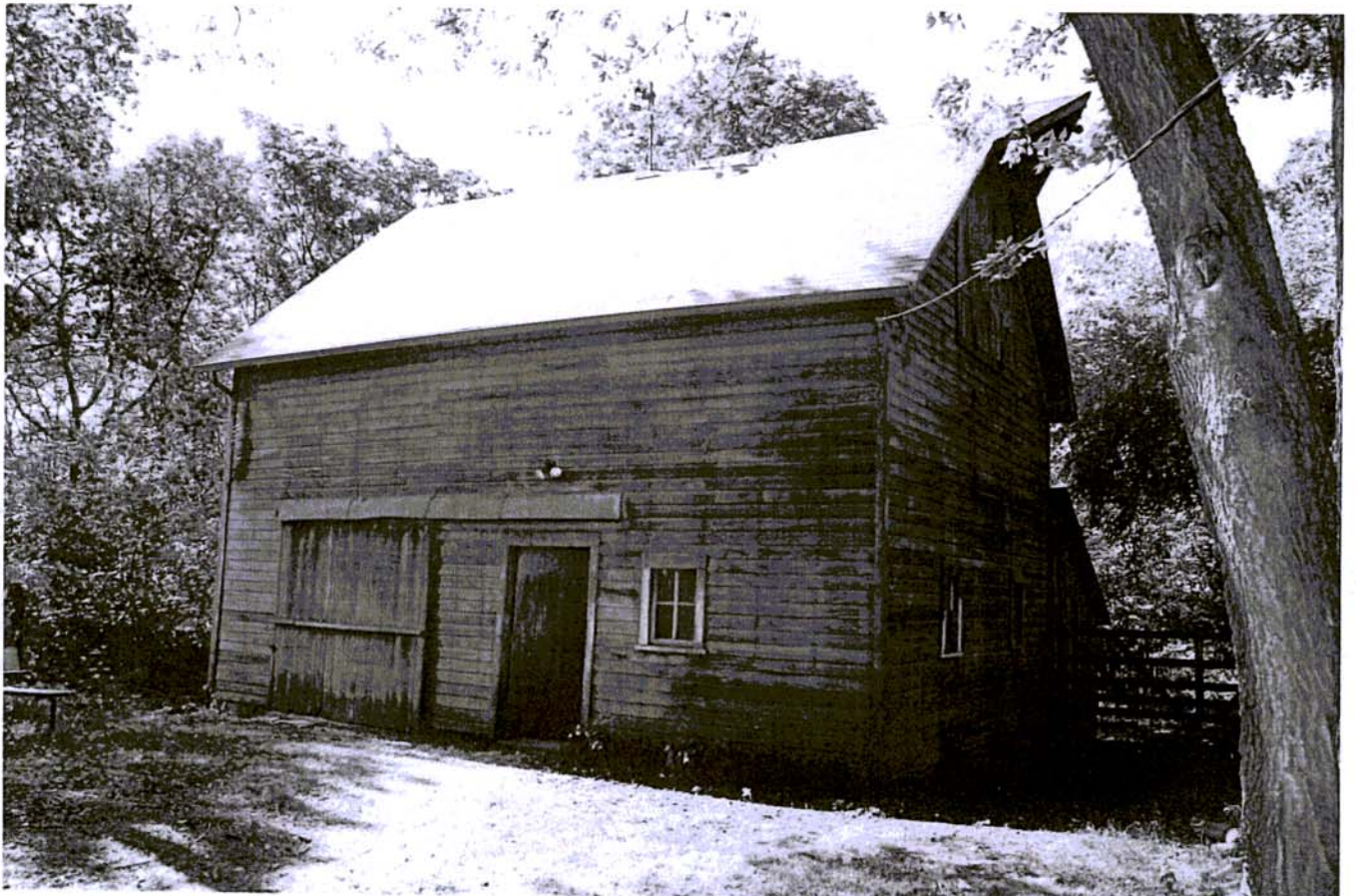
KS-DOUGLAS COUNTY-KIBBEE HISTORIC DISTRICT-0001



KS-DOUGLAS COUNTY-KIBBEE HISTORIC DISTRICT-0002



KS-DOUGLAS COUNTY-KIBBEE HISTORIC DISTRICT-0003



KS-DOUGLAS COUNTY-KIBBEE HISTORIC DISTRICT-0004



KS-DOUGLAS COUNTY-KIBBEE HISTORIC DISTRICT-0005



KS-DOUGLAS COUNTY-KIBBEE HISTORIC DISTRICT-0006



KS - DOUGLAS COUNTY - KIBBEE HISTORIC DISTRICT - 0007



KS - DOUGLAS COUNTY - KIBBEE HISTORIC DISTRICT - 0008

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO.3: L-1-1-12
STAFF REPORT

A. SUMMARY

L-1-1-12: Hold public hearing for consideration of placing the structure located at 1500 Haskell Avenue on the Lawrence Register of Historic Places.

B. HISTORIC REGISTER STATUS

1500 Haskell Avenue is listed in the Register of Historic Kansas Places. The Kansas Historic Sites Board of Review has reviewed and recommended nomination of this property for inclusion in the National Register of Historic Places.

C. REVIEW CONSIDERATIONS

1) History Summary

According to the National Register nomination, 1500 Haskell Avenue – the Kibbee Farmstead is nominated to the National Register of Historic Places as part of the Multiple Property Documentation Form “Historic Agriculture-Related Resources of Kansas.” Historically the Kibbee Farmstead was nearly 15 acres outside the city limits of Lawrence. The property was annexed into the City in March of 1959. The property now consists of 5.31 acres with six historic structures – the house, barn, chicken house, shed, outhouse, and garage. The construction dates on the structures are based on the Douglas county tax records. According to the nomination, the house and all of the structures except the garage date to 1909-1910. The garage structure was likely constructed in the 1920’s as part of the Altenbernd family ownership of the property.

The nomination notes that Walter Kibbee was born in 1851 in Massachusetts and Fannie Kibbee was born in 1852 in Missouri. Fannie Kibbee purchased the property at 1500 Haskell Avenue in December 1908 and the 1910 census lists the couple as married 35 years with two deceased children. The census information identifies Walter Kibbee as a general farmer. The Kibbee’s owned the farmstead until 1919 when they sold it to C.D. Stewart. In 1924, Conrad and Bertha Altenbernd purchased the property. The Altenbernd family would retain ownership of the property until 1972 when it was purchased by Gary and Susan Wamsley. The Wamsleys sold and deeded several portions of the farm and the remaining five acres were sold to David Frayer, the current owner, in July 1989.

2) Architectural Integrity Summary

The Kibbee House retains a high degree of integrity and is an excellent example of the Dutch Colonial Revival style with earlier Queen Anne influences. The house faces west and has a cross-gabled roof with asphalt shingles. The poured concrete foundation is clad with molded concrete blocks. The National Register nomination identifies that the house has wood clapboards on the first story and wood shingles on the second story. The nomination also states

The house has wide gambrel gables on the east and west elevations and narrow cross gables on the north and south sides. All eaves are flared. A full front porch supported by Tuscan columns wraps around to the south side, meeting the first-story chamfered bay of the south cross-gable. The north cross-gable projects from the house's north wall. A one-story rear bay with a hipped roof contains and enclosed porch in the southeast corner and the kitchen in the northeast corner.

The Kibbee house is in excellent condition and retains integrity in location, design, materials, workmanship, feeling and association.

3) Context Description

The area surrounding the Kibbee house is a mix of residential and institutional uses. Historically, the area was east of the City of Lawrence and was utilized as family farms. While the Kibbee farm was not annexed into the city until 1959, the land uses in the area as early as 1865 with Oak Hill Cemetery indicated that the area would become attached to the city. According to the City of Lawrence website, Oakhill Cemetery was purchased in 1865 for a rural cemetery and had water and sidewalks from the city by the 1890's. The land to the north east of the Kibbee farm was platted for residential development in 1912 (Belmont Addition).

While the historic uses of the area were agricultural and residential, the modern context is quite different. The property to the north developed as a neighborhood school and is now used as a site of the Boys and Girls Club of Lawrence. The property to the north of the school retains the large lots associated with the structures known as "Haskell row" and continues residential uses. The property to the east is a City Park and is developed with the East Lawrence Recreation Center (including a parking lot), trails, and on the south end a playground and basketball court. The property to the west has developed into a modern residential subdivision. To the south is a small parcel for a residential structure and the I.O.O.F building now used for the Boys and Girls Club of Lawrence.

The Kibbee farm is unique in that it has retained five acres of land associated with the farm as the areas around the farm have been subdivided into smaller parcels with a mix of uses. The topography and landscaping of the Kibbee farm and its adjacency to a city park help to maintain a rural farmstead feel, but the views to the north and west emphasize the location as a part of the developed city.

4) Planning and Zoning Considerations

1500 Haskell Avenue is zoned RS 7, 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 RS Districts are differentiated on the basis of required minimum lot size – the RS7 requiring 7,000 square feet. In 1966, the property was zoned RS2- Single Family Residence District. The current use of the property is residential.

The property directly to the north of 1500 Haskell Avenue is a school building, formerly East Heights Elementary School, zoned in 2006 GPI – General Public and Institutional Use District – because it is

owned by USD 497. It is currently used by the Boys and Girls Club of Lawrence.

The east side of the 1500 block of Haskell Avenue is currently a Planned Residential District. This recent subdivision (April 2005), Hanscom-Tappan, was named for the Hanscom-Tappan house that was moved north on Haskell Avenue to create the land needed for the new subdivision. While this is a residential subdivision, it was originally comprised of 30 lots with an average size of 6,450 sf. (Later additions have added additional lots and structures to this area.) The current use is residential.

To the east of 1500 Haskell Avenue is Edgewood Park and the East Lawrence Recreation Center zoned OS in 2006. This park was created in two parts. The original 16 acres were purchased by the City from Moore Land Inc. in 1961. The 7 acres adjacent to 1500 Haskell Avenue were purchased in 1977 to create space for the East Lawrence Center. The recreation center is the main development in the park.

The property directly to the south of the Kibbee House, 1508 Haskell Avenue, is not mentioned in the nomination. However, the County identifies the structure as constructed c.1915 with a c.1940 garage. The property is zoned RS7, like the Kibbee House and is currently a residential use. South of this house is 1520 Haskell Avenue which is currently the Boys and Girls Club of Lawrence. Zoned RS7 in 2006, the property is identified in the landmark nomination for the Kibbee Farmstead as part of the Kibbee farm until 1976 when it was sold to the Lawrence Lodge No. 4 of the International Order of Odd Fellows. The I.O.O.F. sold the property to the Boys and Girls Club of Lawrence in 1988. The Boys and Girls Club of Lawrence uses the structure as a headquarters/main center.

The overall use of the area around 1500 Haskell Avenue is a mix of zoning and uses. While residential uses still exist in the area, they have changed in density. At the time of construction and throughout the historic period of significance, the property was located in a rural area with large tracts of land supporting single family structures.

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. This type of information is useful, for example, if present or future property owners seek nomination to the State or National Register of Historic Places.

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.

The local ordinance 250' environs review area is exceeded by State law with regard to State and/or National Register properties. 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 building which are considered 'structural' changes, demolitions or partial demolitions, rezonings, replats, site plans, variance requests or other items which require a city permit or are the direct result of an action of the City Commission. Minor changes which require a city permit can be administratively approved by the Historic Resources Administrator.

7) Summary of Applicable Designation Criteria

Chapter 22, of the City Code is the *Conservation of Historic Resources Code* for the City of Lawrence. Section 22-403 of this code establishes criteria for the evaluation of an application for nomination to the Lawrence Register of Historic Places.

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

Nine criteria are provided within this section for review and determination of qualification as a Landmark or Historic District. These criteria are set forth below with staff's recommendations as to which this

application qualifies for:

(1) Its character, interest, or value as part of the development, heritage or cultural characteristics of the community, county, state, or nation;

The Kibbee House is significant for its value as part of the development of Lawrence. The property was established as a rural farmstead on the eastern edge of the city and was incorporated into the city as the city grew to the east.

(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 Kibbee House retains a high degree of integrity and is an excellent example of the Dutch Colonial Revival style with earlier Queen Anne influences.

(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 Kibbee House located at 1500 Haskell Avenue for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criteria #1, 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 Kibbee house is significant for its architecture and its association with the development of Lawrence.
- (2) *Explanation of the integrity or lack of integrity of the nominated landmark or historic district;*
The structure maintains significant integrity of location, design, materials, and workmanship 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,

The wood siding, wood windows, gambrel roofs and porch details 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.*

Alterations to the windows and siding 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 1500 Haskell Avenue** and delineated how environs review will be conducted in relation to the listed property. The analysis is attached with the delineation of environs areas.

- (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.*

See attached

Environs Definition- See attached

**HISTORIC RESOURCES COMMISSION
AGENDA MEETING APRIL 18, 2013 6:30 PM
ACTION SUMMARY**

Commissioners present: Arp, Foster, Hernly, Quillin, Rasmussen, Williams

Commissioners excused: Tuttle

Staff present: Braddock Zollner, Buchanan Young, Thiel, Ewert

ITEM NO. 1: ACTION SUMMARY

Receive Action Summary from the March 21, 2013 meeting.

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Rasmussen, to approve the March 21, 2013 Action Summary.

Motion carried, 5-0. Commissioner Foster was not present for the vote.

ITEM NO. 2: COMMUNICATIONS

No declaration of abstentions from specific agenda items by commissioners.

ITEM NO.3: L-1-1-12 Hold public hearing for consideration of placing the structure located at 1500 Haskell Avenue on the Lawrence Register of Historic Places.

STAFF PRESENTATION

Ms. Lynne Braddock Zollner presented the item.

Commissioner Foster arrived at the meeting at 6:34pm.

PUBLIC HEARING

Mr. Dennis Brown, Lawrence Preservation Alliance, said Lawrence was fortunate because several blocks on the east side of Haskell had at least four large lot historic properties that had not been subdivided. He said a number of them were farm oriented properties. He was pleased this was being considered for placement on the register.

Ms. K.T. Walsh supported the landmark designation. She discussed the possible future expansion of the East Lawrence Recreation Center.

Commissioner Hernly asked how many properties were on the local register.

Ms. Zollner said she would have to look it up but that it was around 36 properties.

ACTION TAKEN

Motioned by Commissioner Hernly, seconded by Commissioner Foster, to recommend the Kibbee House, located at 1500 Haskell Avenue, for designation as a Landmark on the Lawrence Register of Historic Places.

Unanimously approved 6-0.

Motioned by Commissioner Rasmussen, seconded by Commissioner Arp, to approve the environs definition as provided.

Unanimously approved 6-0.

Motioned by Commissioner Arp, seconded by Commissioner Quillin, to adopt the resolution to recommend nomination to the City Commission.

Unanimously approved 6-0.

ITEM NO.4: **DR-13-00079923** Alabama Street; Demolition and New Construction; State Preservation Law Review. The property is in the environs of the Ralph and Cloyd Achning House (840 E. 5th St), National Register of Historic Places. Submitted by Kern Management Company, LLC, on behalf of Barry Billings, the property owner of record.

ITEM NO.5: Brick Street Restoration Guidelines

STAFF PRESENTATION

Mr. Mark Thiel, Public Works Assistant Director, presented the item.

Commissioner Rasmussen asked for examples of arterial and collector streets.

Mr. Thiel said examples of arterial streets would be 6th Street, Wakarusa, Massachusetts Street, or 15th Street and examples of collector streets would be Harvard, Lawrence Avenue, or Monterey Way.

Commissioner Hernly asked if the brick streets were mostly residential or collector streets.

Mr. Thiel displayed a spreadsheet on the overhead showing the brick streets.

Commissioner Williams asked if Pennsylvania Street was considered an arterial street.

Mr. Thiel said Pennsylvania Street was an arterial street from 8th Street to 9th Street.

Commissioner Rasmussen inquired about the cost and asked how frequently reconstruction was done and if the brick lasted longer than asphalt or concrete.

Mr. Thiel said the reality was that streets, whether they were brick, asphalt, or concrete, were going to have to last longer than their design life, financially speaking. He said maintenance was important to try and extend the 40 year life of the pavement to 50-70 years. He said brick would outlive the sub-base that was used and also outlive the soil underneath them. He said the problem with brick street restoration was the availability of bricks.

Commissioner Williams inquired about asphalt overlay.

Mr. Thiel said the goal for maintenance was to preserve the bricks currently there. He said given the amount of brick streets that the city has it would be inadvisable to re-expose those

bricks to weather and leave them that way. He said some streets with exposed brick now had asphalt on them at one time and the asphalt was removed.

Commissioner Hernly inquired about the process of evaluating bricks and determining which ones can be used.

Mr. Thiel said usually the contractor makes the final decision about if a bricks can be used or not. He said if the brick does not come out as a whole brick it is not usable.

Mr. Dennis Brown inquired about the removal of existing compromised overlay.

Mr. Thiel said his next slide would address that in terms of reconstruction. He said if the street had asphalt overlay on it and was determined to have a brick reconstruction then the bricks would be left in place to be reused on that street.

Commissioner Hernly asked if it was feasible for streets to be listed on the state registry.

Ms. Zollner said they could be and were often considered contributing resources to a historic district.

Commissioner Rasmussen asked if Mr. Thiel had looked into the cost of limestone curbs.

Mr. Thiel said no, they had not looked into it because Public Works currently does not do maintenance on limestone curbs. He said they could look into the cost of limestone curbs.

Commissioner Rasmussen said he would like to see limestone curbing incorporated and that it should be a goal.

Mr. Thiel said he could research it and find the cost but that it would be more expensive than concrete. He said if they were not reusing historical resources would there be a benefit to putting limestone there, other than the looks.

Commissioner Arp inquired about the trolley tracks.

Ms. Zollner said they were not usable, but were more of an artifact that should be preserved.

Commissioner Williams inquired about alleys.

Mr. Thiel said alleys were not considered part of the road system. He said they do maintain them but not in the same way.

PUBLIC COMMENT

Ms. K.T. Walsh said she was thrilled with the plan for brick streets. She asked Mr. Thiel for two paper copies of the full report. She wondered if the higher cost of brick streets took into account residents who had gone out in the past to peel the asphalt. She suggested a cost saving method of having the residents participate again in peeling the asphalt off. She also suggested possibly trading bricks with other communities, such as Osawatomie. She stated brick streets provided traffic calming as well as creating more sound so that children and those hard of hearing would be aware of cars. She said Holton had a great brick street restoration program. She agreed with Commissioner Rasmussen's suggestion of limestone curbing for brick streets.

NO ACTION TAKEN

ITEM NO. 6: MISCELLANEOUS MATTERS

- A. Provide comment on Board of Zoning Appeals applications received since March 21, 2013.

Ms. Zollner said one variance for a solar shed would be included on the May agenda.

- B. Review of any demolition permits received since the March 21, 2013 meeting.

Ms. Zollner said two demolition permits would be on the May agenda.

- C. Review of Administrative and Architectural Review Committee approvals since March 21, 2013:

Administrative Reviews

DR-13-00068 123 W 8th Street; Sign Permit; State Preservation Law Review and Downtown Urban Conservation Overlay District Review. The property is located within the Downtown Urban Conservation Overlay District and is listed as a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. The property is in the environs of the Carnegie Library (200 W. 9th), Lucy Hobbs Taylor House (809 Vermont St), National Register of Historic Places; and the House Building (729 Massachusetts St), Register of Historic Kansas Places. Submitted by Luminous Neon, Inc., on behalf of Onetwothree LLC, the property owner of record.

DR-13-00069 947 New Hampshire Street; Sign Permit; State Preservation Law Review, Certificate of Appropriateness Review and Downtown Urban Conservation Overlay District Review. The property is located within the Downtown Urban Conservation Overlay District. The property is in the environs of Lawrence's Downtown Historic District and the North Rhode Island Residential Historic District, National Register of Historic Places. The property is also in the environs of the Hendry House (941 Rhode Island), Lawrence Register of Historic places and the Shalor Eldridge Residence (945 Rhode Island), Register of Historic Kansas Places and Lawrence Register of Historic Places. Submitted by Lawrence Sign Up on behalf of the City of Lawrence, the property owner of record.

DR-13-00070 1239 New York Street; Remodel and Foundation Repair; State Preservation Law Review. The property is in the environs of the South Rhode Island and New Hampshire Streets Historic Residential District, National Register of Historic Places. Submitted by Owen Lehmann, on behalf of Edward & Sandra Sangster, the property owner of record.

DR-13-00073 1901 Massachusetts Street; Sign Permit; State Preservation Law Review and Certificate of Appropriateness Review. The property is in the environs of the George K. Mackie House (1941 Massachusetts), National Register of Historic Places; and Fire Station No.2 (1839 Massachusetts), Lawrence Register of

- Historic Places. Submitted by Luminous Neon, on behalf of Bahman Raisdana, the property owner of record.
- DR-13-00074** 306 Elm Street; Zoning; State Preservation Law Review. The property is located in the environs of the Union Pacific Depot (402 N 2nd), Register of Historic Kansas Places. Submitted by Jeff Hatfield on behalf of Patience LLC. and Keljon of Lawrence LLC., the property owners of record.
- DR-13-00076** 746 Massachusetts Street; Rehabilitation/Fire Repair; State Preservation Law Review, Certificate of Appropriateness Review and Downtown Urban Conservation Overlay District Review. The property is located within the Downtown Urban Conservation Overlay District and is listed as a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. The property is in the environs of the Eldridge Hotel (701 Massachusetts), Lucy Hobbs Taylor Residence (809 Vermont), National Register of Historic Places; and the House Building (729 Massachusetts), Register of Historic Kansas Places and Lawrence Register of Historic Places. Submitted by Gale Lantis, Mar Lan Construction, on behalf of Caspian Group LLC, the property owner of record.
- DR-13-00077** Right of way adjacent to 1001 Massachusetts Street; Street Vendor; State Preservation Law Review. The property is located in Lawrence's Downtown Historic District, National Register of Historic Places. The property is in the environs of the Oread Historic District, Plymouth Congregational Church (925 Vermont) and Watkins National Bank (1047 Massachusetts), National Register of Historic Places. Submitted by Jordan Kivett, Simply Franks Co., on behalf of the City of Lawrence, the property owner of record.
- DR-13-00083** 1406 New Jersey Street; Rehabilitation; State Preservation Law Review. The property is in the environs of Samuel Riggs House (1501 Pennsylvania), National Register of Historic Places. Submitted by City of Lawrence on behalf of Scott & Petrina Reynolds, the property owners of record.
- DR-13-00086** 1832 Massachusetts Street; Site Plan; Certificate of Appropriateness Review. The property is in the environs of Fire Station No.2 (1839 Massachusetts), Lawrence Register of Historic Places. Submitted by Linda Cottin, the property owner of record.
- DR-13-00091** 724 Massachusetts Street; Sign Permit; State Preservation Law Review, Certificate of Appropriateness Review and Downtown Urban Conservation Overlay District Review. The property is located within the Downtown Urban Conservation Overlay District and is listed as a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. The property is in the environs of the Eldridge Hotel (701 Massachusetts), Post Office (645 New Hampshire), National Register of Historic Places. The property is also in the environs of Millers Hall (723-725 Massachusetts), Lawrence Register of Historic Places and the House Building (729 Massachusetts), Register of Historic Kansas Places and Lawrence Register of Historic Places. Submitted by Full Bright Sign & Lighting on behalf of 724 LLC, the property owner of record.
- DR-13-00092** 1601 New Hampshire Street; Sign Permit; State Preservation Law Review. The property is in the environs of the Edward House (1646 Massachusetts), National Register of Historic Places. Submitted by Santa Fe Signs on behalf of Lawrence Friends Church, the property owner of record.
- DR-13-00093** 616 W. 9th Street; Exterior Alterations; State Preservation Law Review. This property is in the environs of the Old West Lawrence Historic District and the Oread Historic District, National Register of Historic Places. Submitted by

Chris Cunningham, Treanor Architects, on behalf of Ziegler Rentals LLC, the property owner of record.

STAFF PRESENTATION

Ms. Zollner pulled item DR-13-00091 for 724 Massachusetts Street off of the administrative review list for discussion. She said staff approved the sign but wanted to bring it to the Commission's attention.

Commissioner Arp asked if the sign would be placed over the windows.

Ms. Zollner said the sign was already in place.

Commissioner Rasmussen said he liked the process and felt staff was doing a good job with the administrative reviews.

Commissioner Williams said he was fine with the process as well.

Commissioner Rasmussen provided an additional comment that the Family Church sign was not attractive.

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Quillin, to confirm administrative reviews and directed staff to continue evaluating signs in the same manner by reviewing them administratively.

Unanimously approved 6-0.

D. General public comment.

Mr. Dennis Brown said the second open house for Turnhalle was this Sunday, April 21 at 2:00pm.

E. Miscellaneous matters from City staff and Commission members.

Ms. Zollner said the rededication of the Leo A. Beuerman plaque would take place outside Teller's Restaurant, 746 Massachusetts Street, at 12:00 noon on Saturday, April 20.

ADJOURN 8:30 p.m.

Official minutes are on file in the Planning Department office.



1500 Haskell



North



South



BARN - NORTH



EAST