

City of Lawrence Preservation Grant Proposal  
Douglas County Historical Society, November 25, 2013

Property name/location:

Watkins Land Mortgage and National Bank Building (Old Lawrence City Hall)  
1047 Massachusetts Street, Lawrence, Kansas

The building is listed on the National and State Registers of Historic Places

Property Owner:

Douglas County Historical Society

Mailing Address:

Watkins Museum  
1047 Massachusetts Street  
Lawrence, KS 66044

Contact:

Steve Nowak  
Executive Director  
785-841-4109

[snowak@watkinsmuseum.org](mailto:snowak@watkinsmuseum.org)

Project Scope:

The Douglas County Historical Society submits for funding consideration a project to complete the restoration and repainting of currently unrestored windows of the Watkins Bank Building at 11<sup>th</sup> and Massachusetts Street in downtown Lawrence. The project includes the repair of deteriorated structural elements, re-glazing, removing loose paint layers, priming, and painting 16 large windows, 6 small windows, and 7 transom windows on the third floor of the north and west façades, 3 attic windows on the north façade, and 20 ground floor windows. Work will be done in accordance with standards for historic preservation. Materials original to the 1888 structure will be preserved. This work will address windows currently in the most serious state of deterioration, several of which have received temporary repairs to prevent failure.

This project is the third phase of a complete restoration of all of the building's windows, based on a condition assessment by Dennis Brown in July 2010 (attached). Four windows on the second floor of the west façade were restored by Dennis Brown in association with the assessment. Work continued in 2012, with restoration of 16 large windows, 4 small windows,

and 10 transom windows on the third floor and attic levels of the building's east and south façades. In 2013, 15 windows on the second floor were restored and temporary repairs were made to third floor windows on the west and north façades that were in the most serious danger of failing.

#### Schedule of Costs:

Based on the work done in 2012, costs for completing the restoration of the remaining windows are estimated to be:

\$25,100 for restoration and re-glazing third floor and attic windows

\$20,700 for priming and painting third floor and attic windows

\$7,500 for re-glazing, priming, and painting ground floor windows

\$53,300 total project cost

The contractors who did the work in 2012 and 2013 will be approached for this project. In 2012, the DCHS solicited its members to raise the funds necessary for restoring the windows on the second floor. \$3,000 donated for window restoration remains after completing that work. These remaining funds will be spent on re-glazing and re-painting ground floor windows.

#### Timeline:

Depending on contractor availability, the project would start in the spring or early summer of 2014 and be completed in 4-6 months.

#### Statement of Purpose:

Restoration of the third floor windows will preserve an original feature of the historic Watkins Bank Building, a structure that marks the southern end of the downtown Lawrence business district. The windows are a prominent feature of the building and help define its architectural character and style in a significant way. The proposed work will improve the appearance of the building, particularly from the adjoining park, which is frequented by many visitors to downtown. In addition, the restoration work will improve the safety of the windows and make them more weather-tight.

The DCHS is in the process of planning a complete exterior assessment of the Watkins Building. This assessment will identify the need for other repairs and restoration. Completion of the window restoration project in 2014 will allow the DCHS to turn attention, resources, and potential funding opportunities to the preservation of other elements of the structure.

Statement of the Ability to Complete the Project:

Having finished two phases of the window restoration project in 2012 and 2013, the DCHS has a good understanding of the work, resources, and time required to complete the project. The DCHS already has resources in hand to restore eight ground floor windows in 2014. Staff members at the Watkins Museum have experience managing this kind of project and know the contractors who would do the work. With a grant from the City, the DCHS would be able to bring the project to completion in 2014.

List of Major Projects Completed (last 3 years):

2012, Restoration and repainting of third floor and attic windows, east and south façades of the Watkins Building

2013, Restoration and repainting of second floor windows, Watkins Building

2013, Installation of permanent exhibit and refurbishment of second floor gallery space, which included plaster and marble repair and upgrade of electrical and lighting systems, Watkins Building

Attachments:

Dennis Brown window assessment, 2010

Photos documenting window condition and restoration work completed