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10-2-11

Varsity House; 1000 block of Indiana

City Commissioners:

You are being asked to consider the proposed redevelopment of the 1000 block of Indiana that includes 1043 Indiana (the Varsity House). The Lawrence Historic Resources Commission (HRC), at its September meeting, voted 5-2 during State Law review that the project as proposed would “damage, encroach upon or destroy” the nearby nationally registered Oread Historic District. Your action will be to make a determination if any feasible and prudent alternatives exist, and whether all possible planning to mitigate damage to the Historic District has been taken.

In the Oread Neighborhood North of KU Stadium Survey, completed in 2010, the Varsity House is identified as one of five landmark buildings within the survey area. In her staff report to the HRC, the Historic Resources Administrator calls the Varsity House a “character-defining feature of the environs of the historic district”, and lists reasons including the prominent corner location on two lots, significant architecture, and adherence to residential design patterns characteristic of the district.

Responding to information regarding the Varsity House, the Kansas State Preservation Office (SHPO), has stated that the structure is potentially eligible for listing on the National Register of Historic Places, for its architecture and its social history. The only thing preventing this from happening is that owner consent is necessary to apply for listing. Further, in a reply to the applicant regarding the availability of state tax credits (25%), if the structure was moved, SHPO stated that inclusion on the State Register (let alone National), for a relocated structure would be very unlikely.

LPA does recognize that this is an historic environs issue, and as such we seek just three conditions for this project to receive a minimal approval from us: leaving the Varsity House in place, even if it's not listed, referencing the residential pattern of single structure on single lot development on the building's front (Indiana street), side, and third, concerning the infill, even if it continues behind the original Varsity House structure, should not loom over it, but rather expand in height towards the center of the development.

The proposed project, however, uproots the Varsity House and kicks it off to the side removing it from its historic context. While the skin of the proposed infill has been improved through public review, the structure remains monolithic which relates more to the hotel and residence halls than residential structures.

If the standard for feasible and prudent alternatives is "profitable", there are many options here that could use the Varsity House as a design advantage rather than a liability, and thus use this rare opportunity of contiguous open lots in Oread in ways that would excite LPA and the community. We can't explore those options here, but we are certain that they are there.

What we have done is work with Stan Hernly, principal of Hernly Associates Inc., to develop an alternative design study that keeps the Varsity House in place, references single structure on single lot residential patterns on the building's front façade, and meets the developer's unit, bedroom and parking requirements. Our alternative is not offered as a final design document; we don't expect the developer to drop his plan for ours. We are simply showing one of several possible feasible and prudent design alternatives which would minimize damage to the Historic District as identified in the HRC ruling, and that would pass HRC review.

The fact that a volunteer non-profit such as LPA is able to demonstrate this, not to minimize the incredible and largely uncompensated work performed by Stan Hernly, also clearly demonstrates that all possible planning has not been performed by the developer of this project. In fact, due to the developer's view of the Varsity House as a liability rather than an asset, planning that keeps the Varsity House in place is the one thing that actually **hasn't been** done.

One possibility for the developer's reluctance to keep the Varsity House in place could be the evaluation of the original foundation. The developer hired an engineering firm that uses a 'boilerplate' approach to evaluating laid stone foundations. To illustrate, the same firm produced a virtually identical report for the house at 711 Connecticut. After our own walk-through, we didn't believe that the foundation of the Connecticut street house needed replacing, and we believe that the foundation of the original Varsity House (we are not contesting, for various reasons not all linked to physical deterioration, the removal of the back addition), is in even better condition. In the interest of all possible planning, we are willing to pay for a foundation study by an engineer we have used in the past. This engineer performs a very thorough evaluation of each foundation wall and pinpoints in his report recommended repairs to be made, instead of making blanket statements meant to avoid liability. I remind the commission that LPA replaced a foundation on our project at 1120 Rhode Island.

If the foundation is proved sound, and an alternative plan gives the developer all the density he is seeking, then the only possible reason left for his insistence on moving the Varsity House is that he agrees with us that it's on a prominent corner location, and he wants it. The Varsity House is known to be historic in every way and in its current location is eligible for state and federal registry designation.

The Oread Hotel was approved by City Commission over an HRC ruling because the commission saw a one-of-a-kind project and an economic driver that filled a distinct need. This is not the Oread Hotel. We have apartment complexes. The current proposal, if rejected, could be dusted off and resubmitted to replace any one of several older, out-of-date apartment complexes in the immediate area.

If you find that there is no alternative to allowing this project, in the face of all the contrary information included here, you may be setting a precedent, in a city that values historic preservation, that the Oread neighborhood is fair game for any high-dollar development proposals that damage recognized and authenticated cultural resources.

In her paper "Considering Context in Urban Redevelopment", by Noel Rasor, she quotes architect Elizabeth Plater-Zyberk, "good design is an intentional act that provides an elegant solution to a given problem, without generating any new problems of its own...further, good design has a healthy respect for history, understanding that some experience transcends time and can be beneficially applicable under new circumstances."

This proposed project actually faces no problems that need solutions, yet still squanders that good fortune by in fact creating a new problem of its own (the unnecessary uprooting of a historic structure). The project disrespects our community's history by seeing it as a liability instead of an asset. This is a sad design statement that should not be bought into by City Commission.

Sincerely,

A handwritten signature in blue ink that reads "Dennis J Brown". The signature is written in a cursive, flowing style.

Dennis J Brown
President

October 3, 2011

City Commissioners
City of Lawrence, Kansas
c/o Mr. David Corliss, City Manager
P.O. Box 708
Lawrence, KS 66044

Re: 1043 Indiana Street, Lawrence, KS.

Lawrence is one of the most historic towns in Kansas and the house at 1043 Indiana Street has an important role in our historical story. The Owner of the property, Triple T, LLC, has submitted a development plan proposing to relocate the house from its position at the northwest corner of 11th & Indiana Streets, 212 feet northward to the middle of the block. This proposed move was determined by the Historic Resources Commission to damage the environs of the nearby Oread Historic District, and the move was determined by the Kansas State Historical Society to make the house no longer eligible to be listed on National Register of Historic Places and highly unlikely to be eligible for listing on the Kansas Register of Historic Places.

The information provided on the following pages demonstrates the historic significance of the house, and demonstrates that feasible and prudent development alternatives are possible, leaving the house in place and matching the density, character, and amenities of the developer's proposed design. In 2010 the City of Lawrence/Douglas County Planning Department initiated the Oread Neighborhood North of KU Stadium Study, where the house is located. One of the key findings of the study is related to development in the Oread Neighborhood north of the stadium and states:

"Most of the structures in the area are generally in good condition, yet many face redevelopment pressures. 20% of the properties in the survey area have been developed or redeveloped over the past 30 years, and many others are currently being considered by private developers for additional redevelopment. Much of the redevelopment has occurred around the periphery of the area, as well as several individual lots scattered within the area.

Redevelopment of the area will continue and questions regarding that include:

- Is the original existing building fabric historically significant?*
- Is the original existing building fabric worthy of preservation?*
- Is there community consensus regarding the historic significance and preservation worthiness of the area?*
- Is there community consensus regarding the method, type, scale, and character of redevelopment in the area?*


Without answers to these questions redevelopment will continue to create controversy between developers and preservationists in a project-by-project manner, making referees out of the City's Historic Resources Commissioners and City Commissioners in ongoing battles with ill-defined decision

making criteria. A more coherent approach that defines the community's interest regarding balance between preservation and development could help alleviate controversy, and create a stronger neighborhood which simultaneously supports redevelopment and preservation."

The City Commissioners are strongly encouraged to weigh the importance of your decision regarding this property. It is possible for high-density infill development to co-exist with preservation of significant historic properties, and your decision on this project will help set the parameters of that union. There are feasible and prudent alternatives to moving this historic house and the developer can redesign the project, keeping the house in place and rehabilitating it in a manner that maintains its historic listing eligibility.

Thank you for your consideration on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Stan Hernly", with a long horizontal flourish extending to the right.

Stan Hernly

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**** Red text throughout the attached documents is intended to highlight topics specifically related to 1043 Indiana Street. Highlights are by LPA and/or Hernly.***

STATE HISTORIC PRESERVATION STATUTE REGULATIONS

Article 3. REVIEW OF PROJECTS AFFECTING HISTORIC PROPERTIES AND THEIR ENVIRONS

118-3-1. Definitions. For the purposes of Article 3, these terms shall have the following meanings.

(a) "Boundaries of a historic property" means the limits or extent of a geographic area included in the state or national registers of historic places.

(b) "Character-defining features" means those physical characteristics and elements that indicate the integrity, design, and materials of the listed historic property.

(c) "Demolition" means the partial or complete removal of a building or structure, the components of a building or structure, or the man made components of the site on which the building or structure is located, including walks, driveways, retaining walls, and fences.

(d) "Environs" means the historic property's associated surroundings and the elements or conditions that serve to characterize a specific place, neighborhood, district, or area, which takes into account all relevant factors, including the following:

- (1) The use of the area;
- (2) the significance of the historical property;
- (3) the scope of the project;
- (4) surrounding buildings, structures, and foliage; and
- (5) the topography of the surrounding area. A project need not be adjacent to a historic property for it to be in the historic property's environs.

(e) "Feasible and prudent alternative" means an alternative solution that can be reasonably accomplished and that is sensible or realistic. Factors that shall be considered when determining whether or not a feasible and prudent alternative exists include the following:

- (1) Technical issues;
- (2) design issues;
- (3) the project's relationship to the community-wide plan, if any; and
- (4) economic issues.

(f) "Governmental entity" means the "state or any political subdivision of the state," as that term is defined by K.S.A. 75-2714, and amendments thereto.

(g) "Ground-disturbing project" means a project that changes the existing grade, shape, or contour of a property or involves drilling into or excavation of earth from a piece of property where there is the potential to disturb archeological remains.

(h) "Historic property" means any property included on "the national register of historic places" or "the register of historic Kansas places."

(i) "Program includes all possible planning" means that the written evidence and materials submitted by a governmental entity to the state historic preservation officer clearly identify all alternative solutions that have been investigated, compare the differences among the alternative solutions and their effects, and describe mitigation measures proposed by the project proponent that address an adverse effect determination of the state historic preservation officer.

(j) "Relevant factors" means pertinent information submitted by project proponents or project opponents in written form, including evidence supporting their positions.

(Authorized by K.S.A. 75-2721(b); implementing K.S.A. 75-2724; effective, T-118-5-1-98, May 1, 1998; effective Oct. 23, 1998.)

THE HISTORIC SIGNIFICANCE OF 1043 INDIANA STREET WILLIAM CHRISTIAN HOAD RESIDENCE

A confluence of circumstances and individuals in the first two decades of 20th century Lawrence created a unique residential built environment around the University of Kansas campus. Parts of that environment have been lost to demolition, others are threatened with redevelopment, and some continue their usefulness in a diminished state. While much of that built environment remains hidden in plain view, its developmental history has lain dormant, ready to be rediscovered. Here is part of that story.

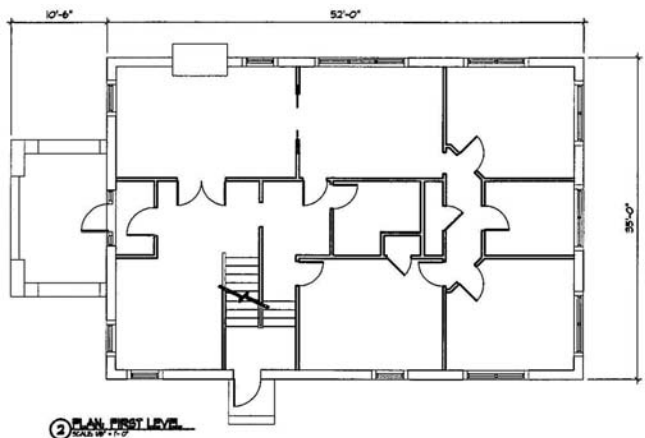
PART 1 - THE BUILDING

1043 Indiana Street, built in 1908 for Professor William Christian Hoad, was most likely designed by Harriet E. Tanner, who financed and oversaw its construction by J. T. Constant. It is in the Dutch Colonial Revival style, and reflects Shingle style influences in exterior wall finishes, as well as Craftsman style influences in the porch and dormer roofs and brackets. It has an asphalt shingled gambrel roof, wood shingle siding, stone foundation, and wood double-hung windows in a 9/1 mullioned pattern.



In 1918 the house was sold to the Delta Tau Delta Fraternity and then in 1927 to the Delta Zeta sorority. A rear addition was added at some point during that timeframe for additional sleeping quarters.

The main entrance on the First Floor east side, facing Indiana Street, is protected by a gable roofed partial width porch (plan at right is oriented north down). The 1908 portion of the house is nearly square (35'x34') and consists of an Entrance Vestibule, Living Room and Dining Room



(along the south side), Parlor and Stair (at the northeast corner), original Kitchen space (northwest corner), and original Bathroom space (middle west side). The later addition at the west side consists of three rooms and hallway.

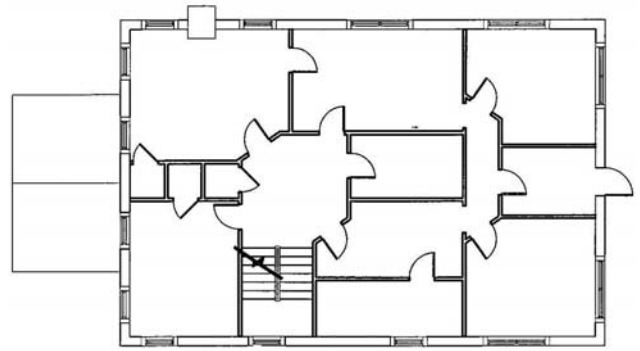
The Second Floor of the 1908 portion consists of a Stair at the middle north side, Central Hallway, four Bedrooms (one in each corner, the one at NW corner is currently subdivided), and an original Bathroom space at the middle west side. The west addition consists of two Bedrooms and a passageway to an exterior fire escape stair on the west side.

The Third Floor 1908 portion is the same plan as the Second Floor, except for the gambrel roof sloping in at the east and west exterior walls of the bedrooms. The west addition does not extend to the Third Floor, but there is an exit from the 1908 portion on the roof of the addition to the west fire escape.

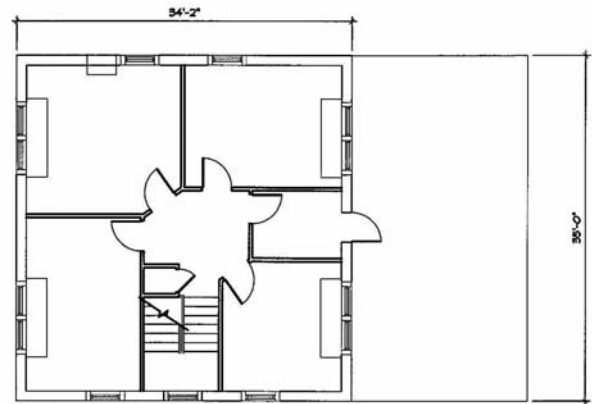
The exterior finishes of the house are nearly all original and while some areas of the fascias, soffits, and wood shingle siding are deteriorated, the overall retention of historic fabric is substantial. The original wood windows are mostly still operational, as



1043 Indiana Street



3 PLAN SECOND LEVEL
SCALE 1/8" = 1'-0"



4 PLAN THIRD LEVEL
SCALE 1/8" = 1'-0"



evidenced by the presence of window AC units, and are in need of minimal restoration work and new appropriate storm windows.

The interior wood trim work (baseboards, door & window casings, stair railings) is nearly all original, retaining its original finish on the First Floor and having been painted on the upper levels. The door and window head trims may have originally had a crown mold cap, typical of this timeframe and detail, but those are not present. Not surprisingly, most of the

upper level interior doors have been replaced with flush hollow-core wood doors; the originals that remain in place are 5-panel style, typical of the era.

The Stairway on the First Floor is enclosed on its east side with a tread-to-ceiling Craftsman inspired spindle detail and the ceiling of the Living Room has a rectangular



trimmed beam pattern. A pair of single-panel pocket doors separates the Living Room and Dining Room.

Many of the interior wall and ceiling surfaces have been covered with 1'x1' acoustical tiles glued, most likely, to the original plaster



walls and ceilings. The original wood floors are present in the upper level bedrooms and are most likely under the Hallway and Stair carpeting.

The original Kitchen and Bathroom spaces are still in existence, but none of the original fixtures or casework are still in place. The mechanical,

electrical, and plumbing systems have been updated in a piecemeal manner, and substantial replacement would be anticipated with a restoration of the building. Electrical systems are mostly surface mount conduit and outlet boxes, which from a design standpoint would be better if installed in a more concealed manner.

From a structural standpoint, the original 1908 portion of the house is in very good condition. There is minimal evidence of differential movement at the heads of interior doorways and exterior windows, where that would generally be evident, and the existing exposed plastered walls and ceilings are in good condition.

The west addition is a different story. It was built on improperly prepared sub-grade and the west foundation wall has experienced differential settlement. The second and third floors of the addition both slope downward to the west approximately 2" to 3". On the exterior, this movement is evident in diagonal cracks in the stone foundation walls downward from the sills of the twin double-hung windows in the south and north wall planes.



In general, the 1908 portion of the house retains a substantial amount of original building fabric, which through basic restoration and preservation processes could be returned close to original condition. The west addition would require more substantial restoration efforts to stabilize the foundation, lift and level the wood framed upper levels, and adjust windows and doors back to square and plumb conditions.

PART 2 – CULTURE AND PEOPLE

Social and Economic Circumstances related to 1043 Indiana Street

At the turn of the century, the University of Kansas had become a leading academic setting, with faculty names of Snow, Green, Marvin, Bailey, Dyche, Williston, Templin, Murphy, and others educating a new generation of students sweeping in the Progressive Era. Advances in civil engineering education and techniques were significant, and the faculty and staff of the period substantially impacted the field well past the middle of the century.

While ushering in Progressive ideas on the education front, economic conditions were not favorable for young KU faculty to achieve homeownership at a level commensurate with their status. Banks were not positioned to loan substantial funds for faculty whose compensation lagged behind other leading institutions. In Lawrence, a significant individual personally took on the role of developer and financier to help alleviate that situation.

Significant Individuals related to 1043 Indiana Street

William Christian Hoad

W.C. Hoad was born in Lecompton, KS, January 11, 1874, the son of Francis Dearing and Gertrude Millicent (Evans) Hoad. He received a Bachelor of Science degree from Lane University in 1896, and a Bachelor of Science degree from the College of Engineering at the University of Kansas in 1898. He married Louise Green, August 7, 1901 and had three children, Hortense, William Marvin, and John Green. He worked for the Santa Fe railroad 1898-1900 and was then successively an Assistant Professor, Associate Professor, and Professor of Civil Engineering at the University of Kansas from 1900-1912. He did graduate study in sanitary engineering at MIT in 1906-07. He was chief engineer of the Kansas State Board of Health from 1907 to 1912, establishing engineering standards of administration for the state water and sewage law that was passed in 1907. He handled investigations and decisions with respect to sanitary improvements in more than 200 Kansas cities and towns. He left KU for Michigan University in 1912 and was the founder of their sanitary engineering program, serving as its head until retirement in 1943. He received the University of Kansas' Distinguished Service Award in 1943, the top honor that can come to a member of the KU academic family. (Who's Who 1922, Hoad Obit.)

Nathan Thomas "Tom" Veatch Jr., 1909 B.S. civil engineering, and E.B. Black, 1906 B.S. civil engineering, were both students of Professor Hoad and went on to become co-founders of the Black & Veatch engineering firm in 1915. In the 1911 Lawrence city directory, N. Thomas Veatch is listed as an instructor at the University of Kansas and rooming at 1043 Indiana Street. Tom Veatch's work experience included June-Aug, 1909--Designed the sewer system and sewage disposal plant for City of Holton, Kan. \ Aug-Oct, 1909--Given charge of drainage survey by Prof. W. C. Hoad \ 1910-11, asst. engr. Kansas State Board of Health (chief engr. was Prof. Hoad). "Tom Veatch, who has been working with Professor W. C. Hoad on drainage work along the Delaware River returned to Lawrence this morning. He states that the water is still so high from the heavy rains this week that it was impossible to continue their work until the water had subsided." _Lawrence Daily Journal (Saturday) Sept. 11, 1909 p.4:6.

Harriet (Pugh) Tanner

Harriet Pugh was born at High Point, N.C., the daughter of Dr. William Pugh and Rachel Carter Pugh, she came with her family to Kansas in 1871, where Dr. Pugh was a pioneer physician in Harvey, Lyon and Chase counties. She attended the University of Kansas and in 1883 married Charles Curtis Dart, who died in 1887. Her second marriage was to Edward Wadsworth Tanner. After his death, she came in 1897 to Lawrence with her daughter, Edna Rachel Dart, and son, Edward Wadsworth Tanner. (LJW Obit).

Mrs. Tanner's interests were many and varied and she was continually developing new ones. Her mind was both imaginative and practical, and if a proposal captivated her fancy, she at once set about making it a reality. House designining (sic.) appealed to her and she had a flair for it. She built a number of houses in the neighborhood of her own. She had faith in the promise of the impecunious college professor to pay little by little for the home he wanted and many Lawrence residents became property owners thru her planning. (Daily Journal World 1943/09/18).

The present Pi Beta Phi house (1246 Miss. St.), one of the first large sorority houses to be built at the University is a testimony to the guiding hand and financial acumen of Hattie Pugh, I. C. of the eighties. When her son, Edward, made her hobby his vocation and became a successful and well known architect, Mrs. Tanner was pleased, but not surprised. (Ibid)

Lawrence was her town and she was always interested in its government and improvement. For a time she was a member of the city planning commission. She belonged to the Plymouth Congregational church, where as a child, she had attended Sunday school. (Ibid)

She liked to travel, and one year, having seen most parts of America, she and her daughter extended their journeying to Europe. Here she delighted her feeling for architecture and art by tireless visits to cathedrals, museums, and palaces. In Egypt she rode a high and swaying camel as intrepidly (sic.) as a few years later, at the age of 71, she rode a horse down a dangerous canyon trail in Colorado. (Ibid)

The lives of all her friends, indeed of all those whom she touched, are richer for having known Harriet Tanner, and the poorer for her going. (Ibid)

Mrs. Tanner lived in her mother's house at 1126 Louisiana Street (now a gravel parking lot). It and most of the houses (in the 1100 block of Louisiana Street) have been razed and replaced by wood apartment houses. (Baer, p. ii)

At that time there were no schools of architecture in this part of the country. Inasmuch as she made drawings of the houses she sold, some citizens might have thought (Harriet Tanner) was an architect. She wasn't, but they were not far off the mark. Bankers in Lawrence talked about her exceptional judgment of people. For anyone she trusted, she would not only build the house, but lend the money on easiest terms. (Baer, pp. i-ii)

Edward Tanner

Edward Tanner was born October 2, 1895, in Cottonwood Falls, KS, to Hattie Tanner and Edmund Tanner, who died before his son was born. After his father's death his mother moved to Lawrence to live with her mother, and the household was filled out by his half sister Edna and an aunt. (Baer, p. ii)

As the son of a home builder, he drew plans at high school age, which his mother showed with pride. Long before he became an architect he was a rough carpenter for T.J. Constant (sic.), a Lawrence contractor who built many homes and fraternity houses. Later when he drew plans for homes and buildings, he used to think of the actual job to be done with hammer and saw. (Baer, p. iii)

(<http://www.kshs.org/genealogists/individuals/vertical/bios/tanneredwardw.htm>)

This is an individual biography from the vertical file of biographical information, primarily newspaper clippings, created by the Kansas State Historical Society Library and Archives division.)

Edward Tanner graduated in the first class of the University of Kansas, School of Architecture in 1916. After service in World War I, he became the principal designer for the J.C. Nichols Company in 1919. It was the beginning of a life-long relationship with that firm lasting until his retirement in 1964. During that time, Tanner designed most of the major buildings on Kansas City's Country Club Plaza and was responsible for much of its appearance including the selection of the Spanish motif for its structures. He also designed more than 2000 houses in the Country Club District and in Johnson County, Kansas as well as The Landing and Prairie Village Shopping Centers.

Mr. Tanner was born in Cottonwood Falls, Kansas, but spent most of his early life in Lawrence. He made his home in the Kansas City area during the rest of his life.

In 1933, Tanner designed the entire City of Fort Peck, Montana. The city with a population of 5000 was built ahead of the construction of the big Fort Peck dam. The plans included virtually everything from homes to stores to utilities and hotels. Even a jail!

During World War II Tanner and his company, Tanner & Mitchell converted to wartime production. They designed the buildings at Whiteman Air Base in Knob Noster, Missouri and the O'Reilly government hospital in Springfield, Missouri. During the Korean War, Tanner was involved in the development of the Sunflower ordnance plant near DeSoto, Kansas.

Ed Tanner, was the architect for Danforth Chapel, a 90-seat Gothic Revival structure (1405 Jayhawk Blvd). Ed's gratis design was given to his alma mater, the University of Kansas -- as a memorial to his mother, the late Harriet Pugh Tanner.

John T Constant

John T Constant was a prominent Lawrence building who built a large and prosperous organization, and in over fifty years of work (1894-1946) built a large number of fine houses and buildings in Lawrence. Among them are Liberty Hall, 642 Mass.; The Perkins Trust Building, 700 Mass.; Governor Stubbs Mansion, now the Sigma Nu fraternity house; the Delta Tau Delta house, at 1045 (sic.) Indiana Street (Caviness).

With research conducted so far, its not certain that J T Constant built the original 1908 portion of 1043 Indiana Street, or just the later west addition. Given Constant's involvement with Harriet Tanner on other projects it is likely that he was the builder of the entire building.

Significance of 1043 Indiana Street

On October 3, 1907 Harriet E. Tanner purchased Lots 11 and 12 in Block 13 of Lanes Second Addition to the City of Lawrence for \$800 from W. R. Stubbs. These are the lots which comprise the original property for the house addressed as 1043 Indiana Street. In 1907 property taxes were assessed on a value of \$40 for these lots. In 1908 H. Tanner paid taxes on an assessed valuation

of \$440, and in 1909 for an assessed valuation of \$3,065. The original portion of the house at 1043 Indiana Street was constructed in 1908.

In the 1910-11 Lawrence city directory, W. C. Hoad was listed as the resident of 1043 Indiana Street. In the 1913 directory, G.J. Gibb was listed as the resident of 1043 Indiana Street.

In 1918, 1043 Indiana Street was purchased by Delta Tau Delta fraternity for \$4,838 (\$3,538 from H. Tanner and \$1,300 from W.C. Hoad). Apparently Professor Hoad, who left KU for the University of Michigan in 1912, still had partial ownership of the house Harriet Tanner built for him in 1908 and which he likely had intended to purchase entirely from her.

While not certain, it is most likely that the original gambrel roofed portion of the 1043 Indiana Street house was designed by Harriet Tanner. The 13 year old Edward Tanner would have been around the house when it was drawn and may have been on the site when it was built by J T Constant, one of his future employers.

Environs

It is important to understand the original environs when looking at the 1043 Indiana Street house. The 1927 Sanborn map shows 15 houses on the 1000 block between Indiana Street and Mississippi Street; sixty percent (nine) of those houses are still in existence today. Also, the 1927 Sanborn map only shows small dwellings on two of the four currently vacant lots directly north of the original two 1043 Indiana Street lots. With its presence at the southeast corner of this block, the 1043 Indiana Street house is an important anchor that delineates the break-line between a historically significant area and an area in the 1100 block of Indiana Street that has lost its historic significance.

Conclusion

The original gambrel roofed portion of the house at 1043 Indiana Street embodies the cultural imprint of a bygone era. It came into existence through the efforts and desires of historically significant individuals, brought together by social and cultural events of the early 20th Century. Completion and submittal of a PSIQ (Preliminary Site Information Questionnaire) to the Kansas State Historical Society would likely indicate that the property is eligible to be listed on the National Register of Historic Places.

The importance of National Register listing for redevelopment of the property as an income producing property is that any qualified rehabilitation expense is eligible to earn State of Kansas 25% preservation tax credits and the federal 20% preservation tax credits. This provides a substantial incentive for a developer to rehabilitate this historic property, rather than raze and build all new. A sensitive new addition on the west side (in place of the structurally distressed circa 1925 addition) and additional new construction to the north could be used to match the density of all new construction. Development variances may be necessary to achieve a comparable density, but the trade off would help save the original viable portion of the house.

Credits

Research for this document has been conducted by Stan Hernly, Shelli Ulmer, Brenna Buchanan, and Dave Evans.

Other Possible Harriet Tanner Designed Houses

1011 Indiana street

May 1st, 1908 / rec'd May 8, 1908 (released May 14, 1915) B. J. Dalton and Louella O. Dalton were granted a \$3,000 mortgage by Harriet Tanner the south half of lot 3 and all of lot 4 in block 13 of Lane's 2nd addition mortgage book 46 p.37 7% interest/ balance due in 5 yrs., on May 1, 1913 The Dalton's of Parson, Ks -- on Sept. 2nd, 1919, sold 1011 Ind. st. To May G. Millikin, for \$8,000 lot 3 and all of lot 4 in block 13 of Lane's 2nd addition

deed book 105 p.302 / rec'd Oct. 22, 1919. May 19, 1907 / rec'd Dec. 28, 1907 Dalton's purchased lots 1, 2, 3 & 4 Indiana st. in block 13 of Lane's 2nd addition

\$1,600 consideration. Grantors: Alfred & May B. Whitman, of Lawrence, Ks.
deed book 82 p.365

1907 city directory p.79 / B. J. Dalton (Luella O.) city eng & prof U of K r. 1121 R. I.

The Dalton's are listed there in 1908-09--city directory p.88: Robt. J. Dalton (Luella) instr KU r. 1011 Ind.

1109 Ohio Street c.1908

current owners: John & Elaine Brewer likely best kept example of Mrs. Tanner work. She designed a house for her dentist neighbor 1901, May 3rd contract & rec'd date were the same. Charles E. & Lena H. Easterly sell (1109 Ohio) to Harriet Tanner for \$750.00.

deed book 68 p.629; a correction deed appears in book 83 p.58 "to correct error in description", Again, contract & rec'd date were the same: June 3rd, 1908. Giving one a reflection as to the time of improvement of this lot. the 1900-01, 1095 & 1907 city directories list James Wm. O'Bryan, as a dentist residing at 1046 Ohio. The 1908-09 directory issue places the O'Bryan family at 1109 Ohio.

1134 Louisiana Street

Another Professor that Harriet E. Tanner built a house for was Prof. Arvin S. Olin & (Mattie Davis Olin, his wife). Next door to her at 1134 Louisiana street (Mrs. Tanner lived at 1126 La. st.). Mrs. Tanner granted Prof. Olin a \$2,400 mortgage. The Olin's 1st show up in the 1898 city directory living at this address. The Mortgage book 34 p.488: March 13, 1897 / rec'd March 7, 1898; released June 9, 1906 by Luella P. Pugh of Aurora New York -- On Jan. 19th, 1901, Harriet E. Tanner had assigned the \$2,400 mortgage to her sister Luella P. Pugh. The deed to the property was granted to the Olin's from heirs of Hiram Towne: Cecilia O. the widow, Nannie & Louise Towne. contract dated April 1st, 1896/rec'd April 2, 1896 in deed book 56 p.619. The consideration was \$500.

1145 Indiana Street

Marshall A. Barber was grantor on his property May 19th, 1911 when Harriet Tanner bought it for \$2,500. rec'd July 18, 1911 in deed book 89 p.225 east 100 ft. of lot 6 blk 9 Oread add.

1911 city dir. p.48: M. A. Barber, KU instr. rms 1220 La.

mortgage book 50 p.540 -- Sept. 28, 1911 / rec'd Sept. 29, 1911 Harriet E. Tanner is given a \$5,000 mortgage from the Lawrence Building and Loan Association released May 22, 1913 G. P. Plank, secretary for the Lawrence Building and Loan Association

east one hundred (100) feet of lot no. six (6) Block no. nine (9) Oread Addition to the city of Lawrence.

deed book 94 p. 22 -- May 22, 1913

Harriet E. Tanner to L. W. Coleman (\$1.00 consideration) E 100' of lot 6 blk 9 Oread add.
rec'd May 22, 1913

1915 city dir. p.88: Coleman Hall 1145 Ind., Fannie Cooper, matron.

Leonidas Coleman (Alice) furn. rooms 1145 Ind.

mortgage book 56 p.368 -- May 22, 1918

E. R. Dart grants a \$6,000 mortgage to Gertrude and J. W. Shultz east one hundred (100) feet of lot no. six (6) Block no. nine (9) Oread Addition to the city of Lawrence. The mortgage was released June 4th, 1921 by Miss Dart & attested to by Mrs. Tanner.

1918 to J. W. & Gertrude Shultz (1917 city dir. p.258: Joseph W. Shultz (Gertrude) r. 738 Ark.).
1145 Ind. st. changes hands

Joseph Shultz to Olin Templin 11-26-19 / rec'd 12-22-19 deed book 103 p.308 Olin Templin to Carl H. Bruchmiller 12-13-23 / 12-15-23 deed book 116 p.6 Carl H. Bruchmiller to Sigma Phi Epsilon Fraternity 3-22-24 / 3-24-24 deed book 114 p.176

1923 city dir. p.152: Olin Timplin (Lena V.) prof KU r. 615 Tenn.

1925-6 city dir. p.220: Sigma Phi Epsilon fraternity, 1145 Indiana st.

1925-6 city dir. p.62: Carl H. Bruchmiller r. 917 Ohio (Ollie M.) Varnumt & Bruchmiller/p.244 live stock dealers 501 Maple)

1224 (lot 226) Louisiana Street

Is an Ed Tanner design. It was built for Prof. Frank Burnett Dains. Harriet bought the lot (for \$1.00) on July 8th, 1911. Its not in the city dir. for 1911; shows up in the next issue 1913-14. Mrs. Tanner give him his deed on June 9th, 1922 (for \$1.00).

Someone really needs to check the tax records for 1224 La. st. Ed's daughter self-published book (p.37), says he designed it. Likely 1911-12 when Ed would have been around 16 or 17 years old (Ed was born Oct. 2, 1895). Prof. Tony Burzle(head of the KU German department)occupied 1124 La. in 1946 -- "the architectural drawings were in the house and signed by Edward Tanner" Baer, Charles J., and Mary Baer. Edward W. Tanner Architect. Lawrence, Kan.: Meseraull Press, 2000.

1232 Louisiana Street

Harriet Tanner bought the property at 1232 La. for \$500 on Nov. 1st, 1904. Harriet sold 1232 La. to Prof. Hubach on April 9th, 1910 for \$4,000.

(1905 city dir. p.139: Charles W. Hubach, music teacher Dick bldg (747 Mass), r. KC Mo.; 1907 p.134, 1908-09 p.145 & 1911 p.162-- all say Charles E. Hubach was residing at 1232 La. st.)

Prof. Hubach sold 1232 La. to Harriet Greissinger & Maude Miller on July 3rd, 1914.

Harriet & Maud were piano instructor at KU. Greissinger married John Wallace Brown and sold her half to Miss Miller. Miller lived at 1232 La. abt. 16yrs(she died July 15, 1930).

found a mortgage doc from Mrs. Tanner's daughter, E. R. Dart -- granting a \$2,250 mortgage to C. Edward & Amelia H. Hubach dated July 17, 1910 / rec'd July 16, 1910 in mortgage book 45 p.573. Except it says its for lot 232 Louisiana street. Lot 232 is 1236 La. st., home of Prof. Lewis E. Sisson. I believe 1236 La. st. still exists today.

the 1911 city directory doesn't list a 1236 La. st. the 1913-14 dir. shows Louis E. Sisson (Eleanor) instr KU, r. 1236 Louisiana. Prof. Sisson & (Elinor W.) sold 1236 La. on Jan. 7, 1943 / rec'd Jan. 8, 1943 in deed book 148 p.33. The consideration was \$4,700.

1246 Mississippi Street

from Tanner's 1943 memorial -- The present Pi Beta Phi house, one of the first large sorority houses to be built at the University is a testimony of the guiding hand and financial acumen of Hattie Pugh. Mortgage book 43 p.529 -- Nov. 4th, 1907: E. R. Dart's \$1,500 mortgage to the Kansas

Association of Pi Beta Phi, incorporated. Harriet Tanner signed the document as the President of the sorority corp.

The mortgage was released July 12, 1911. It was located at 1246 Mississippi street (parking structure there now, next to the Union). The Kansas University Endowment Association bought the Pi Beta Phi house on Jan. 2nd, 1962. see Corporation Deed in book 219 p.427. Lot number 7 in Blk 8 of Oread Addition to the City of Lawrence.

1907 city dir. p.205: Pi Beta Phi chapter house, 920 Ohio.

1908-09 street directory look-up: 1246 Mississippi street, Pi Beta Phi no 1962 polk dir. at the pub. library; 1963 p.187 Pi Delta Phi 1612 W. 15th st.

1247 Ohio Street

Lawrence Journal-World (Monday) September 10, 1956 p.1:7-2:1. Professor of Botany Dr. A. J. Mix Dies In Houston Hospital.

1923, June 13th -- Harriet Tanner bought lot at 12 & Ohio 1930, Oct. 17-- Mrs. Tanner sold lot at 12 & Ohio to A. J. Mix

Tanner rented the house next door to her to Prof. Mix. A house she built in the 1890s for Prof. Olin.

1925-26 city dir. p.177: Arth J. Mix (Kath) tchr h.1134 La.

1925-26 dir. p.70: Chi Delta Sigma Frat House 1247 Ohio skip to- 1929-30 dir. p.190: Arth J. Mix (Kath) tch h 1134 Louisiana.

1301 Pennsylvania Street

Mr. "Pennell had been a general service man at the Elks club for more than 35 years".

Harriet Tanner, may have befriended this man at the Club & helped him purchase 1301 Pa. st.

Junis & his wife, Lucile lived there until they died. Mr. Pennell, died Oct. 1st, 1940; Lucille Pennell was born Aug. 22, 1874 & died Dec. 30, 1944 (see Tombstone census p. 189). Both of the Pennell's Funeral services were held at the Ninth Street Baptist church.

note the small connection w/ 1029 Indiana, as James Jr. is working at the Elks lodge, in 1905.

city directory -- 1905, p.107: James R. Johnson, Jr. (c) steward Elks's Lodge Rooms, b. 1029 Ind.

James R. Johnson (c) r.1029 Ind., wks barber for H.S. Hubbard

re: 1301 Pennsylvania street.

deed rec'd/ Jan. 27, 1923, lot 135 Pa. st.

Harriet Tanner, grantor / Junius Parnell, grantee

1534 Kentucky Street

currently owned by Tony Backus & Serina Hearn

was the home of Stella G. & Prof. Hamilton Perkins Cady. The 1908-09 city directory has no listing for this address. June 29th, 1909, Harriet Tanner's daughter E. R. Dart, gives Pro. Cady a \$3,000 mortgage on this place (see mortgage record 46 p.282. rel'd Dec. 31, 1913.

Cady was a chemistry professor. During WWI he discovered how to cheaply extract helium from Ks natural gas. A member of KU faculty for 44 yrs.

1731 Indiana

(same plan as house to the north, 1725 Indiana) a work in progress --

June 15th, 1918, Harriet E. Tanner sells this property to S. R. Farmer, of St. Joseph, Mo. for \$1.00.

Harriet bought it from E. W. & Winnie Sellards for \$1.00 on Oct. 5th, 1914 (rec'd the same day).

Couldn't find the E. W. or Winnie Sellards in the city directory. There was no listing for 1731 Ind. in the 1915 city dir. 1917 city dir. p.164/240: Jacob O. Jones (Anna B) instr KU r. 1731 Ind. / Samuel O. Rice (Edna E.) instr KU r. 1725 Ind.; 1919 city dir. p.84: Cora M. Downs, instr KU b. 1731 Ind., Lilly

C. Downs (Wid. Henry) b. 1731 Ind., Harry C. Downs, claim adjuster r. 1731 Ind.; 1923 city dir. p.38: Wm. W. Davis (Roxana) prof. KU r. 1731 Ind. (homeowner); 1927-28 city dir. p.100: Watson W. Davis (Roxana) tchr h 1731 Ind.

1845 Learnard

Roy Moodie, '05, spent the summer collecting fossils in the Wyoming geological fields in the interests of Carnegie Institute, Pittsburg. An interesting and important collection of specimens was secured by Mr. Moodie. Moodie is associated w/ Harriet Tanner & 1845 Learnard!



KANSAS

Kansas Historical Society
Cultural Resources Division

MARK PARKINSON, GOVERNOR

August 19, 2010

Lynne Braddock Zollner
Historic Resources Administrator
City of Lawrence
PO Box 708
Lawrence, KS 66044

RE: Residence -- 1043 Indiana, Lawrence, Douglas County, KS

Dear Ms. Zollner:

Our staff has reviewed the information regarding the above-referenced property submitted by Hernly Associates, Inc. as part of that firm's survey of the neighborhood north of Memorial Stadium, and concurs with the consultant's assessment that the building is potentially eligible for inclusion in the National Register of Historic Places -- either as part of a potential historic district or individually. There are four criteria under which a property may be listed in the National Register. The staff believes this building is individually eligible under Criterion C for its architecture and perhaps under Criterion A for its social history.

A complete draft nomination with photographs and a USGS map may be submitted for SHPO staff review and comment. When the nomination is complete and the property owner has consented to the nomination process, it will be scheduled for presentation at a quarterly meeting of the Kansas Historic Sites Board of Review. This board is a governor-appointed group of eleven professionals from various fields that must approve the staff's recommendations.

Our office offers several incentive programs for historic properties. The Heritage Trust Fund provides matching grants for the preservation of National and/or State Register-listed properties. A twenty-five percent state income tax credit on certified rehabilitations is available for National and/or State Register-listed properties. A twenty-percent federal Investment Tax Credit is available for the certified rehabilitation of income-producing properties that are listed on the National Register. For more information on preservation funding programs, visit our website at <http://www.kshs.org/resource/findfunding.htm>.

I trust this letter and the enclosed information will be useful, and I look forward to working with you on this project. If you have questions regarding the nomination process or other preservation-related matters, please do not hesitate to contact me at 785-272-8681, ex. 216 or email at smartin@kshs.org.

Sincerely,



Sarah J. Martin
National Register Coordinator

Historic Resources Inventory

045-3624

09/29/2011

Location

County: **Douglas**
Address: **1043 INDIANA ST**
Address Remarks:
City: **Lawrence** Zip: **66044 - 2915**
Parcel ID:
Legal Description:
Legal Description Remarks: **LANE'S SECOND ADD BLK 13 LTS 10,11 & 12 (U04866A & 62A COMB 2009)**
Datum: **WGS84** Latitude 1: **38.9640** Longitude 1: **-95.2433**
Latitude 2: Longitude 2:
Latitude 3: Longitude 3:
Latitude 4: Longitude 4:

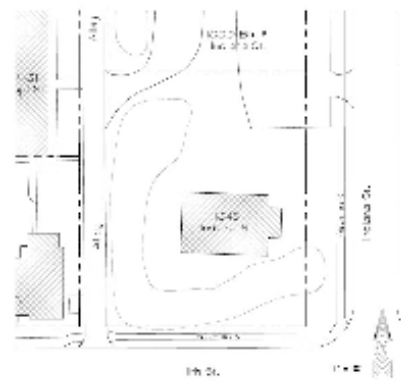
Description

Historic Name: **Hoad, William Christian, Residence** Alternate Name: **Delta Tau Delta Fraternity**
Historic Function: **Domestic** Subcategory: **Single Dwelling**
Historic Function Remarks: **Built for W C Hoad. Hoad bio: born Lecompton, KS 01/11/1874, died 1962; B.S., Lane Univ., 1896, B.S., Coll. of Eng., Univ. of Kansas, 1898; Asst. Prof., Asso. Prof., and Prof, Civil Eng U of Kans 1900-1912. Chief Eng. for the Kansas State Board of Public Health 1907-1912, advising more than 200 KS cities & towns on public sanitation and initiating 1907 law of sewage standards. Prof. of Municipal and Sanitary Eng. Univ. of Mich 1912-1944.**
Present Function: **Vacant/Not in Use** Subcategory:
Present Function Remarks: **Used most recently as construction staging area for construction of nearby Oread Inn.**
Residential/Commercial/Regligious Style: **Dutch Colonial Revival** Secondary Style: **Shingle**
Barn Type:
Bridge Type:
Type/Style Remarks: **Construction timeframe in line with Dutch Colonial Revival, amount of shingle siding reflect Shingle style influence while porch and dormer gable roofs and brackets reflect Craftsman style influences.**
Plan Form: **Rectangle**
Commercial Building Type:
Roof Form: **Gambrel**
Stories: **2 1/2**
Condition: **Fair**
Principal Material: **Wood**
Material Remarks: **Foundation: Stone Roof: Asphalt**
Architect/Builder: **Builder: Constant, John Thomas; Constant Construction Company**
Year of Construction: **1908** Certainty: **Documented**
Date Notes: **No listing in 1908-09 city directory. W C Hoad listed as resident in 1911 directory. House visible in background of 1910 photo. Significant property tax increase in 1909 assessment.**
General Remarks:
Ancillary Structures:
Ancillary Structure Remarks:

Owner
Name: TRIPLE T LLC
Address: 643 MASSACHUSETTS ST LAWRENCE KS 66044
Address Remarks: ATTN FRITZEL THOMAS S

Register Status	
Listed on State Register:	Date of Listing:
Listed on National Register:	Date of Listing:
Date Demolished (if applicable):	
Potentially Eligible for National Register: Yes	

Images and Documents



Caption: **SITE PLAN**



Caption: **NORTH SIDE**



Caption: **NORTHEAST VIEW**



Caption: **EAST SIDE**



Caption: **SOUTHEAST VIEW**



Caption: **NORTHWEST VIEW**

Images and Documents



Caption: **NORTHWEST VIEW**



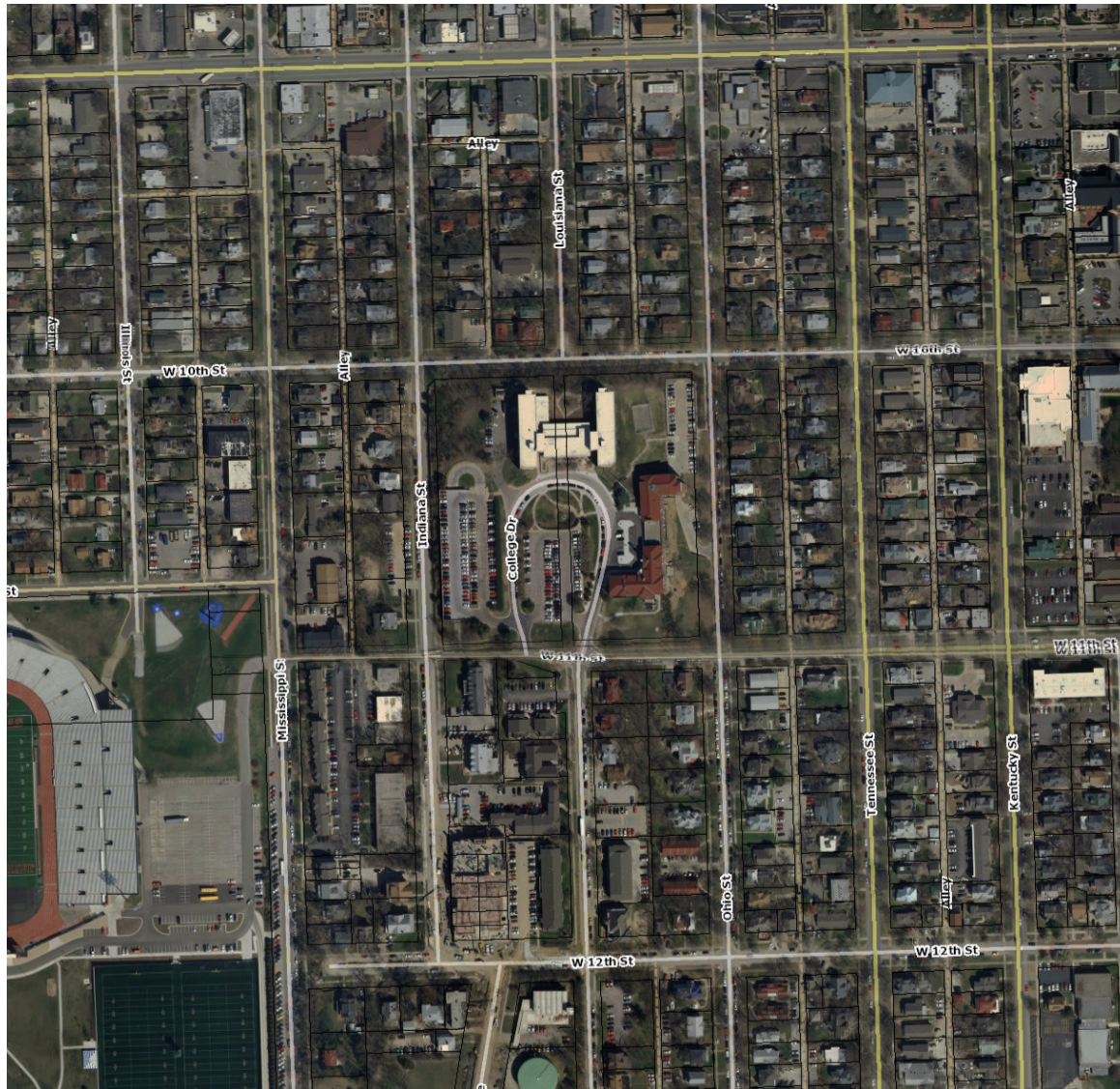
Caption: **NORTHWEST VIEW**



Caption: **WEST SIDE**



Caption: **SOUTH SIDE**



Oread Historic District - Environs Review

“Environs”

“Environs,” as defined by the Standards and Guidelines for Evaluating the Effect of Projects on Environs, means the historic property’s associated surroundings and the elements or conditions which serve to characterize a specific place, neighborhood, district, or area. In an environs review the objective is to determine the impact of a proposed project on a listed property and its environs.

The review is of the **historic property’s** associated surroundings (the Oread Historic District’s associated surroundings), not the proposed project’s associated surroundings (not the surroundings of 1043 Indiana Street).

Environs Review – Standard 1

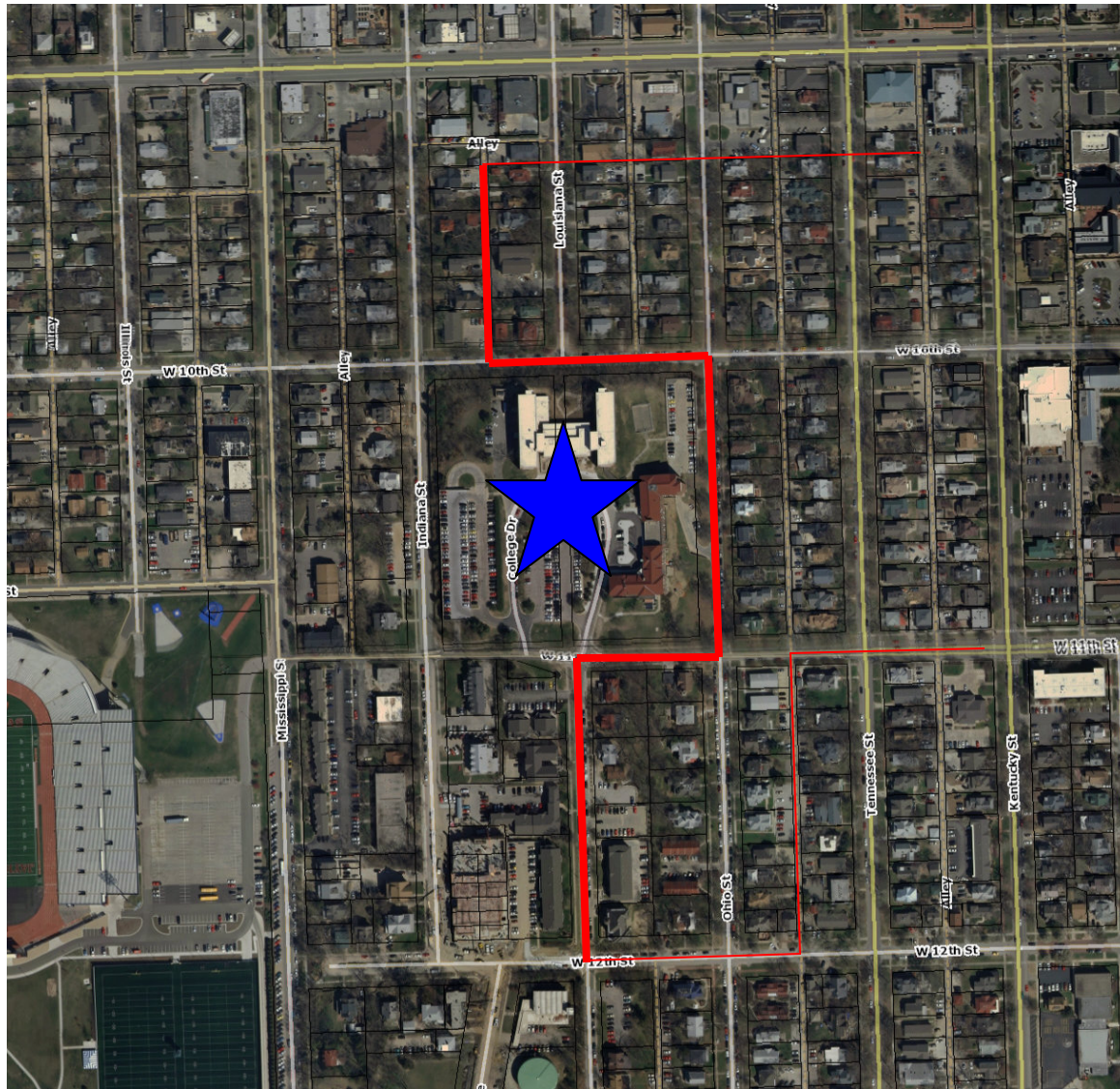
*1. The character of a historic property's environs should be retained and preserved. The removal or alteration of distinctive buildings, structures, landscape features, spatial relationships, etc. that **characterize the environs** should be avoided.*

This standard **does not** say “removal or alteration of distinctive buildings, structures, landscape features, spatial relationships **that can be seen from the historic property**” should be avoided.





1043 Indiana Street



“North College” prominent 2-blocks at west edge



This was the University of Kansas in September 1867. The view looks north toward the Kansas River. The building is North College. The University's first classes were held in this building beginning in the fall of 1866. Photo by Gardner. (Courtesy Kansas State Historical Society)

“North College” 1867 Dary, pp 87

Another view of old North College on Mount Oread made a few years before the structure was razed. (Courtesy Watkins Community Museum)



“North College” ca. 1915 from 11th & Indiana Dary, pp 94



Northwest Corner



North Center



Northeast Corner

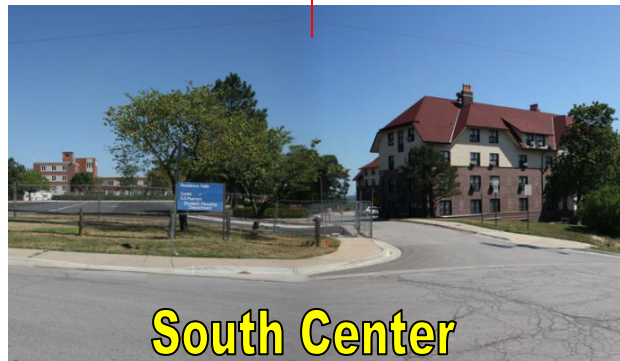
Current views of "North College" block



North College
razed 1919



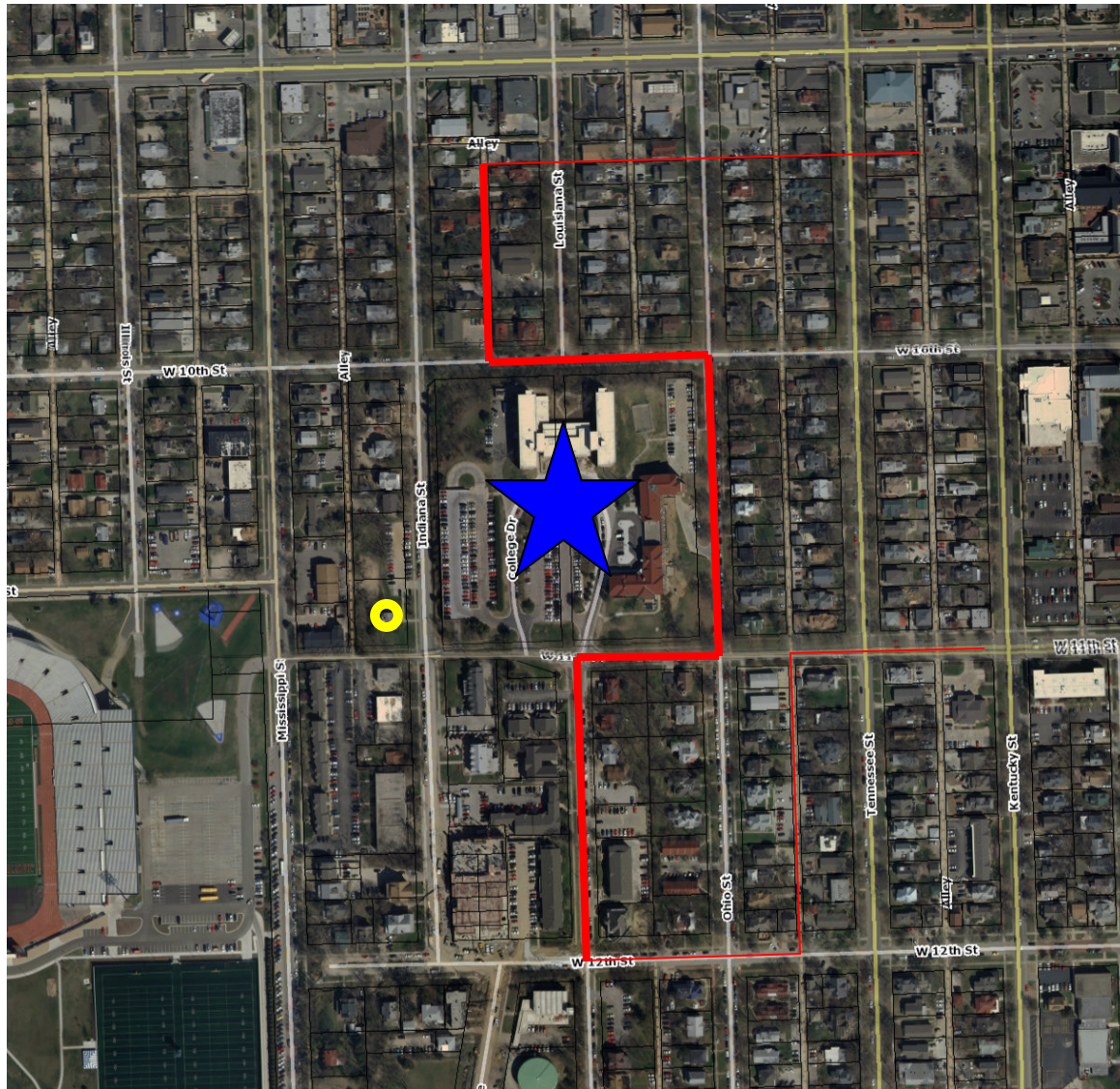
Southwest Corner



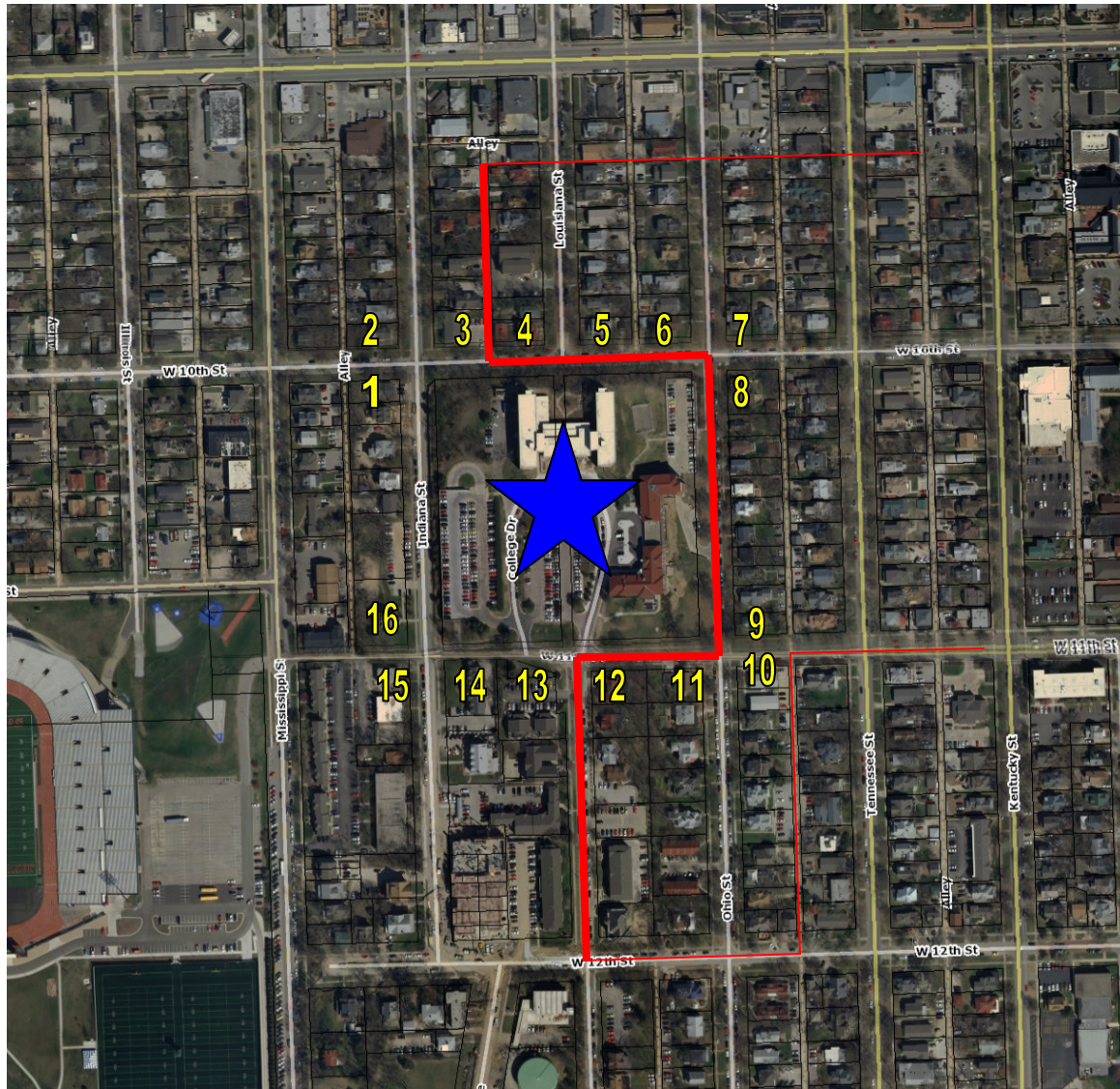
South Center



Southeast Corner



1043 Indiana Street is a house on a corner Lot



16 Corner lots surround “North College” block



9 Corner lots are in the Oread Historic District

8 of 9 properties are
“contributing” to the
Historic District and are
a “house on the corner”.



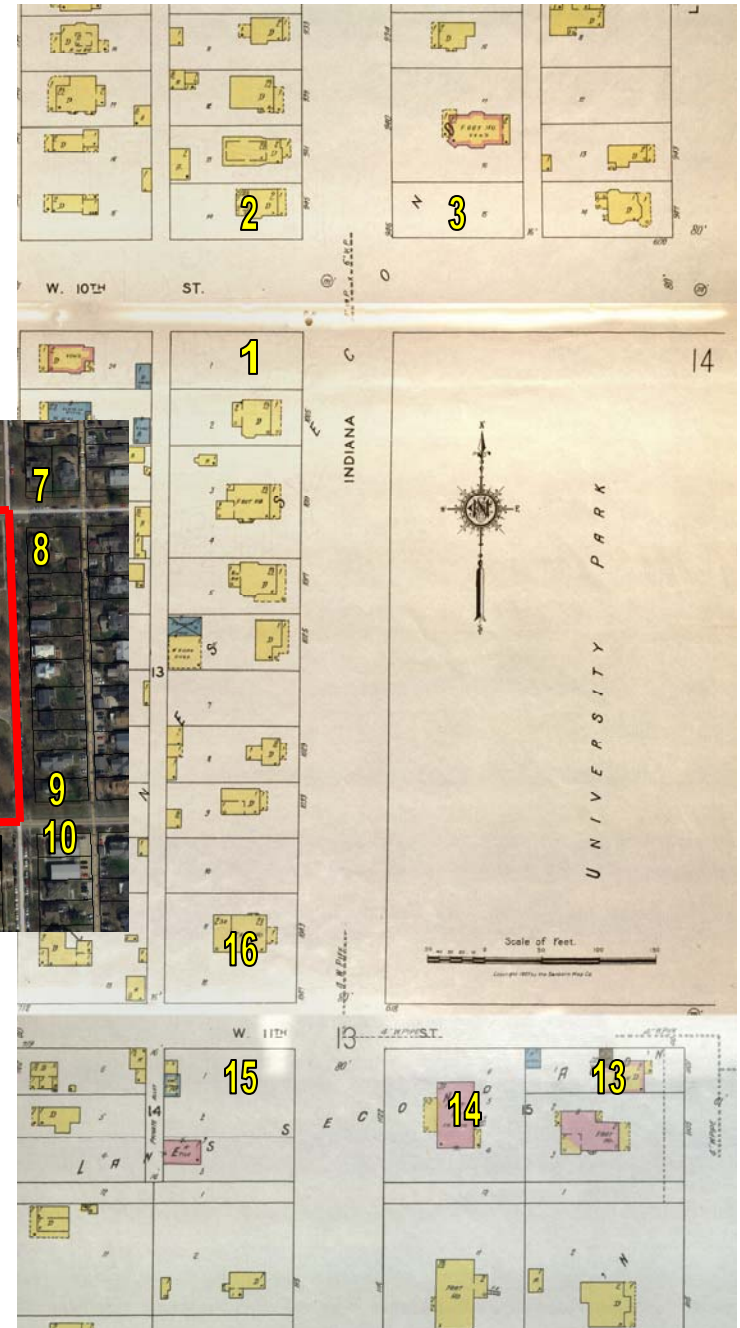


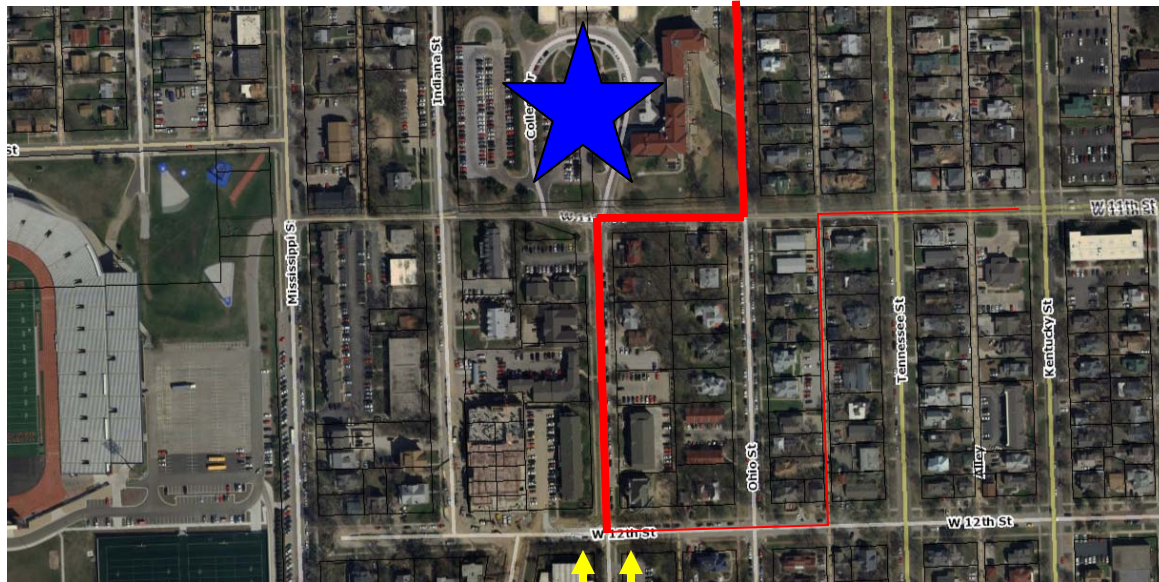
7 Corner lots are not in the Oread Historic District

3 of 7 properties are similar to the corner “contributing” properties in the Historic District and are a “house on the corner”.



Only 4 of the 7 corner lots had structures on them in the 1927 Sanborn map – 75% of them still exist today!





What difference does a house on the corner make in determining the character of the street?



What difference does a house on the corner make in determining the character of the street?

Staff is of the opinion the structure located at 1043 Indiana Street is a character defining feature of the environs of the Oread Historic District. Reasons the structure is character defining include the prominent location of the structure on two lots, architectural style, and continuance of the historic patterns of the neighborhood including but not limited to setbacks, green space, and building materials. As mentioned above, moving the structure will alter not only the building location, but also the structure by removal of the basement, chimney, and addition. Using the Standards and Guidelines for Evaluating the Effect of Projects on Environs, it is staff's opinion that while preferable to demolition, the moving of the structure does not meet the intent of Standard 1.

*1. The character of a historic property's environs should be retained and preserved. The removal or alteration of distinctive buildings, structures, landscape features, spatial relationships, etc. that **characterize** the environs should be avoided.*

It is the opinion of staff that moving the structure located at 1043 Indiana will encroach upon, damage and destroy the environs of the Oread Historic District. Staff does note that the **environs** of the Oread District **have already been damaged by modern infill redevelopment.** However, to further destroy the environs with the loss of this significant structure and its associated location and setting does not meet the applicable standards.

PC Minutes 8/24/11

ITEM NO. 5A U-KU TO RM32-PD; .80 ACRES; 1043 INDIANA ST (LBZ)

Z-7-18-11: Consider a request to rezone approximately 0.80 acres from U-KU (University-Kansas University) to RM32-PD (Multi-Dwelling Residential-Planned Development), located at 1043 Indiana Street. Submitted by Paul Werner Architects, for Triple T LLC, property owner of record.

STAFF PRESENTATION

Ms. Lynne Braddock Zollner presented the item.

APPLICANT PRESENTATION

Mr. Paul Werner, Paul Werner Architects, was present for questioning.

PUBLIC HEARING

Mr. Stan Hernly spoke in favor of the rezoning.

ACTION TAKEN

Motioned by Commissioner Liese, seconded by Commissioner Finkeldei, to approve the request to rezone approximately 0.08 acres, from U-KU (University-Kansas University) District to RM32PD (Multi-Dwelling Residential) District Planned Development based on the findings presented in the staff report and forwarding it to the City Commission.

Commissioner Finkeldei said it was consistent with the Oread Plan and he supported the motion.

Commissioner Hird said he would also vote in favor of the motion for the same reason stated by Commissioner Finkeldei.

Unanimously approved 8-0.

PC Minutes 8/24/11

ITEM NO. 5B PRELIMINARY DEVELOPMENT PLAN; .80 ACRES; 1043 INDIANA ST (LBZ)

PDP-7-1-11: Consider a Preliminary Development Plan to relocate the Varsity House and development of a Multi-Dwelling Structure, located at 1043 Indiana Street. Submitted by Paul Werner Architects, for Triple T LLC, property owner of record.

STAFF PRESENTATION

Ms. Lynne Braddock Zollner presented the item.

Mr. McCullough said the new PD Overlay District standards permits variances to setbacks but only if the adjacent zoning was greater. He stated the revisions were solvable and could be resolved before it went to City Commission.

APPLICANT PRESENTATION

Mr. Paul Werner, Paul Werner Architects, said this was a land use issue, not a Historic Resources Commission issue. He said he would like condition 2 to be reworded regarding the submission of public improvement plans being submitted prior to the final development plan. He said it would take at least a year to build, maybe longer. He said the public improvement plans would include the alley, stormwater improvement, and the entrance to the garage on Indiana Street. He said they would want the building to be built before doing work in the alley. He stated regarding condition 3G they would like to use some of the bricks on the front patio. He felt they were good with the height and setbacks for condition 4. He showed drawings on the overhead.

Commissioner Finkeldei asked if he did not want to have to build or submit plans prior to the submission of the final development plan.

Mr. Werner said they did not want to have to submit plans prior to the final development plan. He said public improvement plans were detailed and a lengthy process. He said they would not build the alley until the building was already up.

Mr. McCullough said the language could be worked on. He said the public improvement plans would need to be known prior to issuing a building permit.

Commissioner Hird asked if the applicant was willing to live with that condition.

Mr. Werner said he would have to think about the timing.

Commissioner Finkeldei thought it was odd that the language said the submission of a public improvement plan instead of the approval of a public improvement plan.

Mr. McCullough said the intent was to have approval before permits would be issued.

Mr. Werner said he preferred liked the word submission instead of approval.

PUBLIC HEARING

Mr. Stan Hernly was astounded that this was not deferred. He stated condition 6 glosses over Historic Resources Commission hearing the item. He said there was a spirited debate with the Historic Resources Commission regarding moving the house. He stated it was by no means a done deal that the house could be approved for moving. He said it was unfortunate there wasn't a Historic

Resources Commission meeting last week. He felt it was a procedural and legal standpoint if the plan was showing the house moved and Historic Resources Commission did not approve it. He felt very strongly that the issue needed to be deferred and Historic Resources Commission needed to hear the item before Planning Commission took action. He said ending up with an approved plan that hadn't been approved by Historic Resources Commission was a bad place to be.

Mr. Dennis Brown, Lawrence Preservation Alliance, quoted language from the staff report. He expressed concerns with compatibility. He felt the applicant should work harder to preserve the structure.

COMMISSION DISCUSSION

Commissioner Liese asked staff to comment on whether Planning Commission should be considering this prior to Historic Resources Commission.

Mr. McCullough said the Planning Commission review was limited to other land use elements as outlined in the staff report and Development Code. He said Planning Commission was a recommending body and that City Commission would determine it. He said Historic Resources Commission was a decision making body for their part of the process. He said from a legal standpoint staff felt Planning Commission was within their scope of review and authority to hear the item and recommend as they desire. He said ultimately City Commission would determine all of this.

Commissioner Liese said Planning Commission and Historic Resources Commissioner were separate bodies but he was not sure he could personally separate what Historic Resources Commission thought about this. He asked if there was a downside to deferral.

Mr. McCullough said it may cause delay for the developer. He said Historic Resources Commission meets next week and they may want to hear what Planning Commission thinks. He said staff would prefer to have Planning Commission define their scope, operate under that scope, and make a recommendation to City Commission. He said there may be so many changes occur through the Historic Resources Commission process that City Commission may send back to Planning Commission for further review and consideration. He said staff was advising Planning Commission to keep their scope at the land use element and let Historic Resources Commission do their job with the historic values and review.

Commissioner Hird asked Mr. Brown about the importance of the house location.

Mr. Brown said relocation was a better alternative than demolition but some preservationists would see no difference between moving a structure from its original location and demolition. He said the house was on a prominent corner lot with two lots and green space around it. He expressed concern about the site plan saying relocation or replication of the house.

Commissioner Liese asked if Planning Commission would see the item again after Historic Resources Commission.

Mr. McCullough said if Planning Commission took action tonight the recommendation would then go to City Commission.

Commissioner Finkeldei asked if Historic Resources Commission had met last week and denied it, would Planning Commission still have had this on the agenda.

Mr. McCullough said staff would have had to talk to the applicant and it could have been heard by Planning Commission.

Commissioner Finkeldei said in the past Planning Commission has heard items that had a negative Historic Resources Commission recommendation, such as the Oread Hotel.

Commissioner Burger asked if Planning Commission needed to do something with condition 6 in their recommendation to address Historic Resources Commission approval.

Mr. McCullough said if the Historic Resources Commission process was ultimately denied and an appeal was upheld then the preliminary development plan would not exist. He said the entire request was contingent upon approval of the Historic Resources Commission element as well.

Commissioner Liese said from his perspective a deferral would not be necessary. He said he was comfortable making a decision tonight and letting Historic Resources Commission do their job.

Commissioner Belt asked what the likelihood was that they would see this again.

Mr. McCullough said that was tough to predict. He said they would have to get through the Historic Resources Commission process and there are so many variables with that. He said this was the application the applicant wanted to present to the governing bodies.

Commissioner Belt said Planning Commission unanimously approved the rezoning so that should give the Historic Resources Commission an indication of how Planning Commission was leaning zoning wise.

APPLICANT CLOSING COMMENTS

Mr. Werner said the perception was that they were going to lose at Historic Resources Commission and he did not feel that was the case. He said it was a 3-3 tie vote last time Historic Resources Commission saw it and the building has been changed since then. He said he felt pretty good about where the project was going. He stated it was an environs review, not a listed structure. He said the reason for moving it to the north was so they would only have to move it once and put it on a new foundation.

Commissioner Liese asked if Mr. Werner was saying that Planning Commission implied that it would be denied by Historic Resources Commission.

Mr. Werner said no, it was implied by public comment. He said regarding the public improvement plans he could submit the public improvement plans prior to the issuance of building permits.

Commissioner Finkeldei said he took their job as the Planning Commission seriously and what they recommend. He said they had a narrow function. He said Historic Resources Commission has its own important function and that Historic Resources Commission should fully consider and make their decision. He said the Planning Commission point of view was that the plan had high density and it was an appropriate place for high density development. He said he would defer to Historic Resources Commission to decide whether it was the right design.

Commissioner Blaser inquired about the approval of the setbacks.

Mr. McCullough said the report was in error, Planning Commission would not have authority to grant waivers.

Commissioner Culver inquired about condition 2 regarding the public improvement plans being submitted before any building permits. He asked if that was in alignment with what staff would like to see.

Mr. McCullough said staff preferred the word 'approved' rather than 'submitted' before building permit issuance. He said there was a direct link to fire code issues, lane width, utilities, etc. He said typically staff and applicant would work on it as it moves forward.

Commissioner Liese thanked Mr. Hernly and Mr. Brown for voicing their concerns. He said he was glad they were raising these issues and he was sure Historic Resources Commission would make a smart decision.

ACTION TAKEN

Motioned by Commissioner Liese, seconded by Commissioner Blaser, to approve the Preliminary Development Plan for 1043 Indiana Street based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval subject to the following conditions:

1. The applicant submit a drainage study to be reviewed and approved by the City prior to submission of a Final Development Plan.
2. The approval of public improvement plans prior to issuance of building permits.
3. Submission of a revised Preliminary Development Plan to include the following:
 - a) A note identifying the 18' front yard setback is based on average setbacks on the block as permitted by Section 20-602(e)(i);
 - b) Correction of plans noted in staff review comments dated 08/08/11;
 - c) Correction of total units on 4th floor in the Detailed Project Summary and identification of Varsity House as a Congregate Living unit;
 - d) A note identifying the height of the retaining walls along all sides of the property;
 - e) A note indicating this planned development is restricted to the uses allowed in the RM32 district; and
 - f) Removal of the note that identifies the project will utilize removed brick from the alley to landscape on the site. If the alley is reconstructed, the historic brick must be gently removed and placed on pallets for delivery to the City.
4. The submission and approval of building elevations and floor plans that identify: height, setbacks, common open space, and recreational space for Planning Staff to determine Development Code compliance.
5. The applicant verify the entire development site is under unified control.
6. Completion of Historic Resources Commission conditions of approval.

Commissioner Finkeldei said regarding condition 3(f) he hoped the city would consider selling some of the bricks back to be used in the development.

Unanimously approved 8-0.

PLANNING COMMISSION REPORT
Regular Agenda -Public Hearing Item

PC Staff Report
08/24/11

ITEM NO. 5B: PRELIMINARY DEVELOPMENT PLAN; .80 ACRES; 1043 INDIANA ST (LBZ)

PDP-7-1-11: Consider a Preliminary Development Plan to relocate the Varsity House and development of a Multi-Dwelling Structure, located at 1043 Indiana Street. Submitted by Paul Werner Architects, for Triple T LLC, property owner of record.

STAFF RECOMMENDATION:

Staff recommends approval of the following waiver and reduction:

1. Reduction of the front yard setback to 7' on the north 50' of the property.

Staff recommends approval of the Preliminary Development Plan for 1043 Indiana Street based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval subject to the following conditions:

1. The applicant submit a drainage study to be reviewed and approved by the City prior to submission of a Final Development Plan.
2. The submission of public improvement plans prior to submission of a Final Development Plan.
3. Submission of a revised Preliminary Development Plan to include the following:
 - a. A note identifying the 18' front yard setback is based on average setbacks on the block as permitted by Section 20-602(e)(i);
 - b. A note identifying the 7' front yard setback along the north 50' of the property as an approved waiver with this Preliminary Development Plan;
 - c. Correction of plans noted in staff review comments dated 08/08/11;
 - d. Correction of total units on 4th floor in the Detailed Project Summary and identification of Varsity House as a Congregate Living unit;
 - e. A note identifying the height of the retaining walls along all sides of the property;
 - f. A note indicating this planned development is restricted to the uses allowed in the RM32 district; and
 - g. Removal of the note that identifies the project will utilize removed brick from the alley to landscape on the site. If the alley is reconstructed, the historic brick must be gently removed and placed on pallets for delivery to the City.
4. The submission and approval of building elevations and floor plans that identify: height, common open space, and recreational space for Planning Staff to determine Development Code compliance.
5. The applicant verify the entire development site is under unified control.
6. **Completion of Historic Resources Commission conditions of approval.**

ALTERNATE RECOMMENDATION

If following the public hearing, the Planning Commission determines there are too many outstanding issues, the following alternate recommendation is provided:

The applicant will provide the necessary documents to complete the staff review. Staff will review the plans and make a final recommendation to the Planning Commission at the next Planning Commission meeting.

Reason for Request: Development of a multi-dwelling residential project.

Attachments:

1. Preliminary Development Plan drawing and renderings
2. Location Map
3. Historic Resources Staff Report for DR-4-49-11

KEY POINTS

- The property is located in the Oread Neighborhood Plan area.
- The property is located in the environs of the Oread Historic District and the Michael D. Greenlee House, National Register of Historic Places.

FACTORS TO CONSIDER

- Conformance with the purpose of Planned Developments (Section 20-701, Development Code).
- Compliance with Development Code.
- Conformance with *Horizon 2020*.
- Conformance with the Oread Neighborhood Plan
- Conformance with Subdivision Regulations.

ASSOCIATED CASES/OTHER ACTION REQUIRED

Cases requiring action

- City Commission approval of Preliminary Development Plan.
- Submittal of a Final Development Plan for approval and recordation at the Douglas County Register of Deeds Office.
- Submittal and approval of public improvement plans.
- Z-7-18-11 U-KU to RM32PD
- DR-4-49-11 Design Review for 1043 Indiana Street
- Submittal and approval of final plat.

PLANS AND STUDIES REQUIRED

- *Traffic Study* – Received and accepted by staff.
- *Downstream Sanitary Sewer Analysis* – Received and accepted by staff.
- *Drainage Study* – Not submitted
- *Commercial Design Guidelines* – Not applicable to this project.

PUBLIC COMMENT RECEIVED PRIOR TO PRINTING

None received to date

GENERAL INFORMATION

Current Zoning and Land Use:	U-KU (University-Kansas University) District, vacant structure and parking lot
Surrounding Zoning and Land Use:	North: RM32, multi-family, apartments South: RM32, multi-family, apartments East: U-KU, parking structure and University residence halls West: RM32, multi-family, apartments

Site Summary:

The request is for a single phase, multi-dwelling apartment building located on the west side of the 1000 block of Indiana Street. The project includes 5 1-bedroom apartments, 41 2-bedroom apartments, 4 3-bedroom apartments, a congregate residence with 6 bedrooms, a club room, 11,169 sf of public open space, and two levels of underground parking.

- Waiver 1. Reduction in the required front yard setback from 25' to 7' along the east property line. The majority of the structure is located 18' from the east property line, but the relocated structure is only 7' from the east property line. (The structure is 19' from the property line but the substantial front porch is located 7' from the property line.) The applicant has provided an analysis of the setbacks in the block to determine if the proposed setback is eligible for the exception identified in 20-602(e)(1). The average setback for this side of the street is 16.5'. This section of the code would allow the project to comply with the average front setback of the existing buildings. However, the reduction to 7' is greater than the average allowed. Staff supports this waiver request as the majority of the building is behind the average setback and the reduced setback for the moved structure will help accentuate the structure as part of the development.

STAFF ANALYSIS

The property is located in the 1000 block of Indiana Street, lots 7-12 of Block 13 of Lane's Second Addition to the City of Lawrence. Access to the development will be taken from Indiana Street and from the alley located mid block between Indiana Street and Mississippi Street. The subject property will be bounded by residential development to the west, north and south and with a parking structure located to the east.

The development proposal is for a Planned Residential Development containing the relocated Varsity House, approximately 3,800 sf, and a new apartment building of approximately 69,728 sf. The Varsity House will be utilized as a six bedroom congregate residence and will be relocated to what is now Lot 7. The apartment structure will contain a mix of one, two, and three bedroom units for a total of 50 units. Total units for the development will be 51 units.

The proposed Preliminary Development Plan for Varsity House to be located at 1043 Indiana Street has been evaluated based upon findings of fact and conclusions per Section 20-1304(d)(9) of the Development Code for the City of Lawrence, requiring consideration of the following nine items:

1) *The Preliminary Development Plan's consistency with the Comprehensive Plan of the City.*

Staff finds that the proposal is in conformance with the comprehensive plan. Chapter Five – Residential Land Use identifies as the second strategy infill residential development. The fifth strategy for Residential Development identifies "The character and appearance of existing residential neighborhoods should be protected and enhanced. Infill development, rehabilitation or reconstruction should reflect architectural qualities and styles of existing neighborhoods." The proposed project does reflect the architectural qualities and style elements of the existing neighborhood. The overall size of the proposed structure is atypical for the area, but other large apartment complexes do exist in the area.

The Comprehensive Plan recommends that Development Proposals be reviewed for compatibility with existing land uses, including any neighborhood plan. (Policy 4.1, page 5-17) The subject property lies within the boundary of *The Oread Neighborhood Plan* that was adopted by the

Lawrence City Commission on September 21, 2010. The Oread Neighborhood Plan (Chapter 14 – Specific Plans, Oread Neighborhood Plan) identifies this area on the Future Land Use map as High Density Residential.

The Oread Neighborhood Plan identifies goals, policies and implementation strategies for the area with outlines for future land uses and a long-term guide for urban development and redevelopment. According to the plan,

3.1.1 Goal 1 – Land Use

Maintain a variety of housing types to provide a balance in the diversity of people living in the neighborhood while maintaining strong neighborhood scale commercial areas.

3.1.1.1 Land Use Policies

E. New development should respect the historic integrity of the neighborhood.

The future land use map for the Oread Neighborhood Plan identifies areas that are recommended for “High-Density Residential”. The intent of the high-density residential use is to allow for compact residential development at a density of more than 16 units per acre. The proposed project will utilize the density calculation identified in 20-701(f)(2)(ii). Using this calculated density, the proposed density of the project is 30.8 units per acre – high density.

The Oread Neighborhood Plan also identifies overlay districts for the plan area. District 2 (which includes the subject property) is designated to be a High-Density Overlay District that should develop and redevelop as high-density and mixed use. There are currently no overlay districts in place and no local design standards for new construction in this area.

The proposed project seeks to respect the historic integrity of the neighborhood by utilizing design techniques that attempt to reduce the overall scale and bulk of the new structure and using compatible materials and forms to help integrate the new structure into the neighborhood.

The Oread Neighborhood Plan also identifies goals, policies and implementation strategies for preservation.

3.1.2 Goal 2 - Preservation

Preserve and improve the character of the neighborhood by encouraging the preservation of existing historic structures and features and by supporting infill development that is compatible with the surrounding neighborhood.

3.1.2.1 Preservation Policies

- A. Continue the preservation and protection of historic resources in the neighborhood.
- B. Infill structures should be compatible with the massing, scale, and bulk of the historic structures in the surrounding area.

The proposed project does not preserve the existing historic structure on site in its original location. The proposed project will, however, rehabilitate the existing structure and move it to the north end of the site as opposed to demolishing the structure.

The proposed project is not compatible with the massing, scale, and bulk of the historic structures in the surrounding area. However, directly across the street from this proposed development is the parking structure for the multi-story residence halls that are adjacent to the east.

Staff Finding – The proposed development generally complies with the land use provisions found in *Horizon 2020* and the *Oread Neighborhood Plan*. **The proposed development may not comply with the preservation policies identified in the Oread Neighborhood Plan.**

2) Preliminary Development Plan's consistency with the Planned Development standards of Section 20-701 including the statement of purpose. (The statement of purpose of planned unit developments is found in Section 20-701(a) of the Development Code]

The purpose statement includes the following:

a) *Ensure development that is consistent with the comprehensive plan.* As discussed previously, the proposed development's use, high density residential, is consistent with the comprehensive plan and the adopted plan for the area. The moving of the historic structure and the proposed one structure development may not meet the intent of the preservation and infill design characteristics defined in the Oread Neighborhood Plan.

b) *Ensure that development can be conveniently, efficiently and economically served by existing and planned utilities and services.*

The proposed infill development will utilize the existing public and private utilities that have been determined to be sufficient for the project. However, the City Stormwater Engineer indicated that the drainage study has not been submitted or approved for this project.

c) *Allow design flexibility which results in greater public benefits than could be achieved using conventional zoning district regulations.*

This area could develop as a conventional RM32 District. The benefit of requiring development through the planned development process is the ability to address the design of the site and the impact of the project on the existing features and neighborhood character at the preliminary plat stage (Preliminary Development Plan) and conserve as many of the character defining features as possible. An additional benefit for this project is the calculated density the PDP allows. This calculated density allows the applicant and the community the advantage of a higher residential density located adjacent to the University of Kansas.

d) *Preserve environmental and historic resources.*

The existing structure located at 1043 Indiana Street was built in 1908 for Professor William Christian Hoad, a distinguished professor of Civil Engineering. Hoad was Assistant Professor, Associate Professor, and Professor of Civil Engineering and head of that department at the University of Kansas between 1900 and 1912. Hoad was also the Chief Engineer for the Kansas State Board of Public Health from 1907-1912. In this position, Hoad advised more than 200 Kansas cities and towns on public sanitation and initiated the 1907 law of sewage standards. Later, Hoad became the Professor of Municipal and Sanitary Engineering at the University of Michigan from 1912-1944. The structure located at 1043 Indiana Street is also significant for its architecture. The architectural style of the structure is a vernacular interpretation of the Shingle Style and the Dutch Colonial Revival style with some Craftsman style detailing. This type of architecture is not common in Lawrence with only a few examples still extant. While the structure located at 1043 Indiana Street is not currently listed in any historic register, it has been identified as eligible for listing in the National Register of Historic Places by the State Historic Preservation Office. Moving historic structures is not recommended by the National Park Service of the State Historic Preservation Office as it removes the structure from its historic context and creates an artifact without environs. The proposed project will move the existing structure and destroy its existing context. **The applicant proposes the moving of the structure as a compromise from an earlier proposal to**

demolish the structure. The current proposal to move the structure will preserve some of the existing structure but will not preserve the structure and its context. (See attached historic resources report.)



Existing structure located at 1043 Indiana Street

e) Promote attractive and functional residential, nonresidential, and mixed-use developments that are compatible with the character of the surrounding area.

The proposed development will provide an attractive and functional residential development. The applicant has worked with staff and the Architectural Review Committee of the Historic Resources Commission to identify design techniques to help make the structure more compatible with the historic character of the area. While the overall massing, bulk and scale of the project is large, the design details make this an attractive addition to the area.

Section 20-701(d) states that all of the standards of the Development Code apply to development within a PD District except as expressly authorized by regulations of Section 20-701.

The Minimum District Size identified in Section 20-701(c) is ½ acre. The proposed development meets this standard at 0.80 acre.

Section 20-701(f) identifies the Standards Eligible for Modification for the planned development. The Planning Commission shall recommend and the City Commission shall approve, a list of uses allowed in a Planned Development at the time of the preliminary approval. The only uses proposed for this development are residential multi-dwelling uses. The mix of one, two, and three bedroom dwelling units and the proposed congregate residence are all allowed in the base district RM32.

The only other use will be the accessory use of a club house for the residences of the complex. Staff recommends the list of approved uses be the base district approved uses for the RM32 District.

The proposed development will be encompassing platted lots 7-12 of Lane's Second Addition to the City of Lawrence. Because the development will be one large structure that crosses over all of the platted lot lines, and because the applicant is using setbacks as though this is one lot, Staff has determined that the property should be replatted into one lot. The replat of these six lots into one lot will aid the development to meet certain criteria established for utilities. This preliminary development plan should be used as the preliminary plat for the replatting process.

One of the advantages of the Planned Development for residential development, particularly infill development that is supported by the Comprehensive Plan, is the ability to modify the residential density by using the Density Calculation identified in Section 20-701(f)(3)(ii).

(ii) Density Calculation

For the purpose of calculating Net Density in Multi-Dwelling Structures, a studio or 1-bedroom unit shall count as .4 Dwelling Unit, a 2-bedroom shall count as .6 Dwelling Unit, a 3-bedroom unit shall count as .8 Dwelling Unit, and 4 or more bedroom units shall count as 1 Dwelling Unit. Minimum outdoor area, as required in Article 20-601(a), shall be met based on the total calculated Dwelling Unit count and not the actual number of Dwelling Units.

For this project, the applicant has identified

<u>Dwelling Unit Types</u>	<u>Actual # of Dwelling Units</u>	<u>Calculated # of Dwelling Units</u>	<u># of Bedrooms</u>	<u>Req. Outdoor Area (square feet) (Calc du * 50 sf)</u>
4 3-bedroom units (.8)	4	$4 * .8 = 3.2$	$4 * 3 = 12$	$3 * 50 = 150$ sf
41 2-bedroom units (.6)	41	$41 * .6 = 24.6$	$41 * 2 = 82$	$24.6 * 50 = 1,230$ sf
5 1-bedroom units (.4)	5	$5 * .4 = 2$	$5 * 1 = 5$	$2 * 50 = 100$ sf
1 Congregate Residence 6 bed rooms	1	1	6	$1 * 50 = 50$ sf

The calculated density of the project is 30.8 units per acre. The actual density for the project is 63 units per acre. The calculated density allows the actual number of bedrooms to be reflected in the open space and density requirements.

The minimum setback standards of the base district may be reduced by the City Commission provided that all exterior walls of detached buildings shall be separated by a minimum distance of 10 feet according to Section 20-701(f)(4). The applicant's proposal meets all of the setback requirements of the base district and the 10' separation of buildings except for the front yard setback. The applicant is requesting a reduction in front yard setback from 25' to 7' along the east property line. The majority of the structure is located 18' from the east property line, but the relocated structure is only 7' from the east property line. (The structure is 19' from the property line but the substantial front porch, 18' X 11', is located 7' from the property line.) The applicant has

provided an analysis of the setbacks in the block to determine if the proposed setback is eligible for the exception identified in 20-602(e)(1). The average setback for this side of the street is 16.5'. This section of the code would allow the project to comply with the average front setback of the existing buildings. However, the reduction to 7' is greater than the average allowed. Staff supports this waiver request as the majority of the building is behind the average setback and the reduced setback for the moved structure will help accentuate the structure as part of the development.

The proposed development contains a large four story structure with an undetermined height. Staff does not have current elevations that identify the height of the structure and cannot determine if a waiver is required for the overall height of the proposed development. The height limitation for the base RM32 district is 45'. In addition, the plan proposes retaining walls at the perimeter of the parking garage. Height has not been noted, therefore staff cannot determine if setback variances from the Board of Zoning Appeals may be necessary.

Balconies above the second story of a multi-dwelling unit building are prohibited along the exterior of a Planned Development unless the building setback is increased to at least double the required minimum setback and landscaping is enhanced with two or more of the following features: a minimum 4' berm, a solid screening fence (6' minimum Height) or a masonry wall (6' minimum Height). This provision shall apply only to those exterior sides of a Planned Development that are adjacent to RS zoning or to detached Dwelling Units. The proposed project is adjacent to RM32 and U-KU districts and is not adjacent to detached dwelling units.

The parking for this proposed development is all located on site and underground. As such, it is not required to meet the landscaping requirements of the code. The proposed project is required to have 106 parking spaces with 5 accessible spaces. The total provided in the two level underground parking areas is 115 with five accessible spaces for a total of 120 spaces. These spaces are distributed between the two levels and are accessible through interior elevators. Bicycle parking is also provided at 1 per four spaces for a total of 28 spaces.

Planned Developments shall include at least 20% of the total site area as Common Open Space. 50% of the Common Open Space shall be developed as Recreational Open Space unless environmentally sensitive lands are present. Common open space identified on the drawing for this development plan is located on the ground floor with 9,869 sf and on the fourth floor as 1,300 sf for a total of 11,169. This meets the requirement of 20% of the total site area. However, the application does not identify where this open space is and what areas are identified as recreational open space.

Additional Requirements and standards for the planned development include the following:

- Unified control – Two parcels are identified for the proposed project site. The owner of lots 7,8, and 9 is Thomas Fritzell and the owner of lots 10,11, and 12 is Triple T LLC. The applicant should verify that the proposed project site is under a single entity's control.
- Street access – The TIS for this project indicates that it will not generate 100 or more average daily trips. Therefore, access to a local street is compliant.
- Sidewalks – 5' sidewalks are required on Indiana Street and 11th Street. These sidewalks are shown on the plan.
- Landscaping - The Landscaping and Screening standards of Article 10 apply to Planned Developments. In addition, any part of the development area not used for Buildings, Structures, Parking, Streets, or Accessways shall be landscaped with a sufficient mixture of grass, vegetative Ground Cover, trees, and Shrubs, except those areas designated to be preserved with natural vegetation.

Preservation of natural features – there are no identified natural features on the development site.

The proposed development, *as conditioned*, meets the standards for a Planned Development in Article 701, with waivers or modifications being requested. However, the applicant must provide additional information before Staff can verify compliance with all standards in the Development Code. The proposed development meets the minimum area requirement for a PD district. The requested modification will not negatively impact any nearby development or property owners.

Staff Finding – The proposed Preliminary Development Plan is substantially consistent with the Statement of Purpose of Planned Development. The proposed Preliminary Development Plan, as conditioned, is consistent with the standards of Section 20-701 of the Development Code with the exception of the front yard setback, and the applicant has requested a modification from the City Commission and a waiver from the Planning Commission from this standard.

3) The nature and extent of the common open space in the Planned Development.

The Development Code requires that a minimum of 20% of the site must be designated as common open space and of that 50% must be utilized as open recreation space. The plan identifies 35,153 sf of total land space with 9, 869 sf of public open space. This exceeds the 20% required space. The plan does not identify the 50% recreation space.

Staff Finding – The proposed Preliminary Development Plan provides common open space which exceeds that required by Code. The plan must designate the area that is being set aside as Common Open Space. The plan must designate the area that is being set aside as recreation space.

4) The reliability of the proposals for maintenance and conservation of the common open space.

A note placed on the Preliminary Development Plan addresses this issue.

Staff Finding – A note on the plan insures protection of the common open space.

5) The adequacy or inadequacy of the amount and function of the common open space in terms of the densities and dwelling types proposed in the plan.

The density of the entire site is 63 units per acre but the calculated density is 30.8 units per acre. The planned development may use the calculated density to determine the required amount of open space. The dwelling types are a mixture of one, two, and three bedroom units with one congregate six bedroom unit. The Development Code requires 50 sq. ft. of outdoor area that can be used for recreational purposes for each dwelling unit in a conventional RM32 District. The Code states that the required outdoor areas serves as an alternative to a large rear setback and is an important aspect in addressing the livability of a residential structure on a small lot. The development plan proposes 51 dwelling units. The Development Code would require 2,550 sq. ft., (51 x 50 sq. ft) of outdoor area to mitigate the small lot size in a conventional RM32 Zoning District. This development is being designed as a planned development and is required to have 20% of the site as common open space. The calculated density would require 1,530 sf of open space. 9, 869 sf of public open space is shown on the plan. The majority of this space is located in the front yard. Section 20-602(g)(2)(iii) does not permit area within the required front setback to be used for the required outdoor area. The plan also identifies a public open space on the fourth floor. Initial plans indicated that this was a type of recreation area. Final plans have not been submitted at this time.

Staff Finding – The amount and function of the common open space is adequate based on the overall density and the calculated density for residential uses. The dwelling types are an apartment building which will contain 50 dwelling units and the Varsity House that will contain a congregate residence with six occupants. The amount of open space being provided exceeds that required by the Development Code for the conventional RM32 District.

6) Whether the Preliminary Development Plan makes adequate provisions for public services, provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation and visual enjoyment.

The development is designed to utilize the existing public services with the exception of the storm water system. The applicant is working with the Stormwater Engineer to identify the public improvements that will be required for this portion of the project. A drainage study has not been submitted, reviewed, or approved. The underground parking provides adequate control over vehicular traffic on site. The large amount of common open space will provide ample light and air. There will be several opportunities for recreational enjoyment on the site. A club house area will be located on the fourth floor which will also provide a recreation area.

Staff Finding –The Preliminary Development Plan has made adequate provisions for public services and provides adequate control over vehicular traffic through limited access points. The plan furthers the amenities of light and air, recreation and visual enjoyment through the provision of common open space and open recreation space. A drainage study is required and should be submitted, reviewed and approved prior to the submission of the Final Development Plan.

7) Whether the plan will measurable and adversely impact development or conservation of the neighborhood area by:

a) doubling or more the traffic generated by the neighborhood;

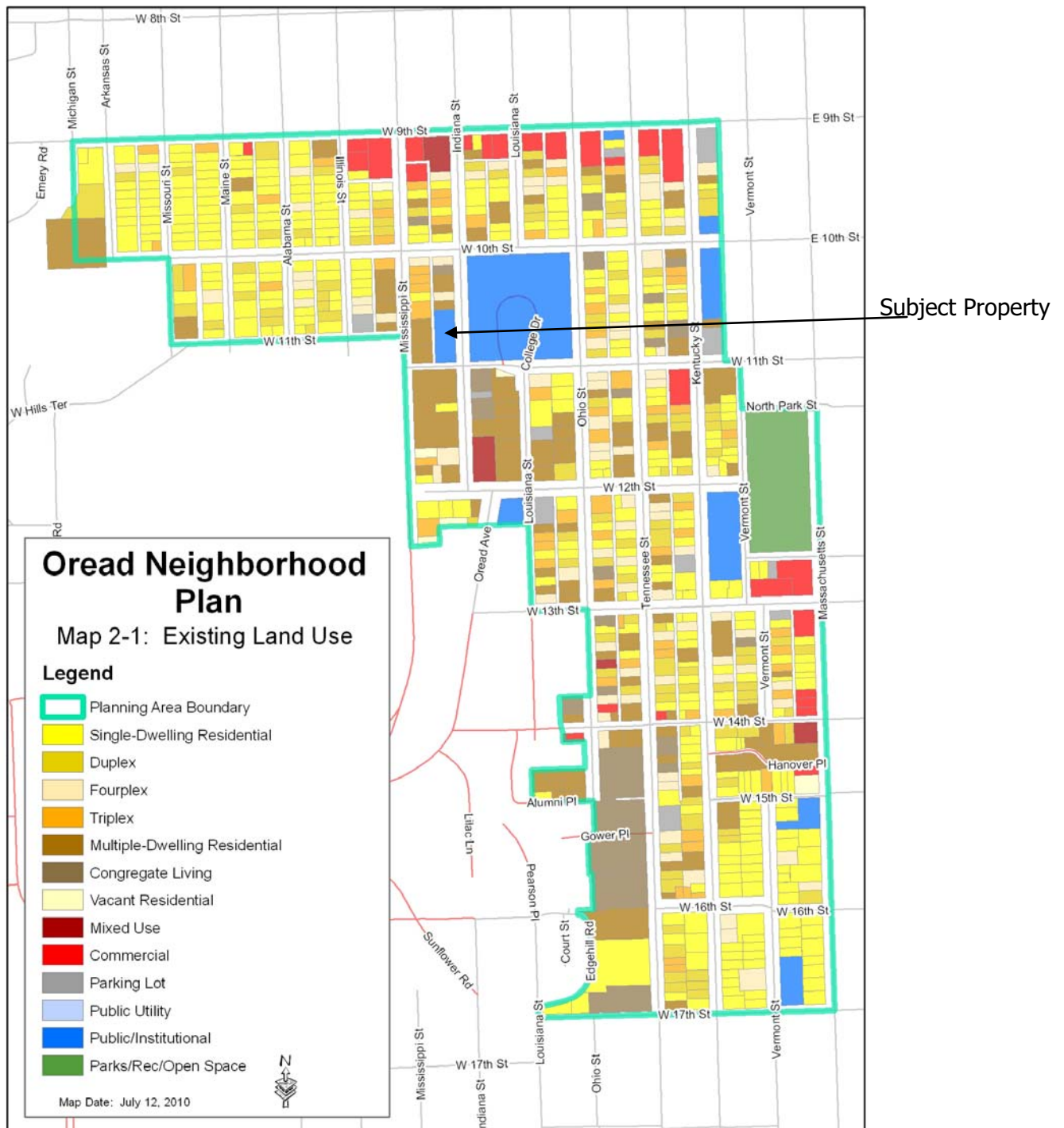
The project includes the reconstruction of the alley between 10th and 11th Streets and the removal of the historic brick that currently exists in the alley. The proposed parking garage will have two access points on the new alley and one access point on Indiana Street. The TIS indicated that the development will generate less than 100 trips during the peak hours and does not warrant further study at this time.

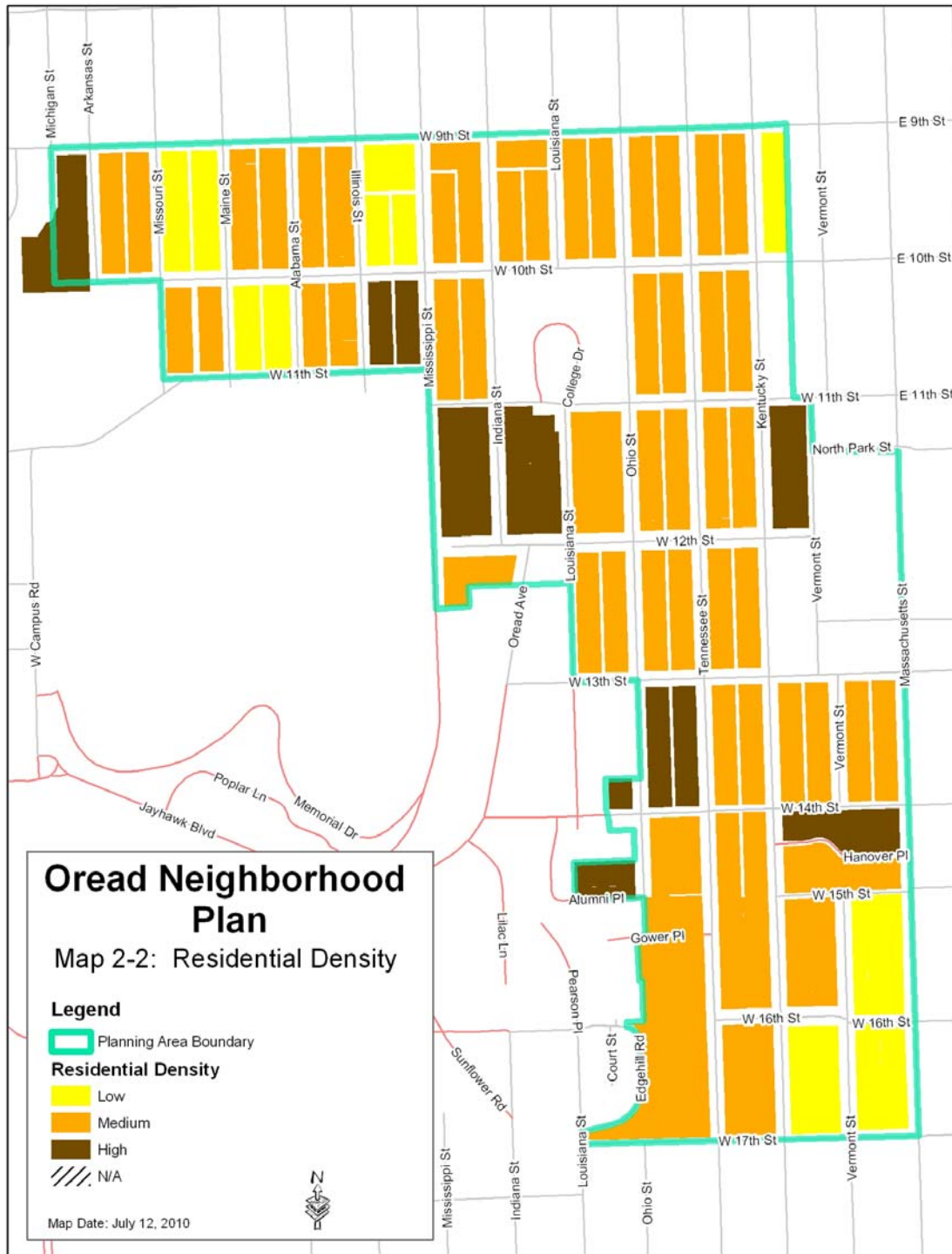
b) proposing housing types, building heights or building massings that are incompatible with the established neighborhood pattern; or

The housing type and massing are not compatible with the established historic neighborhood pattern. The proposed structure is, however, compatible with the large apartment complexes that have been developed in the area since the 1970's. Most of the residences in the area are two to two and a half stories. This structure is the equivalent to four stories. The only structures of this height in the area are the residence halls to the east and the Oread hotel to the south. The area is also mainly characterized with individual structures on individual lots. The proposed project is one large structure that sits on six platted lots. The existing structure that will be located to the north end of the project area is compatible with the size, scale, type and height of the overall character of the neighborhood.

c) increasing the residential density 34% or more above the density of adjacent residential properties.

The properties to the north, west, and south are zoned RM32 and the Oread Neighborhood Plan identifies this area as a mix of medium and high density with multi dwelling residential and congregate living being the dominate uses on the adjacent properties.





Staff Finding –Staff has determined that the Preliminary Development Plan will not have measurable and adverse impact on the development or conservation of the neighborhood area. The density is similar to surrounding residential properties.

8) Whether potential adverse impacts have been mitigated to the maximum practical extent.

Potential adverse impacts to the historic character of the neighborhood by the size, bulk, mass and scale of the proposed new structure are possible. To mitigate these potential impacts, the applicant will relocate the existing structure to the north end of the development and has designed the new structure to have compatible materials and roof forms. The new structure will have projections in the main façade to create a rhythm affect that is suggestive of the historic development pattern of 50' to 100' lots.

Staff Finding –

The adverse impacts of the development will be addressed by architectural detailing that will help to minimize the bulk, mass and scale of the proposed new structure.

9) The sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the Planned Unit Development in the case of a plan that proposes development over a period of years.

Staff Finding- A phased development has not been proposed.

Staff Review and Conclusion

The project site is located in the Oread Neighborhood Plan area and is located in the environs of the Oread Historic District and the Michael D. Greenlee House, National Register of Historic Places. The proposed Preliminary Development Plan conforms to the anticipated land use for this area as stated in the Comprehensive Plan and the Oread Neighborhood Plan. The development will provide infill development for four currently vacant lots and will redevelop the two lots now encumbered by the existing house. Infill development is encouraged in the Comprehensive Plan and the Oread Neighborhood Plan. The applicant chooses to develop the southernmost area of the project site with the new construction of the large apartment structure. This allows the applicant the most advantageous construction staging for the underground parking area, the new structure, and the new foundation for the existing structure. As an alternative to demolishing the existing structure, the applicant proposes to move the existing structure to the north end of the project area. This area is adjacent to structures that have a similar form and mass. The Historic Resources Commission (HRC) will review this project at their meeting on August 18, 2011 to determine if moving the structure and the proposed new development will encroach upon, damage or destroy the environs of the Oread Historic District and the Michael D. Greenlee House. This determination will be made using the Standards and Guidelines for Evaluating the Effect of Projects on Environs as prescribed by the State Preservation Law 75-2724, as amended and K.A.R. 118-3-1—118-3-16.

While the HRC will make a determination based on the State Preservation Law, the Planning Commission must make a recommendation for the project based on the Comprehensive Plan including the Oread Neighborhood Plan. Both of these documents address infill development, preservation, and the importance of neighborhood character.

CONCLUSION:

Staff recommends approval of this proposed Preliminary Development Plan with the noted conditions.



Kansas Historical Society

Sam Brownback, Governor
Jennie Chinn, Executive Director

April 25, 2011

Paul Werner
Paul Werner Architects
PO Box 1536
Lawrence, KS 66044

RE: 1043 Indiana Street – Lawrence, Douglas County

Dear Mr. Werner:

This is in response to your letter dated April 5 requesting comment on your proposal to relocate the house at 1043 Indiana Street. As you know, our office previously determined the house to be potentially eligible for listing in the National Register of Historic Places, but that determination did not factor in the possibility of relocating the house.

Our staff reviewed your proposal to relocate the house 212 feet north of its current location and has determined that it will not remain eligible for listing in the National Register if it is relocated. The National Register criteria limit the consideration of moved properties because significance is embodied in locations and settings as well as in the properties themselves. This building's significance is embodied in its architecture and its university-related social history. Moving the building will destroy the relationships between the property and its surroundings (particularly a prominent corner lot) and will destroy associations with historic events and persons. A move could also cause the loss of historic features such as landscaping, foundations, and chimneys.

The house could potentially remain eligible for listing in the Register of Historic Kansas Places, the state register, but its eligibility would need to be reevaluated *after* it has been relocated. Our office would need to review relocation plans to ensure the building remains state register-eligible. Please note that the building cannot be nominated to the state register until after it has been relocated, which means application for state rehabilitation tax credits cannot be made until after it has been listed in the state register. Additionally, moving costs could not be claimed as part of a state tax credit project.

Thank you for your interest in our programs. If you have any questions regarding the staff's assessment or other historic preservation matters, please do not hesitate to contact me at 785-272-8681, ext. 216 or e-mail at smartin@kshs.org.

Sincerely,

Sarah J. Martin
National Register Coordinator

cc: Lynne Braddock Zollner



Q

two

Identify the Overall Visual Aspects

Based on information in the "Walk Through," what do you see as a key contributor to the overall visual character in this neighborhood scene?

Look, then Identify one of the following:

- ☐ A Shape
- ☐ B Building Site
- ☐ C Openings

[next >](#)

walk through HISTORIC BUILD

Setting/building site is a character defining feature of 1043 Indiana.



Q

two

Identify the Overall Visual Aspects

Based on information in the "Walk Through," what do you see as a key contributor to the overall visual character in this neighborhood scene?

Look, then Identify one of the following:

- ☐ A Shape
- ☒ B Building Site
- ☐ C Openings

[next >](#)**B. Building Site is the answer here.**

In the process of identifying the overall visual character, you can understand why the building site for an urban row house differs from that of a mansion with a designed landscape. However, there are many instances where the relationship between the historic building, building site, and its place in the streetscape are important to its overall character. Here, the yard and fence interrelate importantly with the two converging streets and curb. Removing these elements or replacing them with a driveway or parking court would destroy this important visual aspect of the district.

We agree that the arched entryway, as well as the corner tower, are contributors to the visual character of the historic building, but, the building site itself takes on a primary role in defining the overall visual character in this case.

walk through HISTORIC BUILDINGS

START STEP 1 STEP 2 STEP 3 QUIZ

Technical Preservation Services
NATIONAL PARK SERVICE

S

WHAT IS THE HISTORIC CHARACTER?

That's the question you always need to ask – and answer – before starting to rehabilitate a historic building. If you can identify the visually distinctive materials, features, and spaces prior to work, you are much more likely to preserve them during the work.

WHO SHOULD COME IN? This web site is designed especially for new members of historic preservation commissions, as well as property owners, architects, and developers. Anyone is welcome, of course!

WHAT CAN YOU LEARN? Through illustrated examples, we show you how to weigh the visual impact of proposed changes to the exterior, interior, and site using a 3-step approach. By applying this method to evaluate a historic building from a distance, up close, and inside, you can begin to decide where alterations might reasonably take place – and which visual aspects you need to preserve.



ASK...LOOK...IDENTIFY...EVALUATE...CONCLUDE

STEP 1. Identify the building's overall visual aspects, by examining the exterior from afar to understand its distinctive features, and the building site, or landscape.

STEP 2. Identify the visual aspects of the exterior at close range by moving up very close to see its materials, craftsmanship and surface finishes.

STEP 3. Identify the interior visual aspects – spaces, features and finishes – by going into and through the building.

LET'S BEGINwalk through **HISTORIC BUILDINGS****IDENTIFYING
VISUAL CHARACTER**[HOME](#) [NPS HISTORY & CULTURE](#) [SEARCH](#) [EMAIL](#)

START

STEP 1

STEP 2

STEP 3

QUIZ

Technical Preservation Services
NATIONAL PARK SERVICE

1

LOOK AT THE BUILDING FROM A DISTANCE

IDENTIFY THE OVERALL VISUAL ASPECTS



Follow the Links...

- ☐ Shape
- ☐ Roof + Roof Features
- ☐ Openings
- ☐ Projections + Recesses
- ☐ Exterior Materials
- ☐ Trim + Secondary Features
- ☐ Building Site

✓ CHECKLIST

This first step involves looking at the building from a distance. Identifying the overall visual character of a building is nothing more than looking at its distinguishing physical aspects without focusing on its details. Such a general approach to looking at the building and site will provide a better understanding of its overall character without having to resort to an infinitely long checklist of its possible features and details. The major contributors to a building's overall visual character are:

- its shape
- its roof and roof features, such as chimneys or cupolas
- openings for windows and doorways
- the various projections and recesses on the building, such as porches that extend outward, or arcades that appear as voids
- the exterior materials with their color or patterning
- the trim and secondary features, such as decorative scrollwork
- and, finally, the building's site, that is, its immediate yard.

Some buildings will have one or more sides that are more important than the others because they are more highly visible. This does not mean that the rear of the building is of no value whatever, but it simply means that it is less important to the overall character.



walk through HISTORIC BUILDINGS

IDENTIFYING
VISUAL CHARACTER

[HOME](#) [NPS HISTORY & CULTURE](#) [SEARCH](#) [EMAIL](#)

START

STEP 1

STEP 2

STEP 3

QUIZ

Technical Preservation Services

NATIONAL PARK SERVICE

1

BUILDING SITE

LOOK AT THE BUILDING FROM A DISTANCE

ASK

Does this building site – or yard – contribute to the overall visual character from a distance? **Yes.**

LOOK + IDENTIFY

The design and materials of this little landscape, which includes the iron fence along the sidewalk, the curved walk leading to the porch, and the various plantings are all essential components of the historic property as a whole.

WHAT IF THE BUILDING SITE IS ALTERED?

In a district where parking spaces are in great demand, front yards are sometimes converted to off-street parking. In this case, the building site would essentially be destroyed and, as a result, the visual character of the historic property would be completely changed.

WHAT SHOULD YOU DO?

Preserve a character-defining site in the process of rehabilitating a historic building for a continuing or new use!

GO TO STEP 2

+

 Shape

+

 Roof + Roof Features

+

 Openings

+

 Projections + Recesses

+

 Exterior Materials

+

 Trim + Secondary Features

+

 Building Site

✓

 CHECKLIST

walk through HISTORIC BUILDINGS

IDENTIFYING VISUAL CHARACTER

HOME

NPS HISTORY & CULTURE

SEARCH

EMAIL

Checklist

Step 1:

7. SETTING

What are the aspects of the setting that are important to the visual character? For example, is the alignment of buildings along a city street and their relationship to the sidewalk the essential aspect of its setting? Or, conversely, is the essential character dependent upon the tree plantings and out buildings which surround the farmhouse? Is the front yard important to the setting of the modest house? Is the specific site important to the setting such as being on a hilltop, along a river, or, is the building placed on the site in such a way to enhance its setting? Is there a special relationship to the adjoining streets and other buildings? Is there a view? Is there fencing, planting, terracing, walkways or any other landscape aspects that contribute to the setting?

apply the National Register criteria (36 CFR part 63) to properties identified within the area of potential effects that have not been previously evaluated for National Register eligibility. The passage of time, changing perceptions of significance, or incomplete prior evaluations may require the agency official to reevaluate properties previously determined eligible or ineligible. The agency official shall acknowledge that Indian tribes and Native Hawaiian organizations possess special expertise in assessing the eligibility of historic properties that may possess religious and cultural significance to them.

(2) *Determine whether a property is eligible.* If the agency official determines any of the National Register criteria are met and the SHPO/THPO agrees, the property shall be considered eligible for the National Register for section 106 purposes. If the agency official determines the criteria are not met and the SHPO/THPO agrees, the property shall be considered not eligible. If the agency official and the SHPO/THPO do not agree, or if the Council or the Secretary so request, the agency official shall obtain a determination of eligibility from the Secretary pursuant to 36 CFR part 63. If an Indian tribe or Native Hawaiian organization that attaches religious and cultural significance to a property off tribal lands does not agree, it may ask the Council to request the agency official to obtain a determination of eligibility.

(d) *Results of identification and evaluation.*

(1) *No historic properties affected.* If the agency official finds that either there are no historic properties present or there are historic properties present but the undertaking will have no effect upon them as defined in § 800.16(i), the agency official shall provide documentation of this finding, as set forth in § 800.11(d), to the SHPO/THPO. The agency official shall notify all consulting parties, including Indian tribes and Native Hawaiian organizations, and make the documentation available for public inspection prior to approving the undertaking.

(i) If the SHPO/THPO, or the Council if it has entered the section 106 process, does not object within 30 days of receipt of an adequately documented finding, the agency official's responsibilities under section 106 are fulfilled.

(ii) If the SHPO/THPO objects within 30 days of receipt of an adequately documented finding, the agency official shall either consult with the objecting party to resolve the disagreement, or forward the finding and supporting documentation to the Council and request that the Council review the finding pursuant to paragraphs (d)(1)(iv)(A) through (d)(1)(iv)(C) of this section. When an agency official forwards such requests for review to the Council, the agency official shall concurrently notify all consulting parties that such a request has been made and make the request documentation available to the public.

(iii) During the SHPO/THPO 30 day review period, the Council may object to the finding and provide its opinion regarding the finding to the agency official and, if the Council determines the issue warrants it, the head of the agency. A Council decision to provide its opinion to the head of an agency shall be guided by the criteria in appendix A to this part. The agency shall then proceed according to paragraphs (d)(1)(iv)(B) and (d)(1)(iv)(C) of this section.

(iv)(A) Upon receipt of the request under paragraph (d)(1)(ii) of this section, the Council will have 30 days in which to review the finding and provide the agency official and, if the Council determines the issue warrants it, the head of the agency with the Council's opinion regarding the finding. A Council decision to provide its opinion to the head of an agency shall be guided by the criteria in appendix A to this part. If the Council does not respond within 30 days of receipt of the request, the agency official's responsibilities under section 106 are fulfilled.

(B) The person to whom the Council addresses its opinion (the agency official or the head of the agency) shall take into account the Council's opinion before the agency reaches a final decision on the finding.

(C) The person to whom the Council addresses its opinion (the agency official or the head of the agency) shall then prepare a summary of the decision that contains the rationale for the decision and evidence of consideration of the Council's opinion, and provide it to the Council, the SHPO/THPO, and the consulting parties. The head of the agency may delegate his or her duties under this paragraph to the agency's senior policy official. If the agency official's initial finding will be revised, the agency official shall proceed in

accordance with the revised finding. If the final decision of the agency is to affirm the initial agency finding of no historic properties affected, once the summary of the decision has been sent to the Council, the SHPO/THPO, and the consulting parties, the agency official's responsibilities under section 106 are fulfilled.

(D) The Council shall retain a record of agency responses to Council opinions on their findings of no historic properties affected. The Council shall make this information available to the public.

(2) *Historic properties affected.* If the agency official finds that there are historic properties which may be affected by the undertaking, the agency official shall notify all consulting parties, including Indian tribes or Native Hawaiian organizations, invite their views on the effects and assess adverse effects, if any, in accordance with § 800.5.

§ 800.5 Assessment of adverse effects.

(a) *Apply criteria of adverse effect.* In consultation with the SHPO/THPO and any Indian tribe or Native Hawaiian organization that attaches religious and cultural significance to identified historic properties, the agency official shall apply the criteria of adverse effect to historic properties within the area of potential effects. The agency official shall consider any views concerning such effects which have been provided by consulting parties and the public.

(1) *Criteria of adverse effect.* An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the National Register. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative.

(2) *Examples of adverse effects.* Adverse effects on historic properties include, but are not limited to:

(i) Physical destruction of or damage to all or part of the property;

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(ii) Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation and provision of handicapped access, that is not consistent with the Secretary's Standards for the Treatment of Historic Properties (36 CFR part 68) and applicable guidelines;

(iii) Removal of the property from its historic location;

(iv) Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance;

(v) Introduction of visual, atmospheric or audible elements that diminish the integrity of the property's significant historic features;

(vi) Neglect of a property which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization; and

(vii) Transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.

(3) *Phased application of criteria.* Where alternatives under consideration consist of corridors or large land areas, or where access to properties is restricted, the agency official may use a phased process in applying the criteria of adverse effect consistent with phased identification and evaluation efforts conducted pursuant to § 800.4(b)(2).

(b) *Finding of no adverse effect.* The agency official, in consultation with the SHPO/THPO, may propose a finding of no adverse effect when the undertaking's effects do not meet the criteria of paragraph (a)(1) of this section or the undertaking is modified or conditions are imposed, such as the subsequent review of plans for rehabilitation by the SHPO/THPO to ensure consistency with the Secretary's Standards for the Treatment of Historic Properties (36 CFR part 68) and applicable guidelines, to avoid adverse effects.

(c) *Consulting party review.* If the agency official proposes a finding of no adverse effect, the agency official shall notify all consulting parties of the finding and provide them with the documentation specified in § 800.11(e). The SHPO/THPO shall have 30 days from receipt to review the finding.

(1) *Agreement with, or no objection to, finding.* Unless the Council is reviewing the finding pursuant to paragraph (c)(3) of this section, the agency official may proceed after the close of the 30 day review period if the SHPO/THPO has agreed with the finding or has not provided a response, and no consulting party has objected. The agency official shall then carry out the undertaking in accordance with paragraph (d)(1) of this section.

(2) *Disagreement with finding.*

(i) If within the 30 day review period the SHPO/THPO or any consulting party notifies the agency official in writing that it disagrees with the finding and specifies the reasons for the disagreement in the notification, the agency official shall either consult with the party to resolve the disagreement, or request the Council to review the finding pursuant to paragraphs (c)(3)(i) and (c)(3)(ii) of this section. The agency official shall include with such request the documentation specified in § 800.11(e). The agency official shall also concurrently notify all consulting parties that such a submission has been made and make the submission documentation available to the public.

(ii) If within the 30 day review period the Council provides the agency official and, if the Council determines the issue warrants it, the head of the agency, with a written opinion objecting to the finding, the agency shall then proceed according to paragraph (c)(3)(ii) of this section. A Council decision to provide its opinion to the head of an agency shall be guided by the criteria in appendix A to this part.

(iii) The agency official should seek the concurrence of any Indian tribe or Native Hawaiian organization that has made known to the agency official that it attaches religious and cultural significance to a historic property subject to the finding. If such Indian tribe or Native Hawaiian organization disagrees with the finding, it may within the 30 day review period specify the reasons for disagreeing with the finding and request the Council to review and object to the finding pursuant to paragraph (c)(2)(ii) of this section.

(3) *Council review of findings.*

(i) When a finding is submitted to the Council pursuant to paragraph (c)(2)(i) of this section, the Council shall review the finding and provide the agency official and, if the Council determines the issue warrants it, the head of the agency with its opinion as to whether the adverse effect criteria have

been correctly applied. A Council decision to provide its opinion to the head of an agency shall be guided by the criteria in appendix A to this part. The Council will provide its opinion within 15 days of receiving the documented finding from the agency official. The Council at its discretion may extend that time period for 15 days, in which case it shall notify the agency of such extension prior to the end of the initial 15 day period. If the Council does not respond within the applicable time period, the agency official's responsibilities under section 106 are fulfilled.

(ii)(A) The person to whom the Council addresses its opinion (the agency official or the head of the agency) shall take into account the Council's opinion in reaching a final decision on the finding.

(B) The person to whom the Council addresses its opinion (the agency official or the head of the agency) shall prepare a summary of the decision that contains the rationale for the decision and evidence of consideration of the Council's opinion, and provide it to the Council, the SHPO/THPO, and the consulting parties. The head of the agency may delegate his or her duties under this paragraph to the agency's senior policy official. If the agency official's initial finding will be revised, the agency official shall proceed in accordance with the revised finding. If the final decision of the agency is to affirm the initial finding of no adverse effect, once the summary of the decision has been sent to the Council, the SHPO/THPO, and the consulting parties, the agency official's responsibilities under section 106 are fulfilled.

(C) The Council shall retain a record of agency responses to Council opinions on their findings of no adverse effects. The Council shall make this information available to the public.

(d) *Results of assessment.*

(1) *No adverse effect.* The agency official shall maintain a record of the finding and provide information on the finding to the public on request, consistent with the confidentiality provisions of § 800.11(c). Implementation of the undertaking in accordance with the finding as documented fulfills the agency official's responsibilities under section 106 and this part. If the agency official will not conduct the undertaking as proposed in the finding, the agency official shall reopen consultation under paragraph (a) of this section.

historic preservation that are significant to Native Hawaiians.

(2) *Native Hawaiian* means any individual who is a descendant of the aboriginal people who, prior to 1778, occupied and exercised sovereignty in the area that now constitutes the State of Hawaii.

(t) *Programmatic agreement* means a document that records the terms and conditions agreed upon to resolve the potential adverse effects of a Federal agency program, complex undertaking or other situations in accordance with § 800.14(b).

(u) *Secretary* means the Secretary of the Interior acting through the Director of the National Park Service except where otherwise specified.

(v) *State Historic Preservation Officer (SHPO)* means the official appointed or designated pursuant to section 101(b)(1) of the act to administer the State historic preservation program or a representative designated to act for the State historic preservation officer.

(w) *Tribal Historic Preservation Officer (THPO)* means the tribal official appointed by the tribe's chief governing authority or designated by a tribal ordinance or preservation program who has assumed the responsibilities of the SHPO for purposes of section 106 compliance on tribal lands in accordance with section 101(d)(2) of the act.

(x) *Tribal lands* means all lands within the exterior boundaries of any Indian reservation and all dependent Indian communities.

(y) *Undertaking* means a project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a Federal agency, including those carried out by or on behalf of a Federal agency; those carried out with Federal financial assistance; and those requiring a Federal permit, license or approval.

(z) *Senior policy official* means the senior policy level official designated by the head of the agency pursuant to section 3(e) of Executive Order 13287.

Appendix A to Part 800 -- Criteria for Council Involvement in Reviewing Individual section 106 Cases

(a) *Introduction.* This appendix sets forth the criteria that will be used by the Council to determine whether to enter an individual section 106 review that it normally would not be involved in.

(b) *General policy.* The Council may choose to exercise its authorities under

the section 106 regulations to participate in an individual project pursuant to the following criteria. However, the Council will not always elect to participate even though one or more of the criteria may be met.

(c) *Specific criteria.* The Council is likely to enter the section 106 process at the steps specified in the regulations in this part when an undertaking:

(1) *Has substantial impacts on important historic properties.* This may include adverse effects on properties that possess a national level of significance or on properties that are of unusual or noteworthy importance or are a rare property type; or adverse effects to large numbers of historic properties, such as impacts to multiple properties within a historic district.

(2) *Presents important questions of policy or interpretation.* This may include questions about how the Council's regulations are being applied or interpreted, including possible foreclosure or anticipatory demolition situations; situations where the outcome will set a precedent affecting Council policies or program goals; or the development of programmatic agreements that alter the way the section 106 process is applied to a group or type of undertakings.

(3) *Has the potential for presenting procedural problems.* This may include cases with substantial public controversy that is related to historic preservation issues; with disputes among or about consulting parties which the Council's involvement could help resolve; that are involved or likely to be involved in litigation on the basis of section 106; or carried out by a Federal agency, in a State or locality, or on tribal lands where the Council has previously identified problems with section 106 compliance pursuant to § 800.9(d)(2).

(4) *Presents issues of concern to Indian tribes or Native Hawaiian organizations.* This may include cases where there have been concerns raised about the identification of, evaluation of or assessment of effects on historic properties to which an Indian tribe or Native Hawaiian organization attaches religious and cultural significance; where an Indian tribe or Native Hawaiian organization has requested Council involvement to assist in the resolution of adverse effects; or where there are questions relating to policy, interpretation or precedent under section 106 or its relation to other

authorities, such as the Native American Graves Protection and Repatriation Act.

Technical Preservation Services

Building Site

Identify | Protect | Repair | Replace | Missing Feature | Alterations/Additions

SEARCH | LINKS | E-MAIL

< HOME >

Standards Guidelines

Masonry
Wood
Metals

Roofs
Windows
Entrances/Porches
Storefronts

Structural Systems
Spaces/Features/Finishes
Mechanical Systems

Site
Setting

Energy
New Additions
Accessibility
Health/Safety

The landscape surrounding a historic building and contained within an individual parcel of land is considered the building site. The site, including its associated features, contributes to the overall character of the historic property.



Historic building in significant designed landscape.

As a result, the relationship between the buildings and landscape features within the site's boundaries should be considered in the overall planning for rehabilitation project work.

Landscapes which contain historic buildings are found in rural, suburban, and urban communities and reflect environmental influences such as climate as well as the historic period in which they were created.

Landscapes created for functional purposes as well as aesthetic enjoyment have been a part of American history since European settlement. Historic American styles in landscape design developed from 17th-18th century Spanish and Colonial gardens, evolving into the pastoral and picturesque design of the 19th century. Victorian carpet bedding, popular during the late 19th century, produced profuse plantings of annuals and perennials. Later, the early 20th century yielded a return to classical traditions, with revival gardens reflecting European renaissance design.



Rugged corral fence that connects two outbuildings.

The building site may be significant in its own right, or derive its significance simply from its association with the historic structure. The level of significance, association, integrity, and condition of the building site may influence the degree to which the existing landscape features should be retained during the rehabilitation project. In an industrial property, the site may be defined simply as the relationship between buildings or between the ground plane and open

space and its associated buildings. Designed historic landscapes significant in the field of landscape architecture require a more detailed analysis of their character-defining features which may include lawns, hedges, walks, drives, fences, walls, terraces, water features, topography (grading) and furnishings.

Vegetation is an important feature in landscapes; this material, including both native species and cultivated plants creates an appearance that is constantly changing, both seasonally and annually. Since most plant material is adapted to

specific environments, the character of landscapes varies dramatically in different climates, elevations and regions.

Building Site

....Identify, retain, and preserve



recommended.....



Distinctive historic urban residential site.

Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

Site features may include circulation systems such as walks, paths, roads, or parking; vegetation such as trees, shrubs, fields, or herbaceous plant material; landforms such as terracing, berms or grading; and furnishings such as

lights, fences, or benches; decorative elements such as sculpture, statuary or monuments; water features including fountains, streams, pools, or lakes; and subsurface archeological features which are important in defining the history of the site.

Retaining the historic relationship between buildings and the landscape.

not recommended.....

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.

Removing or relocating buildings or landscape features thus destroying the historic relationship between buildings and the landscape.

Removing or relocating historic buildings on a site or in a complex of related historic structures--such as a mill complex or farm--thus diminishing the historic character of the site or complex.

Moving buildings onto the site, thus creating a false historical appearance.



Important site features destroyed during rehabilitation.

Radically changing the grade on the property, or adjacent to a building. For example, changing the grade adjacent to a building to permit development of a formerly below-grade area that would drastically change the historic relationship of the building to its site.

Building SiteProtect and Maintain



recommended.....

Protecting and maintaining the building and building site by providing proper drainage to assure that water does not erode foundation walls; drain toward the building; nor damage or erode the landscape.

Minimizing disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archeological resources.

Surveying and documenting areas where the terrain will be altered to determine the potential impact to important landscape features or archeological resources.

Protecting, e.g., preserving in place important archeological resources.

Planning and carrying out any necessary investigation using professional archeologists and modern archeological methods when preservation in place is not feasible.



Ensuring archeological resource protection.



Archeological investigation using appropriate methodology.

Preserving important landscape features, including ongoing maintenance of historic plant material.

Protecting the building and landscape features against arson and vandalism before rehabilitation work begin, i.e., erecting protective fencing and installing alarm systems that are keyed into local protection agencies.

Providing continued protection of masonry, wood, and architectural metals which comprise the building and site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coating systems.

Evaluating the overall condition of the materials and features of the property to determine whether more than protection and maintenance are required, that is, if repairs to building and site features will be necessary.

not recommended.....

Failing to maintain adequate site drainage so that buildings and site features are damaged or destroyed; or alternatively, changing the site grading so that water no longer drains properly.

Introducing heavy machinery into areas where they may disturb or damage important landscape features or archeological resources.

Failing to survey the building site prior to the beginning of rehabilitation work which results in damage to, or destruction of, important landscape features or archeological resources.

Leaving known archeological material unprotected so that it is damaged during rehabilitation work.

Permitting unqualified personnel to perform data recovery on archeological resources so that improper methodology results in the loss of important archeological material.

Allowing important landscape features to be lost or damaged due to a lack of maintenance.

Permitting the property to remain unprotected so that the building and landscape features or archeological resources are damaged or destroyed.

Removing or destroying features from the buildings or site such as wood siding, iron fencing, masonry balustrades, or plant material.

Failing to provide adequate protection of materials on cyclical basis so that deterioration of building and site feature results.

Failing to undertake adequate measures to assure the protection of building and site features.

Building Site

....Repair



recommended.....

Repairing features of the building and site by reinforcing historic materials.



Historic iron fence to undergo repairs and re-finishing as part of rehabilitation work.

not recommended.....

Replacing an entire feature of the building or site such as a fence, walkway, or driveway when repair of materials and limited compatible replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the building or site feature or that is

physically or chemically incompatible.

Building Site

....Replace



recommended.....



Deteriorated limestone walkway to be replaced in kind.

Replacing in kind an entire feature of the building or site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include an entrance or porch, walkway, or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Replacing deteriorated or damaged landscape features in kind.

not recommended.....

Removing a feature of the building or site that unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Adding conjectural landscape features to the site such as period reproduction lamps, fences, fountains, or vegetation that is historically inappropriate, thus creating a false sense of historic development.

Design for Missing Historic Features

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

recommended.....

Designing and constructing a new feature of a building or site when the historic feature is completely missing, such as an outbuilding, terrace, or driveway. It may be based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building and site.

not recommended.....

Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new building or site feature that is out of scale or of an otherwise

inappropriate design.

Introducing a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.

Alterations/Additions for the New Use

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

recommended.....

Designing new onsite parking, loading docks, or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of historic relationship between the building or buildings and the landscape.

Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserves the historic relationship between the building or buildings and the landscape.

Removing non-significant buildings, additions, or site features which detract from the historic character of the site.



Appropriate alteration of abandoned pier shed for new residential use that illustrates visual harmony with waterfront site.

not recommended.....

Locating any new construction on the building site where important landscape features will be damaged or destroyed, for example, removing a lawn and walkway and installing a parking lot.

Placing parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to important landscape features.

Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color, and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.



Site inappropriately altered by large parking lot.

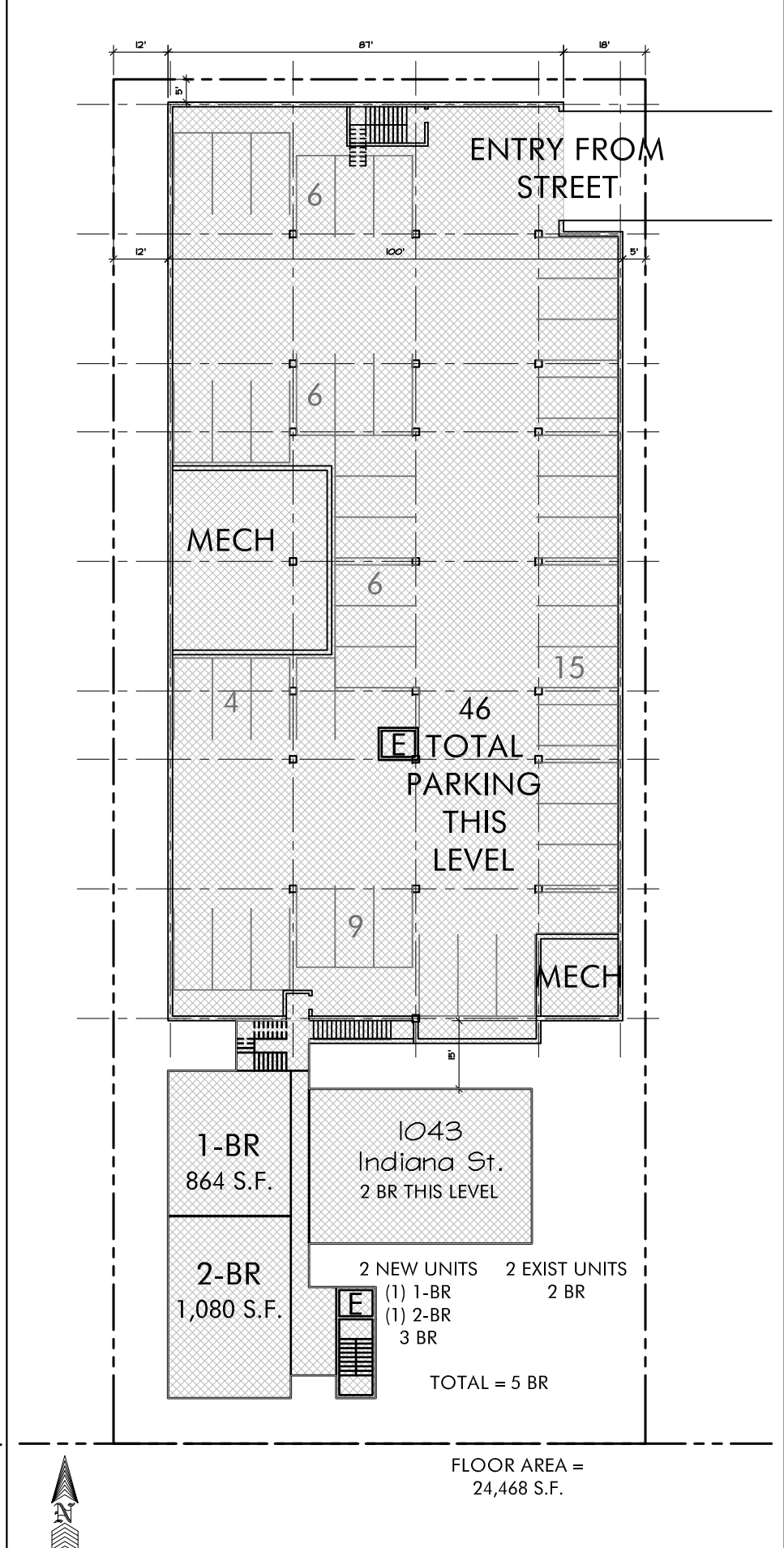
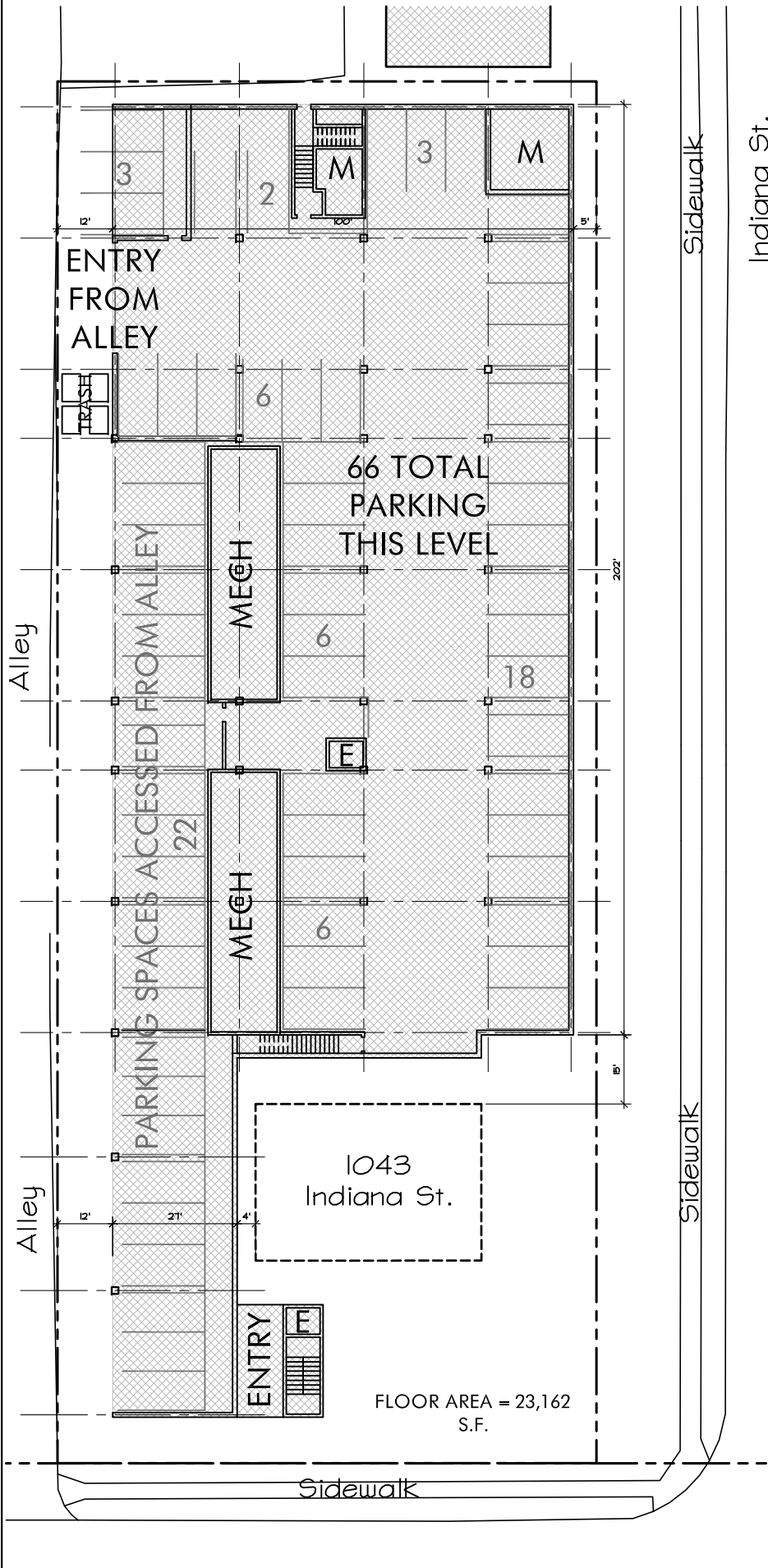
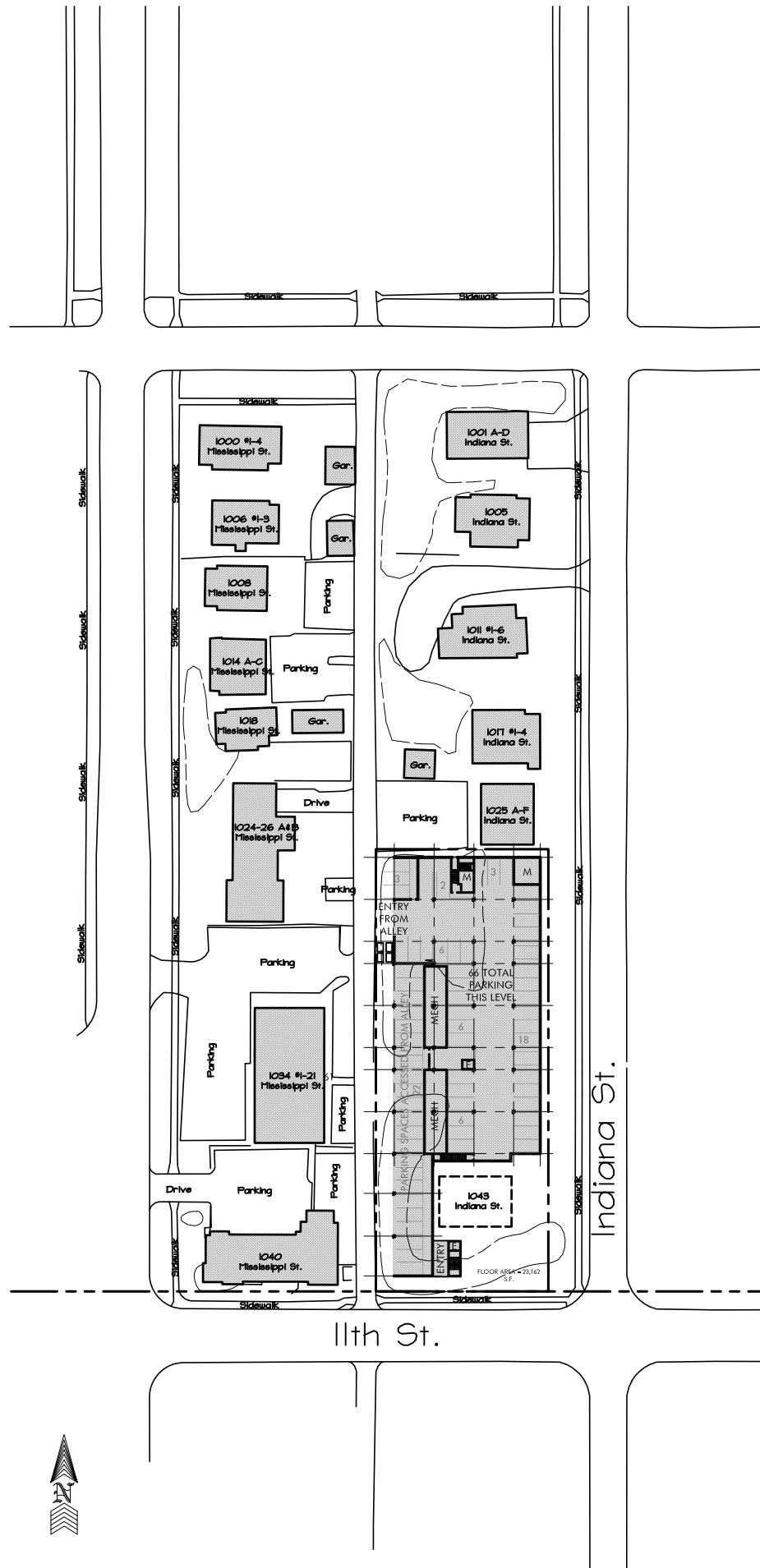
Removing a building in a complex of buildings; or removing a building feature, or a landscape feature which is important in defining the historic character of the site.



[Home](#) | [Next](#) | [Previous](#)

Below is a side-by-side comparison of the development plans submitted by the applicant for Planning Commission review and the alternative design study prepared for the Lawrence Preservation Alliance by Hernly Associates.

	Proposed Development	Alternative Design Study
1-Bedroom Units	2 @ 832 s.f. 2 @ 940 s.f. Ave. 4 @ 886 s.f.	3 @ 864 s.f.
2-Bedroom Units	31 @ 1,094 s.f. 7 @ 1,203 s.f. 4 @ 1,280 s.f. Ave. 42 @ 1,130 s.f.	45 @ 1,090 s.f.
3-Bedroom Units	4 @ 1,410 s.f.	N/A
Congregate Residence	1 w/ 6 Bedrooms	1 w/ 12 Bedrooms
Total Units	51	49
Total Bedrooms	105	105
Total Parking Required	1 per BR + 1 per 10 units = 111	1 per BR + 1 per 10 units = 110
Total Parking Proposed	120	112
Fitness Area	N/A	594 s.f.
Club House Area	700 s.f.	918 s.f.
Roof Deck Area	1,625 s.f.	556 s.f.
Stairways	2	2
Elevators	2	2
Front Yard Setback	18'	18'
Rear Yard Setback	12'	12'
Side Yard Setback (North)	5'	5'
Side Yard Setback (South)	10'	10'
Height	4 Stories + 2 U/G Prkg	3.5 Stories + 2 U/G Prkg
LEVEL B2 PARKING	30,345 s.f.	23,162 s.f.
LEVEL B1 PARKING	25,600 s.f.	20,085 s.f.
TOTAL PARKING AREA	55,945 s.f.	43,247 s.f.
LEVEL B1 RESIDENTIAL	2,523 s.f.	4,383 s.f.
GROUND FLOOR	18,985 s.f.	19,200 s.f.
2 ND FLOOR	17,693 s.f.	19,200 s.f.
3 RD FLOOR	17,791 s.f.	18,112 s.f.
4 TH FLOOR	13,995 s.f.	8,270 s.f.
TOTAL RESIDENTIAL AREA	70,987 s.f.	69,165 s.f.
TOTAL BUILDING AREA	126,459 s.f.	112,412 s.f.



HOAD RESIDENCE APARTMENTS
1043 INDIANA STREET
LAWRENCE, KS

Hernly ASSOCIATES

920 Massachusetts
Lawrence, Kansas
66044
785 - 749 - 5806
FAX 785 - 749 - 1515

DRAWINGS

Date: 04/30/11
Drawn by:
Checked by:
Revisions:

A1.0

1 SITE CONTEXT PLAN
1" = 50'

2 PARKING LEVEL B2 PLAN (ELEVATION 88')
1/16" = 1'-0"

3 PARKING LEVEL B1 PLAN (ELEVATION 98')
1/16" = 1'-0"

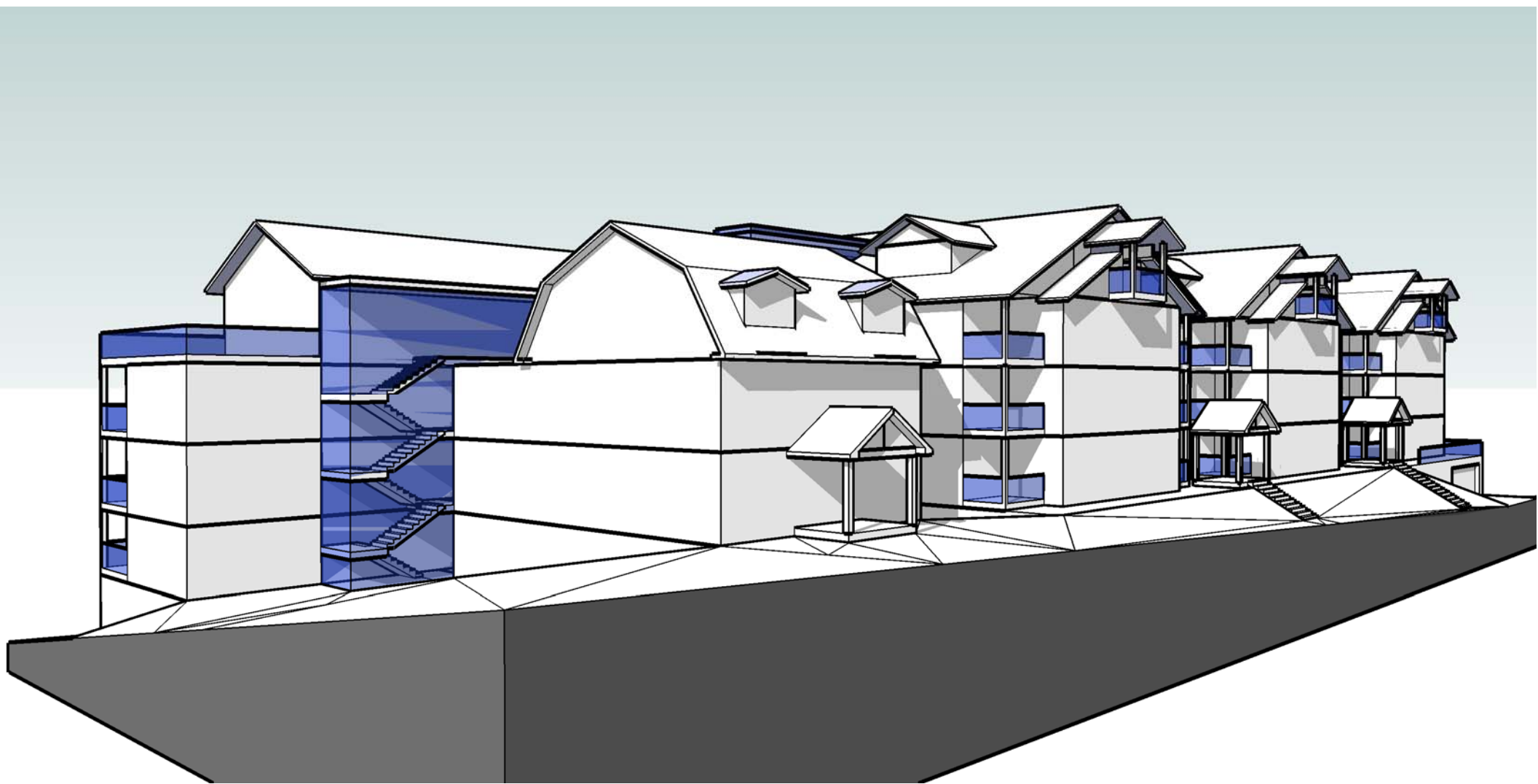


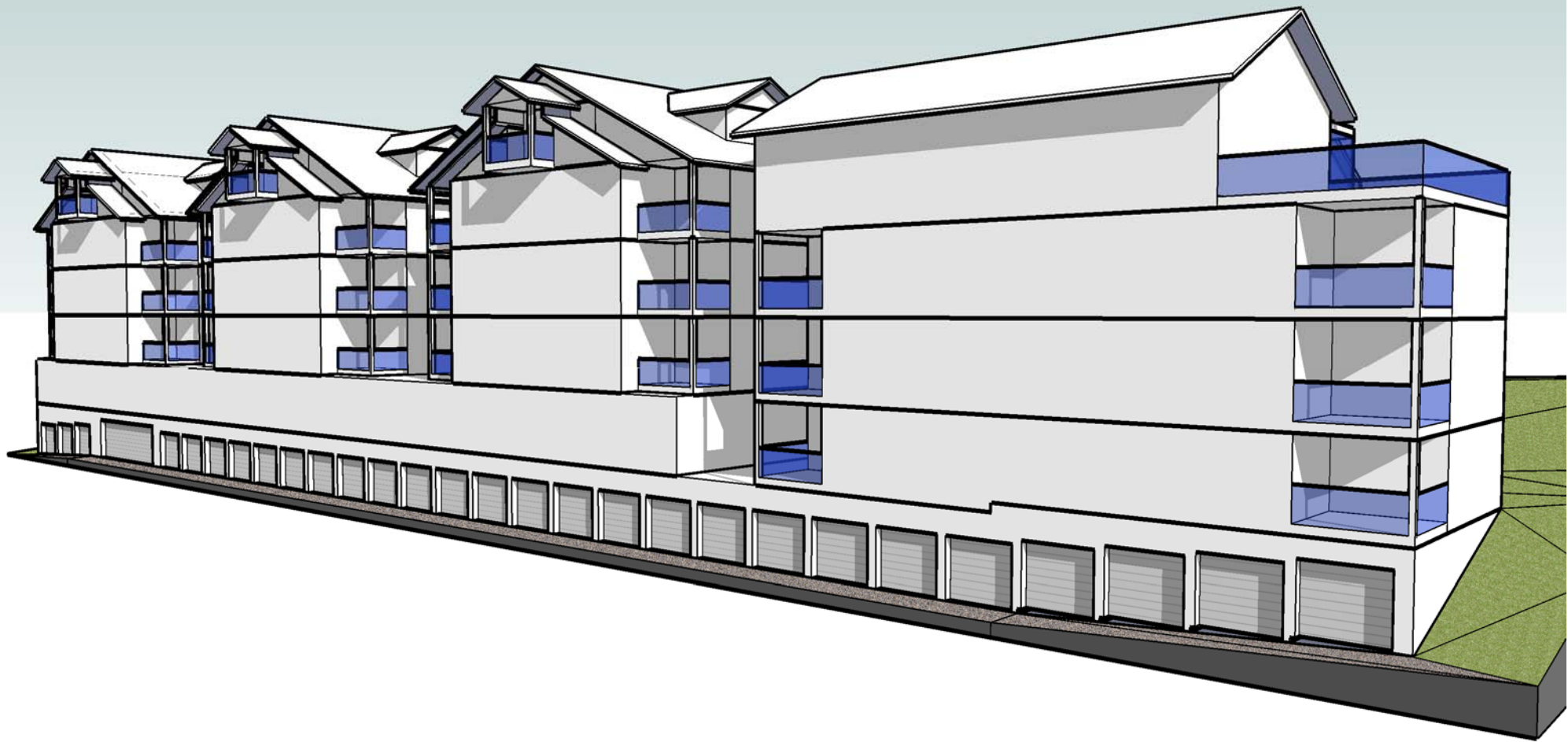
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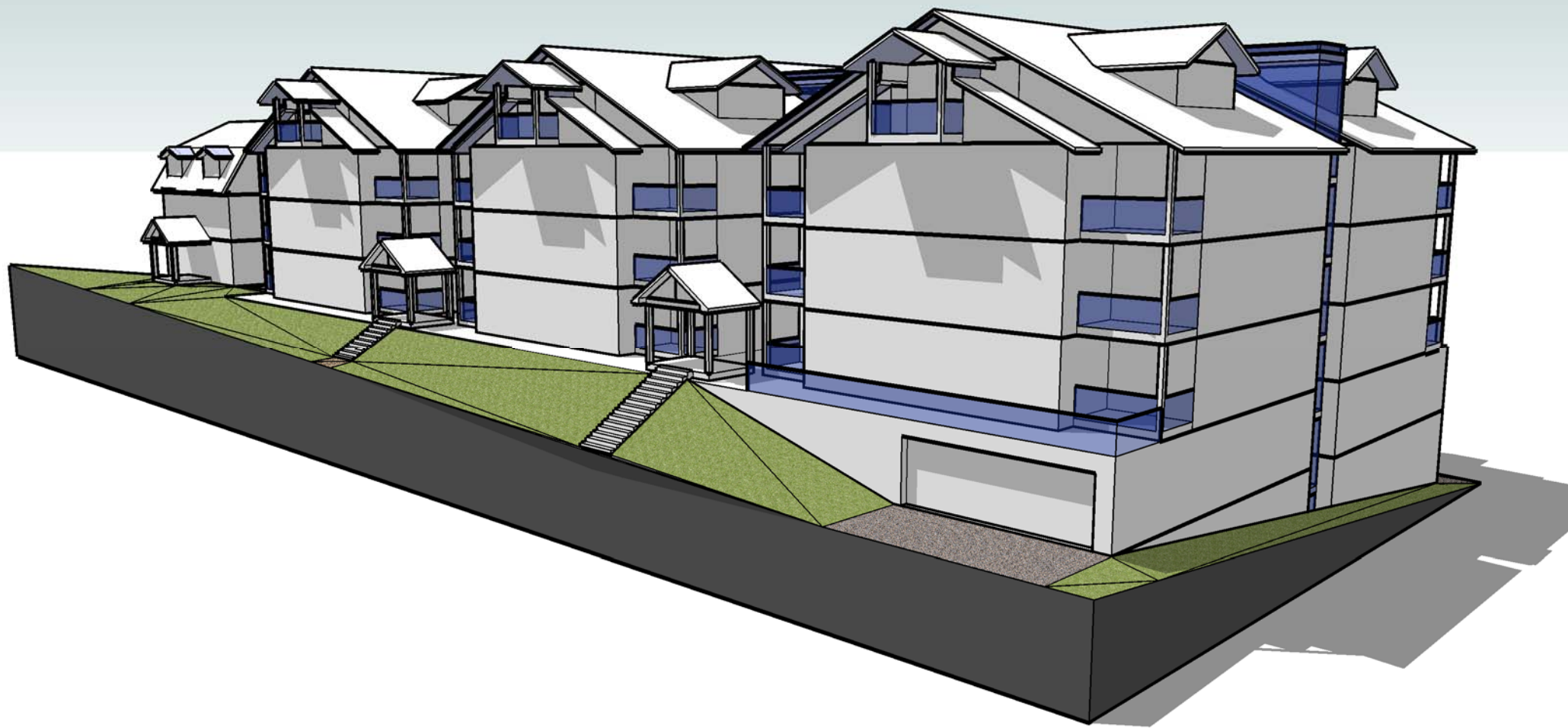
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PROBABLE RESTORATION CONSTRUCTION COST									
<i>William Christian Hoad Residence</i>									
1043 Indiana Street - Lawrence, KS									
Probable Costs calculated for remodel and restoration of existing building with partially finished basement.	QUANTITY ASSUMPTIONS								
	3rd Floor Area		1,220	S.F.					
	2nd Floor Area		1,820	S.F.					
	1st Floor Area		1,820	S.F.					
	Basement Floor Area - Finished		1,000	S.F.					
	Bsm't Floor Area - Unfinished		570	S.F.					
	Total Building Area		6,430	S.F.					
	Roof Area - shingles		2,560	S.F.					
	Roof Area - low-slope		425	S.F.					
	Foundation Wall Area - Stone		1,400	S.F.					
	Ext Wall Area - Shingle Siding		4,250	S.F.					
			Unit	Unit Cost	Cost Per S.F.	Line Item Sub-total	GC Markup	Contingent	Line Item Total
A. SUBSTRUCTURE							25%	10%	
1010	Footings	Install drilled pier footings @ west basement wall	6	3,000.00	2.80	18,000.00	4,500.00	2,250.00	24,750.00
1020	Slab on Grade	Replace 25% @ 200% cost	S.F. Slab	5.00	0.39	2,500.00	625.00	312.50	3,437.50
2010	Basement Excavation	For foundation repairs & waterproofing	S.F. Grnd	1.00	0.16	1,000.00	250.00	125.00	1,375.00
2020	Basement Walls	Clean & point stone	S.F. Wall	5.00	1.09	7,000.00	1,750.00	875.00	9,625.00
2050	Drainage & Waterproofing	Membrane waterproofing & drainage composite below grade	700	15.00	1.63	10,500.00	2,625.00	1,312.50	14,437.50
2060	Subgrade Drainage	Provide interior sump pump	1	1,500.00	0.23	1,500.00	375.00	187.50	2,062.50
B. SHELL									
	B10 Superstructure								
1010	Stair Construction	Construct new 4 story fire escape	4	14,000.00	8.71	56,000.00	14,000.00	7,000.00	77,000.00
1020	Floor Construction	Lift, shim, & veneer stone finish west portion	Allow	10,000.00	1.56	10,000.00	2,500.00	1,250.00	13,750.00
	B20 Exterior Enclosure								
2010	Exterior Walls - Siding	Restore wood shingle siding - est. 20% replace	S.F. Wall	10.00	1.32	8,500.00	2,125.00	1,062.50	11,687.50
	Exterior Walls - Stain	Clean & stain siding	S.F. Wall	3.00	1.98	12,750.00	3,187.50	1,593.75	17,531.25
2020	Soffits	Restore existing soffits 300 s.f.	300	30.00	1.40	9,000.00	2,250.00	1,125.00	12,375.00
2030	Exterior Windows	South - restore double hung	18	800.00	2.24	14,400.00	3,600.00	1,800.00	19,800.00
		East - restore double hung	10	800.00	1.24	8,000.00	2,000.00	1,000.00	11,000.00
		West - restore double hung	17	800.00	2.12	13,600.00	3,400.00	1,700.00	18,700.00
		North - restore double hung	15	800.00	1.87	12,000.00	3,000.00	1,500.00	16,500.00
2040	Storm Windows	South - provide aluminum storm/screens	18	300.00	0.84	5,400.00	1,350.00	675.00	7,425.00
		East - provide aluminum storm/screens	10	300.00	0.47	3,000.00	750.00	375.00	4,125.00
		West - provide aluminum storm/screens	17	300.00	0.79	5,100.00	1,275.00	637.50	7,012.50
		North - provide aluminum storm/screens	15	300.00	0.70	4,500.00	1,125.00	562.50	6,187.50
2050	Exterior Doors	Restore	5	1,500.00	1.17	7,500.00	1,875.00	937.50	10,312.50
	B30 Thermal & Moisture Protection								
3010	Insulation - Walls	Install R-11 insulation in stud wall spaces	S.F. Wall	2.50	1.65	10,625.00	2,656.25	1,328.13	14,609.38
	Insulation - Roof	Install R-38 insulation in joist spaces	S.F. Roof	2.25	1.04	6,716.25	1,679.06	839.53	9,234.84
3020	Roof Coverings	Demo asphalt shingles & install new 30 yr asphalt shingles and all req. flashings	S.F. Roof	3.00	1.19	7,680.00	1,920.00	960.00	10,560.00
		Demo low-slope roofing & install new single-ply roofing	S.F. Roof	6.00	0.40	2,550.00	637.50	318.75	3,506.25
3030	Gutters & Downspouts	Demo and replace metal gutters & downspouts	250	10.00	0.39	2,500.00	625.00	312.50	3,437.50
		Install buried PVC leaders to daylight - 200 L.F.	200	20.00	0.62	4,000.00	1,000.00	500.00	5,500.00
C. INTERIORS									
	C10 Demolition								
1010	Interior demolition	Demo building interior as needed for MEP upgrades, including disposal	S.F. Flr	5.00	5.00	32,150.00	8,037.50	4,018.75	44,206.25
1020	Asbestos	Demo asbestos	Allow	5,000.00	0.78	5,000.00	1,250.00	625.00	6,875.00
	C20 Construction								
2010	Partitions	New stud walls - 20 S.F. Floor/L.F. Partitions	S.F. Part	6.00	2.70	17,361.00	4,340.25	2,170.13	23,871.38

			Unit	Unit Cost	Cost Per S.F.	Line Item Sub-total	GC Markup	Contingent	Line Item Total
2020	Interior Doors	100 S.F. Floor/Door	Each	400.00	4.00	25,720.00	6,430.00	3,215.00	35,365.00
2030	Stair Construction	Modify guards/rails per code	4	3,000.00	1.87	12,000.00	3,000.00	1,500.00	16,500.00
	C30 Finishes							0.00	
3010	Wall Finishes	New GWB level 5 finish & paint - 10 S.F. Floor/L.F.	S.F. Part	2.50	2.25	14,467.50	3,616.88	1,808.44	19,892.81
3020	Floor Finishes - Bsmt	Bsmt Flr - 50% ceramic, 50% carpet	1,000	7.50	1.17	7,500.00	1,875.00	937.50	10,312.50
3021	Floor Finishes - 1st, 2nd, 3rd Flrs	1st Flr - 90% refinish wood	4,374	7.50	5.10	32,805.00	8,201.25	4,100.63	45,106.88
3022	Floor Finishes - 1st, 2nd, 3rd Flrs	1st Flr - 10% ceramic	486	10.00	0.76	4,860.00	1,215.00	607.50	6,682.50
3030	Ceiling Finishes	Patch plaster, level 5 finish & paint	S.F. Flr	4.50	4.50	28,935.00	7,233.75	3,616.88	39,785.63
3040	Trim Finishes	Restore interior trim	S.F. Flr	2.50	2.50	16,075.00	4,018.75	2,009.38	22,103.13
3050	Casework	Kitchen casework - 9 apartments	S.F. Flr	3.00	3.00	19,290.00	4,822.50	2,411.25	26,523.75
D. SERVICES									
	D10 Conveying								
1010	Elevators & Lifts	N/A							
	D20 Plumbing								
2010	Plumbing Fixtures	Kitchen, bath & serv fixtures, w/ drainage - 1 Fixt/200 S.F.	Each	2,250.00	11.25	72,337.50	18,084.38	9,042.19	99,464.06
2020	Domestic Water Distribution	Copper water supply & gas fired water heater	S.F. Flr	3.50	3.50	22,505.00	5,626.25	2,813.13	30,944.38
	D30 HVAC							0.00	
3010	Heat Generating Systems	Split system w/ gas furnace & AC coil	S.F. Flr	6.00	6.00	38,580.00	9,645.00	4,822.50	53,047.50
3020	Cooling Generation Systems	Split system w/ air cooled condensing unit	S.F. Flr	7.00	7.00	45,010.00	11,252.50	5,626.25	61,888.75
	D40 Fire Protection								
4010	Fire Sprinkler System	Wet pipe sprinkler system	S.F. Flr	3.00	3.00	19,290.00	4,822.50	2,411.25	26,523.75
	D50 Electrical								
5010	Electrical Service/Distribution	new 600a service, panel board & feeders		2.50	2.50	16,075.00	4,018.75	2,009.38	22,103.13
5020	Lighting & Branch Wiring - Basement	Fixtures, receptacles, switches, A.C. & misc. power		6.50	6.50	41,795.00	10,448.75	5,224.38	57,468.13
5030	Communications & Security	Alarm systems & emergency lighting		1.25	1.25	8,037.50	2,009.38	1,004.69	11,051.56
E. EQUIPMENT & FURNISHINGS									
1010	Kitchen Equipment	Residential appliances - 9 apartments (range, frig, micro/fan, DW, W/D)	9	3,000.00	4.20	27,000.00	6,750.00	3,375.00	37,125.00
SUB-TOTAL BUILDING					116.81	751,114.75	187,778.69	93,889.34	1,032,782.78
					116.81				
G. BUILDING SITEWORK									
1010	Earthwork	Backfill - 200 C.Y.	200	14.45	0.45	2,890.00	722.50	361.25	3,973.75
1020	Site utilities	Water, sewer, electric, gas	Allow	10,000.00	1.56	10,000.00	2,500.00	1,250.00	13,750.00
1100	Landscaping	Finish grade & seed - M.S.F.	795	5.00	0.62	3,975.00	993.75	496.88	5,465.63
SUB-TOTAL SITE					2.62	16,865.00	4,216.25	2,108.13	23,189.38
SUB-TOTAL CONSTRUCTION					119.44	767,979.75	191,994.94	95,997.47	1,056,000.00
	CONTRACTOR FEES (General Req: 10%, OH: 5%, Profit: 10%)			25%	29.86	191,994.94			
SUB-TOTAL CONSTRUCTION W/ MARKUP						959,974.69			
	CONTINGENCY			10.00%	14.93	95,997.47			
TOTAL PROBABLE CONSTRUCTION COST					164.23	1,056,000.00			
	A/E Fee (Based on Sub-Total Construction w/o Contingency)			8.00%	11.94	76,797.98			
TOTAL PROBABLE COST W/ A/E FEES					176.17	1,132,797.98			
HISTORIC PRESERVATION TAX CREDITS									
	Non-eligible Portion	Appliances & landscaping				42,590.63			
	Kansas Tax Credit			25%		272,600.00			
	Federal Tax Credit			20%		218,000.00			
	Total Tax Credit					490,600.00			
TOTAL PROBABLE NET CONSTRUCTION COST					99.88	642,200.00			

WILCOTT CONSTRUCTION, INC.

July 11, 2011

Stan Hernly
Hernly associates, Inc.
920 Massachusetts Street
Lawrence, Kansas 66044

Re: **Probable Restoration Construction Costs**
William Christian Hoad Residence
1043 Indiana Street
Lawrence, Kansas

Dear Stan:

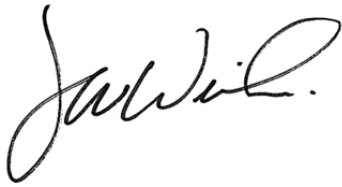
Based on the following quantity assumptions, our estimate of probable restoration construction costs, as of June 30, 2011, is \$886,300.

3 rd Floor Area	1,220 SF
2 nd Floor Area.....	1,820 SF
1 st Floor Area.....	1,820 SF
Basement Floor Area (Finished)	1,000 SF
Basement Floor Area (Unfinished)	570 SF
Total Building Area	6,430 SF
Roof Area (Shingles)	2,560 SF
Roof Area (Low Slope)	425 SF
Foundation Wall Area, Stone	1,400 SF
Existing Wall Area, Shingle Siding	4,250 SF

Please note that recent events, i.e. the tornado in Joplin and Missouri River flooding, are causing inflationary and demand related price increases to construction materials. As these price increases are beyond our control, we reserve the right to adjust our pricing when a final scope of work and funds become available.

Thank you for an opportunity to review this project with you and your firm.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Wilkins". The signature is fluid and cursive, with a large initial "M" and a trailing flourish.

Mike Wilkins
President

Direct 816-595-1029

Cell 816-392-9752

mwilkins@wilcottconstruction.com

1043 Indiana Street House
Lawrence, Kansas

Scope of Work

Basement and Foundation

- Install drilled piers along west foundation.
- Replace slab on grade including approximately 25%.
- Excavate basement to enable foundation repairs to include waterproofing.
- Clean and tuck-point stone basement foundation walls.
- Install membrane waterproofing and French drain to include sump pump to control foundation and basement drainage.

Building Exterior

- Construct new fire escape.
- Structural repairs at west corner to include stone and exterior finish repairs.
- Restore and replace wood shingle siding, to include cleaning and staining. Anticipate approximately 20% replacement.
- Restore approximately 300 lf of soffit.
- Restore 60 existing windows with the addition of storm screens.
- Restore 5 exterior doors.
- Install R-11 insulation into stud wall cavities.
- Install R-38 insulation into roof joist spaces.
- Remove and replace roof shingles with 30 year asphalt shingles system with necessary flashings. Low sloped roof to receive single-ply roofing system.
- Remove and replace gutter and downspouts with new metal system, to include underground PVC leaders to daylight at rear of property.

Building Interior

- Remove wallboard, casing, base, paneling, flooring, etc. to enable completion of MEP upgrades.
- Asbestos removal allowance of \$5,000.
- New stud wall framing per floor plan supplied by Hernly Associates, Inc.
- Install new interior doors per floor plan supplied by Hernly Associates, Inc.
- Bring staircase up to UBC standards.
- Complete wallboard with Level 5 finish per floor plan supplied by Hernly Associates, Inc.
- Complete floor finishes with 50% carpet and 50% ceramic in basement with 90% refinished wood and 10% ceramic on Floors 1, 2 and 3.
- Restore wood trims.
- Provide and install casework per floor plan supplied by Hernly Associates, Inc.

HVAC, Plumbing and Electrical

- Heating and cooling to include Split System with gas furnace & AC coil and air-cooled condensing unit.
- Kitchen, bath and service plumbing fixtures.
- Supply lines to be copper with PVC vent and waste.
- Gas fired water heater.
- Wet pipe fire sprinkler system.
- New 600 amp electrical service with new panel boards and feeders.
- New electrical fixtures, emergency lighting, switches and receptacles.
- Electrical connections for HVAC and misc. power.
- Alarm system.

Furnishings

- Refrigerator, range, microwave with fan, dishwasher, washer and dryer.

Federal Historic Rehabilitation Tax Credits

20 percent credit for historic buildings

Requirements

- The Federal Tax Credit is equal to 20 percent of qualifying expenses incurred during a qualified project on a qualified building
- *Buildings must be qualified historic structures.* Qualified buildings are those that are listed on the National Register of Historic Places, have been deemed contributors to a National Register Historic District, or have been certified as a historic structure by the National Park Service through Part 1 of the application process. Buildings that are not yet listed on the National Register, but have been certified as historic for purposes of the tax credit program, must be added to the National Register within 30 months of the project's completion.
- *Proposed work must follow a qualified rehabilitation plan.* Qualified rehabilitation projects are those that meet the Secretary of the Interior's Standards for Rehabilitation and have been reviewed and approved by the National Park Service (NPS) through the application process.
- *Buildings must be income-producing.* Uses include hotels, rental residences, bed & breakfasts, office space, retail space, industrial or agricultural use.
- The Internal Revenue Service requires that rehabilitation projects be "substantial". This means that the *cost of the rehabilitation must exceed the adjusted basis of the building*. You must exceed that adjusted basis within a 24-month period (or you may phase a project out for 60 months if needed.) Please see the [IRS Connection](#) or contact your financial adviser or the SHPO for more information.
- Work may begin before the rehabilitation plan is approved by the NPS, but it is not recommended. Please contact the SHPO as soon as possible to avoid risking denial of your project.
- The 20 percent Federal Tax Credit may be carried forward for 20 years if you are unable to use all of your credits in one year.

Application Process

- Contact the SHPO as soon as possible to verify that your property and project will likely qualify for this program.
- Contact your financial adviser to verify that you can take advantage of these tax incentives.
- All applications are sent first to the SHPO for preliminary review.
- Two copies of the application and all accompanying materials are required. One will be retained by the SHPO and the other sent to the NPS for final review.

- The SHPO will forward applications to the NPS, generally with a recommendation. State recommendations are generally followed, but by law, all certification decisions are made by the NPS on behalf of the Secretary of the Interior. The NPS decision may differ from the recommendation of the SHPO.
- Applications may be sent at any time during the year and may be sent separately or together.

Part 1—Evaluation of Significance

This form is used to certify that your building is a historic structure for purposes of the tax credit program. If your building is individually listed on the National Register of Historic Places, you will not need to file this portion of the application. Photographic documentation of the building **before** work is required. The building's eligibility must be evaluated before work is started and photographs are usually the only way to do this.

If your building is located in a National Register Historic District, you will need to file this form and provide photographic documentation. Information should be sufficient to allow the NPS to evaluate how the building relates to the district. This information will be used to verify that your building is a contributing element in the district.

If your building is not yet listed on the National Register, either individually or as part of a district, you will need to file this form and submit photographic documentation of the building. Information should be sufficient for the NPS to make a preliminary determination as to whether or not the building would be eligible for the National Register if it were nominated. Usually, this means submission of a draft National Register nomination. The SHPO can provide guidance and examples to aid applicants.

Part 2—Description of Rehabilitation (begins on page 3)

This portion of the application must be submitted by all applicants for the 20 percent Federal Tax Credit. The form is used to certify that the proposed project will meet the Secretary of the Interior's [Standards for Rehabilitation](#). It is recommended that Part 2 be submitted prior to initiation of the rehabilitation project. Owners who undertake rehabilitation projects without prior approval do so at their own risk. Parts 1 and 2 may be submitted together, but Part 1 must be evaluated prior to review of Part 2

The applicant should outline the building's existing condition and all proposed work on this form. Photographs showing all areas of proposed changes are required. If you are proposing major changes or you are using an architect, additional materials, such as drawings, may be required. The SHPO staff will review the application and materials to aid the applicant in the application process. The SHPO will advise applicants and provide technical assistance when needed. Applications will then be forwarded to the NPS for final review and approval.

Amendment/Continuation Sheet

If your scope of work changes or you wish to add something to your project you are required to submit an amendment sheet for approval.

Part 3—Certification of Completed Work

A project does not become a "certified rehabilitation" until it is completed and certified by the NPS. This form, with supporting photographs of the finished work, should be submitted when all work has been completed. Upon review and approval by the NPS, projects will be certified as complete and as qualifying for the 20 percent Federal Tax Credit.

Processing Fees—An application processing fee is required for the NPS to review applications for the 20 percent Federal Tax Credit. The fee for review of a Part 2 application for a project exceeding \$20,000 is \$250. The fee for review of a completed rehabilitation project is based on the dollar amount spent on the project. The NPS will subtract the \$250 paid for review of the Part 2 if submitted previously. The following table shows the fee schedule charge by the NPS for review of completed projects. The fee is not due until requested by the NPS in writing.

Qualified Expenditures	Fee
\$5,000 - \$25,000	\$200
\$25,001 - \$50,000	\$350
\$50,001 - \$100,000	\$500
\$100,001 - \$500,000	\$900
\$500,001 - \$1,000,000	\$1,500
over \$1,000,000	\$2,000

Claiming the 20 Percent Federal Tax Credit

When the approved work is complete and Part 3 of the Federal application has been approved, property owners may claim the 20 percent Federal Tax Credit on IRS Form 3468 (check the [IRS website](#))The IRS may require an itemized list of your expenses, a copy of your Part 3—Certification of Completed Work, or other materials. If the amount of the tax credit exceeds your tax liability for the year in which the property is placed in service, the excess amount may be carried forward for up to twenty years. Please consult your financial adviser for more information.

Examples of Qualified Costs

Walls	Doors
Partitions	Windows
Floors	Stairs
Ceilings	Chimneys
Fire escapes	Sprinkling systems
Escalators & Elevators	Engineering Fees
Electrical wiring & lighting fixtures	Architect fees
Plumbing & plumbing fixtures	Reasonable developer fees
Construction management costs	Roofing
Construction period interest & taxes	Carpeting (if glued down)
Permanent coverings such as paneling or tiling	
Components of central air condition or heating systems	
Any fees paid that would normally be charged to a capital account	
Other components related to the operation/maintenance of the building	

Examples of Unqualified Costs

Acquisition costs	Leasing expenses
Appliances	Fencing
Cabinets	Feasibility studies
Outdoor lighting remote from bldg	Financing fees
Carpeting (if tacked in place)	Parking lots
Decks (if not original to building)	Paving
Enlargement costs (increase in total volume)	Planters
Moving (bldg) costs	Retaining walls
Porches & porticos (if not original to bldg)	Furniture
Storm sewer construction costs	Sidewalks
Window treatments (curtains, blinds,...)	Signage
Demolition costs (removal of a building on property)	Landscaping

State Historic Rehabilitation Tax Credit

- [Requirements](#)
- [Application Process](#)
- [Economic Impact Study](#)

Requirements

- The Kansas State Tax Credit is equal to 25 percent of qualifying expenses incurred during a qualified project on a qualified building.
- Buildings must be qualified historic structures. Qualified buildings are those that have been listed on the National Register of Historic Places, the Register of Historic Kansas Places, or have been deemed contributors to a National or State Register Historic District. Projects that qualify and are approved by the National Park Service for the 20 percent Federal Tax Credit will also qualify for the Kansas State Tax Credit.
- Building may be either income-producing or non income-producing. Private residences **do** qualify for the State Tax Credit.
- Proposed work must follow a qualified rehabilitation plan. Qualified projects are those that have been reviewed and approved by the State Historic Preservation Office (SHPO) through the application process.
- Applications must be approved by the SHPO before work begins.
- Project expenses must exceed \$5,000. You may combine smaller projects in order to exceed the minimum requirement.
- All work must meet the Secretary of the Interior's [Standards for Rehabilitation](#). This will be determined by the SHPO staff during the application process.
- State Tax Credits may be carried forward for 10 years if you are unable to use all of your credits in one year.
- State Tax Credits may also be transferable to other taxpayers. Please contact the SHPO for more information

Application Process

- Contact the SHPO to obtain applications and to verify that your project will qualify for this program.

[Part 1—Qualified Historic Structure Certification](#)—This one-page form is required if your building is located in a National Register or State Register Historic District. The form will be reviewed to verify that your building is a contributor to the character of the historic district. Please be sure to provide good photographs of the front elevation of your property.

[Part 2—Qualified Rehabilitation Certification](#)—This form is required for all applicants to certify that the proposed project will meet the Secretary of the Interior's [Standards for Rehabilitation](#). The applicant should outline the building's existing condition and all proposed work on this form. Photographs

showing all areas of proposed changes are required to accompany this form. If you are proposing major changes or you are using an architect, additional materials, such as drawings, may be required. The SHPO staff will review the application and materials to certify that all proposed work meets the *Standards*. The SHPO will advise applicants and provide technical assistance when needed. **Work may begin on the proposed project only after this application has been approved by the SHPO.**

- **Application Processing Fee**—An application-processing fee is required for the SHPO to review applications for the State Tax Credit. The fees are based on the estimated dollar amount of the qualified rehabilitation expenditures. The fee is not due until requested by the SHPO, usually after submission of the Part 2 application.

Qualified Expenditures	Fee
\$5,000 - \$25,000	\$200
\$25,001 - \$50,000	\$350
\$50,001 - \$100,000	\$500
\$100,001 - \$500,000	\$900
\$500,001 - \$1,000,000	\$1,500
over \$1,000,000	\$2,000

Part 3—Rehabilitation Completion Certification—This form should be submitted when all work has been completed. Please include photographs of the finished work. Upon review and approval by the SHPO, applicants will receive a certificate verifying that they may claim 25 percent of their qualified expenses as credits toward their Kansas state income, privilege, or premiums taxes.

Claiming the Kansas State Tax Credit

When the work is complete applicants must submit Part 3 of the application along with Kansas Department of Revenue (KDOR) [Schedules I and II](#). The KDOR will review and certify the project expenses while the SHPO will review and certify the completed work. Once both agencies finish their reviews a certificate will be issued to the applicant. Applicants may claim the State Tax Credit on Department of Revenue Form K-35. Please consult your financial advisor for more information or ask the SHPO staff for a contact at the KDOR. Contact the SHPO if you need further instructions and information.

If the amount of the tax credit exceeds your tax liability for the year in which the property is placed in service, the excess amount may be carried forward for up to ten years or the excess may be transferred to another taxpayer.

2.3 Historic Resources



The neighborhoods surrounding downtown were among the first to develop in Lawrence. Many of the structures date back to the late 1800's and early 1900's. The city of Lawrence currently has five types of preservation designations possible for historic properties. These designations include an Urban Conservation Overlay District (UCO), Lawrence Register of Historic Places (Local), Register of Historic Kansas Places (State), the National Register of Historic Places (National) and a National Historic Landmark. The Oread Neighborhood has properties listed under all of the different protection types except for the National Historic Landmark

designations and Urban Conservation Overlay District. See Table 2-3. Once a structure is listed on the National Register of Historic Places, it is automatically placed on the Register of Historic Kansas Places.

Properties listed in the Lawrence Register of Historic Places are protected by Chapter 22 of the Code of the City of Lawrence. The City's historic preservation ordinance and the state historic preservation statutes require projects within a certain distance of the listed property be reviewed for possible effects on the listed property. Structures or sites located within 250 feet of a property listed on the Lawrence Register of Historic Places are considered to be within the environs of the listed property and are subject to review under Chapter 22. Structures or sites located within 500 feet of a property listed on the Register of Historic Kansas Places or the National Register of Historic Places are considered to be within the environs of the listed property and subject to state law review. The review of changes to historic properties and their environs is conducted by the Lawrence Historic Resources Commission (HRC). See Map 2-4 and Map 2-5.

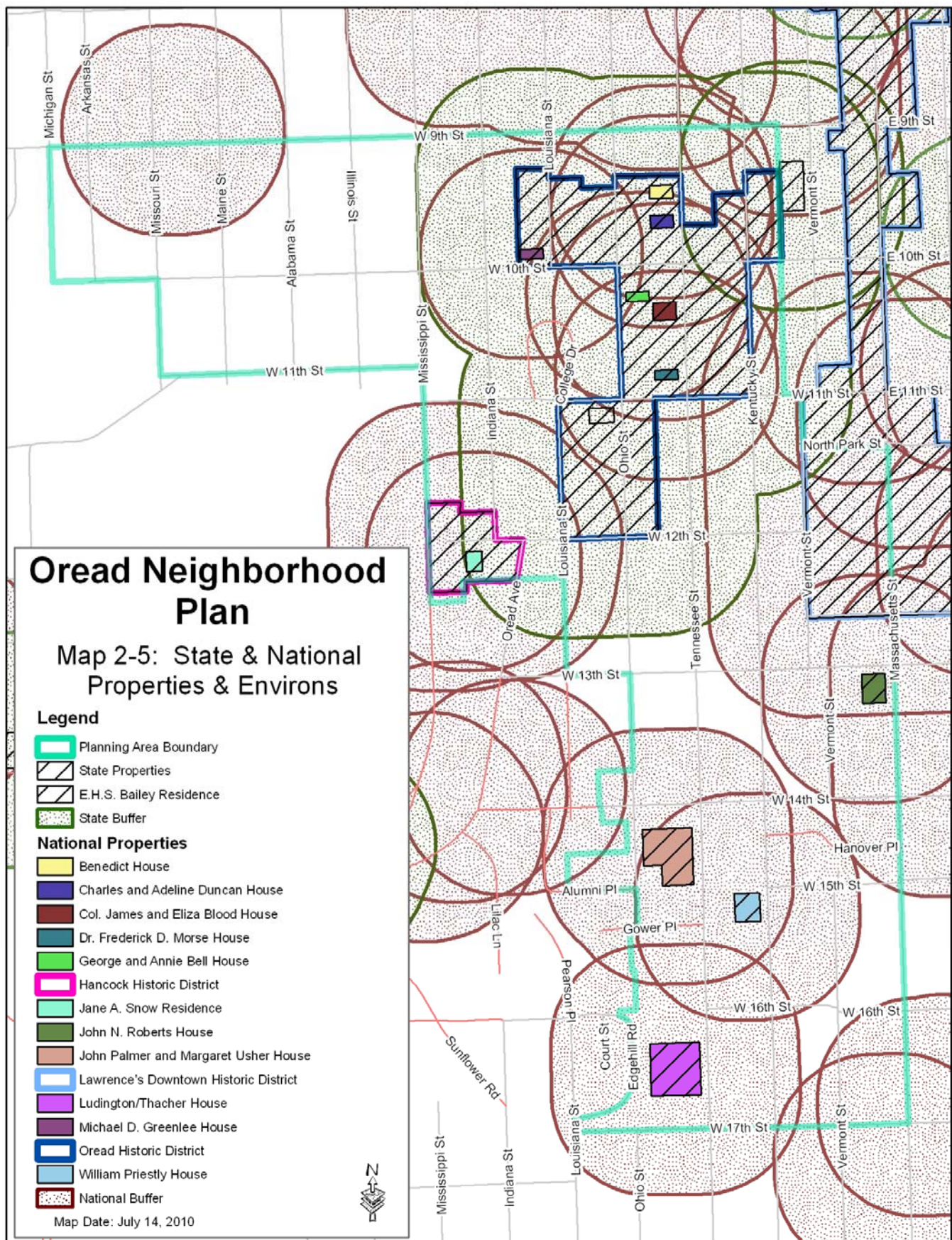
The Kansas Historic Preservation Act (KSA-75-2715-75-2726), under the State of Kansas requires the State Historic Preservation Officer (SHPO) be given the opportunity to comment on proposed projects affecting historic properties or districts. Currently, the city of Lawrence has entered into an agreement with the State Historic Preservation Officer for the HRC to conduct reviews required by this statute in Lawrence. This provides for the protection of properties listed on the Register of Historic Kansas Places and the National Register of Historic Places. This statute also provides for the review of projects located in the "environs" (notification boundary identified as 500 feet) of the listed properties.

Only a portion of the planning area has been assessed for the identification of historic resources.

The Oread Neighborhood has other historic elements within the neighborhood. These elements include hitching posts, limestone curbs, stairs, and brick streets. Map 2-6 identifies the locations of the brick streets and specifically, the blocks where the brick is exposed.

A survey to identify historic resources has been initiated for the area immediately north of the KU football stadium.





Section 3 – Goals, Policies and Implementation Strategies

The Oread Neighborhood planning area is anticipated to continue in the future to be a neighborhood with a mix of residential housing types as the dominate land uses and various mixed use and commercial areas. **Preserving the existing housing stock, increasing homeownership and improving property maintenance will be important for the future.**

The goals, policies and implementation strategies for this plan were the result of three public meetings. At these public meetings, attendees were asked to brainstorm, comment and “vote” on items to prioritize.

3.1 Goals, Policies and Implementation Strategies

Goals

Goals are broad statements of ideal future conditions that are desired by the community. Policies are guiding principles that provide direction for decisions to be made regarding the planning area in order to meet the goals. These policies are in addition to the policies in *Horizon 2020* and are only applicable to the property within the *Oread Neighborhood Plan* planning area. The implementation strategies outline action steps that could help meet the goals and policies of the plan.

Policies

The policy statements below are provided to help guide the development and redevelopment of the Oread Neighborhood area. “Should” and “encouraged” statements identify the items that are strongly recommended to be incorporated into development within the planning area. Other statements are items that should be considered for the neighborhood to achieve the stated goals.

Implementation Strategies

The Implementation strategies are actions to help achieve the goals and policies of the plan.

3.1.1 Goal 1 – Land Use

Maintain a variety of housing types to provide a balance in the diversity of people living in the neighborhood while maintaining strong neighborhood scale commercial areas.

3.1.1.1 Land Use Policies

- A. Maintain and stabilize the strongest concentrations of owner-occupied housing and encourage owner occupancy throughout the neighborhood.
- B. Create overlay district(s) to establish appropriate standards for specific areas regarding density, bulk, massing, and scale, building coverage, mix of housing types, and parking requirements.
- C. Explore creative ideas to deal with parking congestion in the neighborhood that address commuter parking and issues with parking for uses that lack appropriate off-street parking.
- D. Maintain the existing commercial areas in their current locations in the planning area and support new mixed and light commercial uses, if they are determined to not be detrimental to existing downtown commercial uses.
- E. **New development should respect the historic integrity of the neighborhood.**

3.1.1.2 Land Use Implementation Strategies

A. Encouraging more owner occupants and families to locate in the planning area is an important key to the long-term health of the neighborhood. Families can bring an increased level of stability and contribute to the diversity of the character of the area. (Policy 3.1.1.1.A)

1. Action

Amend the *Land Development Code* to permit by right detached dwellings (single-dwelling use) in multi-dwelling zoning districts (RM) with certain standards.

2. Action

Explore tax incentive programs to support owner occupancy throughout the neighborhood.

B. There is growing concern about congregate living. Parking, building lot coverage, and number of bedrooms permitted are some of the issues that have been identified. (Policy 3.1.1.1.B and Policy 3.1.1.1.C)

1. Action

Amend the *Land Development Code* to address neighborhood concerns while maintaining congregate living as a feasible option for owners and students.

C. **There are areas of the neighborhood that are zoned more intensely than the historical development pattern and zoning regulations are not always consistent with development expectations.** Most platted lots in the area are approximately 5,850 square feet and can not support the maximum density permitted for the zoning district. For example, a 5,850 square foot lot that is zoned RM32 would permit 32 dwelling units per acre by code. Based on the lot size, the property could develop with 4 units. Setbacks, parking, and building height requirements would also have to be taken into consideration when developing the lot.

In addition, increasing the number of dwelling units on the lot and maximizing the structure size by building to setback lines and occupying space that formerly was open have become common place. Oftentimes the mass and scale of the new structure is out of context with the historical pattern of development in the Original Town Site area and surrounding structures. (Policy 3.1.1.1.C and Policy 3.1.1.1.E)

1. Action

Create an overlay district(s) that establish standards to regulate bulk and mass of structures, maintain open space on individually platted lots, and regulate parking.

2. Action

Create an overlay district(s) that provides greater latitude to certain areas (generally most closely adjacent to KU) to develop more densely by allowing increased building heights, etc.

- D. Parking is a major issue in the planning area. This complicated issue has different facets including commuter parking and appropriate parking for new uses. (Policy 3.1.1.1.C)
 - 1. Action
 - Develop a parking system to help address commuter parking.

3.1.2 Goal 2 - Preservation

Preserve and improve the character of the neighborhood by encouraging the preservation of existing historic structures and features and by supporting infill development that is compatible with the surrounding neighborhood.

3.1.2.1 Preservation Policies

- A. Continue the preservation and protection of historic resources in the neighborhood.
- B. Infill structures should be compatible with the massing, scale, and bulk of the historic structures in the surrounding area.
- C. Historic infrastructure should be preserved and repaired. (eg. stone curbs, hitching posts, steps, brick streets and sidewalks).
- D. Explore educational opportunities to promote and inform citizens of the benefits of protecting historic resources and existing programs to assist in protection.
- E. Support planning efforts that identify and protect the area's historic resources.

3.1.2.2 Preservation Implementation Strategies

- A. A survey to identify existing historic resources within the planning area. (Policy 3.1.2.1.A, Policy 3.1.2.1.C and Policy 3.1.2.1.E)
 - 1. Action
Complete a historic survey for the area north of the football stadium.
 - 2. Action
Complete a historic survey of the remainder of the planning area and encourage the listing of additional historic resources.
 - 3. Action
If historic resources are identified as a product of historic resources surveys, update the *Oread Neighborhood Plan* to reflect the new resources.
- B. Utilization of the Lawrence Register of Historic Places will help with the protection of identified historic resources. (Policy 3.1.2.1.A and Policy 3.1.2.1.E)
 - 1. Action
Consider creating a local ordinance historic district with design guidelines for the Hancock Historic District.
 - 2. Action
Consider creating design guidelines for the Lawrence Register, Oread Historic District.
 - 3. Action
Encourage property owners to list historic structures in the Lawrence Register of Historic Places.

C. An overlay district(s) could help in guiding proper infill development. (Policy 3.1.2.1.B)

1. Action

Consider creating an overlay district(s) to give proper guidance to infill development. The district(s) could address such issues as the mass, scale and bulk of the development as well as imperious and pervious coverage.

D. Brick streets and sidewalks and steps are important elements of the historic infrastructure in the area. Restoring brick streets, whether covered or uncovered, and sidewalks will enhance the historic character of the area. (Policy 3.1.2.1.C)

1. Action

Include the restoration of brick streets in the city's brick streets program and Capital Improvement Plan (CIP).

2. Action

Seek grants that will assist in the restoration of brick streets, sidewalks, stone curbs, steps, and hitching posts.

OREAD NEIGHBORHOOD NORTH OF KU STADIUM SURVEY

SUMMARY REPORT

September 2010

INTRODUCTION

PURPOSE

A historic preservation survey is the process of identifying and gathering data on a community's historic resources such as buildings, sites, structures, and objects. It consists of two basic components – the field survey and a project report describing the process, the inventories, and the results of the survey.

By producing an inventory of historic resources, surveys provide a valuable community service. Information discovered often provides additional insight into the community's history and the results can be incorporated into the city's historic preservation plan. Ultimately, the preservation of these historic resources can mean savings in energy, time, money, and raw materials.

METHODOLOGY

The City of Lawrence/Douglas County Planning Department initiated the survey with assistance from the Kansas Historic Preservation Office (KHPO). Conclusions will aid in identifying historic resources as outlined in Lawrence's proposed Horizon 2020 Comprehensive Preservation Plan. Primary funding was provided by a Historic Preservation Fund Grant, administered by KHPO. Lynne Braddock Zollner, Lawrence's Historic Resources Administrator, supervised the project.

Stan Hernly and Shelli Ulmer of Hernly Associates, Inc. conducted the survey. Primary field research and photography occurred April 7-9, 2010. Additional site visits were made throughout May-August 2010. A *Kansas Historic Resources Inventory Reconnaissance Form* was completed for each property July-August 2010, and the project report was completed September 2010.

A public meeting for anyone interested in learning more about the project was held on July 10, 2010 at the South Park Community Center, notices were mailed to all survey area property owners and approximately 15 people attended. The walk-in format of the meeting let attendees arrive anytime during the two hour timeframe to pick up handouts, review photos and maps, and discuss the project with the consultants or the Historic Resources Administrator.

Research included reference to the consultant's past work and new research specific to the survey area. Sources included Sanborn Insurance Company maps, city directories, various maps, and other sources listed in the bibliography. Sources were located at Watkins Community Museum, Lawrence Public Library, and Spencer Research Library at the University of Kansas. Refer to the Bibliography at the end of this report for a complete list of sources.

HISTORICAL SUMMARY

SURVEY AREA

The survey area consists of approximately 12 blocks bounded by Indiana Street on the east, Emery Road on the west, 9th Street on the north, and 11th Street on the south. A total of 223 historic resources survey forms were entered into the interactive online database maintained by the Kansas SHPO. Some properties with similar multiple buildings on a single lot were entered on one survey form and some properties with dissimilar multiple buildings on a single lot were entered on separate forms.

DEVELOPMENT

Lawrence, founded in 1854 with its platted town site rather ambitious in the size, was expanded even more by 1887 with large areas added to the town as platted subdivisions. Because of this, a pattern of slow, delayed, and scatted development over several decades was common. This resulted in a diverse array of construction dates and architectural styles mixed together throughout many of the older neighborhoods.

Development within the survey area fits this pattern of slow development. The survey area is comprised of lots primarily within three subdivisions, Lanes Second Addition (1865), Christian's Subdivision (1871), and Sinclair's Subdivision (1883). A fourth subdivision, Quivera Place (1909) is a replat of a portion of Sinclair's Subdivision, so by 1883 nearly all of the land encompassing the survey area was surveyed, platted, and included within the city limits.

A photo taken by Walter Bretherton in 1890 looking northwest from 11th and Louisiana Streets shows most of the area developing slowly, with a compact grouping of residences along 9th Street at the northeast portion of the survey area, and mostly scattered houses, open lots, and pasture over the rest of the area (see photo in appendix). The real transformation from open land to tree lined residential streets occurred during a brief thirty year timeframe, 1895 to 1925, over the majority of the area. 51% of the existing building stock dates from that era, while 11% is earlier and 38% is more recent.

STREET TYPES

The City of Lawrence categorizes its streets according to usage intent and traffic volume. The categories from most to least intense use are: Freeway, Principal Arterial, Minor Arterial, Collector, and Local. In the survey area 9th Street is a minor arterial, Mississippi, Maine, and 11th Streets are collectors, and all others are local streets. Mississippi Street serves as a gateway thoroughfare from 9th Street to the University of Kansas campus.

Historically, the effects of available transportation and technology are evident in the development of the buildings and uses in the survey area. This is particularly true with the construction of the Lawrence Light and Railway Company electric streetcar line in 1909 with a loop from the Massachusetts Street business district along Mississippi Street and across the University of Kansas Campus.

PROPERTY TYPES

The survey area has a mix of uses with commercial on the two block area on 9th Street between Indiana and Illinois Streets. The primary use however is residential and the scale, massing, setback, and materials of these buildings define the fundamental architectural character of the

survey area. The residential uses range in scale from small single dwellings to large multi unit apartment complexes.

HISTORIC PROPERTY LISTINGS

Currently there are no properties in the survey area listed either individually or as part of a district on the National, State, or Local register of historic places. The survey team identified six properties potentially eligible to be individually listed including:

- 1043 Indiana Street, W.C. Hoad Residence, 1908
- 900 Mississippi Street, Klock's Windmill Grocery, ca. 1915
- 901 Mississippi Street, The Pladium (bowling alley), 1947
- 1111 10th Street, Blue Spruce Farm (C.H. Hoyt Residence), ca. 1885
- 907 Arkansas Street, Lane Place School, ca. 1873
- 905 Michigan Street, Olof Larson Residence, 1872

The survey team also identified 129 properties potentially eligible to be listed as contributing to a historic district or districts. In some cases potential eligibility is dependent on restoration of original exterior siding materials.

(The eligibility of properties for listing is provided as an opinion of the survey team, SHPO staff always conducts the official determination of eligibility for National Register properties or districts.)

Currently the northwest corner and the eastern edge of the survey area are within the environs of listed historic properties. Any proposed redevelopment or exterior work on these properties is subject to review by Lawrence's Historic Resources Commission. This provides only minimal preservation protection for properties in the area, because the review is limited to the impact of the work on the listed property, not the property being worked on. A demolition permit has been submitted for 1043 Indiana Street (W.C. Hoad Residence), which has been determined by the Kansas State Historical Society to be eligible for listing on the National Register, yet its historic significance will be irrelevant in the Historic Resource Commissions review of the demolition application in October of 2010.

For true preservation protection of eligible properties within the survey area it is important that the owners pursue historic listing. Without listing, the environs of historic properties are likely to disappear as redevelopment continues.

CONDITION AND REDEVELOPMENT

Most of the structures in the area are generally in good condition, yet many face redevelopment pressures. 20% of the properties in the survey area have been developed or redeveloped over the past 30 years, and many others are currently being considered by private developers for additional redevelopment. Much of the redevelopment has occurred around the periphery of the area, as well as several individual lots scattered within the area (see map in appendix).

Redevelopment of the area will continue and questions regarding that include:

- Is the original existing building fabric historically significant?
- Is the original existing building fabric worthy of preservation?

- Is there community consensus regarding the historic significance and preservation worthiness of the area?
- Is there community consensus regarding the method, type, scale, and character of redevelopment in the area?

Without answers to these questions redevelopment will continue to create controversy between developers and preservationists in a project-by-project manner, making referees out of the City's Historic Resources Commissioners and City Commissioners in ongoing battles with ill-defined decision making criteria. A more coherent approach that defines the community's interest regarding balance between preservation and development could help alleviate controversy, and create a stronger neighborhood which simultaneously supports redevelopment and preservation.

REDEVELOPMENT PRESSURES

Regarding redevelopment pressures, there are three factors which, considered in combination, may encourage and increase retention of historic building fabric. These are:

- **Open Area:** The physical "elephant in the neighborhood" is the University of Kansas' Memorial Stadium. On six or seven weekends each fall, nearly 55,000 people attempt to park as close to the stadium as possible, and this area directly north of the stadium is ideal. Many residents remove their own personal vehicles, and some in apartment complexes are required by rental agreement to remove their personal vehicles, so that parking spaces can be rented to game attendees. Some spaces are on improved parking surfaces and some are just on open areas in the yards. This phenomenon may actually reduce pressure for redevelopment to increase housing density in the area, since more density with larger building footprints reduces the number of potential parking spaces. New developments, which incorporate lower level underground garages, may capitalize on both density and parking.
- **Rental Properties:** The second "elephant in the neighborhood" is the presence of de facto student housing. Only 20% of the properties in the survey area are owner occupied, and because of the size of many of the multi dwelling properties and the quantity of tenants in those properties, the number of survey-area-residents who are also survey-area-property-owners is certainly less than 5%.
- **Historic Preservation Tax Credits:** 63% of the buildings may qualify for historic register listing (individually or as part of a district), with some dependent on recovery and restoration of original siding materials. Income producing properties (i.e. rental apartments) are eligible to earn income tax credits (Kansas 25%, and Federal 20%) for qualified restoration and rehabilitation work. This potential savings of nearly 45% of the cost of rehabilitation projects would likely encourage restoration instead of demolition and new construction.

REHABILITATION VS. REDEVELOPMENT

Given that many of the properties in the survey area may be eligible to be listed individually or as part of a historic district, it is appropriate to view the area in a similar manner to a historic property. The Secretary of the Interior's Standards for the Treatment of Historic Properties establish four treatment approaches, *Preservation*, *Rehabilitation*, *Restoration*, and *Reconstruction*. The second treatment, Rehabilitation, emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the

property is more deteriorated prior to work. This would seem to be a similar standpoint from which to view the survey area.

Recognizing that redevelopment in the survey area should be approached as rehabilitation, rather than as a blank slate on empty lots, is a key step in protecting the historic fabric that is worthy of preservation. Development of currently empty lots or redevelopment of marginal non-historic properties can have a positive or negative impact on the integrity of the existing historic fabric, depending on the type and character of development. Encouraging or requiring new development to be compatible with the character of existing development would be one way to protect historic integrity.

Due to these factors it may be possible to create a historic district and a set of design guidelines for the area that would:

- encourage preservation of the historic fabric
- promote retention of existing open/undeveloped space
- provide financial incentive (preservation tax credits) for rehabilitation of historic properties (state and federal credits for rental properties, state credits for owner occupied properties)
- ensure infill development compatible with existing historic properties

ZONING

Zoning within the survey area is governed by the City of Lawrence's Land Development Code, and any potential redevelopment would be required to meet these regulations. The zoning is a mix of CS (commercial) along the south side of 9th Street between Illinois Street and Indiana Street, RM12 (residential multi dwelling, 12 units per acre) at the northwest corner, RM12D for the bulk of area in the middle, and RM32 (32 units per acre) for the eastern and southwest portions. In the RM12/RM12D district, two dwelling units per original 50'x117' lot are permissible, and in the RM32 district, four dwelling units per 50'x117' lot are permissible. In addition, the RM12D district limits development to one building per lot and two units per building; eliminating the possibility of multiple property assemblage into large multi dwelling residential developments.

While the zoning of each lot limits the maximum density, the actual in-place density is also affected by:

- Parking requirements: One parking space is required for each bedroom in a residential development
- Construction/maintenance costs: Developments with more units and fewer bedrooms per unit are more expensive to build and to maintain because of the increased number of Kitchens, Bathrooms, and mechanical systems.
- Developer/Owner preference
- Income from football parking
- Value in existing buildings: The fact that the existing buildings have financial value means, for rental properties, as long as they provide a reasonable return on investment there is more incentive to keep the existing buildings (maintaining the existing density) rather than redeveloping and increasing density.

PLANNING PATTERNS

Streets in the original Lawrence town site formed a regular grid of blocks 600 feet by 250 feet with the long dimension running north-south, away from the Kansas River. Each block was divided into twenty-four lots 50 feet by 117 feet with the short sides facing the north-south streets

and a 16' wide alley running lengthwise down the middle of the blocks. No part of the survey area is in the original town site, but the three subdivisions comprising most of the area are laid out using a similar organization. The primary difference is that all of the 1000 blocks from Mississippi to Missouri Streets are only 415' north-south and originally contained only 16 lots (rather than being 600' and 24 lots). This resulted in an approximate 175' off-set in the location of 11th Street at the intersection with Mississippi Street, which has become a significant and ongoing traffic flow congestion issue.

The commercial properties at the northeast corner of the survey area also demonstrate a break from the east-west orientation of lots. These properties are shown on the 1927 Sanborn Map facing toward 9th Street, and later replatting has incorporated more land in the north orientation, with a cross-alley behind them.

Lot sizes in the survey area vary, in part, because of historical platting patterns. Individual residential lots are generally 50 feet wide with some properties consisting of double lots, others being single lots plus part of adjoining lots, and in some cases multiple lots combined.

In the west portion of the survey area a few houses and buildings were constructed before the subdivisions were platted. When the land was platted around the existing buildings it resulted in an atypical configuration of streets and lots, primarily between Arkansas Street and Emery Road.

RESIDENTIAL DEVELOPMENT PROCESSES AND PATTERNS

Land speculation was a powerful motivation for development in nineteenth century America because it was a principal opportunity for investment in growing cities (Nimz 1984). In the late nineteenth and early twentieth century, the subdivision building process was a two-step procedure. Land would be subdivided and preliminary development would occur, then lots would be sold to builders, real estate dealers, and individuals who would build private houses. Speculators rarely bought land, divided it, and built houses because that would have required too much capital (Warner 1962). The selling of lots by a speculator did not always go as planned. Sustained demand led to a built-up area that was identical to the subdivision plat, but slow lot sales, slow construction, an increase in multiple lot sales, and tax forfeiture led to a distinctive type of development that attracted non-conformists and ad-hoc builders. An over-supply of platted land, an economic slump, remoteness or poor accessibility, and an unattractive layout or undesirable location could have led to slow development (Barnett 1978).

During the first fifty years of its existence, the platted area of Lawrence more than doubled in size, but actual development of the platted property did not keep pace. None of the additions to Lawrence from 1865 to 1873 developed very rapidly because of economic problems that caused slow growth. This resulted in a mix of houses from different time periods in different popular styles (Nimz 1984). As Lawrence grew from 1865 through the late 1880s, larger and more elaborate residences were built by more affluent citizens, but affluent residents did not see the essentially flat treeless landscape of the survey area as prime residential real estate.

Generally, economic recessions beginning in 1873 and 1893 slowed growth in the United States and Lawrence. By the late 1890s, rapidly growing corporations were tying up capital and limiting long-term real estate investments which, combined with the easy access to land, meant that small investors, contractors, and individual homeowners drove residential development. In Lawrence one of those small investors was Harriet Tanner, who designed, developed, and financed many residences for KU faculty, including at least two properties in the survey area, 1043 Indiana Street (W.C. Hoad Residence) and 1011 Indiana Street (R.J. Dalton Residence).

After the Great Depression of the 1930s and World War II, the residential development process changed. National mortgage insurance programs were instituted and the banking system was ready to loan money for long-term mortgages. Extensive highway systems were organized and buildings could accumulate funding to construct speculative housing units on a mass scale (Hayden 1984). By this time, the survey area was mostly developed and only single or small groups of lots were still available for development.

TRANSPORTATION

Historically, transportation systems available on a local and regional level influenced housing demand, construction methods, the choice of house forms and styles, street planning patterns and other factors in the house building process. The affects of available transportation and technology are apparent in the survey area.

One of the most important influences was the construction of railroads. In September, 1863, the Union Pacific Railroad began construction westward from Kansas City, but the proposed route would have passed three miles north of Lawrence. Telegraph poles and grading were already set on this route when James Lane, Senator from Lawrence, forced a change in the route to the north bank of the Kansas River in Lawrence. The railroad reached Lawrence, in November, 1864 (Dary 1982).

In 1909 the Lawrence Light and Railway Company organized to start an electric trolley service which eventually consisted of three lines (Nimz 1984, Rowe 1975). One of the electric street car lines extended along Mississippi Street south through the KU campus and back over to Massachusetts Street. Streetcar service reached its maximum extent from 1922 to 1927, but bus service gradually became more common and in 1933 streetcar and trolley service ended. (Nimz 1984).

After 1920 the number of trucks being used for transporting goods was increasing, as was the use of autos. The number of automobiles in the United States increased from 32 million in 1940 to 48.5 million in 1950 (Dobriner 1958).

Development patterns in the survey area correlate with local historic transportation modes and planning practices. Alleys were incorporated into subdivisions throughout town, including in the survey area. As the automobile came into common use and construction of individual garages became prevalent for each property, the number of garages accessed off the alleys increased. In a few locations access to a garage on the rear portion of a lot was taken from a curb cut at the front street and a driveway extending beside the house.

Originally, transportation by individuals through the survey area would have been by foot, on horse back, or by horse drawn carriage/wagon. Over the years the electric trolley (1909-1933) and the automobile (widely available after 1915) were added to these choices. With each of these changes in transportation modes, the character along the streets changed.

Although the use of automobiles and pedestrian traffic are both present, the dominance of the automobile is significant. On average, 17,500 automobiles traverse along 9th Street on a daily basis, 5,600 along Mississippi Street, and 7,900 along 11th Street. During the day most of the on-street parking spaces along the north-south streets in the survey area are occupied either by area residents, or by KU students parking and walking to campus.

HOUSING DEMAND

The market demand for housing has influenced the quantity and the types of houses built throughout Lawrence and in the survey area. The population of Lawrence grew rapidly after 1865 until 1874 when economic problems, drought, and grasshopper invasions prompted some residents to leave; the population in 1875 was 1052 lower than in 1870 (Nimz 1984). Population growth throughout the last part of the 19th century and the first part of the 20th century maintained at a moderate rate.

On a national level, World War I and the post war recession created a housing shortage by limiting housing starts and raising the price of a house. A strong construction market in the 1920's came to a halt in the 1930's depression. The Roosevelt administration's New Deal reforms begun in 1933 were aimed at ending the depression. The Federal Housing Administration (FHA) revolutionized home loan financing with the long term, low interest, amortized mortgage. These measures were meant to control the cyclical housing market and made houses more affordable (Agnew, in Duncan 1982).

The post-WWI increased housing demand and the change in housing need modulated the type of housing units built and the use of existing houses in the survey area. Many small and moderate sized single family houses were converted to rentals, large houses were converted to fraternity and sorority houses, and more multi-family housing units were built. 1043 Indiana Street (W.C. Hoad Residence) and 1011 Indiana Street (R.J. Dalton Residence) are both examples of houses converted to fraternity/sorority use around 1920.

Circumstances in the 1930s and 1940s left a wide gap between the supply of housing and the demand for housing. In 1945 and 1946 ten million men and women were discharged from the armed forces. Housing was scarce; reports estimated that five million new units were needed immediately but housing starts in the first two years after the war could not even keep up with the marriage rate (G. Wright 1981).

The demand for housing in Lawrence after WWII was perhaps even greater than in other areas because of the significant increase in enrollment at the University of Kansas. 1043 Indiana Street was purchased by KU in 1950 and used for varsity football player housing through that decade. Lawrence's population increased nearly 80% from 1940 to 1960, and 11% of the properties in the survey area were constructed in the 1950's.

ARCHITECTURAL ANALYSIS

BUILDING TYPES

Property types in the survey area include a few commercial buildings and mostly residential buildings. Some of the residential buildings have been used in the past for institutional residential purposes including fraternities, sororities, and university housing.

Currently, the mix of commercial uses in the survey area includes six properties which represent 2.6% of the survey forms completed. Three of these, 900 Mississippi St., 901 Mississippi St., and 912 Illinois St. meet the 50 year age criteria for potential historic listing; however none are used for their original historic purpose. 900 Mississippi St. was originally a grocery store and is currently a laundry-mat, 901 Mississippi St. was originally a bowling alley and is currently a liquor store, and 912 Illinois St. was originally a residence and is currently a book store.

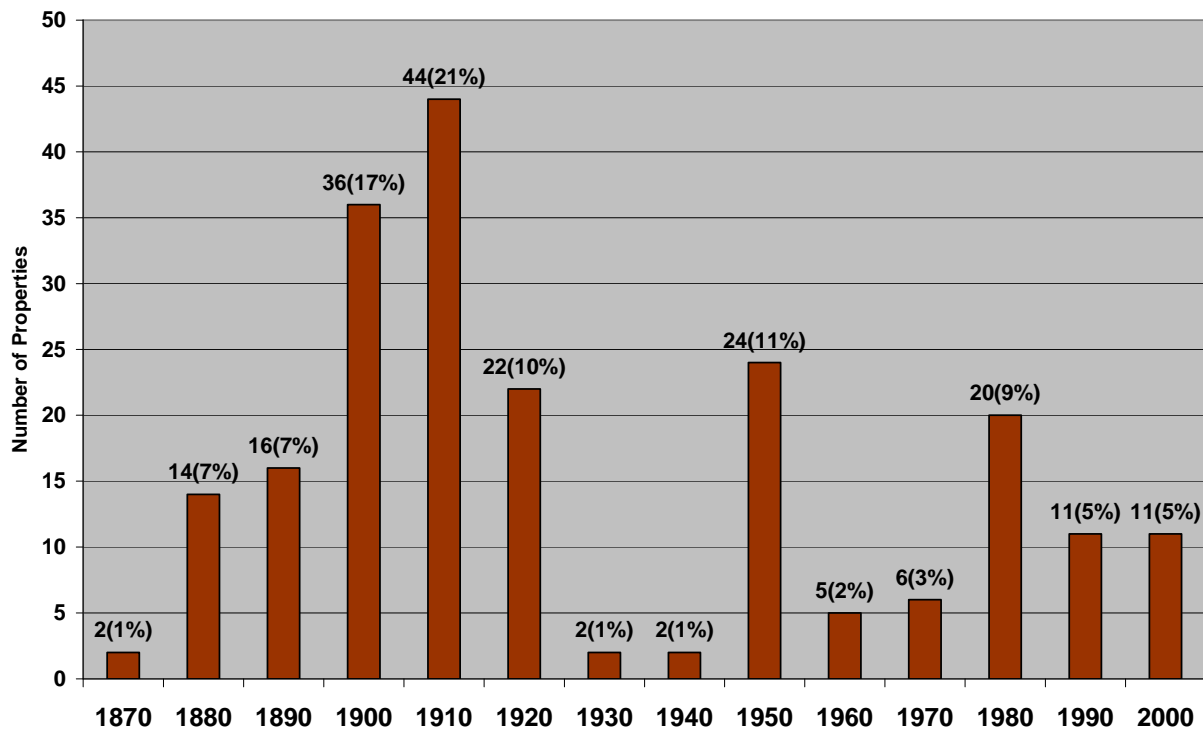
Domestic uses represent 97.3% of the survey area. Of those, 143 (64%) were originally single dwellings and are still single dwellings, 19 (9%) were originally single dwellings and are now multi dwellings, and 46 (21%) were originally multi dwellings and are still multi dwellings. Of the 143 single dwellings, 43 (30%) appear to be owner occupied.

CONSTRUCTION DATES

Because of the lack of historic building permits in Lawrence, most construction dates were estimated. Major buildings, however, have been documented. Estimated construction dates are based on an analysis of Lawrence city directories, Sanborn maps, and architectural features. The following tables outline the approximate construction dates based on ten year increments:

<1880	2	1%
1880's	14	6%
1890's	16	7%
1900's	36	16%
1910's	44	20%
1920's	22	10%
1930's	2	1%
1940's	2	1%
1950's	24	11%
1960's	5	2%
1970's	6	3%
1980's	25	11%
1990's	11	5%
2000's	11	5%
TOTAL	220	100%

Date of Construction



ARCHITECTURAL STYLES - GENERAL

Popular house and building design styles from different time periods follow a fairly typical pattern across the nation (McAlester 1984). This is mainly due to changes in construction technology that have affected house styles and construction methods throughout history. Several of these national trends in construction technology are apparent in the survey area.

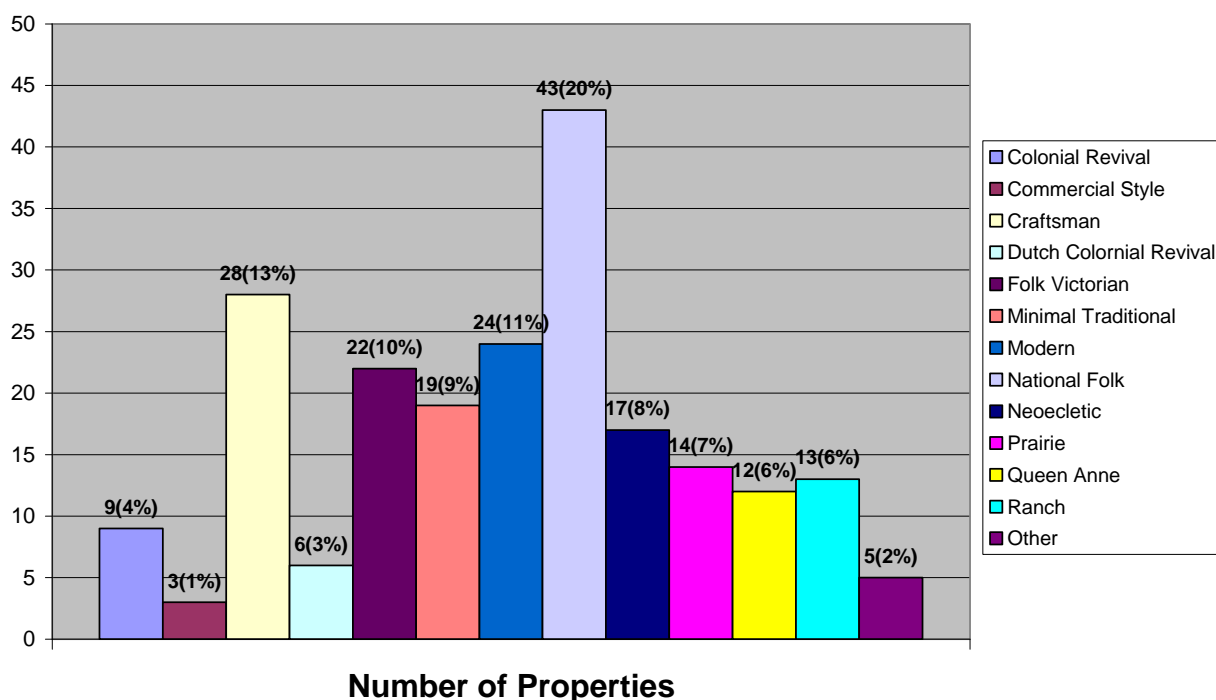
The industrialization of off-site building technologies from 1865 to 1900 permitted many complex building parts, such as doors, windows, siding, detailing, etc. to be mass produced in factories and shipped across country by train (McAlester 1984).

Early in the 1920s, inexpensive techniques were perfected for adding brick or stone veneer to balloon frame construction allowing these materials to be used cheaply in middle class dwellings (McAlester 1984). Domestic technology raised standards of living in the home with the most significant change being the installation of electricity for lights and appliances. Only 16 percent of homes in the U.S. had electric lights in 1912, compared to 63 percent in 1927 (G. Wright 1981).

A large change in construction technology occurred from 1940 to 1945 when housing construction for war projects became a fast-paced industrialized production (Mason 1982). The government had funded testing of new materials and construction processes; builders used these to construct dwellings after the war. Gypsum board replaced time consuming plaster, plywood panels were used for walls and floors, component parts became standardized, and fiberglass insulation became available. During that time, "platform framing" evolved from "balloon framing" as a method of fast and easy construction (Walker 1981).

Due to the wide spread of construction dates, a wide variety of architectural styles are present in the survey area. The most prominent group of residences are National Folk style, followed by Craftsman style, Modern style, Victorian styles, Minimal Traditional, Neoeclectic, and Colonial Revival (Colonial and Dutch Colonial combined) styles. The following table shows the number of each style present in the area:

Primary Building Styles



ARCHITECTURAL STYLES - EXAMPLES

The following sections outline architectural styles present in the survey area. Architectural classification was based on the data categories in [National Register Bulletin 16A: How to Complete the National Register Registration Form](#). This classification also relies heavily on forms and styles discussed in Virginia and Lee McAlester's [A Field Guide to American Houses](#) (1984).

National Folk houses (1870-1930)

Folk housing changed dramatically as railroads mushroomed and building materials became more readily available across the country. Lumberyards became prevalent in small towns and wooden dwellings with light balloon framing became the norm (McAlester 1984).

Folk Houses were the most dominant of the styles in the survey area and include those that fall within the National classification. The form types included Gable-Front, Gable-Front & Wing, I House, Hall & Parlor, Massed-plan with Side-gable, and Pyramidal.

National Folk: Number of examples in the survey area = 43 (20%).



National Folk style

Victorian houses (1860-1905)

Pre-Civil War styles had been romantic revivals with little intermixing of styles, but in the 1870s a new generation of architects began to influence mainstream domestic design (Scully 1971). A mixing and combining of motifs from various periods began and tended to create overlapping styles without as clear-cut distinctions as earlier (McAlester 1984).

Post-Civil War houses were a large mass on a small lot with designs emphasizing openness between inside and out with larger windows, bay windows, and porches. (G. Wright 1981). The aim of Victorian houses was visual delight. Calls for diversity sometimes resulted in an awkward and fussy appearance and at other times in delightfulness. Beneath the ornament though was standardization. Similar plans and rectangular lots in a grid presented a clear code of meaning (G. Wright 1980).

Two types of Victorian Houses were present in the survey area, Folk Victorian and Queen Anne.

Folk Victorian: Number of examples = 22 (10%).

Queen Anne: Number of examples in survey = 12 (5%).



Folk Victorian style



Queen Anne style

Eclectic houses

Eclectic style houses (1880-1940) draw on the full spectrum of architectural tradition – Ancient Classical, Medieval, Renaissance Classical, or Modern - for stylistic inspiration. Unlike the free stylistic mixtures that dominated the Victorian era, the Eclectic movement stresses relatively pure copies of these traditions as originally built. In Eclecticism many different styles vie with one another with the sharpest lines drawn between historical or "period" styles and "modern" styles that disregard earlier precedents (McAlester 1984).

Colonial Revival houses

Colonial Revival style houses fall under the definition of Eclectic Houses and take different forms in different time periods.

COLONIAL REVIVAL - 1890 TO 1900

Early examples of Colonial Revival were rarely historically correct copies but were instead free interpretations with details inspired by colonial precedents. (McAlester 1984).

COLONIAL REVIVAL - 1900 to 1920

The most common form for the Colonial Revival style from 1900 to 1915 was the "Classic Box" with a hipped roof and a full width porch. Details from Georgian, Adam, Post-Medieval English and Dutch colonial were freely combined on these houses (McAlester 1984).

COLONIAL REVIVAL - 1915+

In the first decade of the century fashion had shifted toward researching colonial work and after 1915 Colonial Revival examples more closely resembled the originals. The Colonial Revival period house was the most popular style in the 1920s and closely resembled Colonial originals. (McAlester 1984).

Colonial Revival (Colonial and Dutch Colonial combined):
Number of examples in survey area = 15.



Colonial Revival style "Classic Box" (circa, 1910)



Dutch Colonial Revival style (1908)

Other Period Style houses

Throughout the 1920's and 1930's, millions of period style houses (Tudor, Neo-Classical, Colonial, etc.) were built by speculators in modest suburban neighborhoods throughout the country (Lane 1961, Walker 1981). Tudor houses were based on medieval forms and featured: a steeply pitched, side-gabled roof with a dominant cross gable; decorative half timbering; tall narrow windows in multiple groups; brick cladding; and massive chimneys (McAlester 1984).

Tudor Revival: Number of examples in survey area = 2.



Tudor Revival style (1925)

Craftsman style

Housing from 1900 to 1920 reflected the public concern for simplicity and efficiency. To save work, an almost austere simplicity became the basis for domestic design. The size of new houses was dramatically cut partly to compensate for increased expense (G. Wright 1981). The

"bungalow" was the most widely used name for the Craftsman style dwelling and in general referred to a one or 1-1/2 story house from 600 to 800 s.f. (G. Wright 1981). The bungalow featured a low pitched gabled roof with open eaves, exposed roof rafter tails, and a front porch (McAlester). Stuccoed or shingled walls were also prevalent. A two story version with similar detailing was also common.

Craftsman: Number of examples in survey area = 28.



Craftsman style

Prairie Style houses

The Prairie Style was a development of a new American architecture suited to the Midwest and received national publicity until World War I (Walker 1981). The style featured a low pitched roof, usually hipped, with wide overhanging eaves, a two-story central mass with one-story wings or porches, and a horizontal emphasis. It was originated in Chicago by Frank Lloyd Wright and vernacular examples spread through pattern books and popular magazines (McAlester 1984). The vernacular examples most commonly took the form of a front gabled 2-story house with a full width front porch and a medium pitch roof with flared lower sloped long overhangs at both the house and porch.

Prairie: Number of examples in survey area = 13.



Prairie style

Modern houses

Modern style houses without historical allusions began to challenge period houses in the 1930's (Lane 1961). The Minimal Traditional house dominated through the 1940's, the Ranch house was dominant through the 1950's and early 1960, and the Split-level emerged in the 1950's. There are several general characteristics that apply to these types including: minimal decorative detailing, emphasis on functionalism, low pitched roofs (McAlester 1984), controlled environment (Pickering 1951), ornamental front yard, abundance of consumer goods, picture windows, and personalization of standardized houses (Donaldson 1969).

Minimal Traditional: Number of examples in survey area = 19.

Ranch: Number of examples in survey area =13.

Split-level: Number of examples in survey area = 2

Shed: Number of examples in survey area = 14

Contemporary: Number of examples in survey area = 3

Neoecclectic: Number of examples in survey area = 17



Minimal Traditional style



Shed style



Neoeclectic style

LANDMARK BUILDINGS

Commercial

Significant historic commercial buildings in the survey area include Klock's Windmill Grocery (ca. 1915) at 900 Mississippi Street and The Pladium bowling alley (1947) at 901 Mississippi Street. These two buildings serve as a gateway into the survey area from 9th Street leading to the University of Kansas campus. While these buildings no longer serve their historic function, their scale, styles, and proximity to the street create an iconic intersection.



900 Mississippi Street



901 Mississippi Street

Residential

Prominent residential buildings include 1043 Indiana Street (W.C. Hoad Residence) at the southeast corner of the survey area, J-Hawk Apartments 1028 Missouri Street at the southwest

corner of the survey area, and 907 Arkansas Street (Lane Place School) near the northwest corner of the survey area.



1043 Indiana Street (W.C. Hoad Residence)



1028-30 Missouri Street (J-Hawk Apartments)



907 Arkansas Street (Lane Place School)

RECOMMENDATIONS

From the survey of properties located in the Oread Neighborhood North of the University of Kansas Memorial Stadium, it is apparent that this area developed over an extended period of time. While the mix of architectural styles does not create a unified appearance, the area does contain pockets of similar style buildings and significant scattered properties of similar styles.

Currently, no buildings in the survey area are designated as significant historic structures by being listed on the State or National Registers of historic places. Only a portion of the properties along the eastern edge and the northwest corner are within the environs of listed properties outside the survey area. While projects within 500 feet of listed properties are subject to environs review, such review presumes that projects will be approved unless the impact on the environs of the designated property is dramatic. This situation means that many historically significant resources in the survey area are not protected and the property owners are not eligible to earn state and federal rehabilitation tax credits or to apply for Kansas Heritage Trust Fund grants.

Significant individual buildings, which are, or may be, eligible to be listed on the National Register include:

- 1043 Indiana Street, W.C. Hoad Residence, 1908 (determined eligible by KHPO)
- 900 Mississippi Street, Klock's Windmill Grocery, ca. 1915
- 901 Mississippi Street, The Pladium (bowling alley), 1947
- 1111 10th Street, Blue Spruce Farm (C.H. Hoyt Residence), ca. 1885
- 907 Arkansas Street, Lane Place School, ca. 1873
- 905 Michigan Street, Olof Larson Residence, 1872

The survey also identifies individual buildings with good architectural integrity that may be worthy of designation as part of a historic district. The Potential Historic District Map, in the appendix of this summary document, diagrams a potential contiguous historic district that contains approximately 155 properties, of which 128 (82%) are potentially eligible as contributing to the district.

The potential for redevelopment, especially in areas closest to the KU campus, is high. Redevelopment that also encourages retention of historic building fabric should be encouraged and will help maintain a continuum of residential development, rather than wholesale replacement with new construction.

Because of the variety of building types present in the survey area, a comprehensive definition of the character-defining features is difficult. Nevertheless, the area has a relatively distinct visual character. Most blocks in the survey area have a high percentage of historic buildings with a range of building types and sizes. The survey area could be designated as a conservation district with broad design guidelines protecting the scale, massing, setback, and materials of rehabilitation and new infill construction. Such designation would protect the visual experience of this important buffer at the south edge of the KU campus.

HISTORIC CONTEXT STATEMENT

The historical interpretation and architectural analysis in this survey report are based on the National Register Multiple Property Document (MPD), "Historic Resources of Lawrence, Douglas County, Kansas." The MPD was accepted by the Kansas Historic Preservation Office in 1997. Properties in the survey area are primarily associated with three of the historic contexts outlined in the MPD.

City-building Period, 1864-1873

Agriculture and Manufacturing, Foundations of Stability, 1874-1899

Quiet University Town, 1900-1945

A fourth potential context, Centennial City, 1946-1960, has been suggested in the proposed Preservation Plan Element, Horizon 2020 Comprehensive Plan.

City-building Period, 1864-1873

Rebuilding the town after Quantrill's raid in 1863, the completion of a transcontinental railroad to Lawrence in 1864, and the end of the Civil War contributed to a notable, but short-lived boom in Lawrence from 1864 to 1873. An influx of settlers increased the town's population from 1,645 in 1860 to 8,320 in 1870. Most of this increase occurred in the last five years of the decade. After 1873 the town never experienced anything like that growth until 1945. Rapid growth and unfulfilled ambition were themes of this period.

Agriculture and Manufacturing, Foundations of Stability, 1874-1899

Economic and population growth in Lawrence paused for a few years after the nation-wide financial panic of 1873. By this time, even the most optimistic booster realized that Lawrence was losing the competition with Kansas City for railroad connections, population, and economic growth. During the boom after the end of the Civil War, the city and county had issued a total of \$900,000 in bonds to support railroad construction. After 1873 this debt became a crushing tax burden. In 1874 a drought and grasshopper infestations devastated the farms of Douglas County.

Residents began to leave for more secure settlements in the East or for possible opportunities in the West. By the time the state census was taken in 1875, Lawrence had lost 1,052 residents and the population of Douglas County declined by 2,087. Because of the continuing recession, the population of Lawrence in 1880 (8,510) was only slightly larger than in 1870. From 1874 to 1899, a pattern of slow population growth and building construction continued in Lawrence with an economy based on agricultural production and manufacturing.

Years of relative prosperity during the 1880s followed by slower growth in the 1890s were reflected in the dates of the subdivisions recorded during this period. Compared to East and North Lawrence, there was much more residential construction during this period in the Oread neighborhood along the east and north sides of the University of Kansas campus.

Quiet University Town, 1900-1945

By the turn of the century, Lawrence had matured; its commercial and industrial interests had stabilized. Lawrence was described as "the trading metropolis for a rich and populous

agricultural county." During this period, the town's population grew at a slow gradual rate. There were 12,374 Lawrence residents in 1910, 12,456 in 1920, 13,726 in 1930, and 14,390 residents in 1940. While Lawrence did not lose population, the town's rate of growth was much slower than the larger urban centers of Kansas City and Topeka. By 1930 the population of Lawrence was spread across the platted areas of town, as concluded in the first comprehensive plan for Lawrence, "there are no areas of congestion. The distribution of permanent population is fairly even over the developed area, with slightly more density in the area south, west, and east of South Park" (Hare and Hare).

Early in the twentieth century, city leaders made long overdue improvements in the urban infrastructure. Local publisher E. F. Caldwell boasted in 1898 that, "a complete system of water works has been put in, uniform street grades have been established, a number of streets have been macadamized, a great mileage of curbing and guttering, and stone and brick sidewalks laid." By 1906 there was about 17.9 miles of sanitary sewers in Lawrence, ranging in size from 8" dia. to 21" dia. (Hoad and Mann, 1906).

Public infrastructure improvements were matched by transportation developments, which encouraged new outlying residential neighborhoods. Construction of an electric streetcar system during the fall of 1909 was the most important transportation innovation, and reached its maximum extent from 1922 to 1927. Cars ran on three routes: KU loop from downtown; east loop to Haskell school and Santa Fe Railroad depot through downtown; and a north loop along Indiana Street and through downtown. After 1927, buses gradually replaced streetcars.

In 1909, when Lawrence had about one hundred automobiles, the owners formed an auto club. By the end of 1927, Lawrence was connected by two paved roads to Topeka and one to St. Joseph. Late in the 1920s and 1930s, growing use of the automobile stimulated the dispersal of services along traffic corridors. Although the planners, Hare & Hare, recommended construction of a major thoroughfare system to provide for "the increasing demands of present day automobile traffic," this was not implemented (Hare & Hare).

Centennial City, 1946-1960

The outbreak of World War II and its consequences made a dramatic change in the city. Sunflower Ordinance Plant, which opened in nearby Johnson County in 1942, brought three thousand new workers to the area, most housed in Lawrence. After the war, veterans returning to finish their education at KU launched the modern era in local history. Population growth and economic development characterized the post World War II period in local history. In the decade from 1940 to 1950, the population of Lawrence grew by more than twenty-six percent from 14,390 to 18,638 residents. By 1960, the town's population reached 32,858.

In 1949 the city's original zoning ordinance was revised. This established segregated uses and rezoned portions of the older residential districts which discouraged investment in the city core. With improved transportation, the existing neighborhood groceries, churches and other institutions declined in importance.

After 1945 the patterns of residential development in Lawrence resembled that of other communities throughout the nation. Home ownership, particularly for white middle-class families, became a public policy goal. Federal programs such as the Federal Housing Administration (FHA) which revolutionized home loan financing with the long-term, low-interest amortized mortgage; the G. I. Bill, which allowed home purchase without a down payment; and the introduction of personal income tax deductions for mortgage interest provided a foundation for extraordinary residential construction and suburban expansion (Hernly 157).

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