Architectural Enhancement - River City Recognition Award Nomination Form	
Nominee:	Yvonne Ruder
Nominee's Organization	Alpha Roofing
Address of Property Location:	1220 N. 3rd St. Lawrence, KS 66044
Reason for Nomination:	Driving through North Lawrence can be a little boring with it's dwindling businesses, and the appeal is almost absolete. With the recent contruction of Alpha Roofing's new location, there's a little more "ooh" & "ahh" in the air when you drive by. From a blank canvas to a modern, sleek, and intricately designed building, I believe this is just a small step in the right direction for N. Lawrence.
Nominated by:	Beth Folks
Phone	785-842-1843
Email	beth@lawrencerealtor.com

Edit User Response

Fields

Nominee:
Team of MarLan Construction

Nominee's Organization
MarLan Construction

Address of Property Location:
701 E 19th, Lawrence, Kansas

Reason for Nomination:
MarLan purchased and remodeled this property as their headquarters. The design is appealing for the neighborhood and their investment into East Lawrence is appreciated.

Nominated by:
Michelle Fales

Phone
7853317589

Email
michelle.fales@rcbbank.bank

LAWRENCE BOARD OF REALTORS®
2021 RIVER CITY RECOGNITION AWARDS
NOMINATION FORM

The Lawrence Board of REALTORS® is once again proud to sponsor the River City Recognition Awards. We are asking you to nominate your favorite candidate(s) for the awards. Feel free to attach additional comments.

Award for Architectural Enhancement of the Community by means of remodeling or new construction.

Nominee: Mar-Jan Construction - The Zimmerman Building

Address of location of property: 701 E. 19th Street

Reason for award: Recent renovation of building in a sensitive manner, respecting original design. Stan Hernly successfully wrote the nomination for it to be on the Historic Registe - See nomination attached photo.

Nominated by: Stan Hernly

Phone number: 7852186351

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Award for Humanitarian Contribution to the Community by individual or group.

Nominee: _____

Reason for Award: _____

_____

_____

_____

Nominated by: _____

Phone number: _____

Please submit Nominations by email to Rob@LawrenceRealtor.com,
Please call the LBOR Office with questions at 785-842-1843.

PLEASE SUBMIT YOUR NOMINATIONS BY TUESDAY AUGUST 31, 2021

Lawrence Board of REALTORS®
3838 West 6th Street
Lawrence, KS 66049

NPS Form 10-900

OMB No. 1024-0018

United States Department of the Interior
National Park Service

DRAFT
2/8/2021

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 Zimmerman Steel Company

Other names/site number Silverback Enterprises; PIN #103-06-0-40-04-001.00-0

Name of related Multiple Property Listing Historic Resources of Lawrence (2014 post WWII resources)

2. Location

Street & number 701 E 19th Street | NA | not for publication

City or town Lawrence | NA | vicinity

State Kansas Code KS County Douglas Code 045 Zip code 66046

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 Applicable National Register Criteria: ___ A ___ B ___ C ___ D

Signature of certifying official/Title Patrick Zollner, Deputy SHPO Date

Kansas Historical Society
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

Narrative Description

Summary

The Zimmerman Steel Company building is located in Lawrence, Kansas southeast of the original historic portion of town on the south side of 19th Street in an area with low-density development. Properties nearby on the north side of 19th Street are developed with domestic single dwelling residences, and properties directly east, south and west have buildings with light-industrial uses. Zimmerman Steel was built as an industrial manufacturing business for fabrication and sales of structural steel and architectural metal components for the building construction industry. It is comprised of a steel fabrication shop (1959) with an attached one-story office addition on the north end (1963). The steel fabrication shop is an industrial and utilitarian style rigid-frame steel building and the office addition is a mid-century modern style. The shop is approximately 115 feet north-south by 50 feet east-west with a 3:12 pitch north-south gable roof and side-wall height of approximately eighteen feet. Attached to the south of the shop is a steel-framed canopy approximately 36 feet north-south by 25 feet east-west with a low-pitched shed roof. The shop exterior walls are painted concrete masonry units to height of 5'-4", and vertical corrugated metal siding to the roof eaves. The roofing is corrugated metal. The office at the north end is a folded-plate steel-frame structure approximately 68 feet east-west by 30 feet north-south with a low eave height of approximately ten feet. The steel roof frames, running north-south, are spaced approximately 11'-6" on center and form two east-west gable roofs of 3:12 pitch. There is an upward sloping north (front) cantilevered overhang of approximately four feet, and at the east and west end walls a roof-extension overhang of approximately three feet. The office exterior materials are unornamented limestone and full-height aluminum storefront subdivided into panels by the exposed structural frames. The west façade is entirely limestone, the north façade is five bays of storefront and one bay of limestone, and the east façade is two bays with centered limestone flanked by storefront. The office has original coal-tar-pitch roofing with gravel ballast. The shop interior is industrial in character. It consists of exposed primed open-web ridged-frames and roof purlins with exposed vinyl-faced insulation, concrete floor slab, and exterior walls of painted concrete masonry unit wainscot and primed steel wall studs extending to the roof eave. The shop has a mezzanine level in the north end over enclosed storage, office, and bathroom spaces. The office addition interior is modest and consists of painted exposed steel tube frames, painted exposed steel roof decking, epoxy flooring applied to the concrete slab, painted gypsum board walls, and simple wood trim and base. Some office walls do not extend to the roof deck, leaving the folded-plate roof shape more visible. The building is in good condition and exhibits normal wear and aging. The original office epoxy flooring and coal-tar-pitch roofing is more severely deteriorated. The building retains much of its historic integrity, including its configuration of spaces, exposed structure, and many finishes, such as aluminum storefront, limestone, corrugated metal siding, and large owner-fabricated exterior horizontal-sliding shop doors with built-in personnel doors. Features that have been altered include installation in the shop of corrugated metal siding on the exterior walls between the exposed wall studs, and installation in the office area of distressed board siding on some walls.

Elaboration

Setting

The Zimmerman Steel building is in the 700 block of east 19th Street in Lawrence, Kansas. The property is zoned industrial and located seven blocks east of Massachusetts Street, the primary north-south street in the original townsite, and four blocks south of 15th Street, the south boundary of the original townsite (Figure 1). It is in a quadrant southeast of the original townsite which developed after World War II during an era of rapid growth (Fig 12).

The entire Zimmerman Steel property is approximately 1.69 acres and was platted in 1965 as Lot 2, Industrial Square. The property dimensions are approximately 296 feet on the north side, 238 feet on the east side, 325 feet on the south side, and 237 feet on the west side. The north side of the property is bounded by 19th Street; a concrete sidewalk and new curbs added along this street in 2020. The east side of the property is bounded by Moodie Road, which is paved but does not have curbs. The south side of the property is bounded by the adjacent property, the Free State Brewing Company Bottling Facility (originally E & E Specialties); the south property line is distinguished by a corrugated steel fence which was added in 2015. The west side of the property is bounded by the Burroughs Creek Trail, which is on former railroad track right-of-way. Located on the eastern part of the same property are a house and garage that pre-date the Zimmerman Steel company building. The house and garage are not associated with the business, they are simply on the same property and were maintained as a residential dwelling rented to tenants. The National Park Service determined through review of a *Historic Preservation Certification Application Part 1 – Evaluation of Significance*, that the house and garage do not contribute to the significance of the property (NPS Project Number: 42473). For that reason, only the western 0.70 acres of the property, where the Zimmerman Steel building sits, are

included in the tract defined in "Section 10 Geographical Data". The approximate dimensions of the defined historic tract are 115' on the north side, 236.53' on the east side, 144.34' on the south side, and 237.09' on the west side.

The high point of the site is near the middle of the south property line, and the grade slopes down to the north and west; the west half of the site was excavated for construction of the Zimmerman Steel building, creating a building pad approximately 6' lower than the grade around the house and garage on the east half of the property. (Figure 10). When the steel fabrication shop was constructed in 1959, the property was outside the city limits, 19th Street was unpaved, the Atchison, Topeka & Santa Fe railroad tracks ran along the west side of the property, and directly to the south was another new industrial building, E & E Specialties.

The Zimmerman Steel company relied primarily on over-the-road trucking for deliveries to and from their facility and did not utilize rail delivery from the adjacent tracks.[1] In 2007, the city of Lawrence approved plans for the development of a trail and linear park along the abandoned railroad right-of-way. Today the Burroughs Creek Trail, named after William S. Burroughs a prominent writer and artist who lived in Lawrence for the last 16 years of his life,[2] provides residents of Lawrence a 1.7-mile walking and biking trail running from 11th Street to 23rd Street, along which the Zimmerman Steel building is a prominent feature to be observed.

Overview

The steel fabrication shop is a rigid-frame steel building approximately 115'-0" north-south by 50'-0" east-west with approximately 3:12 pitch gable roof (north-south ridge) and side-wall height of approximately 18'-0". The exterior walls of the shop are painted concrete masonry units (eight inches by sixteen inches by eight inches) to height of 5'-4", and vertical corrugated metal siding to the roof eaves. The roof is corrugated metal, with twelve in-plane skylight panels, six on each roof face.

The office is a folded-plate steel-frame structure approximately 68'-0" east/west by 30'-4" north-south; the west edge of the office is in-plane with the west edge of the shop. The steel roof frames, running north-south, are spaced approximately 11'-6" on center and are formed to create two east-west approximately 3:12 gables and an upward sloping north (front) cantilevered overhang of approximately 4 feet, and a similar south overhang at the east end where the office roof is not abutting the fabrication shop. The metal roof decking spans between the steel frames and cantilevers approximately 3 feet at the east and west exterior walls. The roof edge is finished with an extruded clear-finished aluminum fascia. The roofing is original coal-tar pitch with gravel ballast; there are internal roof drains near the east and west ends of the three valleys created by the folded-plate roof shape. The steel structure and roof deck are exposed on the interior of the office area.

The exterior office materials are a combination of aluminum storefront and limestone veneer masonry over concrete masonry unit (CMU) backup divided into panels by exposed tube steel structural frames, or in the case of the east and west walls, by downspouts held tight to the face of the walls to mimic the appearance of the steel frames. The masonry is undressed limestone in an uncoursed random rubble pattern with the majority of stones having face proportions of one-unit-tall by four to eight or more units-wide, creating a strong horizontal emphasis.

North Façade

The north façade is approximately 68'-0" wide and divided into six bays. The eastern most bay is 11'-5" wide and finished with veneer limestone over CMU backup. The second bay is a clear-finished aluminum storefront entrance approximately 11'-4" wide and 9'-6" tall. The remaining four bays are aluminum storefront of approximately 11'-4" wide and 9'-6" tall. Each of the four storefront bays are subdivided into nine-panel grids of equal widths and varied heights. The bottom panels are approximately 3 feet tall and are 1" thick aluminum-skinned insulated panels, and the top panels are approximately 1'-6" tall of the same material. The middle panels are fixed single-pane glass with an interior applied shade-film (Figure 2).

West Façade

[1] H. Lee Zimmerman Sr., interview by Stan Hernly, June 18, 2020.
[2] "The Burroughs Creek Trail Project," *Sunflower Republic, LLC*, 2020, Panel 9.

The west façade is approximately 146'-0" wide and divided into the steel fabrication shop and the office. The steel fabrication shop is 115'-0" wide. The office is 30'-4" wide. (Figure 3)

The steel fabrication shop has a sliding door in the south third with a small two-pane inset steel window. At the north corner is a concrete loading dock and a personnel door with a small low-pitch canopy. Above the canopy, there is a steel sign that reads "SILVERBACK." The sign was added when the building was occupied recently by Silverback Enterprises.

The west façade of the office is a masonry veneer of undressed limestone in an uncoursed random rubble pattern without ornamentation over CMU backup.

East Façade

The east façade is approximately 146'-0" wide and divided into the steel fabrication shop and the office. The steel fabrication shop is 115'-0" wide and consists of seven bays of approximately sixteen feet each. The office is 30'-4" wide consisting of two equal sized bays. (Figure 3)

The steel fabrication shop has a sliding door with an inset personnel door in the third bay from the north. The inset personnel door has a small two-pane steel window at the top, and it is clad in horizontal corrugated metal siding below. These doors were constructed in-house by Lee Zimmerman. There are three awning windows in the east facade, one each in the first bay and third bay from the south, and one in the first bay from the north. These windows are 6/3 panes with the top sash acting as the operable awning window. The windows are made up of steel frames and sashes, and the panes are single pane clear glass set with glazing compound. Interior mounted security bars are installed at all three windows.

The east façade of the office is divided into two identical bays approximately 15'-2" wide. The middle section of each bay is 7'-3" wide and finished with limestone veneer over CMU backup. On both sides of the limestone is aluminum storefront that is 3'-8" wide. Each of the four storefront systems are divided into four panels of varied heights. The bottom panels are approximately 3 feet tall and are 1" thick aluminum-skinned insulated panels. The second panels are operable awning windows. The next panels are fixed single-pane glass with an interior applied shade-film. The top panels are 1" thick aluminum-skinned insulated panels with sloped heads matching the pitch of the roof. These are approximately 1'-6" tall at their highest point.

South Façade

The south façade of the shop has a centered pair of sliding doors, with an inset personnel door in the east door leaf. There are windows on either side of the sliding doors matching those on the east facade. Attached to the south of the shop is a low-slope-roofed, single-slope canopy area approximately 36'-0" north-south by 25'-0" east-west. Based on aerial photos from the City of Lawrence online GIS, it appears this canopy was added between 1966 and 1976 (Figures 8 and 9). This area was used for unloading steel deliveries. The east edge of the canopy is in-line with the east edge of the shop. The structure of the covered steel canopy are four wide flange steel columns and two open-web steel-framed girders. The columns are braced from east to west by cross-tie steel rods. The roof and southern side of the canopy are finished with standing seam metal roofing. Attached to the bottom of the beams are rails to support an overhead bridge crane. Attached to the northeast most column of the canopy is a jib crane.

The west 50 feet of the office addition south façade abuts the fabrication shop. The east 18 feet extends beyond the east face of the fabrication shop. This façade is finished with vertically installed corrugated metal panel siding that matches the metal siding on the fabrication shop. Centered in the façade is a personnel door that enters into the southeast administration office (originally Lee Zimmerman's office).

Interior

The 1959 steel fabrication building is a rigid frame steel structure with a concrete floor slab and foundation. The building consists of seven approximately 16-foot bays (Figure 13). The steel frame columns are a tapered open-web design, narrower at the bottom and wider at the top. The frame beams are also a tapered open-web design for approximately twelve feet near the columns. They are taller near the columns and shallower as they rise up the roof slope. The remainder of the roof frames are wide-flange beams up to the ridge. The steel-frames were designed by Lee Zimmerman and fabricated in the shop of Zimmerman Steel's original location at 1832 Massachusetts Street, behind the hardware

store operated by his brother, Bob Zimmerman[3]. Running perpendicular above the frames are zee-shaped steel purlins approximately 8" deep. Draped over the purlins is fabric or vinyl faced batt insulation, through which the corrugated metal roofing is attached.

The six southern bays are open full-height and this area was used as the steel fabrication shop. The north bay is separated off with a 9'-4" tall CMU wall, and the space north of the wall is capped with a wood framed mezzanine floor deck. The mezzanine is accessed by an L-shaped steel stair in the northeast corner of the fabrication shop. Below the mezzanine, at the east end, is an approximately 13-foot east-west by 15-foot north-south office, which served as the business office before the 1963 north addition was built. Under the west twenty-nine feet of the mezzanine is a storage room that has an access door from the fabrication shop in its southeast corner, an access door to the west exterior loading dock at its northwest corner, and an access door to the office addition also in its northwest corner. Between the storage room and office are two bathrooms, one accessed from the fabrication shop and one accessed from the office addition; the office bathroom was most likely accessed from the adjacent fabrication shop office before the north office addition was built.

There are two bridge cranes that serve the fabrication shop and mezzanine. These are both full width of the 50-foot east-west dimension of the building. Both cranes travel on the same rails which run north-south and are attached to the bottom of the building's steel frames. Each crane is a wide flange beam and has a movable hoist that runs east-west along the lower flanges of the beams, allowing lift access to every point in the shop and mezzanine. The upper crane is labeled as "2-ton" and the lower is labeled as "1-ton".

The perimeter of the fabrication shop has concrete masonry unit walls to a height of 5'-4". The walls above that height are 6-inch steel studs at 4'-0" on-center and 2-inch horizontal purlins attached to the outside faces of the studs. Fabric or vinyl faced batt insulation is draped over the outside face of the purlins, through which the corrugated metal siding is attached. On the interior face of the horizontal furring, between the studs, corrugated metal panel siding was installed in 2015; this was acid-etched to create a rusted finish.

The interior of the office area is subdivided into offices and work areas with some full-height and some partial height walls. There are two "administrative offices" at the east end; the southeast office was Lee Zimmerman's office and the northeast office was the administrative assistant's office. There is a door-sized cased opening connecting these two offices. The main entrance lobby and air-lock vestibule are in the second bay from the east. There is a hallway leading west from the entrance lobby that serves two offices along the north storefront wall, and continues on to the west end which is a two-bay open office area that wraps back around the south side of the hallway (Figure 13).

Throughout the office, the steel frame columns, beams, and folded plate steel deck roof are exposed to the interior. Most walls in the office addition space are finished with gypsum wallboard. The east and west walls of the vestibule have non-historic horizontal rough-plank wood siding finish; the northeast administrative office has the same modern plank siding, and "chalk-board" wall finish. Floor finishes throughout the office addition are original epoxy flooring on concrete slab.

The light fixtures in the office addition are all original with some having been altered. Wood trim wrap-around frames and lay-in prismatic lenses have been added to the light fixtures in the lobby, open office space, and the two eastern offices. Throughout the building, the original intercom system is still intact. The original "Zimmerman Steel Company" sign is stored in the open office area at the west end.

Original heating systems in the office included under-slab ductwork. Central air-conditioning was not provided, but a through-wall air-conditioner was provided in the south wall of the open office area.

Condition and Integrity

The overall condition and integrity of the Zimmerman Steel building is quite high relative to location, design, setting, materials, workmanship, feeling, and association. The location of the building is unchanged from its construction in 1959 and 1963. The original design and configuration of primary spaces is generally intact, including the open fabrication shop and the office space arrangement. The setting has changed somewhat over time, with dwellings north of the property being replaced with new contemporary dwellings, but the overall adjacent uses and character remain consistent with the historic development pattern. The site setting retains its historically significant arrangement of customer parking between the building and the street. The exterior materials are all original; the office roofing is in need of replacement. Interior

[3] H. Lee Zimmerman Sr.

materials are mostly original also, including epoxy flooring in the office area that is deteriorated. Some interior materials have been added, like pre-maturely rusted corrugated metal panels at the inside face of the exterior walls in the fabrication shop and distressed wood shiplap siding in some parts of the office area. Another interior material change is modern wood wrap-around frames and acrylic lenses added to fluorescent strip lights in the office area. Other original materials retained include exterior light fixtures on the front of the office and the original office intercom system, which is non-functional but intact. The workmanship of the building retains and reflects the workmanship of a steel fabrication shop. The exposed tube-steel frames in the office, the open-web rigid frames in the shop, and the exterior sliding shop doors with built-in personnel doors all reflect the workmanship of Lee Zimmerman and his employees. The overall feeling of the building is only minimally changed from its original creation, and that feeling is closely associated with the Zimmerman Steel company. Any Zimmerman customer or employee from 1963 would immediately recognize this building as the Zimmerman Steel building from either the exterior or the interior.

LAWRENCE BOARD OF REALTORS®
2020 RIVER CITY RECOGNITION AWARDS
NOMINATION FORM

The Lawrence Board of REALTORS® is once again proud to sponsor the River City Recognition Awards. We are asking you to nominate your favorite candidate(s) for the awards. Feel free to attach additional comments.

Award for Architectural Enhancement of the Community by means of remodeling or new construction.

Nominee: Landon Harness - Form & Function

Address of location of property: 711 Connecticut Street

Reason for award: Landon Harness has saved a lot of homes our in city, but 711 Conn. was a very cool remodel of a home that had been sitting in disrepair for a very long time. Many other people would have just knocked down the structure, but Landon saved it. Actually, he didn't only save it, he turned in into a beautiful property enhancing our city. The before and after gallery on his website show the impressive work that he does.

Nominated by: Nicholas Lerner

Phone number: 785-766-5613

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Award for Humanitarian Contribution to the Community by individual or group.

Nominee: _____

Reason for Award: _____

_____

_____

_____

Nominated by: _____

Phone number: _____

Please submit Nominations by email to Rob@LawrenceRealtor.com,
Please call the LBOR Office with questions at 785-842-1843.

PLEASE SUBMIT YOUR NOMINATIONS BY TUESDAY SEPTEMBER 15, 2020

Lawrence Board of REALTORS®
3838 West 6th Street
Lawrence, KS 66049

711 Connecticut

Before

After

Rob Hulse

Subject: FW: River City Recognition Awards

Architectural Enhancement of the Community Nominee:

Name: Landon Harness (Form and Function Construction)

Address of Property: Various Properties throughout East Lawrence; working on New Construction development Near Burroughs Trail Currently

Reason for Award: Landon and his team have been busy working to revitalize our East Lawrence community with various new builds and remodels. They are breathing life and longevity back into this community by giving homeowners more pride in their residences. He and his team are also currently working with Tenants to Homeowners on a development adjacent to the burroughs trail where half of the homes will be available to that organization and the other half available for current market value purchase. I truly believe he and his team are working to make Lawrence a place where more people are *able* to own homes that they are proud of!

Nominated by: Krista Bartels

Phone Number: 785-550-6559

Krista Bartels
Dream Home Professionals
Better Homes and Gardens – Wostal Realty
785.550.6559 | krista@dreamhomepros.com