



City of Lawrence

PLANNING & DEVELOPMENT SERVICES

LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA FOR **MARCH 24, 2016**
THE JAYHAWK ROOM AT LAWRENCE FIRE STATION NO. 5
1911 STEWART AVENUE
6:30 PM

SPECIAL NOTICE: THE CITY OF LAWRENCE HAS EXECUTED AN AGREEMENT WITH THE STATE HISTORIC PRESERVATION OFFICER TO CONDUCT STATE PRESERVATION LAW REVIEWS AT THE LOCAL LEVEL. THEREFORE, THE LAWRENCE HISTORIC RESOURCES COMMISSION WILL MAKE ALL DETERMINATIONS REGARDING PROJECTS THAT REQUIRE REVIEW UNDER K.S.A. 75-2724, AS AMENDED.

ITEM NO. 1: COMMUNICATIONS

- A. Receive communications from other commissions, State Historic Preservation Officer, and the general public.
- B. Disclosure of ex-parte communications.
- C. Declaration of abstentions for specific agenda items by commissioners.

ITEM NO. 2: CONSENT AGENDA

- A. February 18, Action Summary
- B. Administrative Approvals
 - 1. DR-15-00650 1029 New Hampshire Street; Sign; Downtown Design Guidelines Review and Certificate of Appropriateness
 - 2. DR-16-00011 1008 New Hampshire Street; Sign; Downtown Design Guidelines Review and Certificate of Appropriateness
 - 3. DR-16-00030 947 New Hampshire Street; Sign; Downtown Design Guidelines Review and Certificate of Appropriateness
 - 4. DR-16-00038 1001 Delaware Street; Solar Addition; Certificate of Appropriateness
 - 5. DR-16-00041 1328 Vermont Street; Exterior Modifications; Certificate of Appropriateness

ITEM NO. 3: L-16-00053 Public hearing for consideration of placing the structure located at 402 North 2nd Street, the Union Pacific Depot, on the Lawrence Register of Historic Places. Adopt Resolution 2016-03, if appropriate.

ITEM NO. 4: L-16-00054 Public hearing for consideration of placing the structure located at 200 West 9th Street/839 Vermont Street, the Carnegie Building, on the Lawrence Register of Historic Places. Adopt Resolution 2016-04 if appropriate.

ITEM NO. 5: L-16-00055 Public hearing for consideration of placing the structure located at 745 Vermont Street, Fire Station #1, on the Lawrence Register of Historic Places. Adopt Resolution 2016-05, if appropriate.

ITEM NO. 6: DR-15-00591 826 Pennsylvania Street (Identified by the County and the City GIS system as 820 Pennsylvania Street); Addition and Rehabilitation; State Law Review, Certificate of Appropriateness and Design Guidelines 8th and Penn Redevelopment Zone Review. The property is a non-contributing structure in the East Lawrence Industrial Historic District, National Register of Historic Places. The property is also located in the 8th and Pennsylvania Urban Conservation Overlay District and in the environs of Green and Sidney Lewis House (820 New Jersey Street), Lawrence Register of Historic Places. Submitted by Paul Werner Architects for 826 Penn LLC, the property owner of record.

ITEM NO. 7: DR-16-00049 644 Mississippi Street; New Garage; Certificate of Appropriateness. The property is located in the environs of the Greenlees House (714 Mississippi Street), Lawrence Register of Historic Places. Submitted by Gregory Rupp, the property owner of record.

ITEM NO. 8: DR-16-00050 1224 Rhode Island Street; Addition; State Law Review. The property is a contributing structure to the South Rhode Island and New Hampshire Street Historic Residential District, National Register of Historic Places. Submitted by Lance Adams of Adams Architects, LLC for Paul Stock and Coleen Ellis-Stock, the property owners of record.

ITEM NO. 9: MISCELLANEOUS MATTERS

- A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since February 18, 2016.
- B. Review of any demolition permits received since February 18, 2016.
- C. Architectural Review Committee approvals since February 18, 2016.
- D. General public comment.
- E. Miscellaneous matters from City staff and Commission members.

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-15-00650 1029 New Hampshire Street; Sign; Downtown Design Guidelines Review and Certificate of Appropriateness

B. PROJECT DESCRIPTION

Sign Permit



Existing



Proposed

C. STANDARDS FOR REVIEW

Chapter 22 of the Code of the City of Lawrence (Certificate of Appropriateness)

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, staff determined the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs and issued the Certificate of Appropriateness for the proposed project.

Based on the information provided by the applicant and in accordance with Chapter 20-308(f)(3) of the City Code, staff reviewed this project using the Downtown Design Guidelines and determined that the project, as proposed, meets these development and design standards.

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-16-00011 1008 New Hampshire Street; Sign; Downtown Design Guidelines Review and Certificate of Appropriateness

B. PROJECT DESCRIPTION

Sign Permit



C. STANDARDS FOR REVIEW

Chapter 22 of the Code of the City of Lawrence (Certificate of Appropriateness)

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, staff determined the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs and issued the Certificate of Appropriateness for the proposed project.

Based on the information provided by the applicant and in accordance with Chapter 20-308(f)(3) of the City Code, staff reviewed this project using the Downtown Design Guidelines and determined that the project, as proposed, meets these development and design standards.

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-16-00030 947 New Hampshire Street; Sign; Downtown Design Guidelines Review and Certificate of Appropriateness

B. PROJECT DESCRIPTION

Sign Permit



C. STANDARDS FOR REVIEW

Chapter 22 of the Code of the City of Lawrence (Certificate of Appropriateness)

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, staff determined the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs and issued the Certificate of Appropriateness for the proposed project.

Based on the information provided by the applicant and in accordance with Chapter 20-308(f)(3) of the City Code, staff reviewed this project using the Downtown Design Guidelines and determined that the project, as proposed, meets these development and design standards.

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-16-00038 1001 Delaware Street; Solar Addition; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Building Permit for the installation of solar panels and associated equipment.

C. STANDARDS FOR REVIEW

Chapter 22 of the Code of the City of Lawrence (Certificate of Appropriateness)

D. STAFF DETERMINATION

In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, staff determined the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs and issued the Certificate of Appropriateness for the proposed project.

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-16-00041 1328 Vermont Street; Exterior Modifications; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Residential Building Permit for window alterations on the north side of the structure.

C. STANDARDS FOR REVIEW

Chapter 22 of the Code of the City of Lawrence (Certificate of Appropriateness)

D. STAFF DETERMINATION

In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, staff determined the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs and issued the Certificate of Appropriateness for the proposed project.

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 3: L-16-00053
STAFF REPORT

A. SUMMARY

L-16-00053 Public hearing for consideration of placing the structure located at 402 North 2nd Street, the Union Pacific Depot, on the Lawrence Register of Historic Places. Adopt Resolution 2016-03, if appropriate. Submitted by the Historic Resources Administrator at the direction of the Lawrence City Commission and the Lawrence Historic Resources Commission for the city of Lawrence, the property owner of record.

Legal Description: A TRACT OF LAND IN BLOCKS 2 AND 3, NORTH LAWRENCE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00°00'00" WEST, A DISTANCE OF 202.80 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN AND NORTH 90°00'00" WEST, A DISTANCE OF 33.00 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF PRESENT DAY NORTH THIRD STREET; THENCE SOUTH 00°00'00" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 109.95 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LOCUST STREET; THENCE NORTH 89°33'32" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 535.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH SECOND STREET; THENCE NORTH 00°00'00" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 316.53 FEET TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE NORTH 89°12'15" WEST ALONG SAID NORTH LINE, A DISTANCE OF 10.00 FEET; THENCE NORTH 00°00'00" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 123.10 FEET TO THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD COMPANY RIGHT-OF-WAY; THENCE ALONG SAID SOUTHERLY LINE ON A 1,396.67 FEET RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 644.87 FEET, WITH A CHORD BEARING SOUTH 58°30'09" EAST, A DISTANCE OF 639.16 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 130,777 SQUARE FEET (3.002 ACRES) ALL IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

The public hearing for the nomination of the structure to the Lawrence Register of Historic Places will be held at 6:30 p.m., or thereafter, in the City Commission Room at Lawrence City Hall located at 6 E 6th Street.

B. HISTORIC REGISTER STATUS

402 North 2nd Street is listed in the Register of Historic Kansas Places.

C. REVIEW CONSIDERATIONS

1) History Summary

The Union Pacific Depot was constructed c. 1888-1889.

See Kansas Register Nomination for the history of the structure.

2) Architectural Integrity Summary

The structure located at 402 North 2nd Street, the Union Pacific Depot, is identified in the state nomination as an example of "picturesque depot architecture constructed by the Union Pacific Railroad in the 1880s." The structure has elements of the Tudor style of architecture including the decorative half-timbering in the gable ends and the steeply pitched roof. While the use of different materials was also used in the Tudor style, the masonry walls with the rough-faced, squared stonework and the contrasting brick color are often elements of the Richardsonian Romanesque style of architecture. The Lawrence Union Pacific Depot is an excellent example of railroad depots constructed with impressive architectural elements to emphasize the prosperity of the associated railroad.

See Kansas Register Nomination for the architectural description of the structure.

The nomination includes information of known alterations.

The structure maintains a high degree integrity of location and design that make it worthy of preservation.

3) Context Description

The Union Pacific Depot was constructed in 1888-1889 during the "Agricultural and Manufacturing, Foundations of Stability" period as defined by Historic Resources of Lawrence, Douglas County, Kansas Multiple Property Documentation Form (MPDF).

When the depot was constructed, the majority of the area surrounding the depot was platted for residential development and residential structures were built. Larger lots were platted facing Massachusetts Street and Bridge Street (N 2nd Street). The lots along Bridge Street were developing with commercial uses and structures while the structures on Massachusetts Street were a mix of commercial and residential structure types. By 1897, the majority of properties on Massachusetts Street were residential.

The area surrounding the property has a very similar context as it did at the time of construction with a combination of commercial, residential and industrial uses and forms in the area.

4) Planning and Zoning Considerations

The Union Pacific Depot is zoned GPI, General Public and Institutional Use District. The primary purpose

of this special purpose base district is to accommodate institutional uses that occupy significant land area. The district regulations are designed to offer the institution maximum flexibility for patterns of uses within the district while ensuring that uses and development pattern along the edges of the district are compatible with adjoining land uses. Prior to the adoption of the 2006 Development code, the property had been zoned as an industrial district since the adoption of the first zoning ordinance.

The majority of the properties surrounding the depot property are zoned IG, General Industrial District. There are two lots to the south of the depot property that are zoned RSO, Single Dwelling Residential Office District, and several properties to the southwest that are Zoned CS, Commercial Strip.

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. In addition, the information for Lawrence Register properties will be included on the City's website in 2016.

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. *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, demolitions, or partial demolitions. Minor changes which require a city permit can be administratively approved by the Historic Resources Administrator.

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

Nine criteria are provided within Section 22-403 for review and determination of qualification as a Landmark or Historic District. These criteria are set forth below with staff's summary of applicable criteria and recommendations for which this application qualifies:

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

The Union Pacific Depot is significant for its association with the growth and development of the railroad in Lawrence and specifically how this growth impacted the City of Lawrence financially and culturally.

(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;

(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;

The Union Pacific Depot retains a high degree of integrity and is an excellent example of high-style depot architecture that was influenced by the Richardsonian Romanesque and Tudor styles.

(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 Union Pacific Depot, located at 402 North 2nd Street, for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criteria #1 and #6 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 Union Pacific Depot is significant for its architecture and its association with the development of the railroad in Kansas and specifically with the growth and development of Lawrence.

- (2) *Explanation of the integrity or lack of integrity of the nominated landmark or historic district;*

The structure maintains significant integrity of location and design 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,*

Roof forms, decorative half-timbering in the gable ends, stone and brick elements including the surface type and color, large overhanging eaves, brackets, fenestration pattern including the windows in the gable ends, wood surrounds of doors and windows, reconstructed steeple, brick chimneys, Lawrence stone lettering on the north side, and the reconstructed awning.

- (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 or removal of roof forms, decorative half-timbering in the gable ends, stone and brick elements including the surface type and color, large overhanging eaves, brackets, fenestration pattern including the windows in the gable ends, wood surrounds of doors and windows, reconstructed steeple, brick chimneys, Lawrence stone lettering on the north side, and the reconstructed awning 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 402 North 2nd Street*** and delineate how environs review will be conducted in relation to the listed property.

- (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

Analysis of Environs of 402 North 2nd Street, Union Pacific Depot

Step One

Historical Significance and Context

According to the application for Historic Landmark Designation, the property was constructed in 1888-1889. The property is being nominated to the Lawrence Register of Historic Places under local criteria one and six. Local criterion one is for *character, interest, or value as part of the development, heritage or cultural characteristics of the community, county, state, or nation*. Local criterion six is a buildings *embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant*.

The period of significance for the related nomination categories is as follows:

Period of Significance for value as part of the development of Lawrence: 1889 – 1971, active railroad use of the structure.

Period of Significance for Architecture: Architectural Significance is based on a structure's design and is not limited to a specific period of significance.

The structure also maintains sufficient integrity worthy of preservation.

Step Two

Historical Character of the Area Surrounding the Property

Historical character is the primary issued considered in this section. Historic photographs, Sanborn Fire Insurance Maps, the nomination information, *1873 Douglas County Atlas, Living with History: A Historic Preservation Plan for Lawrence, Kansas*, by Dale Nimz, and Historic Resources of Lawrence, Douglas County, Kansas Multiple Property Documentation Form (MPDF) were the primary sources used to identify the historic character of the area.

Natural Features The environs consisted of relatively flat ground. The Kansas River was to the south and to the west.

Property Boundaries and Ownership Patterns When the depot was constructed, the majority of the area surrounding the depot was platted for residential development and residential structures were built. Larger lots were platted facing Massachusetts Street and Bridge Street (N 2nd Street). The lots along Bridge Street were developing with commercial uses and structures while the structures on Massachusetts Street were a mix of commercial and residential structure types. By 1897, the majority of properties on Massachusetts Street were residential.

The majority of lots in the area developed with single structures on single lots. Some of the lots

were developed with structure crossing the lot lines to physically combine the lots.

Land Use Patterns and Zoning Land use in the surrounding area during the period of significance was mainly open space with some commercial and residential development. There was no zoning for this area.

Circulation Patterns The streets in the area reflect the traditional grid pattern of the original town site, but some of the streets came to physical dead-ends when they reached the river.

Planned Vegetation Patterns The planned vegetation patterns were minimal. Some of the area to the east of the depot had been developed as an open green space with lawn and some garden areas. This area was developed by the residents of Lawrence including some of the railroad-worker families as a community area with the permission of the railroad company to use the space.

Signs and Pedestrian Amenities There were few signs in the area. Most of the signage was in conjunction to the associated commercial uses and was typically located on the structure. The depot had the name "Lawrence" in the upper area of the building facing the track (north) side. There were few pedestrian amenities. Most pedestrian access was on the street and not on a sidewalk.

Primary Structures The primary structures in the environs of the property were mixed with one and two-story commercial structures and single-family residences. The structure designs were all vernacular with few stylistic architectural features. The majority of the structures were wood although some of the commercial structures were brick and stone.

Secondary Structures Secondary structures were nearly always garages, barns, sheds, and garden structures. The majority of these structures were wood framed with wood sheathing.

Outdoor Activity Spaces There was no officially defined outdoor activity space. However, the adjacent area to the depot was used for an activity space and the areas adjacent to the river were often used as outdoor activity space.

Utilities and Mechanical Equipment Some gas services were available in this area during the date of construction period.

Views The views to the listed property were expansive because there was very little development in the area. The depot was built on a prominent site with large expanse of undeveloped ground to the south.

Step Three

Present Character of the Area Surrounding the Property

The primary source of information on this section is personal observation, city zoning maps, and

recent aerial photographs.

Natural Features There are no major natural features other than the Kansas River to the south. The area is predominately flat.

Property Boundaries and Ownership Patterns Property boundaries and ownership patterns mainly reflect the proposed development pattern of the original plat. Typically, there are individual structures on individual lots or combined lots of two. There are also large combinations of lots to create areas for industrial uses.

Land Use Patterns and Zoning Land use in the surrounding area is a mix of industrial, commercial, and residential. The current zoning is also a mix of zoning districts. Some of the land use patterns are consistent with the current zoning, while large areas were rezoned to more industrial uses with the residential uses considered as properties for redevelopment. The proposed 250' environs area contains industrial, commercial, residential office, and residential uses. The uses are not always consistent with the zoning.

Circulation Patterns The circulation patterns are both street grid patterns and curving patterns to adjust to the development of the river areas. Some of the original platted area has alleys and some have been vacated. Circulation patterns now include patterns for bicycles and pedestrians. Most of these patterns follow the road patterns with the exception of the large trail that follows the Kansas River.

Planned Vegetation Patterns The planned vegetation patterns consist of residential lots with yards that include trees and heavily landscaped yards. The area in front of the depot is a public garden and the industrial sites have very little or no vegetation. There is no vegetation associated with the commercial structures.

Signs and Pedestrian Amenities There are a large number of signs in the area including traffic signs, road name signs, identification signs, and commercial signs. Pedestrian amenities include sidewalks and bench seating, and some lighting on a pedestrian scale.

Primary Structures The majority of the structures are one and two story structures made of wood, brick and metal. There is a minimal amount of stone in the area. Metal and concrete silos/grain elevators exist in the area.

Secondary Structures Secondary structures are typically garages and storage buildings. Some are wood frame with wood sheathing; many are metal.

Outdoor Activity Spaces Outdoor activity space includes the grounds associated with the depot and the large recreation trail that is adjacent to the river.

Utilities and Mechanical Equipment There are storm sewer inlets, traffic signs and street lighting along all of the streets in the area. Water meter and manhole covers are typical through the area. Fire hydrants are located along the streets. Electrical and telephone lines are both above ground and below ground in the area.

Views Views to and from the property are expansive due to the development of the area and the prominent site on which the depot is located. However, there is no line of sight to the depot from the north.

Step Four

Comparison of the Historic and Present Character of the Area Surrounding the Property

Natural Features The course of the river has had some change over the years, particularly prior to the development of the levee system.

Property Boundaries and Ownership Patterns The property boundaries and ownership patterns have changed over time with multiple property consolidations with individual and corporation owners. The City now owns the depot land and the parking area to the north of the depot. Historic property boundaries have been altered by the levee system, road system, and the railroad.

Land Use Patterns and Zoning The land use and zoning patterns have changed. The majority of the properties surrounding the depot property are zoned IG, General Industrial District. There are two lots to the south of the depot property that are zoned RSO, Single Dwelling Residential Office District, and several properties to the southwest that are Zoned CS, Commercial Strip. The area to the northeast is zoned for residential use. The use patterns are similar in that there is a mix of commercial and residential, but now the area has what are considered industrial uses.

Circulation Patterns Street patterns have changed in relationship to the levee system and the flooding of the area in significant flood events and significant rainfall.

Primary Structures Primary structures continue to range in size and style.

Secondary Structures Overall, the numbers of secondary structures has been reduced and are limited mainly to the rear of yards in the form of sheds or garages. The dominate material is likely metal.

Outdoor Activity Spaces There is more outdoor activity area space than was present during the period of significance for the depot. The area in front of the depot is a garden space and the rail/trail area on the levee is a significant space that has significant use.

Utilities and Mechanical Equipment The character of the utilities and mechanical equipment in the area is different than in the period of construction. The large traffic lights at intersections, public lighting systems, utility lines including phone and electrical lines have a significant impact on the visual quality of the area.

Views The differences in the views of the area are created by the infill construction, alterations to

the roadway, alterations to the train infrastructure, and the parking lot to the south. While the depot continues to have a predominant visual location, the view from the north is partially blocked. Expansive views from the south continue to exist.

Conclusion

The use of the Union Pacific Depot as a visitors' center and its type of architecture that is totally inconsistent with the remainder of the environs area creates an interesting development of an environs conclusion. The uses and building types in the area, both historically and currently, also offer a mix that is not typical for an environs review area. Because of the mix of uses and building types, staff proposed to divide the area into two areas representing the most dominant types of uses, building types, and historic patterns as the basis for the environs definition. Most of the properties in the area, including many of the residential structures to the northeast, have a line of site to the depot. Because of the unique circumstance of the depot and its environs, staff proposes the following two environs areas that exclude any future development on the depot site. Future development on the depot site should be reviewed by the Commission unless it is maintenance related. The environs for the Union Pacific Depot at 402 North 2nd Street should be divided into two areas and reviewed in the following manner.

Area One Residential Areas

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings, materials, and sense of entry. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.

All projects with the exception of demolition, partial demolition, new construction, and new additions greater than 20% of the existing structure will be reviewed and approved by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1.

Major projects (demolition, partial demolition, new construction, and new additions greater than 20% of the existing structure) will be reviewed and approved by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1.

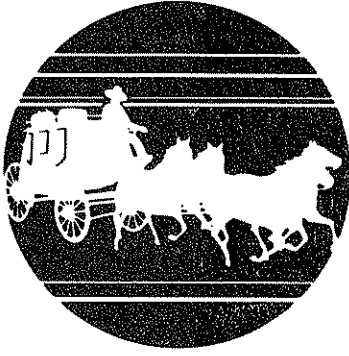
Area Two Commercial and Industrial Areas

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.

All projects with the exception of demolition, partial demolition, new

construction, and new additions greater than 20% of the existing structure will be reviewed and approved by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1.

Major projects (demolition, partial demolition, new construction, and new additions greater than 20% of the existing structure) will be reviewed and approved by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1.



KANSAS STATE HISTORICAL SOCIETY

CENTER FOR HISTORICAL RESEARCH

120 West Tenth ▪ Topeka, Kansas 66612-1291 ▪ 913/296-3251
FAX #913/296-1005

KANSAS MUSEUM OF HISTORY

6425 South West Sixth ▪ Topeka, Kansas 66615-1099 ▪ 913/272-8681

Certification of State Register Listing

The Register of Historic Kansas Places includes all Kansas properties nominated to the National Register as well as lower threshold properties which are listed on the state register only.

Property Name: Lawrence Union Pacific Railroad Passenger Depot

Address: North Second Street at Maple and Locust Streets, Lawrence, Kansas 66044

County: Douglas County

Legal: NW 1/4, NE 1/4, NE 1/4, SW 1/4, S30, T12S, R20E in North Lawrence, Blk 2.
A 10 foot perimeter extends from the building to form the nominated parcel.

Owner: Mike Wildgen, City of Lawrence

Address: P.O. Box 708, Lawrence, Kansas 66044

National Register eligible _____

State Register eligible X

This property was approved by the Kansas Historic Sites Board of Review for the Register of Historic Kansas Places on August 22, 1992.

I hereby certify that this property is listed on the Register of Historic Kansas Places.


State Historic Preservation Officer

Date Aug. 28, 1992

The Lawrence Union Pacific Railroad Passenger Depot (c. 1888-1889) is being nominated to the Register of Historic Kansas Places for its historical association with the growth and development of Lawrence, Kansas and for its architectural significance as an example of the picturesque depot architecture constructed by the Union Pacific Railroad in the 1880s. The brick and stone depot stands as the Union Pacific Railroad's second depot in Lawrence, and was designed by the Kansas City architectural firm of Van Brunt and Howe. Wolfe and Snow are credited with the construction.

The Union Pacific Railroad was incorporated as the Leavenworth, Pawnee and Western Railroad by the legislature of the Territory of Kansas in 1855, although construction on the line did not begin until 1863. The charter was acquired by John Fremont and Samuel Hallett. During the eight years that followed its incorporation, the Leavenworth, Pawnee and Western Railroad Company organized and sought purchasers for its securities. The legislature of the Territory of Kansas had granted fifty-one charters to railroad companies by 1861, but only one company had laid any track. The companies were largely designed to help promote settlement.

The Pacific Railroad Act of 1862 revitalized construction interest among the various companies which had received charters. Under the terms of this act, the Union Pacific Railroad was chartered to build westward from the 100th meridian in the territory of Nebraska to the west boundary of the territory of Nevada while the Central Pacific Railway, an existing California corporation, was to build eastward from the Pacific coast. The Pacific Railroad Act of 1864 amended the charter, restricting the Central Pacific Railway from extending more than 150 miles into Nevada.

In 1864, the Leavenworth, Pawnee and Western Railroad was renamed the Union Pacific Railway Company Eastern Division. The company changed its name again in 1869 to the Kansas Pacific Railway Company, the line reached Denver in 1870. From Denver, the Kansas Pacific Railway built to Cheyenne, Wyoming over a subsidiary road, the Denver Pacific Railway. The main line of the Union Pacific Railway and the Central Pacific Railway met at Promontory, Utah in May, 1869.

After a five year battle to gain control of the Kansas Pacific Railway, Jay Gould acquired the railroad in 1879. Gould combined the Kansas Pacific Railway with the Union Pacific Railway and the Denver Pacific Railway to form the Union Pacific Railway in 1880. The company went into receivership in 1893, and was reorganized into the present Union Pacific Railroad Company in 1898.

The Union Pacific Railroad reached Lawrence in 1864. A one-story, board and batten, depot was constructed by the railroad, and served the community until the completion of the second and present depot in 1889. The depot was allowed to deteriorate, and upon the 1888 visit of the Union Pacific Railroad president Charles F. Adams (1835-1915) to Lawrence, the railroad decided to replace the aging frame structure. Adams became president of the Union Pacific Railroad in 1884, and during his fourteen year command commissioned his longtime friend Henry Van Brunt to design many structures for the railroad, including the new Lawrence passenger and freight depots.

Henry Van Brunt (1832-1903) and Frank M. Howe (1849-1909) established their Kansas City practice in 1884, and for the next twenty years enjoyed a very active residential design business, with a sprinkling of important civic and commercial commissions interspersed. The

two architects had practiced together in Boston, with Ware and Van Brunt and later as Van Brunt and Howe. Both firms received many important civic and commercial commissions in the Boston area. The firm's move to Kansas City was precipitated by the poor building climate experienced in the Boston area during the 1870s and by the extensive building boom experienced by the western states in the 1880s. Van Brunt and Howe are generally acknowledged as introducing the Richardsonian Romanesque to the Kansas City area.

Van Brunt and Howe designed the three most important stations along the Union Pacific Railroad's main line: Omaha, Nebraska (c. 1899), Cheyenne Wells, Colorado (c. 1893), and Ogden, Utah (c. 1886-1887). The firm also designed smaller stations such as the two found in Kansas: Lawrence (c. 1888-1889) and Junction City (c. 1890). Other Union Pacific Railroad depot commissions for this period include Valley, Nebraska (c. 1890), Portland, Oregon (c. 1893), Logan, Utah (c. 1898), Sioux City, Iowa (c. 1890?), and Denison, Texas (c. 1890?).

"The stations at Lawrence, Junction City, Valley, Cheyenne Wells, and Logan were all one and a half story placed at the side of through tracks. The standard plan for these stations provided a central ticket office with a station master's oriel window at the track side and waiting and baggage rooms. At the largest station in this group, located in Lawrence, separate men's and women's waiting rooms were provided." (Hennessey, pp. 207-8, 1979)

"Stylistically Van Brunt's line stations were generally designed in a modified Richardsonian mode. Gambrel roofs, short cupolas, timbered or panelled walls, and rock-faced masonry construction are tempered by Queen Anne details to give the stations a rather domestic feeling..." (Hennessey, p. 209, 1979)

The design for the Lawrence depot employs the rusticated and polychrome facings of the Richardsonian idiom, but it is not Romanesque. The building is rectangular with asymmetrical massing, there are no arches or curves integrated into its form. The street-side, half-timbered gable and the seventy-five foot spire which rose to the west of the gable, gave the building its picturesque, romantic character, evoking images of a quiet English village.

Van Brunt first used the spire in the design for the Union Pacific Railroad depot at Worcester, Massachusetts (1873-1875). The Worcester station is Van Brunt's most widely known depot design, the antecedents for the spire lying clearly in English sources.

The Lawrence depot was built of Junction City limestone, with pressed red brick and Colorado red stone trim. An awning supported by cast iron columns projected from the depot's western end. Slate shingles covered the cross gabled, hipped roof of the main building, the awning's roof, and the spire. A brick platform ran the length of the depot on the north elevation. The depot's overall dimension measured 153'x 30'.

The building's two waiting rooms were finished with California red wood, light colored woods were selected for the furniture.

Two significant changes to the building occurred in 1903 and c. 1930 respectively. The 1903 Kansas River flood damaged the awning, it was removed. A 1928 fire in the baggage room resulted in little damage to the building. The spire and the slate roof were removed in the 1930s, the existing roof configuration and asbestos shingles date from this period.

In 1944 the depot was remodelled under the supervision of William Thomas Wellman, general architect for the Union Pacific Railroad. During this transformation, the ticket office was moved to the west end of the building, the waiting rooms were combined, the wooden floors replaced with concrete and "Tile-Tex", the red wood interior finishes were replaced with walnut finishes, acoustic tile ceiling was installed, the brick platform was replaced with concrete, and the sliding doors on the baggage and express rooms were replaced with overhead garage doors.

The Union Pacific Railroad discontinued passenger service at the Lawrence depot in 1971, but used the building for a freight depot until 1984. Since that time, the Save the Depot Task Force persevered in its fight to preserve the structure.

In 1991, the Union Pacific Railroad deeded the depot to the City of Lawrence. With ownership of the building in hand, plans to rehabilitate the building were developed. At this writing, the exterior has been stabilized and plans for various fund raising efforts and grant proposals to fund the remaining exterior and interior work, as well as landscaping and other development, are active. The preservation of the Lawrence Union Pacific Railroad Passenger Depot is very much a community driven and community supported effort.

The rehabilitation plans for the depot address the two major exterior losses, the destruction and subsequent demolition of the awning in 1903 and the dismantling of the spire in the 1930s. Both features will be reconstructed. The losses to the interior will not be addressed.

The Lawrence Union Pacific Railroad Passenger Depot maintains a moderate degree of architectural integrity, its exterior losses can be classified as additive features, while its interior losses are more profound. However, the significance of the depot as an extant example of a rapidly vanishing architectural type overrides the integrity issues.

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HRC RESOLUTION NO. 2016-03

A RESOLUTION OF THE CITY OF LAWRENCE, KANSAS, HISTORIC RESOURCES COMMISSION RECOMMENDING THAT THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS, DESIGNATE 402 N 2nd STREET, LAWRENCE, DOUGLAS COUNTY, KANSAS, AS A LANDMARK ON THE LAWRENCE REGISTER OF HISTORIC PLACES.

WHEREAS, Chapter 22, Conservation of Historic Resources Code, of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, establishes procedures for the City of Lawrence, Kansas, Historic Resources Commission to review and evaluate the nomination of sites, structures, and objects for designation as Landmarks on the Lawrence Register of Historic Places;

WHEREAS, Chapter 22 of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, also establishes procedures for the City of Lawrence, Kansas, Historic Resources Commission to forward to the Governing Body of the City of Lawrence, Kansas, its recommendation, together with a report, regarding the designation of sites, structures, and objects nominated for designation as Landmarks on the Lawrence Register of Historic Places;

WHEREAS, on February 5, 2016, an application was filed with the City of Lawrence, Kansas, Historic Resources Commission nominating 402 N 2nd Street,

A TRACT OF LAND IN BLOCKS 2 AND 3, NORTH LAWRENCE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00°00'00" WEST, A DISTANCE OF 202.80 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN AND NORTH 90°00'00" WEST, A DISTANCE OF 33.00 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF PRESENT DAY NORTH THIRD STREET; THENCE SOUTH 00°00'00" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 109.95 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LOCUST STREET; THENCE NORTH 89°33'32" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 535.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH SECOND STREET; THENCE NORTH 00°00'00" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 316.53 FEET TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE NORTH 89°12'15" WEST ALONG SAID NORTH LINE, A DISTANCE OF 10.00 FEET; THENCE NORTH 00°00'00" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 123.10 FEET TO THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD COMPANY RIGHT-OF-WAY; THENCE ALONG SAID SOUTHERLY LINE ON A 1,396.67 FEET RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 644.87 FEET, WITH A CHORD BEARING SOUTH 58°30'09" EAST, A DISTANCE OF 639.16 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 130,777 SQUARE FEET (3.002 ACRES) ALL IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS,

("the subject property") for designation as a Landmark on the Lawrence Register of Historic Places;

WHEREAS, the current owner of record of the subject property supports the nomination;

WHEREAS, on March 24, 2016, in accordance with Section 22-404.2(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the City of Lawrence, Kansas, Historic Resources Commission conducted a public hearing to consider the nomination of the subject property for designation as a Landmark on the Lawrence Register of Historic Places; and

WHEREAS, at the March 24, 2016 public hearing, the City of Lawrence, Kansas, Historic Resources Commission determined that, in accordance with criteria (1) and (6) of Section 22-403(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the subject property qualifies for designation as a Landmark on the Lawrence Register of Historic Places.

NOW, THEREFORE BE IT RESOLVED BY THE CITY OF LAWRENCE, KANSAS, HISTORIC RESOURCES COMMISSION:

SECTION 1. The above-stated recitals are incorporated herein by reference and shall be as effective as if repeated verbatim.

SECTION 2. Pursuant to criteria (1) and (6) of Section 22-403(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the City of Lawrence, Kansas, Historic Resources Commission hereby recommends to the Governing Body of the City of Lawrence, Kansas, that 402 N 2nd Street,

A TRACT OF LAND IN BLOCKS 2 AND 3, NORTH LAWRENCE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00°00'00" WEST, A DISTANCE OF 202.80 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN AND NORTH 90°00'00" WEST, A DISTANCE OF 33.00 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF PRESENT DAY NORTH THIRD STREET; THENCE SOUTH 00°00'00" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 109.95 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LOCUST STREET; THENCE NORTH 89°33'32" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 535.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH SECOND STREET; THENCE NORTH 00°00'00" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 316.53 FEET TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE NORTH 89°12'15" WEST ALONG SAID NORTH LINE, A DISTANCE OF 10.00 FEET; THENCE NORTH 00°00'00" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 123.10 FEET TO THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD COMPANY RIGHT-OF-WAY; THENCE ALONG SAID SOUTHERLY LINE ON A 1,396.67 FEET RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 644.87 FEET, WITH A CHORD BEARING SOUTH 58°30'09" EAST, A DISTANCE OF 639.16 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 130,777 SQUARE FEET (3.002 ACRES) ALL IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS,

("the subject property"), be designated as a Landmark on the Lawrence Register of Historic Places.

SECTION 3. The Historic Resources Administrator shall, in accordance with Section 22-404.2(B), submit to the Governing Body of the City of Lawrence, Kansas, this Resolution, which shall be the

recommendation of the City of Lawrence, Kansas, Historic Resources Commission, accompanied by a report containing the information required by Section 22-404.2(B)-(G).

ADOPTED by the City of Lawrence, Kansas, Historic Resources Commission the 24th day of March 2016.

APPROVED:

Chairperson
Lawrence Historic Resources Commission

ATTEST:

Lynne Braddock Zollner
Historic Resources Administrator

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 4: L-16-00054
STAFF REPORT

A. SUMMARY

L-16-00054 Public hearing for consideration of placing the structure located at 200 West 9th Street/839 Vermont Street, the Carnegie Building, on the Lawrence Register of Historic Places. Adopt Resolution 2016-04 if appropriate. Submitted by the Historic Resources Administrator at the direction of the Lawrence City Commission and the Lawrence Historic Resources Commission for the city of Lawrence, the property owner of record.

Legal Description:

LOTS 61, 63, 65 & 67 ON VERMONT STREET IN THE ORIGINAL TOWNSITE OF THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS;

The public hearing for the nomination of the structure to the Lawrence Register of Historic Places will be held at 6:30 p.m., or thereafter, at Lawrence City Hall, 6 E 6th Street, in the City Commission Room.

B. HISTORIC REGISTER STATUS

839 Vermont Street is listed in the National Register of Historic Places and the Register of Historic Kansas Places.

C. REVIEW CONSIDERATIONS

1) History Summary

See National Register Nomination Section 8.

Additional building documentation for the Carnegie building is now available from the State Historic Preservation Office's thematic nomination for Carnegie Libraries in 1987, and the continued efforts of the City as it invests in the building to accommodate new uses.

The original design of the Carnegie building was altered in 1937-1938 when an addition was designed by Lawrence architect Thomas Larrick for the Public Works Administration (PWA). This addition was to create additional space for the library use.

In 1972, the City library moved to a new location and the building was utilized for an arts center until 2002 when the Lawrence Arts Center moved to a new location.

In an effort by the City to continue the public use of the building, the City financed several analyses to document the physical structure, find a suitable use, and rehabilitate the structure.

A new addition was added to the north of the existing structure in 2010 and additional interior rehabilitation was completed.

The structure is now used for a community center, exhibit space, and offices.

2) Architectural Integrity Summary

See National Register Nomination Section 7. While the nomination classifies the original structure as Neoclassical architectural style, the embellishments, pediment, and classical quoins relate to the Beaux Arts style of architecture.

In 1937 the first addition to the building removed the north wall of the structure and more than doubled the size of the building. This addition was modern and restrained, and although it used a very similar stone foundation, it used a different brick color. The addition was recessed from the east and west wall planes and reused original windows. New windows in the same pattern, size and light configuration as the historic structure were also used.

A new addition was completed in 2011 and included an at-grade entrance, elevator, and code compliant stairs. This addition was recessed on the east and west planes from the 1937 addition, connected with a small hyphen, and was a contemporary design with large spans of glass. There is no fenestration on the west side of this addition.

Even though the structure has evolved over time, it continues to maintain integrity of location, design, materials, and workmanship to make it worthy of preservation.

3) Context Description

The structure located at 839 Vermont Street, Lawrence's Carnegie Library now known as the Carnegie Building, is representative of the Beaux Arts and Neo Classical styles of architecture. The original building was constructed in 1903-1904 during the "Quiet University Town, 1900-1945" period, as defined by the Historic Resources of Lawrence, Douglas County, Kansas Multiple Property Documentation Form (MPDF). The structure was constructed specifically for a library use.

The original structure was placed on two city lots of 50' X 117' as platted in the Original Townsite of Lawrence. The existing development pattern for the area was a mix of commercial and residential uses. Vermont Street was developing with both residential and commercial uses and building types, but Kentucky Street was completely residential in building type and use. The 1899 Presbyterian Church was across Warren Street (9th Street) to the south.

While the commercial and residential uses continue to exist in this area, the pattern has changed to all commercial uses in both the 800 and 900 blocks of Vermont Street. The residential uses are all located to the west on Kentucky Street.

4) Planning and Zoning Considerations

The Carnegie Building is zoned GPI, General Public and Institutional Use District. The primary purpose of this special purpose base district is to accommodate institutional uses that occupy significant land area. The district regulations are designed to offer the institution maximum flexibility for patterns of uses within the district while ensuring that uses and development pattern along the edges of the district are compatible with adjoining land uses. Prior to the adoption of the 2006 Development Code, the property had been zoned C-3, Central Commercial District. From the adoption of the first zoning ordinance until

the 2006 zoning ordinance, the property was zoned for general business.

To the north, south, and east of the property is CD zoning and comprises a variety of uses including retail, restaurant, office, and a city parking lot. To the west is CS, Commercial Strip District, with uses that include residential and office. Directly to the northwest are properties that are zoned RMO, Multi Dwelling Residential Office District, with the primary use residential.

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.

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. 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. 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;

(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;

(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 Carnegie Building, located at 839 Vermont Street for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criteria #1 and #6 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 Carnegie building is significant for its architecture and for its association with the growth and development of the City of Lawrence.

- (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,*

All elements of the south elevation of the structure including but not limited to the terra cotta details, stone details, classical columns, stone foundation, wood windows and surrounds including sills and arched windows, arches, brick in size and color, fenestration pattern, brick quoin pattern, parapet in height and design, and recessed entrance should be protected.

Elements on the east and west sides of the 1904 structure that should be protected include terra cotta details, stone details, stone foundation, wood windows and surrounds including sills and arched windows, arches, brick in size and color, fenestration pattern, brick quoin pattern, and the parapet in height and design.

Elements on the east and west sides of the 1937 addition that should be protected include stone details, stone foundation, wood windows and surrounds including sills, brick in size and color, and fenestration pattern.

Elements on the north side of the 1937 addition that should be protected include stone details, stone foundation, wood windows and surrounds including sills, brick in size and color, and fenestration pattern.

The flat roof for both the 1904 and 1937 portions of the building should be maintained.

The 2011 addition has not achieved historic significance.

- (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 any architectural element on the south elevation of the structure including but not limited to the terra cotta details, stone details, classical columns,

stone foundation, wood windows and surrounds including sills and arched windows, arches, brick in size and color, fenestration pattern, brick quoin pattern, parapet in height and design, and recessed entrance should require a Certificate of Appropriateness.

Alterations to any architectural element on the east and west elevations of the 1904 structure including but not limited to the terra cotta details, stone details, stone foundation, wood windows and surrounds including sills and arched windows, arches, brick in size and color, fenestration pattern, brick quoin pattern, and parapet in height and design, should require a Certificate of Appropriateness.

Alterations to the east and west sides of the 1937 addition including but not limited to the stone details, stone foundation, wood windows and surrounds including sills, brick, and fenestration pattern, should require a Certificate of Appropriateness.

Alterations to the north side of the 1937 addition including but not limited to the stone details, stone foundation, wood windows and surrounds including sills, brick, and fenestration pattern, should require a Certificate of Appropriateness.

Alterations to the flat roof for both the 1904 and 1937 portions of the building 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.

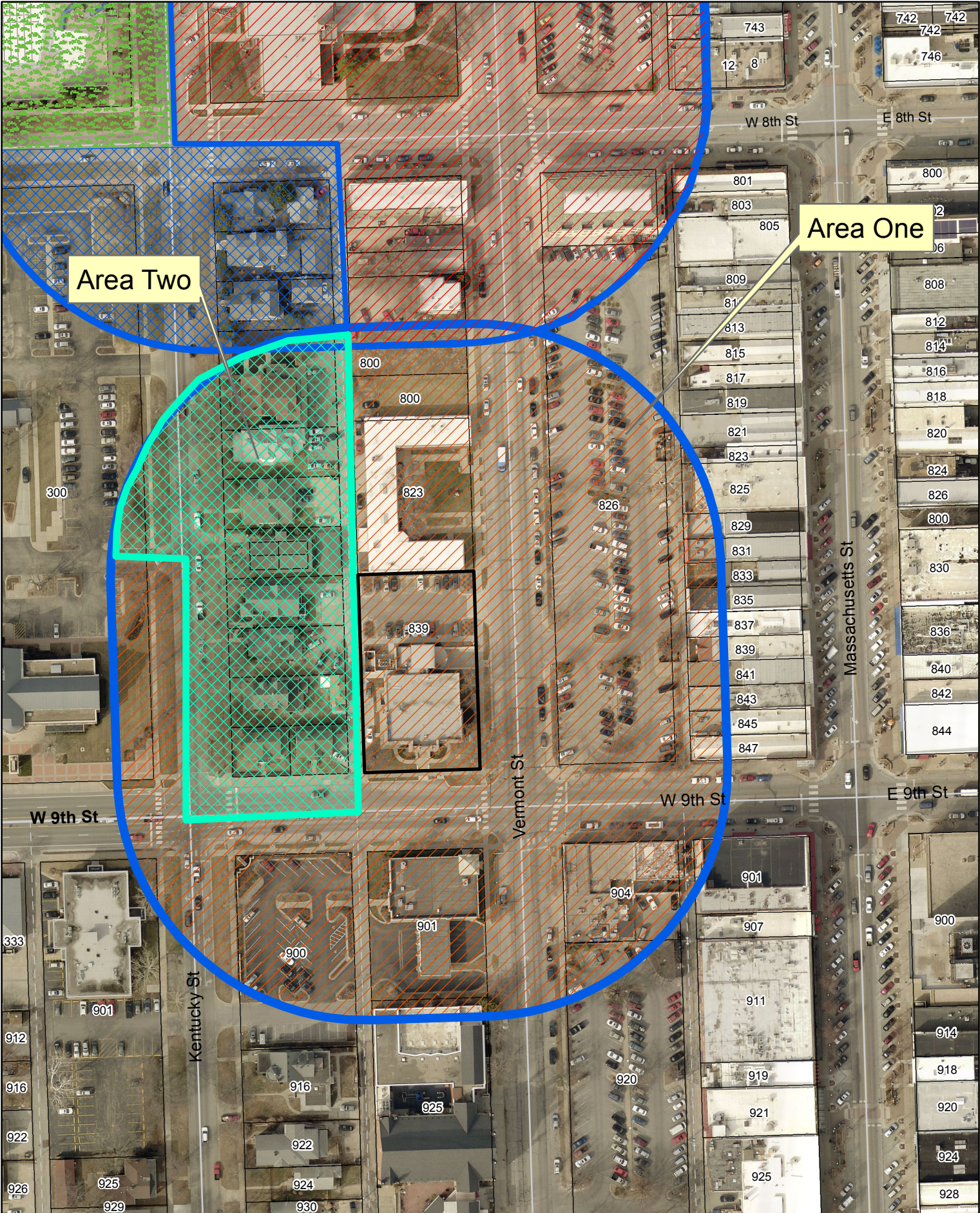
The HRC may also adopt ***An Analysis of the Environs for 200 West 9th Street/839 Vermont Street*** and delineate how environs review will be conducted in relation to the listed property.

- (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 for Carnegie Building



Analysis of Environs of 839 Vermont Street, Carnegie Building

Step One

Historical Significance and Context

According to the application for Historic Landmark Designation, the property was constructed in 1903-1904. The property is being nominated to the Lawrence Register of Historic Places under local criteria one and six. Local criterion one is for *character, interest, or value as part of the development, heritage or cultural characteristics of the community, county, state, or nation*. Local criterion six is a buildings *embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant*.

The period of significance for the related nomination categories is as follows:

Period of Significance for value as part of the development of Lawrence: 1904 – 1972, active library use of the structure.

Period of Significance for Architecture: Architectural Significance is based on a structure's design and is not limited to a specific period of significance.

The structure also maintains a high degree of integrity worthy of preservation.

Step Two

Historical Character of the Area Surrounding the Property

Historical character is the primary issue considered in this section. Historic photographs, Sanborn Fire Insurance Maps, the nomination information, *1873 Douglas County Atlas, Living with History: A Historic Preservation Plan for Lawrence, Kansas*, by Dale Nimz, and Historic Resources of Lawrence, Douglas County, Kansas Multiple Property Documentation Form (MPDF) were the primary sources used to identify the historic character of the area.

Natural Features The environs consisted of the natural ravine to the west and Mount Oread to the southwest. The ground to the east was relatively flat.

Property Boundaries and Ownership Patterns The area was part of the original townsite with the majority of lots 50' X 117'. Most of the lots had individual structures with individual owners. Some of the lots were combined for commercial structures and some of the lots were owned by business enterprises.

Land Use Patterns and Zoning Land use in the surrounding area during the period of significance was a mix of residential, commercial, and institutional (churches). There was no zoning at the time of construction.

Circulation Patterns The streets in the area reflected the traditional grid pattern of the original townsite.

Planned Vegetation Patterns The planned vegetation patterns were the lawns and gardens of the residential structures. There was little or no vegetation patterns associated with the commercial areas and minimal vegetation patterns associated with the churches.

Signs and Pedestrian Amenities There were signs in the area but most of the signage was in conjunction to the associated commercial uses and was typically located on the structure. Pedestrian amenities were minimal, but there were sidewalks in the area.

Primary Structures The primary structures in the environs of the property were mixed with one and two-story commercial structures and single-family residences. The majority of structures were vernacular in form, but some had architectural detailing from current architectural styles. The majority of the structures were wood although some of the commercial structures were brick. The primary materials of the structures were brick and stone.

Secondary Structures Secondary structures were garages with some barns and storage sheds. Some of the businesses on Vermont Street had associated wood sheds, typically for the storage of materials. The majority of these structures were wood framed with wood sheathing.

Outdoor Activity Spaces Two significant outdoor spaces were in close proximity to the structure at the time of construction, Central Park and South Park.

Utilities and Mechanical Equipment At the time of construction, the structure had access to water, sewer, electricity and gas. The mechanical equipment was located both interior and exterior to structures depending on the type of equipment.

Views The views to and from the property were typical views for a developed town in 1904. Some of the views were limited because of the development around the property, but because of the imposing site chosen for the building and the elevation changes, there were good views of the structure from the east and west.

Step Three

Present Character of the Area Surrounding the Property

The primary source of information on this section is personal observation, city zoning maps, and recent aerial photographs.

Natural Features The primary natural feature is Mount Oread.

Property Boundaries and Ownership Patterns Property boundaries and ownership patterns mainly reflect the proposed development pattern of the original plat. Typically, there are individual

structures on individual lots or combined lots of two. Most of the lots are owned by business entities.

Land Use Patterns and Zoning The Carnegie Building is zoned GPI, General Public and Institutional Use District. The primary purpose of this special purpose base district is to accommodate institutional uses that occupy significant land area. The district regulations are designed to offer the institution maximum flexibility for patterns of uses within the district while ensuring that uses and development pattern along the edges of the district are compatible with adjoining land uses. Prior to the adoption of the 2006 Development Code, the property had been zoned C-3, Central Commercial District. From the adoption of the first zoning ordinance until the 2006 zoning ordinance, the property was zoned for general business.

To the north, south, and east of the property is CD zoning and comprises a variety of uses including retail, restaurant, office, and a city parking lot. To the west is CS, Commercial Strip District, with uses that include residential and office. Directly to the northwest are properties that are zoned RMO, Multi Dwelling Residential Office District, with the primary use residential. Land use in the surrounding area is a mix of industrial, commercial, and residential.

Circulation Patterns The circulation patterns are street grid patterns.

Planned Vegetation Patterns The planned vegetation patterns consist of residential lots with yards that include trees and heavily landscaped yards. The downtown area including, Vermont Street and 9th Street, has planned vegetation of green strips and street trees in the public right-of-way.

Signs and Pedestrian Amenities There are a large number of signs in the area including traffic signs, road name signs, identification signs (including the monument sign on the proposed landmark property), and commercial signs including monument signs. Pedestrian amenities include sidewalks, bench seating, and lighting on a pedestrian scale.

Primary Structures The majority of the structures in the commercial areas are masonry. Most of the residential structures to the west are wood frame. There are a variety of 1, 1 ½ and 2 story structures in the area with the retail three story structure to the east on Massachusetts Street and a large bank building to the west on 9th Street.

Secondary Structures Almost no secondary structures exist in the area. There are a few garage structures on the alleys. All of the garage structures are wood frame with wood or synthetic sheathing.

Outdoor Activity Spaces Outdoor activity space includes South Park to the south and Watson Park to the northwest.

Utilities and Mechanical Equipment All modern utilities and mechanical equipment exist in the area.

Views Views to and from the property are typical for a commercial area with minimal visibility.

The views from the east, west, and south are better than the view from Vermont Street to the north. Views from the property are better than the views to the property.

Step Four

Comparison of the Historic and Present Character of the Area Surrounding the Property

Natural Features The natural features are the same.

Property Boundaries and Ownership Patterns The property boundaries and ownership patterns have changed over time with property consolidations with individual and corporation owners. The properties to the east have been combined and are now owned by the city for a parking lot.

Land Use Patterns and Zoning The land use has not significantly changed. There continues to be a mix of commercial, residential, office, and institutional uses. Since there was no zoning at the time of construction, the zoning patterns have more closely followed the development of the area with the exception of single family residential that is not zoned specifically for single family uses.

Circulation Patterns The circulation patterns are the same grid pattern that historically existed in the area.

Primary Structures Primary structures continue to range in size and style.

Secondary Structures Secondary structures are almost nonexistent in the area.

Outdoor Activity Spaces The outdoor activity space is the same.

Utilities and Mechanical Equipment The character of the utilities and mechanical equipment in the area is similar to the time of construction for the property. Conditioned air systems are in structures and some of the mechanicals that are associated with these systems are on top of the commercial structures and on the ground for residential structures.

Views The views are the same.

Conclusion

The environs for the Carnegie Building at 839 Vermont Street should be divided into two areas and reviewed in the following manner.

Area One Commercial Areas

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.

Minor projects will be approved by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1.

Major projects (demolition, partial demolition, new construction, new additions, and significant façade alterations) will be reviewed and approved by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1.

Area Two Residential Areas

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings, materials, and sense of entry. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.

All projects with the exception of demolition, partial demolition, new construction, and new additions greater than 20% of the existing structure will be reviewed and approved by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1.

Major projects (demolition, partial demolition, new construction, and new additions greater than 20% of the existing structure) will be reviewed and approved by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1.

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE:	Kansas
COUNTY:	Douglas
FOR NPS USE ONLY	
ENTRY DATE:	

1. NAME

COMMON:
Old Lawrence City Library (preferred name)

AND/OR HISTORIC:
Lawrence City Library

2. LOCATION

STREET AND NUMBER:
Northwest corner, Ninth and Vermont

CITY OR TOWN:
Lawrence

CONGRESSIONAL DISTRICT:
No. 3, Larry Winn

STATE: Kansas CODE: 66044

COUNTY: Douglas CODE: 20

COUNTY: Douglas CODE: 045

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both	<input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input checked="" type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Comments <input checked="" type="checkbox"/> Other (Specify) <u>Being prepared for use as Cultural Arts Center</u>

4. OWNER OF PROPERTY

OWNER'S NAME:
City of Lawrence

STREET AND NUMBER:

CITY OR TOWN:
Lawrence

STATE: Kansas CODE: 66044

COUNTY: Douglas CODE: 20

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Register of Deeds

STREET AND NUMBER:
Douglas County Courthouse

CITY OR TOWN:
Lawrence

STATE: Kansas CODE: 66044

COUNTY: Douglas CODE: 20

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
None

DATE OF SURVEY: Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN: STATE: CODE:

SEE INSTRUCTIONS

STATE:	Kansas
COUNTY:	Douglas
ENTRY NUMBER:	
DATE:	

FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

The old Lawrence City Library is a rectangular one-story brick structure with a basement and a blond brick addition to the north. Facing south at the northwest corner of Vermont and Ninth streets, it is situated one block west of the town's central commercial street and is in a neighborhood of offices and businesses. A parking lot is located directly north of the building. The old library originally measured approximately 75 feet long and 35 feet wide, and the 1937 addition added another 40 feet to the width.

The south facade with its Neo-Classical style is virtually unaltered from its original form. The entrance is in a portico reached by marble steps. The portico occupies the center third of the library's front. Two Corinthian columns flank the entrance on either side.

The exterior is of pressed buff brick on a five foot Warrensburg (Mo.) stone foundation. A brick parapet extends above the roof line and no part of the flat roof is visible to the viewer, a point which drew criticism from some Lawrence residents at the time of construction. The entablature is Corinthian in design. The exterior has considerably more ornamentation than is apparent at first glance. Since all materials are of the same rather dull color, the details don't always stand out.

The entrance is recessed in the portico in a stilted round arched opening. The original doors have been replaced with aluminum and glass door and windows. One large stilted round arched window opening is located on either side of the portico and one each on the east and west sides. Each contains two side by side vertical windows, and the rounded portion is filled with four by four inch glass panes. The window trim is frame and in need of maintenance. Each window sill as well as the impost, extrados, archivolt, intrados and Corinthian keystone are all of a greyish-brown terra cotta. (It was reported in contemporary newspaper accounts to be the first building in Kansas with the grey terra cotta which was manufactured by the Northwestern Terra Cotta Co. of Chicago.)

An ornate terra cotta pediment is situated on the parapet wall directly above the entrance and bears the date 1904. Beneath the pediment, carved in stone, are the words "Lawrence City Library."

The building looks much as it did originally except for the doors and glassed-in areas at the front entrance and the blond brick addition to the rear.

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input checked="" type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known) 1903-1904

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Aboriginal | <input checked="" type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Science | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

STATEMENT OF SIGNIFICANCE

Construction of the Old Lawrence City Library in 1903-1904 resulted from citizens' concerted efforts to secure an adequate library facility for their community.

Lawrence has a long tradition of literary interest; the first subscription library was established within two months after the Free-State town was founded in 1854. A private lending library was started by J. S. Boughton in 1865 after Quantrill's raid and the sacking of Lawrence in 1863 had destroyed the original library's records. In 1866 the Lawrence Library Association purchased Boughton's books and fixtures for \$600. By 1871 the city council had assumed responsibility for the operation.

The library through the years was housed where space could be rented or obtained. As the amount of holdings increased, the need for a permanent building became more and more apparent to some of the Lawrence residents. Peter Emery was the chief initiator of the movement that developed at the turn of the century, and for a time he didn't draw much response. But things began to happen when he enlisted the support of J. D. Bowersock of Lawrence, who also happened to be the U. S. Representative. Bowersock was able to obtain a quick commitment of \$25,000 in Carnegie funds.

One of Carnegie's stipulations was that each recipient city had to first have enabling laws providing ten per cent of the Carnegie gift for yearly operation of the facility. In April, 1903, the voters of Lawrence by a count of 855 to 226 approved the proposition to provide a free public library. The mayor promptly appointed a library board of directors, which included Emery and Bowersock, and planning began. The site for the new library at Ninth and Vermont was donated by Mrs. C. P. Groyenor as a memorial to her husband.

A number of architects wanted to prepare the plans for the building, and after examining the drawings of half a dozen, the board in May, 1903, selected George A. Berlinghof of Beatrice, Nebraska, as their architect. The final plans and specifications were approved in mid-June and July 7 was set as the date for receiving bids. There were some problems in obtaining bids within the available grant, but on July 30, 1903, a contract was awarded to George A. Shaul of Seneca, Kansas, for \$20,250. The contract for heating, plumbing, gas-fitting and electric wiring was let to Graeber Bros. of Lawrence for \$2,200.

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE Kansas	
COUNTY Douglas	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

8.

In September, 1903, the board approved the bonds of the contractor, who had by that time acquired a partner, Peter Assenmacher, and located the site of the building. Work was expected to begin within a week or ten days. By the end of October, the basement walls were showing above the ground and the library board was requesting \$5,000 from Carnegie to pay bills incurred.

The building was not finished as quickly as had been anticipated. A variety of delays postponed the completion until late 1904. It was officially opened on December 26, 1904. The cost of the building itself was \$24,175 and the furniture, shelving, sidewalks and retaining walls raised the total to \$27,412.

Through the years the Old Lawrence City Library provided a multitude of services to the community. By the 1930's it was overcrowded, and an addition was built in 1937. The building was again outgrown by the late 1960's, and voters in 1970 approved a bond issue for a new library, which was opened in 1972.

The continued use of the former library building for cultural and recreational events is being discussed by a number of Lawrence organizations. Plans are being made to have it serve as a cultural arts center, with particular attention to the performing arts and with provision for arts and crafts.

The Old Lawrence City Library is significant to the citizens of Lawrence for its 68 years of service as the public library. Architecturally, it represents a good example of the Neo-Classical style as applied to Carnegie libraries.

9.

"Minutes of the Board of Directors of the Library Board of Lawrence,"
on file at Lawrence City Library.

Preliminary nomination data supplied by W. Stitt Robinson, Professor of History, University of Kansas, in behalf of the History and Traditions Committee, Lawrence (Kan.) Chamber of Commerce.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

"City Library Is Put to Good Use," Lawrence Journal-World, Feb. 7, 1938.
 "Free City Library Will Be Reopened," Lawrence Journal-World, Aug. 18, 1937.
 "Interest in Books from Early Days," Lawrence Journal-World, Oct. 10, 1929.
Jeffersonian Gazette (Lawrence), April 16, May 14, June 17, August 5,
 Sept. 2, Oct. 28, 1903; May 18, Sept. 27, 1904.
 "Lawrence Library Has Long History," Lawrence Journal-World, Feb. 14, 1950.
 "Library Grows from 60 Volumes," Douglas County Historical Society
Newsletter, Vol. 2, No. 1 (November, 1972), pp. 1-4.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees	Minutes	Seconds
NW	° ' "	° ' "		38	58	04
NE	° ' "	° ' "		95	14	14
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: One

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: Richard Pankratz, Director, Historic Sites Survey

ORGANIZATION: Kansas State Historical Society DATE: Nov. 21, 1974

STREET AND NUMBER: 120 West Tenth Street

CITY OR TOWN: Topeka STATE: Kansas 66612 CODE: 20

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name Nyle Miller, Executive Director,
Kansas State Historical Society

Title Nyle H. Miller

Date November 27, 1974

I hereby certify that this property is included in the National Register.

Director, Office of Archeology and Historic Preservation

Date _____

ATTEST:

Keeper of The National Register

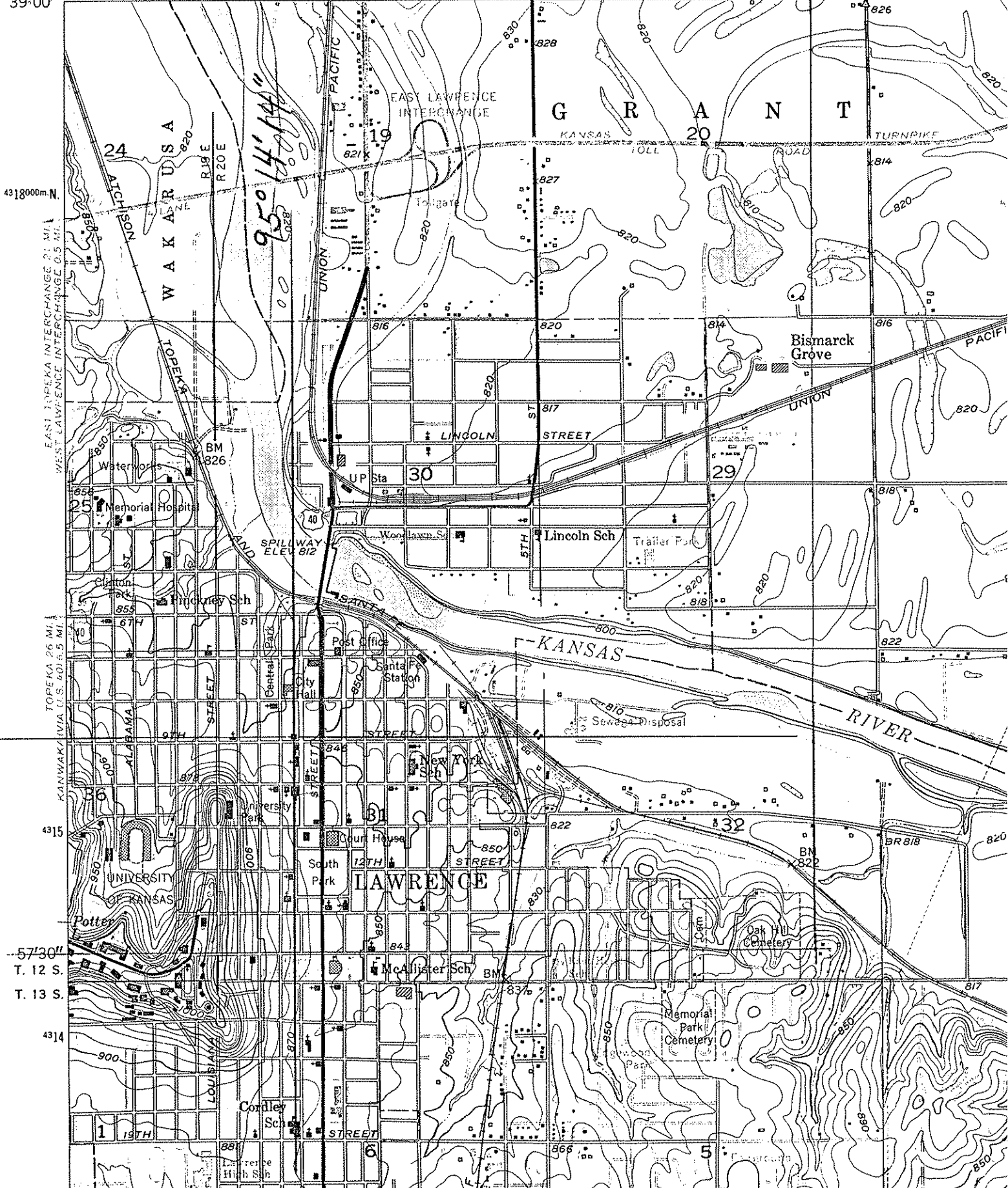
Date _____

SEE INSTRUCTIONS

6962 III SE
L1AM5TOWN

UNITED STATES DEPARTMENT OF THE INTERIOR GEOLOGICAL SURVEY

95°15' 39°00' OSKALOOSA 20 MI. TONGANOXIE 12 MI. KANSAS CITY (JUNC. U.S. 71) 40 MI. 308000m.E. 12'30" 309



4318000m.N.
EAST TOPEKA INTERCHANGE 21 MI.
WEST LAWRENCE INTERCHANGE 0.5 MI.

TOPEKA 26 MI.
KANWAKA 19 MI.
U.S. 601.5 MI.

39°00'
T. 12 S.
T. 13 S.

4314

HRC RESOLUTION NO. 2016-04

A RESOLUTION OF THE CITY OF LAWRENCE, KANSAS, HISTORIC RESOURCES COMMISSION RECOMMENDING THAT THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS, DESIGNATE 839 VERMONT STREET, LAWRENCE, DOUGLAS COUNTY, KANSAS, AS A LANDMARK ON THE LAWRENCE REGISTER OF HISTORIC PLACES.

WHEREAS, Chapter 22, Conservation of Historic Resources Code, of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, establishes procedures for the City of Lawrence, Kansas, Historic Resources Commission to review and evaluate the nomination of sites, structures, and objects for designation as Landmarks on the Lawrence Register of Historic Places;

WHEREAS, Chapter 22 of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, also establishes procedures for the City of Lawrence, Kansas, Historic Resources Commission to forward to the Governing Body of the City of Lawrence, Kansas, its recommendation, together with a report, regarding the designation of sites, structures, and objects nominated for designation as Landmarks on the Lawrence Register of Historic Places;

WHEREAS, on February 5, 2016, an application was filed with the City of Lawrence, Kansas, Historic Resources Commission nominating 839 Vermont Street,

LOTS 61, 63, 65 & 67 ON VERMONT STREET IN THE ORIGINAL TOWNSITE OF THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS,

("the subject property") for designation as a Landmark on the Lawrence Register of Historic Places;

WHEREAS, the current owner of record of the subject property supports the nomination;

WHEREAS, on March 24, 2016, in accordance with Section 22-404.2(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the City of Lawrence, Kansas, Historic Resources Commission conducted a public hearing to consider the nomination of the subject property for designation as a Landmark on the Lawrence Register of Historic Places; and

WHEREAS, at the March 24, 2016 public hearing, the City of Lawrence, Kansas, Historic Resources Commission determined that, in accordance with criteria (1) and (6) of Section 22-403(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the subject property qualifies for designation as a Landmark on the Lawrence Register of Historic Places.

NOW, THEREFORE BE IT RESOLVED BY THE CITY OF LAWRENCE, KANSAS, HISTORIC RESOURCES COMMISSION:

SECTION 1. The above-stated recitals are incorporated herein by reference and shall be as effective as if repeated verbatim.

SECTION 2. Pursuant to criteria (1) and (6) of Section 22-403(A) of the Code of the City of

Lawrence, Kansas, 2015 Edition, and amendments thereto, the City of Lawrence, Kansas, Historic Resources Commission hereby recommends to the Governing Body of the City of Lawrence, Kansas, that 839 Vermont Street,

LOTS 61, 63, 65 & 67 ON VERMONT STREET IN THE ORIGINAL TOWNSITE OF THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS,

("the subject property"), be designated as a Landmark on the Lawrence Register of Historic Places.

SECTION 3. The Historic Resources Administrator shall, in accordance with Section 22-404.2(B), submit to the Governing Body of the City of Lawrence, Kansas, this Resolution, which shall be the recommendation of the City of Lawrence, Kansas, Historic Resources Commission, accompanied by a report containing the information required by Section 22-404.2(B)-(G).

ADOPTED by the City of Lawrence, Kansas, Historic Resources Commission the 24th day of March 2016.

APPROVED:

Chairperson
Lawrence Historic Resources Commission

ATTEST:

Lynne Braddock Zollner
Historic Resources Administrator

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 5: L-16-00055
STAFF REPORT

A. SUMMARY

L-16-00055 Public hearing for consideration of placing the structure located at 745 Vermont Street, Fire Station #1, on the Lawrence Register of Historic Places. Adopt Resolution 2016-05, if appropriate. Submitted by the Historic Resources Administrator at the direction of the Lawrence City Commission and the Lawrence Historic Resources Commission for the city of Lawrence, the property owner of record.

Legal Description:

LOTS 39, 41 & 43 ON VERMONT STREET; LOTS 40, 42 & 44 ON KENTUCKY STREET;
AND, THE VACATED ALLEY ADJACENT TO THESE LOTS, ALL BEING LOCATED IN THE
ORIGINAL TOWNSITE OF THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

The public hearing for the nomination of the structure to the Lawrence Register of Historic Places will be held at 6:30 p.m., or thereafter, at Lawrence City Hall, 6 E 6th Street, in the City Commission Room.

B. HISTORIC REGISTER STATUS

745 Vermont Street is listed in the National Register of Historic Places as a contributing structure to Lawrence's Downtown Historic District. It is identified in the nomination as a "Key Contributing" structure that is eligible for individual listing in the register.

C. REVIEW CONSIDERATIONS

1) History Summary

The history of the fire department in Lawrence dates back to 1859 with the organization of Republic Engine Company #1. The city funded the operation but the firefighters were volunteers. By 1862, however, the Company had disbanded due to lack of funding from the City for new equipment. Until 1869, the city was served by bucket brigade companies and for a time by a privately owned fire company. The fire department was moved to City Hall (Market House) on the corner of Henry (8th) and Vermont Street in 1869. The fire station was located in this structure until the building was razed in 1950 to allow for the construction of new Fire Station No. 1. Part of the history of the fire department could not be left behind, and the fire bell, purchased by fireman in 1872 and weighing 2,025 pounds, was installed in the new fire station in 1951 prior to the completion of the building. Today Lawrence-Douglas County Fire Medical responds to approximately 9000 alarms out of six response stations and two support facilities.

The structure continues to be used as an active fire station.

2) Architectural Integrity Summary

The architectural description contains information from the National Register Nomination Section 7.

Fire Station No. 1 is a good representative of *Modern* architecture as applied to a government building. The varied-colored light brick building has an irregular floorplan and a flat roof. The south elevation has three garage bays separated by columns. These columns support an entablature with the words "FIRE DEPARTMENT" and a low mansard roof above. The wall above has three original window openings, but the windows have been replaced with contemporary aluminum windows. The majority of the window openings are similar in size and the fenestration pattern creates two distinct lines for the building. The majority of the historic windows on the building have been replaced. Entry doors are located on the south, east, and north elevations. The southeastern corner of the structure is curved. The centered tower has two distinct patterns of glass block. The north and south elevations have three small sections of block in a vertical line above the second floor. The east and west elevation of the tower have a centered large vertical expanse of block.

Though some alterations have been made to the structure, it continues to maintain integrity of location, design, materials, and workmanship to make it worthy of preservation.

3) Context Description

The structure located at 745 Vermont Street, Fire Station No. 1, is representative of the *Modern* style of architecture. The building was constructed in 1951 during the "Lawrence Modern, 1945-1975" period, as defined by the 2014 amendment to the Historic Resources of Lawrence, Douglas County, Kansas Multiple Property Documentation Form (MPDF). The structure was constructed specifically for community use of the fire department and the police department.

The 1951 structure was placed on six city lots of 50' X 117' as platted in the Original Townsite of Lawrence. The combination of the lots for the new structure included an alley that was between the lots on Vermont Street and Kentucky Street.

The development pattern over time for this block of Vermont Street and this area of 8th Street was different from the development in other areas of the historic core of the City. Vermont Street was platted with 50' X 117' lots that indicated the area was intended to be residential. In the early development of the area, there was a mix of building types representing both commercial and residential uses. When the City purchased lots on the northwest corner of Vermont and Henry (8th) Street and eventually located City and County offices, including Lawrence's Fire Department, in the area, the intersection of Vermont and 8th Street became more commercial. The residential area planned for Kentucky Street developed as residential.

When Fire Station No. 1 was built in 1951, the area around the building had similar characteristics to the historic patterns of the area. The area to the east and Vermont Street to the south continued to be commercial. The area to the south on Kentucky Street continued to be residential, and the area to the west across Kentucky Street was Central Park (renamed Watson Park in 1990). In the late 1960's and early 1970's the area to the north and west of the fire station changed dramatically. A municipal swimming pool was built to the west in Central Park and a new public library was built to the north.

While the commercial and residential uses continue to exist in this area, the area now contains other municipal uses like the fire station.

4) Planning and Zoning Considerations

Fire Station No. 1 is zoned GPI, General Public and Institutional Use District. The primary purpose of this special purpose base district is to accommodate institutional uses that occupy significant land area. The district regulations are designed to offer the institution maximum flexibility for patterns of uses within the district while ensuring that uses and development pattern along the edges of the district are compatible with adjoining land uses. Prior to the adoption of the 2006 Development Code, the property was divided into two zoning categories with the east zoned C-3, Central Commercial District, and the west zoned RO-1, Residential Office District.

The property to the north is zoned GPI for the public library, and the property to the east is zoned CD and comprises a variety of uses including retail, restaurant, office, and a city parking lot. The property to the west is zoned OS, Open Space, for the city park with public swimming pool. The zoning directly to the south is split east to west with the eastern half zoned CD and the western half zoned RMO, Multi Dwelling Residential Office District, with the residential and office uses.

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.

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. 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. 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;

Fire Station No. 1 is associated with the continued development of Lawrence as it entered into the post war modern era with the construction of modern public facilities to meet the needs of a growing city.

(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;

(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;

Fire Station No. 1 is a good representative of *Modern* architecture as applied to a government building.

- (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 Fire Station No. 1, located at 745 Vermont Street, for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criteria #1 and #6 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;*

Fire Station No. 1 is significant for its architecture and for its association with the growth and development of the City of Lawrence.

- (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 form including the block with curved "L", fenestration, bell tower height and form, brick in color and size, stone and concrete accents and bay surrounds, recessed historic name on the south elevation, configuration of the bay doors, stone, concrete and brick sills, stone coping caps, brick recessed pattern on the tower that creates false quoins, and glass block should be protected.

The appearance of the flat roof of the building should be maintained.

- (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 form including the block with curved "L", fenestration, tower height and form, brick in color and size, stone and concrete accents and bay surrounds, recessed historic name on the south elevation, configuration of the bay doors, stone, concrete and brick sills, stone coping caps, roof form, and glass block 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.

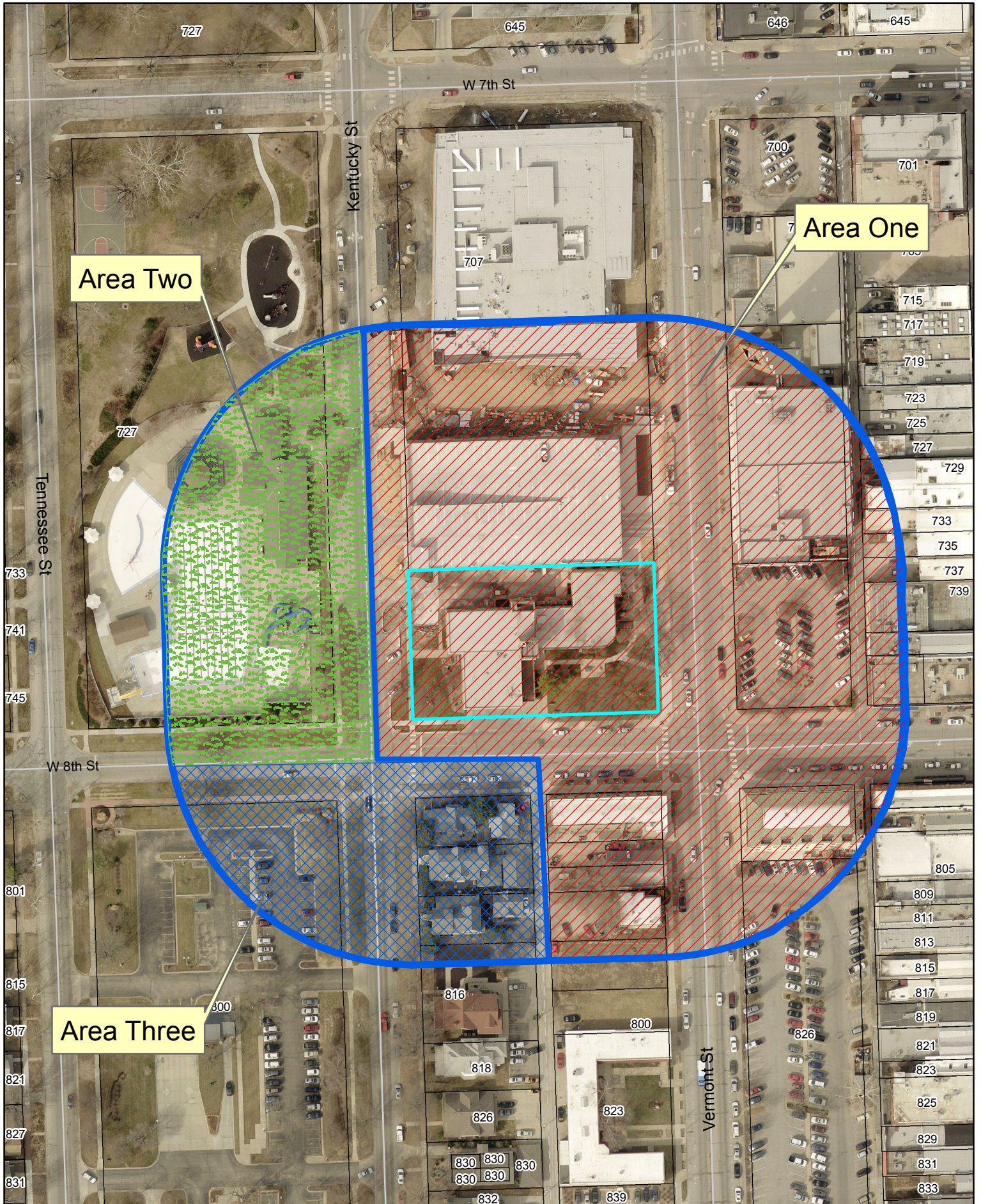
The HRC may also adopt *An Analysis of the Environs for 745 Vermont Street* and delineate how environs review will be conducted in relation to the listed property.

- (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 for Fire Station No. 1



Analysis of Environs of 745 Vermont Street, Fire Station No. 1

Step One

Historical Significance and Context

According to the application for Historic Landmark Designation, the property was constructed in 1951. The property is being nominated to the Lawrence Register of Historic Places under local criteria one and six. Local criterion one is for *character, interest, or value as part of the development, heritage or cultural characteristics of the community, county, state, or nation*. Local criterion six is a buildings *embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant*.

The period of significance for the related nomination categories is as follows:

Period of Significance for value as part of the development of Lawrence: 1951

Period of Significance for Architecture: Architectural Significance is based on a structure's design and is not limited to a specific period of significance.

The structure also maintains a high degree of integrity worthy of preservation.

Because the structure was constructed in 1951, the majority of the elements reviewed in an environs description are the same from the historic character to the present. Staff has used historic photographs, historic aerials, Historic Resources of Lawrence, Douglas County, Kansas Multiple Property Documentation Form (MPDF) including the amendment, historic property files, zoning maps and observation to analyze the historic and current character. Because of the similarities, Step 3 and 4 have been combined.

Step Two

Historical Character of the Area Surrounding the Property

Natural Features The primary natural feature was the ravine that created Central Park (Watson Park).

Property Boundaries and Ownership Patterns Property boundaries and ownership patterns mainly reflected the proposed development pattern of the original plat. Typically, there are individual structures on individual lots. Some lots were combined to allow for larger land uses. Most of the lots were owned by business entities with some of the residential properties to the southwest remaining in individual ownerships.

Land Use Patterns and Zoning Fire Station No. 1 had divided zoning due to the way the lots were consolidated to construct the building. The east portion was zoned C-3, Central Commercial District, and the west was zoned RO-1, Residential Office District. The prior use of the property was

the old City Hall that included the Fire Department. This structure was demolished to provide a space for the new fire station.

The surrounding properties were both commercial, residential, and office.

Circulation Patterns The circulation patterns were street grid patterns.

Planned Vegetation Patterns The planned vegetation patterns consist of residential lots with yards that include trees and heavily landscaped yards. The downtown area including, Vermont Street, had some planned vegetation.

Signs and Pedestrian Amenities There were a large number of signs in the area including traffic signs, road name signs, identification signs and commercial signs. Pedestrian amenities include sidewalks and bench seating.

Primary Structures The majority of the structures in the commercial areas were masonry. Most of the residential structures to the south were wood frame. There was a variety of 1, 1 ½ and 2 story structures in the area.

Secondary Structures Almost no secondary structures existed in the area.

Outdoor Activity Spaces Outdoor activity space was Watson Park to the west.

Utilities and Mechanical Equipment All modern utilities and mechanical equipment existed in the area.

Views Views to and from the property were typical for a commercial area that was transitioning into a residential area.

Step Three and Four

Present Character and Comparison of the Historic and Present Character of the Area Surrounding the Property

In the late 1960's and early 1970's a large area surrounding the property was changed to include a public pool in the park to the west and a library to the north. These two new uses are responsible for the changes noted in this section.

All of the patterns identified in Step 2, with the exception of the below, are consistent with the historic period.

Property Boundaries and Ownership Patterns The property boundaries and ownership patterns changed due to the consolidation of the lots needed to support the library to the north. In

addition, the City acquired the lots across Vermont Street and used them as a parking lot. As a result, the boundaries have changed and the primary owner in the area is the City of Lawrence.

Land Use Patterns and Zoning Land uses in the surrounding area changed with the construction of the library. While the park was across Kentucky Street when the fire station was constructed, the construction of the public pool dramatically changed the use of this portion of the park. The zoning for these two areas was also changed with the 2006 Development Code adoption.

Primary Structures Primary structures continue to range in size and style, but the addition of the 1972 library was a significant deviation from the structures in the area. With the 2014-2015 rehabilitation of the library and its totally new exterior, this change is further amplified. The addition of the parking garage to the north of the fire station is another significant alteration to the types of primary structures in the area. There is no other structure of this use or design in the environs area.

Outdoor Activity Spaces The outdoor activity space has increased with the recent changes to the library property. The character of the park space was changed with the construction of the public pool.

Views The views to the fire station have significantly changed from the north as the new parking garage partially obscures the building.

Conclusion

The environs for Fire Station No. 1 at 745 Vermont Street should be divided into three areas and reviewed in the following manner.

Area One Public and Commercial Areas

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1. The forms in this area should continue to represent public and commercial architectural styles. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.

Minor projects will be approved by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1.

Major projects (demolition, partial demolition, new construction, new additions, and significant façade alterations) will be reviewed and approved by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1.

Area Two Park Area

This area should be maintained as a public park with new uses mindful of the historic green space associated with the park. Proposed alterations or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.

Minor projects will be approved by the Historic Resources Administrator. All projects associated with the Outdoor Aquatic Center will be reviewed by the Historic Resources Administrator except for new construction or demolition of the primary structure. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1.

Major projects (demolition, partial demolition, new construction, new additions, and significant alterations to the open park area) will be reviewed and approved by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1.

Area Three Residential Area

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1. The forms in this area should remain residential in scale and architectural design. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings, materials, and sense of entry. While a portion of this area is currently a parking lot, if it should redevelop it should be a transitional building type to represent the transition from the commercial to the residential that was the historic use for the property. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.

Minor projects will be reviewed and approved by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1.

Major projects (demolition, partial demolition, new construction, and new additions greater than 20% of the existing structure) will be reviewed and approved by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1.

United States Department of the Interior
National Park Service

NATIONAL REGISTER
LISTED

JUL 15 2004

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name N/A

other names/site number Lawrence's Downtown Historic District [preferred]

2. Location

street & number Generally along Massachusetts St. between 6th Av. & S. Park St.

[n/a] not for publication

city or town Lawrence

[] vicinity

state Kansas code KS county Douglas code 045 zip code 66044

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Richard D. Parkhurst DSHPO 5-18-04
Signature of certifying official Date

Kansas State Historical Society
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

Signature of the Keeper

Date of Action

entered in the National Register

See continuation sheet

determined eligible for the National Register

See continuation sheet.

determined not eligible for the National Register

removed from the National Register

other (explain): _____

Lawrence's Downtown Historic District
Name of Property

Douglas County, Kansas
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
<u>99</u> 100	<u>33</u> 32	buildings
<u>1</u>	<u>1</u>	sites
<u>1</u>		structures
<u>1</u>		objects
<u>102</u> 103	<u>34</u> 33	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

**Number of contributing resources previously listed
in the National Register**

Historic Resources of Lawrence, Douglas Co., KS 4 (four)

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/specialty store

COMMERCE/warehouse

DOMESTIC/hotel

Current Functions

(Enter categories from instructions)

COMMERCE/specialty store

COMMERCE/business

7. Description

Architectural Classification

(Enter categories from instructions)

Late Victorian

Late 19th & 20th Century Revivals

Other: One- & two-part

Commercial block buildings

See continuation sheets

Materials

(Enter categories from instructions)

foundation Limestone, CONCRETE, BRICK

walls Limestone, BRICK, METAL,

WOOD

roof OTHER

other Limestone, BRICK, Iron

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheets.

Lawrence's Downtown Historic District
Name of Property

Douglas County, Kansas
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 been requested).
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

Commerce
Architecture
Community Planning & Development

Period of Significance

1856-1953

Significant Dates

n/a

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

Cobb & Froutt; William Griffith; John Constant; Samuel Tarbet & Co.; F.G. Cudworth; John Haskell; Frederick Gunn; Unknown

Primary Location of Additional Data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Lawrence's Downtown Historic District
Name of Property

Douglas County, Kansas
County and State

10. Geographical Data

Acreage of Property 47.2 acres

UTM References

(Place additional UTM references on a continuation sheet)

Zone	Easting	Northing
1 <u>14S</u>	<u>X</u>	
2 <u>14S</u>		

Zone	Easting	Northing
3 <u>14S</u>		
4 <u>14S</u>		

See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Deon Wolfenbarger/Preservation Consultant

organization Three Gables Preservation date August 15, 2003

street & number 320 Pine Glade Road telephone 303/258-3136

city or town Nederland state Colorado zip code 80466

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

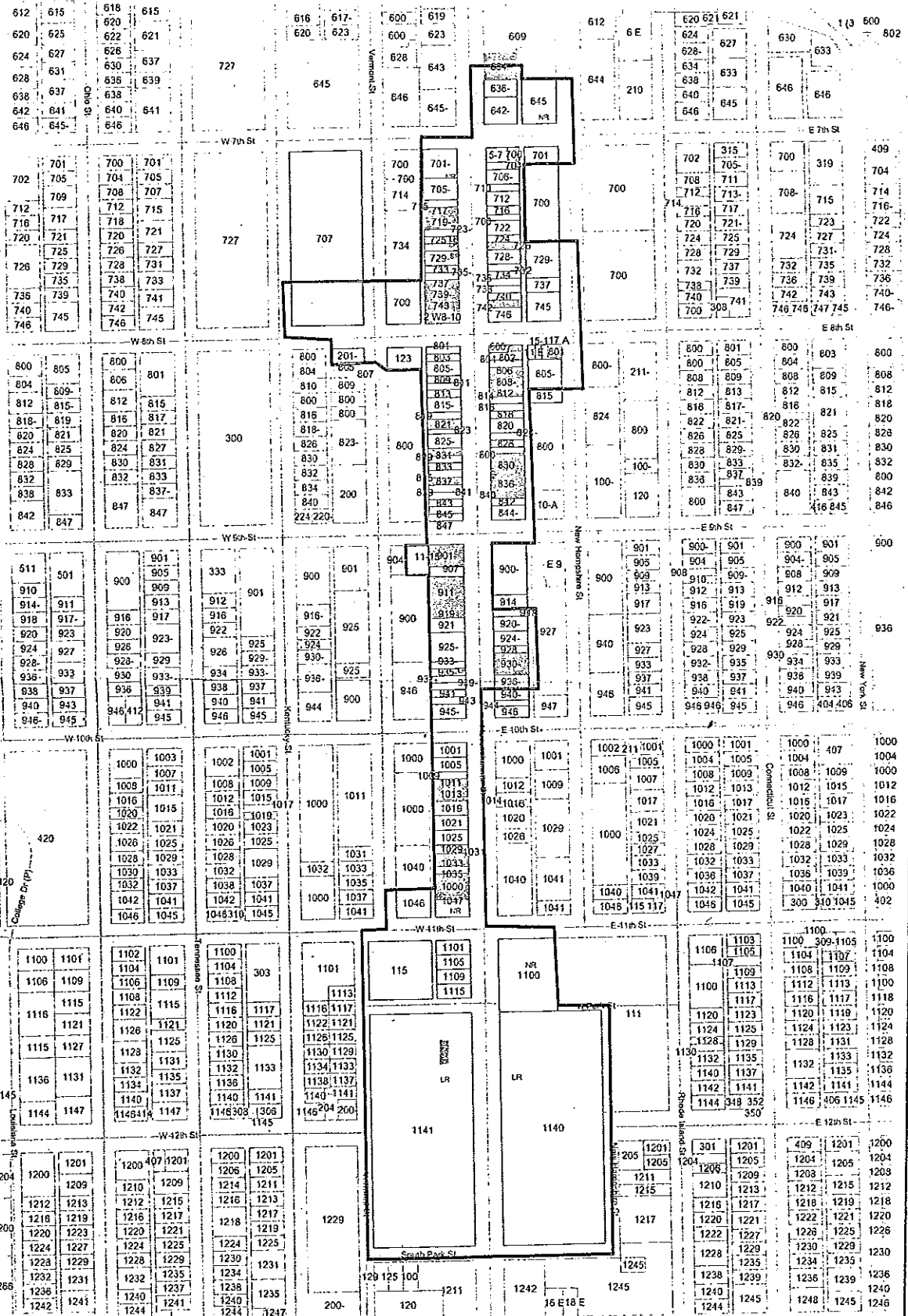
(Complete this item at the request of the SHPO or FPO.)

name See continuation sheets

street & number _____ telephone _____

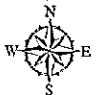
city or town _____ state _____ zip code _____

Boundaries for Downtown Historic District



 Non-Contributing
 Contributing
 Proposed District Boundary

SR Kansas Register of Historic Places
 LR Lawrence Register of Historic Places
 NR National Register of Historic Places



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 1

Lawrence's Downtown Commercial Historic District
Douglas County, Kansas
Historic Resources of Lawrence, Douglas County, Kansas

SUMMARY

Lawrence's Downtown Commercial Historic District comprises the extant core of the historic central business district of Lawrence, Kansas. It is generally located along Massachusetts Street between 6th and South Park streets; see accompanying map for exact boundaries. Massachusetts Street is the primary north/south artery through the downtown. A grid-system of streets in Lawrence's downtown runs to the four compass points. Lawrence's downtown is located on a generally level area which slopes gently down to the Kansas River to the south. Diagonal parking is provided along Massachusetts Street, and parallel parking along New Hampshire and Vermont Streets. There are wide concrete sidewalks with curbs, light standards, and stop lights at intersections. The outside edges of the district are defined either by vacant lots and parking lots, most of which were formed by the demolition of historic commercial buildings; non-historic buildings; or historic buildings which have been irreversibly altered. Most of the extant buildings in this district have identical setbacks; i.e., most are constructed to the edge of the property line along the sidewalks. Primary building materials are brick and stone. The ends of the blocks tend to be anchored with larger buildings with more monumental appearances, and smaller one- to two-story buildings are situated in the center of the block.

The vast majority of buildings in the district are the *commercial block* property type as outlined in Section F of the multiple property documentation form "Historic Resources of Lawrence, Douglas County, Kansas" (hereafter referred to as "MPDF"). These commercial buildings feature a distinction between the storefront level and the upper zone. Most of the storefront levels have large display windows flanking an entry which is generally recessed. Second story windows are usually narrower than those on the first floor. Most also have flat roofs with symmetrically arranged facades.

Within the boundaries of this district are four historic resources already listed in the National Register: the old Douglas County Courthouse, the Old Lawrence City Hall (now Watkins Museum), the Eldridge House Hotel, and the United States Post Office. Including these resources, there is a total of one hundred thirty-six (136) resources within the proposed district: ninety-nine (99) contributing buildings, one (1) contributing object, one (1) contributing site, one (1) contributing structure, one (1) non-contributing site, and thirty-three (33) non-contributing buildings. Of the non-contributing buildings, a majority were constructed during the district's period of significance. Rehabilitation of these buildings may change their

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contributing status and eligibility for rehabilitation tax credits; they are therefore included within the proposed boundaries.

ELABORATION

Lawrence's Downtown Commercial Historic District comprises the collection of extant buildings in Lawrence's historic central business core. This area has served as the center of Lawrence's historic downtown since the platting of the city in 1854. The commercial core of Lawrence historically developed in a linear manner primarily along Massachusetts, but also on the parallel north/south streets of Vermont and New Hampshire. However, demolition of commercial buildings along these latter two streets have impacted their integrity, and only a few blocks of historic buildings remain along their length.

The boundaries of the proposed district include the greatest concentration of contributing historic resources. Nonetheless, within the boundaries are some non-contributing buildings which date from the period of significance for the district. In anticipation of future rehabilitation of these buildings, the proposed district therefore includes some non-contributing buildings, which may change their contributing status upon removal of incompatible changes. In general, though, just outside of the district's boundaries are either vacant lots, new construction, or historic buildings with irreversible alterations.

The commercial architectural styles in the proposed district range from those found in the late Victorian era through those of the early to mid-twentieth century, with some examples of Modern architecture as well. Even though constructed over a period spanning several decades, the majority of contributing buildings within the proposed district, however, share similar building features, forms, and massing, as well as a shared history. Even the buildings which were constructed or altered in the mid-twentieth century share similar storefront arrangements as those constructed in the 1880s.

A list of the contributing and non-contributing buildings follows. Contributing buildings meet the property type description and registration requirements as defined in Section F of the MPDF for a variety of property types. These registration requirements note that buildings of this type have commonly undergone alterations over the years. The registration requirements further define the allowable alterations as: windows which are blocked but which retain original recessions; additions which are clearly subsidiary to the main building; alterations to non-street facing elevations; and storefront alterations as long as the transom lines and other major

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storefront divisions are evident.¹ Information specific to each building is found in the following list, including: present address, secondary addresses in brackets (secondary addresses would be those found for storefronts along the side streets of the large corner anchor buildings), construction and significant alteration dates in parenthesis, and historic name if known. A single building may have more than one address along its main elevation if it contains more than one business at the storefront level. The presence of unifying architectural details and materials on the upper stories serves as the determining factor as to whether or not storefronts are counted as single buildings or are grouped together as one. If applicable, each building is categorized by its property type as defined in Section F of the MPDF. Non-contributing buildings may not fit into such categories, however. Additionally, there may be a few singular buildings which do not prescribe to existing property type categories. Also included is a brief description of each building, including architectural style if applicable. Lastly, the building's contributing/non-contributing status is listed. For non-contributing buildings, it is possible that the removal of later alterations would change the status of a building to "contributing;" these buildings are so noted in the text.

MASSACHUSETTS STREET

638 Massachusetts, Kaw Valley Interurban Station. (c. 1912) Key Contributing

Although a simple two-part *commercial block* building, it takes design cues from the adjoining building to the south (the Bowersock Opera House), and has an intact storefront as well. The storefront has a recessed central entry flanked by display windows with stone bulkheads. The entry retains its tile floor with "Kaw Valley Line." The Luxfor prism glass transoms above have a cloth roller awning. There is a recessed secondary entry on the north leading to the second story. The tan brick second story has two fixed sash windows set within recessed openings with stone lugsills and lintels. Above each window is a recessed rectangular brick panel, topped with a projecting cornice of corbelled brick brackets.

642-646 Massachusetts, Bowersock Opera House. (1911) Key Contributing

¹Deon Wolfenbarger, "Historic Resources of Lawrence, Douglas County, Kansas," National Register of Historic Places, Multiple Property Documentation form, Section F.

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Designed by the Kansas City architectural firm of Samuel B. Tarbet & Co. and associate engineer F.G. Cudworth, this three-story rectangular *Beaux Arts* building has an adjoining two-story wing on the south. The impressive main portion has a first story of tan brick with regularly spaced recessed rows giving the appearance of stone blocks. There is a centered triple set of double doors with transoms above, flanked by large engaged brick pilasters each containing a deeply recessed window with elaborate terra cotta surrounds. There is a storefront on either side of the large central bay. The north storefront has a centered recessed entry door, flanked by single display windows and leaded glass transoms above, while the south storefront has a flush entry door on the south. There are three display windows with stone bulkheads north of this entry, and leaded glass transoms above. The second and third stories of the main portion of the building are tan brick, and are visually divided into three bays. The large central bay is set off by paired, fluted columns with Doric capitals. Set on the pilasters below, they support a pedimented portico with a decorative escutcheon set within. The second story of this central bay has a triple set of six light windows, separated by stone columns. Above a large, semi-circular window serves as a transom, bounded by a molded terra cotta surround with keystone. The flanking bays on the main portion are symmetrical, and each contain two windows on the second and third story. The second story windows are tall and narrow, with six lights and terra cotta surrounds with projecting entablature above. The third story windows are smaller, square, with four lights and molded stone surrounds with corner geometric embellishments. The accentuated wide stone cornice represents a classical Doric entablature, with plain metope panels alternating with triglyphs in the frieze with large dentils above. Floral decorations and a shield are in the tympanum.

The two-story tan brick wing on the south is composed as a two-part *commercial block* with *Classical Revival* details. The first story has an off-center entry with display windows to the north, with original transoms enframed by terra cotta pilasters and geometric, classically-inspired storefront cornice. The second story has a band of five tall, narrow fixed sash windows, set within a large arched window opening with terra cotta surrounds and keystone. Just above is a segmental arched terra cotta band. The cornice area is accentuated with a projecting stone band with central segmental arch, supported by two brackets. The parapet roof edge also has a segmental arch with terra cotta coping and a small, centered rectangular projection above circular stone medallion. The storefront has a recessed entry on the south, with two display windows featuring stone bulkheads to the north. It retains its Luxfor prism glass transom.

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The south elevation, facing onto 7th Street, has red brick facing. It is divided into four bays of varying width by full height engaged brick pilasters. The parapet roof edge has a semi-circular arch at the west end, stone coping, and a wide molded stone architrave band below. Second story windows are 1/1 and set within recessed openings with stone sills. One bay has a slightly recessed storefront with molded terra cotta surround. Set within this recess frame is a pair of double entry doors with flanking tall fixed sash windows, and tan brick cladding. There are four additional storefronts, with flush doors and display windows, on this elevation and are addressed on 7th Street.

700 Massachusetts. (1912) Key Contributing

This building is an example of the *Classical Revival* style as applied to the two-part *commercial block* form. The three-story corner building is clad with smooth stone veneer. The primary facade is on the west, facing Massachusetts, and a secondary entrance faces 7th Street. The west elevation is divided into three large bays, with a centered entry on the first level. This entry features round tapering stone columns with Doric capitals supporting a shallow pedimented portico on a wide entablature. Set within is a modern glass entry with metal frames, containing a single door, large sidelights, and transoms. This central bay in turn is flanked by large display windows, each with stone kickplates and a wide transom covered with corrugated metal. The display windows have low stone bulkheads. The north elevation is five bays wide. The first story has display and upper story windows identical to those on the front at the western two bays. A double-glass entry door is in the second bay from the east, and has a shallow projecting stone awning above. Each bay of the second and third stories has a triple set of 1/1 double-hung windows. The overhanging cornice is supported by large stone brackets.

701-703 Massachusetts, Eldridge Hotel. (1925-1928) Key Contributing

This five-story L-shaped building is a simplified example of the *Second Renaissance Revival* style. The brick and concrete building stands at the southwest corner of Massachusetts and 7th Streets. Constructed in two phases, the building is eleven bays wide on the north elevation, and twelve bays on the east. The first story has rusticated limestone veneer on the east and north elevations, with semi-circular arched fenestration openings having radiating voussoirs. Rectangular display windows flank the central paired openings on the east elevation. There is also an entry on the north elevation at the first level, as well as basement entries due to the drop in elevation along 7th Street. A stone beltcourse with decorative rosettes is between the first and second stories, and the fifth story and the cornice. The upper stories are red brick with corner brick quoins. The second through fifth stories have two sizes of 1/1 double-hung windows, some

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of which are paired. The windows have stretcher brick lintels and stone sills, except for those on the second and fifth stories, which have cast iron baluster grills in the sill area. The parapet roof edge has regularly spaced limestone panels across the north and east elevations. Above each panel is a false balustrade area, comprised of recessed brick stretchers with stone sills. Circular stone medallions mark the corners of these two primary facades. *Listed on the National Register as the "Eldridge House Hotel" on 12-01-1986.*

704-704 ½ Massachusetts. (c. 1870) Key Contributing

This two-part *commercial block* building has elements of the *Romanesque Revival* style, most noticeably in the stone arched fenestration, and is a rare intact example of this type in Lawrence. The facade is covered with a rusticated stone veneer. A deeply recessed secondary entry at the north end has a semi-circular arched opening, and is reached by a set of concrete steps. The storefront to the south is set within a large segmentally arched opening, and an center entry at the north end, display window, wood bulkhead, and large glass transom. There is a molded projecting cornice serving to separate the first from second story, which has carved end brackets. The second story has three 1/1 windows, with semi-circular arched openings featuring keystones. The unadorned cornice band has tile coping.

706 Massachusetts. (c. 1870) Contributing

A good example of a *Queen Anne* two-part *commercial block* building. The red brick second story has four windows set within a recessed brick panel which features has corbelled brick brackets above. The 1/1 windows have semi-circular arches, with stone lugsills and molded arched window crowns with a small medallion at the apex. Above each window in the cornice area is a decorative recessed panel with curved ends; there are corbelled brick rows above. The roof edge has tile coping. The first story has a recessed secondary entry leading to the second story with fixed sash glass transom above. The storefront has a centered recessed entry, flanked by display windows that have vertical wood kickplates. The transom area is closed down with wood panels and covered with a cloth awning. The storefront is enframed by rusticated stone piers.

708-710 Massachusetts, Fairfax Hotel. (c. 1895; altered c. 1925) Contributing

The application of stucco covering the brick facade is believed to have occurred during the tenancy of the Fairfax Hotel, and has now achieved historic significance. The double-wide two-part *commercial block* building has retained design elements from the *Late Victorian Commercial* era. It is divided into two main portions, corresponding with each storefront. Each

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section of the second has four 4/4 double-hung windows, with semi-elliptical arched openings featuring molded stone sills and crowns. Each half of the building has a stepped parapet roof edge with recessed panel in the cornice area. Each storefront has a recessed centered entry door flanked by comparatively narrow display windows (due to the wide wood frames). The storefronts are enframed by rusticated stone pilasters. The closed-down transoms are covered with awnings.

712 Massachusetts. (c. 1865) Contributing

This is a *Late Victorian Commercial* era example of a two-part *commercial block*. The red brick second story has three 1/1 windows with modern storms. The windows have molded stone sills and pedimented crowns. The windows are set within a recessed brick panel with corbelled brick brackets above. Above each window in the cornice area is a decorative recessed brick panel with curved ends, and corbelled brackets above. The storefront has a centered entry and full height display windows with steel beams separating each window.

714 Massachusetts. (c. 1860s; altered c. 1922) Contributing

This two-part *commercial block* building with design elements from the *Early Twentieth Century Commercial* era has been sandblasted, affecting the integrity of the brick facade. The second story has four windows: three are identical and are set within a recessed brick panel topped with projecting brick cornice. The north window is much narrower, and set within a separate recessed panel. It corresponds to an entry below. The windows have two fixed sashes, simple stone lugsills, and projecting stone entablatures. The unadorned cornice is topped with tile coping. Besides the entry door on the north, the storefront has large full-height display windows separated by steel I-beams.

715 Massachusetts, Anderson Building. (c. 1866; altered c. 1919) Contributing

This two-part *commercial block* building has simple geometric detailing typical of *Early Twentieth Century Commercial* buildings. The hard-fired red and multi-colored brick facade has two pairs of 1/1 double hung windows with raised brick header sills on the second story. The lintel is comprised of vertical brick stretchers. A large rectangular panel is above, formed by a raised course of brick headers. Centered within is a stone plaque with the name "ANDERSON". The cornice area has three courses of projecting bricks. The stepped parapet roof has stone coping. The storefront has a recessed centered entry front flanked by large display windows with brick bulkheads, steel lintels, and three large transom windows above. There is a secondary entry

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door to the upper level on the north. There is a vacant lot to the north, and the north side of the building has been covered with stucco.

716 Massachusetts. (c. 1870; altered c. 1927) *Contributing*

This two-part *commercial block* has design elements typical of *Early Twentieth Century Commercial* buildings. The painted brick facade has two pairs of 1/1 double-hung windows on the second story, set within a plain rectangular opening with simple stone lugsills. A projecting cornice above has simple block brackets and small egg and dart molding. The storefront has recessed entries at both ends, and full-length display windows in between with fixed sash transoms.

717 Massachusetts. (2001) *Non-contributing*

This new two-part commercial block building has a brick veneer on the upper story, with two windows set within elaborate surrounds having projecting entablature lintels, a dentil band, and wrought iron balconies. There is a wide overhanging cornice with brackets and dentil band, and a stone plaque with "2001." The first story has a recessed entry with double doors, flanking display windows, and transoms -- all set within a wood frame.

719 Massachusetts. (c. 1867; altered c. 1970s) *Non-contributing*

This two-story rectangular commercial building has an altered facade with a stucco covering. The large, heavy projecting cornice consisting of an overhanging, false mansard metal roof with large stucco brackets at each end. The first story has a recessed entry, reached through two centered portals with stuccoed columns. The portals are flanked on either side by a fixed sash window with angled sill. The second story has three fixed sash windows.

721 Massachusetts. (c. 1865) *Contributing*

The facade of this two-part *commercial block* building was probably altered after the turn of the century as it has features typical of *Early Twentieth Century Commercial* buildings. The hard-fired brown brick facade has two sets of three fixed sash windows on the second story, each set within a recessed panel. The windows share a continuous sill of raised brick headers, and a continuous lintel course of triple rock-faced brick. Above the windows are two rectangular panels recessed with the brick. The projecting cornice is of corbelled brick. The storefront currently does not contain an entry door, as the building functions as part of the business adjoining to the north. The first story has five recessed display windows separated by heavy, bracketed wood timbers. The windows here are full-height.

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722 Massachusetts. (c. 1860s; altered c. 1910, 1965; rehabilitated 2002) Contributing

This two-part *commercial block* building has two storefronts, and a unified second story with design elements typical of the *Early Twentieth Century Commercial* era. The building is clad with white terra cotta tiles, and features four pairs of 3/3 double-hung windows with projecting sills and lintels. Above is a rectangular panel formed by raised terra cotta tiles featuring three small medallions at each end, with an additional medallion flanking the panel. The stepped parapet edge has molded terra cotta coping. There are two storefronts at the ground level, each with a recessed entry at either end and display windows with ceramic tile kickplates. The enframing piers for the storefront have granite tile bases.

723-725 Massachusetts. (c. 1856-58) Key Contributing

This three-story, two-part *commercial block* building has *Italianate* architectural features, found in the accentuated cornice area and the elaborated arched window surrounds. The second and third stories are identical, with eight bays of round-arched, double-hung 4/4 windows. The two center windows on the third floor have metal fire escapes. The windows have quarry-faced stone sills and lintels, with a keystone in the arch of the lintels. The projecting cornice is accentuated with corbelled brick brackets. There are two storefronts on the first story. There are secondary entries leading to the upper stories on both ends of the facade. The south storefront has a centered flush entry door with flanking display windows featuring diagonal wood siding. The transom area has been closed down, and is covered with a cloth awning. The north storefront has a recessed centered entry and display windows with comparatively high brick bulkheads. The transoms have fixed vertical sashes with wood mullions, with a signboard partly covering.

724 Massachusetts. (c. 1870; altered c. 1922, 1970s; rehabilitated 2000) Contributing

This two-part *commercial block* has design elements from the *Early Twentieth Century Commercial* era. The second story has dark hard-fired brick veneer, with two large rectangular windows set in a surround of raised tan brick forming quoins on the sides. The lintels are tan vertical brick stretchers. Above are two small rectangular panels formed by a raised light brick course, with a stone panel centered between with "J.A.E. DICKE 1863-1922." The cornice has a simple raised brick course and tile coping. The storefront has a recessed entry on the south with display windows featuring a granite tile veneer kickplate. Granite tiles also cover the enframing piers of the storefront.

726 Massachusetts. (c. 1868) Non-contributing

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This two-part *commercial block* building has a partly closed down storefront, but simple second story detailing typical of simple *Moderne* commercial buildings. The second story is separated from the first by a row of vertically placed brick stretchers; two more identical rows demarcate the cornice of the second story. There are two pairs of 1/1 double-hung windows on the second story with light colored brick stretcher surrounds. The upper corners of the windows have square medallions. The simple cornice is marked by a single beltcourse of brick headers, and the roof edge has tile coping. The storefront has been partly closed down with dark brick with white contrasting mortar. There are double entry doors recessed at the north end. A single rectangular display window on the south has vertically placed brick stretchers for a sill. Rehabilitation of the storefront would alter this building's non-contributing status.

727 Massachusetts, Lawrence Photo Studios Building. (c. 1865; altered c. 1920)

Contributing

This one-part *commercial block* building has a *Mission Revival* style facade, seen in its stucco facade and Mission style parapet. The storefront has been divided into two small shops, each with slightly recessed entry doors at both ends of the facade. There are centered display windows with marble bulkheads. The transoms have fixed vertical sashes with wood mullions. The stucco cornice area has been scored into small blocks, and features a Mission style parapet with tile coping and decorative brackets. Centered in the cornice area is a recessed opening with a lion's head beneath.

728-730 Massachusetts. (c. 1868) *Contributing*

This *Italianate* two-part *commercial block* building has three large bays, which corresponds to three original storefronts. The bays on the second story are formed by engaged, fluted pilasters. Each bay contains a set of three windows, with a large fixed sash window in the center, flanked by multi-paned casement windows (not original). The pilasters support a full-width projecting entablature. Above, the elaborate metal cornice has large decorative brackets above each pilaster, and smaller decorative brackets in between. The architrave panels have small floral motifs, and there is a dentil band on the overhanging cornice. The second story is clad in historic metal siding scored to resemble stone blocks. The north and central storefront have recessed, centered entries, with wood doors having a large single glass sash. There is a secondary entry leading to the upper story between two storefronts. The south storefront has a flush entry door at its south end. All display windows have glass block bulkheads. The transoms have been covered. Storefront divisions are formed by original cast iron columns with capitals.

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729-731 Massachusetts, House Building. (1858[731] & 1860[729]; altered 1921)

Contributing

This two-part *commercial block* building has design details typical of *Early Twentieth Century Commercial* buildings. The tan brick second story has four pairs of 1/1 double hung windows. Each pair has a separate stone lugsill, but all share a continuous lintel band formed of a row of vertical brick stretchers, then headers. Centered in the cornice area is a stone plaque with the name "HOUSE." Flanking the plaque are recessed rectangular panels formed by double corbelled rows of bricks. The roof has a stepped parapet edge with stone coping. The cornice is formed by corbelled bricks with rows of dentils beneath. There are two storefronts and a centered recessed secondary entrance leading to the second story. The rehabilitated storefronts have recessed entries at both ends of the facade, with two large display windows having vertical wood kickplates. The transoms have vertical fixed sashes.

732 Massachusetts. (1866; altered c. 1926) *Contributing*

An example of the *Moderne* influence on a simple two-part *commercial block* building – the result of a facade alteration in the mid-twentieth century. The plain second story is accented only by flush patterns in varying brick courses. There are two pairs of horizontal 2/2 windows. The windows have slightly projecting brick header sills, and a continuous flush band of brick header lintels. The spandrel area between each window and the building's edges is stacked stretcher rows. The remainder of the facade is common bond, except for a course of vertically placed brick stretchers near the cornice area. The first story has a recessed entry on the south end, with display windows to the north having brick bulkheads, and a cloth awning above.

733-735 Massachusetts. (c. 1866) *Contributing*

This is a *Late Victorian* example of a two-part *commercial block* building. The red brick has three 1/1 double-hung windows over each storefront, and a narrower window in the center over the entry leading to the second story. Each windows is set with a paneled brick surround, with flat radiating brick voussoirs as lintels, brick headers on the sides of the windows, and molded projecting sills. There is a projecting metal cornice with large decorative end brackets, with smaller brackets in between. The cornice also has swags, a row of small dentils, and larger block modillions. Beneath are recessed rectangular panels formed by corbelled bricks. There are two storefronts on the first story, each with a recessed entry door at the north end. Centered in the building is another entry leading to the second story. The south storefront has full height display with a sill of ceramic tiles, while the display windows are also full- height. The transoms above the display windows are closed down and covered with a cloth awning.

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734 Massachusetts. (c. 1920) *Contributing*

This two-part *commercial block* building features simple detailing typical of *Early Twentieth Century/Moderne* commercial buildings. The second story is clad in hard-fired red brick, and has two pairs of 1/1 windows with projecting brick header sills. These windows are slightly shorter than the original, as the fenestration openings have been partially bricked-in above. The window lintel is a continuous course of vertically placed brick stretchers. Above is a rectangular panel formed by slightly projecting brick headers, and the cornice is marked by a simple projecting brick course. The first story has a recessed secondary entry at the north end. The storefront entry is adjacent to this, and display windows to the south have tan brick bulkheads which angle in to meet the door. The transom area is fixed glass sash, and is covered with a cloth awning.

736-738 Massachusetts. (1866; altered c. 1920s) *Contributing*

This two-part *commercial block* building features simple detailing typical of *Early Twentieth Century/Moderne* commercial buildings. Alterations in the mid-twentieth century have unified the upper stories of what was previously two separate buildings. The second story is clad in hard-fired brown brick, and each storefront has two pairs of 1/1 double-hung windows; the windows on the south end are slightly taller. Each pair shares a slightly projecting sill of brick headers, and all windows have a continuous course of vertically placed brick stretchers as the lintel. Another row of vertically placed brick stretchers delineates the otherwise unadorned cornice. The north storefront has a recessed centered entry flanked by display windows with brick bulkheads which angle in to meet the door. The south storefront has a recessed entry with flanking display windows having paneled wood kickplates. There is an entry leading to the second story between the two storefronts.

737 Massachusetts. (c. 1870; altered c. 1970s) *Non-contributing*

The facade of this one-story enframed window wall commercial building, as defined by Longstreth, has been covered with Drivet panels.² The recessed storefront has slightly off-centered double glass doors with metal frames, and full height display windows. A small planter of ceramic tiles serves as a kickplate for the south display windows.

739-741 Massachusetts. (c. 1980) *Non-contributing*

²Richard Longstreth, The Buildings of Main Street (Walnut Creek, CA: Alta Mira Press, 2000) pp. 68-69.

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This one-story, rectangular building has elements which borrow from the *New Formalism* movement of Modern architecture.³ The double-wide brick facade has an arcaded front, with seven bays of semi-elliptical arched openings. The store entry and display windows to the north are recessed behind the plane of the arcade. Display windows are full height with glass kickplates. The cornice area is unadorned, save for the projecting letters of the store sign.

740 Massachusetts. (1866) Contributing

This is an *Italianate* example of a two-part *commercial block* building. The painted brick second story has four 2/2 double-hung arched windows, set within an arcaded panel and separated by brick engaged columns having simple Doric capitals. The arcade has triple recessed semi-circular brick arches. The projecting cornice has large decorative end brackets, with smaller brackets in between. There is a centered recessed storefront entry with flanking display windows and fixed sash transoms (located below the original transom location). Both have false mullions to give the appearance of multiple panes. The kickplate is wood. The original transom area is covered with T-111 plywood siding. There is a secondary entry leading to the second story at the north end, set within a brick surround

742 Massachusetts. (1865) Non-contributing

This two-part *commercial block* building has features which typify the transition between the *Late Victorian* and *Early Twentieth Century* commercial era. The red brick second story has a band of five tall, narrow fixed sash windows, set within a recessed panel and sharing a brick header sill and steel lintel. Above is a rectangular recessed panel in the brick; above this is another rectangular panel, with an interior herringbone pattern formed by brick stretchers. The cornice has corbelled brick brackets. The storefront has a recessed entry on the south, and windows to the north set within flattened oval frames of diagonal wood siding. Between the two display windows, the wall of the storefront angles to a point. The transom area is covered with a barrel-shaped enclosed awning. Rehabilitation of the storefront would alter this building's non-contributing status.

743 Massachusetts. (c. 1870; altered c. 1960) Non-contributing

Formerly a two-part commercial block building, this building is currently clad with vertical aluminum siding above the storefront windows. The storefront has a recessed entry on the south

³Marcus Whiffen, American Architecture Since 1780 (Cambridge, MA: The M.I.T. Press, 1985) p. 257.

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end, with large metal frame full height display windows which angle in to meet the door. The building is enframed with full-height brick pilasters.

746 Massachusetts, First National Bank Building. (1888; altered 1930) Key Contributing Alterations by architect Verner F. Smith gave this building its current restrained *Classical Revival* appearance with smooth stone veneer. The primary elevation of the corner building faces west onto Massachusetts, and has a symmetrical three-bay facade with a polished granite base. There are three fenestration openings on the ground level which are one-and-a-half stories in heights. All feature semi-circular window transoms. The centered main entry has a stone pedimented surround below the transom, and a stone shield above. The flanking windows are multi-paned, and have the same semi-circular transom. The windows on the secondary (south) elevation also have semi-circular arched crowns. These openings, however, are recessed, with stone panels and either basement level windows or entry doors below. The south elevation is ten bays wide, with bays of varying widths. One bay has been closed down. The wide cornice band is visible on the west and south elevations, and features plain architrave, molded taenia, wide plain cornice, and molded corona.

800 Massachusetts, Lawrence Building & Loan Trust Co. Building. (1915) Contributing This two-part *commercial block* building has design elements typical of *Early Twentieth Century Commercial* buildings, and reflects some influence of the Classical Revival style. The primary elevation faces west onto Massachusetts, with design details on the second story carried over onto the south elevation. The facade has two pairs of 1/1 windows; all windows share a common sill composed of a continuous stone course. Each window pair in turn has surrounds of brick stretchers. A projecting cornice above has brackets. The parapet roof rises to a pediment in the center of the facade, with castellated ends and a stone plaque bearing the date "1915." The storefront has a recessed entry door on the north with sidelights. There is a south display window separated by a brick column. The north elevation has a secondary entrance at the easternmost bay. The other bays on the first story are three-sectioned display windows.

801 Massachusetts, Woodward Block Building. (c. 1865; altered c. 1926) Contributing This *Spanish Colonial Revival* building has a basic two-part *commercial block* form. Located on the southwest corner of 8th and Massachusetts, the northeast corner of the building is rounded on the second story, while the first story entrance is set at an angle. The red and brown multi-colored brick second story has regularly spaced pairs of 1/1 double-hung windows, except for the northwest corner bay and the three windows above the secondary storefront on the north, which

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are single windows. All windows have stone lugsills. The cornice area features a tile cantilevered "mansard" type roof, supported by scrolled brackets. The corner entry is flanked on both east and north elevations by large display windows with brick bulkheads. The transom area has been closed down with vertical wood siding, and the display windows on the north elevation have also been closed down, except for one entry door.

802 Massachusetts. (c. 1865; altered c. 1920s) Contributing

This simple two-part *commercial block* building has details typical of the *Early Twentieth Century* Commercial era. The building is clad in red-tan brick, with lighter colored brick used as geometric accents. There are two paired 1/1 windows; each pair shares a common sill of projecting brick headers and flush vertical brick stretcher lintels. Centered above is a single recessed rectangular brick panel, set off by the use of lighter colored brick. The centered stepped parapet roof edge has stone coping. The first story has a secondary entry door leading to the upper level on the south, and a centered recessed entry for the storefront area. The display windows have multiple square panes in wood frames, with brick bulkheads below and multi-paned glass transom above.

803 Massachusetts. (c. 1896) Contributing

This two-part *commercial block* has design details typical of *Early Twentieth Century Commercial* buildings. The tan brick second story and has two 1/1 double-hung windows with stone lugsills and flush stone lintels. Above is a recessed rectangular panel in the brick. The cornice is accentuated by brick corbels, and the flat parapet roof edge has stone coping. The first story has an entry door leading to the second story on the south, and a recessed centered entry in the storefront area. The storefront doors are double, wood framed with multiple glass panes. They are flanked by large display windows with ceramic tile kickplates. Above, the transom area features Luxfor prism glass. A roller cloth awning extends across the storefront.

804 Massachusetts, Ridenour & Baker Store/Barteldes Seed Co. Building. (c. 1865; addition 1871, 1905) Key Contributing

This is a rare extant example in Lawrence of an intact three-story *Italianate* two-part *commercial block* building. The red brick facade has four 2/2 windows with fixed transoms above. The sills and lintels are simple stone. The third story features a centered Palladian window, also with stone sills and lintels. The centered arched window crown has a keystone. The elaborate projecting metal cornice is bracketed, with alternating panels and a row of dentils. A metal fire escape from the third story window leads from the roof edge to the lintel of the storefront level.

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The storefront has a centered recessed double-door entry. The wood frame doors have a lower panel and a large fixed glass sash, with glass transom above. It is flanked by tall display windows separated by fluted pilasters, with paneled bulkheads below. The storefront retains its decorative lintel.

805-807 Massachusetts. (c. 1860s; altered c. 1930s) *Contributing*

This double-wide one-part *commercial block* building which has a single recessed entry with double doors at the north end. To the south are large glass display windows with glazed ceramic tile kickplates. The transom area has been closed down. The elaborate cornice area above features brick expanse broken up by geometric patterns of low-relief floral terra cotta panels. The elaborate parapet edge features terra cotta floral escutcheons with tile coping.

806 Massachusetts. (c. 1870s) *Non-contributing*

This two-part *commercial block* building has detailing typical of *Early Twentieth Century Commercial* buildings. The altered storefront reduces this building's integrity; rehabilitation, however, would change this building's contributing status. The red brick second story has two pairs of 1/1 windows. Each pair shares a common stone lugsill and flat lintel with centered keystone. Above the windows are four sets of small, decorative stone square blocks. The cornice area is slightly accentuated with three projecting brick courses. The stepped parapet edge of the roof has stone coping. The storefront has a secondary entrance on the south leading to the second story, and a recessed main entry to the north. The display windows are comparatively small, and the remainder of the storefront is closed down with new brick. The transom, storefront, and second story have been enframed with heavy wood timbers.

808-810 Massachusetts. (1987) *Non-contributing*

This one-story rectangular commercial building has a Neo-colonial facade recessed behind the plane of the adjoining buildings. The brick-faced building has a centered entry with double wood doors set within a simple, wide rectangular surround. On either side of the door are multi-paned bay windows in wood frames. A curved metal shed roof canopy is above the storefront area, and rises nearly full-height, leaving an unadorned brick cornice above.

809 Massachusetts, Newmark's Building. (1865; altered 1912) *Contributing*

This two-part *commercial block* building features simplified design details typical of *Early Twentieth Century Commercial* buildings. The storefront level has a recessed centered entry flanked by large display windows with masonry bulkheads. The light brick second story contains

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a large central window panel with a band of five fixed sash windows. Above are multiple fixed transom sashes, separated from the windows below with a band of corbelled bricks forming dentils. Above the windows is a stone plaque carved with "1855 NEWMARK'S 1912." Two rectangular recessed brick panels are beneath the overhanging brick cornice, which features corbelled brick brackets. The storefront has a recessed entry with flanking display windows having ceramic tile kickplates. The transom area is covered with a barrel-shaped cloth awning. The enframing piers are covered with stone veneer on the first floor.

811-813 Massachusetts. (c. 1870s; altered 1911) Contributing

This is a two-part *commercial block* building with design features typical of *Early Twentieth Century Commercial* buildings. The tan brick second story has four double-hung windows with diamond-shaped panes. These windows are grouped in twos and set within recessed brick panels. Each window has a stone lugsill and surround with label molding. The cornice is demarcated by a molded stone course, and features a stepped parapet edge with a stone panel on the south end engraved with "19 FISCHER 11." A rectangular brick panel on the north currently does not contain a plaque. There are two storefronts, each with a recessed centered entry flanked by large display windows. The south storefront is sided with aluminum in the bulkhead and transom/sign area, while the north storefront has ceramic tile kickplates and painted glass transom. Between the two storefronts is an entry door with fixed sash transom leading to the second story.

812 Massachusetts. (c. 1870) Non-contributing

This one-part *commercial block* building has few extant original materials which reduce its architectural integrity. There is a recessed storefront entry, flanked by display windows with glazed brick kickplates. The transom area is covered, and the upper cornice area stuccoed. A simple metal projecting cornice with end brackets is at the roof edge.

814 Massachusetts. (c. 1864) Contributing

This is a *Queen Anne* example of a two-part *commercial block* building. The red brick second story has four regularly spaced 9/9 windows with quarry-faced stone sills and lintels. Above each window is a decorative panel of recessed tapestry brick. A large, projecting metal cornice has end brackets, paneled architrave, and a diamond patterned bed molding. A recessed secondary entry on the south leads to the second story, while the storefront area has a recessed centered entry flanked by display windows with false stone veneer bulkheads. There is a cloth roller awning, and the transom area is covered with an enclosed awning.

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815-817 Massachusetts. (c. 1860s) Contributing

This two-part *commercial block* building, with design details typical of *Early Twentieth Century Commercial* buildings, has two storefronts and a unified second story which probably occurred as an alteration during this period. The tan brick second story has four pairs of 1/1 double-hung windows, each with simple stone sills and lintels. A projecting triple course of brick stretchers runs the full width of the facade above the windows. Below the projecting cornice of corbelled brick brackets are two rectangular panels formed by raised brick headers. Both storefronts have secondary entries leading to the second story at their south ends. Each storefront also has a recessed, centered entry flanked by display windows. The north storefront has Permastone veneer bulkheads and metal covering the transoms, while the south has marble bulkheads and Luxfor glass transoms. Both storefronts share a flat metal canopy.

816 Massachusetts. (c. 1872) Contributing

This vernacular two-part *commercial block* building has simple design features typical of *Early Twentieth Century Commercial* buildings. The second story is clad in tan multi-colored brick and has two 1/1 windows with brick header sills and stretcher lintels. Above is window is a recessed brick rectangular panel, and the slightly projecting cornice is of corbelled brick. There is a secondary entry on the north to the second story, and the storefront has a recessed centered entry flanked by display windows with painted bulkheads. An enclosed awning covers the transom area.

818 Massachusetts. (c. 1865) Contributing

This simple two-part *commercial block* building has design features typical of *Early Twentieth Century Commercial* buildings. The second story is painted brick, and has two pairs of 2/2 windows. The windows have stone lugsills and a continuous lintel course of brick stretchers running full width. A single recessed brick course is near the cornice. A secondary entry door on the north leads to the upper floor, while the storefront area has a recessed entry door flanked by large display windows with low, ceramic tile kickplates. The transom/sign area has been covered with a cloth awning.

819 Massachusetts. (c. 1870; altered c. 1925) Contributing

This two-part *commercial block* building has design details typical of those reflecting *Early Twentieth Century* commercial influences. At one time combined with 821 Massachusetts, the red brick asymmetrical second story is probably reflective of that period. It has two off-centered square windows, with irregularly arranged multiple sashes. The two windows share a common

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stone sill, and have flat stone surrounds with label molding. Above the windows is a continuous projecting entablature, while the parapet roof edge is irregularly stepped. The storefront has a wide, recessed central entry flanked by display windows which have Permastone veneer kickplates. A flat metal canopy is suspended by metal cables from the storefront lintel.

820 Massachusetts. (c. 1866) *Contributing*

This *Late Victorian* example of a two-part *commercial block* building has design elements which complement, but are slightly different than, those of 822 Massachusetts. The painted brick second story has four 1/1 windows with semi-circular arched transoms, set within a double recessed brick surround. There are radiating brick voussoirs above. The cornice is demarcated by a double brick beltcourse surrounding a course of alternating recessed stretchers; this extends south onto the facade of the adjoining building. The flat roof edge has tile coping. There is a secondary entry on the north end of the first story. The storefront has a recessed entry flanked by large display windows with cast iron columns as dividers. The fixed sash glass transoms are shaded by a cloth awning.

821 Massachusetts. (c. 1870; altered c. 1980, 1990s) *Non-contributing*

A two-story commercial building with second story covered by angular panels of rough stucco. The storefront area has a deeply recessed secondary entry to the upper story on the south, and an off-centered, angled recessed entry at the storefront. The display windows have sloping brick bulkheads. A tapered, angled column separates the display window from entry door. A flat metal canopy runs the entire length of the front facade.

822 Massachusetts. (c. 1875) *Contributing*

This *Late Victorian* example of a two-part *commercial block* building has design elements which complement, but are slightly different than, those of 820 Massachusetts. The painted brick second story has four 1/1 windows with semi-circular arched transoms, set within a double recessed brick surround. Due to the drop in elevation of the street, these are set lower than those of 820. There are radiating brick voussoirs above. The cornice is demarcated by a double brick beltcourse surrounding a course of alternating recessed stretchers; this extends north onto the facade of the adjoining building. The parapet roof rises to an arched in the center. The storefront has a flush entry flanked by large display windows with cast iron columns as dividers. The fixed sash glass transoms are shaded by a cloth awning.

823 Massachusetts. (c. 1865; altered c. 1927) *Contributing*

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This narrow two-part *commercial block* building has early twentieth century storefront alterations which reflect the *Spanish Colonial Revival* style. The red brick second story has a centered pair of 1/1 double hung windows with stone block/quoins surround, and a simple flat stone sill and lintel. The cornice is accented with a cantilevered "mansard" roof of multi-colored clay tile supported by brackets. The storefront has centered recessed entry with flanking display windows featuring marble bulkheads. The transom area has been closed down, and is currently used as a signboard.

824 Massachusetts. (c. 1865) *Contributing*

This *Italianate* two-part *commercial block* has an intact painted brick second story with four tall, narrow 1/1 double-hung windows with molded stone sills and elaborate, segmental pediments with Eastlake inspired crowns. The wide overhanging cornice has a paneled brick architrave, and a metal overhanging corona supported by brackets with a dentil band beneath. On the first floor, there is a secondary entry at the north end, and a double set of centered, recessed entry doors in the storefront area. The flanking display windows have ceramic tile bulkheads. There is a flat, metal overhanging canopy over the storefront, and the transom/sign area has been closed down with vertical metal siding.

825-827 Massachusetts, Montgomery Wards Building. (c. 1863-66; altered c. 1931) *Key Contributing*

This is an *Art Deco* example of a two-part *commercial block*. The three-story building is clad with a stone veneer on the second and third stories. The upper stories are divided into five bays which correspond to divisions in the storefronts below. The central three bays are slightly recessed from the two end bays. All windows are currently fixed sash, with the third story taller and wider than those on the second. Those in the central bay are grouped in horizontal bands. The end bay windows have stone surrounds with elaborate incised geometric carvings. Several of the stone panels depict sun rays. The central three bays have large incised geometric panels above each set of windows. There is a centered recessed entry with double entry doors flanked by full height display windows, and enframed with fluted square stone columns. At either end of the storefront are display windows with decorative tile bulkheads, each with a recessed portion in the center (possibly a former entry). There is a roller cloth awning.

826 Massachusetts. (c. 1880) *Contributing*

This two-part *commercial block* building has simple design features typical of vernacular *Early Twentieth Century Commercial* buildings. The brown brick second story facade has two pairs of

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1/1 windows with a full-width sill course of brick headers, and a lintel course of brick stretchers. Above the lintel course is a metal sign. The plain cornice is demarcated by two rows of alternating recessed brick headers, and a stepped parapet edge. There is a secondary entry on the north leading to the upper story, and a center recessed entry on the storefront area flanked by display windows with ceramic tile bulkheads. The entry has "Ernst Hardware" in the tile floor. A flat metal canopy extends full width across the facade.

829 Massachusetts. (c. 1868; altered c. 1965) *Non-contributing*

This two-story commercial building with flat roof has a second story covering of vertical metal siding. This aluminum siding is accented by a triangular metal motif which extends above the roof edge, giving the appearance of a false "Tudor" gable front. The first story has a deeply recessed central entry and display windows with brick bulkheads. A flat cloth awning covers the transom area.

830 Massachusetts, J.C. Penney Building. (1959) *Non-contributing*

This two-story rectangular concrete building has a brick veneer on the front (west) elevation. The northern third of the first story is recessed, and supported by round iron columns. There is a centered entry door, flanked on both sides by large display windows. Alternating panels of display windows have been closed down with diagonal wood siding. The north 3/4's of the second story has nine light colored brick panels divided by a vertical row of red brick stretchers. The remaining quarter of the front facade is red brick. This building may achieve architectural significance when it reaches fifty years of age.

831 Massachusetts. (c. 1868-71; altered c. 1930s) *Contributing*

This two-part *commercial block* building has detailing influenced by *Moderne* architecture. Horizontal design emphasis on the second story is reflected in the two bands of triple windows. These groups of windows are divided by brick pilasters with three stone horizontal courses. The two sets of windows additionally share a continuous stone lintel. The remainder of the brick cornice is unadorned, save for the stone coping. The storefront has a recessed centered entry with flanking display windows. The bulkheads, support columns, and lintel are moderately wide brick (not original). The entire area beneath the second story windows to the transom is presently covered with an enclosed awning.

833 Massachusetts. (c. 1866) *Contributing*

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This two-part *commercial block* building has facade alterations which possibly date from the early twentieth century, as its design details reflect both *Late Victorian* and *Early Twentieth Century* commercial influences. The hard-fired red brick second story has three windows -- the two on either end have a single window with transom, while the central has a double-wide fixed sash with two transoms above. The windows share a continuous stone sill and lintel of brick stretchers. A rectangular panel above is formed by a raised course of brick headers. The cornice features corbelled brick brackets and stone coping. The storefront has a recessed entry door flanked by display windows with tall brick bulkheads. There is a cloth awning shading the display windows, and the transom has been closed down with wood panels. There is a secondary entry door on the north end leading to the second story.

835 Massachusetts. (1886; altered 1935) *Contributing*

This two-part *commercial block* building has simple details typical of *Early Twentieth Century Commercial* buildings. The tan brick second story has four 1/1 double-hung windows with stone lugsills. They share a continuous lintel band of vertical brick stretchers. Above the windows is a large rectangular panel formed of raised brick headers. The stepped parapet roof has a plaque with "WIEDEMANN 1886". The roof edge has stone coping. The storefront has a recessed, centered entry door with segmental arched top. It is flanked by display windows, also set within brick segmental arches. The display windows have wood paneled kickplates. There is a flat metal canopy across the storefront, with wood panels set within the transom area. A secondary entry leading to the upper story is at the north end.

836-838 Massachusetts. (c. 1870; altered c. 1960s) *Non-contributing*

This double-wide one-part *commercial block* building has been altered by the addition of metal siding covering the cornice area. The north storefront has a recessed entry, while the south storefront has two flush entry doors -- one centered, and one at the south end. All doors are flanked by large display windows with low brick bulkheads. A flat metal canopy runs the entire width of the facade. Rehabilitation may alter this building's contributing status.

837 Massachusetts. (1990) *Non-contributing*

This two-part *commercial block* building is not only shorter than the adjoining structures, but is set back further from the sidewalk as well. The storefront is slightly setback from the plane of the adjoining facades, and has a centered recessed entry flanked by multi-paned display windows with wood kickplates. It has a metal shed roof which extends full width across the facade, and slopes back towards the recessed second story. This features two multi-paned windows with

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semi-elliptical arches of radiating brick voussoirs and wood shutters. The cornice is demarcated with a row of vertical brick stretchers.

839 Massachusetts. (c. 1868; altered c. 1920s) *Contributing*

This two-part *commercial block* building has design elements typical of vernacular *Early Twentieth Century Commercial* buildings. The brown brick second story has four 1/1 double-hung windows with projecting brick header sills. Above and below the windows are rectangular panels formed by raised brick stretcher courses. The parapet roof edge is also lined with a double row of vertically placed brick stretchers. The storefront has a deeply recessed centered entry flanked by display windows with low glass transoms. The kickplates and original transom/signboard area is covered with horizontal siding. There is a secondary entry leading to the second story on the south.

840 Massachusetts. (c. 1870) *Non-contributing*

Alterations have reduced the integrity of this one-part *commercial block* building, but rehabilitation may change its contributing status. The storefront has an off-centered recessed entry door of wood with a single large glass sash. It is flanked by display windows with low ceramic tile bulkheads, and transoms which angle back to a recessed portion under the building's cornice. The cornice itself has been covered with diagonal wood siding.

842 Massachusetts. (c. 1870; rehabilitated 2000) *Contributing*

This one-part *commercial block* building has design elements typical of *Early Twentieth Century Commercial* buildings. It has been divided into two small storefronts; the north has a recessed entry on the north with display window angling back to meet the door. The south storefront has a flush entry to the south with display window. Both display windows have brick bulkheads. The transoms are fixed glass sashes. The cornice area has red brick with accents of tan brick. There are two recessed tan brick rectangular panels, and tan brick corbelled brackets on a slightly projecting brick cornice.

841-843 Massachusetts. (c. 1870; altered c. 1890's) *Contributing*

This *Italianate* two-part *commercial block* building has two storefronts and a unified second story treatment. The red brick has three main divisions to the second story facade, each with three 1/1 double-hung windows. Over each storefront, the windows have simple flat stone sills and lintels. The central window in the center bay, however, has a semi-circular arched crown with keystone. Above each group of three windows, a rectangular decorative panel of diagonally

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placed stone blocks form a tapestry area. The elaborate overhanging metal cornice has large brackets emphasizing the three main divisions of the building, with smaller brackets in between. The double-wide brick building has two storefronts on the first level, with a central secondary entry leading to the upper story. The storefronts have centered recessed entries flanked by display windows. The display windows on the south have low granite kickplates and a stucco transom area above. The display windows on the north have brick kickplates and an awning covering the transom area.

844-846 Massachusetts. (c. 1888; altered c. 1955; rehabilitated 2002) Contributing

This large corner two-part *commercial block* building has *Late Victorian Commercial* design elements. The red brick building has four 1/1 windows on the west elevation of the second story over each storefront. The windows have bracketed stone entablature sills and pedimented stone lintels. There is a simple projecting metal cornice near the roof's edge. The north storefront (844) has a recessed entry, full height display windows, and a transom covered by an enclosed barrel-shaped awning. The south storefront (846) is a mirror image of the north's.

845-847 Massachusetts. (c. 1879; altered c. 1930s) Contributing

This two-part tan brick *commercial block* building has a tiled pent roof which references the *Spanish Colonial Revival* style, popular during the early twentieth century. This alteration combined the upper stories with a unified facade, although the windows are set at slightly different heights. The upper story windows are paired 1/1 double-hung with brick header sills and stretcher lintels. The remainder of the upper story is unadorned, except for a row of vertical brick stretchers beneath the pent roof. The primary (east) elevation has two storefronts, with a central secondary entry door leading to the second story. There are double doors at an angled corner entry on the southeast corner, as well as two additional recessed entry doors on the east flanked by display windows with ceramic tile bulkheads. The northernmost storefront on Massachusetts has a barrel-shaped cloth awning, while the south has a flat metal canopy which extends around the south one bay. The transom on the latter is covered over. The south elevation, which is nine bays wide, has one entry with shed roof wood awnings and clapboard siding forming a false storefront area. Another entry door has a historic shallow shed roof awning with clay tiles, and display windows with vertical wood kickplates.

901-905 Massachusetts. (c. 1807; 1911; altered 1971) Non-contributing

Originally two separate buildings, the two-story storefront of 905 currently extends to the north and is integrated into the corner three-story department store building. 905 Massachusetts has a

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aggregate stone veneer panel on the second story which extends north, and contains the large letters "Weavers." This storefront has an entry at the south end, with large, full-height display windows to the north which angle in to meet the door. The three-story section containing 901-903 Massachusetts has been covered with vertical smooth stucco panels on the upper stories of the east and north elevations. There are no fenestration openings here, except for the westernmost bay on the north elevation, which is brick and has two square fixed pane windows. The storefronts here also have recessed entries with aggregate stone veneer bulkheads.

907 Massachusetts. (c. 1880) Contributing

This two-part *commercial block* building has *Italianate* details on the brick-clad second story. Here there are five windows, with the north window (over the secondary entry) narrower than the other four. The windows are 1/1, with an upper section closed down with vertical wood panels. The surrounds have stone lugsills, and there are semi-elliptical arched, bracketed crowns with keystones. A projecting brick beltcourse is above the windows, and is topped with a widely projecting, elaborate metal cornice. It features brackets, dentils, and a paneled architrave. The storefront has also been altered, although a historic bracket at the storefront cornice still remains. The storefront has an entry on the south end, with display windows having paired wood vertical sashes. The display windows have brick kickplates. An enclosed barrel-shaped vinyl awning covers the transom area. There is a secondary entry door leading to the second story on the north end of the facade. It has original cast iron columns with brackets capitals, and plywood siding covering the transom.

911 Massachusetts, Woolworth's Building. (1966) Non-contributing

This two-story, rectangular commercial building has been altered from its 1966 appearance when it housed Woolworth's. The upper story has been stuccoed, and has regularly spaced 1/1 windows set between continuous raised lintel and sill courses. The multiple storefronts on the east have walls recessed beneath the plane of the main building, and a continuous flat metal canopy.

918 Massachusetts. (c. 1872) Contributing

This is a *Queen Anne* example of a two-part *commercial block* building. The painted brick second story has three 1/1 windows with simple stone lugsills and overhanging entablature crowns supported by brackets. The roof edge features a double row of corbelled brick brackets, and an overhanging metal cornice with two end brackets. The first story has a secondary entry on the north leading to the upper story. The storefront has a centered recessed entry flanked by

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display windows with low paneled wood bulkheads. The storefront retains its cast iron columns. The transom has been closed down and is currently used as a signboard.

919 Massachusetts. (c. 1880) *Non-contributing*

This two-part *commercial block* building has had second story alterations, probably c. 1920s, and a closed down storefront. Rehabilitation of the storefront would alter this building's contributing status. The glazed tan brick second story has four double-hung sash windows with brick header sills and stretcher lintels. A geometric panel of glazed tile is centered above the windows, and tile blocks enframed the second story. The cornice area presently is recessed, possibly back to the original facade, as the uppermost part of the roof edge is missing. The "Neo-Colonial" storefront has a recessed centered wood entry door with small, multi-panes in the upper half. In the former transom area above is a small, semi-circular window. The display windows are smaller than typical, with the remainder of the window area closed down with horizontal clapboards. The display windows themselves are rectangular, with small, multiple panes and a semi-circular transom above. The transom area of the storefront has also been covered with the same horizontal clapboard.

920-922 Massachusetts, C.H. Hunsinger Garage Building. (c. 1860s; altered c. 1919; rehabilitated 1997) *Contributing*

This two-part *commercial block* has design elements typical of *Early Twentieth Century Commercial* buildings. The hard-fired red brick facade has four pairs of 1/1 windows with a raised brick header sill and a double row of raised brick headers as lintels. Nearly full width rows of contrasting brick are above and below the windows. The castellated parapet edge has metal coping. There are two storefronts at the first story. The north storefront (920) has a recessed entry, display windows with multi-panes, and a closed down transom, while the south storefront (922) also has a recessed entry, but the display windows have ceramic tile bulkheads. It also features brick corner posts.

921 Massachusetts. (c. 1868; altered c. 1910) *Contributing*

This two-part *commercial block* building has simple details typical of vernacular *Early Twentieth Century Commercial* buildings. The tan brick second story has four pairs of double-hung windows covered with metal bars. Each pair has a stone lugsill. Above each pair of windows is a decorative recessed brick square. The parapet roof edge has molded terra cotta coping, which extends down to enframe the facade's end. Centered in a scroll is a wood panel with "RANEY." Originally two storefronts, the south end has display windows with kickplates, while the north

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storefront has a recessed, double-door centered entry flanked by display windows with granite kickplates that curve into the entry area. A metal, mansard-type awning extends full width of the facade.

924-926 Massachusetts. (c. 1883; 1899) Contributing

This double-wide two-part *commercial block* building has detailing typical of *Queen Anne/Late Victorian* commercial buildings. The second story has a unified treatment across the entire width. There are eight tall, narrow 1/1 double-hung windows with stone lugsills, and segmentally arched pedimented crowns with keystones. All windows are connected at the lintels with a course of brick dentils. The cornice has a decorative band of diagonal bricks. The parapet roof edge is stepped over each storefront. The double-wide brick front building has two storefronts, each with a centered recessed entry flanked by display windows. There is also a central secondary entry door leading to the second floors. The bulkhead on the north is ceramic tile, while the south storefront's are brick. The north transoms have individual boards covering each sash.

925-927-929-931 Massachusetts. (1901) Contributing

This large two-part *commercial block* building with five storefronts has design details which reflect the influence of the *Classical Revival* style. The tan brick second story has fourteen double-hung windows with stone lugsills and segmentally arched tops, each with four rows of radiating brick voussoirs. The cornice area of the roof has a lower brick belt course, eight oval attic vents, and a projecting metal cornice with a row of brick dentils. The rehabilitated storefronts have recessed entries and display windows with a concrete skim coat over the brick kickplates. The glass transoms have small multiple panes. A metal I-beam serves as a storefront lintel, supported by two cast iron columns at two of the entries.

928 Massachusetts, Commercial Hotel. (c. 1878) Contributing

This is a three-story *Late Victorian* example of a two-part *commercial block* building. The painted brick upper stories each have three 2/2 double-hung windows. The second story windows have semi-circular arches, while the third story have segmental arches. The projecting cornice has corbelled brick brackets. There is a recessed entry on the north, with full-height display windows and free-standing cast iron columns.

930-932-934 Massachusetts. (1972) Non-contributing

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This modern two-story commercial structure with some traits of the *Brutalism* style. There is a recessed central entry flanked by two storefronts, which are divided by full height brick columns. A wide, flat overhanging canopy with concrete panels extends the width of the two storefronts, each of which have their own entry doors. The second story features a continuous band (except for the brick columns) of dark, fixed sash windows, set within vertical concrete panels.

933 Massachusetts. (c. 1870) Contributing

This *Italianate* two-part *commercial block* building has an intact second story cornice. A projecting metal lintel separates the storefront from the red brick second story, which has four tall, narrow, 1/1 double-hung windows. The windows have molded stone sills, and segmental arched labels of molded stone with keystones. The elaborate cornice has a pedimented parapet with a honeycomb pattern tympanum centered in a projecting entablature with four large scrolled brackets and dentils. The c. 1950s storefront has a deeply recessed, centered entry flanked by display windows with brick bulkheads. The transom area above the storefront, but retains its cast iron pilasters. A historic cast iron column divides the storefront from a secondary entry door on the south end of the facade which leads to the second story. There is a fixed sash transom above.

935-937 Massachusetts. (c. 1871; altered c. 1929) Contributing

Alterations post-1927 have given these (former two separate) buildings their current appearance as a simple two-part *commercial block* building with *Moderne*-influenced design features. The tan brick second story has four pairs of windows. Each window has a large fixed upper sash, and a smaller lower casement window. Each pair shares a stone sill, and a continuous lintel course of brick stretchers runs the entire length of the facade. An identical course of brick stretchers is above, serving to demarcate the otherwise unadorned cornice area. The double-wide building has two storefronts. There are recessed secondary entries at both ends leading to the upper story, and both storefronts have centered recessed entries. The south storefront has full height display windows, and metal columns with scrolled capitals support an architrave with dentil band (not original). The north storefront has glazed tile block kickplates, glass block transoms, and a flat metal canopy.

936-938 Massachusetts, Erikson Building. (1899) Contributing

This is a *Late Victorian* example of a two-part *commercial block* building. The double-wide brick front building is two-and-a-half stories in height. The upper story of the double-wide painted brick building has a unified treatment. There are eight tall, narrow 1/1 double-hung windows with quarry-faced stone sills and lintels. Above the windows are four recessed brick

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rectangular panels. Centered below the cornice is a stone plaque with "C.J. ERIKSEN 1899". The projecting cornice has corbelled brick brackets, and the roof edge has tile coping. The storefront has recessed double doors at the south end, and a secondary recessed single door leading to the upper stories on the north. In between the two doors are large display windows with brick bulkheads. The transom area has been boarded over.

939 Massachusetts. (1871) Contributing

A two-part *commercial block* building with detailing typical of *Early Twentieth Century Commercial* buildings, indicating a probable facade alteration at this time. The glazed tan brick-clad second story has three 1/1 double-hung windows with sills of raised dark brick headers. The windows currently have wood shutters. The narrow cornice has a course of vertically placed brick stretchers, topped with a darker colored stone coping with shallow centered parapet. The rehabilitated storefront has a recessed secondary entry on the south end leading to the second story. The storefront itself has a recessed centered entry door flanked by display windows. The corner posts are paneled, and the display windows have segmental arched wood crowns and brick kickplates. The transom area has multiple fixed square glass panes.

941 Massachusetts. (c. 1871; altered c. 2000) Non-contributing

This two-part *commercial block* building has design elements typical of *Early Twentieth Century Commercial* buildings, indicating a probable facade alteration at this time. Recent storefront alterations have resulted in the present appearance. The brick-clad second story has two pairs of 1/1 windows with projecting wood surrounds. The windows have wrought iron balconies and large cloth awnings. Above the windows are double recessed rectangular brick panels. The projecting cornice has corbelled brick brackets, and tile coping at the flat parapet roof edge. The storefront has full height moveable display windows with metal frames and small fixed transoms. It is covered with a circular vinyl awning. There is a recessed door on the north end which leads to the second story. Rehabilitation would likely alter this building's status to contributing.

943 Massachusetts. (c. 1868; addition 1905; altered c. 1908) Contributing

This two-story, two-part *commercial block* building has second story design elements which are complementary to the Italian Renaissance features on the adjoining three-story building to the south. The brick-clad second story has two pairs of small, casement windows. Each pair has a shared sill of raised brick headers. Above each pair is a double recessed brick rectangular panel. The cornice features large brick dentils, with an overhanging flat metal corona. Above, the flat brick parapet has stone coping. The storefront has a deep recessed entry on the north with display

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windows to the south. The kickplates are ceramic tile, and the transom has been covered with a plywood signboard.

945-947 Massachusetts, J.C. Ecke Building. (1908) *Contributing*

This three-story brick building is an example of a two-part *commercial block* with simplified Italian Renaissance design features. The building is intact on its second and third stories. The upper stories are clad in tan brick and have stone details. A molded stone beltcourse separates the first story from the second on the facade (east elevation), and another serves as lintel for three large groupings of windows. The second story windows have a central, large fixed sash flanked on both sides by a 1/1, double-hung sash window. Above are four narrow transoms, topped with a wide, molded stone lintel. There is an identical grouping at the east end of the south elevation of this corner building. The remaining windows on both the second and third stories are identical -- paired groups of 1/1 double-hung sash. The stone sills have simple square block brackets beneath, and the lintels are recessed brick stretchers. There are four pairs on the east elevation of the third story, and eight pairs on the south elevation of the third story, south elevation. Centered above the east third story windows is a stone panel with the words "J.C.ECKE," and between a smaller panel with "1908." The cornice has large block brick dentils covered by an overhanging metal corona, with plain brick parapet above. Presently, the storefronts on the east and southeast have been closed down with metal panels. There is a centered entry door on the east elevation with flanking display windows. The remainder of the first level on the south elevation has been bricked in, except for a centered entry with glass door and display windows, and a single door at the west end.

1001-1003 Massachusetts, Lawrence Masonic Temple. (1911) *Key Contributing*

Designed by K.U. art professor William Griffith and built by John T. Constant, this imposing, three-story Egyptian Revival style building has a massive temple-front facade distinguished by the twin hollow stone columns set between large stone sections of enframing wall ("distyle in antis"). The columns represent papyrus bundles, with horizontal bands approximately two-thirds up representing the binding cords. The wide, overhanging cornice is also typical of the Egyptian Revival style, with long, slender leaf forms curving vertically, with half-round torus molding beneath. The rectangular building is constructed of brick and stone, with a full basement under the building and the sidewalk on the north side. The primary (east) and north elevations are symmetrical, and feature a stone frame with brick walls recessed behind. In addition to the previously noted columns, the east elevation also has wide enframing piers. Set behind this is a brick wall with entry doors midway between the basement and raised main floor. The doors are

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double with a lintel of stretcher brick. The main floor and second story each have three 1/1, double-hung windows with brick sills and lintels. The brick portion of the north elevation is windowless on the main and second stories, as part of Masonic tradition. The basement windows have been partially closed down with concrete blocks, and presently contain four glass blocks. The brick walls are set behind five stone columns, with two end piers. Each column is composed of a stack of five limestone slabs with deeply scored joints. The widely overhanging cornice is repeated on the north elevation.

1005-1007 Massachusetts, W.E. Spalding Building/Masonic Annex. (c. 1911) Contributing

This two-part *commercial block* building has design elements from both the *Queen Anne* and *Early Twentieth Century Commercial* styles. The double-wide brick front building has two storefronts, both with flush off-center entries flanked by display windows. The south storefront has two entry doors and full height display windows; the north storefront has one entry door and display windows with brick bulkheads. The transom area has been covered over with cedar wood shakes. The second story contains four oriel windows. Each oriel has three 1/1 double-hung windows with wood panels beneath. The oriels have metal hip roofs with dentils beneath their overhanging eaves. The brick cornice area above has four rectangular panels formed by raised brick rows, and a row of corbelled brick brackets at the roof edge.

1009 Massachusetts. (c. 1910) Contributing

This two-part *commercial block* building features design details typical of *Early Twentieth Century Commercial* construction. The second story has four 1/1 double-hung windows sharing a continuous stone sill. Each window has its own flat stone lintel. Above the windows are two rectangular panels formed by raised brick courses. The cornice area is otherwise unadorned. The first story has a secondary entry on the north end leading to the second story. The storefront has a centered flush entry flanked by display windows with brick bulkheads. A cloth awning covers the transom area.

1011 Massachusetts. (c. 1871) Non-contributing

This simple one-part *commercial block* building retains its upper cornice area dating from the late nineteenth century, but the majority of the storefront area has been closed down; rehabilitation would alter this building's contributing status. The storefront has two flush entries at either end, with two display windows in between. The kickplates, transoms, and corner enframements have been closed down with vertical wood paneling. Above, the cornice area retains its original brick cladding and corbelled brick brackets at the roof edge.

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1013-1015 Massachusetts, Varsity Theater. (c. 1915; altered 1967) *Non-contributing*

This two-story rectangular building has an altered facade which may become significant for Modern architecture when it reaches fifty years in age. On the other hand, rehabilitation of the building back to its former Moorish Revival facade may reveal a contributing resource. The current facade is divided into three main bays. The central portion has a large, polygonal-shaped panel with metal edges on the second story, and stucco panels to either side. The central panel, which contains the marquee and letters "Varsity," extends above the roof edge, and the metal edges extend into the first story to continue the three divisions of the facade. Sloping exposed aggregate columns along the interior, along with double glass entry doors and full-height display windows. At both ends of the east elevation is another set of double glass doors. A flat metal canopy projects to a point centered in the facade. It has a wide metal cornice with a double row of electric bulb sockets.

1017 Massachusetts. (c. 1886) *Non-contributing*

This one-part *commercial block* building has a rehabilitated facade, but due to lack of any original materials on the facade, is considered non-contributing. The storefront has a recessed entry door at the south end, with display windows to the north. There are wood paneled columns separating the storefront divisions, and fixed glass sash transoms. The upper area has been stuccoed, and the roof edge has no details.

1019 Massachusetts. (c. 1886) *Contributing*

This two-part *commercial block* building has a rehabilitated storefront which features a recessed entry on the south leading to the upper story, and a north recessed entry on the main storefront. There are display windows with wood kickplates between the two doors. The storefront has enframing paneled wood columns, and fixed glass transoms. The early brick of the second story was stuccoed during the district's period of significance. The second story features two sets of windows, containing a central 1/1 window flanked by narrower 4/4 windows. Above each window are multi-paned transoms. The parapet roof has castellated ends and rises to pediment in the center.

1021-1023 Massachusetts. (c. 1870's; 1891) *Contributing*

This two-part *commercial block* building has had alterations to its second story. The second story is clad with glazed brick, and reads as one storefront. There are four casement windows with multiple small panes. A false mansard roof of colored slate completes the cornice area of the roof. There are two storefronts on the first story, with two centered secondary entries leading

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to the second floor. The storefronts have recessed centered entries flanked by display windows with ceramic tile kickplates. The north storefront has stained glass transoms, while the south's transom is covered with an enclosed awning.

1025 Massachusetts. (c. 1893) Contributing

This *Italianate* two-part *commercial block* building is divided into three storefronts, each with a centered entry and flanking display windows; the northernmost storefront has full-length display windows, while the others have stucco kickplates. The transom areas have been filled in with a signboard, but retain their decorative divisions of slender cast iron pilasters. A secondary entry leading to the upper story is between the central and north storefront, and retains its original decorative cast iron enframing and bracketed transom with glass sashes. The upper story of painted brick has two windows above each storefront. These are 1/1 double-hung with quarry faced stone sills and elaborate pedimented crowns. The pediments are supported by brackets, and feature a decorative embellishment at the crown peaks and a swag beneath. The elaborate overhanging cornice has large floral corner brackets with smaller brackets between, and an architrave with decorative circular medallions.

1029 Massachusetts. (c. 1896) Contributing

This one-part *commercial block* building has design elements from the *Late Victorian Commercial* era. The storefront has a centered, recessed entry door flanked by display windows with vertical wood bulkheads. An overhanging, molded cornice separates the display windows from the three rectangular transoms with fixed glass sashes. The upper portion of this one-story building is covered with stone-patterned metal sheeting, and is topped with an overhanging metal cornice with large end brackets, and two smaller interior brackets. The end brackets are topped with a curved finial, and a dentil row below the projecting cornice.

1031 Massachusetts. (c. 1905) ~~Non-contributing~~ Contributing (FIC 7-2012) SJM

This one-part commercial block building has an altered storefront and upper facade, although it does retain a late Victorian era metal cornice with brackets; rehabilitation of this building may alter its contributing status. The storefront has a centered recessed entry with flanking display windows with brick kickplates. The transom area has also been bricked in. The upper portion of the one-story building is covered with embossed metal panels (not original).

1033-1033 ½ Massachusetts. (c. 1908) Non-contributing

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This one-part *commercial block* building has an altered storefront and false siding. The building is divided into two small storefronts. There are two centered flush entry doors with a single display window to either side. The kickplates are covered with corrugated metal. A signboard signs cover the transom, and the cornice section of the building has been covered with asbestos shingles. Rehabilitation of the building may reveal a contributing resource.

1035 Massachusetts. (c. 1910) *Contributing*

This two-part *commercial block* building has simple design features typical of *Early Twentieth Century Commercial* design. The hard-fired red brick second story has three 1/1 double-hung windows with false mullions giving the appearance of 8/12. There are simple stone lugsills, and small shutters for each window. The cornice features a paneled wood architrave, with flat parapet top having tile coping. The storefront has a flush glass door at the north end with full-length display windows (no bulkheads) to the south. The transom area is covered with a vinyl awning which has metal pole supports from the ground. There is a secondary, wood paneled entry door on the north end of the facade with glass transom.

1035-1045 Massachusetts, Sister City Friendship Garden. (2000) *Non-contributing*

A landscaped "pocket park" just north of the Watkins National Bank building honors Hiratsuka City, Japan, sister city to Lawrence. A historic stone retaining wall with iron fence above encloses the Massachusetts boundary. The park has a curving path, planting beds, and small deciduous trees.

1047 Massachusetts, Watkins National Bank/Old Lawrence City Hall. (1888) *Key Contributing*

This large, imposing two-and-a-half story Romanesque Revival building with steeply pitched hip roof is constructed of red brick with red and white stone accents. Many of the columns or window surrounds have curved bricks. It sits on a high basement, with a wide quarry-faced limestone water sill separating it from the raised main floor. The basement has segmental arched windows with iron grills. The main entry door is on the east/Massachusetts elevation. A massive Romanesque arch sets off the recessed entry doors. The arch has wide, quarry-faced radiating limestone voussoirs, with end blocks of carved stone. "WATKINS" is spelled out in the arch on separate stones. The first story windows are 1/1 double-hung, and are set within semi-circular arched recessed with radiating brick voussoirs. The second story windows are highly elaborated. On the east facade, four 1/1 windows are set within an arcaded panel, composed of stone pilasters with floral capitals. The four windows each have a semi-circular

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transom above, and share a wide, continuous sill band of floral carved stone. The south elevation windows are somewhat similar, in that they share a continuous, decorative sill band only slightly less elaborate than that of the east elevation. This carved stone sill band terminates in a scroll comprised of a curved, winged dragon. The windows here are divided by pilasters with floral capitals. The south windows do not have arched transoms, however. Instead, across the ten bays on the second story, the second/third, fifth/sixth, and eighth/ninth bay windows have rectangular windows above. Corresponding above these bays are three, parapet gable dormer roofs. The front (east) elevation has a large, centered parapet gable dormer. The dormers have carved finials at their peaks and bottom of the slopes, and feature a tall, narrow, 1/1 attic window with stone sill and round arch crown. The roof edge is delineated with a contrasting white stone molding, which terminates at each dormer with a carved medallion. *Listed on the National Register on 02-24-1971.*

1100 Massachusetts, Douglas County Courthouse. (1903-'04) Key Contributing

Designed by John G. Haskell and Frederick C. Gunn, this three-and-a-half story native limestone building is an imposing example of the *Romanesque Revival* style. It has a basic rectangular floorplan, which is modified at its south end with small projecting wings on the east and west to form a shallow "T." These wings correspond to cross gable roofs above. Other irregularities in the roofline are caused by the central clock tower on the west elevation, a stair tower on the southwest corner, and multiple gable dormers intersecting a truncated hip roof on the north main portion. The first floor sits on a high basement, and a narrow band of dress-faced limestone separates the basement from the first floor. Another wider band of dressed-face stone serves as a continuous lintel around the entire building. Otherwise, the building is noted for its quarry-faced Cottonwood limestone, with fenestration lintels of smooth stone providing contrast.

The west elevation has a large, Romanesque arched entry centered along the facade, with a square, six-story clock tower immediately to the north. The entry has four small columns, and highly elaborate stone work in the arch. The clock tower has a pyramidal roof with metal finial, with four large minarets at each corner of the roof. The sixth floor of the tower has a clock face on each side, while the fifth floor contains balconies with iron railings on all but the east side. Another primary entry is on the north elevation, recessed in a rectangular opening. The windows vary in size and shape -- the majority have flat stone lintels, but several feature wide, Romanesque arched lintels with dressed-faced radiating stone voussoirs. Other notable stone work includes drain spouts with carved decorations, a small gargoye on the clock tower, and the

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variously located stone "checkerboard" panels, whose pattern is formed by alternating squares of dressed- and quarry-faced stone. *Listed on the National Register on 04-14-1975.*

1101-1103 Massachusetts/105 W. 11th, J.E. Stubbs Building. (1909) Contributing

This is a large corner two-part *commercial block* building with *Classical Revival* stylistic features. The building is angled at the northeast corner. Its upper story is clad in hard-fired red brick. There are four windows on the second story of the east elevation. These are 12/1 double-hung, and have thin stone labels above and a simple stone sill. One window also has a Gibbs surround (jambs with protruding blocks and quoins) without the keystones. This window has two panes in the upper sash, while the lower sash has a stone panel carved with "J.E. Stubbs Building 1909." The window at the angled corner has a decorative surround of small stone and brick panels, giving the appearance of quoins or blocks. The north elevation has seven pairs of 9/1 double-hung windows, all sharing a thin stone label above and a stone sill below. Above the windows is a very wide, overhanging metal cornice supported by brackets with impostes, with paired brackets at the building's corner. There is a corbelled band of bricks below forms dentils. A parapet roof above has regularly spaced short brick pilasters. The parapet at the angled corner of the building rises in a shallow pediment with a stone fleur-de-lis decoration. There are two storefronts on the east (Massachusetts) elevation, and one on the north (11th Street) elevation. The two storefronts on the east elevation share a flat projecting metal canopy, and a signboard formed by corrugated metal covering the transom area. The southern storefront (1103) has a recessed entry at the north end, with full height display windows which angle in to meet the door. The northern storefront has a recessed entry, and display windows on the north which have glazed tile block kickplates. There is another entry at the northeast angled entry, which has an aluminum framed door and display windows, also with glazed tile block kickplates. The first story of the north elevation has two small square windows with narrow stone sills and wide flat stone lintels. There are also three entry doors at the west end. The centered entry door has a full Classical Revival surround with engaged pilasters supported by a pediment above, and is addressed 105 W. 11th. Another door is found centered within the western storefront. It has a stone arched transom above supported by two brick columns, and is flanked by display windows. The display windows have Luxfor glass transoms, and the entire storefront is topped with a widely projecting cornice featuring two end brackets.

1105 Massachusetts, Orpheum Theater. (c. 1913) Contributing

This is a painted brick one-part *commercial block* building with design details typical of Early Twentieth Century commercial building, as well as some references to *Moderne* commercial

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features. It has a double-wide facade with a large centered entry flanked by brick columns which have a large arch above formed by patterned brick. The entry has modern aluminum framed full height windows and entry door. Small doors flank either side of this centered entry. Short engaged pilasters with corbelled brick capitals separate two small windows on either end, and the entire storefront is enframed with full height engaged brick pilasters. The cornice area has a rectangular brick panel (with arched bottom course corresponding to the centered entry arch) of raised brick courses. The roofline edge is decorated with a row of alternating projecting brick headers.

1109 Massachusetts. (c. 1924) Contributing

This building is the northernmost storefront in a group of three one-part *commercial block* buildings which are lower in height than other typical one-story Commercial buildings in Lawrence's downtown. The upper part of this building's facade has been stuccoed, and features a centered recessed entry door flanked by display windows with wood panel kickplates. There is no transom area above the windows, and the cornice area above has two recessed rectangular panels topped by two raised brick courses which are continuous across the three storefronts. There is tile coping at the roofline.

1111 Massachusetts. (c. 1924) Contributing

This building is the middle storefront in a group of three one-part *commercial block* buildings which are lower in height than other typical one-story Commercial buildings in Lawrence's downtown. The upper part of this building's facade has been stuccoed, and features a centered recessed entry door flanked by display windows with wood panel kickplates. There is no transom area above the windows, and the cornice area above has two recessed rectangular panels topped by two raised brick courses which are continuous across the three storefronts. There is tile coping at the roofline.

1113 Massachusetts. (c. 1924) Contributing

This building is the southernmost storefront in a group of three one-part *commercial block* buildings which are lower in height than other typical one-story Commercial buildings in Lawrence's downtown. This building's facade has been stuccoed, and features a centered recessed entry door flanked by display windows with stucco kickplates. There is no transom area above the windows, and the cornice area above has two recessed rectangular panels topped by two raised brick courses which are continuous across the three storefronts. There is tile coping at the roofline.

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1115-1119 Massachusetts. (c. 1923-'25) Contributing

This is a one-part *commercial block* building which formerly contained three storefronts with shared design elements in the cornice area reflective of the *Moderne* influence on commercial architecture. It is clad in hard-fired red brick, with vertical stretcher courses at the roofline and separating the transoms from the upper cornice area. These courses wrap around to the south side of the building, which has a single door and window, currently closed down, with flat lintels of vertical brick stretchers; the window has a projecting brick header sill. The cornice area on the facade has three diamond-shaped stone decorations centered above each storefront, with the central one being slightly larger. There is a brick column separating the south storefront from the remaining to the north. The kickplates feature glazed ceramic tile. A metal beam separates the display windows from the transom area. The south storefront has a recessed entry on the southeast corner and display windows to the north. Its transoms are painted. The former entry for the north storefronts has been altered to a display window with kickplates. Transoms in this area are corrugated metal. Located at the southwest rear corner of the building is an additional shop entry (addressed 1119) which has a false metal mansard roof extending from above the windows to the roofline. It has T-111 plywood siding, a slightly recessed entry door with wood planking surround, and two groups of three small windows to the west.

Intersection of Massachusetts & South Park Street, South Park. (c. 1854) Contributing

This public square is divided into two halves, with Massachusetts Street running down the middle of the park. It is a level grassed park with numerous shade trees, including varieties of oak, maple, London plane trees, and ash. Located in the east portion is a *contributing* structure - the 1906 octagon-shaped gazebo/band shelter. It has a painted brick base with round columns set on brick piers supporting an ogee pyramidal roof with metal shingles. The roof spire is topped with a finial, and there are small brackets and a dentil band beneath its overhanging eaves. Also in this section of the park are sunken formal gardens with a *contributing* object (a 1910 fountain), and pathways lined with redbud (*Cercis canadensis*) trees. The western section has a *non-contributing* park building, a spray pool with *non-contributing* pool house, playground equipment, and an informal field for sports. The pool house has brick veneer siding and a low-pitched gable roof. The park building is also constructed of brick, and has a flat roof. The wading/spray pool is surrounded with an iron fence. Both sections of the park are bounded by a sidewalk along the street edges.

NEW HAMPSHIRE

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645 New Hampshire, United States [Lawrence] Post Office. (1907) Key Contributing
Although addressed on New Hampshire, this one-story *Beaux Arts* brick and stone building's primary facade actually faces south onto 7th Street. The main (south) facade is symmetrically arranged, and features a wide, centered projecting entry bay. The double entry doors have a pedimented top with a scrolled shield medallion. Above is a tri-partite fanlight, recessed within a semi-circular arched stone molding with keystone. Engaged brick pilasters with Doric capitals separate the entry door from flanking windows, which are set within recessed arches identical to the door. The windows themselves are also tri-partite, with a centered 1/1 window flanked by narrower 1/1 windows. The two end bays on the south facade, as well as the three bays on the original portion on the east, have paired 1/1 windows with transoms set within a simple rectangular opening. Above each window is a keystone and rectangular panel of recessed brick. The brick first story is set on a high basement of rusticated stone. Steps lead to the main entry on the south, and the secondary entry on the first bay of the east. The elaborate stone cornice has a wide architrave band, projecting corona with block dentils beneath, and a stone balustrade on the roof edge. A brick addition to the north is two stories, and carries out main details of the original section. The rusticated stone basement is continued, as is the stone cornice, although somewhat simplified in its detailing. The windows on the east elevation of the addition are paired on the first story with transoms and a keystone above, while those on the second story have no transoms or keystones. There is a rear loading dock on the north. *Listed on the National Register on 10-31-2002.*

701 New Hampshire, Charlton Building. (1906) Key Contributing
Designed by local architect William T. Wellman, this one-story brick *Classical Revival* building has a basic rectangular shape which is slightly modified by a shallow projecting central entry bay. Although addressed on New Hampshire, the primary facade faces north onto 7th Street. There are brick quoins on the building at its corners and the corners of the entry bay. It sits on a high basement of rusticated stone. The basement has windows and entry doors, in line with the windows on the main floor. The central pedimented entry door is reached by a set of stairs. The wood paneled door has a molded surround, with glass transom above having a keystone in its flat lintel. The pedimented portico above is supported by brackets. Above this is a plaque area. There are two windows on both sides of the entry door, and three on the east elevation. These windows are 1/1, double-hung sash with fanlight transoms above. The transoms have semi-circular, molded stone crowns with keystones, supported by corbelled brick brackets. The sills

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are simple, stone. The projecting cornice has a wide flat architrave band, a dentil band, and shallow brackets. A simple brick band serves as the parapet edge.

729-733 New Hampshire. (c. 1925) Contributing

This simple brick one-part *commercial block* building has seven bays/storefronts of varying width along the facade. They are demarcated by square brick corner posts; formerly there were short brick piers rising above the roof edge at these divisions as well. Starting from the north end, the first bay is partly closed down, and has a recessed entry. The next bay is also partly closed down, and has a flush entry with display window and brick bulkhead. The third bay has display windows, closed down transom, and brick bulkheads. The fourth bay is narrow, and contains only an entry door. The fifth bay has a flush entry door, display windows, and closed down transoms. The sixth bay has recessed windows and a brick planter as bulkhead, while the last bay has a flush entry, display windows, and painted transom windows. Above each storefront, a rectangular panel is formed by a course of brick headers. Rows of vertical brick stretchers serve as simple decoration on the facade -- either in bands on the brick columns, as a continuous storefront lintel, or below the rectangular brick panels.

735 New Hampshire. (c. 1889; altered c. 1920s) Contributing

This two-part *commercial block* building has *Italianate* features on the second story, and a first story altered to serve automotive purposes; this alteration occurred during the district's period of significance, and has achieved significance in its own right. The second story has metal siding pressed to resemble stone. The first story has a wood paneled garage entry door with small glass lights at the south end. There are two entry doors north of this, with a windows in between. The corner posts and storefront lintels are brick faced. The second story has four 1/1 double-hung windows. The windows are set with a recessed arcade, formed by engaged square pilasters and flattened arches. The windows have projecting shelf sills. The widely overhanging metal cornice has large end brackets, and smaller brackets between.

737 New Hampshire. (c. 1927) Contributing

This one-story former automotive building has details typical of *Early Twentieth Century Commercial* buildings, and a stepped parapet which borrows very loosely from the Mission Revival style. The storefront has a former garage entry opening at the south end, which currently has two small doors recessed within. Just north of this is a boarded over entry and large display windows. The display windows have brick stretchers sills, and the transom area has been closed down. The entire storefront has a lintel of vertical brick stretchers. Centered above is a

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rectangular panel formed by a course of brick headers with small stone squares at the corner. There are three "I"-shaped stone motifs -- one centered at the parapet, and one at both ends of the rectangular panel.

745 New Hampshire. (c. 1920) Contributing

This rectangular one-story, flat roofed *Spanish Colonial Revival* building is located on the northwest corner of 8th and New Hampshire, and has two primary elevations. It is clad with red-tan brick, and has a flush entry door on the south elevation and a recessed entry along the east. The remainder of these two elevations has large display windows with tan brick bulkheads and square corner posts. Above the storefronts is an overhanging cantilevered pent tile roof. The parapet roof edge is comprised of a multi-colored brick cornice, accentuated at regular intervals with sloping brick piers with terra cotta finials. Small floral terra cotta tiles decorate the cornice area beneath these piers.

801 New Hampshire/19 W. 8th Street. (c. 1889) Non-contributing

This brick *Italianate* two-part *commercial block* building has a closed down storefront; rehabilitation may alter this building's contributing status. The second story north elevation has been stuccoed, and has three closed-down windows with pedimented crowns. The overhanging metal Italianate cornice is bracketed. The storefront has a recessed entry door on the west end, and small rectangular windows to the east with the remainder of the storefront bricked-in. The transom area has been closed down as well. There is an entry to the basement on the east elevation, and the second story retains its fenestration patterns, with six window openings recessed within radiating brick arches.

811 New Hampshire, Kansas Seed House. (c. 1856; 1889; 1897) Key Contributing

A rare extant two-story stone warehouse building which was constructed in two main sections. The divisions are evident from differing stone along the primary (east) facade. Both sections are constructed of quarry-faced stone laid in irregular courses. The north half has a garage-type fenestration opening, currently with recessed wood frame doors, sidelights, and transom. Another opening currently has two windows separated by a stone sill, and is flanked by two smaller windows with arched radiating brick voussoirs. The second story of this section has two windows, one with a flat stone lintel, and the other with arched radiating brick voussoirs. The south half of the building has two tall, narrow fenestration opening, one with a door in the lower half, and windows above. There are two small multi-paned windows, one on each side of these entries, and two larger windows above the entries. All fenestration in this half have a double or

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triple row of arched, radiating brick voussoirs. The cornice area on the facade is formed by corbelled bricks.

VERMONT STREET

745 Vermont, Lawrence Fire Station. (1951) Key Contributing

Although this building does not meet any current property type definitions in the MPDF, it is a good representative of *Moderne* architecture, as applied to a government building. It would be individually eligible under criterion C in the area of *architecture*, and criterion A in the area of *politics/government*. The vari-colored light brick building has an irregular floorplan and flat roof. A large projecting portion on the southwest corner houses the fire department. The south elevation of this portion has three garage bays, separated by concrete columns. These columns support a concrete entablature with the words "FIRE DEPARTMENT" and a low mansard roof above. The wall above has three fixed sash windows with multi-panes on the second story. Additional entry doors are found on the south, east, and north elevations. The windows vary in size and treatment, but are generally four-light hinged windows with brick header sills. On the second story, an encircling brick course of headers serves as the window lintels. At the "L" formed in the southeast junction of two sections, a square hose tower rises four stories. Its corners are accented with regularly spaced rows of recessed brick, and two sides have tall narrow glass block windows which span several floors.

1046 Vermont, Capitol Federal Savings Building. (1953) Contributing

Although this building does not meet any current property type definition in the MPDF, it is a good representative of *Wrightian* architecture, as defined by Whiffen, and would be eligible under criterion A in the area of *architecture*.⁴ This one-story, flat roof building has a basic rectangular plan, with the exception of a recessed bay on the south elevation. The building has contrasting wall materials, but is dominated by the projecting, flat metal canopy on the west and south which provides a strong horizontal line; this has been extended to form a roof/porte-cochere for the drive-through services. The west elevation has two small fixed sash windows set in a wall of very long, narrow light-colored bricks in stretcher bond. There is a central section with vertical black marble panels, with aggregate stone panels above and below. The southwest

⁴Whiffen, pp. 263-264.

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corner of the building has squared limestone, with a massive pier rising above the roof edge on the south elevation. The south elevation has the main entry door.

7TH STREET

7 E. 7th Street. (c. 1912) *Non-contributing*

This two-part *commercial block* building has been covered with stucco and has an altered facade. The building sits on a high basement with four fixed sash basement windows. A recessed entry is at the west end of the building, and is reached by concrete steps with balustrade. Four tall narrow fixed sash display windows, with smooth stone surrounds, are east of the entry door. The second story is covered with stucco, and has four small 1/1 windows with simple sills. The cornice projects slightly from the facade.

8TH STREET

9 W. 8th Street. (c. 1905; altered c. 1926) *Contributing*

Sharing design details with adjoining 801 Massachusetts, this two-part *commercial block* building nonetheless differs in its siding and windows treatment. It does, however, share a continuous mansard tile roof supported by brackets with the building on the east. The red brick second story has three 1/1 windows with stone sills and lintels. The storefront has a flush entry door, and is flanked by rectangular windows which are fixed sash, and also have stone sills and a wide stone lintel. The remainder of the first story cladding is brick.

8-12 W. 8th Street. (1983) *Non-contributing*

This one-story brick rectangular building with flat roof has one entry on the east side, and two on the south. These entries are recessed, and are flanked by display windows divided by brick columns. The windows are covered with cloth awnings. Above each window is a rectangular panel formed by a shallow corbelled brick course; otherwise the surface of the exterior walls is unadorned.

123 W. 8th Street, Standard Mutual Life Building/Fraternal Aid Building. (1930) *Key Contributing*

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This is a two-story brick and stone example of a *Classical Revival* style building with a very high degree of exterior integrity. Unlike most buildings in Lawrence's downtown, this has a truncated tile hip roof with a decorative stone edge resembling a balustrade. Beneath, the wide cornice band has stone panels with occasional cut-stone floral motifs. The first story sits on a high basement level of rusticated limestone, with 1/1 windows in recessed openings. The symmetrical primary facade faces north onto 8th Street, and features a tall, centered entry. The steps to the first floor entry door are recessed beneath this entry, which has a large classical pediment above supported by stone pilasters. This pediment is comprised of a rectangular stone tablet with scrolled spandrels on either side. The entry surround is a paneled stone band. The double entry doors have a historic metal grill covering the transom. Above the entry on the second story is a group of three windows. On either side of the entry door are four single windows, flanked by a brick expanse one bay wide and a grouping of three windows. The windows on the first floor have large stone surrounds with stone panels beneath. All windows are 1/1 with stone label moldings above the simple stone surrounds. The west elevation has a grouping of three windows at each end, and four single windows in between. A continuous stone course separates the first story from the second. The brick cladding is tan with light colored brick interspersed.

201-203-205 W. 8th Street, I.O.O.F. Building. (c. 1880) *Contributing*

This is a large free-standing example of a two-part *commercial block* building with very simple details, more typical of those found on *Early Twentieth Century Commercial* buildings. The main elevation of this two-story brick building faces north onto 8th street, and has a centered entry door set with a classically inspired opening. Square pilasters with Doric capitals support a flat entablature with dentils. West of this entry are four sets of display windows (not original) with brick bulkheads. Within this group of four, the two central display windows each have two sets of 1-over-1, fixed sash windows, while the two end display windows have one pair. East of the centered entry are two storefronts. Each storefront has a centered recessed entry, flanked by display windows similar to those to the west. The transom area above has been closed in with brick. The east elevation has one identical display window at the north end, and an entry door at the south end. The second story of the north facade has eleven, tall narrow window openings, which have been partially closed down and filled with stock 1/1 double-hung windows. The windows have simple stone lugsills and lintels. The second story of the east elevation has four identical windows. The cornice area has a wide projecting band of flat brick edged with a raised brick course, and stone coping at the roof edge. The east elevation has a stepped parapet edge.

9 E. 8th Street. (1946) *Non-contributing*

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Although data regarding this building's construction date is conflicting, the building's altered condition would render it non-contributing. It is representative of a two-part *commercial block* building with design features on its second story typical of the *Late Victorian* period. The tan brick second story is overwhelmed by two large oriel windows. Each oriel has three 1/1 double-hung windows with wood panels beneath. The hipped metal oriel roofs have overhanging eaves. A widely overhanging cornice at the building's roof edge has two large, decorative brackets at each end. On the first story, there is a paneled wood secondary entry door on the west, with decorative glass transom above. The storefront has a centered flush entry flanked by single large display windows with stucco bulkheads. The transom area has prism glass.

11-13-15 E. 8th Street. (c. 1870) Contributing

Formerly two separate buildings, this brick-faced two-part *commercial block* building had an early twentieth century facade alteration which resulted in a uniform treatment of the second story; recent tuckpointing on 11 E. 8th gives it a different appearance, however. The west end of the second story has two pairs of 1/1 double-hung windows with brick header sills and stretcher lintels. Above each pair is a rectangular panel of brick headers, and the slight parapet roof edge had a triple row of vertically placed brick stretchers. The east end of the second story has two 1/1 double-hung windows, also each with brick header sills, stretcher lintels, and rectangular panels above. The west storefront (11 E. 8th) has a recessed entry on the west with display windows and false brick veneer kickplates. The transom windows are covered with a cloth awning. 13 E. 8th Street has a recessed entry on the east, with display windows with brick bulkheads to the west. The transom windows are covered with cloth awnings.

12 E. 8th Street. (c. 1883; altered 1918) Contributing

This one-story commercial building was altered c. 1918 to its current *Spanish Colonial Revival* features. The facade has a rough stucco covering. The centered entry is deeply recessed within an arched opening which is supported by two spiral fluted columns. Flanking multi-paned display windows with stone sills also have arched openings, and are covered with metal grills. Above the entry are three small recessed windows, also in arched openings. The parapet roof edge has rising piers at both ends topped with finials. Between, a cantilevered pent tile roof has wide stucco soffits.

14-16 E. 8th Street. (c. 1900) Contributing

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This is a one-story, double-wide enframed window wall commercial building, as defined by Longstreth in The Buildings of Main Street. The red and multi-colored brick veneer is distinguished by a beltcourse of brick stretchers is at the water table line, and by two rows of vertical brick stretchers at the cornice line. There is also a plain brick panel between the brick enframing piers of the building, which rise above the roof edge in short posts. There are two additional brick piers at the roof edge near the center of the building. At the storefront level, there are two recessed entry doors centered in the building, and separated by a large brick pier. To each side of the entry doors are display windows with angled brick stretcher sills, brick bulkheads, and brick corner posts.

15 E. 8th. (c. 1870) *Contributing*

This two-part *commercial block* building has a facade alteration in the early twentieth century which resulted in a treatment similar, but not identical, to 11-13 E. 8th Street. It features a nearly intact storefront, with centered flush entry door, flanking display windows with paneled bulkheads, and two light transoms above each. There is a secondary entry door on the east leading to the second story. The red brick second story has three narrow 1/1 double-hung windows with brick header sills and stretcher lintels. Slightly lower in height than the two adjoining buildings to the west, there is a brick partial course of vertically placed stretchers above the windows. The parapet roof edge is castellated.

17 E. 8th Street. (c. 1885) *Non-contributing*

This *Italianate* two-part *commercial block* has a closed down storefront; rehabilitation would change this building's contributing status. The painted brick second story has three tall, narrow 1/1 double-hung windows with stone lugsills and lintels. The projecting metal cornice has large, decorative end brackets with smaller brackets between. The storefront has been closed down with horizontal wood siding. It has a recessed entry on the west end, and three display windows to the east. Above the display windows are two fixed sash rectangular transoms, and above the door in the transom area is a vent.

9TH STREET

6 E. 9th Street. (c. 1903) *Contributing*

This is an intact simple one-part *commercial block* building. It features a centered glass entry door is flush and is flanked by display windows with brick bulkheads and stone sills. The

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transom area is covered with a cloth awning. Above the windows are two rectangular panels recessed in the brick. The parapet roof edge has a dentil band of brick headers, and a course of slightly projecting bricks.

11-15 W. 9th Street. (c. 1912) *Contributing*

This two-part *commercial block* building has simple design features typical of *Early Twentieth Century Commercial* buildings. The triple-wide building is clad in red brick on the facade. Each bay has a grouping of three 1/1 windows with painted stone sill. Above, below, and to each side of these windows are recessed rectangular stucco panels. The building is enframed with square brick pilasters which rise above the roof edge in short piers at each end. The roof edge has tile coping. Each of the three storefronts has an entry door at the west end with display windows to the east. 11 and 13 W. 9th have slightly recessed wood doors and brick bulkheads below the display windows. 15 W. 9th has a wood bulkhead. The transoms are covered with wood.

11TH STREET

115 W. 11th Street, Lawrence Community Building. (1940) *Key Contributing*

This simple *Art Deco/Moderne*-influenced building has a flat roof, brick cladding, and basic T-plan. The primary elevation faces north onto 11th Street, and features a two-story central block flanked by one-story wings. The building sits on a high brick basement with stone belt course separating it from the first floor. Each wing has four tall, narrow windows, each with a single fixed sash and glass transom above. The stone belt course serves as lintel, and there is a shared stone lintel for each set of our windows. Below each window is a small, rectangular basement window. There are small square decorative blocks above the windows, and the flat roof has a thin stone coping on the wings. The two-story central portion is slightly recessed between the two wings, and has three sets of entry doors reached by a flight of concrete stairs with metal rails. The doors are recessed behind massive curved stone block columns. The columns support a lintel with curved linear motifs at each end. Above the columns are five tall, narrow window openings, each containing 1/1/1 windows. Above are three decorative stone panels with geometric motifs. The main wing is flanked by two vertical rows of glass blocks set within square recessed openings and topped with a circular medallion. Beneath are three small, narrow fixed sash windows. The roof of the central, main portion of the building has a wide stone coping. The windows, linear brick detailings, and other design details are similar on the west elevation, which also contains secondary entrances. A parking lot is west of the building.

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SUMMARY

Lawrence's Downtown Historic District is significant under Criterion A in the areas of *Commerce* and *Community Planning and Development*, and under Criterion C in the area of *Architecture*. The district comprises the extant core of the historic central business district of Lawrence, Kansas. Various buildings within this district are associated with one or more of all of the historic contexts outlined in the Multiple Property Documentation Form "Commercial Historic Resources of Lawrence, Douglas County, Kansas" (hereafter referred to as "MPS"). These contexts document the various periods of Lawrence's development, including the commercial growth and development of downtown.

As a county seat and college town, there was a wide range of commercial, social, and government operations that took place in buildings in downtown Lawrence. The buildings associated with these activities represent a variety of commercial and industrial building types and styles, depending upon the means and tastes of the business owners as well as the buildings' intended uses. Lawrence was not only located close to the metropolitan area of Kansas City, but it was home to the architectural program at the University of Kansas. Thus many buildings in Lawrence either benefitted from the services of a professional architect or from the educated tastes of the building's owner. Several are high-style representatives of various popular styles from their period of construction and/or are architect-designed. Other buildings which housed smaller local businesses are simple, vernacular commercial construction typical of that found throughout the country. A significant number of the extant buildings in the proposed district date from the 1860s through the 1880s, a period of intense development downtown. However, several were later altered in the early twentieth century in an attempt to update the appearances of the buildings. Furthermore, new buildings were constructed to replace earlier, outdated commercial buildings. This redevelopment represents the continuing strength of the downtown as a commercial center throughout the twentieth century, as well as changing tastes in architectural styles.

There are one hundred thirty-six (136) resources within the proposed boundaries for the district. Ninety-nine (99) are contributing buildings (including four already listed on the National Register). There is also one contributing object, one contributing site, and one contributing structure, all located within South Park. There are also thirty-three (33) non-contributing buildings and one non-contributing site. Of the non-contributing buildings, a majority were constructed during the district's period of significance. Rehabilitation of these buildings may

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change their contributing status; they are therefore included within the proposed boundaries. Due to the district's continuous role as the center of commerce in Lawrence throughout the majority of the twentieth century, the period of significance for the district extends from 1856, the construction date for the oldest extant, intact commercial building in the district, through 1953, the arbitrary cut-off date for National Register eligibility. This also coincides with the construction of a Modern architecture bank within the boundaries.

ELABORATION

Settlement Period: 1854-1863

When the Kansas Territory was opened for European-American settlement after the Kansas-Nebraska Act in 1854, a townsite was selected on an area of relatively level ground between the two valleys of the Kansas and Wakarusa Rivers. Agents for the New England Emigrant Aid Company, an antislavery organization formed to counter southern influence in Kansas, selected the site based on a belief in 1854 that steamboat travel was practical on the Kansas River. It seemed that the new town would have the potential to become the regional metropolis serving a vast territory.⁵

The New England Emigrant Aid Company had been organized in order to "dot Kansas with New England settlements" so that "New England principles and New England influences should pervade the whole territory."⁶ This group, composed primarily of Abolitionists from New England, were responsible for creating several new towns along the Kansas River, one of which was Lawrence. A.D. Searle prepared the plan for Lawrence in 1854 which effectively defines the boundaries of the present day historic survey project. Searle laid out a grid system of streets which were eighty feet wide. An exception to this were the three major thoroughfares which were planned to connect blocks reserved for public or quasi-public uses, such as parks and a college. These streets, one of which was Massachusetts, were one hundred feet wide. The earliest evidences of city planning in Lawrence were found in this plan, as not only was land

⁵Dale E. Nimz, "Living with History: A Historic Preservation Plan for Lawrence, Kansas" (n.p.: City of Lawrence, 1984) pp. 59-60.

⁶John W. Repts, The Forgotten Frontier: Urban Planning in the American West Before 1890 (Columbia, MO: University of Missouri Press, 1981) p. 72.

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reserved for an industrial area, but smaller lots were laid out along the intended commercial street, Massachusetts. Lots around the four blocks intended for park use (later joined into South Park) were oriented so that those on all four sides faced the open space.

As noted in the MPS, A.D. Searle revised this plan a year later in 1855, but it is clear from the map above that this basic grid pattern of streets, combined with the reservations for parks, schools, and public buildings, remained a significant determining factor in Lawrence's future development. The town plan laid out some basic character-defining elements of downtown. Massachusetts Street was planned wider than the other streets in Lawrence, and was lined with narrow blocks to maximize the commercial potential for the street. The blocks were very long as well, which would eventually lead to Massachusetts having an impressive corridor-like appearance after it was lined with two-story commercial buildings. The commercial district was bounded naturally on the north by the Kansas River, and was given a definitive boundary on the south with the four park squares.

A bird's-eye view of Lawrence in 1858 shows the fruition of Searles' plan. The 700 block of Massachusetts was nearly solid with commercial buildings, and the 600 and 800 block contained a number as well. However, as was typical of these types of illustrations, it seems that artistic license was taken with the preparation of this view, as many of the buildings shown in 1858 were only in the planning stages. Other illustrations and first person accounts of the period reveal a very different looking community. An early Lawrence settler, upon arriving to the community in the fall of 1857, noted that the town had an "unfinished look", and that the "roads ran here and there, across lots and between houses."⁷ Although some substantial brick buildings on Massachusetts were begun in late 1857, most of the early settlement buildings were crude in appearance. The earliest settlers relied on canvas, sod, logs, and framed sticks covered with thatch or split boards. Brick-making was sporadic, and masonry skills were rough at first. Although dressed stone-cutting skills were not implemented until much later, the masonry skills of local residents eventually improved out of necessity, as limestone was more readily available

⁷In Nimz, p. 67.

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than brick or wood. Surviving as a representative of early masonry construction is a portion of 811 New Hampshire. The random-laid, quarry-faced stonework of this building would typify the construction of many of the commercial buildings which were constructed immediately after the raid, on which a brick facade served as a finish veneer.

Just a few years after settlement of Lawrence, the Civil War began. This did not have a negative effect on commercial development, however, and according to Richard Cordley in his 1895 A History of Lawrence, Kansas:

Lawrence was more prosperous during the first three years of the war than she had been the three years preceding. The war gave employment to many people. Those in the army sent their money back to their families . . . There was no special growth in the town, and very little building was done, but there were some improvements and a general air of thrift.⁸

As a Free-State town only forty miles from the Missouri border, though, the citizens of Lawrence were worried about possible actions from southern troops. Early on the morning of August 21, 1863, their fears became reality when William Quantrill led a group of three hundred men in an attack against Lawrence. The result was the destruction of most of downtown and the deaths of nearly one hundred fifty people.

Richard Cordley's account of the raid, written shortly afterwards, provides an image of downtown Lawrence as it was in 1863.

⁸Richard Cordley, A History of Lawrence, Kansas: from the First Settlement to the Close of the Rebellion (Lawrence, KS: E. F. Caldwell, Lawrence Journal press, 1895).

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The business of the place was mainly on Massachusetts street, between Winthrop and Warren [7th and 9th Streets], a space of about 1800 feet. This was one continued line of stores on both sides. In this space, about seventy-five buildings were destroyed. Only one block, containing two stores, remained, and those two stores were robbed. On the lower end of the street, there also remain one or two or three small buildings and one grocery store. . . The loss in buildings and goods could be very nearly estimated. But these by no means constitute the whole. All the rooms over the stores were occupied as offices, or by families. The loss in the Eldridge Hotel alone was beyond all the estimates yet made. The original cost of the house is said to have been \$70,000. In the lower story were five stores and a law office.⁹

As a result of the raid, virtually nothing survives from this earliest settlement period of Lawrence. In addition to 811 New Hampshire, only two other buildings in the downtown are extant from the settlement period, and both have since either had additions or alterations. Miller's Hall at 723-25 Massachusetts was originally a small one-story limestone building in 1856. In 1857-58, a two-story addition was constructed to the south and east of the first limestone building. A year later, a three-story addition was built in front of the one-story building. A third story was added to the two-story portion of 725 in 1863. Historic photographs dated ca. 1865 reveal that the present building has much the same appearance as it did in the photos. Although the view in the photographs may have been the result of repairs after the raid, Miller's Hall nonetheless remains a rare and significant resource from the early settlement period. The other surviving building was separated by only one lot -- 729-31 Massachusetts. Originally called Miller's Block, it was renamed "The House Building" in 1921 when the third story was removed and the facade repaired. A fire in 1922 required yet another facade alteration, so that the building's present day appearance does not reflect its earliest heritage.

The most significant survivor of Quantrill's infamous raid is the layout of the town, particularly as it pertains to the downtown. Massachusetts Street was planned as a wide, commercial

⁹In William G. Cutler, History of the State of Kansas, (Chicago, IL: A. T. Andreas, 1883).

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thoroughfare lined with narrow lots and extending from 6th Street to South Park. When the rebuilding efforts began almost immediately, the plan for downtown was not only adhered to, but has continued to thrive up through the present day.

City-building period: 1864-1873

After Quantrill's raid, there were several factors which contributed to a construction boom in Lawrence's downtown. With mail service having improved significantly, telegraph service arriving in 1863, and a railroad secured in 1864, Lawrence was completely connected with the rest of the country. The end of the Civil War not only saw the return of soldiers, but also new settlers who streamed into Lawrence. The city's population rose from 1,645 in 1860 to 8,320 in 1870, making Lawrence the twelfth largest western settlement in the United States.¹⁰

Even taking into account the exaggeration of such maps, an 1869 bird's-eye view of Lawrence show that Massachusetts Street had quickly overcome the results of its destruction just five years earlier. With the construction of the bridge over the Kansas River at the north end of downtown in 1863 after the raid, Massachusetts was now connected to north Lawrence. This map shows that all the lots in the 700 and 800 blocks of Massachusetts were completely built out with brick structures, and the 600, 900, and 1000 blocks were also very nearly full. The size of the commercial building along Massachusetts had lengthened three-fold since 1860.¹¹

Many commercial businesses which had been destroyed by the raid were immediately rebuilt, and numerous others were started in the years following the raid. This period, from 1864 through 1873, became the one of the most intense development periods along Massachusetts. Within the boundaries of the proposed district are sixty-one extant buildings which were constructed during this short period, or forty-five percent of the district. The vast majority of these were built along the 700 and 800 blocks of Massachusetts, particularly in the first couple of

¹⁰Reps, p. 146.

¹¹Nimz, p. 75.

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years after the raid. After the raid, only stone or brick buildings were permitted on Massachusetts Street because of the danger of fire in the close-packed commercial area. Thus the new commercial buildings were constructed of stone walls with brick veneer facades and cast iron storefronts, in contrast to the earlier frame buildings. The stone construction is still visible today on many of the side and rear walls of the commercial buildings along Massachusetts.

The rebuilding of downtown Lawrence did not fall solely to individual business owners. The city and county governments were more fully organized, and groups of citizens banded together for various purposes leading to the promotion of commerce and industry in Lawrence. Many of these ventures are noted in the MPS: the establishment of a streetcar system, development of several power sources, including gas and coal companies, and the paving of Massachusetts Street. The city purchased lots at the corner of 8th and Vermont in 1865 in order to lease them to a group of businessmen who were planning to build a large city market. When this venture ran out of money, the city completed a large brick "Market House" in 1869. All the county offices, the courtroom, city offices, council chamber, and the city police and fire departments were housed in this downtown building.¹²

By the end of the "city building" period, Searle's plan was fulfilled, at least along Massachusetts. Although focused on the 700 and 800 blocks, there were commercial buildings lining the entire length of the downtown. The natural boundaries of the Kansas River on the north and South Park on the south served to focus development in this area.

Agriculture and Manufacturing, foundations of stability: 1874-1899

Commercial growth in Lawrence came to an abrupt halt in 1873. The nationwide financial panic of 1873 had a direct affect on finances of local residents, and eastern investors who might have contributed to commercial development in Lawrence. After the panic, the bonds issued for railroad construction proved to be too great a tax burden, and many residents left Lawrence. An 1875 state census showed that Lawrence had lost 1,052 residents, and many buildings in town were vacant. A drought and the grasshopper invasions of 1874 did not help the general image of

¹²Andreas, History of State of Kansas, p. 311-312; Dary, Lawrence, An Informal History, p. 170.

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Kansas for emigrants who were contemplating a move to the state. Construction downtown virtually ceased during in the mid-1870s.

By the 1880s, though, the economy began to pick up and the number of commercial buildings in the downtown increased. By the time the 1883 Sanborn map of Lawrence was prepared, there were several solid blocks of commercial buildings along Massachusetts Street. All of the lots in the 700 and 800 blocks were completely infilled, and the vast majority of the 900 block also had commercial buildings. The 600 block of Massachusetts also had several commercial buildings.¹³ Some of the construction in this era, however, were buildings replacing earlier structures. Construction also continued on New Hampshire and Vermont, but many of these commercial buildings were later demolished. The population grew only slightly in 1880 to 8,510. Through the end of the century, the population increased gradually -- to 9,997 in 1890, and 10,862 in 1900.

A comparison of the 1883 Sanborn Map to the 1873 Atlas reveals that much of the character of Massachusetts had already been established in the preceding decade. The most noticeable additions to the commercial district in the 1880s occurred at the rears of existing buildings. By 1883, when business had somewhat returned to normal, several enterprises were prosperous enough to make additions to existing buildings. Few new buildings were constructed between 1873 and 1883, however. Twenty-one extant buildings from this period were built between 1883 and 1893. This small spurt in commercial development in Lawrence coincided with a nationwide real estate boom, in which eastern investors began speculating on properties. Although other nearby communities were subject to wild real estate speculation at this time, Lawrence in general prospered from the relative availability of money.

The types of businesses found along Massachusetts in the 1883 Sanborn reveal that nearly all types of goods and services were available here. Stores selling dry goods, groceries, stoves, drugs, books, meat, books, furniture, china, and hardware were found along the main street of commerce in Lawrence. Banks, attorneys, restaurants, and billiard halls were also present.

¹³Lawrence, Kansas (New York: Sanborn Map Company) 1883.

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Businesses tending to feed, grain, and livery stables tended to be on the adjoining parallel streets of New Hampshire and Vermont.¹⁴

Most of the new construction in downtown during this period occurred on the south end of Massachusetts. Nine new buildings were constructed in the 900 and 1000 blocks. The grandest of these new buildings was the impressive Watkins National Bank, built in 1888 at 1047 Massachusetts in the Romanesque Revival style. It continues to serve today as an impressive focal point at the south end of the commercial district. At the north end of the downtown, the Wilder Brothers built a new shirt factory building on their New Hampshire site in 1882. Although it is outside the boundaries of this proposed district, it is important to note that it served to encourage commercial development on the north end of New Hampshire. The cross streets in downtown were also beginning to see construction in this period, typically when corner lots were subdivided.

In the original Lawrence survey plat of 1854, four large tracts were reserved for parks. Only South Park at the end of the Massachusetts Street commercial area and Clinton Park in the northwest part of the original town site plat remain. South Park was planned much like a New England village green, and as such, in its earliest years was used for communal grazing. As Lawrence grew from a small settlement town into a city, this practice was eventually not looked upon favorably. A city ordinance forbidding this practice was passed in 1884, but was not strictly enforced at first.¹⁵ As the central public space in the developing town, South Park grew in importance and its use became more urban as the site of local baseball games, band concerts, and public speeches.

A Quiet University Town: 1900-1945

By the turn of the century, Lawrence's commercial economy stabilized, although its industrial interests had never taken off as originally hoped. Several of the significant manufacturing establishments were lost by 1900, and due to the proximity of Kansas City and Topeka, this

¹⁴Ibid.

¹⁵Carolyn Berneking, Lawrence Preservation Alliance, "Application for Landmark Designation, Lawrence Register of Historic Places: South Park" (July 18, 1995), pp. 5-6.

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section of the economy never truly recovered. However, Lawrence continued to serve as the commercial and service center for the surrounding farm region, and the University of Kansas began to take on a greater importance in the local economy. There were 1,000 university students in 1896, 1,500 in 1904, and 2,500 in 1912. The city's population grew at a more steady pace. There were 10,682 residents in 1900, which increased to 12,374 in 1910, but only to 12,456 in 1920. There were 13,726 citizens in 1930, and 14,390 residents in 1940 (not including University students). While Lawrence was not losing population, the town's rate of growth was much slower than the larger urban centers of Kansas City and Topeka.

During this period, there was a trend toward centralization of some types of businesses in the downtown, although small neighborhood businesses also proliferated in other areas of Lawrence. Nonetheless, if one reviews the buildings which were constructed downtown, the first two decades of the twentieth century, in particular, appear prosperous. Of the buildings within the boundaries of the proposed historic district, this period contains the second largest number of extant historic buildings. There are thirty-four extant buildings constructed during this period. Of these, twenty-three were built in the first two decades, nine during the 1920s, and only two from 1930 through 1945.

Some of the buildings from this period are quite significant, both in their architecture and their role in the development of downtown. The Douglas County Courthouse was constructed in 1903, and, with the Watkins National Bank, provided another visual anchor to the south end of the commercial district. The Lawrence Public Library was built in 1904 on Ninth Street; the Lawrence Post Office on Seventh and New Hampshire in 1906; the Bowersock Opera House in 1912; a new Eldridge House Hotel (1925-1928) on Massachusetts; and the Lawrence Community Building in 1940 at Eleventh and Vermont Streets. Four of these buildings have already been listed on the National Register of Historic Places, and the remaining are eligible for individual listing.

In addition to new construction, it is apparent from both visual inspection and review of the Sanborn Maps that storefront remodelings were occurring to historic commercial buildings. This may have occurred partly in response to the development of small commercial districts in other areas of Lawrence, especially near the University; business owners hoped to keep business downtown by giving their buildings a more "up-to-date" appearance.

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Individual property owners were not the only ones to react with alarm to the growth in the number of commercial buildings near the University. In 1925, the first Lawrence Planning Commission was created "in response to a general alarm that Kansas University would be completely surrounded by 'business houses' unless some sort of regulations were adopted."¹⁶ The prominent Kansas City landscape architecture and planning firm of Hare & Hare prepared a zoning ordinance for Lawrence which was enacted in June 1926, and later a city plan in 1930.¹⁷

Improvements in public facilities continued into the early twentieth century. Street paving continued to be an issue; paved streets were necessary for efficient trolley operation and brick was the preferred paving material if it could be obtained locally. After the city made a commitment to pave Massachusetts Street in the summer of 1899, the McFarlane brick plant in Lawrence was expanded to provide durable paving brick.¹⁸ Hare & Hare's plan of 1930 devoted several pages to the consideration of forming a "Civic Center" between 11th and South Park Streets along Massachusetts. This location would provide the city with "an opportunity to create a center of interest at a point which will be both convenient and beautiful, without interfering with the business expansions of the central district."¹⁹ The site plans presented in this plan show a rather formal arrangement for South Park, and relocating the library across the street from the courthouse. The library was eventually constructed at the north end of downtown, however, as were the new offices for the city government.

Improvements in public facilities were matched by development in the transportation system. After the great 1903 flood, the horsecar street railway ended its operations. Six years later, the

¹⁶Bartholomew and Associates, "Comprehensive Plan: Lawrence, Kansas" vol. 1 (St. Louis: Bartholomew and Associates, 1963), p. 40-41.

¹⁷A City Plan for Lawrence, Kansas: Report of the City Planning Commission (Kansas City, MO: Hare and Hare, 1930).

¹⁸E.F. Caldwell, Souvenir History (1898), n.p.; Middleton, "Manufacturing in Lawrence," p. 165, 167.

¹⁹Hare & Hare, p. 59.

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Lawrence Light and Railway Company organized to build an electric trolley system for Lawrence. The main route led from the Union Pacific depot to the southern end of Massachusetts Street, with branches from downtown to various residential areas and the University. An electric interurban railway was built from North Lawrence to Kansas City in 1916, but this did not serve to increase commercial traffic in downtown.²⁰ In the late 1920s and 1930s, growing use of the automobile stimulated the dispersal of services and businesses along traffic corridors, another blow to downtown. Entrepreneurs responded by locating several auto service garages and dealerships on the edges of downtown, particularly in the 600 block of Massachusetts and on New Hampshire Street.²¹

Modern period: 1945 through 1994

The end of World War II was a turning point for growth in Lawrence. Servicemen returned to town to settle permanently, or to take advantage of the G.I. bill. The 1950 census was the first time that Kansas University students were included in census data. Even accounting for this, the population of Lawrence grew by more than 26 percent from 1940. In 1950, there were 18,638 permanent residents, and 4,713 KU students, making the total population 23,351. A Civic Action Committee established a 17-point blueprint for community improvements. Those which directly affected downtown included new downtown parking and new facades for businesses. The population increased by nearly the same proportion during the next decade, to 32,858 in 1960. Population growth was even greater in the following decades; to 45,698 in 1970; 53,029 in 1980; 65,608 in 1990; and 80,083 in 2000.

Massachusetts was basically completely built out by 1945. It continued a nearly solid corridor of two-stories or greater brick buildings. In spite of this, new construction continued to occur along Massachusetts after 1945. Fourteen buildings were constructed along Massachusetts in this period, most replacing earlier buildings at the same site.²² A number of storefronts were also

²⁰Carl Thor, "Chronology of Public Transit in Lawrence, Kansas," (May 1980), p. 1.

²¹Deon Wolfenbarger, "Lawrence Downtown Historic Building Survey," Three Gables Preservation, City of Lawrence (August 1994) pp. 50-51.

²²Most of these are not included within the proposed boundaries.

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remodeled during this period. This lasted from immediately after the war up through the 1960s. In August of 1948, the Lawrence Journal-World noted that "The city of Lawrence is having its face lifted," and on Massachusetts Street, some buildings were "completely torn down and modern structures put in their place."²³ However the alterations to existing buildings have become historic in their own right, as have some of the new buildings that were constructed during this period. They reflect nationwide trends in retailing, merchandising, and Modern architecture, as applied to this Midwestern town.

In recent years, due to a growing appreciation for historic buildings and the enactment of Lawrence's preservation ordinance, some building owners have rehabilitated their storefronts. Planning efforts by local citizens and city government have also served to preserve downtown economically, as well as physically. Attention to the effect of development on the outer edges of Lawrence on downtown businesses have served this latter group well. Also in part due to the proximity of campus, downtown has remained a vibrant commercial center for Lawrence efforts from virtually the inception of the town up through the present day. "Lawrence's Downtown Historic District" is therefore significant in the area of *Commerce* up through 1953, the National Register's limit for eligibility, as the primary commercial center of town. The district as a whole collectively represents the breadth of commercial activities found in the city's central core.

Several of the buildings in the proposed district would also be individually eligible in the area of *Commerce* due to their association with significant businesses, which in turn are associated with one or more of the historic contexts identified in the MPS. The following buildings have potential for individual listing under criterion A in the National Register for their commercial significance in Lawrence:

- **638 Massachusetts, Kaw Valley Interurban Station. (c. 1912)**
Also significant under criterion A in the area of *Transportation*.
- **642-646 Massachusetts, Bowersock Opera House. (1911)**
- **701-703 Massachusetts, Eldridge Hotel. (1925-1928)**

²³In Nimz, p. 95.

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Already listed on the National Register.

- 746 Massachusetts, First National Bank Building. (1888; altered 1930)
- 804 Massachusetts, Ridenour & Baker Store/Barteldes Seed Co. Building. (c. 1865; addition 1871, 1905)
- 1047 Massachusetts, Watkins National Bank/Old Lawrence City Hall. (1888)
- 811 New Hampshire, Kansas Seed House. (c. 1856; 1889; 1897)
- 123 W. 8th Street, Standard Mutual Life Building/Fraternal Aid Building. (1930)

The proposed district is also significant under criterion A in the area of *Community Development and Planning* for its planned role as the commercial center of Lawrence. This significance is represented not only by the physical planning and development along the wide thoroughfare of Massachusetts Street, but by the city ordinances and plans which have served to protect downtown. As a physical manifestation of the original town plan of 1854, **South Park** would also be individually eligible for National Register listing in this area, as well as under criterion C in the area of *landscape architecture*.

Architecture

The commercial buildings found in the proposed historic district represent a wide range of buildings. The varied size, scale, and level of detailing was dependent upon not only the means and tastes of the business owners, but also on the building's intended use as well as its period of construction. With a large number of professional architects located only forty miles away in Kansas City, and an architectural program locally at the University of Kansas, Lawrence was able to benefit from professional design services. Many of the buildings downtown are thus high-style representatives of various popular styles from their period of construction. Other buildings which housed smaller local businesses are simpler and are typical of vernacular commercial construction found throughout the country.

A common element of virtually all the commercial buildings within the proposed district is their masonry construction. There are no examples of the earliest frame buildings in town due to Quantrill's destruction of the commercial core in 1863. After the raid, the city passed an ordinance that no building could be constructed on Massachusetts except of brick or stone. Cut sandstone and limestone were the building materials of choice for decades; even when hard fired

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bricks were readily available, stone continued to be used for the rear and side walls of many buildings downtown.

The vast majority of buildings within the proposed historic district are representatives of the *commercial block* property type as defined in Section F of the MPS Historic Resources of Lawrence, Douglas County, Kansas;" their significance is discussed in that document. These buildings can have one- or two-stories, and have flat roofs with symmetrically arranged facades. More importantly, they feature a distinction between the storefront level and the upper zone. Most of the storefront levels of *commercial block* buildings have large display windows flanking an entry which is generally recessed. Second story windows are usually narrower than those on the first floor.

Stylistic features of the *commercial blocks* vary depending upon the period of construction for each individual building. In the rebuilding decade after Quantrill's raid, the first buildings constructed downtown were simple representations of the *Late Victorian* commercial era. Typical design elements were utilized in order to avoid a flat, monotonous surface. While the elaborate decorations and embellishments of Italianate, Queen Anne, and Romanesque Revival buildings served a similar purpose, the earliest commercial buildings focused on providing architectural interest with decorative brick patterns. Recessed panels, corbelled brick brackets, and either brick or stone window surrounds were prevalent. The building at 712 Massachusetts is an example from this period. Its tall, narrow windows are set within a recessed brick panel, which has corbelled brick brackets at the top of the panel. Above this are three decorative recessed brick panels with curved ends. Finally, the roof cornice has corbelled brick brackets. As these were less expensive to build than some of its high-style counterparts, *Late Victorian* examples of *commercial block* buildings continued to be constructed until the first decade of the twentieth century.

As the town and its residents became more prosperous, several "high style" representations of Victorian commercial buildings began to be constructed. A greater use of decorative brick, stone, or terra cotta helped to vary the surface texture and facades of downtown buildings. The *Italianate* and *Queen Anne* styles were predominant architectural vocabularies during the 1880s in Lawrence, although few intact examples remain. These two styles are somewhat difficult to

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distinguish among commercial buildings, however. Both feature tall, narrow upper story windows. Decorative window lintels are a common feature of Italianate commercial buildings; most have either segmental or round arched lintels, often with labels or keystones. Both also feature a decorative overhanging cornice. Many of these cornices were constructed of sheet metal, and often contain a decorative frieze and brackets. Queen Anne commercial buildings may provide further relief from a flat wall surface with oriel windows on the second story.

The Ridenour & Baker Store/Barteldes Seed Company Building at 804 Massachusetts (built c. 1865) is an intact three-story example of an *Italianate* two-part *commercial block* building. The 2/2 windows on the second story have fixed transoms above, which further accent the window height. The window sills and lintels are simple stone. The third story features a centered Palladian window, also with stone sills and lintels. The centered arched window crown has a keystone. The elaborate projecting metal cornice is bracketed and has a dentil row. The rare (for Lawrence) intact storefront has a centered recessed double-door entry with wood frame doors featuring a lower panel and a large fixed glass sash, with glass transom above. It is flanked by tall display windows separated by fluted pilasters, with paneled bulkheads below. The storefront retains its decorative lintel.

Romanesque Revival commercial buildings often shared many of the same features as Italianate commercial buildings, but are distinguished by prominent arched windows, usually with stone surrounds. Although comparatively rare in Lawrence, the extant examples are very impressive. The Watkins National Bank/Old Lawrence City Hall (1888) at 1047 Massachusetts and the Douglas County Courthouse at 1100 Massachusetts (1904-'05) are already individually listed on the National Register. The Watkins National Bank Building is an imposing two-and-a-half story Romanesque Revival building with steeply pitched hip roof is constructed of red brick with red and white stone accents. A massive Romanesque arch sets off the recessed entry doors. The arch has wide, quarry-faced radiating limestone voussoirs, with end blocks of carved stone. "WATKINS" is spelled out in the arch on separate stones. The first story windows are 1/1 double-hung, and are set within semi-circular arched recessed with radiating brick voussoirs. The second story windows are highly elaborated. There are several other decorative stone features accenting the building. The Douglas County Courthouse is a three-and-a-half story native limestone building, also with Romanesque arched entries. The majority of the building is clad in quarry-faced limestone, with dressed-face accents. It also features a square, six-story

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clock tower immediately to the north. The entry has four small columns, and highly elaborate stone work in the arch.

The other example of Romanesque Revival style within the proposed district is simpler, but nonetheless significant as a rare intact example of this style. 704-704 ½ Massachusetts' facade is covered with a rusticated stone veneer, and has stone arched fenestrations, such as the deeply recessed secondary entry at the north end with semi-circular arched opening, and the storefront to the south set within a large segmentally arched opening.

Commercial buildings constructed after the turn of the century began to take on a different appearance from those built earlier, although along Massachusetts they still utilized the plan of a basic one- or two-part *commercial block*. Ornamentation was either simplified, or following the trend in architecture towards revival styles, took a turn towards classical references. The cornices, although still accentuated, were not nearly as prominent. Often they were just simple projecting brick beltcourses. Shaped parapet roofs were the most typical manner in which cornices were accented. The windows tended to be more square in their proportion, rather than the tall and narrow windows of the nineteenth century. This was true of both new construction and storefront alterations. New construction on New Hampshire and Vermont Streets tended to be one-story, free-standing buildings. The overall proportion of these buildings was wider than tall. Concrete was introduced as a building material, and many storefronts were probably stuccoed in this period in an attempt to emulate this "modern" material. Other differences in the visual character of the new buildings can be attributed to their function. The rising prominence of the automobile demanded new types of buildings, devoted not only to sales, but to servicing autos as well. Several of the buildings constructed in the 600 block of Massachusetts, and on New Hampshire in particular, were combination car dealerships and garages.

There were several significant examples of Classical Revival, or other similar styles, constructed in downtown in the first decades of the twentieth century. Evolving from the Beaux Arts style, these refined buildings typically featured classically-inspired details, but presented in a simpler, more refined manner. These details might include columns, an elaborated cornice formed by a simple entablature, and rusticated stone foundation. 700 Massachusetts (1912) is an example of the *Classical Revival* style as applied to the two-part *commercial block* form. Clad in smooth stone veneer, the west facade features a centered entry with round tapering stone columns with

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Doric capitals supporting a shallow pedimented portico on a wide entablature. The overhanging cornice is simply decorated with large stone brackets.

The Bowersock Opera House at 642-646 Massachusetts was constructed in 1911 in the *Beaux Arts* style. Designed by the Kansas City architectural firm of Samuel B. Tarbet & Co. and associate engineer F.G. Cudworth, this building varies somewhat from typical examples of its style in that it is not strictly symmetrical (although the design elements are symmetrical within each wing). It has the character-defining paired, fluted columns with Doric capitals supporting a pedimented portico with a decorative escutcheon set within. The accentuated wide stone cornice represents a classical Doric entablature, with plain metope panels alternating with triglyphs in the frieze with large dentils above. Through design details, the appearance of multiple planes is given, in spite of the building being constrained to a typical downtown lot. Other character-defining features found on the Opera House include arched and linteled openings.

The Modern Architecture movement began to influence the appearance of downtown buildings after World War II. Some of the new buildings are characterized by their departure from the basic two-part commercial block form. There is no longer an upper story which has a residential appearance; Modern commercial or government buildings are strictly commercial in appearance. Another area in which these buildings are differentiated is the use of new materials, such as glass block, carrara glass, roman brick, transite, enamel, and glazed terra cotta wall surfaces. Concrete became a primary wall material. Extruded aluminum or steel was used around windows and doors in windows. These buildings may also include the use of new shapes or methods of construction, such as hyperbolic roofs, cantilevered canopies, and ribbon windows. In many modern commercial buildings, the emphasis was on the horizontality of the detailing.

Post-World War II commercial buildings tended to have a more transparent storefront, with very large glass display windows supported by thin extruded aluminum frames, and kickplates reduced to mere sills. As a more scientific approach to marketing drove the design of the storefront, entries were often recessed even further into the building. Large display cases flanked both sides of the long approach to a deeply recessed entry, so that shoppers could view the merchandise before even entering the store. Canopies were often cantilevered, and were integrated into the overall storefront. Along with the prominent window display cases, these

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extended canopies reached out to bring the customer into the store from the sidewalk. Lighting was recessed into the canopies. Even as the storefront became more transparent, the upper part of the building was often transformed into a solid wall which served as a sign board. Modern commercial buildings also often related to the street differently than their predecessors. Instead of taking up the entire lot, these buildings might be setback from the sidewalk with lawn or parking in front. This was partly in response to the increasing dominance of the automobile in modern society, but also for the desire for the building to be set apart from the other commercial buildings. Modern commercial banks, although still often occupying prominent corner locations in downtown, are typical examples of this change in setting. The Capitol Federal Savings Building (1953) at 1046 Vermont is an example of *Wrightian* architecture as applied to a small commercial building. This one-story, flat roof building is dominated by the projecting, flat metal canopy on the west and south which provides a strong horizontal line. There are contrasting wall materials, including the west wall of very long, narrow light-colored bricks in stretcher bond, and a central section with vertical black marble panels, with aggregate stone panels above and below. The southwest corner of the building has squared limestone, with a massive pier rising above the roof edge on the south elevation.

Modern architectural details previously noted were sometimes merely applied to a storefront of an earlier commercial building, such as a simple one-part commercial block, or they might be found integrated into a more high-style modern form. With few vacant lots available for new construction, most of the changes in twentieth century downtown Lawrence were storefront alterations. As noted in the registration requirements for the *commercial block* property type, it was typical for the earliest commercial buildings to undergo some degree of alterations over the years; these changes do not diminish their architectural integrity, but instead have become historic in their own right.

Collectively, the buildings in "Lawrence's Downtown Historic District" meet criterion C for significance in *Architecture* as the largest collection of extant historic commercial property types in Lawrence. The district contains buildings which range from one of the oldest commercial buildings to recent examples of Modern Architecture. Individually, some buildings are excellent representatives of a particular style or type, may be the work of a master, or may exhibit excellent craftsmanship and method of construction. Many of the same buildings which would be individually eligible under criterion A in the area of *commerce* are also individually eligible

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in *architecture*. The buildings which would be individually eligible in the area of *architecture* are:

- 642-646 Massachusetts, Bowersock Opera House. (1911) *Beaux Arts*
- 704-704 ½ Massachusetts. (c. 1870) *Romanesque Revival two-part commercial block*
- 723-725 Massachusetts. (c. 1856-58) *Italianate two-part commercial block*
- 746 Massachusetts, First National Bank Building. (1888; altered 1930) *Classical Revival*
- 804 Massachusetts, Ridenour & Baker Store/Barteldes Seed Co. Building. (c. 1865; addition 1871, 1905) *Italianate two-part commercial block*
- 825-827 Massachusetts, Montgomery Wards Building. (c. 1863-66; altered c. 1931) *Art Deco two-part commercial block*
- 1001-1003 Massachusetts, Lawrence Masonic Temple. (1911) *Egyptian Revival*
- 1047 Massachusetts, Watkins National Bank/Old Lawrence City Hall. (1888) *Romanesque Revival*
- 1100 Massachusetts, Douglas County Courthouse. (1903-'04) *Romanesque Revival*
- 645 New Hampshire, United States [Lawrence] Post Office. (1907) *Beaux Arts*
- 701 New Hampshire, Charlton Building. (1906) *Classical Revival*
- 745 Vermont, Lawrence Fire Station. (1951) *Moderne*
- 123 W. 8th Street, Standard Mutual Life Building/Fraternal Aid Building. (1930) *Classical Revival*
- 115 W. 11th Street, Lawrence Community Building. (1940) *Art Deco/Moderne*

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UTM COORDINATES (cont.)

	Zone	Easting	Northing
5.	<u>14S</u>		
6.	<u>14S</u>		

VERBAL BOUNDARY DESCRIPTION

The boundary of the Lawrence's Downtown Historic District is shown as the heavy dashed black line on the accompanying map entitled "Lawrence's Downtown Historic District."

BOUNDARY JUSTIFICATION

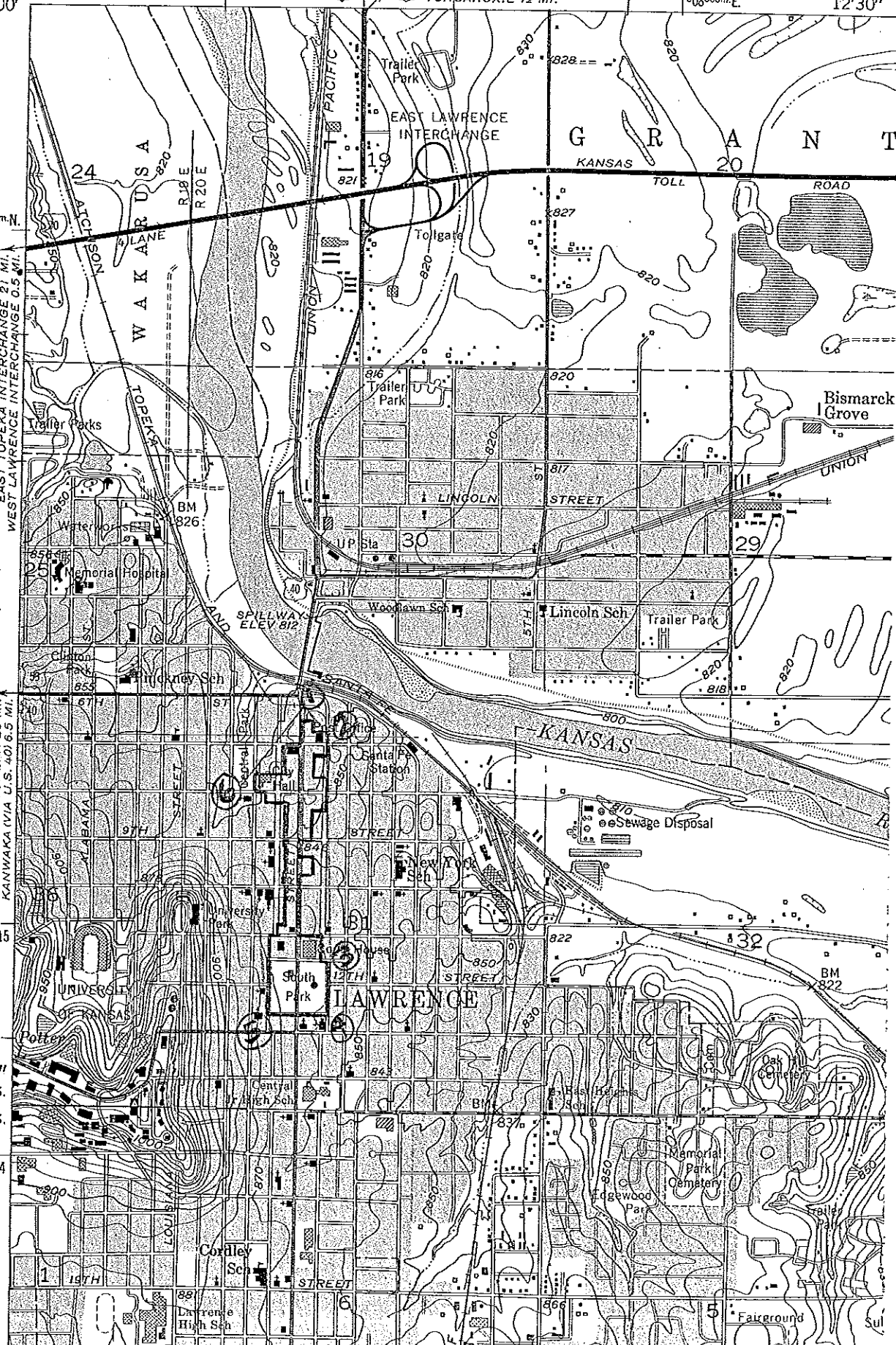
The boundary includes the highest concentration of extant contributing historic resources that have historically been part of Lawrence's commercial core. This has historically been located along Massachusetts Street between 6th Avenue and South Park, and extended onto some of the cross streets to the adjacent streets of New Hampshire and Vermont. Some blocks along Massachusetts do not retain a sufficient concentration of buildings which maintained their historic integrity as outlined by the registration requirements in the MPS, or they contain newer construction. These portions have therefore been excluded. Generally, outside of the district's boundaries are non-contributing buildings (either altered or non-historic), parking lots, and vacant lots. The passage of sufficient time (to allow some buildings to reach fifty years in age) or future rehabilitation of buildings immediately outside of the proposed district's boundaries may warrant a boundary adjustment.

6932 III SE
(WILLIAMSTOWN)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

OSKALOOSA 20 MI. [59] 40 KANSAS CITY (JUNC. U.S. 71) 40 MI.
0.1 MI. TO JUNC. U.S. 59 AND 24 TONGANOXIE 12 MI.

95°15' 39°00' 308000m.E. 12'30"



Lawrence's Downtown
Historic District

Lawrence, Douglas
County, KS

- 15S 306324E 4315928N
- 15S 306435E 4315813N
- 15S 306433E 4314828N
- 15S 30626E 4314584N
- 15S 306154E 4314584N
- 15S 306061E 4315593N

TOPEKA 26 MI.
KAWKA VIA U.S. 40 6.5 MI.
4315
57'30"
T. 12 S.
T. 13 S.
4314

1 19TH STREET
Cordley Sch
Lawrence High Sch
5 Fairground

HRC RESOLUTION NO. 2016-05

A RESOLUTION OF THE CITY OF LAWRENCE, KANSAS, HISTORIC RESOURCES COMMISSION RECOMMENDING THAT THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS, DESIGNATE 745 VERMONT STREET, LAWRENCE, DOUGLAS COUNTY, KANSAS, AS A LANDMARK ON THE LAWRENCE REGISTER OF HISTORIC PLACES.

WHEREAS, Chapter 22, Conservation of Historic Resources Code, of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, establishes procedures for the City of Lawrence, Kansas, Historic Resources Commission to review and evaluate the nomination of sites, structures, and objects for designation as Landmarks on the Lawrence Register of Historic Places;

WHEREAS, Chapter 22 of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, also establishes procedures for the City of Lawrence, Kansas, Historic Resources Commission to forward to the Governing Body of the City of Lawrence, Kansas, its recommendation, together with a report, regarding the designation of sites, structures, and objects nominated for designation as Landmarks on the Lawrence Register of Historic Places;

WHEREAS, on February 5, 2016, an application was filed with the City of Lawrence, Kansas, Historic Resources Commission nominating 745 Vermont Street,

LOTS 39, 41 & 43 ON VERMONT STREET; LOTS 40, 42 & 44 ON KENTUCKY STREET; AND, THE VACATED ALLEY ADJACENT TO THESE LOTS, ALL BEING LOCATED IN THE ORIGINAL TOWNSITE OF THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS,

("the subject property") for designation as a Landmark on the Lawrence Register of Historic Places;

WHEREAS, the current owner of record of the subject property supports the nomination;

WHEREAS, on March 24, 2016, in accordance with Section 22-404.2(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the City of Lawrence, Kansas, Historic Resources Commission conducted a public hearing to consider the nomination of the subject property for designation as a Landmark on the Lawrence Register of Historic Places; and

WHEREAS, at the March 24, 2016 public hearing, the City of Lawrence, Kansas, Historic Resources Commission determined that, in accordance with criteria (1) and (6) of Section 22-403(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the subject property qualifies for designation as a Landmark on the Lawrence Register of Historic Places.

NOW, THEREFORE BE IT RESOLVED BY THE CITY OF LAWRENCE, KANSAS, HISTORIC RESOURCES COMMISSION:

SECTION 1. The above-stated recitals are incorporated herein by reference and shall be as

effective as if repeated verbatim.

SECTION 2. Pursuant to criteria (1) and (6) of Section 22-403(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the City of Lawrence, Kansas, Historic Resources Commission hereby recommends to the Governing Body of the City of Lawrence, Kansas, that 745 Vermont Street,

LOTS 39, 41 & 43 ON VERMONT STREET; LOTS 40, 42 & 44 ON KENTUCKY STREET; AND, THE VACATED ALLEY ADJACENT TO THESE LOTS, ALL BEING LOCATED IN THE ORIGINAL TOWNSITE OF THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS,

("the subject property"), be designated as a Landmark on the Lawrence Register of Historic Places.

SECTION 3. The Historic Resources Administrator shall, in accordance with Section 22-404.2(B), submit to the Governing Body of the City of Lawrence, Kansas, this Resolution, which shall be the recommendation of the City of Lawrence, Kansas, Historic Resources Commission, accompanied by a report containing the information required by Section 22-404.2(B)-(G).

ADOPTED by the City of Lawrence, Kansas, Historic Resources Commission the 24th day of March 2016.

APPROVED:

Chairperson
Lawrence Historic Resources Commission

ATTEST:

Lynne Braddock Zollner
Historic Resources Administrator

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 6: DR-15-00591
STAFF REPORT

A. SUMMARY

DR-15-00591 826 Pennsylvania Street (Identified by the County and the City GIS system as 820 Pennsylvania Street); Addition and Rehabilitation; State Law Review, Certificate of Appropriateness and Design Guidelines 8th and Penn Redevelopment Zone Review. The property is located in the East Lawrence Industrial Historic District, National Register of Historic Places. The property is also located in the 8th and Pennsylvania Urban Conservation Overlay District and in the environs of Green and Sidney Lewis House (820 New Jersey Street), Lawrence Register of Historic Places. Submitted by Paul Werner Architects for 826 Penn LLC, the property owner of record.

B. PROJECT DESCRIPTION

The applicant is proposing to rehabilitate and add a two story vertical addition to the structure located at 826 Pennsylvania Street. The rehabilitation to the existing warehouse structure will include a total reconfiguration of the open warehouse space, alterations of existing door and window openings, and new window and door openings. The addition is two stories with the second story to the existing building planes and the third story recessed varying widths from the north, south and west elevations and a small recess in the southeast corner of the structure. The addition will be a combination of brick on the second floor and fiber cement panels on the third floor. According to the application, the alterations and the addition are proposed to create a mixed use structure that will accommodate a restaurant, brewery, and manufacturing space on the ground floor and apartments in the new two floor addition.



The fenestration of the primary/west elevation of the existing structure will include the reuse of the garage door opening to the north of the elevation and the primary door opening on the south of the elevation. A new aluminum garage type door with glazing will replace the modern garage door and new double leaf doors that resemble the historic doors shown in a historic photograph will replace the current replacement doors. The new doors will utilize the existing opening and will retain the arch above the doors. The two center window openings on the upper façade that were created from the original openings after the removal of the original second floor and alteration of the façade will be maintained and will have new fixed aluminum windows. Two new openings are proposed for this elevation of the historic structure – one large picture window and one garage door with glazing. The picture window will be in the location of a previous pair of windows (that were infilled with smaller windows to match the resized windows above), but will be of a different size. The garage door will be recessed slightly to allow for a brick column to visually separate the size of the garage door opening. No other alterations are proposed for this elevation of the historic structure except the expansion of the concrete platform that provides access to the doors of the structure. The proposed new 2nd floor will have fenestration that is complementary to the historic structure - six pairs of 1/1 windows. The 3rd floor that is recessed a minimum of 18' from the historic west wall plane includes four pairs of 1/1 windows. The windows will be aluminum.

The south elevation of the structure is a secondary elevation, but similar to corner buildings, this elevation is visible from the public right-of-way due to the open space between the structure and the building to the south. The fenestration pattern of this elevation is similar to the west elevation in that some of the original openings that have been infilled will be reopened and new openings will be installed. The two new openings on this elevation will include a new double leaf door for egress and a new garage door with glazing. The 2nd floor and 3rd floor fenestration is similar to that of the west elevation with the exception of the fixed windows that allow light into the new stairwell for the addition. Patio dining will be located adjacent to the south elevation.

The north and east elevations have simple fenestration patterns. The in-filled windows on the north elevation will be reopened using aluminum windows. The historic loading dock opening will be maintained on the east elevation. The non-original garage door on the south portion of the east elevation will be infilled. A new recessed entry, with transom and sidelights, will be located just off center to the south on this elevation for access to the apartment addition.

C. STANDARDS FOR REVIEW

State Preservation Law Review (Review under K.S.A. 75-2724)

For State Preservation Law Review of projects involving listed properties, the Historic Resources Commission uses the Secretary of the Interior's Standards to evaluate the proposed project. Therefore, the following standards apply to the proposed project:

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site*

and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historical property and its environment would be unimpaired.

Certificate of Appropriateness (Chapter 22 of the Code of the City of Lawrence)

(A) An application for a certificate of appropriateness shall be evaluated on a sliding scale, depending upon the designation of the building, structure, site or object in question. The certificate shall be evaluated on the following criteria:

- 1. Most careful scrutiny and consideration shall be given to applications for designated landmarks;*
- 2. Slightly less scrutiny shall be applied to properties designated as key contributory within an historic district;*
- 3. Properties designated contributory or non-contributory within an historic district shall receive a decreasing scale of evaluation upon application;*
- 4. The least stringent evaluation is applied to noncontributory properties and the environs area of a landmark or historic district. There shall be a presumption that a certificate of appropriateness shall be approved in this category unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district. If the Commission denies a certificate of appropriateness in this category, and the owner(s) appeals to the City Commission, the burden to affirm the denial shall be upon the commission, the City or other interested persons.*

(B) In considering an application for a certificate of appropriateness, the Commission shall be guided by the following general standards in addition to any design criteria in this Chapter and in the ordinance designating the landmark or historic district:

- 1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, site or object and its environment, or to use a property for its originally intended purpose;*
- 2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;*
- 3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged;*
- 4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These*

changes may have acquired significance in their own right, and this significance shall be recognized and respected;

5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity;

6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new materials should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence, rather than on conceptual designs or the availability of different architectural elements from other buildings or structures;

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken;

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, and project;

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alteration and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environs.

The Environs for 820 New Jersey is divided into three areas. The proposed project is located in Area 3 and the following standards apply.

Area 3: This area consists of commercial/industrial properties. Historically this area was platted as residential and transitioned to commercial/industrial with the railways. The commercial/industrial character of this area is important to the environs of 820 New Jersey although the properties in this area do not have a direct "line-of-sight" to 820 New Jersey Street. This area should maintain the overall commercial/industrial character of the historic environs and the following should apply:

The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. Demolition of properties shall be approved if a compatible structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.

Minor projects (minor additions, porch remodeling, window and door changes, demolition of outbuildings, rezonings, replats, site plans, variance requests, etc.) will be approved administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505. The main issue in the review is whether the project will encroach upon or damage the environs of the listed property.

Major projects (demolition of main structures, new infill construction, significant additions, etc.) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505. The main issue in the review is whether the project will encroach upon or damage the environs of the listed property.

8th and Pennsylvania Urban Conservation Overlay District Guidelines

The City Commission and the Historic Resources Commission have adopted a set of *Design Guidelines 8th and Penn Neighborhood Redevelopment Zone* to review projects within the 8th and Pennsylvania Urban Conservation Overlay District. The guidelines that relate to this project are the Zone 1 guidelines. The guidelines recommended follow.

ZONE 1

Roof Systems

1. Examining and determining the composition of the existing roof and any evidence of the earlier roof. Consulting with an architect, engineer, or roofing professional to understand the scope and detailing of the roof project and ensuring proper supervision of roofers and/or maintenance personnel.
2. Retaining the shape, materials, and colors of the original roof that are visible from the public right-of-way. Maintaining architectural details such as cresting, parapets, and cornices.
3. Replacing roof materials with similar materials that reflect the scale and texture of the traditional roof materials when they are visible from the public right-of-way.
4. Designing and constructing a new roof feature using visual documentation when a historic feature is completely missing. Using a new design for a missing historic feature that is compatible with the size, scale, material, and color of the building.
5. Installing mechanical and service equipment such as air conditioning, transformers, or solar collectors on the roof so that they are inconspicuous from the public right-of-way and do not damage or obscure important building features.
6. Replacing roof materials with similar materials that reflect the scale and texture of the traditional roof materials when they are visible from the public right-of-way.
7. Designing and constructing a new roof feature using visual documentation when a historic feature is completely missing. Using a new design for a missing historic feature

that is compatible with the size, scale, material, and color of the building.

8. Installing mechanical and service equipment such as air conditioning, transformers, or solar collectors on the roof so that they are inconspicuous from the public right-of-way and do not damage or obscure important building features.

Windows

1. Conducting an in-depth survey of the conditions of existing windows early in the rehabilitation planning process so that repair and upgrading methods and possible replacement options can be fully explored.
2. Retaining and repairing the original windows and their character-defining elements whenever possible. Repair may include incremental replacement of individual elements such as sills or sashes by patching, splicing, consolidating, or reinforcing with in-kind or compatible substitute materials.
3. Using low profile boxed skylights installed between rafters when not visible from the public-right-of-way.
4. Accomplishing thermal upgrade by using exterior or interior storm windows that have minimal visual intrusiveness.
5. When damage can be avoided, modifying existing historic windows to allow re-glazing with insulated glass.
6. Making windows weather tight by caulking and replacing or installing weather stripping.
7. When original window openings are altered, restoring them to their original configuration and detail.
8. When damaged beyond repair, replacing the original windows with windows that match the originals in profile, size, color, configuration, materials, and glazing.
9. Using replacement glazing that is consistent in color and reflectivity with the glazing originally used at the building.
10. Using true divided lights.
11. Using replacement windows that capture the visual effect of how the original window operated. Basing the replacement of non-historic or missing windows on photographic documentation, extant units in the building, or ensuring that they are consistent with the historic character of the building.
12. Providing a setback in the design of dropped ceilings when they are required for a new use to allow for the full height of the window openings.
13. Limiting the installation of additional windows to secondary, non-character-defining elevations to occur only when required by the new use to allow natural light and air or when other important adaptations are necessary for the building's new use.
14. When required by a new use, creating new window openings and using new window units that are simple and visually subservient to the original openings and units, and that are visually distinguishable from the original window openings and units.
15. When adding new window openings and unit, using a simpler, slightly different glazing configuration.

Entrance Doors

1. Retaining and repairing original doors. Maintaining original door hardware in good working order.

2. Preserving and retaining the original proportions of the door and the door opening.
3. Replicating the original door if it is damaged beyond repair and there is physical, pictorial, or photographic documentation as to its original appearance. If there is no documentation of the door's original appearance, replace it with a new unit that is compatible with the style and character of the historic building.

Garage and Loading Dock Doors

1. Replicating an original door if it is damaged beyond repair or is missing and there is physical, pictorial, or photographic documentation as to its original appearance; or, if required for the new use, installing a new glazing system that resembles the segmented panels of the historic doors.
2. Retaining and repairing the building's original door(s) and /or door opening(s).
3. Retaining corner guards and bumper guards. Modifications such as replacing some of the upper wood panels with glass in order to provide natural light.
4. If there is no documentation of the door's original appearance, replacing the door with a new unit that is compatible with the style and character of the historic building.
5. Installing new glazing patterns that replicate the typical historic arrangement of intersecting stiles and rails found on the industrial garage and loading dock doors. This approach also clearly differentiates fenestration patterns for windows and doors.

Rear and Secondary Elevations

1. Determining if secondary elevations retain defining architectural and functional characteristics that visually communicate the building's historic building type.
2. Making minimal changes to the secondary elevation features that define the building's original architectural and/or functional property type.
3. Maintaining consistent patterns and using consistent materials between the ground floor and the upper floors, and incorporating a simple definition at the roofline.
4. Restoring existing openings that have been previously filled in or blocked.
5. Maintaining a clear separation between the loading areas and the pedestrian access areas for the sake of appearance and safety.
6. Utilizing masonry materials with a simple texture, minimal ornamentation, and informal door and window placement.
7. Designing and locating security gates, grills, and alarm boxes out of sight or in such a way that during non-business hours the building and surrounding area maintain their appearance as a safe and attractive pedestrian environment.
8. Locating and screening air conditioner equipment so that signage, sound, and exhaust air are not intrusive to newly defined public spaces.
9. Minimizing the intrusion of trash receptacles, utility lines, meter boxes, downspouts, and other functional hardware.

New Additions

1. Designing and constructing new additions that preserve the historic character of the building by visibly retaining significant historic materials and features.
2. Determining if the building can meet new use requirements by altering non-character-defining interior spaces rather than by constructing a new addition to the building.
3. Utilizing a design that is visually distinguishable from the historic building, but that is

- clearly subservient to the historic building.
4. Locating an attached exterior addition at the rear or on an inconspicuous side of a historic building.
 5. Limiting the size and scale of an addition in relationship to the historic building.
 6. Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
 7. Utilizing elevator or stair towers that have a high degree of transparency and that expose the building's original materials and features. Using small, recessed, transparent connector "hyphens" that expose original materials and features and distinguish the historic building from the new addition.
 8. Restore existing openings that have previously been filled in or blocked.
 9. Placing new additions such as balconies, greenhouses, and other special use additions on secondary elevations, and limiting their size and scale in relationship to the historic building.
 10. Designing an additional penthouse story, rooftop garden, or greenhouse, when required, that is clearly subservient to the historic building, set back at least one full bay from the building's tall wall planes, and is as inconspicuous as possible when viewed from the street from within a several-block radius.

Infill Construction

1. Limiting new construction in historically open spaces to the southeast quadrant of the zone or placing it in accordance with historic building patterns documented in Sanborn Fire Insurance Company maps.
2. Retaining the footprint, size, scale, and height and massing of the original building when constructing replacement buildings
3. Locating front walls on the same plane as the façades of adjacent buildings and matching the rhythm of spacing between buildings and the rhythm of entrances and other projections or recesses to sidewalks.
4. Erecting buildings of one or two stories. The height and scale of new buildings should match the height of adjacent historic buildings on the streetscape.
5. Matching the type, size, proportion, and pattern of openings on the primary façade and loading dock façades to that of the adjacent buildings. Storefront façades in new construction should reference the industrial loading dock entrances and doors in size and glazing.
6. Using materials, texture, and color that relate to and harmonize with those on nearby historic buildings and structures.
7. Continuing of the use of similar roof shapes, types, and materials

Exterior Features and Open Space

1. Identifying, retaining, and preserving building and landscape features that are important in defining the historic character of the site and setting.
2. Retaining the historic relationship between buildings and landscape features such as alleys, open space, work areas, pathways, driveways, and so forth.
3. Creating subtle visual distinctions through the use of different hard surface materials between the historic spaces/materials and new space uses such as parking areas.

4. Designing new parking areas that are as unobtrusive as possible to minimize the effect of the historic spatial arrangement and character of the setting. Constructing shared parking in traditionally open spaces
5. Removing non-significant buildings, structures, additions, or landscape features that detract from the historic setting.
6. Retaining historic secondary ancillary buildings and structures such as garages and outbuildings. Retaining and preserving all character-defining features of outbuildings, including foundations, steps, roof forms, windows, doors, architectural trim, and materials. If replacement of an element is necessary, replace only the deteriorated item with one that matches the original in size, scale, proportion, material, texture, and detail.
7. Using new construction that is compatible with the historic character of the setting in terms of size, scale, design, material, color, and texture.
8. Revealing landscape features such as alleys and pathways that have been covered by paving or other materials over time.
9. Using screening devices for trash receptacles and storage units that visually blend into the rear façades.
10. Painting, or screening, mechanical units and service equipment to blend with the overall exterior color of the building, in accordance with City standards. Placing such equipment near secondary elevations out of view from the public right-of-way.
11. Screening dumpster units on all four sides with material that blends in with the main commercial building wall adjacent to the location of the dumpster. The height of the screening device should match that of the dumpster and the access door. Clustering dumpsters adjacent to alleys.
12. Utilizing satellite dishes one diameter in size or smaller and placing them in locations not visible from the public right-of-way.
13. Installing removable cellular tower poles, which may be attached to the roofs of buildings, but must be set back one bay from the perimeter wall.
14. Additional landscape screening may be required by City staff to lessen impact of parking, lighting, or noise on neighboring residential properties.

Landscape

1. Landscaping the perimeters of parking areas with trees and low plantings to provide pedestrian linkages, to reinforce the traditional grid system of the original streets and alleys, and to screen the view of vehicles and surface paving.
2. Planting trees and shrubs at the peripheral edges of a vacant lot to reinforce the traditional edge between the absent building wall and the sidewalk. The edges should coincide with the setback and configuration of adjacent buildings.
3. Maintaining traditional alleyways, lot delineations, and open spaces.
4. Introducing discreet, coordinated interpretive signage throughout the zone to educate visitors about the history of the buildings in Zone 1 and that of the surrounding areas.

Parking

1. Locating surface parking lots in traditional open spaces.
2. Subdividing larger surface lots with landscaped islands that include trees.
3. Visually and spatially separating pedestrian walkways adjacent to parking and driveways

through the use of additional site elements, including bollards, lighting, landscaping, and special pavement treatments.

Lighting

1. Using light fixtures that are as inconspicuous as possible and that are compatible with the industrial character of Zone 1.
2. Using dark sky fixtures.
3. Using incandescent lights to illuminate small projecting and flat signboards.
4. Designing the light source for signs as a part of the sign or hiding it from view.

Awnings

1. Using fixed awnings of metal or synthetic materials that are compatible with the industrial character of the zone.
2. Using installations that do not damage the building or visually block or impair its distinctive architectural features.
3. Selecting colors, pattern, form, and materials that relate to and complement the surrounding buildings.

Access

1. Providing building access through a primary public entrance. If access through a primary entrance cannot occur without causing permanent damage to the character-defining features of the historic entrance, at least one entrance used by the public should be made accessible. Appropriate directional signage should be installed to direct disabled individuals from the primary historic entrance to the accessible entrance.
2. Installing mechanical wheelchair lifts or submergible lifts in unobtrusive locations with cover from the elements.
3. Installing ramps alongside elevations that are designed and located to minimize the loss of any historic features at the connection point to the building. Installing ramps behind historic features such as walls, railings, or landscaping to minimize the visual effect from the public right-of-way.

Signage

1. Using signs that respect the size, scale, and design of the historic building and are pedestrian scaled; signs that do not obscure significant features of the historic building and neighboring buildings; and sign materials compatible with and characteristic of the building's period and style, including the following primary sign forms: (1) a single plaque on a flat surface on the first story wall plane near the entrance; (2) a projecting pendant sign mounted on a flat wall plane above the primary entrance; or (3) signage printed on awnings
2. Using simple legible primary signs containing only the name of the business and no secondary or incidental information.
3. Selecting colors, materials, and a lettering style that relates to and complements the historic building and the surrounding buildings. In general, each sign should contain a maximum of three colors, two materials, and one lettering style.
4. Using signs attached to building that do not damage the historic fabric and that ensure

the safety of pedestrians. Installing fittings that penetrate mortar joints rather than brick with properly calculated and distributed sign loads.

5. Using signs painted on windows and doors for secondary information that do not obscure visibility from inside or outside the building.

D. STAFF ANALYSIS

History

The structure proposed for rehabilitation and new addition for this project is identified in the National Registration of Historic Places nomination as the Kansas Seed Headquarters, F. Barteldes & Company Building, 826-828 Pennsylvania Street. Listed as a non-contributing structure to the East Lawrence Industrial Historic District, the nomination cites that while the alterations to the structure render it non-contributing, the overall footprint, massing, masonry walls, and the simple utilitarian design continue to communicate the processing and warehouse function of the structure.

The structure does not appear on the 1897 Sanborn Fire Insurance maps. While there are some indications that the Sanborn maps for 1905 on the east side of Pennsylvania Street in the 800 block are inaccurate, the Kansas Seed House F. Barteldes & Company is shown on the map as a square block similar to the existing structure. The 1912, 1918, 1927, and 1949 maps all show the warehouse as a two-story structure with some indicating a basement. Starting with the 1912 map, an elevator is shown. The 1927 map shows three elevators in the building, two of which appear to be some type of grain elevators. On the 1949 map, the lot to the south has a crib storage building for the company. Staff has found no evidence that the structure was ever more than two stories in height. A historic photo shows some type of structure toward the southeast corner of the building. This is likely the structure for the top of the elevators.

According to the National Register nomination, F. Barteldes established a confectionary and grocery store in Lawrence in 1867 in the 700 block of Massachusetts Street. Sometime between 1902 and 1905 the Barteldes Seed Company erected a new plant at 826 Pennsylvania Street. The company eventually sold garden supplies as well as seeds, and in 1930 started the TNT popcorn operation. While the seed company moved its operation to Denver, Colorado, the popcorn company remained in Lawrence.

The interior of the structure shows evidence of a significant fire. This fire may be the cause of the removal of the second story of the structure and the elevators.



Evaluation

The proposed adaptive reuse project to convert the remainder of the historic structure located at 826 Pennsylvania Street into a brewery and manufacturing building with an addition of two floors for a residential use is challenging. The original building was a two story structure with additional height created by the elevators that were interior to the building. When the structure was remodeled, the resulting structure was not a true one-story structure. The second story was only partially removed and the resulting structure, as it exists today, has elevations that continue to show approximately one-half of the second level of the original structure. Due to this unique circumstance, it may be possible for the proposed project with fenestration alterations and vertical two-story addition to be reviewed as an adaptive reuse project of a one story addition to a two story building. This interpretation, however, is only possible if the design of the project is respectful of the historic character of the structure, removes as little historic fabric as possible, does not create a false sense of history, is compatible with the size, scale, massing, and materials of the historic structure, and can be differentiated from the historic structure. The applicant has worked diligently with staff to find viable options and solutions for this project to meet the goals of the proposed rehabilitation and addition to allow for the adaptive reuse of the structure while meeting all of the applicable standards and guidelines. Staff is of the opinion that this collaborative effort has produced a design that meets the intent of the Secretary of the Interior's Standards, the standards and guidelines of Chapter 22, and the Design Guidelines 8th and Penn Redevelopment Zone. It should be noted that the subject property is not a contributing structure to the historic district and similar projects would likely not be appropriate for contributing or individually listed properties.

The proposed project can be divided into three parts: the interior alterations, the exterior alterations to the existing structure, and the vertical addition. The interior alterations are only reviewed under the State Preservation Law using the Secretary of the Interior's Standards and Guidelines for Rehabilitation. The exterior alterations to the existing structure and the vertical addition are reviewed using the Secretary of the Interior's Standards and Guidelines for Rehabilitation, the environs criteria and design guidelines in Chapter 22 of the City Code, and the

Design Guidelines 8th and Penn Neighborhood Redevelopment Zone.

Interior Rehabilitation

The existing structure has very few interior historic elements. At some point there was a fire in the building and years of vacancy have facilitated the deterioration and removal of historic elements. Open spaces in historic industrial buildings may be altered for the rehabilitation of the structure for a new use if the indication of the primary spaces prior to rehabilitation can be maintained. In addition, interior walls that are significant to the understanding of the historic use like stone or brick dividing walls should be preserved or altered in such a way that the original intent of the walls is visually interpreted. Based on the existing condition and the proposed new use, the design of the rehabilitation appears to meet the Secretary of the Interior's Standards and Guidelines.

Exterior Alterations to the Existing Building

The exterior alterations to the existing structure are changes to the fenestration patterns. These changes are a combination of reopening existing infilled windows and doors and creating new openings for proposed modern use as a restaurant and brewery. The removal of the infill in the historic openings and the installation of new windows and doors will be based on visual evidence of the historic openings and the historic photograph. The new openings will be similar in size to other historic openings on the structure and in the district. All of the new windows will be aluminum. The primary change will be the modern type of garage doors and picture windows. The division of glazing will be of a more modern pattern, but this will help to differentiate the new window types from the historic. Because this is a non-contributing structure to the historic district, these alterations meet the intent of the Secretary of the Interior's Standards for the State Law Review and the standards and guidelines in Chapter 22. Recovering the infilled window and door openings meets the design guidelines. The only concern for staff in the design guideline review is the installation of the new openings on the west and south elevations. Staff has worked with the applicant to reduce the impact of the new openings by reducing the size and placement of the windows. Staff is of the opinion that the final plans, as presented in the drawings associated with this review, are a good compromise for the new use and the historic structure.

Vertical Addition

Vertical additions to historic structures are difficult. This difficulty is increased when the historic structure is only one story. The National Park Service Technical Preservation Services Preservation Brief 14 is very specific about rooftop additions. According to the brief:

- A rooftop addition should preserve the character of a historic building by preserving historic materials, features and form.
- A rooftop addition should not be more than one story in height to minimize its visibility and its impact on the proportion and profile of the historic building.
- A rooftop addition should almost always be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is free-standing or highly visible. It is difficult, if not impossible, to minimize the impact of adding an entire new floor to relatively low buildings, such as small-scale residential or commercial structures, even if the new addition is set back from the plane of the façade.

- Constructing another floor on top of a small, one, two or three-story building is seldom appropriate for buildings of this size as it would measurably alter the building's proportions and profile, and negatively impact its historic character.
- A rooftop addition should be minimally visible.
- Generally, a rooftop addition should not be more than one story in height.
- Generally, a rooftop addition is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.

A two story vertical addition to the structure located at 826 Pennsylvania Street would not appear likely to meet any of these guidelines. However, the unique circumstances of this building create an interesting challenge for the review of a vertical addition because the existing structure is actually a hybrid of a one and two story building and not a one and a half story building. If the entire second story had been removed, the project would be reviewed as an addition to a one story structure. If the existing structure had not had half of the second story removed, it would be an addition to a two story structure. The review of the project as a two story structure would allow for additional height and mass to be added particularly toward the rear/east of the structure.

The applicant has worked with staff to try to find a design solution for this unique building that would allow for a vertical addition to support the project goals. The proposed design solution is to add a new second story, keeping the existing exterior appearance, that will be differentiated from the existing structure, and recess a third story back a minimum of 18' to reduce the visual impact of the third floor. The use of different materials to help differentiate the historic building from the new addition include a change in brick color above a new structural beam that is exposed and fiber cement board for the third level. Other design elements include the size and placement of the third floor. This floor has been reduced from the previous designs in size. By reducing the size, the applicant can recess the addition 24' from the western wall plane on the north portion of the west elevation, almost 27' on the south portion of the west elevation, and 18' in the center of the elevation where the addition will not be seen from the public right-of-way in front of the building. The new third floor is also recessed from the northern and southern wall planes over 5' and 8' respectively.



When reviewing this design using the applicable standards and guidelines, staff finds the following:

1. Because the structure is non-contributing to the historic district, the review for the project under the state law is primarily to preserve the overall district by not allowing alterations, including incremental alterations, that will damage or destroy the district. With the proposed design, the project creates a structure with an appearance of a two story, brick industrial building with a one story addition that is recessed and subordinate to the two story building. The resulting structure is taller than the historic buildings in the district other than the Pohler Building, but the addition maintains and respects the overall character defining elements of the district including form, roof shape, size, scale, massing, and materials. Because the new second floor of the building is clearly differentiated by materials, it will not create a false sense of history. Staff is of the opinion the environment of the historic district will not be damaged or destroyed by the project.
2. The least stringent evaluation is applied to the environs area of a landmark or historic district when evaluating a project for a Certificate of Appropriateness. There is a presumption that the certificate will be approved unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark. The subject property does not have a direct "line-of-sight" to 820 New Jersey Street as defined in the environs definition for the listed property. For properties in this area of the environs, the primary focus of the review is to maintain the overall commercial/industrial character of the historic environs. Because the proposed project will be compatible with the character defining elements of the historic district and it does not impact the overall commercial and industrial character of the area, it will not significantly encroach on, damage, or destroy the environs of the Green and Sidney Lewis House at 820 New Jersey Street.

3. The Design Guidelines 8th and Penn Redevelopment Zone for Zone 1 are specifically designed to be in accordance with the Secretary of the Interior's Standards for Rehabilitation because this area is a historic district. Based on the information provided by the applicant and in accordance with Chapter 20-308(f)(3) of the City Code, staff reviewed this project using the Design Guidelines 8th and Penn Redevelopment Zone and determined that the project, as proposed, meets the intent of these development and design standards.

E. STAFF RECOMMENDATION

State Law Review

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff recommends the Commission approve the proposed project and make the determination that the proposed project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

Any significant revisions or modifications to the project shall be forwarded to the Historic Resources Commission for review.

Certificate of Appropriateness

In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, staff recommends the Commission find that the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs and issue the Certificate of Appropriateness for the proposed project.

Any significant revisions or modifications to the project shall be forwarded to the Historic Resources Commission for review.

Staff also recommends the Commission direct staff to review any minor alterations, including materials, to the project as a separate administrative review.

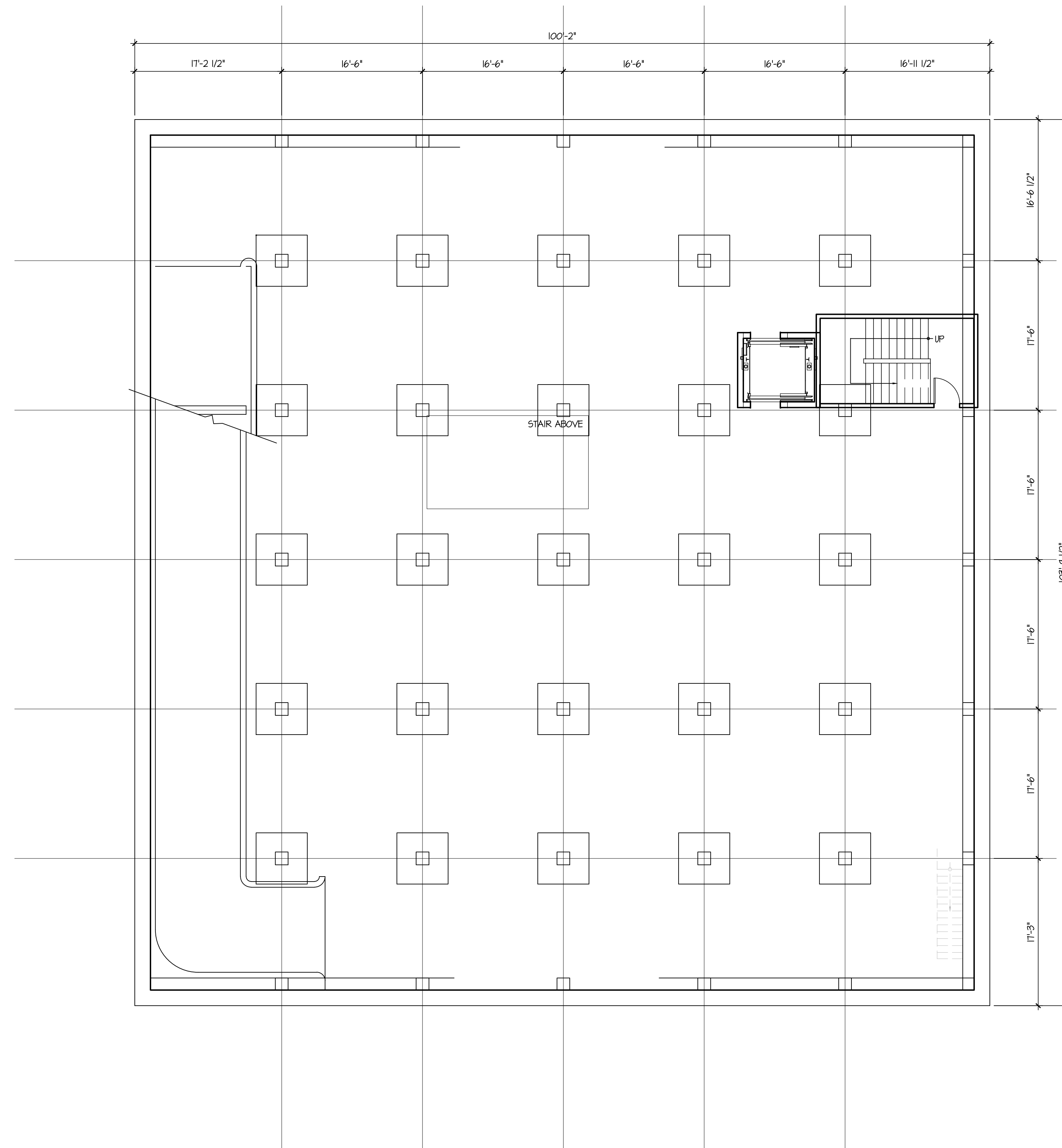


BARTELDES SEED COMPANY, LAWRENCE KANSAS, 1950

826 PENNSYLVANIA STREET, PROPOSED MIXED-USE, BREWERY-RESTAURANT-RESIDENTIAL

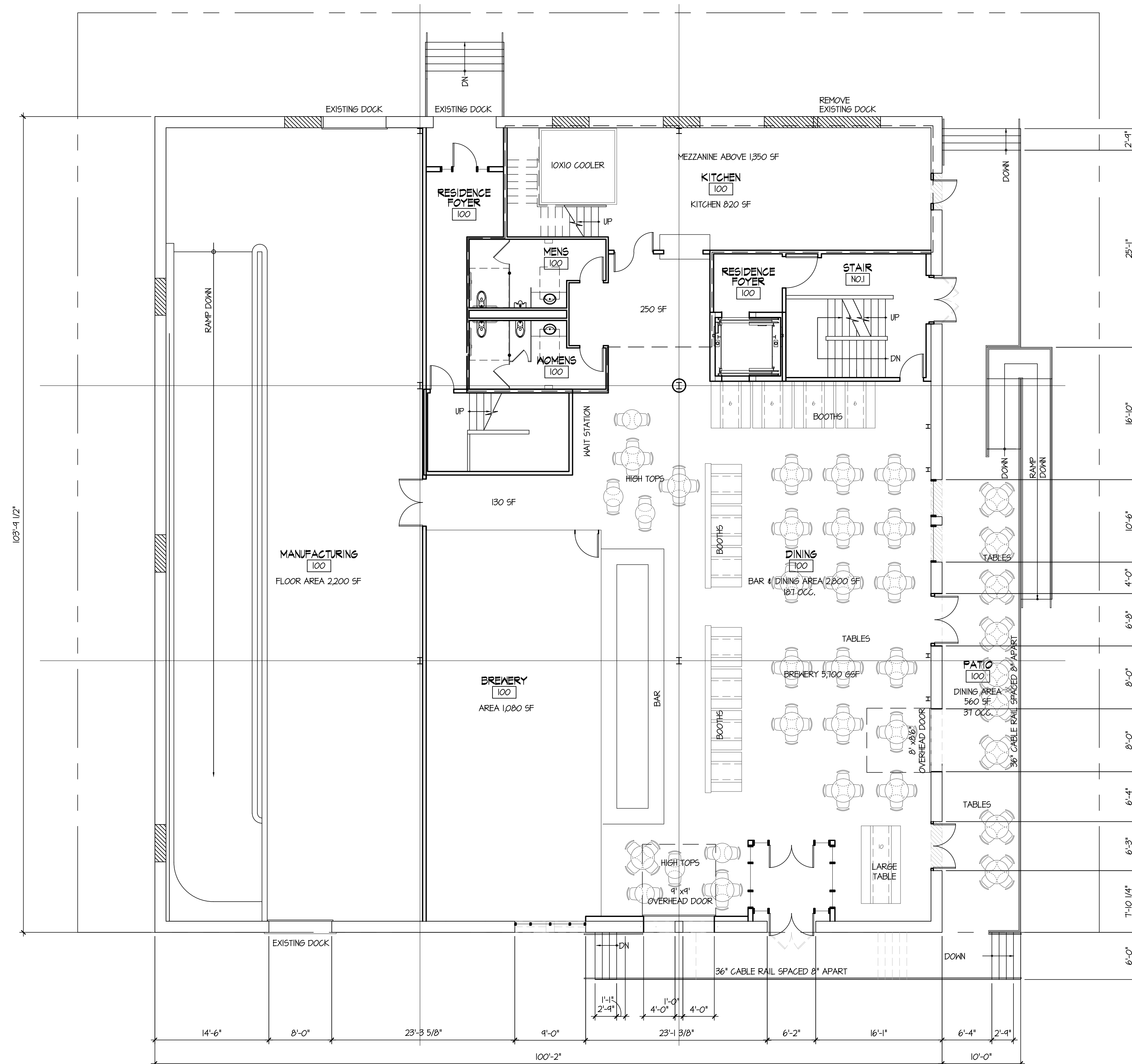
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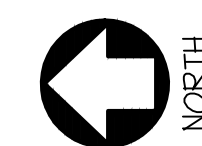


1 BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"





1 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"





① 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

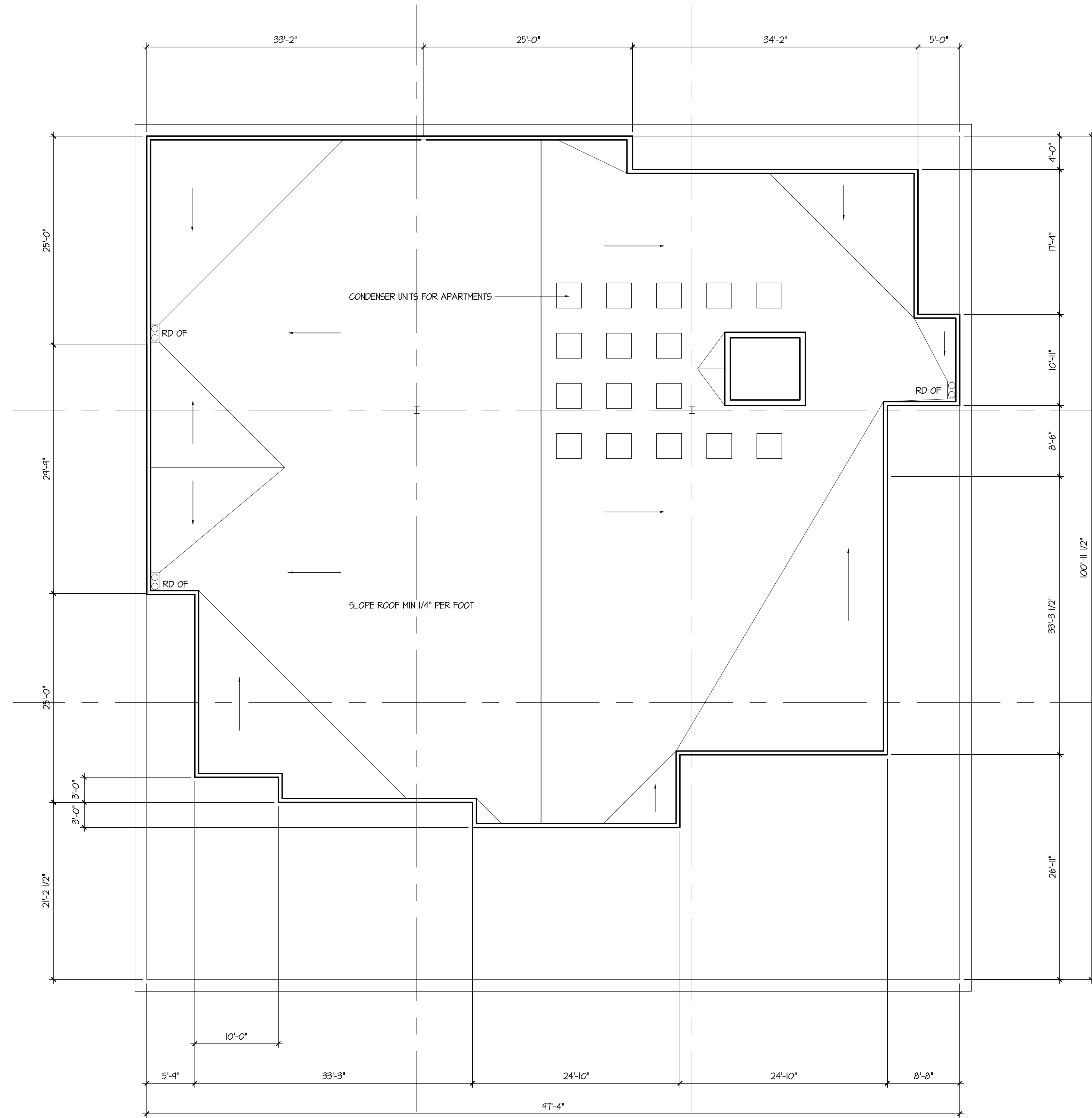




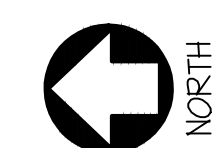
1 3RD FLOOR PLAN
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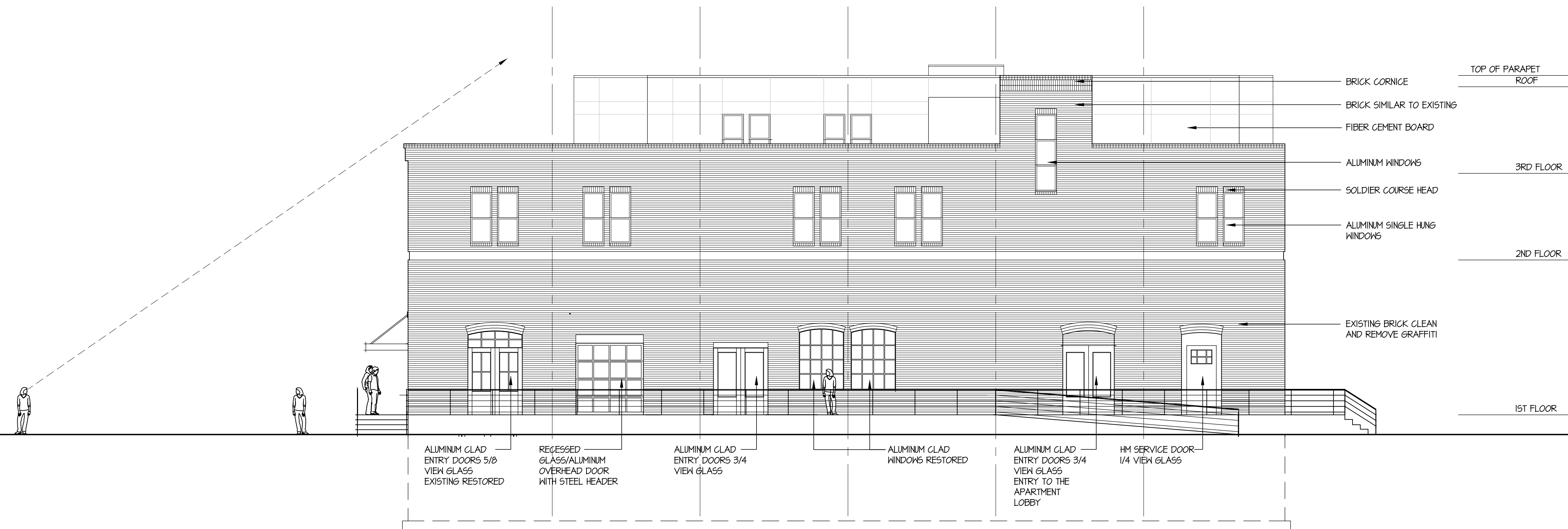
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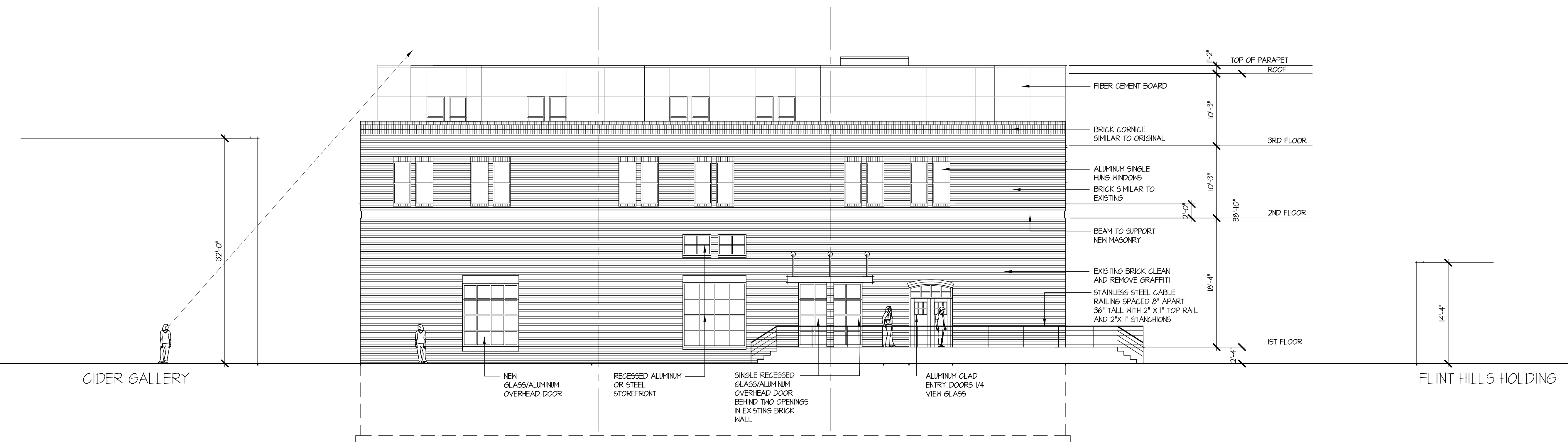
1 ROOF PLAN
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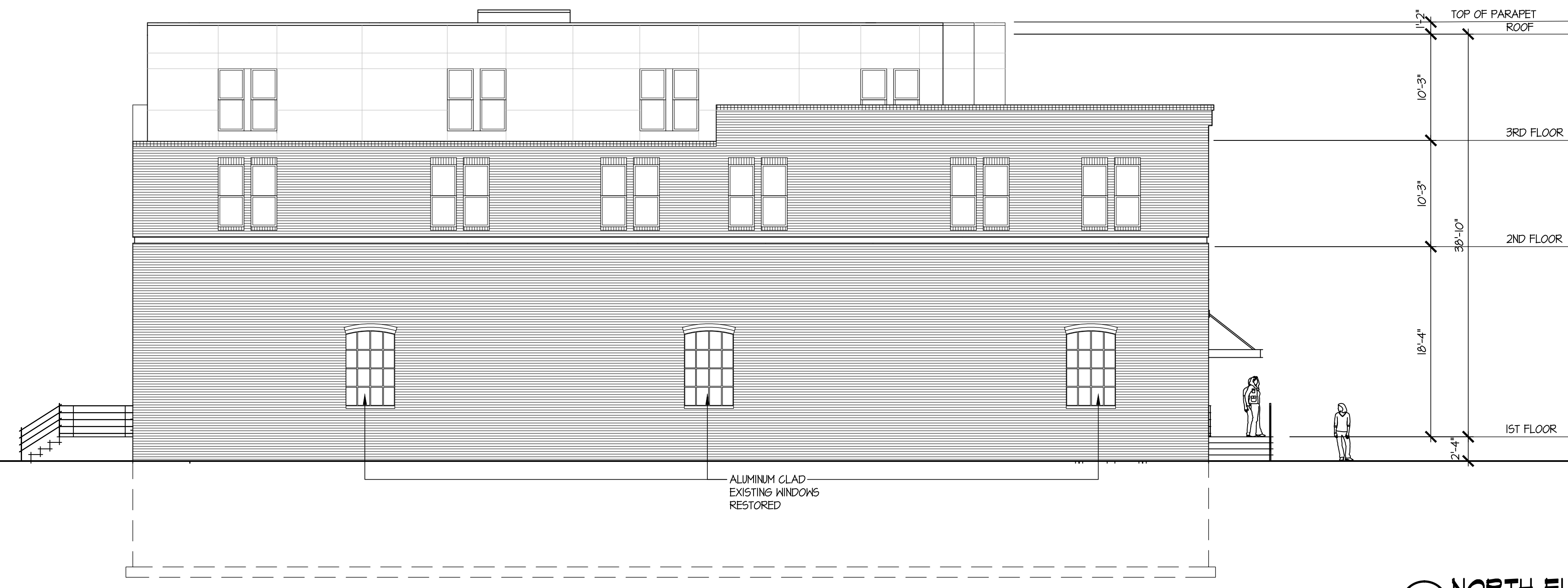
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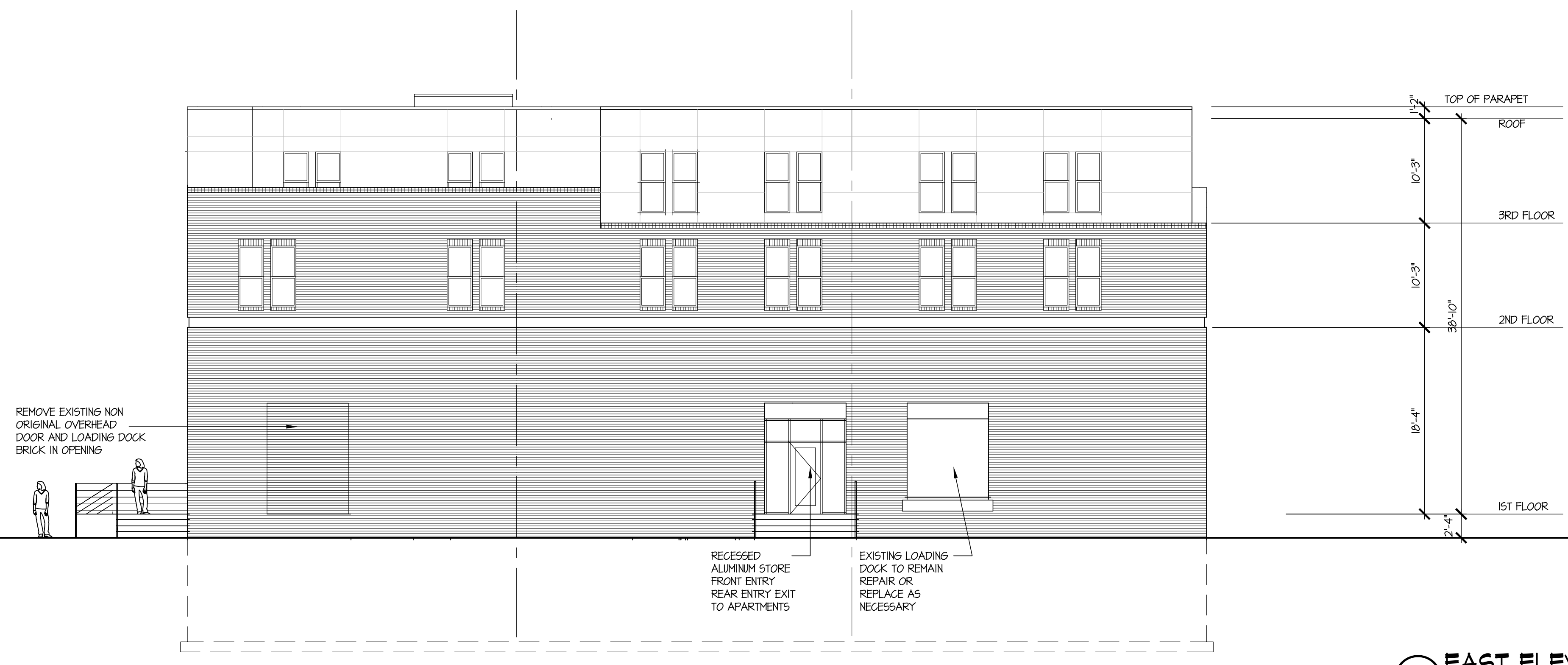
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION, PENNSYLVANIA
SCALE: 1/8" = 1'-0"

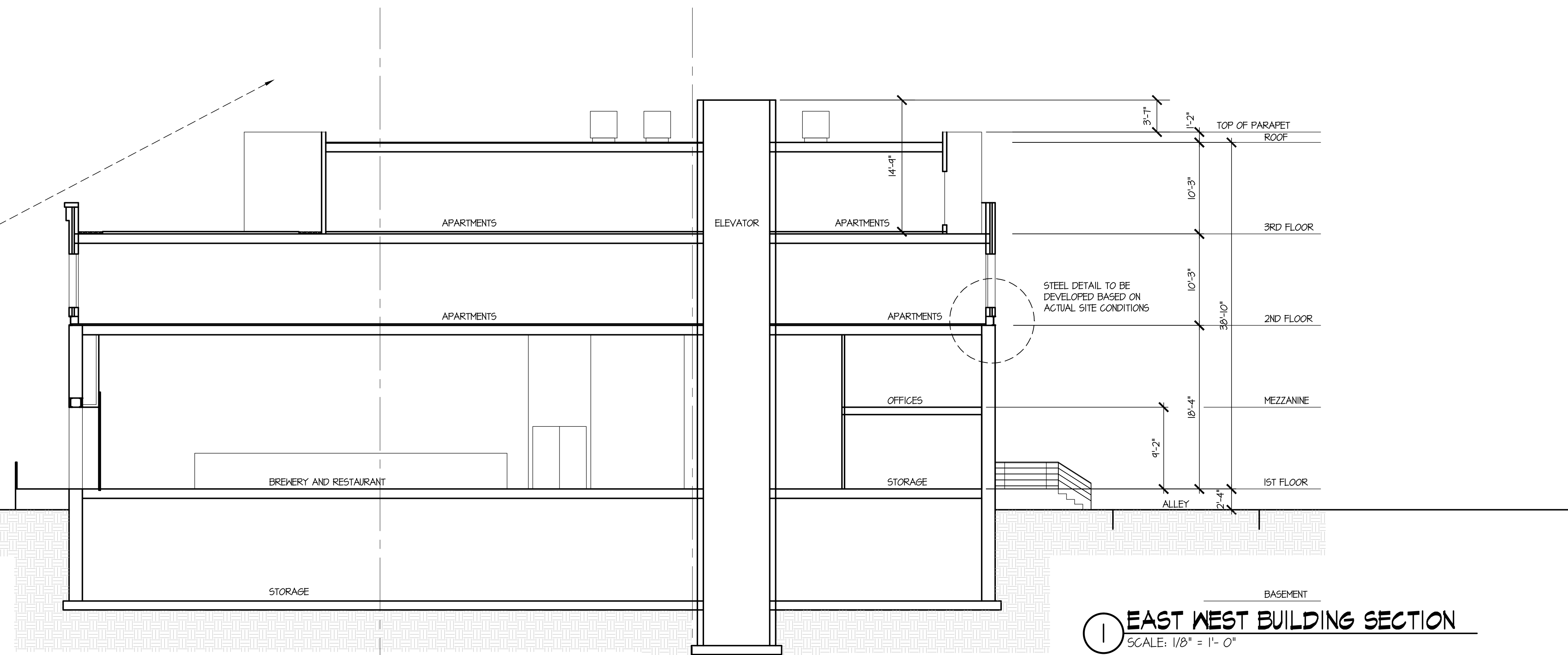
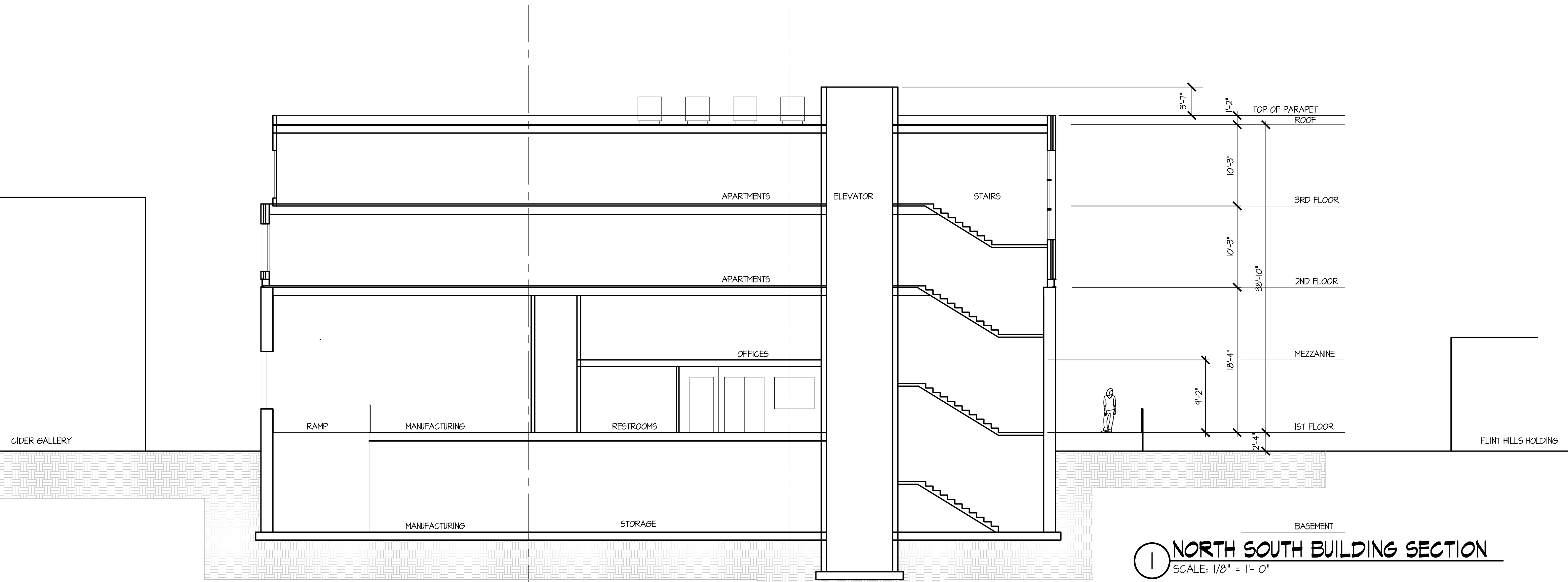


1 NORTH ELEVATION
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1 EAST ELEVATION
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619 EAST 8TH STREET
POHLER LOFTS



810 PENNSYLVANIA STREET
CIDER GALLERY



826 PENNSYLVANIA STREET
PROPOSED MIXED-USE



832 PENNSYLVANIA STREET
FLINT HILLS HOLDING

PENNSYLVANIA STREET

paulwerner
ARCHITECTS



826 PENNSYLVANIA STREET, PROPOSED MIXED-USE, BREWERY-RESTAURANT-RESIDENTIAL





826 PENNSYLVANIA STREET, PROPOSED MIXED-USE, BREWERY-RESTAURANT-RESIDENTIAL





826 PENNSYLVANIA STREET, PROPOSED MIXED-USE, BREWERY-RESTAURANT-RESIDENTIAL

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STREET VIEW

826 PENNSYLVANIA STREET, PROPOSED MIXED-USE, BREWERY-RESTAURANT-RESIDENTIAL





WEST ELEVATION, PENNSYLVANIA

826 PENNSYLVANIA STREET, PROPOSED MIXED-USE, BREWERY-RESTAURANT-RESIDENTIAL





SOUTH ELEVATION

826 PENNSYLVANIA STREET, PROPOSED MIXED-USE, BREWERY-RESTAURANT-RESIDENTIAL

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EAST ELEVATION

826 PENNSYLVANIA STREET, PROPOSED MIXED-USE, BREWERY-RESTAURANT-RESIDENTIAL

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ARCHITECTS



NORTH ELEVATION

826 PENNSYLVANIA STREET, PROPOSED MIXED-USE, BREWERY-RESTAURANT-RESIDENTIAL

paulwerner
ARCHITECTS

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 7: DR-16-00049
STAFF REPORT

A. SUMMARY

DR-16-00049 644 Mississippi Street; Garage New construction; Certificate of Appropriateness. The property is located in the environs of the John Robert Greenlees House at 714 Mississippi Street, Lawrence Register of Historic Places. Submitted by Greg Rupp on behalf of himself and Jennifer Roth, the property owners of record.

B. PROJECT DESCRIPTION

The applicant is proposing to construct a new garage located on the northeast corner of the lot adjacent to the alley. The Commission approved the demolition of a previous garage in the same location in October 2015 (DR-15-00450).

The new garage will be a 20' X 37' frame structure on a concrete slab foundation. It will be located approximately 4' from the primary structure, 3' from the north property line, and on the alley (east) property line. The two story garage will be approximately 22' to the roof peak. A simple gable dormer projects to the east from the north/south ridge of the primary gabled roof. The vehicle access to the structure will be from the south parallel to the alley. This entry portion of the structure is extended approximately 5' from the visual block of the structure and has a shed roof. The application identifies the two car garage door as paneled wood. Additional fenestration on this elevation includes a pair of centered windows on the upper portion of the structure. The roof will be asphalt shingle and the sheathing for the structure will be fiber-cement board shingle siding with a lap exposure similar to the primary structure.



The remainder of the structure will have simple fenestration patterns. The east elevation has a series of simple single pane windows on the ground level with a single set of paired windows on the

second level. The north elevation has only a single pair of 1/1 windows. The west elevation has three entrances to the structure and two single pane windows of the same size as those located on the east elevation. All windows and doors are identified as wood.

C. STANDARDS FOR REVIEW

Chapter 22 of the Code of the City of Lawrence (Certificate of Appropriateness)

(A) An application for a certificate of appropriateness shall be evaluated on a sliding scale, depending upon the designation of the building, structure, site or object in question. The certificate shall be evaluated on the following criteria:

- 1. Most careful scrutiny and consideration shall be given to applications for designated landmarks;*
- 2. Slightly less scrutiny shall be applied to properties designated as key contributory within an historic district;*
- 3. Properties designated contributory or non-contributory within an historic district shall receive a decreasing scale of evaluation upon application;*
- 4. The least stringent evaluation is applied to noncontributory properties and the environs area of a landmark or historic district. There shall be a presumption that a certificate of appropriateness shall be approved in this category unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district. If the Commission denies a certificate of appropriateness in this category, and the owner(s) appeals to the City Commission, the burden to affirm the denial shall be upon the commission, the City or other interested persons.*

(B) In considering an application for a certificate of appropriateness, the Commission shall be guided by the following general standards in addition to any design criteria in this Chapter and in the ordinance designating the landmark or historic district:

- 1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, site or object and its environment, or to use a property for its originally intended purpose;*
- 2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;*
- 3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged;*

- 4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;*
- 5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity;*
- 6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new materials should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence, rather than on conceptual designs or the availability of different architectural elements from other buildings or structures;*
- 7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken;*
- 8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, and project;*
- 9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alteration and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environs.*

Please note: The following environs definition for this property was adopted prior to the changes in the State Preservation Law to remove the review of projects located within 500' of a property listed in the National Register of Historic Places or the Register of Historic Kansas Places.

Environs for 714 Mississippi, the John Robert Greenlees House

All of the properties located in the identified 250' environs of the John Robert Greenlees House located at 714 Mississippi Street are currently in the environs of properties listed on the National Register of Historic Places. The local environs for the John Robert Greenlees House located at 714 Mississippi Street will be considered as one area and shall be reviewed in the following manner and with the following standards applied:

Maintaining the existing structures and visual appearance of the environs is the primary focus of review. Main structure demolitions may be approved if documentation is provided that indicates the structure is unsound and a replacement structure is proposed, or a certificate of economic hardship is approved.

Minor projects will be approved administratively by the Historic Resources Administrator. All design elements are important. The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs and the Criteria set forth in 22-505.

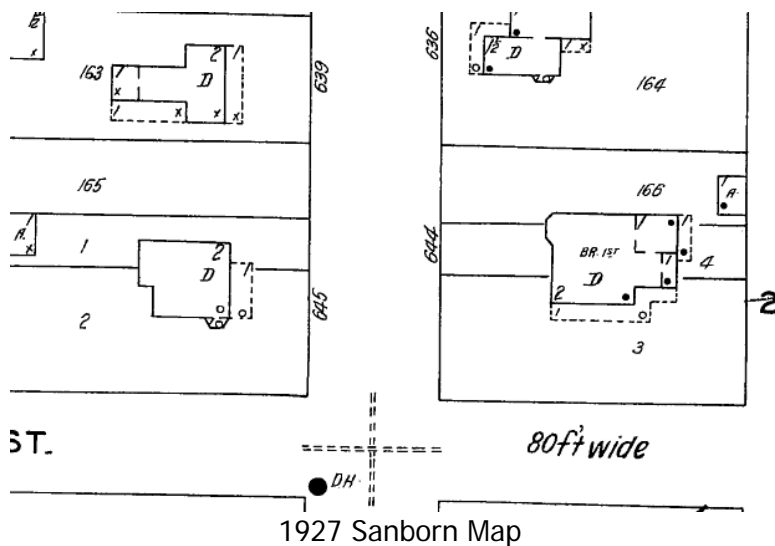
Major projects (demolition, new construction and additions larger than 20% of the building footprint) will be reviewed by the Historic Resources Commission. All design elements are important. The proposed alteration or construction shall meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs and the Criteria set forth in 22-505.



D. STAFF ANALYSIS

Environs review for a Certificate of Appropriateness begins with a presumption that a Certificate of Appropriateness will be approved unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district.

According to the research completed for the previous demolition project, there has been an accessory structure in the proposed location of this new garage at least since the 1927 Sanborn Map for the area.



The standards that apply to this project from Section 22-505 are Standards 1, 2, and 9. Standard 1 addresses the compatible use of the proposed project. The re-introduction of an accessory structure in the location of previous accessory structures does not alter the environment of the listed property. Standard 2 addresses the distinguishing qualities of the environment. The new garage will not destroy the qualities or character of the environment of the listed property as it is similar to existing structures in the area. Standard 9 addresses new construction. New construction should be compatible with the size, scale, color, material, and character of the environs. The new accessory structure as identified in the application is within the range of other accessory structures in the area. The color and materials are compatible.

In addition to review by 22-505, the proposed alterations and new construction should be reviewed using the design criteria in 22-506. These design criteria help to promote the standards set forth in 22-505. Specifically, 22-506(c)(2) provides review criteria for new construction. Identified criteria for new construction includes but is not limited to building scale, height, orientation, site coverage, spatial separation from other buildings, facade and window patterns, entrance and porch size and general design, materials, textures, color, architectural details, roof forms, emphasis on horizontal or vertical elements, walls, fences, landscaping, and other features deemed appropriate by the Commission.

The new structure is appropriate in orientation to the alley, façade and window patterns, entrance sizes and locations, general design, materials, textures, color, architectural details, roof form, and directional expression. The concerns for staff are related to the height, scale as perceived due to the height, and site coverage due to the overall size of the structure.

The trend in the historic core historic districts is the demolition of small accessory structures and the replacement of the structures with large accessory structures, most often with a second floor usable space for office, studio, or family room. This proposal follows this trend. While historically some large barns and carriage houses in the area were large in size and scale, they were not the dominant accessory form in the area. The overall size of this proposed structure at 37' in length and a total footprint of 740 sf is not typical of the historic size of historic accessory structures in the

area. This type and size of structure did exist historically in the area, and the Historic Resources Commission has approved structures in similar type and size if the structure is compatible with the listed property or environs. The overall scale of the proposed structure is a direct reflection of the overall height of the structure. The scale is appropriate for the proposed height, but the height is greater than the adjacent portion of the roof of the primary structure. This relationship accentuates the height and scale of the new structure.

The proposed project is located in the environs of the John Robert Greenlees House at 714 Mississippi Street. There is no direct line of sight from the primary elevation of the Greenlees House to the proposed site of the new garage. There is, however, a line of sight from the east property line of the Greenlees House along the alley to the proposed garage site. Because this is an environs review, the least stringent evaluation is applied. There is a presumption that a Certificate of Appropriateness will be approved unless the proposed demolition would significantly encroach on, damage, or destroy the landmark or historic district.

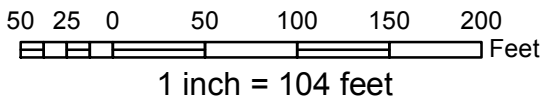
Staff is of the opinion that the proposed accessory structure is within the range of historic and new construction accessory structures in the environs of the listed property. While the trend of the construction of large structures to replace the once smaller form of accessory structures that were dominant in the area historically is a concern for staff, the construction of this particular proposed structure will not significantly encroach on, damage, or destroy the landmark or historic district.

E. STAFF RECOMMENDATION

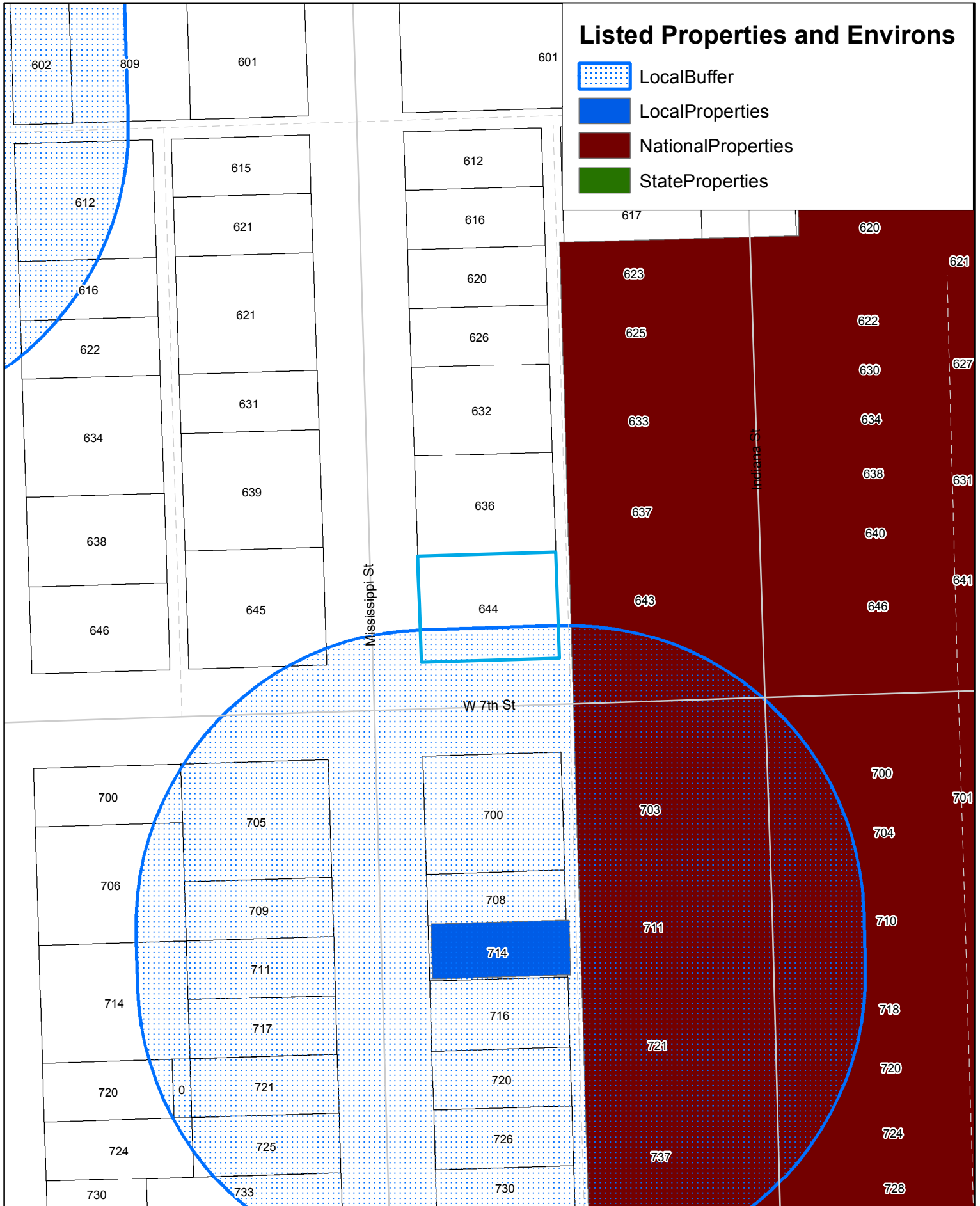
Certificate of Appropriateness

In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, staff recommends the Commission find that the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs and issue the Certificate of Appropriateness for the proposed project.

Any significant revisions or modifications to the project shall be forwarded to the Historic Resources Commission for review.



644 Mississippi Street





**City of Lawrence
Douglas County**
PLANNING & DEVELOPMENT SERVICES

Pre-Application Meeting Required
 Planner _____
 Date _____
 Application Number _____
 DR- _____
 Date Received _____
 Type _____

6 East 6th St.
 P.O. Box 708
 Lawrence, KS 66044

www.lawrenceks.org/pds

Phone 785-832-3150
 Tdd 785-832-3205
 Fax 785-832-3160

DESIGN REVIEW APPLICATION

PROPERTY INFORMATION

Address of Property 644 MISSISSIPPI, LAWRENCE, KS 66044
 Legal Description (may be attached) LANE'S FIRST ADD BLK 2 LTS 344, ALSO MISSISSIPPI STREET S 16 FT LT 166 (U02283, 4644 + 4645 COMBINED 1988)

OWNER INFORMATION

Name(s) GREG RUPP
 Contact SAME
 Address 644 MISSISSIPPI
 City LAWRENCE State KS ZIP 66044
 Phone (785) 550-2053 Fax () _____
 E-mail RUPPGRE@yahoo.com Mobile/Pager () _____

APPLICANT/AGENT INFORMATION

Contact _____
 Company _____
 Address _____
 City _____ State _____ ZIP _____
 Phone () _____ Fax () _____
 E-mail _____ Mobile/Pager () _____

Existing Zoning	Existing Land Use	Proposed Land Use	
Total site area	Current Appraised Value	Existing Building Footprint	Open Space Area
# of Buildings	Estimated Cost of Construction	Proposed Building Footprint	Pavement Coverage
Are you also submitting any of the following applications?			
<input type="checkbox"/> Building Permit	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Zoning Change
<input type="checkbox"/> Variance	<input type="checkbox"/> Other (specify)		

Property Address: 644 MISSISSIPPI

Detailed Description of Proposed Project:
(Attach additional sheets if necessary)

Construction of a 2-car garage with additional ground floor storage and a 2nd floor recreation/entertainment space. The 2nd floor will also include a 3/4 bath and wet bar. Ground floor will also include a mechanical room to house an HVAC unit and water heater for the 2nd floor.

Reason for Request:
(Attach additional sheets if necessary)

To receive approval from the HRC to proceed with construction of the proposed project

This document contains pictures of 644 Mississippi related to the proposed garage project.



This is taken from the alley at the NE corner of the property. In the foreground the outline of a prior structure's foundation is visible.



View from NE corner of property looking south. Alley is visible.



View from alley looking west. Remnants of concrete slab visible in foreground.



View from alley looking northwest.



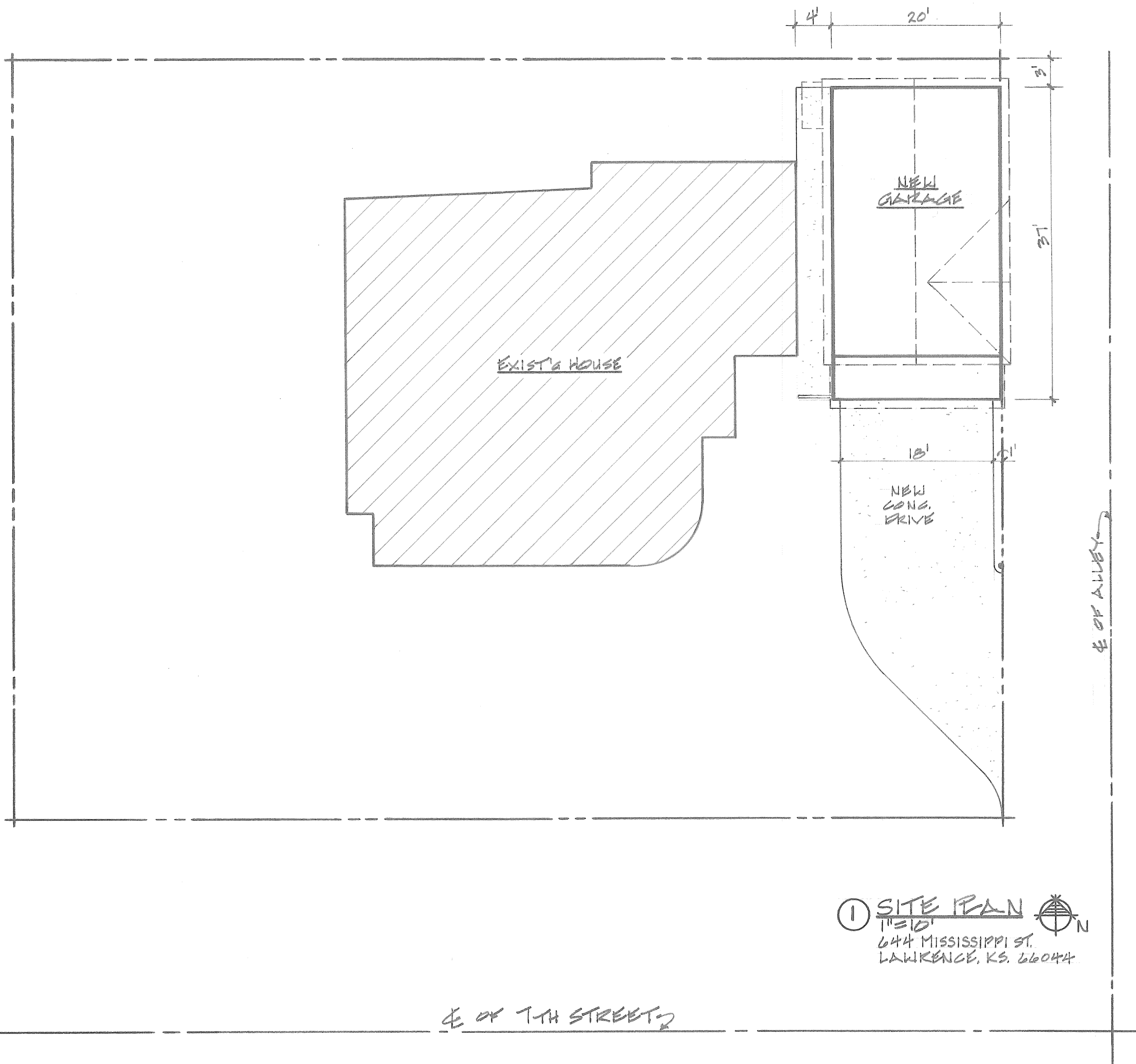
View from property looking north.



View of existing parking spaces off alley looking north.

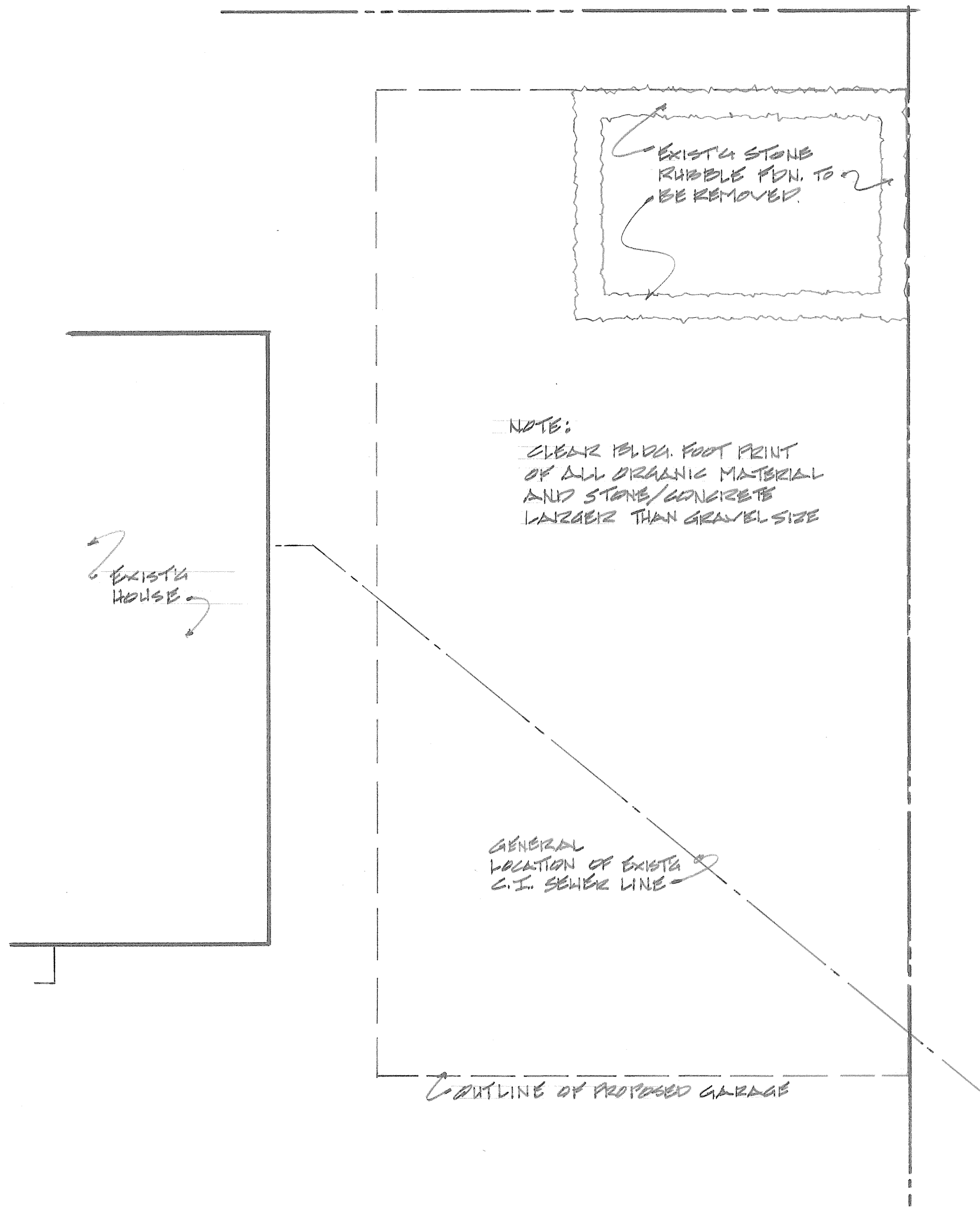


View from sidewalk north toward house and existing parking spaces

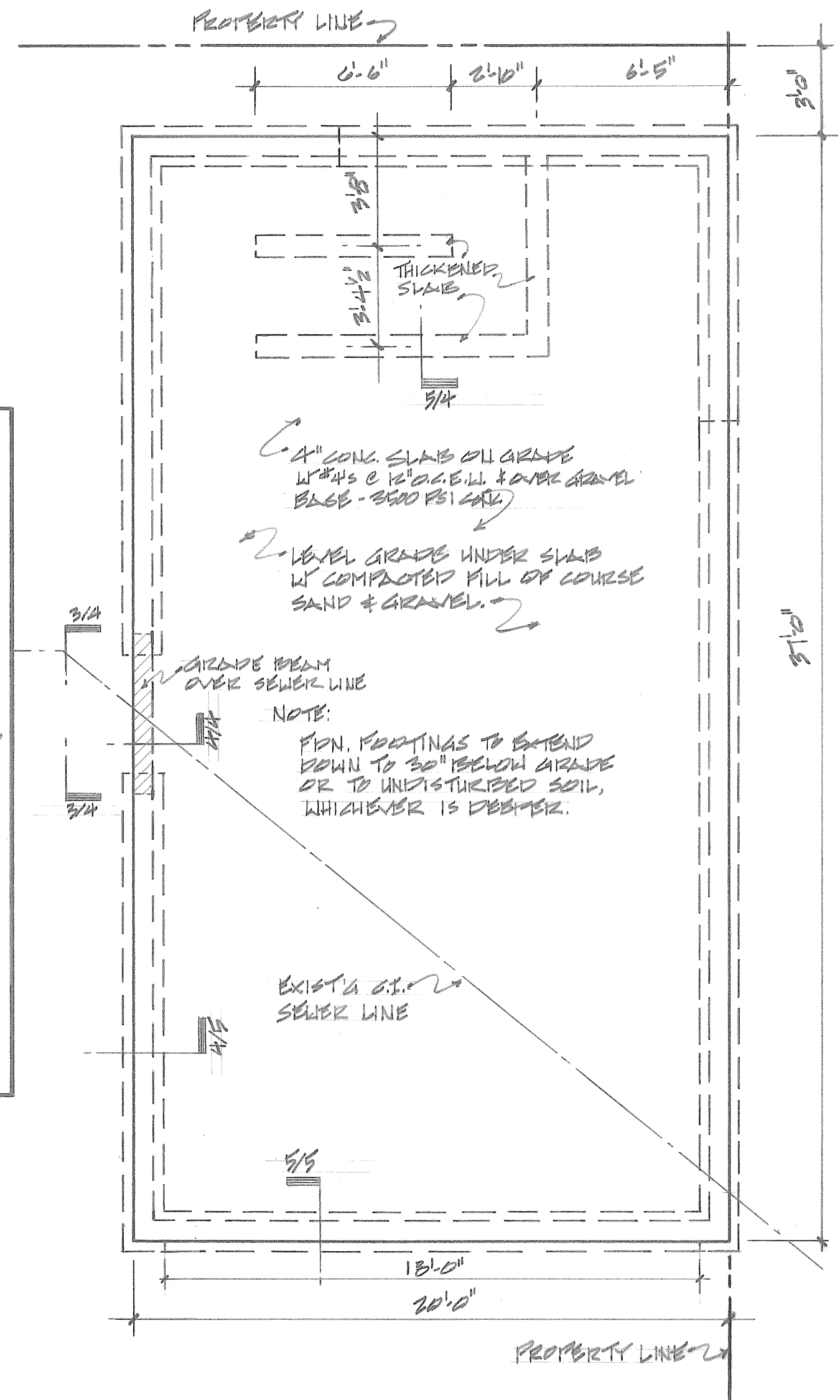


FF & E
 MARK RUSSELL - RES. ARCH.
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 LAWRENCE, KS 66044
 785-843-6106 FFNECSWBELL.NET

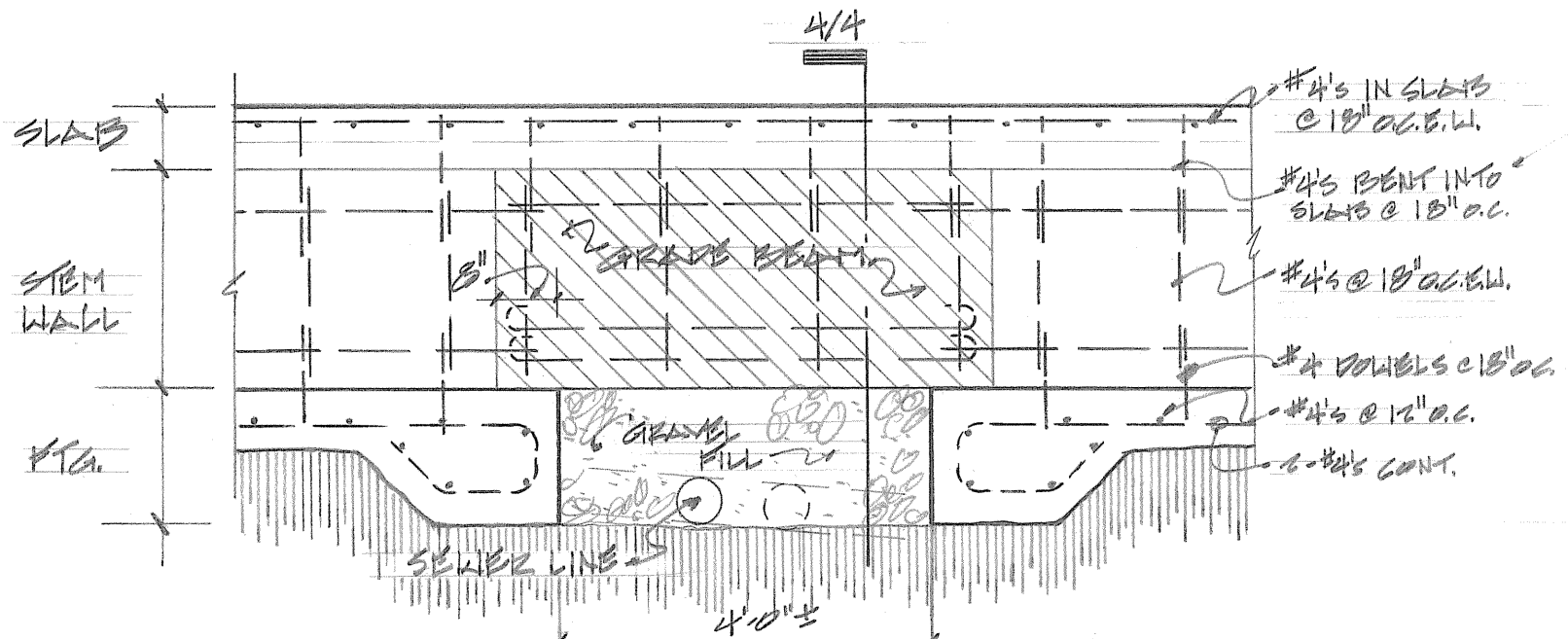
NEW GARAGE PROJECT FOR 2-10-16
 GREG RUPP & JENNIFER ROTH
 644 MISSISSIPPI
 LAWRENCE, KS 66044
 785-590-2053



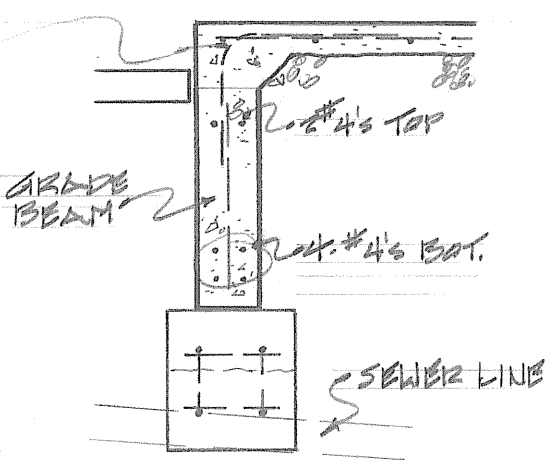
① EXIST'G BLDG. SITE
1/4" = 1'-0" N



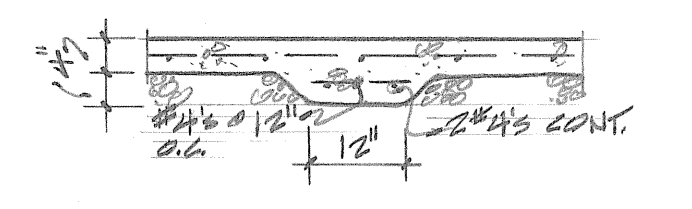
② FOUNDATION PLAN
1/4" = 1'-0" N



③ FOUNDATION DET.
1/2" = 1'-0"



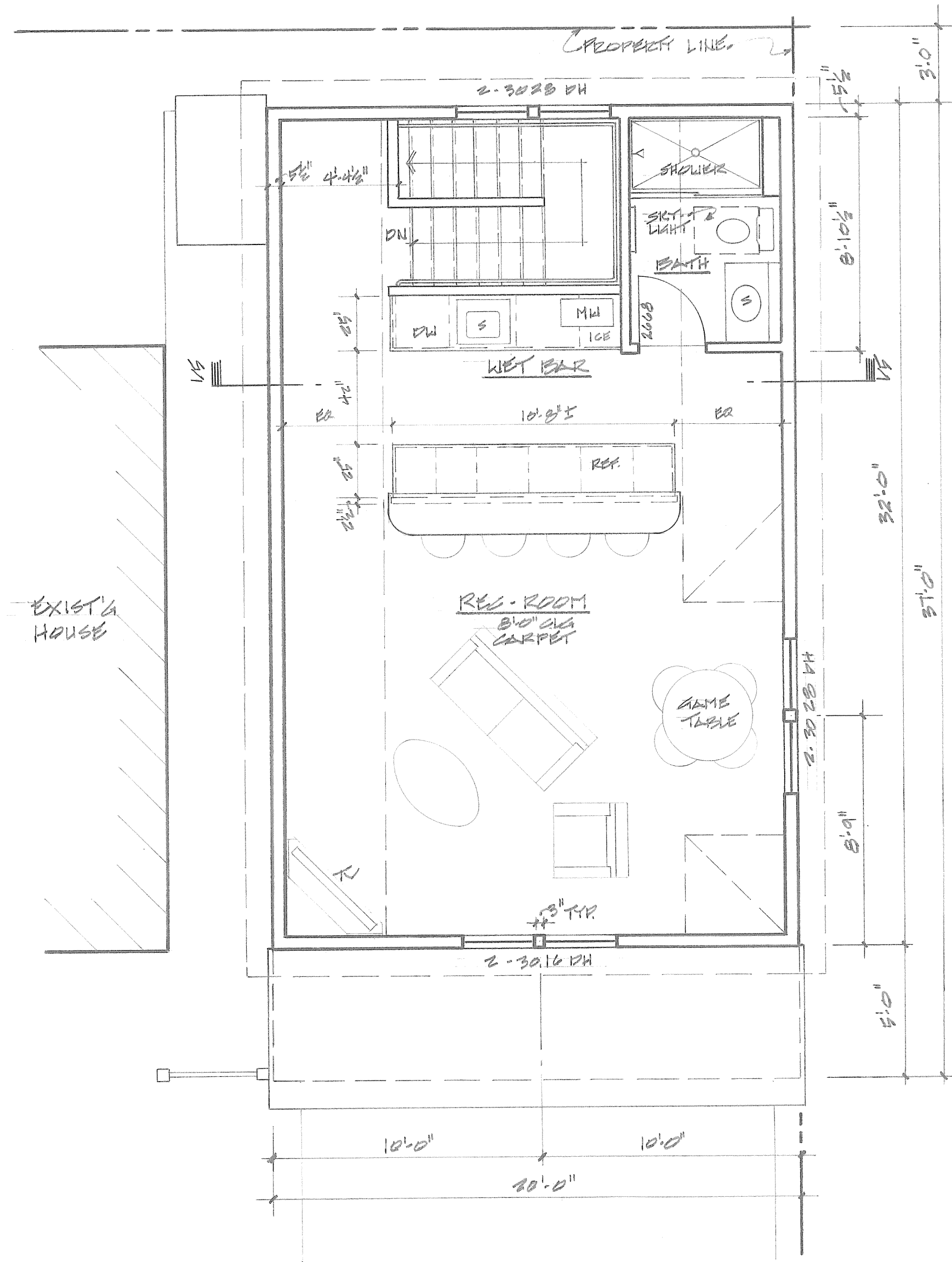
④ FOOTING DET.
1/2" = 1'-0"



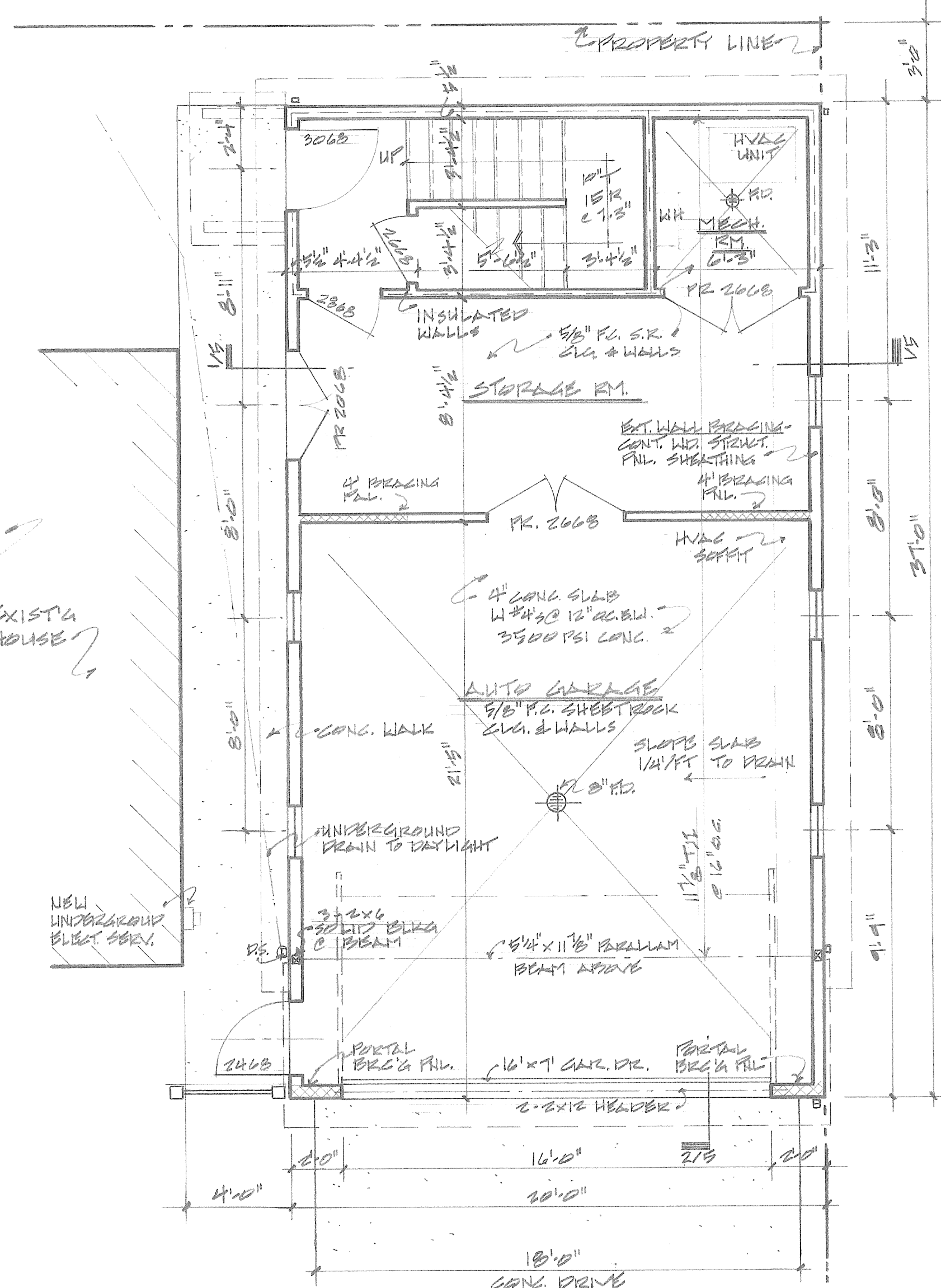
⑤ THICKENED SLAB DET.
1/2" = 1'-0"

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NEW GARAGE PROJECT FOR 2-10-16
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644 MISSISSIPPI
LAWRENCE, KS 66044
785-850-2053



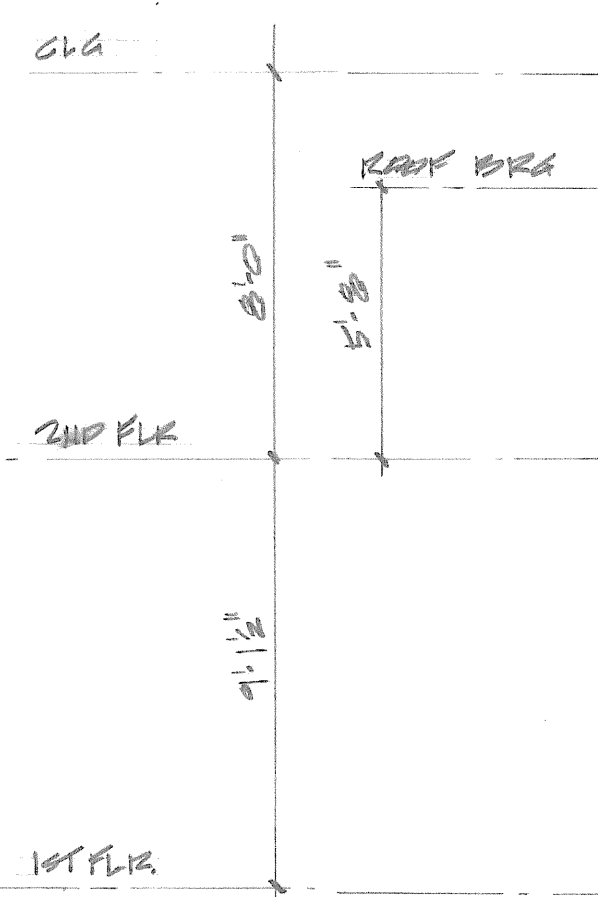
① 2ND FLOOR PLAN
1/4" = 1'-0"



② 1ST FLOOR PLAN
1/4" = 1'-0"

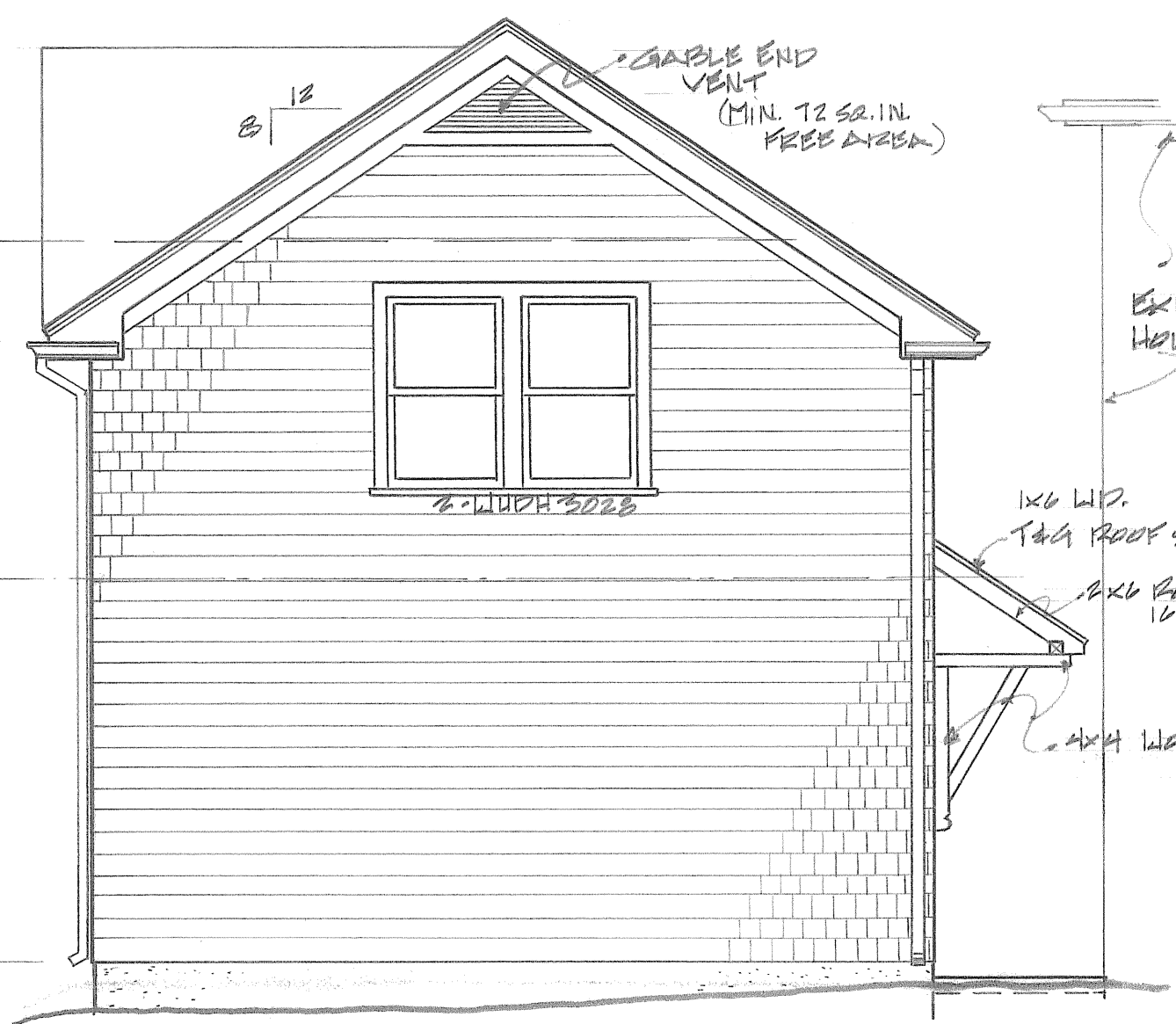
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NEW GARAGE PROJECT FOR 2-10-16
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 785-550-2053



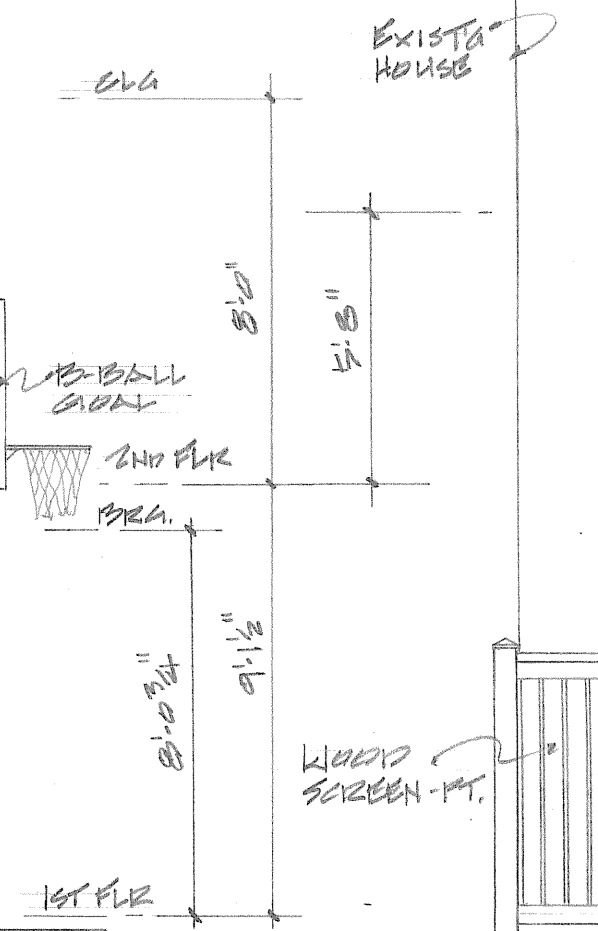
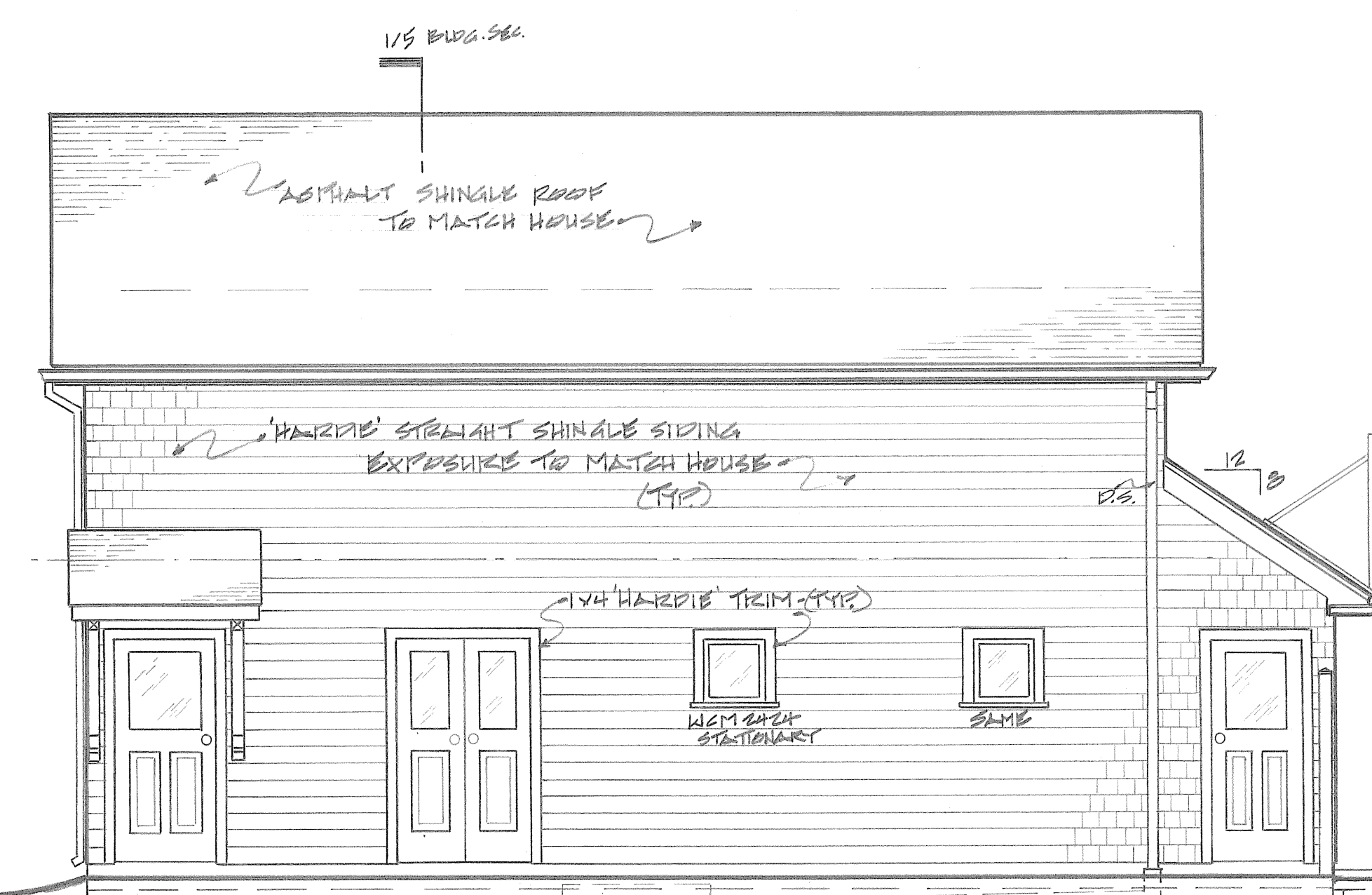
REMOVE EXIST'G STONE
RUBBLE FDN. EXTEND
NEW FTA. BELOW LEVEL
OF REMOVED FDN. (11/10)

1 EAST ELEV.
1/4" = 1'-0"



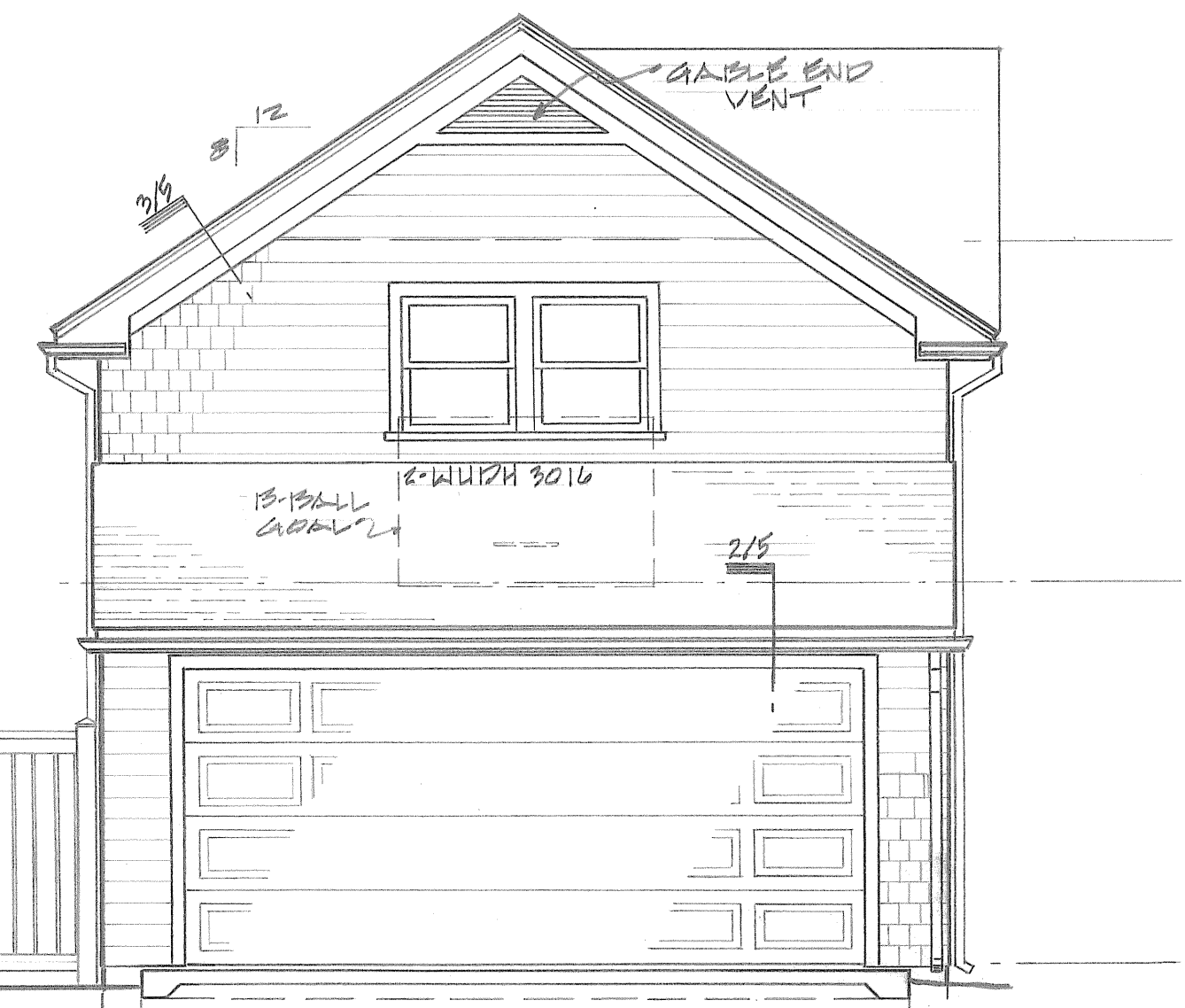
2 NORTH ELEV.
1/4" = 1'-0"

SECTION UNDER FTA. →
EXIST'G C.I. SEWER LINE



ALL WINDOWS ARE SPEC'D
AS 'MARVIN' WOOD WINDOWS
EXT. DOORS - WOOD
GARAGE DOOR - PANELED WOOD

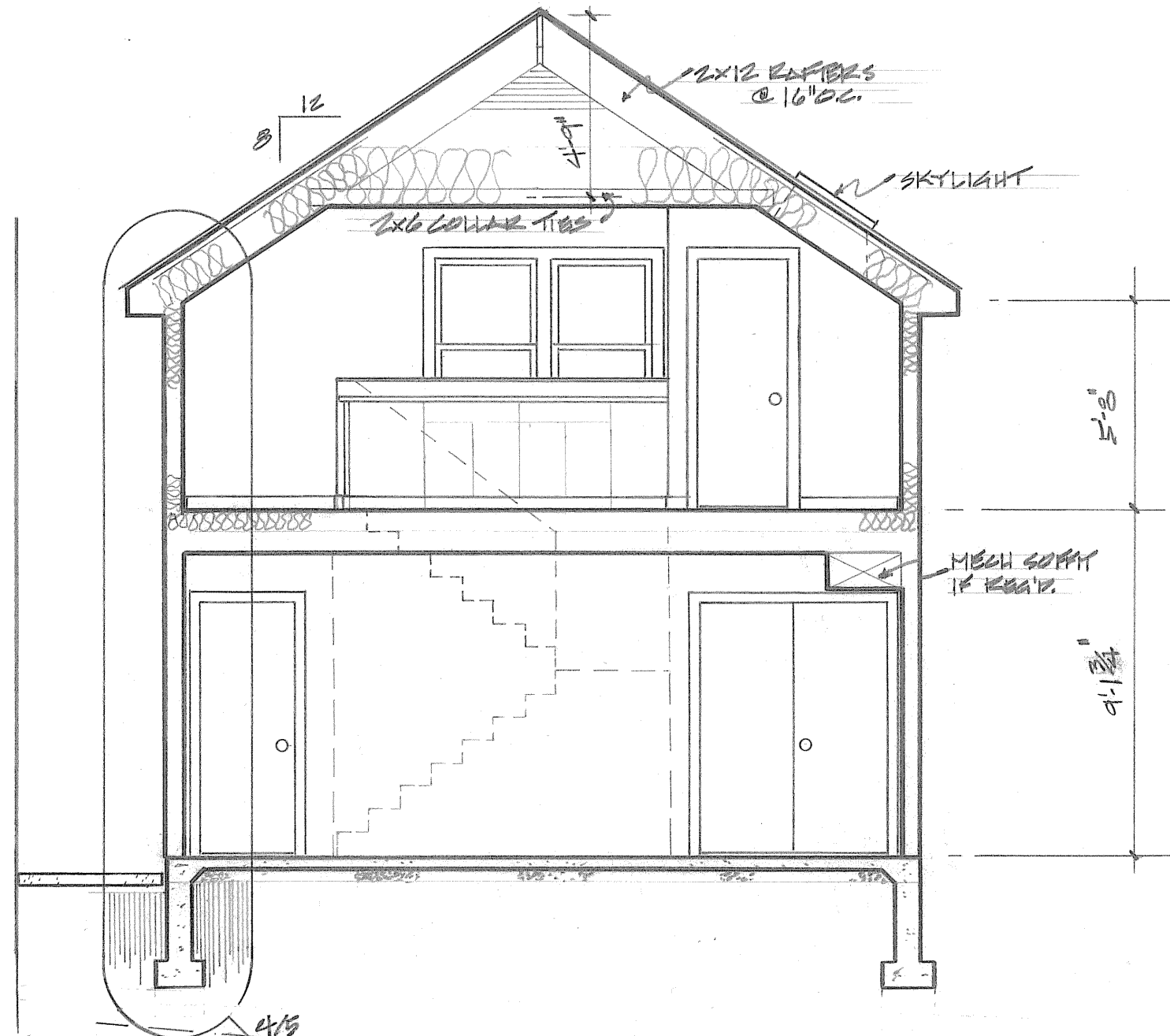
3 WEST ELEV.
1/4" = 1'-0"



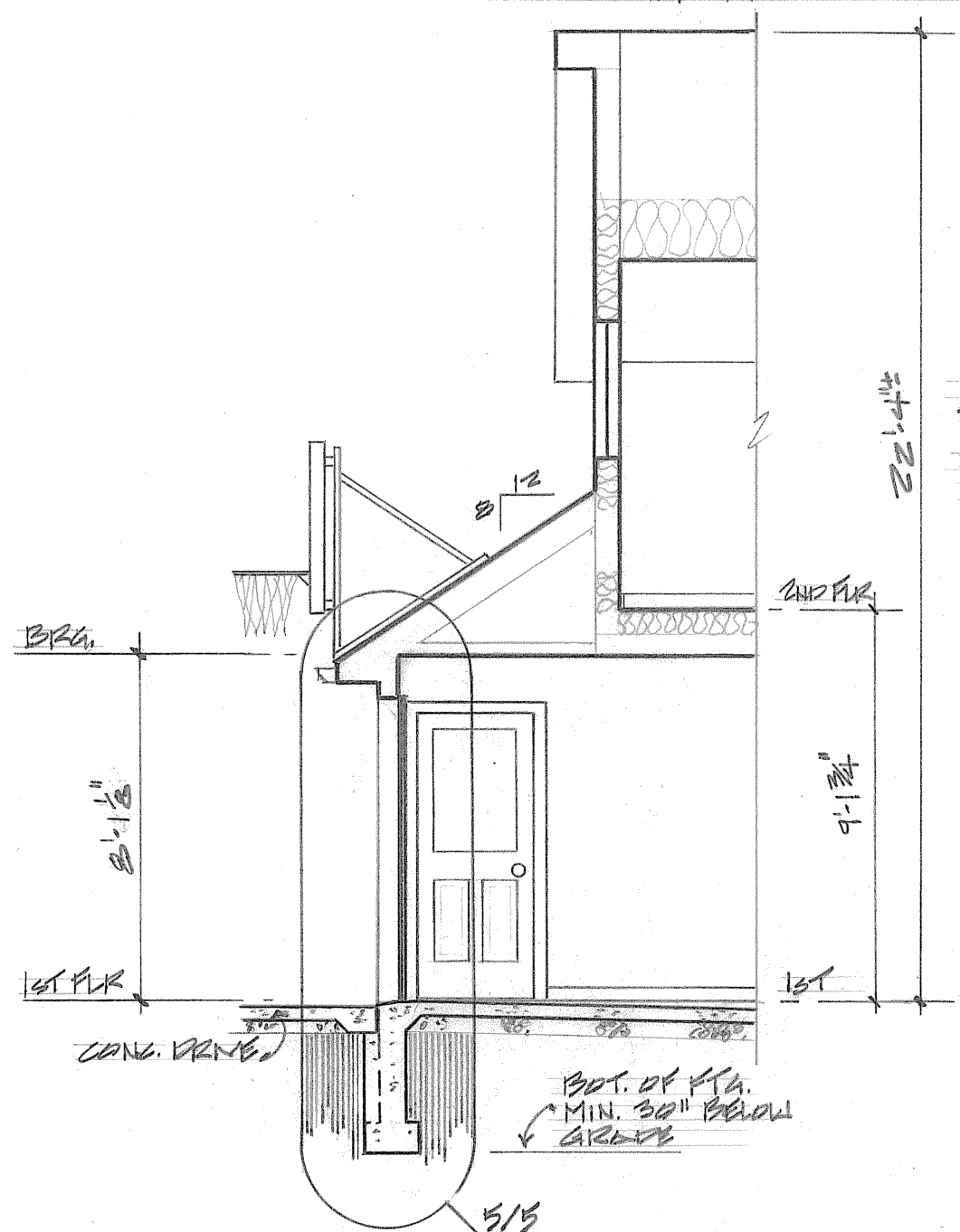
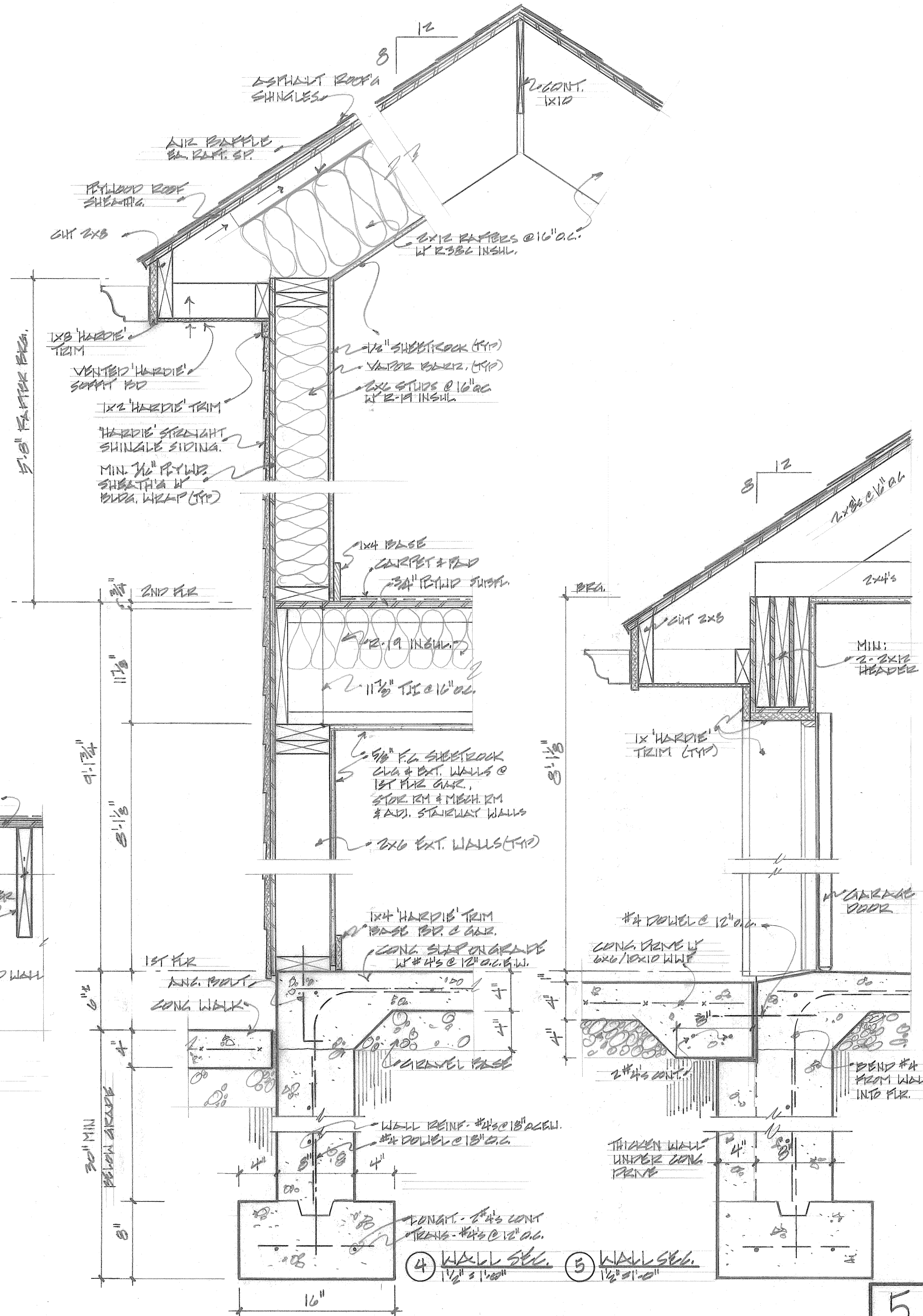
4 SOUTH ELEV.
1/4" = 1'-0"

1/8" BLDG. SEC.
ASPHALT SHINGLE ROOF
TO MATCH HOUSE
'HARDIE' STEEL SHINGLE SIDING
EXPOSURE TO MATCH HOUSE
(11/10)
1/4" 'HARDIE' TRIM (11/10)
NEW 24\"/>

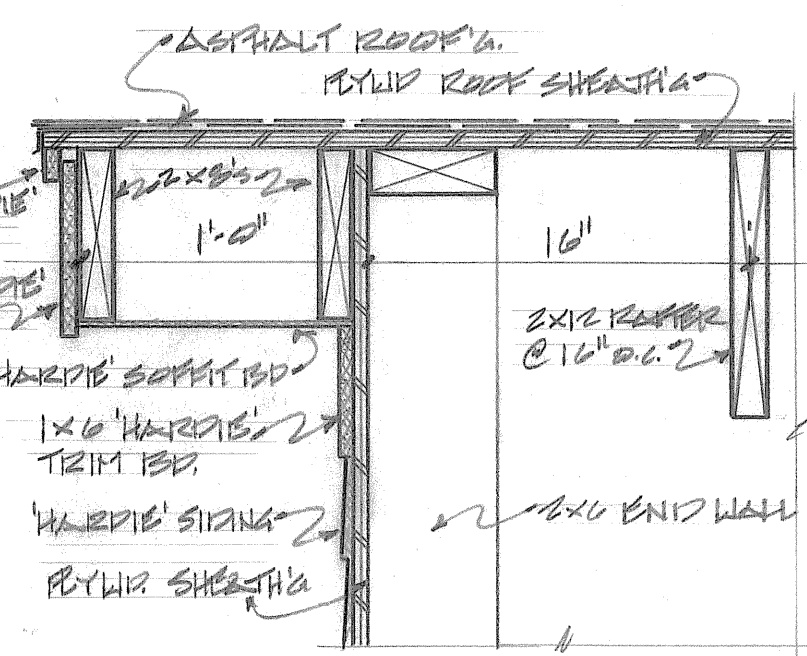
PT. OF FTA. BELOW
EXIST'G C.I. SEWER LINE



1 BUILDING SECTION
1/4" = 1'-0"



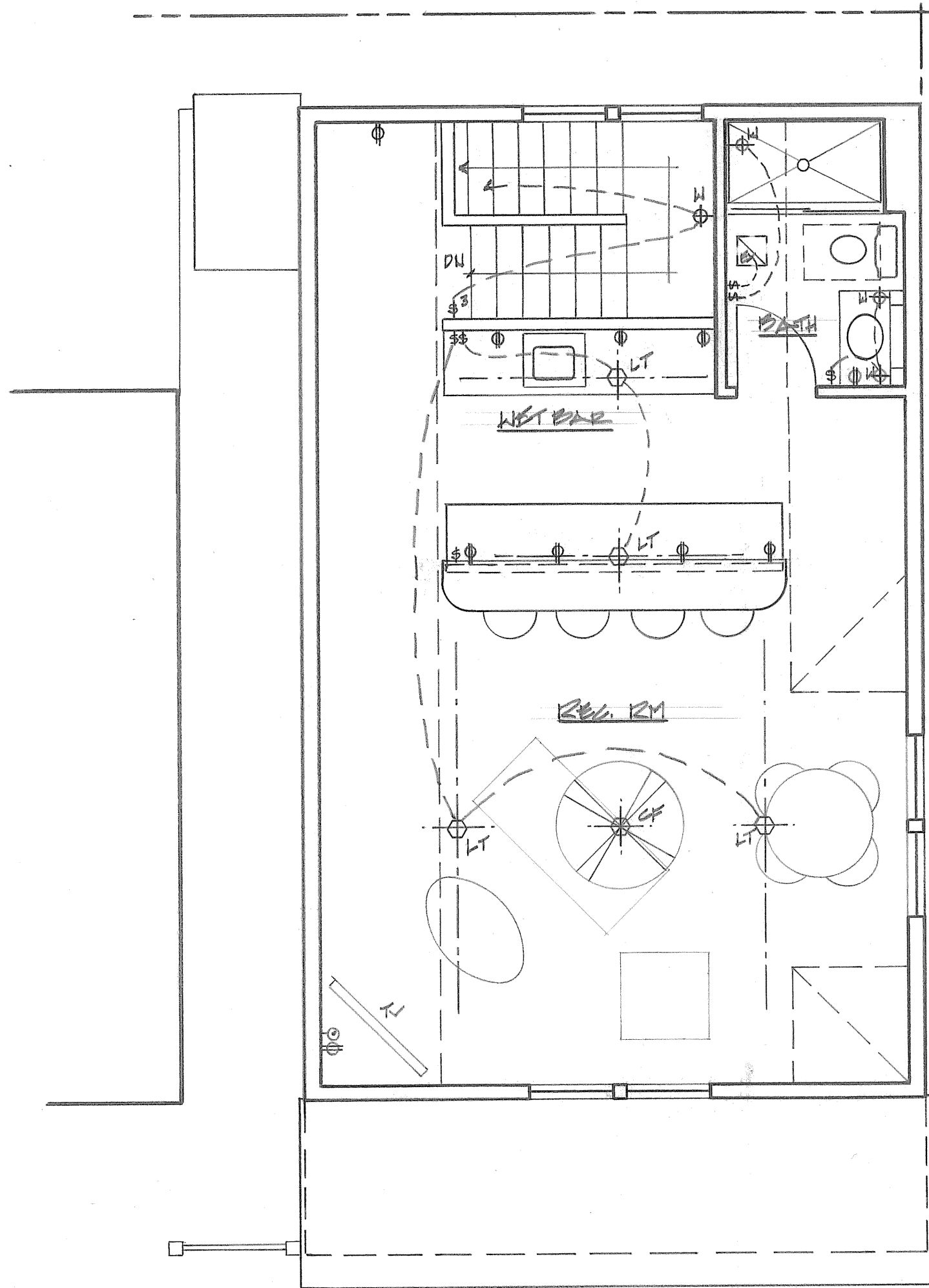
2 PARTIAL BLDG. SEC.
1/4" = 1'-0"



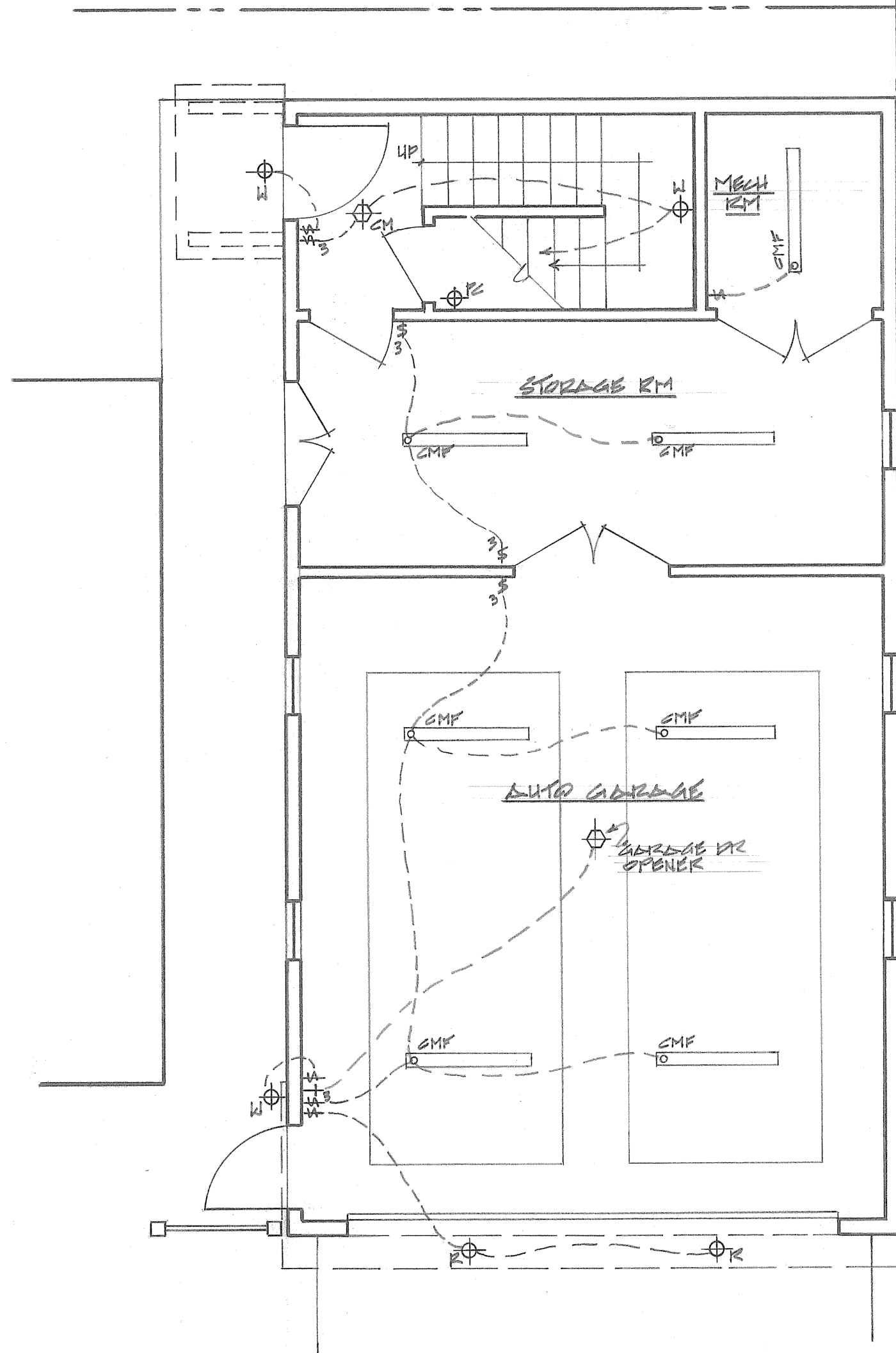
3 GABLE END RAKE DET.
1/2" = 1'-0"

4 WALL SEC.
1/2" = 1'-0"

5 WALL SEC.
1/2" = 1'-0"



① SECOND FLR. ELECT. PLAN
1/4" = 1'-0"



② FIRST FLR. ELECT. PLAN
1/4" = 1'-0"

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NEW GARAGE PROJECT FOR 2-10-16
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 LAWRENCE, KS 66044
 785-550-2053

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 8: 16-00050
STAFF REPORT

A. SUMMARY

DR-16-00050 1224 Rhode Island Street; Addition; State Law Review. The property is a contributing structure to the South Rhode Island and New Hampshire Street Historic Residential District, National Register of Historic Places. Submitted by Lance Adams of Adams Architects, LLC for Paul Stock and Coleen Ellis-Stock, the property owners of record.

B. PROJECT DESCRIPTION

The applicant is requesting to rehabilitate and add an addition to the structure located at 1224 Rhode Island Street. The rehabilitation will include the first floor alteration of the existing dining room to a kitchen and the reconfiguration of spaces on the second level. The existing addition will be removed and a new addition will be placed on the east side of the structure. This addition will contain a new dining room, new bathroom, and new interior stairs to the basement. An eastern extension of the addition will be recessed approximately 6' and will accommodate a laundry area and storage space. The addition will be approximately 19' from the existing accessory structure and 37' from the east property line at the alley. A new wood deck will be installed to the east of the addition.



The new addition will be 25' from north to south and 25' 8" from east to west at the largest width of the addition adjacent to the historic eastern wall. The eastern extension of the addition will extend 7' to the east and will be 12' from north to south. The overall addition will be wood frame on a raised foundation with a total height approximately 27' to the roof peak. The sheathing will be fiber cement board smooth lap siding with a 4 1/2" exposure. Fenestration includes aluminum 1/1 and small fixed panes. The door will be centered on the new eastern elevation of the addition.

C. STANDARDS FOR REVIEW

State Preservation Law Review (Review under K.S.A. 75-2724)

For State Preservation Law Review of projects involving listed properties, the Historic Resources Commission uses the Secretary of the Interior's Standards to evaluate the proposed project. Therefore, the following standards apply to the proposed project:

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
- 8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historical property and its environment would be unimpaired.

D. STAFF ANALYSIS

History

The Kansas Historic Resources Inventory (KHRI) form and attachments document that 1224 Rhode Island Street was constructed prior to 1873 and was rehabilitated in 2009 using the State Tax Credit program. The structure is identified as the Menet House, a Folk National structure with a "T" form.

The first appearance of this area and 1224 Rhode Island Street was on the Sanborn Fire Insurance Maps in 1912. At that time, the structure is shown in the "T" shape and has a 1 story addition in the same general location as the existing addition that is proposed to be removed. The existing addition has been altered and may have historic fabric, but the shed roofline, siding, and windows indicate significant alteration or a more modern addition. The applicant has not provided a date for this addition and KHRI does not include this information. It was not unusual to close-in or remove rear porches and additions to create additional space. An accessory structure is also shown on the alley in 1912.

Project Review

The City of Lawrence has an agreement with the State Historic Preservation Officer to conduct reviews required under K.S.A. 75-2724 using the Secretary of the Interior's Standards. The Historic Resources Commission is charged with determining whether or not projects will "damage or destroy" historic resources. Interior alterations are also included in this review.

The identification of key features, including architectural elements and setting, are the beginning bases for project review of historic structures whether they are listed individually, as part of a district. Careful consideration of the context and the reasons for the significance of the property should be included in the overall determination of character-defining elements. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment. Once the character-defining features have been identified, the project can be reviewed using the guidelines to determine if the proposed project meets the guidelines and if the project will damage or destroy the listed property.

Standards 1, 2, 9, and 10 apply to this project.

The National Park Service, through *Preservation Briefs* and *Interpreting the Standards* bulletins, outlines the major considerations for additions to historic structures.

- A new addition should preserve significant historic materials, features, and forms.
- A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building.

- A new addition should not be highly visible from the public right of way. Rear additions or additions on other secondary elevations are the best locations for new additions because they will have less of an impact on the building's historic integrity.
- Additions should be subordinate to the original building in size, scale, and massing, as well as design. Additions that feature a higher roofline or that extend beyond the side of the building are usually not compatible. The new addition should be smaller than the historic building and subordinate in both size and design.
- The construction materials and the color of the new addition should be harmonious with the historic building materials.

The proposed addition for the east elevation of 1224 Rhode Island Street meets the majority of the standards, guidelines, and recommendations from the National Park Service. The interior alterations do not significantly impact the public spaces of the historic structure. The addition is placed to the rear of the structure, is recessed from the north and south wall planes to differentiate the addition from the historic structure and reduce visibility from the public right-of-way, is simple and unobtrusive in design, and uses compatible materials that also help differentiate the new addition from the historic structure. The addition is also subordinate to the original building in overall size, scale, massing and design. The only concern for staff is the height of the addition because its ridgeline is higher than the ridgeline of the historic structure.

The height to the peak of the original structure is approximately 23' and the height of the addition is 26' 11". While the addition may not be seen from the public right-of-way directly in front of the house, it is likely that the addition will be seen from the public right-of-way when viewing the structure from the north and south. The overall floor to ceiling heights of the new addition does not allow for a great deal of adjustment if the roof of the addition is to be compatible with the slope of the original structure. Staff has discussed this element with the applicant and would like to continue to investigate options that would lower the overall height of the new addition. When referring to the character-defining elements of the property and the district, and using standards 9 and 10, the proposed addition appears to meet the criteria that the essential form and integrity of the historic property and its environment would be unimpaired if the addition were removed, and the addition will not destroy historic materials that characterize the property. The proposed addition will be differentiated from the old and is compatible with the massing, scale, and architectural features to protect the historic integrity of the property. Staff is of the opinion that the difference of approximately 4' between the roof peak of the historic structure and the roof peak of the addition may not create an obtrusive design that will significantly alter the compatibility of the addition.

Based on the information submitted by the applicant and the above review of this information, staff is of the opinion that the project meets the intent of the Secretary of the Interior's Standards. Staff is also of the opinion that no listed property, including the South Rhode Island and New Hampshire Street Historic Residential District, will be damaged or destroyed by the project.

E. STAFF RECOMMENDATION

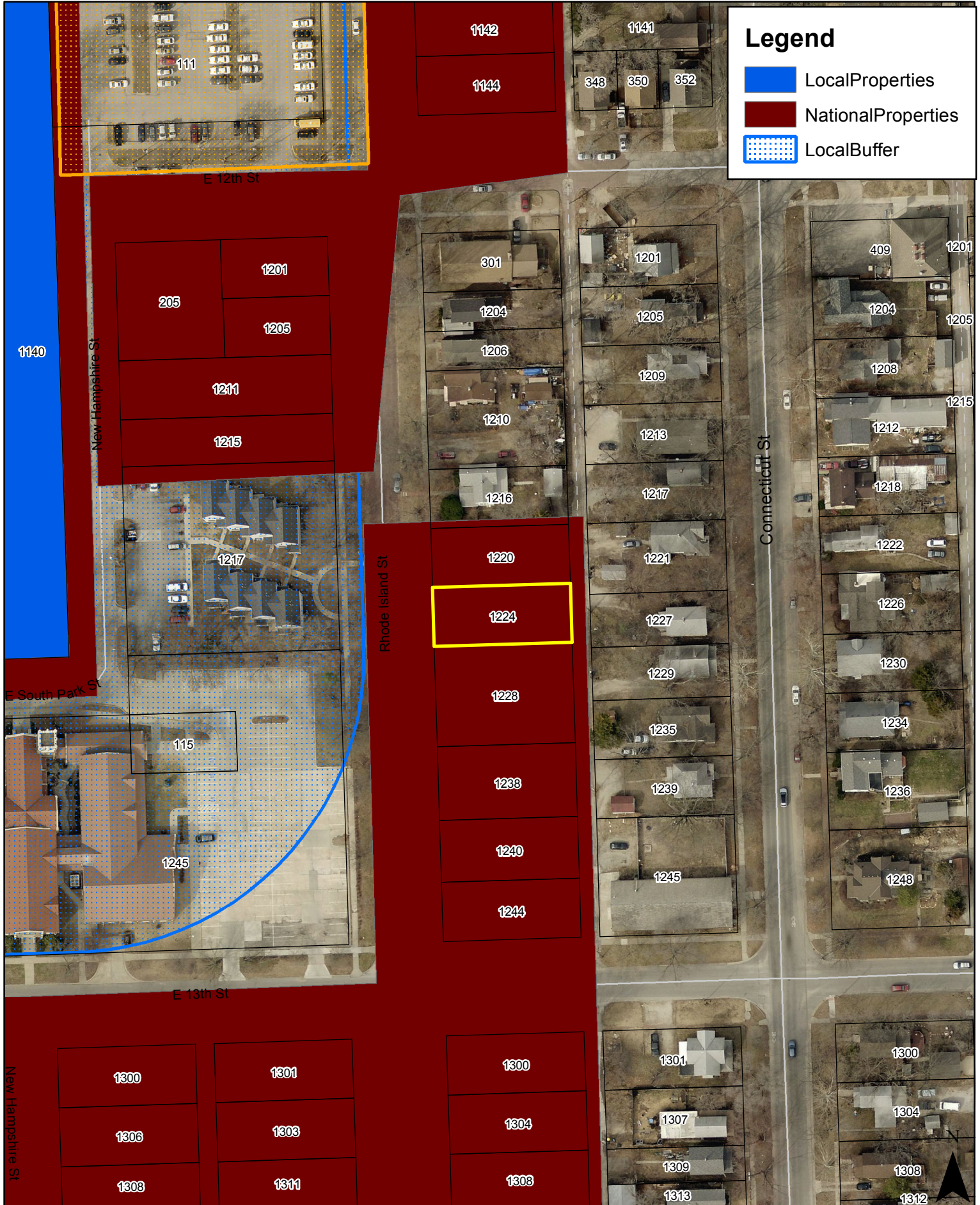
State Law Review

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff recommends the Commission approve the proposed project and make the determination that the proposed project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

Any significant revisions or modifications to the project shall be forwarded to the Historic Resources Commission for review.

Staff also recommends the Commission direct staff to review any minor alterations to the project, including the reduction in roof height, as a separate administrative review.

1224 Rhode Island Street









1224

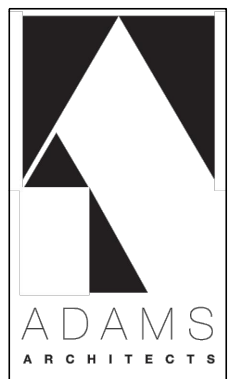


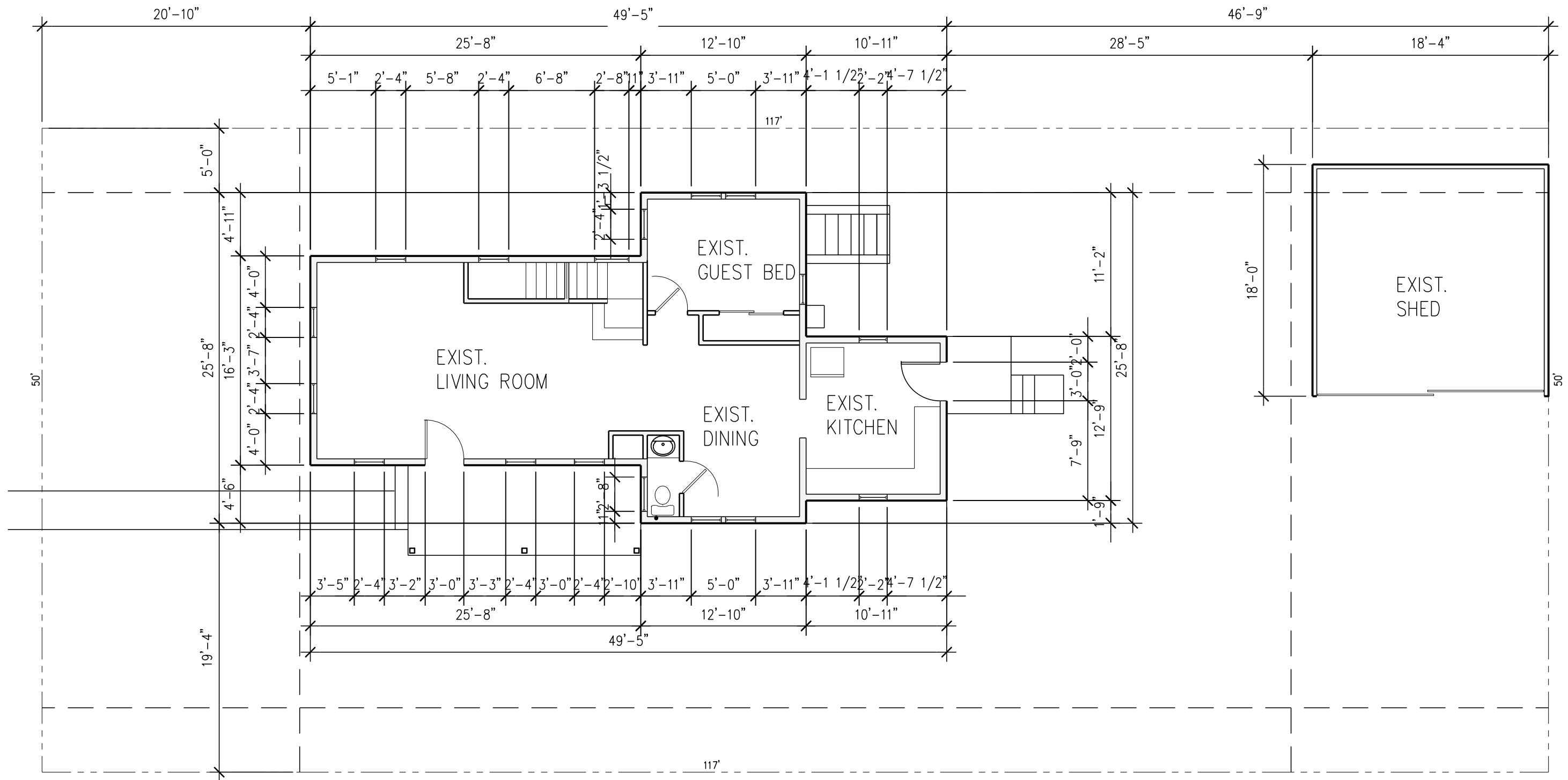


Existing - East Elevation

Stock Residence - 1224 Rhode Island

11-02-15
1/8" = 1'-0" Scale





Main Level - Existing

Stock Residence - 1224 Rhode Island



NORTH

11-02-15
1/8" = 1'-0" Scale





Existing - North Elevation

Stock Residence - 1224 Rhode Island

11-02-15
1/8" = 1'-0" Scale



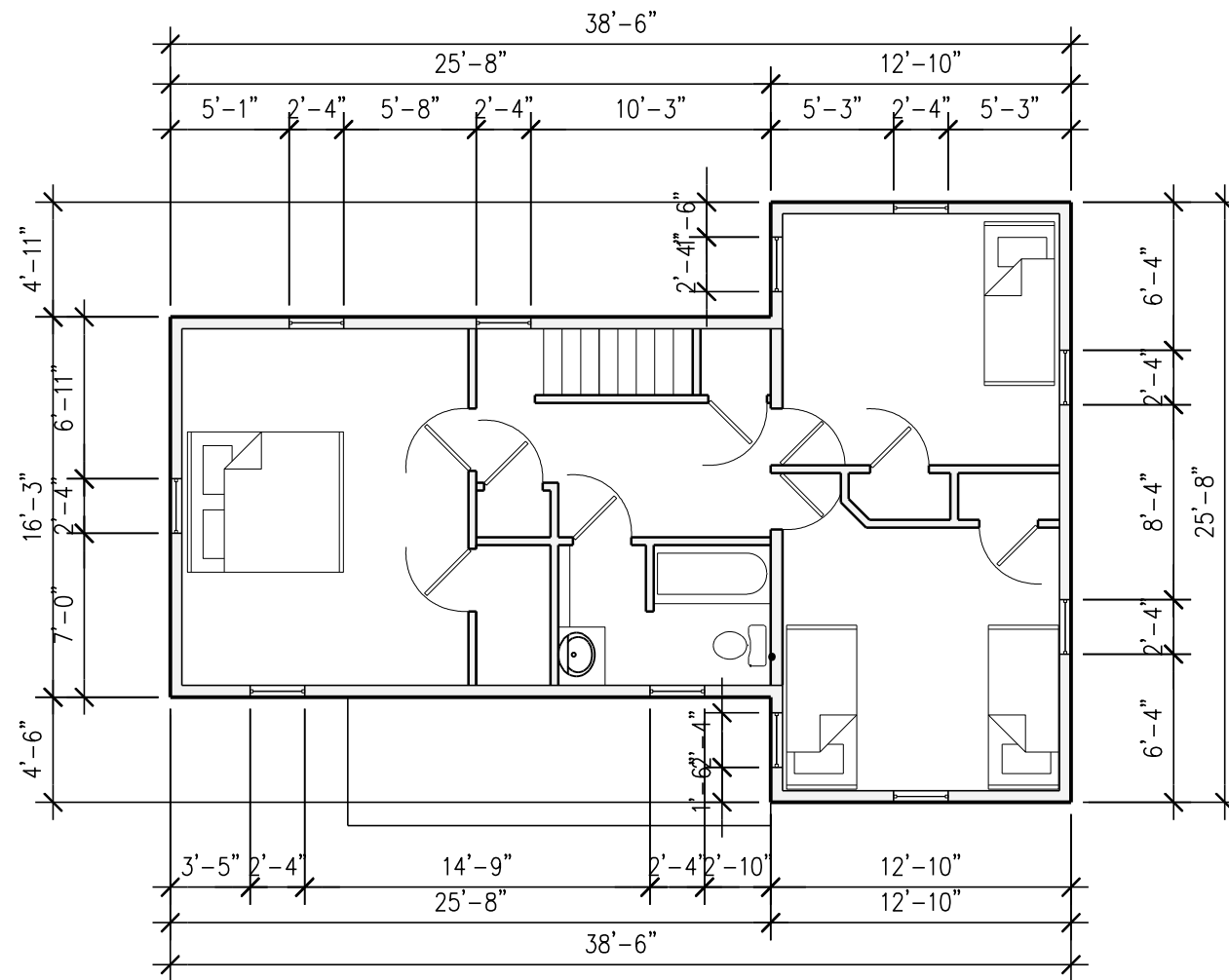


Existing - South Elevation

Stock Residence - 1224 Rhode Island

11-02-15
1/8" = 1'-0" Scale





Upper Level - Existing

Stock Residence - 1224 Rhode Island



NORTH

11-02-15

1/8" = 1'-0" Scale

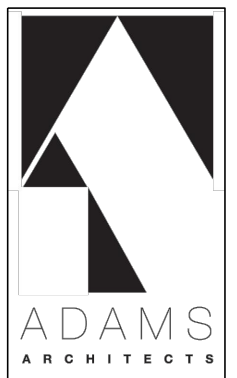


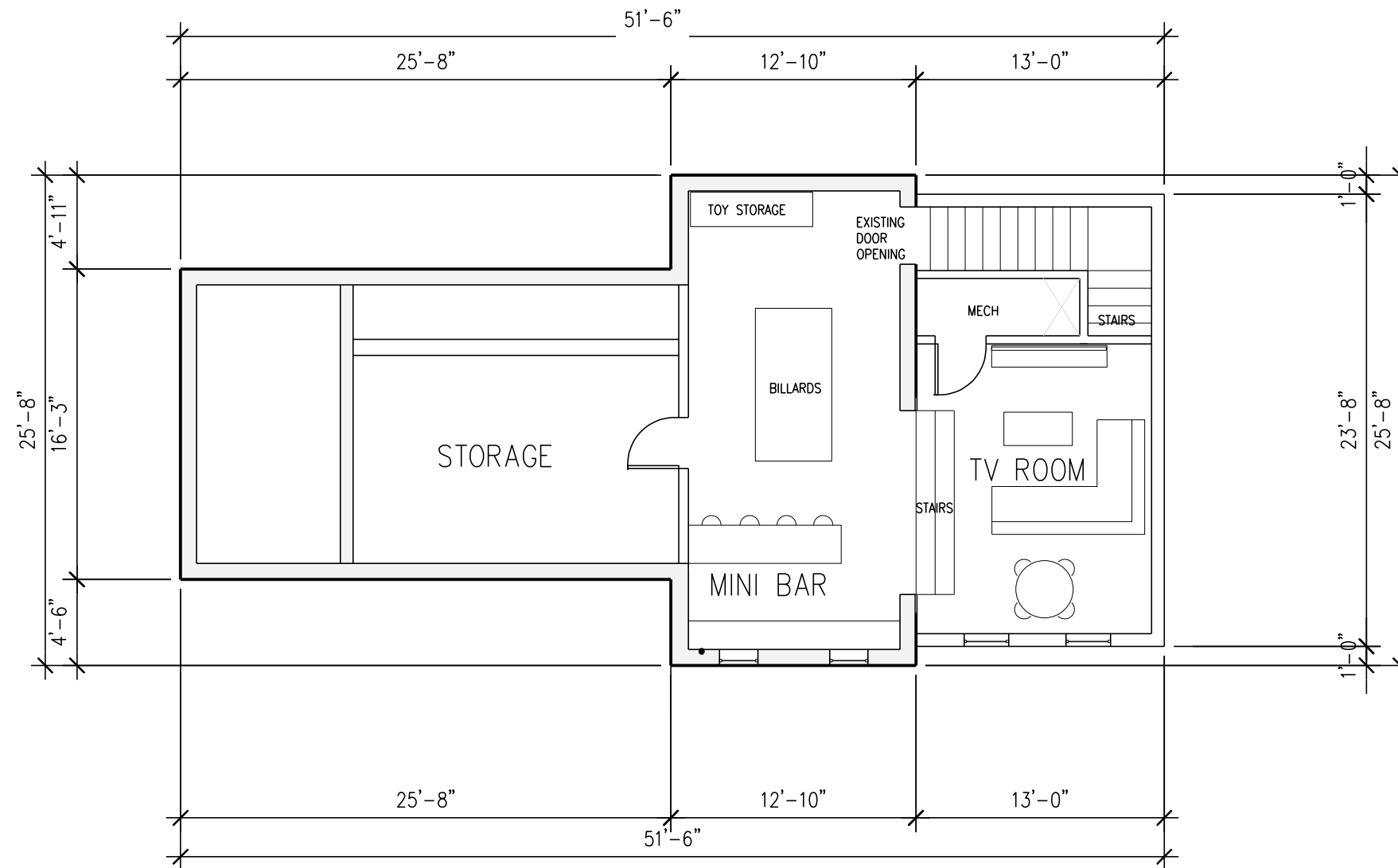


Existing -West Elevation

Stock Residence - 1224 Rhode Island

11-02-15
1/8" = 1'-0" Scale





Proposed - Basement

Stock Residence - 1224 Rhode Island



NORTH

2-06-16

1/8" = 1'-0" Scale





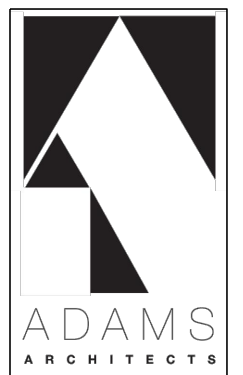
GENERAL ELEVATION NOTES:

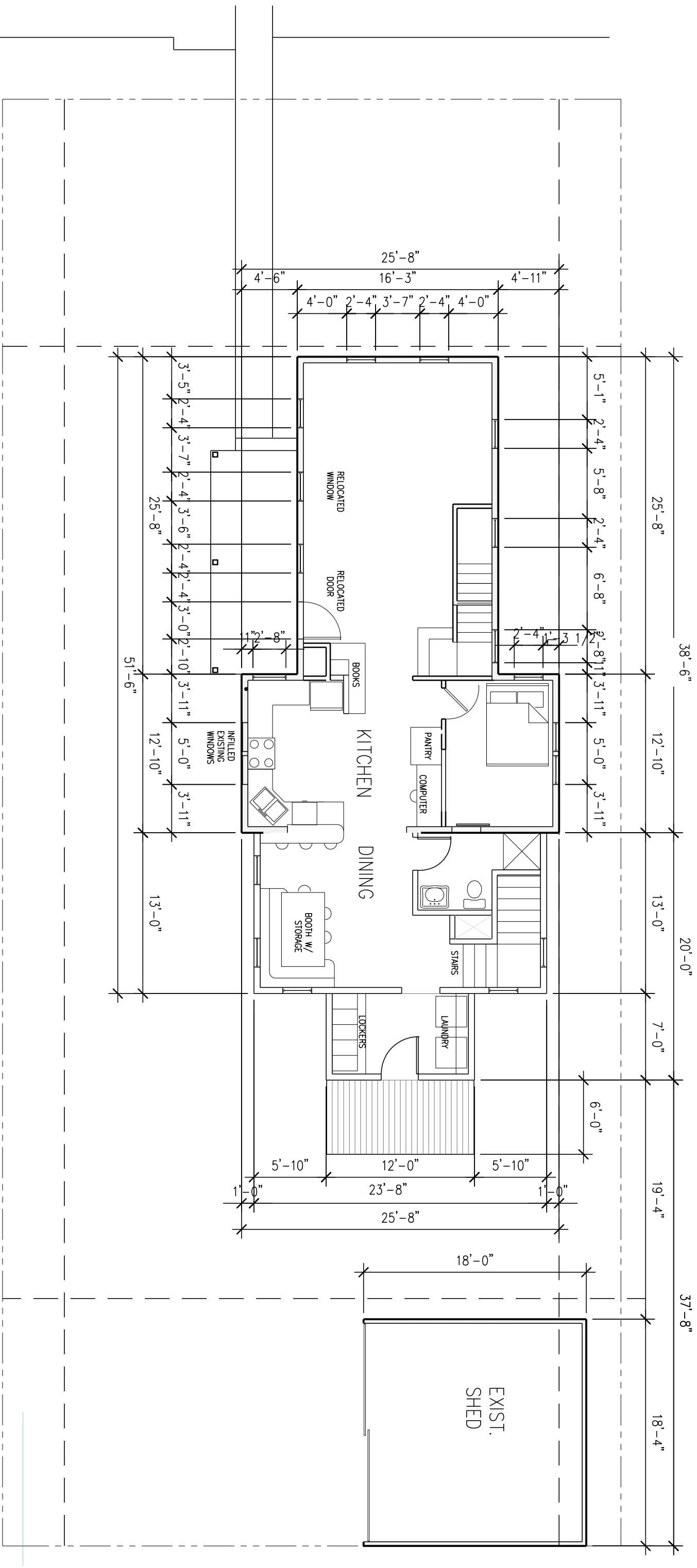
1. EXISTING WINDOWS ARE REPLACEMENT ALUMINUM
2. ORIGINAL DOOR TO BE MAINTAINED IN CURRENT LOCATION.
3. SHUTTERS ARE NOT ORIGINAL TO HOUSE.
4. EXISTING SMOOTH LAP SIDING WITH 4 1/2" EXPOSURE
5. NEW WINDOWS TO MATCH EXISTING FRAME MATERIAL AND SURROUND PROFILE.
6. NEW SIDING TO BE SMOOTH TEXTURE AND 4 1/2" EXPOSURE.
7. EAVE TRIM MATERIAL AND PROFILE TO MATCH EXISTING.
8. REUSE EXISTING DOOR FROM EXISTING KITCHEN OR MATCH EXISTING STYLE.

Proposed - East Elevation

Stock Residence - 1224 Rhode Island

2-06-16
1/8" = 1'-0" Scale





Proposed -Main Level

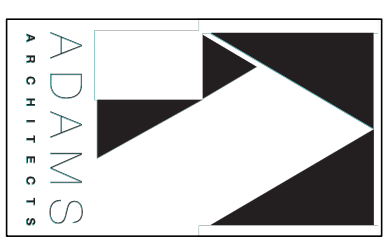
Stock Residence - 1224 Rhode Island



NORTH

3-03-16

1/8" = 1'-0" Scale





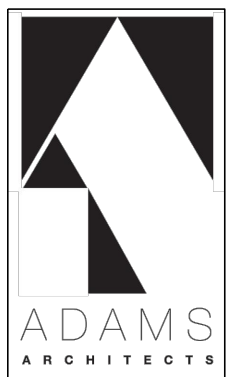
GENERAL ELEVATION NOTES:

1. EXISTING WINDOWS ARE REPLACEMENT ALUMNINUM
2. ORIGINAL DOOR TO BE MAINTAINED IN CURRENT LOCATION.
3. SHUTTERS ARE NOT ORIGINAL TO HOUSE.
4. EXISTING SMOOTH LAP SIDING WITH 4 1/2" EXPOSURE
5. NEW WINDOWS TO MATCH EXISTING FRAME MATERIAL AND SURROUND PROFILE.
6. NEW SIDING TO BE SMOOTH TEXTURE AND 4 1/2" EXPOSURE.
7. EAVE TRIM MATRIAL AND PROFILE TO MATCH EXISTING.

Proposed North Elevation

Stock Residence - 1224 Rhode Island

2-06-16
1/8" = 1'-0" Scale





GENERAL ELEVATION NOTES:

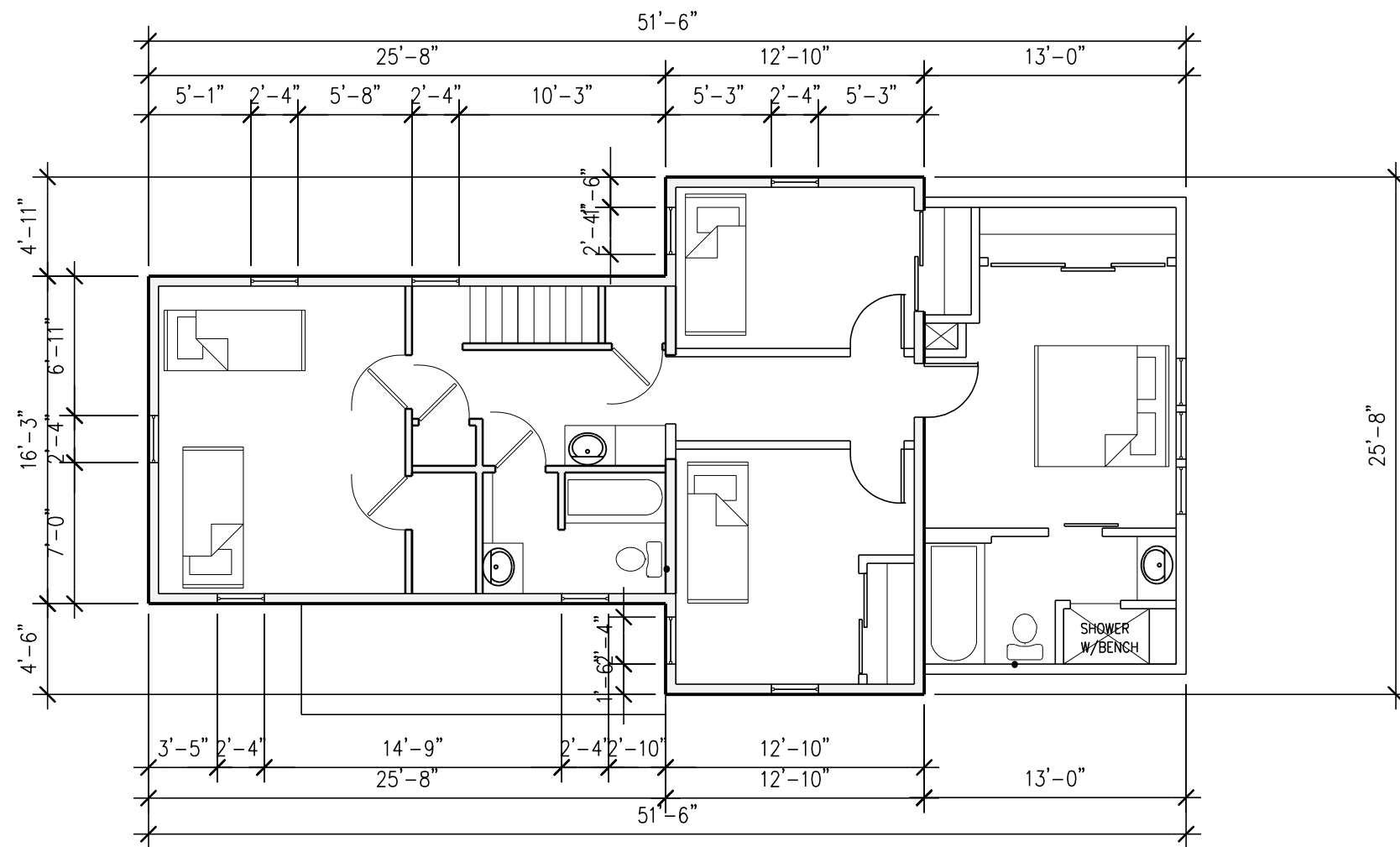
1. EXISTING WINDOWS ARE REPLACEMENT ALUMINUM
2. ORIGINAL DOOR TO BE MAINTAINED IN CURRENT LOCATION.
3. SHUTTERS ARE NOT ORIGINAL TO HOUSE.
4. EXISTING SMOOTH LAP SIDING WITH 4 1/2" EXPOSURE
5. NEW WINDOWS TO MATCH EXISTING FRAME MATERIAL AND SURROUND PROFILE.
6. NEW SIDING TO BE SMOOTH TEXTURE AND 4 1/2" EXPOSURE.
7. EAVE TRIM MATERIAL AND PROFILE TO MATCH EXISTING.

Proposed -South Elevation

Stock Residence - 1224 Rhode Island

2-06-16
1/8" = 1'-0" Scale





Proposed - Upper Level

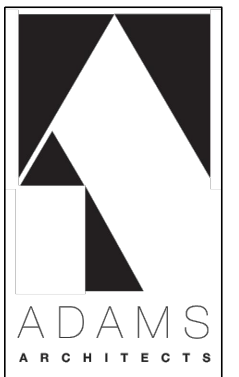
Stock Residence - 1224 Rhode Island



NORTH

2-06-16

1/8" = 1'-0" Scale





GENERAL ELEVATION NOTES:

1. EXISTING WINDOWS ARE REPLACEMENT ALUMNINUM
2. ORIGINAL DOOR TO BE MAINTAINED IN CURRENT LOCATION.
3. SHUTTERS ARE NOT ORIGINAL TO HOUSE.
4. EXISTING SMOOTH LAP SIDING WITH 4 1/2" EXPOSURE.

Proposed -West Elevation

Stock Residence - 1224 Rhode Island

2-06-16
1/8" = 1'-0" Scale

