
LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 6: L-2-9-10
STAFF REPORT

A. SUMMARY

L-2-9-10: Hold public hearing for consideration of placing the structure located at 934 Delaware Street on the Lawrence Register of Historic Places.

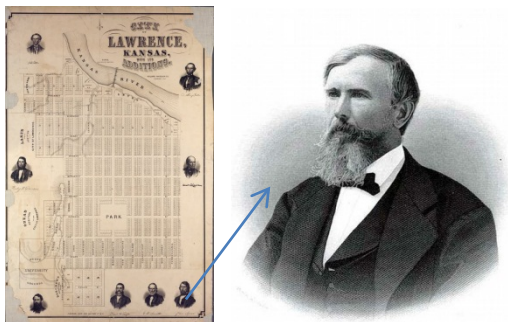
B. HISTORIC REGISTER STATUS

934 Delaware Street is not listed on the State or the National Registers of Historic Places. The property is in the environs of East Lawrence Industrial Historic District, National Register of Historic Places and Hobbs Park, Lawrence Register of Historic Places.

C. REVIEW CONSIDERATIONS

1) History Summary

John Speer (1817-1906), a renowned editor of the *Kansas Tribune* and abolitionist who played a major role in Bleeding Kansas and rebuilding Lawrence after the 1863 raid, built this property between 1863 and 1873. In a pedestrian city, this was the perfect house for a working family. It was next to one of the industrial centers of Lawrence where numerous companies, including the Kansas Elevator, the Colonial Soap Factory, the McFarland & Son Planning Mill, Kaw Valley Cannery, Poehler Mercantile Company, the Lawrence Canning Company, Lawrence Cider and Vinegar Works, and the Santa Fe Railroad, produced, stored, or distributed a variety of manufactured goods and provided many jobs during the City Building period (1864-1873) and Agriculture and Manufacturing periods (1874-1889).



John Speer was an avid abolitionist, political strategist and one of the founding fathers of Lawrence. His image is included on the 1855 Holland Wheeler survey of Lawrence that later became the official town site. He is responsible for publishing the first newspaper the "Kansas Pioneer," which later he renamed the "Tribune." In 1857, the first Free State Legislature was established and Speer was elected to the House of Representatives. From 1862-1866 he was United States Collector for the

entire State. Starting around 1897 he served as president of the Kansas State Historical Society and is responsible for helping establish the first university in the state of Kansas, Baker University.

934 Delaware was originally part of the Speer Farmstead which he settled in September of 1855 included approximately 60 acres just east of the city limits. By October 1855, Speer had built a home for himself and his family to live (located on what is now Hobbs Park) in which was fully furnished, fenced the property, and erected at least one additional house. On August 21, 1863 Quantrill and his men raided Lawrence. During the raid, the only Boarder Ruffin killed in the massacre, Larkin Skaggs, was shot and wounded by John Speer's son and killed by the Delaware Indian White Turkey. John Speer lost two of his sons, John Speer Jr. and William Speer. In favor of Lawrence's progress and absolute determination that Lawrence will be slave free, Speer slowly began to sell off parcels of his farmstead to industry and railroad companies such as Leavenworth, Lawrence, Galveston Railroad Company, McFarland & Sons Planning Mill, the Colonial Soap Co., and the Lawrence Canning Company.

The structure located at 934 Delaware was used as a rental property for the Speer family and was sold to Benjamin S. Ingalls, a carpenter in 1872. By 1927, W.H. Schell had purchased the property. 934 Delaware was often occupied by laborers and traveling salesmen of who worked at or for the various industries that were built just east and north of the property. It was common and desirable for working class people to live in close proximity to their jobs. During the late 1920s Charles E. "Tim" Murphy, a Union Cab driver, and Marvel E. Murphy, manager of *Lawrence Canning Co.*, moved in and rented the home. According to the deed records, Tim and Marvel purchased 934 Delaware in 1946 for \$1,250. Around this time Glen "Corky" Reed, their nephew, moved in with them. Reed remained in this home until his death in 2009.

The Murphy family represents the quintessential East Lawrence middle-class worker and laboring families. Tim Murphy, born in Lawrence in 1902, worked as a Union Cab driver for over 50 years in which time he drove over 1 million miles. Marvel was a full-time manager of the Lawrence Canning Co. that was located in very close proximity to the house. The canning company was typically a seasonal business but Marvel was such a good worker that they would find ways to keep her employed full-time and year-round. She often received bonuses that were incredibly rare at the time and for her line of work. And even more rare the owner of the company would hand deliver them. Corky Reed was employed by the University of Kansas as an electrician.

2) Architectural Integrity Summary

This is a classic two-over-two urban house with a back stair to the second floor. It has no front hall and is considered a more basic plan than the two-over-two with a stair hall. This house has very high integrity. Its asbestos siding, installed in 1953, covered the original clapboard, helping to conserve it. The house retains a full balloon frame structural system, original four-over-four wood windows with crowned window covers, limestone foundation, and original interior woodwork throughout the house, as well as paneled doors, glass doorknobs, and brass hardware. The additions are over 50 years old, are appropriate in form and scale and follow the typical accretion process for homes built during the period of significance.

3) Context Description

The Speer House is an example of working class housing that was constructed during the historic context associated with the development of Lawrence--the City-Building Period (1864-1873) 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, commercial and industrial zoning and uses. The property to the north is zoned IL-Limited Industrial District. The property to the west is zoned RS5 – Residential Single Dwelling District. The property to the east is zoned IG, General Industrial. The property to the south is zoned OS- Open Space. The uses surrounding the Speer House include a city park and baseball field, residential houses, and industrial properties.

The nominated property is in the environs of East Lawrence Industrial Historic District, National Register of Historic Places and Hobbs Park, Lawrence Register of Historic Places. 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.

The MPDF notes that during the brief period from 1864 to 1873, many modest wood-frame houses were built in east and north Lawrence for workers on the railroad and in associated manufacturing, agricultural processing, and business enterprises. Many of the surviving residences were gable-front subtype of the National Folk style; other types included gable front-and wings, I-houses, and hall and parlor houses. The gable-front house type was a popular Classical Revival expression that dominated railroad towns and other metropolises throughout America. The two-over-two is one of the most frequent house type in East Lawrence accounts for 14.2% of the Historic East Lawrence (6th-15th Streets and New Hampshire to Oregon Streets).

This unplatted lot on the east side of Delaware was outside of the city limits at the time the dwelling was constructed. The city limits of the original town-site platted in 1855 by Holland Wheeler ceased along the west side of Delaware Street. The home is surrounded predominantly by railroad and industrial buildings to the east and north. To the west extant are a series of various sized working-class homes built during the same period. The majority of the homes on the west side of the 900 block of Delaware have been rehabilitated and/or reconstructed with modern style additions (933 Delaware, 917 Delaware).

4) Planning and Zoning Considerations

934 Delaware Street is zoned IG, General Industrial District. The IG Districts are primarily intended to accommodate moderate and high-impact industrial uses, including large scale or specialized industrial operations requiring good transportation access and public facilities and services. The district is generally incompatible with residential areas and low-intensity commercial areas.

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, an advisory board, 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;

934 Delaware is associated with John Speer.

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

- (5) Its identification as a work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state or nation;*
 - (6) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;*
 - (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.*
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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 Speer Reed House located at 934 Delaware Street for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criteria #1 and #3, 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;*
934 Delaware is significant for its vernacular architecture and its association with John Speer a city founder, prominent known abolitionist, politician, publisher.
- (2) *Explanation of the integrity or lack of integrity of the nominated landmark or historic district;*
This structure is a two-over-two house with a back stair. The two-over-two is the most frequent house type in East Lawrence accounting for 14.2% of the 798 homes in East Lawrence (6th-15th Streets and New Hampshire to Oregon Streets). However, the back stair sub-type is more unique and is considered one of the earliest sub-types of the two-over-two floor plans. The structure maintains integrity of location, design, materials, and workmanship that make it worthy of preservation.
- (3) *In the case of a nominated landmark found to meet the criteria for designation:*
 - (A) *The significant exterior architectural features of the nominated landmark that should be protected; and,*
The wood windows and siding
 - (B) *The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit that cannot be undertaken without obtaining a certificate of appropriateness.*
Alterations to the windows and siding should require a Certificate of Appropriateness.
- (5) *Proposed design guidelines for applying the criteria for review of certificates of*

appropriateness to the nominated landmark or historic district.

U.S. Secretary of the Interior's Standards for Rehabilitation, published in 1990, and any future amendments, in addition to any criteria specified by Chapter 22 of the Code of the City of Lawrence, Kansas.

The HRC may also adopt ***An Analysis of the Environs for 934 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 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