
LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO.3: L-2-13-10
STAFF REPORT

A. SUMMARY

L-2-13-10: Hold public hearing for consideration of placing the structure located at 1208 Delaware Street on the Lawrence Register of Historic Places.

B. HISTORIC REGISTER STATUS

1208 Delaware Street is not listed on the State or the National Registers of Historic Places.

C. REVIEW CONSIDERATIONS

1) History Summary

Mina and John Madson sold their new house in 1884 because, as the *Lawrence Daily Journal* reported, a "change in business alone forces this property on the market and it is offered at three-fourths real value." By 1890-91, John had a lunch counter at 915 Massachusetts Street but his house at 1208 Delaware had already sold. Dr. Samuel Coffin purchased the newly constructed house for \$5,000 on the day it was advertised (Monday, July 1, 1884). Coffin was a national leader in the Friends Church and the national meeting house which was constructed of stone was conveniently located down the block at 10th & Delaware. Coffin left Lawrence in 1887 to found Whittier College. His son William remained in Lawrence to practice medicine. William eventually followed his family to California and became an important leader of the city of Whittier, California. On February 2, 1959 *The American Friend* published an obituary for William stating "It was Dr. Coffin who urged the necessity of a more adequate site and building and he was largely responsible for raising money, and erecting buildings on the present fifteen-acre site." Dr. Coffin was elected president when the school became a college in 1901 and continued to serve as president of Whittier College until 1920. He accompanied Joseph Grinnell in 1898 on an expedition to Alaska, and in the 1920s was the doctor of Harold Nixon and Richard Nixon, who later the 37th President of the United States.



F.W. Beers
Atlas, 1873

2) Architectural Integrity Summary

This double side-entry, hall house with Italianate Style influences is an extraordinary example of High Victorian residential architecture in Lawrence. Erected in 1884, it was advertised in *The Daily Journal* (July 1, 1884) as the "best built house in the city of Lawrence with 2 acres of most beautiful ground. The house is modern built, 7 large rooms, a fine bay window, all conveniences of closets, a pantry, and a cellar under the entire house. The interior of the house must be seen to be fully

appreciated. Built for the owners home, no judicious expenses has [sic] been spared in uniting beauty with utility and making a home that must be admired by all who look through it." The house



West elevation 2008



South elevation 2013

retains high integrity with ornate interior finishes such as solid wood pocket doors, decorated stairs with turned spandrels, 1-over-1 double hung wood windows, and each room is treated with crown and base moldings. The two parlor hearths are exotic with outstanding tile work.

The exterior retains exceptional architectural integrity with exemplary Italianate features such as wide overhanging wooden eaves, decorative rectangle-circle frieze, Italianate brackets, pedimented window hoods, large U-shape front porch that wraps the front façade, and a boxed 1-story bay with paired windows.

Overall this Double Side-Entry with stair hall house is symmetrically aligned. The front elevation of this 2-story house has an enlarged U-shaped front porch that wraps the entire front elevation and set back cross section. The doors and windows are vertically aligned and evenly

spaced horizontally. The hipped roof of the porch with large square tapered columns esthetically reinforces the wide stretching eaves and horizontal lines that are characteristic of the Italianate Style.

3) Context Description

The John & Mina Madson House located at 1208 Delaware is an example of a Double Side Entry Italianate house that was constructed during the historic context associated with the development of Lawrence — The Agricultural and Manufacturing Period (1874-1899 as defined by the Historic Resources of Lawrence, Douglas County, Kansas Multiple Property Documentation Form (MPDF).

The area surrounding the property is a mix of residential and industrial zoning and uses. The property to the east and west is zoned PRD — Planned Residential District and is known as the Delaware Commons. The other residential properties surrounding the nominated property are zoned RS5 & RS7, Single-Dwelling Residential. The property to the east is zoned IG – General Industrial. The property to the south is zoned RM12- Multi Dwelling Residential District.

This property represents the housing and land use patterns during the late nineteenth century and early twentieth century which followed local population, social, economic and economic trends. This property expresses the traditional building practices found during the “Agriculture and Manufacturing” period of Lawrence.

This structure is a Double Side-Entry house with a stair hall entry representative of the High Victorian architecture with Italianate style influences in Lawrence. The Side Entry house type represents 4.1% of the houses in East Lawrence (6th-15th Streets and New Hampshire to Oregon Streets). Of the 44 houses surveyed, this is the only Double Side-entry subtype submitted to the Lawrence Register of Historic Places.

4) Planning and Zoning Considerations

1208 Delaware Street is zoned PRD, Planned Residential Development District, “Delaware Commons.” The Planned Development Districts are Special Purpose Base Districts. The Principal Uses allowed in a specific Planned Development District shall be those uses – and only those uses – allowed by the terms and conditions of the original approval of the Planned Development. At the time of construction and throughout the historic period of significance, the property was located in a residential area.

5) Fiscal Comments

There are no monetary benefits directly associated with nomination of a structure to the Lawrence Register of Historic Places at this time. However, Chapter 22 of the Code of the City of Lawrence does identify mechanisms for financial incentives. If these programs become available in the future, structures listed on the Lawrence Register will be eligible for participation.

Listing on the local Register does help preserve built resources important to Lawrence's history and helps to maintain streetscapes in older neighborhoods through environs reviews.

The original information submitted with nominations for properties to the Lawrence Register is kept on file in the City Planning office for public review and consultation with regard to development projects within the notification area. This type of information is useful, for example, if present or future property owners seek nomination to the State or National Register of Historic Places.

6) Positive/Negative Effects of the Designation

The positive effect of designation is the creation of a permanent record of the historical significance of an individual property, for its architectural quality or its association with a significant local individual or event. This provides the local Historic Resources Commission with pertinent historical data which can help to provide an 'historic' perspective to property owners when they desire to improve, add on, or redevelop a property within an older section of the City.

The public accessibility of this information is also a resource as it can be used by realtors, builders/developers, and others in the community prior to a property's resale, redevelopment or rehabilitation. In a more general sense, this information can be used by the Chamber of Commerce and existing businesses and industries to 'identify' one of the facets that makes up Lawrence's *Quality of Living*.

Additional effects of designation are the creation of an arbitrary, 250' environs notification and review area. Within this 250' circle, projects which require city permits, e.g., demolition, redevelopment, renovation or modification, require review by Historic Resources staff or the Commission. These environs reviews permit scrutiny of proposed development/redevelopment by individuals sensitive to historic preservation.

A *Certificate of Appropriateness* or a *Certificate of Economic Hardship* is required to be issued by the Historic Resources Commission before a City permit can be issued for the proposed project. If the Historic Resources Commission denies a *Certificate of Appropriateness* or a *Certificate of Economic Hardship*, the property owner can appeal to the City Commission for a new hearing. The City Commission can uphold the decision of the HRC or it can grant the proposed development over the Historic Resources Commission's action.

The local ordinance 250' environs review area is exceeded by State law with regard to State and/or National Register properties. Certificates of Appropriateness or Economic Hardship are required for a project within the 250' radius of a Local Register property.

Examples of projects which would require review and approval are: projects involving the exterior building which are considered 'structural' changes, demolitions or partial demolitions, rezonings, replats, site plans, variance requests or other items which require a city permit or are the direct result of an action of the City Commission. Minor changes which require a city permit can be administratively approved by the Historic Resources Administrator.

7) Summary of Applicable Designation Criteria

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

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

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

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

The East Lawrence neighborhood as identified in the context document Living in East Lawrence: An Essay for a Multiple Listings Nomination, encompasses approximately 50 city blocks east of Massachusetts Street to Oregon Street and from the Kansas River to 15th Street. This neighborhood and the structures located therein are valuable as part of the development of the City of Lawrence documenting residential land use from the late nineteenth century and the early twentieth century. The East Lawrence neighborhood followed local population, social, economic and architectural building patterns described in the MPDF *Historic Resources of Lawrence, Douglas County, Kansas*. The vernacular architecture and the cohesive streetscapes of the neighborhood emphasize the commonalities of the diverse populations that settled in this area of Lawrence. While the structures in the neighborhood reflect the evolution of vernacular architecture and the incorporation of stylistic details over time, the relationship between the structures based on location, streetscape, building materials, workmanship, mass and scale create a distinct neighborhood identity that is of value to the study of the history of the City of Lawrence. The context describes the neighborhood as a "working class" neighborhood and the history of the people who lived in these vernacular structures is important to the understanding of the growth and development of the community as a whole.

(2) Its location as a site of a significant local, county, state, or national event;

(3) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;

(4) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;

1208 Delaware is an example of High Victorian Double Side-Entry house with Italianate Style influences and retains a very high degree of integrity.

(5) Its identification as a work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state or nation;

(6) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;

(7) Its embodiment of design elements that make it structurally or architecturally innovative;

(8) Its unique location or singular physical characteristics that make it an established or familiar visual feature;

(9) Its character as a particularly fine or unique example of a utilitarian structure; including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance.

The HISTORIC RESOURCES CODE establishes a procedure to follow in the forwarding of a recommendation to the City Commission on applications for listing on the local register.

"Following the hearing the commission shall adopt by resolution a recommendation to be submitted to the city commission for either (a) designation as a landmark or historic district; (b) not to designate as a landmark or historic district; or, (c) not to make a recommendation. The resolution shall be accompanied by a report to the city commission containing the following information:

The Historic Resources Commission needs to formulate its recommendation in response to the following subsections section 22-404.2 (b):

- (1) Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation as set forth in section 22-403;*
- (2) Explanation of the integrity or lack of integrity of the nominated landmark or historic district;*
- (3) In the case of a nominated landmark found to meet the criteria for designation:*
 - (A) The significant exterior architectural features of the nominated landmark that should be protected; and,*
 - (B) The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit, that cannot be undertaken without obtaining a certificate of appropriateness.*
- (4) In the case of a nominated historic district found to meet the criteria for designation:*
 - (A) The types of significant exterior architectural features of the structures within the nominated historic district that should be protected;*
 - (B) The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit, that cannot be undertaken without obtaining a certificate of appropriateness.*
 - (C) A list of all key contributing, contributing and noncontributing sites, structures and objects within the historic district.*
- (5) Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district.*
- (6) The relationship of the nominated landmark or historic district to the on-going effort of the commission to identify and nominate all potential areas and structures that meet the criteria for designation.*
- (7) A map showing the location of the nominated landmark or the boundaries of the nominated historic district.*

E. RECOMMENDATION:

Staff recommends the John & Mina Madson House located at 1208 Delaware Street for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criteria #1 and 4 as described in Section 22-403.

If the Historic Resources Commission recommends this property for local nomination, the Commission should adopt a resolution for recommendation to be submitted to the City Commission for designation as a landmark. In addition to the resolution, the Commission should direct staff to prepare a report to accompany the resolution including the information set forth in Section 22-404.2(1) - (7) and the environs definition.

Staff recommends the following for the report to the City Commission:

- (1) *Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation as set forth in section 22-403;*
The house is architecturally significant because it is a good example of a High Victorian Double Side-Entry house with Italianate style influences for residential architecture and its earliest occupant was Dr. Coffin and his family.
- (2) *Explanation of the integrity or lack of integrity of the nominated landmark or historic district;*
The structure maintains significant integrity of location, design, materials, and workmanship that make it worthy of preservation.
- (3) *In the case of a nominated landmark found to meet the criteria for designation:*
 - (A) *The significant exterior architectural features of the nominated landmark that should be protected; and,*
The stone foundation, wood frame windows and pedimented hoods, Italianate detailing, boxed-bay paired window, siding, and porches should be protected.
 - (B) *The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit that cannot be undertaken without obtaining a certificate of appropriateness.*
Alterations to the siding, windows and porches should require a Certificate of Appropriateness.
- (5) *Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district.*
U.S. Secretary of the Interior's Standards for Rehabilitation, published in 1990, and any future amendments, in addition to any criteria specified by Chapter 22 of the Code of the City of Lawrence, Kansas.

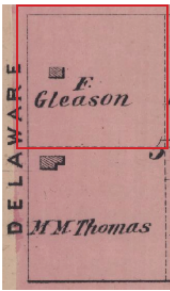
The HRC may also adopt **An Analysis of the Environs for 1208 Delaware Street** and delineate how environs review will be conducted in relation to the listed property. The analysis is attached with the delineation of environs areas.
- (6) *The relationship of the nominated landmark or historic district to the on-going effort of*

the commission to identify and nominate all potential areas and structures that meet the criteria for designation.

A primary goal of the HRC is to build a Register of properties which show the diversity and growth of Lawrence since its inception. The nomination of this property is another step toward registering a wide variety of historic properties which together present a visual history of Lawrence's past. The goal of the Lawrence Register of Historic Places is to represent all socioeconomic strata; businesses and industries which illustrate the diversity that has been prevalent in Lawrence since its inception.

- (7) *A map showing the location of the nominated landmark.*
See attached

Environs Definition
See attached



Beers Atlas 1873

Not Surveyed



Sanborn 1883

Sanborn 1889

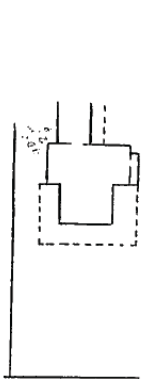
Sanborn 1897

Sanborn 1905

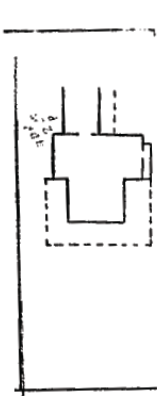
Sanborn 1912



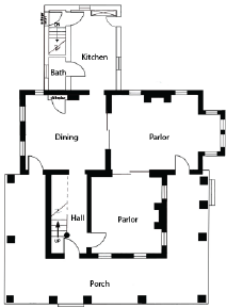
Sanborn 1918



Sanborn 1927



Sanborn 1949



DBK 2008

1208 Delaware
NW 1/4 of block 5, Earl's Addition

Change Over Time

East Lawrence Neighborhood Association