



LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA FOR **OCTOBER 19, 2017**
CITY HALL, 6 E 6TH STREET
6:30 PM

UPDATED 10/18/17 @ 3:00 PM:

Added Resolutions to all Landmark Nominations

Added communications to Item 6 – 1655 Mississippi St

Added the National Register Nomination to Item 8 – 413 E 7th St

Added a communication from the SHPO to Item 10 – 505 Tennessee St

UPDATED 10/19/17 @ 1:00 PM:

Added communications to Item 6 – 1655 Mississippi St

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.
- D. Committee Reports

ITEM NO. 2: CONSENT AGENDA

- A. Action Summary September 21, 2017
- B. Administrative Approvals
 - 1. DR-17-00416 1632 Indiana Street; Residential Remodel and Addition; Certificate of Appropriateness
 - 2. DR-17-00415 1 Riverfront Plaza; Sign Permit; Certificate of Appropriateness
 - 3. DR-17-00419 809 Louisiana Street; Driveway Permit; Certificate of Appropriateness
 - 4. DR-17-00431 726 Massachusetts Street; Plumbing Permit; State Law Review
 - 5. DR-17-00473 1901 Massachusetts Street; Sign Permit; Certificate of Appropriateness

ITEM NO. 3: PUBLIC COMMENT

ADDRESSING THE COMMISSION: The public is allowed to speak to any items or issues that are not scheduled on the agenda after first being recognized by the Chair. As a general practice, the Commission will not discuss/debate these items, nor will the Commission make decisions on items presented during this time, rather they will refer the items to staff for follow up. Individuals are asked to come to the microphone, sign in, and state their name and address. Speakers should address all comments/questions to the Commission.

AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE COMMISSION'S DISCRETION

- ITEM NO. 4:** L-17-00062 Continue Public Hearing for consideration of placing the property located at 801 Alabama Street, the Louis C. & Eva Poehler House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of James A. Slater II and Geraldine Slater, property owners of record.
- ITEM NO. 5:** L-17-00122 Continue Public Hearing for consideration of placing the property located at 1645 Kentucky Street, the Thaddeus D. & Elizabeth K. Prentice House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Robert Benton Peugh II, property owner of record.
- ITEM NO. 6:** L-17-00123 Continue Public Hearing for consideration of placing the property located at 1655 Mississippi Street, the Twenhofel-Eikenberry House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Mabel Rice, property owner of record.
- ITEM NO. 7:** L-17-00147 Continue Public Hearing for consideration of placing the property located at 2127 Barker Avenue, the Adam and Annie Rottman House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Brian and Ursula Kuhn-Laird, property owners of record.
- ITEM NO. 8:** L-17-00533 Public Hearing for consideration of placing the property located at 413 E. 7th Street, the Santa Fe Depot, on the Lawrence Register of Historic Places. Submitted by The City of Lawrence, property owner of record.
- ITEM NO. 09:** DR-17-00402 1124 Rhode Island Street; Residential Addition; State Law Review and Certificate of Appropriateness. The property is a contributing structure to the North Rhode Island Street Historic Residential District, National Register of Historic Places and is located in the environs of the Rhody Delehunty House, Lawrence Register of Historic Places. Submitted by Struct/Restruct, LLC on behalf of Ben Caplan & Eileen Nutting, property owners of record.
- ITEM NO. 10:** DR-17-00401 505 Tennessee Street; Residential Remodel; State Law Review and Certificate of Appropriateness. The property is a contributing structure to the Pinckney I Historic District, National Register of Historic Places. The property is also located in the environs of the Griffith House (511 Ohio Street), Lawrence Register of Historic Places. Submitted by Struct/Restruct, LLC on behalf of Robert A. Beck and Amy M. Pettie, property owners of record.
- ITEM NO. 11: MISCELLANEOUS MATTERS**

- A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since September 21, 2017.
- B. Review of any demolition permits received since September 21, 2017.
- C. Miscellaneous matters from City staff and Commission members.



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Sam Brownback, Governor
Jennie Chinn, Executive Director

September 20, 2017

Lynne Zollner
City of Lawrence
PO Box 708
Lawrence, KS 66044

Re: Lawrence Santa Fe Depot (413 E 7th St, Lawrence, Douglas County)

Dear Ms. Zollner:

We are pleased to inform you that the *Lawrence Santa Fe Depot* will be considered by the Kansas Historic Sites Board of Review for nomination to the National Register of Historic Places and Register of Historic Kansas Places at its next meeting on November 18, 2017. The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our nation's heritage.

Per the requirements of 36 CFR 60-61 and Section IV of the *Procedures for Implementation of Certified Local Governments in Kansas*, we are providing your historic resources commission the opportunity to comment on this nomination. **In accordance with Section IV (C), we request receipt of the commission's recommendation report by November 16, 2017.**

Should you have any questions about this nomination before the Kansas Historic Sites Board of Review meeting, please contact Amanda Loughlin, National Register coordinator, at ext. 216 or at amanda.loughlin@ks.gov.

Sincerely,

Jennie Chinn
State Historic Preservation Officer

Patrick Zollner
Deputy State Historic Preservation Officer

Memorandum

City of Lawrence

Planning & Development Services

TO: Lawrence Historic Resource Commission

FROM: Historic Resources Staff

DATE: October 6, 2017

RE: Continuation of the Public Hearing for Listing Properties in the Lawrence Register of Historic Places

At the September 21, 2017 Historic Resource Commission Meeting the commission opened the public hearing for the following properties that have been nominated for inclusion in the Lawrence Register of Historic Places.

- L-17-00062 Consideration of placing the property located at 801 Alabama Street, the Louis C. & Eva Poehler House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of James A. Slater II and Geraldine Slater, property owners of record.
- L-17-00122 Consideration of placing the property located at 1645 Kentucky Street, the Thaddeus D. & Elizabeth K. Prentice House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Robert Benton Peugh II, property owner of record.
- L-17-00123 Consideration of placing the property located at 1655 Mississippi Street, the Twenhofel-Eikenberry House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Mabel Rice, property owner of record.
- L-17-00147 Consideration of placing the property located at 2127 Barker Avenue, the Adam and Annie Rottman House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Brian and Ursula Kuhn-Laird, property owners of record

The commission opened the public hearing to take public comment on the proposed designation of the above properties, but tabled the items and deferred any action to be taken to the October 19, 2017 meeting to allow for the Planning Commission to receive the nominations and all communications for the proposed properties in accordance with Chapter 22. The Planning Commission received the nominations and communications at their September 27, 2017. The Planning Commission did not have any comments to forward to the Historic Resource Commission.

Prior to the October 19, 2017 meeting, the Historic Resource Commission should:

1. Review all correspondence received on the above listed nominations. This information is included in the packet information for each item.
2. Read the minutes from the September 21, 2017 meeting included in the packet.
3. Listen to the audio for the landmark nominations. The audio may be found here

<https://lawrenceks.org/boards/historic-resources-commission/>

Required Commission Action

Continue the public hearing for each of the above listed properties as individual items as identified on the October 19, 2017 agenda.

LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA MEETING AUGUST 17, 2017 6:30 PM
ACTION SUMMARY

Commissioners present: Bailey, Erby, Evans, Fry, Hernly, Veatch
Staff present: Cargill, Weik, Zollner

ITEM NO. 1: COMMUNICATIONS

- A. All communications were included in the agenda packet.
- B. No ex-parte communications.
- C. Commissioner Hernly and Commissioner Bailey abstained from Item 11.
- D. No Committee Reports

ITEM NO. 2: CONSENT AGENDA

- A. Action Summary July 20, 2017
- B. Administrative Approvals
 - 1. DR-17-00298 1344 Tennessee Street; Building Expansion; Oread Design Guidelines Review
 - 2. DR-17-00301 816 Massachusetts Street; Commercial Remodel; State Law Review
 - 3. DR-17-00306 804 Kentucky Street; Residential Deck; Certificate of Appropriateness
 - 4. DR-17-00309 1425 Tennessee Street; Commercial Remodel; State Law Review
 - 5. DR-17-00310 115 W. 11th Street; Commercial Remodel; State Law Review, Certificate of Appropriateness, and Downtown Design Guidelines Review
 - 6. DR-17-00317 835 Massachusetts Street; Sign Permit; Downtown Design Guidelines Review, State Law Review, and Certificate of Appropriateness
 - 7. DR-17-00323 846 Massachusetts Street; Mechanical Permit; State Law Review
 - 8. DR-17-00331 800 Ohio Street; Residential Remodel; Certificate of Appropriateness
 - 9. DR-17-00338 1311 Rhode Island Street; Mechanical Permit; State Law Review
 - 10. DR-17-00339 1541 Kentucky Street; Commercial Remodel; Oread Design Guidelines Review
 - 11. DR-17-00343 900 Massachusetts Street; Communication Equipment Upgrade; Downtown Design Guidelines Review and Certificate of Appropriateness
 - 12. DR-17-00354 845 Massachusetts Street; Sign Permit; Downtown Design Guidelines Review, State Law Review, and Certificate of Appropriateness

ACTION TAKEN

Motioned by Commissioner Fry, seconded by Commissioner Bailey, to approve the July 20, 2017 Action Summary.

Unanimously approved 6-0.

Motioned by Commissioner Fry, seconded by Commissioner Veatch, to confirm the Administrative Approvals.

Unanimously approved 6-0.

ITEM NO. 3: PUBLIC COMMENT

Ms. KT Walsh asked commissioners not to move Item 10, 700 New Hampshire Street, up on the agenda so as to allow other public members to be present.

ITEM NO. 4: DR-17-00296 1218 Mississippi Street; New Construction; Certificate of Appropriateness, and Oread Design Guidelines Review. The property is located in the environs of the Jane A Snow Residence (706 W 12th Street), and is located in the Conservation Overlay District – Hancock Historic District – UC4. Submitted by TreanorHL on behalf of Classical Developments LLC, property owner of record.

STAFF PRESENTATION

Ms. Lynne Zollner presented the item.

APPLICANT PRESENTATION

Mr. Walker Douglas, TreanorHL, was present for questions.

There was no public comment.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Fry, to issue the Certificate of Appropriateness and make the determination that the revised project does not encroach upon, damage, or destroy the environs of the listed historic property, and direct staff to review any minor alterations to the project.

Unanimously approved 6-0.

ITEM NO. 5: DR-17-00300 and DR-17-00308 524 Ohio Street; Residential Remodel and Variance; State Law Review and Certificate of Appropriateness. The property is located in the Pinckney II Historic District, National Register of Historic Places. The property is also located in the environs of the Griffith House (511 Ohio Street), and the Dillard House (520 Louisiana Street), Lawrence Register of Historic Places. Submitted by Rockhill & Associates on behalf of Kami Day and Michele A Eodice, property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Hernly asked if the State Historic Preservation Office (SHPO) review process was explained to the applicant.

Ms. Zollner said it was discussed at the Architectural Review Committee (ARC) meeting.

Commissioner Hernly thought that the project would still come back to the HRC once the SHPO review was complete.

Ms. Zollner said staff is requesting that they do it with the tax credit review.

Commissioner Bailey said it's very unusual to do that.

Ms. Zollner said it is, but this is a unique situation and staff feels it's appropriate.

Commissioner Bailey asked what feedback would be provided from the SHPO.

Ms. Zollner said staff will still be involved with the review.

APPLICANT PRESENTATION

Mr. David Sain, Rockhill & Associates, said they are moving forward with tax credits.

There was no public comment.

COMMISSION DISCUSSION

Commissioner Bailey asked if a State Law Review has ever been delegated to the SHPO.

Ms. Zollner said not often, but the Commission has the authority to pass that review on to them.

Commissioner Bailey said he feels it's appropriate for the SHPO to review.

ACTION TAKEN

Motioned by Commissioner Hernly, seconded by Commissioner Fry, to request that the State Historic Preservation Officer conduct the State Preservation Law review for this project in conjunction with the tax credit review, and if the tax credit application doesn't move forward, the project will come back to the HRC and staff is authorized to conduct the Certificate of Appropriateness review.

Unanimously approved 6-0.

ITEM NO. 6: DR-17-00311 644 Mississippi Street; New Accessory Structure; Certificate of Appropriateness. The property is located in the environs of the Wilder Clark House (643 Indiana Street) and the John Robert Greenlees House (714 Mississippi Street), Lawrence Register of Historic Places. Submitted by Lance Adams of Adams Architects, LLC on behalf of Gregory Rupp and Jennifer Roth, property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Mr. Lance Adams, Adams Architects, thanked the Commission for the time to work with the ARC. He explained details of the revised project.

Mr. Greg Rupp, property owner, said they were looking forward to a two car garage but are happy to compromise to meet the design guidelines.

PUBLIC COMMENT

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA), expressed concern with the rooftop deck on the proposed project. He said it is a nonexistent design from 1860-1945 for an ancillary structure. He feels they are solving their garage problem but creating new issues. He suggested some alternative design solutions.

Mr. Adams presented photos of other rooftop decks in the district. He believes what they've proposed is hidden by the way it's designed and it is not unique to the district.

COMMISSION DISCUSSION

Commissioner Hernly said he focused on the proximity of the existing garage to the listed property. He said it's not uncommon to see homes in the area with additions on the rear with low-pitched roofs and parapets. He noted that the lot configuration poses a unique challenge and he feels the proposed is well designed for that situation.

Commissioner Fry felt they addressed every concern that was expressed at the last meeting in a positive way.

Commissioner Bailey said his main issue with the original proposal was the massing and he feels the revised plan is a good compromise.

Commissioner Fry agreed.

Commissioner Hernly asked for other opinions on the rooftop deck, particularly the use.

Commissioner Veatch said they might have questions about the form but with a COA they just need to maintain the residential use.

Commissioner Evans was curious why the second story can't be moved to the south.

Commissioner Hernly said moving the second story to the south has a greater impact on the primary structure.

Commissioner Evans felt the placement and form of the current proposal is significantly better than the original proposal.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Hernly, to issue the Certificate of Appropriateness and make the determination that the proposed project does not encroach upon, damage, or destroy the environs of the listed historic property, and direct staff to review any minor alterations to the project.

Unanimously approved 6-0.

ITEM NO. 7: DR-17-00198 820 New Jersey Street; New Construction of Accessory Structure; Certificate of Appropriateness. The property is listed in the Lawrence Register of Historic Places as the Green and Sidney Lewis House. Submitted by Dan Hermreck on behalf of Maxwell E. & Sierra Y. Kautsch, property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Mr. Dan Hermreck, applicant, said the width of the existing structure is extremely tight and they've worked with staff on numerous occasions to create a compatible structure.

PUBLIC COMMENT

Mr. Eric Jay, neighbor south of the property, said he is in favor of the project and has no issues with it.

COMMISSION DISCUSSION

Commissioner Bailey asked if the width difference will be 2 ft.

Ms. Zollner said yes, on the front portion.

Commissioner Veatch said they narrowed it up and it gets wider toward the rear but it's still subordinate in height.

Ms. Zollner noted that the last paragraph in the staff report said this is a unique situation and is appropriate for this property but possibly inappropriate for others.

ACTION TAKEN

Motioned by Commissioner Fry, seconded by Commissioner Veatch, to issue the Certificate of Appropriateness and make the determination that the proposed project does not encroach upon, damage, or destroy the environs of the listed historic property.

Unanimously approved 6-0.

ITEM NO. 8: DR-17-00240 319 E. 7th Street; New Accessory Structure; Certificate of Appropriateness. The structure is located in the environs of the A. J. Griffin House (645 Connecticut), Lawrence Register of Historic Places. Submitted by Peter Shenouda on behalf of Shenouda Victor M. Trust, property owner of record.

STAFF PRESENTATION

Ms. Katherine Weik presented the item.

APPLICANT PRESENTATION

Mr. Peter Shenouda, property owner, said there is currently no parking so his addition of parking will be an improvement.

PUBLIC COMMENT

Mr. Dennis Brown, LPA, said the balcony is not a typical design form for the district or the environs. The barn that was taken down did not have a balcony. He feels the balcony and doors should be removed and replaced with windows, and the fenestration pattern needs some work. He felt the project could be referred to the ARC for design refinement.

Ms. KT Walsh agreed with Mr. Brown's comments. She said this home was used as a good example for a metal powder-coated stairway.

COMMISSION DISCUSSION

Commissioner Hernly asked if there will be a variance for the setback on the alley.

Ms. Weik said the accessory structure meets and exceeds the setback requirements.

Commissioner Bailey said he doesn't see any significant issues, particularly because this is a COA.

Commissioner Veatch said the east elevation bothers him a bit due to the lack of windows.

Commissioner Hernly said he's not enthralled with the balcony, it has a "tacked on" feel to it but he doesn't feel it's damaging.

Commissioner Fry agreed.

Commissioner Veatch said Area 2 for the environs includes rhythm of openings which would apply to fenestration. He noted a lack of fenestration on the main façade.

Commissioner Bailey said the environs just hits the property line.

Commissioner Evans agreed that the fenestration is not ideal but doesn't really bother him.

Commissioner Hernly asked if there is a floor plan.

Ms. Weik said there is not.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Fry, to issue the Certificate of Appropriateness and make the determination that the proposed project does not encroach upon, damage, or destroy the environs of the listed historic property.

Motion carried 5-0-1 with Commissioner Veatch in opposition.

ITEM NO. 9: DR-17-00297 1000 BLK Pennsylvania Street (1026 Pennsylvania Street); New Construction; Certificate of Appropriateness. The property is located in the environs of the Sargent S. Whitcomb House (1029 Delaware Street), and is located in the environs of Hobbs Park. Submitted by Struct/Restruct, LLC on behalf of Jason T. and Elizabeth T.A. Koepp, property owners of record.

STAFF PRESENTATION

Ms. Weik presented the item.

APPLICANT PRESENTATION

Mr. Eric Jay, Struct/Restruct, explained details of the project.

Commissioner Hernly asked about the siding.

Mr. Jay explained what types of siding they have considered.

Commissioner Bailey suggested that a balance between compatible materials and modern design seems appropriate.

Ms. Zollner stressed the importance of compatible materials.

There was no public comment on the item.

There was no additional Commission discussion.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Veatch, to refer the project to the Architectural Review Committee to work on:

1. Roof shape for the primary structure
2. Materials and location of materials
3. Fenestration patterns and sizes
4. Porch on primary elevation
5. Platform

Unanimously approved 6-0.

ITEM NO. 10: DR-17-00344 700 New Hampshire Street; Demolition and New Construction; Certificate of Appropriateness and Downtown Design Guidelines Review. The property is located in the environs of the Octavius W. McAllaster Residence (724 Rhode Island Street) and the A. J. Griffin House (645 Connecticut Street), Lawrence Register of Historic Places. The property is also located in the Downtown Urban Conservation Overlay District. Submitted by TreanorHL on behalf of Treanor Investments, LLC property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Ms. Lauren Davis, TreanorHL, explained details of the proposed project.

PUBLIC COMMENT

Ms. Marci Francisco, 1101 Ohio Street, said she is a member of Rhode Island Watch and owner of the property at 740 Rhode Island Street. She explained the history of the aforementioned property and stressed how historic Rhode Island Street is.

Mr. Tony Peterson, 724 Rhode Island Street, said the "drop dead" issue for the residents is the proposed curb cut and driveway onto Rhode Island Street. He referred the Commission to his communication and photos in the packet.

Mr. Todd Foster reiterated his concerns outlined in the written communication he submitted, including light pollution, air pollution, safety, building height and proximity to the neighborhood, construction damage to homes, privacy due to balconies, and proximity of trash and loading dock.

Ms. Liz Tolbert said the curb cut on Rhode Island Street is inappropriate. The design doesn't fit the neighborhood, and building to the property line is absurd- it's only 54 feet from residences. She feels the applicant took concerns from residents at Hobbs Taylor into consideration but not those from Rhode Island Street residents.

Ms. KT Walsh, East Lawrence Neighborhood Association (ELNA), said she hopes commissioners read their letter. She mentioned that the proposed grocer only agreed to be there for 5 years. The project is too big in mass and scale, is up to the property line on the east side, and it's embarrassing that the "back of the house" abuts the residential area. They feel the balconies are invasive and the project needs to be pulled back from Rhode Island Street. They feel this has more issues than the ARC can tackle.

Mr. Dennis Brown, LPA, said their main concern is how this project interacts with the Rhode Island Street neighborhood. The curb cut is an absolute no. They have concerns about maintaining the alley and how the project will transition to the neighborhood. He warned the commissioners to take their time and not take the review process too quick.

Ms. Phyllis Payne, owner of 702 Rhode Island Street, said she was born at 8th & Rhode Island Streets, moved to 701 Connecticut Street, her mother owned 705 Connecticut Street and her aunt lived in KT Walsh's current house. This area represents her childhood. She explained how she used to watch the temperature drop from a thermometer in the area of the Eldridge Hotel, which won't be visible with this development because the walls are massive. She agrees with all the other comments made by public members. Her house is made of soft brick and the brick isn't in good shape. She is worried that intensive construction will have a negative effect on the house.

Mr. Mark Olson, 716 Rhode Island Street, shared the concerns mentioned by other public members, most notably the curb cut and associated driveway. He said this project will not only affect the neighbors but the entire city.

Mr. Phil Collison, ELNA, said this seems to be a process issue- it's too massive, the curb cut is inappropriate, and overall this pits neighbors versus developers. They believe that when plans don't conform to obvious things, staff should reject the project and require they resubmit. He noted that the details aren't clear on the plans.

Mr. Ed Payne shared a story about coming to Lawrence in 1980. He said there were parking meters along one side of Rhode Island Street and not the other. He wrote a letter to the City and the meters disappeared. He feels that City staff are reasonable folks and trusts they're doing their best with what they get every day. He asked that the curb cut not be allowed, and thanked the Commission for their work.

Ms. Marci Francisco said she was present during the Borders project and the exterior walls were discussed, but most importantly, the HRC decided to keep the alley open, despite Borders' argument that they needed the extra space. She said the alley was a good thing to save.

COMMISSION DISCUSSION

Commissioner Hernly said he has several issues with the overall massing, transitions, and the height is not relative to the residential area. The project needs to be reviewed to the east for Downtown Design Guidelines. He noted that other projects have stepped down toward the residential area, but this is the first one jumping the alley. He feels it is way beyond the scope of the ARC.

Commissioner Evans agreed. He said there is a transition issue, and he's disturbed that they're looking at a project in this stage. They need to rethink the entire project.

Ms. Zollner explained the Commission's action options. She said they could possibly defer and ask the applicant to investigate transitions, models, impact with line of sight, elevation studies, or different design options, at a date certain to come back before the Commission.

Ms. Davis said they were able to work through a lot of similar items with the ARC for the Dillons on Mass project, although they would not be able to step down the massing for this project any further.

Commissioner Bailey said the biggest concerns are with Downtown Design Guidelines 7.3 and 7.5, noting the language "shall not be permitted" is pretty clear.

Commissioner Hernly mentioned future changes might bring more height to the west. He feels they should focus the height on New Hampshire Street and not on Rhode Island Street.

Commissioner Veatch asked if he's suggesting more than three stories along New Hampshire Street is appropriate.

Commissioner Hernly said yes, noting that Hobbs Taylor is six stories. He feels the project can be designed taller toward New Hampshire Street and the grocery aspect could be on two levels, taking up less overall lot width.

Commissioner Veatch asked about review process, specifically whether ARC can take this on.

Commissioner Hernly said the public can't speak at an ARC meeting, so he'd rather not put the bulk of the process on the ARC.

Commissioner Veatch asked if deferral with suggestions is more appropriate.

Commissioner Hernly said yes, they can defer to give the applicant time to address concerns that have been brought up by staff and the Commission.

Ms. Davis asked if it's worth coming back if the mass isn't going to change. She said the grocery use is driving the mass.

Commissioner Veatch thinks they need additional information; specifically, the relationship between the building and the neighborhood.

Commissioner Evans feels they need to challenge the applicant to come up with a design solution to transition the project toward the neighborhood.

Commissioner Bailey said it would be good to get more information back and see some other options and hopefully a shift in massing.

They asked about the traffic study.

Ms. Davis said she didn't know how long the traffic study would take, but would likely be complete in about a month.

Ms. Zollner asked about the site plan, and asked if they could time the traffic study with the site plan.

Ms. Davis said the site plan is waiting on the traffic study as well. She mentioned they can provide more detailed modeling.

Commissioner Veatch said he wants the public to be engaged and to see everything submitted.

Ms. Zollner feels it would be premature for the HRC to see the project again before the curb cut has been addressed with the site plan.

Commissioner Hernly is concerned that a site plan is being engineered based on the current proposed footprint.

Commissioner Fry asked if the applicant can appeal to the City Commission on a denial as well as a deferral.

Ms. Zollner said they can appeal a denial but a deferral would keep the project under review with the HRC.

Commissioner Bailey agreed the curb cut is a significant issue and maybe the ARC is a good option later down the line.

Commissioners agreed that additional information would be helpful in addressing several major concerns.

Ms. Davis asked if the project comes back to the HRC after working with the ARC.

Ms. Zollner said yes.

ACTION TAKEN

Motioned by Commissioner Evans, seconded by Commissioner Bailey, to defer the project and ask the applicant to work on addressing issues of transition, height, massing, curb cut, and continuation of the alley, and to provide a traffic study, modeling, and elevations at a date when the applicant is ready.

Unanimously approved 6-0.

ACTION TAKEN

Motioned by Commissioner Hernly, seconded by Fry, to appoint Commissioner Veatch chair pro tem for the final item.

Unanimously approved 6-0.

ITEM NO. 11: DR-17-00369 1346 Rhode Island Street; New Construction; State Law Review. The property is located in the South Rhode Island and New Hampshire Street Historic Residential District, National Register of Historic Places. Submitted by Tenants to Homeowners, Inc., property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Mr. Mike Myers, Hernly Associates, explained details of the project.

PUBLIC COMMENT

Ms. KT Walsh, ELNA, said they think it's a lovely design and appreciate the affordability of the project.

COMMISSION DISCUSSION

Commissioner Fry said it's a good project.

Commissioners agreed they liked the platform.

ACTION TAKEN

Motioned by Commissioner Fry, seconded by Commissioner Evans, to 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).

Motion carried 4-0-2. Commissioners Hernly and Bailey abstained.

ITEM NO. 12: MISCELLANEOUS MATTERS

- A. No comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since July 20, 2017.
- B. No demolition permits received since July 20, 2017.
- C. Miscellaneous matters from City staff and Commission members.

Ms. Zollner mentioned the Douglas County Heritage Conservation Council meeting in September is joint with the State Historic Preservation Office. She also gave an estimated update on Chapter 22.

Commissioner Veatch asked if there will be any support for the Kansas Preservation Conference in September.

Ms. Zollner said there are scholarships available.

Commissioner Evans feels that the IT for the packet is not usable and the agenda packet is too long. He also expressed concern that a project such

as 700 New Hampshire Street could come before the Commission at its current stage.

Ms. Zollner said it's ultimately up to the applicant to submit a project based on staff's recommendations.

ADJOURN 10:30 PM

**LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA MEETING SEPTEMBER 21, 2017 6:30 PM
ACTION SUMMARY**

Commissioners present: Bailey, Erby, Evans, Fry, Hernly, Veatch
Staff present: Dolar, Weik, Zollner

ITEM NO. 1: COMMUNICATIONS

- A. Receive communications from other commissions, State Historic Preservation Officer, and the general public.
Ms. Zollner explained a communication from staff that addresses the ability of the public to audio or video record meetings.
- B. Disclosure of ex-parte communications.
Commissioner Bailey said a communication regarding 1655 Mississippi Street was sent to the entire commission but it is also in the packet.
- C. Declaration of abstentions for specific agenda items by commissioners.
Commissioner Hernly said he's a partial owner for the listed property that creates environs for the project on Item 10 but he will not abstain. Commissioner Bailey abstained from Administrative Approval DR-17-00371.
- D. An ARC report was provided for Item 8.

ITEM NO. 2: CONSENT AGENDA

- A. Action Summary August 17, 2017
- B. Administrative Approvals
 - 1. DR-17-00333 733 New Hampshire Street; Commercial Remodel; State Law Review, Downtown Design Guidelines Review and Certificate of Appropriateness
 - 2. DR-17-00325 533 Tennessee Street; Residential Remodel; State Law Review
 - 3. DR-17-00352 835 Massachusetts Street; Sign Permit; Downtown Design Guidelines Review, State Law Review, and Certificate of Appropriateness
 - 4. DR-17-00355 111 E. 11th Street; Commercial Remodel; Certificate of Appropriateness
 - 5. DR-17-00360 937 Kentucky Street; Mechanical Permit; State Law Review and Certificate of Appropriateness
 - 6. DR-17-00370 1045 Hilltop Avenue; Sign Permit; Certificate of Appropriateness
 - 7. DR-17-00371 1101 Indiana Street; Sign Permit; Oread Design Guidelines Review
 - 8. DR-17-00387 826 Pennsylvania Street; Sign Permit; State Law Review, 8th & Penn Design Guidelines Review and Certificate of Appropriateness
 - 9. DR-17-00388 1000 Massachusetts Street; Sign Permit; Downtown Design Guidelines Review
 - 10. DR-17-00403 1245 E. 15th Street; Site Plan; Certificate of Appropriateness

ACTION TAKEN

Motioned by Commissioner Fry, seconded by Commissioner Veatch, to confirm the Administrative Approvals with the exception of Item B-7.

Motioned carried 5-0-1. Commissioner Bailey abstained.

Motioned by Commissioner Hernly, seconded by Commissioner Fry, to confirm Item B-7.

Unanimously approved 6-0.

ITEM NO. 3: PUBLIC COMMENT

Ms. KT Walsh said she originally brought up the topic of not being able to record the meetings, based on information from a reliable source; however, she was wrong. The same person also mentioned to her that the training manual should be on the website.

ITEM NO. 4: L-17-00062 Public Hearing for consideration of placing the property located at 801 Alabama Street, the Louis C. & Eva Poehler House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of James A. Slater II and Geraldine Slater, property owners of record.

STAFF PRESENTATION

Ms. Lynne Zollner explained the importance of including a wide variety of homes on the Lawrence Register of Historic Places, including those not eligible for the State or National Registers. She also explained that there is an issue with the Landmark process because the Planning Commission, which must receive the nomination reports, and the Historic Resources Commission (HRC) have conflicting schedules in their respective codes. Due to that issue, the legal staff has recommended that the Commission open the public hearing for each Landmark but defer action on them until the October meeting.

Commissioner Bailey asked if the concern is adequate notice to the public.

Ms. Zollner said the concern is the current requirement of Chapter 22 to provide with Planning Commission with all correspondence on the Landmark before it is heard by the HRC.

Commissioner Bailey noted that Chapter 22 is currently under review.

Ms. Zollner said the process conflict has already been addressed in the proposed draft of Chapter 22.

Commissioner Veatch asked if the public will have an opportunity to comment on the Landmarks in October if they choose to hear public comment tonight as well.

Ms. Zollner said absolutely, and the Planning Commission will receive all correspondence and documentation on each nomination.

They decided to hear staff presentation and public comment on the Landmark nominations.

Ms. Zollner presented the item, 801 Alabama Street.

PUBLIC COMMENT

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA), said they are proud to bring these last four properties from their year-long project to be listed on the local register. He discussed environs review and stressed that it is the least stringent historic review. He noted that he's lived in his home, within environs, for 30 years and has never had an issue even with a building permit.

Mr. Maxwell Schue, 826 Alabama Street, said it seems they're releasing control of a property for abstract rules. He has one of the few carriage houses left in the city and doesn't think others should have a say as to what he does. He doesn't feel recourse for homeowners is reasonable. He did note that he wished some historic review had been in place long before many structures were built in his neighborhood because they are completely out of place.

Ms. Helen Moritz, 826 Alabama Street, said there's nothing historic about the home and she is opposed to the nomination. She feels the environs review will negatively impact her options.

ACTION TAKEN

Motioned by Commissioner Evans, seconded by Commissioner Fry, to defer the item to the October meeting.

Unanimously approved 6-0.

ITEM NO. 5: L-17-00122 Public Hearing for consideration of placing the property located at 1645 Kentucky Street, the Thaddeus D. & Elizabeth K. Prentice House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Robert Benton Peugh II, property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Fry asked about the percentage allowed for a building addition.

Ms. Zollner explained that the increase to 25% building addition size is to accommodate larger lots.

Commissioner Bailey asked staff to explain "knee bracket".

Ms. Zollner showed a photo of a knee bracket.

No public comment.

ACTION TAKEN

Motioned by Commissioner Fry, seconded by Commissioner Veatch, to defer the item to the October meeting.

Unanimously approved 6-0.

ITEM NO. 6: L-17-00123 Public Hearing for consideration of placing the property located at 1655 Mississippi Street, the Twenhofel-Eikenberry House, on the Lawrence

Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Mabel Rice, property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Fry asked if the Landmark would trigger a review for the HRC.

Ms. Zollner explained the administrative process that is concurrent with the building permit.

PUBLIC COMMENT

Mr. Scott Mitchell said he submitted a letter for the packet. He said there is no mechanism for environs homeowners to formally oppose a nomination and said Chapter 22 rules seem vague. The word "significant" hasn't been properly defined. He feels the nomination process is too fast and doesn't provide homeowners with adequate notice. He reviewed other concerns as outlined in his written communication.

Commissioner Bailey asked if this is nominated under Criteria 1 & 6.

Commissioner Veatch said the nomination is under just Criteria 6.

ACTION TAKEN

Motioned by Commissioner Veatch, seconded by Commissioner Fry, to defer the item to the October meeting.

Unanimously approved 6-0.

ITEM NO. 7: L-17-00147 Public Hearing for consideration of placing the property located at 2127 Barker Avenue, the Adam and Annie Rottman House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Brian and Ursula Kuhn-Laird, property owners of record.

STAFF PRESENTATION

Ms. Lynne Zollner presented the item.

PUBLIC COMMENT

Mr. David Chutka, 2115 Barker Avenue, is concerned his rights are being forfeited, and feels if a house is sizable and old it will pass nomination. He feels Chapter 22 is vague and doesn't agree with environs review.

ACTION TAKEN

Motioned by Commissioner Evans, seconded by Commissioner Fry, to defer the item to the October meeting.

Unanimously approved 6-0.

ITEM NO. 8: DR-17-00297 1000 Block of Pennsylvania Street (1026 Pennsylvania Street); New Construction; Certificate of Appropriateness. The property is located in the environs of the Sargent S. Whitcomb House (1029 Delaware Street), and is located in the environs of Hobbs Park. Submitted by Struct/Restruct, LLC on behalf of Jason T. and Elizabeth T.A. Koepp, property owners of record.

STAFF PRESENTATION

Ms. Katherine Weik presented the item.

Commissioner Hernly said the roof shapes and fenestration, materials, and porch elements were addressed and the design has come together well. He said the platform didn't work well due to a slope but they proposed a railing to feel more like a porch.

Commissioner Veatch asked if the ARC felt it was lacking a main entrance.

Commissioner Hernly said it felt more like a patio than a porch, so instead of vertical separation they're providing a horizontal barrier.

Commissioner Veatch asked if he could walk them through the roof shape.

Commissioner Hernly explained the roof and how it fits better with the area.

Commissioner Veatch asked if materials were agreeable.

Commissioner Hernly said yes.

APPLICANT PRESENTATION

Mr. Eric Jay, Struct/Restruct, explained the changes that were made as a result of working with the ARC.

No public comment.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Veatch, to issue the Certificate of Appropriateness and make the determination that the revised project does not encroach upon, damage, or destroy the environs of the listed historic property, and direct staff to review any minor alterations to the project.

Unanimously approved 6-0.

ITEM NO. 09: DR-17-00401 505 Tennessee Street; Residential Remodel; State Law Review and Certificate of Appropriateness. The property is a contributing structure to the Pinckney I Historic District, National Register of Historic Places. The property is also located in the environs of the Griffith House, Lawrence Register of Historic Places. Submitted by Struct/Restruct, LLC on behalf of Robert A. Beck and Amy M. Pettie, property owners of record.

ITEM NO. 10: DR-17-00402 1124 Rhode Island Street; Residential Addition; State Law Review and Certificate of Appropriateness. The property is a contributing structure to the North Rhode Island Street Historic Residential District, National Register of Historic Places and is located in the environs of the Rhody Delehanty House, Lawrence Register of Historic Places. Submitted by

Struct/Restruct, LLC on behalf of Ben Caplan & Eileen Nutting, property owners of record.

STAFF PRESENTATION

Ms. Weik presented the item.

Commissioner Bailey asked about the rain screen.

Ms. Weik said it's a horizontal element that reads as lap siding but it is a screening material.

APPLICANT PRESENTATION

Mr. Eric Jay, Struct/Restruct, said this project has been challenging. It has been sitting vacant for six years. He explained details of the proposed project.

Commissioner Hernly asked what keeps the addition from moving to the north.

Mr. Jay said his client wants yard space and a more compact home.

Commissioner Bailey asked for the square footage of the house.

Mr. Jay said they're adding a total of 750 sq ft, and the existing house is 1400 sq ft.

PUBLIC COMMENT

Mr. Dennis Brown, LPA, said they agree with the staff recommendation and hope the ARC can help the applicant work through their issues. Their main concern is the size of the addition which would unbalance the primary structure.

Ms. KT Walsh said she likes the abundance of windows and thinks it's a beautiful house.

Commissioner Bailey said it does seem massive but as staff points out, it's a Certificate of Appropriateness review and there isn't line of sight from the listed property.

Commissioner Evans doesn't have a problem with the massing- he feels the plans make it look bigger than it really is. He is comfortable referring to the ARC.

Mr. Jay said the small space is driving the height of the addition.

Ms. Weik clarified that staff concern is the height in proportion to what is seen from the right-of-way.

Mr. Jay discussed the proposed roof and possible options.

Commissioner Bailey said he is comfortable with referral to the ARC.

Ms. Zollner said her concern is whether the ARC is comfortable tackling the issues with the project.

Commissioner Bailey asked for others' thoughts on the rain screen material.

Mr. Jay reiterated that it's a modern material that simulates horizontal lap siding but allows the wall to breathe.

Commissioner Evans asked about the gap between the boards.

Mr. Jay explained the rain screen system. He said staff would prefer the material be painted, which would be an issue because it is typically finished naturally.

Commissioner Bailey noted that the standards suggest the addition should be differentiated from the old.

Ms. Zollner said it also needs to be compatible.

Ms. Weik said this is a listed property and the rain screen system wouldn't be found within the district.

Commissioner Hernly said that's correct, but there's nothing prohibiting the use of modern materials.

Commissioner Veatch said the new addition falls under Standard 9.

Commissioner Evans said there's a fine line when differentiating between the new and old making it too overwhelming.

Commissioner Veatch said he's find sending the project to ARC.

Commissioner Hernly agreed.

They talked about when the ARC would meet next and what they should address.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Fry, to refer the project to the Architectural Review Committee for all items mentioned in the staff report.

Unanimously approved 6-0.

ITEM NO. 11: MISCELLANEOUS MATTERS

- A. No comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since August 17, 2017.
- B. No demolition permits received since August 17, 2017.
- C. Miscellaneous matters from City staff and Commission members.

Ms. Zollner explained that ordinances for previous nominations needed to be adopted.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Fry, to adopt Resolution 2017-04.

Unanimously approved 6-0.

Motioned by Commissioner Bailey, seconded by Commissioner Veatch, to adopt Resolution 2017-05.

Unanimously approved 6-0.

Motioned by Commissioner Bailey, seconded by Commissioner Veatch to adopt Resolution 2017-06.

Unanimously approved 6-0.

Commissioner Hernly asked if he could submit comments on items for next month's meeting since he cannot attend.

Ms. Zollner said there's no mechanism for including his comments if he is absent.

Commissioner Hernly discussed the landmark nominations. He explained that the properties are already subject to zoning regulations, and the level of review added for local listing is pretty minor compared to rules already in place. In terms of property rights, for the environs of a listed property, they are affected not eliminated.

They further discussed environs review.

ADJOURN 8:51 pm

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00415 1 Riverfront Plaza; Sign Permit; 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)

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-17-00416 1632 Indiana Street; Residential Remodel and Addition; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Remodel and addition.

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-17-00419 809 Louisiana Street; Driveway Permit; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Driveway Permit

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-17-00431 726 Massachusetts Street; Plumbing Permit; State Law Review

B. PROJECT DESCRIPTION

Inflow/Infiltration Abatement Permit

C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

D. STAFF DETERMINATION

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the 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).

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00473 1901 Massachusetts Street; Sign Permit; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Sign Permit



Location: In the existing pole sign frame.



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. 4: L-17-00062
STAFF REPORT

A. SUMMARY

Public hearing for consideration of placing the structure known as the Louis and Eva Poehler Residence located at 801 Alabama Street on the Lawrence Register of Historic Places. Submitted by the Lawrence Preservation Alliance on behalf of James A. Slater II and Geraldine Slater, the property owner of record.

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.

This report includes the proposed environs definition for the structure known the Louis and Eva Poehler Residence located at 801 Alabama Street.



B. HISTORIC REGISTER STATUS

The structure known as the Louis and Eva Poehler Residence located at 801 Alabama Street is not listed on any historic register.

C. REVIEW CONSIDERATIONS

1) History Summary

According to the nomination, the structure located at 801 Alabama Street, known as the Louis and Eva Poehler Residence, was originally constructed c. 1899.

The Louis and Eva Poehler House is eligible for listing as a local landmark under Criteria 6 for its embodiment of popular elements of design, detailing, materials, and craftsmanship that render it architecturally significant.

The nomination for the property notes that there was a smaller structure located on the property prior to the sale of the property to Theodore and Sophia Poehler on May 15, 1895. (Theodore Poehler established the Poehler Mercantile Company with one of the company warehouses located at 619 E 8th Street in East Lawrence listed in the National Register of Historic Places.) The current owner and research conducted by Dale Nimz dates the current house to c. 1899-1900 after Theodore and Sophia Poehler had deeded the property to Louis C. Poehler in 1897. City directories show that Louis and Eva Poehler were listed as residing at 801 Alabama Street in 1901 and 1903.

Eva Poehler sold the property in 1907 and the property was sold several times within short timespans until 1919 when Frank E Banks was listed as the owner and resident until after 1961.

2) Architectural Integrity Summary

The primary structure located at 801 Alabama Street has good historic integrity both from the original design and alterations that have been made to the structure that have achieved historic significance in their own right. It is a good example of the gambrel-roof sub-type of the Shingle style of architecture that is not currently well represented on the Lawrence Register of Historic Places. The nomination and *A Field Guide to American Houses* by Virginia McAlester identify that only approximately twenty-five percent of Shingle style houses are of this gambrel roof with a full second story incorporated into the steeper, lower slope of the gambrel roof sub-type.

The structure maintains significant integrity of location and design that make it worthy of preservation. The architectural description was provided by Dale Nimz in the nomination application. Nimz notes in the description that the front porch is likely not original and was possibly constructed in the 1920s. Another addition likely constructed in the 1920s is the sleeping porch wing. Both of these alterations have achieved historic significance in their own right according to the standards. The only alteration that has not achieved significance is the contemporary alteration of an addition of a one-story shed-roofed sunroom to the rear wing c. 2000.

There is an existing garage on site that is likely historic. However, the condition of the garage was not assessed with this nomination to be considered a contributing structure to the nomination and should be evaluated as a structure in the environs of the primary structure.

3) Historic and Current Context Description and Environs Definition

Historic character information is based on 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). Existing context is based on personal observation, city zoning maps, and recent aerial photographs.

When the Louis and Eva Poehler Residence located at 801 Alabama Street was constructed c. 1899, the historic context for this property is outlined in the National Register multiple property listing "Historic Resources of Lawrence, Douglas County, Kansas," (1998). The Poehler house was constructed during a transition of two of the context periods from the "Agriculture and Manufacturing, Foundations of Stability, 1874-1899" period and "Quiet University Town, 1900-1945". During this timeframe, the town's population grew at a slow gradual rate.

At the time of construction it is likely that there were no public amenities adjacent to the Poehler house. However early in the twentieth century improvements in the urban infrastructure likely impacted this area of Lawrence. Natural features, relatively flat ground with some slope, and outdoor spaces were typical for additions to the city in this area. At the time of construction, the area was a mix of developed and undeveloped lots.

The area surrounding 801 Alabama Street was platted in 1871 with a grid pattern as Lane Place Addition. The lots were divided into 50' X 117' lots. The block was developed with detached dwelling units predominantly on single platted lots or 1½ lots. Land use was primarily single family residential. Land use in the surrounding area during the period of construction was primarily residential. There was no zoning for this area.

The current context of the Louis and Eva Poehler Residence located at 801 Alabama Street has changed little since the construction of the house in 1899. The area has completely developed with residential structures with residential uses and architectural types. The grid pattern and original plat has continued and the zoning reflects this development pattern.

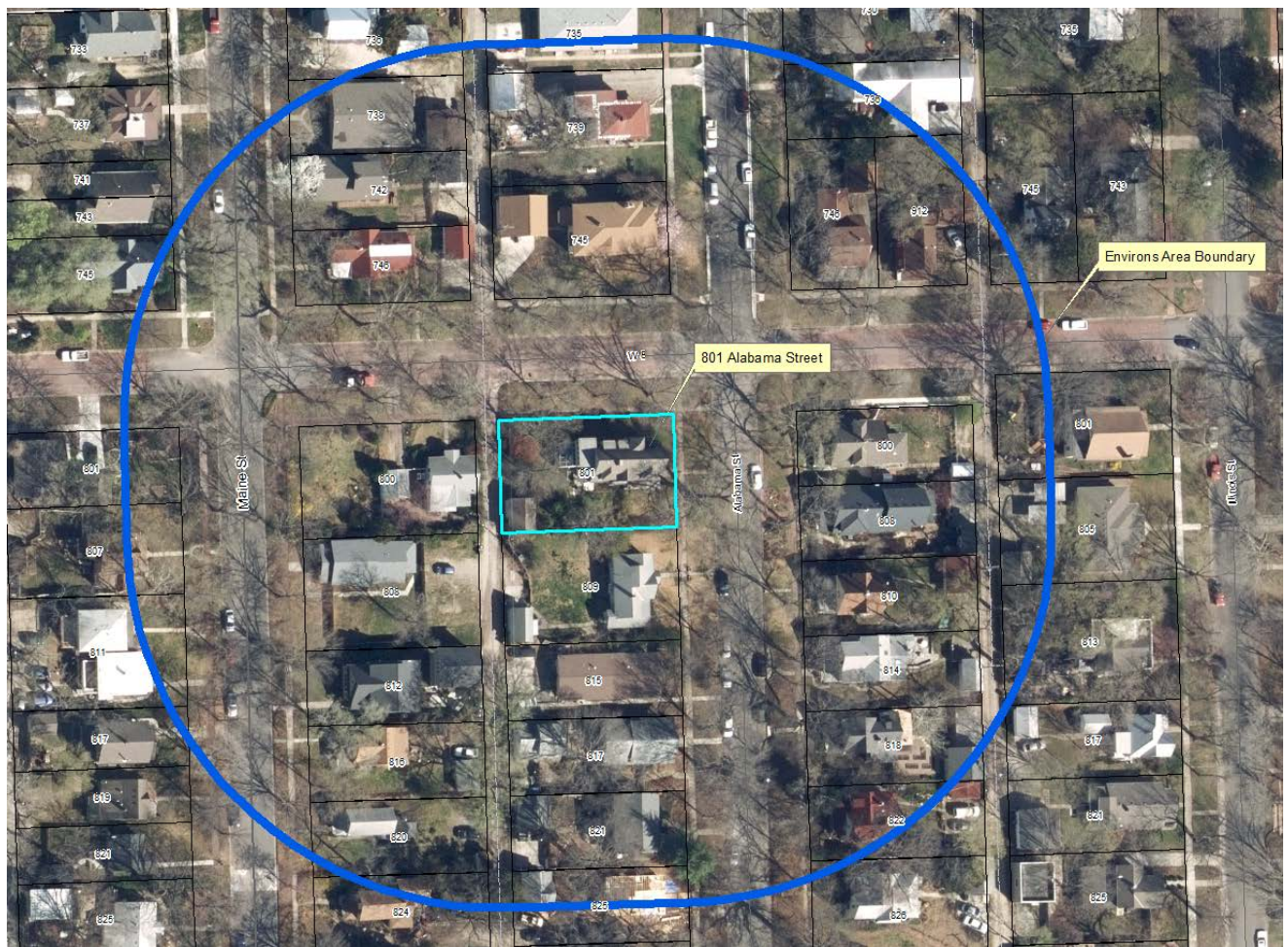
Environs Definition Based on the Historic and Current Context Description

The environs of the Louis and Eva Poehler Residence located at 801 Alabama Street have not significantly changed and should be reviewed as one area. The area primarily consists of residential structures. The residential character of the environs in this area is important. The area should maintain the overall residential character of the historic environs and the following should apply:

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. Important design elements include 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 within the environs are the primary focus of review.

All projects except for demolition of main structures, new infill construction, or large additions (25% or greater than the footprint of the existing structure) will be reviewed administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issues in the review are the continuation of the residential character of the area and whether the project will encroach upon, damage or destroy the environs of the listed property. If the project does not meet the Criteria set forth in 22-505, the project will be forwarded to the Historic Resources Commission for review.

Major projects (demolition of main structures, new infill construction, and large additions greater than 25% of the footprint of the existing structure) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issues in the review are the continuation of the residential character of the area and if the project will encroach upon, damage or destroy the environs of the listed property.



4) Planning and Zoning Considerations

The property on which the Louis and Eva Poehler Residence is located is zoned RS5, Single Dwelling Residential District. The primary purpose of the RS Districts is to accommodate predominantly single Detached Dwelling Units on individual Lots. The Districts are intended to create, maintain and promote housing opportunities for individual households, although they do permit nonresidential uses that are compatible with residential neighborhoods. The RS Districts are primarily differentiated on the basis of required minimum lot size. The RS5 district should have 5,000 sf.

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. Copies of this information are also on file at the Kansas Collection in Spencer Research Library on the University of Kansas main campus and at the Watkin's Community Museum. This type of information is useful, for example, if present or future property owners seek nomination to the State or National Register of Historic Places.

6) Positive/Negative Effects of the Designation

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

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

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

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

Examples of projects which would require review and approval are projects involving the exterior of a building, and 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 Local 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;***

The Louis and Eva Poehler Residence located at 801 Alabama Street a good example of the gambrel-roof sub-type of the Shingle style of architecture.

- (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.**
- (D) In the case of a nominated historic district found to meet the criteria for designation:
 - (1) The types of significant exterior architectural features of the structures within the nominated historic district that should be protected;*
 - (2) 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.*
 - (3) A list of all key contributing, contributing and noncontributing sites, structures and objects within the historic district.**
- (E) Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district.*
- (F) 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.*
- (G) A map showing the location of the nominated landmark or the boundaries of the*

nominated historic district.

E. RECOMMENDATION:

Staff is of the opinion the Louis and Eva Poehler Residence located at 801 Alabama Street qualifies for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criterion #6, as described in Section 22-403. The existing garage located on the property has not been evaluated for nomination and is not identified as either contributing or non-contributing to the landmark designation at this time.

Staff recommends the Louis and Eva Poehler Residence located at 801 Alabama Street for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criterion #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 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;*

Louis and Eva Poehler Residence located at 801 Alabama Street is a good example of the gambrel-roof sub-type of the Shingle style of architecture.

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

Louis and Eva Poehler Residence located at 801 Alabama Street maintains sufficient 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,*

Fenestration pattern, windows, and window and door openings, the historic form of the structure, the historic form of the roof and primary/front porch, brick and stone columns of the primary porch, wood siding, arched windows, bay projection with shingled accents, wide overhanging wood eaves, dormers including forms and decorative shingles, brick chimney, and sleeping porch.

- (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.

Changes to fenestration pattern, windows, and window and door openings, the historic form of the structure, the historic form of the roof and primary/front porch, brick and stone columns of the primary porch, wood siding, arched windows, bay projection with shingled accents, wide overhanging wood eaves, dormers including forms and decorative shingles, brick chimney, and sleeping porch should require a *Certificate of Appropriateness*.

(E) 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 has adopted an ***Environs Definition for the Louis and Eva Poehler Residence located at 801 Alabama Street*** to delineate how environs review will be conducted in relation to the listed property. (See above)

(F) 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.

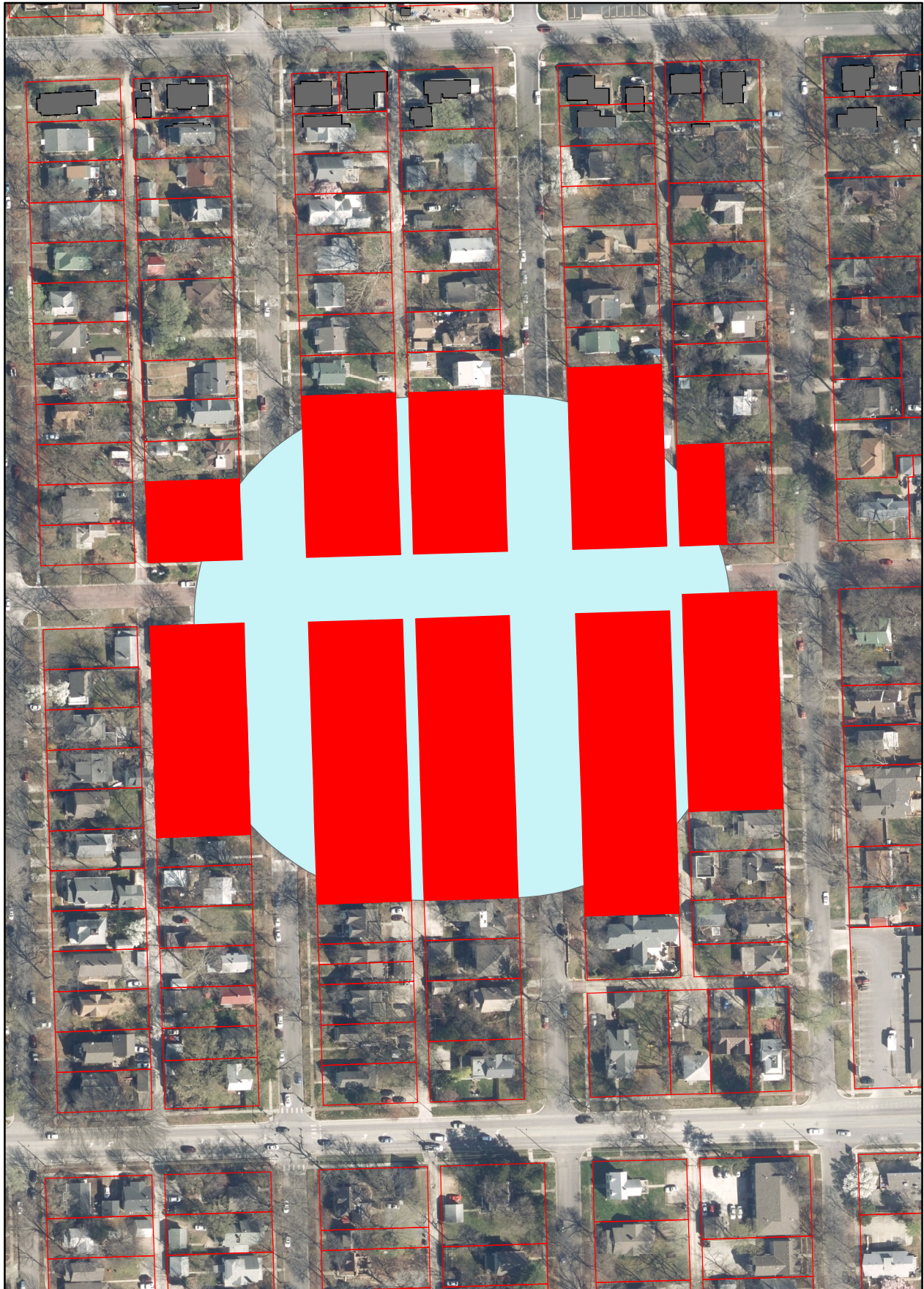
A primary goal of the HRC is to build a Register of properties which show the diversity and growth of Lawrence since its inception. The nomination of this property is another step toward registering a wide variety of historic properties which together present a visual history of Lawrence's past. The 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.

(G) A map showing the location of the nominated landmark. (Attached)

801 Alabama Street



POL WITHIN 250 FT OF THE LOUIS C & EVA POEHLER HOUSE (U05048A)





LANDMARK APPLICATION

Pre-Application Meeting **Required**
Planner _____
Date _____

PLEASE BE ADVISED: THIS APPLICATION WILL NOT BE SCHEDULED FOR A PUBLIC HEARING UNTIL THE HISTORIC RESOURCES ADMINISTRATOR HAS DETERMINED THAT THE APPLICATION HAS BEEN COMPLETED. (City Code 22-105(Y))

PROPERTY INFORMATION

Name of Historic Property Louis C. & Eva Poehler House
Address of Property 801 Alabama Street
Legal Description of Property Lane Place Addition, Block 14, Lot 1 & N 1/2 Lot 2

OWNER INFORMATION

Name(s) James A. Slater II & Geraldine Slater
Contact Alex Slater
Address 801 Alabama Street
City Lawrence State Kansas ZIP 66044
Phone (785) 841-0754 E-mail jasii@ku.edu

Is this an owner initiated nomination? ☒ Yes ☐ No

If not, has the owner been notified of this nomination? ☐ Yes ☐ No

APPLICANT/AGENT INFORMATION

Contact Dennis Brown, President, Lawrence Preservation Alliance
Company _____
Address P.O. Box 1073
City Lawrence State Kansas ZIP 66044
Phone (785) 841-2460 E-mail djbrown806@gmail.com



DESCRIPTION OF PROPERTY

Number of structures, objects, or landscape features located on the property 2

Historic Use(s) residence, garage

Present Use(s) residence, garage

Date of Original Construction c. 1899

Architect and/or Builder (if known) Unknown

Date(s) of Known Alterations c. 1920, 2000

Describe any known alterations including additions to the property. (Add additional sheets if needed)

Generally, the Poehler House has excellent exterior architectural integrity. According to the present owner, the porch has been enlarged to form an ell. Both the porch and a rear addition with a second story sleeping porch appear to date from c. 1920. The rear sunroom is a contemporary addition from c. 2000.

REGISTER STATUS

- ☐ Property is listed in the National Register of Historic Places
- ☐ Property is listed in the Register of Historic Kansas Places

HISTORIC SIGNIFICANCE OF THE PROPERTY

Why do you think this property is significant? Please check all that apply.

- ☐ Location of a significant event
Event _____
- ☐ Association with a significant person
Person _____
- ☒ Architectural significance (Please attach an architectural description of the property)
- ☐ Other _____



HISTORY OF THE PROPERTY (Add additional sheets if needed)

See attached appendix.

DESCRIBE THE DEVELOPMENT OF THE AREA SURROUNDING THE PROPERTY AT THE TIME OF CONSTRUCTION.

What year was the property platted? May 8, 1868

What is the name of the subdivision? Lane Place Addition

What was the zoning? Not zoned at the time of construction

What were the land uses? Residential

What size and types of buildings existed in the area? Residences

Did the area have paved streets, sidewalks, gas service or electrical service? Please describe.

Paving of Lawrence's main street, Massachusetts, began in 1899. This addition may not have been paved when this house was built, but paving, curb, sidewalks, gas & electrical service would have become available in the first decade of the twentieth century.

ATTACH COPIES OF ANY HISTORIC PHOTOGRAPHS OR DOCUMENTATION INCLUDING CITATIONS FOR THIS PROPERTY.

SIGNATURE

I/We, the undersigned am/are the **(owner(s))**, **(duly authorized agent)**, **(Circle One)** of the
aforementioned property. By execution of my/our signature, I/we do hereby officially apply for
landmark designation as indicated above.

Signature(s): _____ Date _____

_____ Date _____

_____ Date _____

OWNER AUTHORIZATION

I/WE _____, hereby referred to as the "Undersigned", being of lawful age, do hereby on this _____ day of _____, 20 __, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize _____ (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of _____ Lawrence/Douglas County, _____ Kansas, regarding _____ (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Owner

Owner

STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this _____ day of _____, 20 __,

by _____.

My Commission Expires:

Notary Public



OWNER AUTHORIZATION

I/WE James A Slater II and Geraldine G Slater, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 6th day of October, 2016, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize Lawrence Preservation Alliance (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding 801 Alabama Street (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.
3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

James A. Slater II
Owner

Geraldine G. Slater
Owner

STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 06 day of October, 2016,

by James A Slater + Geraldine G Slater.

My Commission Expires: 1/18/2020

Shannon Carlson
Notary Public



Exhibit A

Legal Description

Lane Place Addition Block 14 Lot 1 & N1/2 Lot

801 Alabama

Appendix – Louis and Eva Poehler House, 801 Alabama, Local Landmark

Architectural significance of the property

The Louis and Eva Poehler residence is a well-preserved example of the gambrel-roof sub-type of the Shingle style. According to Virginia McAlester, approximately twenty-five percent of Shingle style houses have gambrel roofs with a full second story incorporated into the steeper, lower slope of the gambrel. Contrasting with other nineteenth-century styles that preceded it, the Shingle style did not emphasize decorative detailing. Instead, it presented a complex shape enclosed within a smooth surface which unified the irregular outline of the house. The Shingle style was the first to begin to emphasize the volumetric spaces within the house rather than exterior surface details.¹ Overall, the residence has excellent architectural integrity and fully meets the criteria for listing in the Lawrence Register of Historic Places.

Description

This is a detached, single-family residence on a prominent corner lot in an established residential neighborhood. The house is a rectangular two-story structure with a corner ell porch with a low-sloping roof sheltering the main entrance in the south façade. A semicircular bay window projects from the first floor façade. The second floor façade has a central bank of three 12/1 double-hung window flanked by narrow ornamental 1/1 windows with round arched heads. A similar window ornaments the central gable end. There is a projecting first floor bay window to the north.

The house has a foundation of coursed rock-faced limestone blocks. The structure is wood frame construction with weatherboard on the first story and shingle sheathing on the second. The gambrel roof is covered with composition shingle roofing. Several wall and roof dormers accentuate the irregular roof form. There are two hipped roof dormers flanking a gambrel wall dormer to the south. A slighting projecting tower bay to the north with a pyramidal roof and a bank of three 9/1 windows lights the stairway. There are two more hipped roof dormers to the north.

The corner entrance porch has coursed rough-cut stone block piers, tan brick posts ornamented with recessed courses, concrete steps, wooden floor and railing. A rear two-story sleeping porch wing extends from the northwest corner of the main block. A shed-roofed porch on turned wooden posts shelters the rear side entrance. There are 1/1 double-hung windows on the first floor, 12/1 windows in the second story front façade, 12/1 and 9/1 windows in the south, west and north facades. There are glazed wooden entrance doors in the front and rear. The central brick chimney is located in the rear of the main block.

According to the present owner, the front porch is not original. It appears that the original porch was smaller and the ell extending around the corner of the front possibly was constructed in the 1920s. The sleeping porch wing also appears to be a historic addition from the 1920s. The main contemporary alteration is the addition of a one-story shed-roofed sunroom to the rear wing c. 2000.

A garage with a gable roof oriented north-south and a sliding entrance door facing north is located on the alley in the southwest corner of the property. This structure is wood-frame construction with vertical board and batten sheathing and composition shingle roofing. It has a four-light window in the north and south gable ends.

Historic significance of the property

The Louis and Eva Poehler House is eligible for listing as a local landmark under Criteria 1 because of its character and value as part of the development and heritage of Lawrence and Douglas County, Kansas. Also, the house is eligible for listing under Criteria 6 for its embodiment of popular elements of design, detailing, materials, and craftsmanship that render it architecturally significant.

Chronology

It appears that there was a smaller earlier house at this location from late 1888 to about 1895. J.J. and Ellen Kunkel recorded a mortgage of \$500 on Lots 1 and 24, North half Lot 2 and Lot 23, Block 14, Lane Place Addition to the Home Building & Loan assoc dated December 22, 1888. John J. Kunkel, a widower, sold the property to Theodore and

¹ Virginia S. McAlester, 373-374, 383.

Sophia Poehler on May 15, 1895 for a consideration of \$1,700. The Poehlers signed a quit claim deed to their son Louis C. Poehler on December 1, 1897.² According to the present owner, this house was constructed in 1899.

This sequence correlates with available information in city directories. J. J. Kunkle [sic] was listed as the resident at 803 [sic] Alabama Street in 1894. No Kunkle or Kunkel was listed in 1896. By 1898, John J. Kunkel, a tailor, was listed as residing at 805 Tennessee Street. In that year, Louis C. and Eva M. Poehler were listed as residing on Louisiana south of the city limit. Born in 1869, Louis Poehler was an attorney in the partnership, Brownell & Poehler. By 1901 and 1903, Louis and Eva Poehler were listed as residing at 801 Alabama Street. Presumably they built the existing residence about 1900. Louis C. Poehler died in San Diego in February, 1904. He had been ill with consumption [tuberculosis] and the move to California nearly two years earlier had been an attempt to recover.³

Theodore Poehler established the Poehler Mercantile Company, a successful grocery wholesale business, in 1878. By the late nineteenth century, the family was one of the wealthiest in Lawrence. The company was incorporated in 1899 and a branch in Emporia opened in 1900. The large brick warehouse which stands in east Lawrence was constructed in 1904. The company's trade territory covered the entire state of Kansas. Theodor and Sophia Poehler bought an eighty-acre country estate in 1890 located south of what is now the intersection of 23rd and Louisiana Streets. Presumably, this is where Louis and Eva Poehler were living in 1898. Theodore Poehler, Sr. died on December 30, 1901. His son Theodore, Jr. succeeded him as president of the Mercantile Company.

Eva Poehler, a widow and childless, sold the property to J. Calvin and Sarah R. Lewellen on September 6, 1907 for a consideration of \$3,500. The Lewellens were listed as residing at 801 Alabama in 1909. In 1911, James Lewellen's occupation was listed as "real estate." His son Willard was a student at the University of Kansas. The Lewellens sold to Leona Brewer, the wife of masonry contractor Albert Brewer on April 29, 1914 for a consideration of \$5,500. The Brewers sold to Oscar T. and Minnie A. Rocklund on September 16, 1916.⁴ The Rocklunds sold the property to Frank E. Banks and he was listed as the owner and resident in 1919. Frank Banks succeeded his father George in an established abstracting business and he owned the property until after 1961.⁵

History of the area

The historic context for this property is outlined in the National Register multiple property listing "Historic Resources of Lawrence, Douglas County, Kansas," (1998). By the turn of the century, Lawrence had matured as a community; its commercial and industrial interests had stabilized. In 1910 a promotional issue of the Lawrence Daily Journal boasted that the town was "the trading metropolis for a rich and populous agricultural county."⁶ During this period, the town's population grew at a slow gradual rate. There were 12,374 Lawrence residents in 1910, only 12,456 in 1920, and 13,726 in 1930.⁷

Early in the twentieth century, city leaders made some long overdue improvements in the urban infrastructure. Local publisher E.F. Caldwell boasted in 1898 that, "a complete system of water works has been put in, uniform street grades have been established, a number of streets have been macadamized, a great mileage of curbing and guttering, and stone and brick sidewalks laid."⁸ A major improvement in 1909 was the organization of the Lawrence Light and Railway Company to build an electric trolley system for Lawrence. Besides the main route from the Union Pacific depot in North Lawrence to the southern end of Massachusetts Street, there were branches on Indiana and Mississippi

² Abstract of Title, 801 Alabama, Lane Place Addition, Block 14, Lots 1 and 24, N1/2 Lot 2 and Lot 23. Watkins Museum of History, Lawrence, Kansas.

³ "L. C. Poehler Dead," Lawrence Daily Journal World 19 February 1904. Watkins Museum of History file.

⁴ Abstract of title, 801 Alabama, Watkins Museum of History.

⁵ Lawrence city directories, 1914, 1915, 1919, 1923, 1926, 1928, 1961.

⁶ "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Document, E-20.

⁷ "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Document, E-21

⁸ E.F. Caldwell, Souvenir History (Lawrence, KS: E.F. Caldwell, 1898), n.p.

Streets to the University of Kansas. The streetcar system reached its maximum extent during the years from 1922 to 1927.⁹

Development of the area surrounding the proposed landmark

When the Louis Poehler House was constructed, this area of West Lawrence was a developing residential district with contemporary infrastructure.

References

Abstract of Title, 801 Alabama Street, Lane Place Addition, Block 14, Lot 1 and N ½ Lot 2, Watkins Museum of History file.

Caldwell, E.F., ed. Souvenir History (Lawrence, KS: E.F. Caldwell, 1898).

"L. C. Poehler Dead," Lawrence Daily Journal World 19 February 1904. Watkins Museum of History file.

Lawrence City Directories.

Wolfenbarger, Deon & Dale Nimz. "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Document (Lawrence, KS: 1998).

McAlester, Virginia S. A Field Guide to American Houses revised & expanded ed. (New York, NY: Alfred A Knopf, 2015).

Photographs

⁹ "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Document, E-21; Carl Thor, "Chronology of Public Transit in Lawrence, Kansas, (May 1980), 1.

HRC RESOLUTION NO. 2017-07

A RESOLUTION OF THE CITY OF LAWRENCE, KANSAS, HISTORIC RESOURCES COMMISSION RECOMMENDING THAT THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS, DESIGNATE 801 ALABAMA 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 9, 2017, an application was filed with the City of Lawrence, Kansas, Historic Resources Commission nominating 801 Alabama Street, Lawrence, Douglas County, Kansas, ("the subject property") the legal description of which is set forth in Section 2, *infra*, 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 September 21, 2017, and October 19, 2017, 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 public hearings to consider the nomination of the subject property for designation as a Landmark on the Lawrence Register of Historic Places; and

WHEREAS, at the October 19, 2017, public hearing, the City of Lawrence, Kansas, Historic Resources Commission determined that, in accordance with criterion (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 criterion (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 801 Alabama Street, Lawrence, Douglas County, Kansas, the legal description of which follows,

**LOT 1 AND THE NORTH 1/2 OF LOT 2 IN BLOCK 14 IN LANE PLACE ADDITION, AN
ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS,**

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 this 19th day of October, 2017.

APPROVED:

Chairperson
Lawrence Historic Resources Commission

ATTEST:

Lynne Braddock Zollner
Historic Resources Administrator

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 5: L-17-00122
STAFF REPORT

A. SUMMARY

L-17-00122 Public Hearing for consideration of placing the property located at 1645 Kentucky Street, the Thaddeus D. & Elizabeth K. Prentice House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Robert Benton Peugh II, property owner of record.

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.

This report includes the proposed environs definition for the structure known as the Thaddeus D. and Elizabeth K. Prentice House located at 1645 Kentucky Street.



B. HISTORIC REGISTER STATUS

The structure known as the Thaddeus D. and Elizabeth K. Prentice House, located at 1645 Kentucky Street, is not listed on any historic register.

C. REVIEW CONSIDERATIONS

1) History Summary

According to the nomination, the structure located known as the Thaddeus D. and Elizabeth K. Prentice House, located at 1645 Kentucky Street was constructed c. 1921.

The Prentice House is eligible for listing as a local landmark as a well preserved example of the Craftsman architectural style. The house is eligible for listing under Criteria #6 for its embodiment of popular elements of design, detailing, materials, and craftsmanship that render it architecturally significant.

There is little history for the house located at 1645 Kentucky. It was constructed as a single family residence for a typical Lawrence family. According to the nomination, in the 1919 Lawrence city directory, there was no residence listed for 1645 although there were houses listed at 1642 and 1646 Kentucky Street. By 1923, T. D. Prentice was listed as the owner of the house at 1645 Kentucky Street. Thaddeus and Elizabeth were listed as residents with no occupation listed for Thaddeus Prentice. In 1925 Mr. Prentice was listed as an electrical contractor working for Kennedy Plumbing Company. The nomination notes that research shows that by 1929, Mr. Prentice was listed as the manager of the electrical department for the plumbing company. Mrs. Elizabeth Prentice, widow of T.D. Prentice, was listed as the resident at 1645 Kentucky from 1961 through 1971. The property at 1645 Kentucky was listed as vacant in 1972. Professor Norman Gee and his wife Helen bought the house from the Prentice estate and were listed as the residents in 1973. The Gees sold the house to Steven and Jane Montgomery in 2002. The current owner, Benton Peugh, purchased the house in 2013.

2) Architectural Integrity Summary

The primary structure located at 1645 Kentucky Street has good historic integrity and is a well preserved example of the Craftsman architectural style. This style is underrepresented in the Lawrence Register. Unlike many cities, Lawrence did not develop complete subdivisions of Craftsman style housing. The majority of examples are spread throughout the historic areas of the City and represent different types or examples with architectural features of types that express the style. The Thaddeus D. and Elizabeth K. Prentice House, located at 1645 Kentucky Street, that was constructed c. 1921 is a good example of a basic Craftsman style with elements that define the style as described in the architectural description by Dale Nimz in the application. Of note are the windows, stuccoed wood frame construction, concrete tile roofing, porch shape, porch railing with matching cornice trim, and projecting eaves with knee brackets.

While the nomination notes significant interior alterations, the glass block alteration and the rear addition do not harm the overall integrity of the structure.

3) Historic and Current Context Description and Environs Definition

Historic character information is based on 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). Existing context is based on personal observation, city zoning maps, and recent aerial photographs.

The Thaddeus D. and Elizabeth K. Prentice House is associated with the developing significance of the University of Kansas in the Lawrence economy and community during the "Quiet University Town" period in the early twentieth century. The historic context for this property is outlined in the National Register multiple property listing "Historic Resources of Lawrence, Douglas County, Kansas," (1998).

At the time of construction for the Thaddeus D. and Elizabeth K. Prentice House in 1921, there were already public amenities in this area of Lawrence. The topography was hilly associated with the incline to Mount Oread and outdoor spaces were typical for additions to the city in this area. At the time of construction, the area was a mix of developed and undeveloped lots.

The area surrounding 1645 Kentucky Street was platted in 1870 with a grid pattern as Babcock's Addition. Unlike many additions and the original townsite, the lots were divided into 75' X 125' east to west along the north/south streets and lots facing the east/west 16th Street were 160' north to south and 125' east to west. The development of the block was with detached dwelling units predominantly on single platted lots. The overall development pattern did not follow the plat and most of the lots on the east west streets were developed facing east or west instead of north or south. Land use in the surrounding area was primarily single family residential.

The current context of the Thaddeus D. and Elizabeth K. Prentice House, located at 1645 Kentucky Street has changed since the construction of the house in c. 1921. The area has completely developed with residential structures with residential uses and architectural types. There has also been the development of a large fraternity house on the corner of 17th and Tennessee and many of the structures in the area are multi dwelling and are rental properties that primarily support students for the University of Kansas. The grid pattern and original plat has continued. While some of the zoning in the area is now for multi dwelling uses, the overall character of the area continues to be residential in form and function.

The historic and current context of the Thaddeus D. and Elizabeth K. Prentice House, located at 1645 Kentucky Street also includes portions of the environs of the Ludington Thacher House located at 1613 Tennessee Street. The Ludington Thacher House is listed in the National, Kansas, and Lawrence registers of historic places. The outermost portion of the environs of each property touches the other property from a northwest to southeast diagonal. There is only ½ block between the two properties.



Environs Definition Based on the Historic and Current Context Description

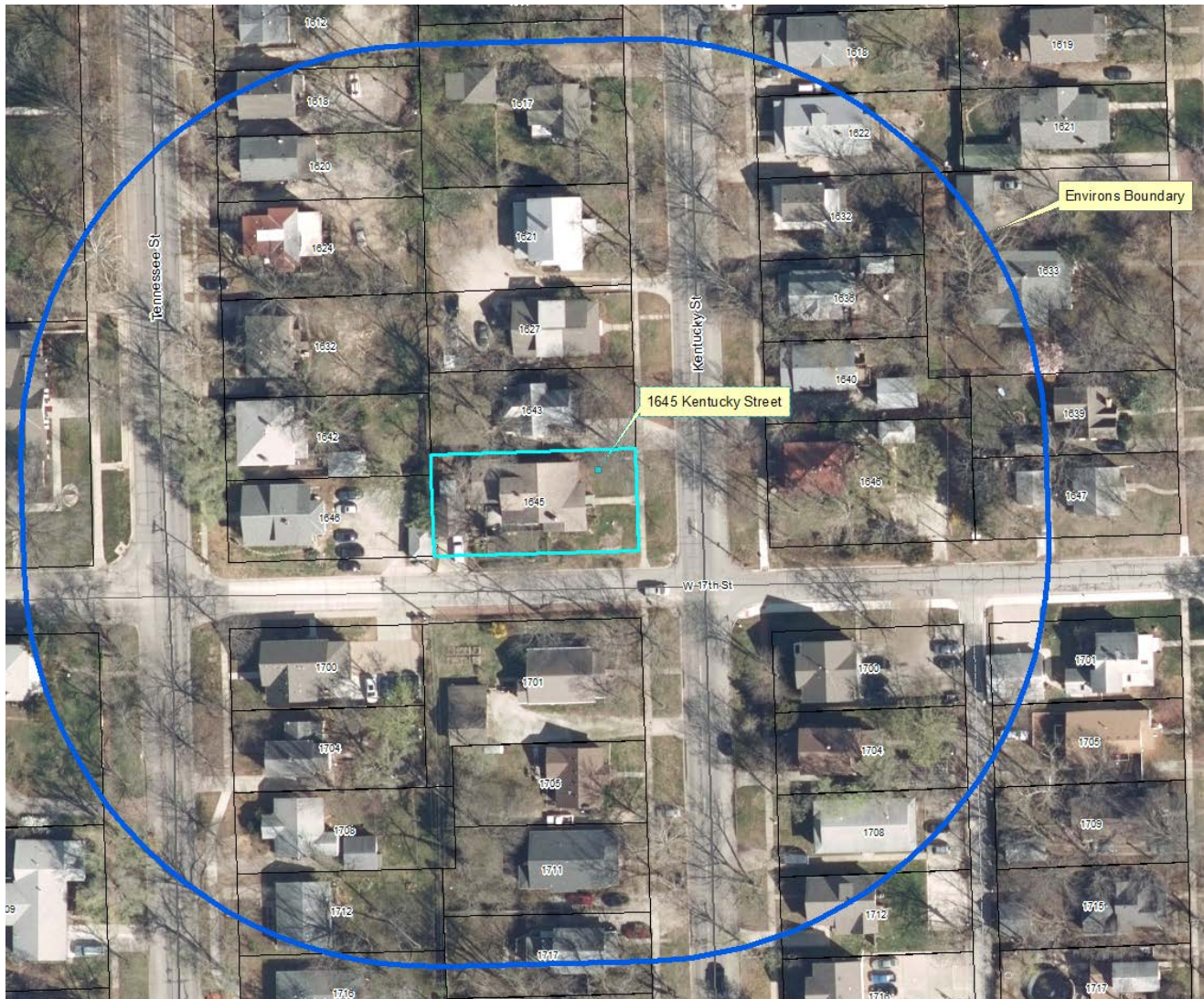
The environs of the Thaddeus D. and Elizabeth K. Prentice House have not significantly changed and should be reviewed as one area. The area primarily consists of residential structures. The residential character of the environs in this area is important. The area should maintain the overall residential character of the historic environs and the following should apply:

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. Important design elements include 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 within the environs are the primary focus of review.

All projects except for demolition of main structures, new infill construction, or large additions (25% or greater than the footprint of the existing structure) will be reviewed administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issues in the review are the continuation of the residential character of the area and whether the project will encroach upon, damage or destroy the environs of the listed property. If the project does not meet the Criteria set forth in 22-505, the project will be forwarded to the Historic Resources Commission for review.

Major projects (demolition of main structures, new infill construction, and large additions greater than 25% of the footprint of the existing structure) will be reviewed by the Historic

Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issues in the review are the continuation of the residential character of the area and if the project will encroach upon, damage or destroy the environs of the listed property.



4) Planning and Zoning Considerations

The property on which the Thaddeus D. and Elizabeth K. Prentice House is located in the RM32 zoning district. The primary purpose of the RM districts is to accommodate multi-dwelling housing. The districts are intended to create, maintain and promote higher density housing opportunities in areas with good transportation access. The RM districts are primarily differentiated on the basis of maximum allowed net density. The RM32 district will allow 32 dwelling units per acre. The properties to the east are zoned RS5. The primary purpose of the RS districts is to accommodate predominantly single

detached dwelling units on individual Lots. The districts are intended to create, maintain and promote housing opportunities for individual households, although they do permit nonresidential uses that are compatible with residential neighborhoods. The RS districts are primarily differentiated on the basis of required minimum lot size. The RS5 district should have a minimum lot size of 5000 sf.

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. Copies of this information are also on file at the Kansas Collection in Spencer Research Library on the University of Kansas main campus and at the Watkin's Community Museum. This type of information is useful, for example, if present or future property owners seek nomination to the State or National Register of Historic Places.

6) Positive/Negative Effects of the Designation

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

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

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

A *Certificate of Appropriateness* or a *Certificate of Economic Hardship* is required to be issued by the Historic Resources Commission before a City permit can be issued for the proposed project. If the Historic Resources Commission denies a *Certificate of Appropriateness* or a *Certificate of Economic*

Hardship, the property owner can appeal to the City Commission for a new hearing. The City Commission can uphold the decision of the HRC or it can grant the proposed development over the Historic Resources Commission's action.

Examples of projects which would require review and approval are projects involving the exterior of a building, and 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 Local 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;***

The primary structure located at 1645 Kentucky Street has good architectural integrity as a well preserved example of the Craftsman architectural style.

- (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.**
- (D) In the case of a nominated historic district found to meet the criteria for designation:
 - (1) The types of significant exterior architectural features of the structures within the nominated historic district that should be protected;*
 - (2) 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.*
 - (3) A list of all key contributing, contributing and noncontributing sites, structures and objects within the historic district.**
- (E) Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district.*
- (F) 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.*
- (G) A map showing the location of the nominated landmark or the boundaries of the nominated historic district.*

E. RECOMMENDATION:

Staff is of the opinion Thaddeus D. and Elizabeth K. Prentice House, located at 1645 Kentucky, qualifies for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criterion #6, as described in Section 22-403.

Staff recommends Thaddeus D. and Elizabeth K. Prentice House, located at 1645 Kentucky, for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criterion #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 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 Thaddeus D. and Elizabeth K. Prentice House located at 1645 Kentucky Street is significant for its architectural style as a well preserved local example of the Craftsman style of architectural that represents character-defining elements of the style.

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

The Thaddeus D. and Elizabeth K. Prentice House located at 1645 Kentucky maintains sufficient 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,*

Fenestration pattern, windows with surrounds, and window and door openings, the historic form of the structure, stuccoed wood frame construction, concrete tile roofing, porch shape, porch railing with matching cornice trim, porch columns, chimney, and projecting eaves with knee brackets.

- (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.*

The fenestration pattern, windows with surrounds, and window and door openings, the historic form of the structure, stuccoed wood frame construction, concrete tile

roofing, porch shape, porch railing with matching cornice trim, porch columns, chimney, and projecting eaves with knee brackets should require a *Certificate of Appropriateness*.

(E) 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 has adopted an ***Environs Definition for the Thaddeus D. and Elizabeth K. Prentice House, located at 1645 Kentucky Street*** to delineate how environs review will be conducted in relation to the listed property. (See above)

(F) 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.

(G) A map showing the location of the nominated landmark. (Attached)

1645 Kentucky Street





LANDMARK APPLICATION

Pre-Application Meeting **Required**
Planner _____
Date _____

PLEASE BE ADVISED: THIS APPLICATION WILL NOT BE SCHEDULED FOR A PUBLIC HEARING UNTIL THE HISTORIC RESOURCES ADMINISTRATOR HAS DETERMINED THAT THE APPLICATION HAS BEEN COMPLETED. (City Code 22-105(Y))

PROPERTY INFORMATION

Name of Historic Property Thaddeus D. & Elizabeth K. Prentice House
Address of Property 1645 Kentucky Street
Legal Description of Property Babcock's Addition, Block 7, S 62.5 ft, Lot 7

OWNER INFORMATION

Name(s) Robert Benton Peugh II
Contact Benton Peugh
Address 1645 Kentucky Street
City Lawrence State Kansas ZIP 66044
Phone (785) _____ E-mail bentonpeugh@wowway.net

Is this an owner initiated nomination? ☒ Yes ☐ No

If not, has the owner been notified of this nomination? ☐ Yes ☐ No

APPLICANT/AGENT INFORMATION

Contact Dennis Brown, President, Lawrence Preservation Alliance
Company _____
Address P.O. Box 1073
City Lawrence State Kansas ZIP 66044
Phone (785) 841-2460 E-mail djbrown806@gmail.com



DESCRIPTION OF PROPERTY

Number of structures, objects, or landscape features located on the property 2

Historic Use(s) residence, garage

Present Use(s) residence, garage

Date of Original Construction c. 1921

Architect and/or Builder (if known) Unknown

Date(s) of Known Alterations 1980, 1990

Describe any known alterations including additions to the property. (Add additional sheets if needed)
See attached appendix.

REGISTER STATUS

- ☐ Property is listed in the National Register of Historic Places
- ☐ Property is listed in the Register of Historic Kansas Places

HISTORIC SIGNIFICANCE OF THE PROPERTY

Why do you think this property is significant? Please check all that apply.

- ☐ Location of a significant event
Event _____
- ☐ Association with a significant person
Person _____
- ☒ Architectural significance (Please attach an architectural description of the property)
- ☐ Other _____

HISTORY OF THE PROPERTY (Add additional sheets if needed)

See attached appendix.

DESCRIBE THE DEVELOPMENT OF THE AREA SURROUNDING THE PROPERTY AT THE TIME OF CONSTRUCTION.

What year was the property platted? August 21, 1863

What is the name of the subdivision? Babcock's Addition

What was the zoning? Not zoned at the time of construction

What were the land uses? Residential

What size and types of buildings existed in the area? Scattered residences

Did the area have paved streets, sidewalks, gas service or electrical service? Please describe.

By the time this house was constructed (c. 1921), the streets of Lawrence were being paved. Sidewalks, gas, and electrical service also would have been available.

ATTACH COPIES OF ANY HISTORIC PHOTOGRAPHS OR DOCUMENTATION INCLUDING CITATIONS FOR THIS PROPERTY.

SIGNATURE

I/We, the undersigned am/are the **(owner(s))**, **(duly authorized agent)**, **(Circle One)** of the
aforementioned property. By execution of my/our signature, I/we do hereby officially apply for
landmark designation as indicated above.

Signature(s): _____ Date _____

_____ Date _____

_____ Date _____



OWNER AUTHORIZATION

I/WE _____, hereby referred to as the "Undersigned", being of lawful age, do hereby on this _____ day of _____, 20 __, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize _____ (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of _____ Lawrence/Douglas County, _____ Kansas, regarding _____ (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Owner

Owner

STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this _____ day of _____, 20 __,

by _____.

My Commission Expires:

Notary Public



**City of Lawrence
Douglas County**
PLANNING & DEVELOPMENT SERVICES

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

**REQUIRED INFORMATION TO BE SUBMITTED WITH AN APPLICATION FOR NOMINATION
TO THE LAWRENCE REGISTER OF HISTORIC PLACES**

- ☐ Completed Application Form (If the property is nominated for architectural significance, include an architectural description of the structure.)
- ☐ Certified property owner list from the Douglas County Clerk's office for properties within 250' of the nominated property.
- ☐ At least one photograph of each elevation of the structure(s) and streetscape views.
- ☐ Legal description of nominated property.
- ☐ If the property is listed on the State and/or National Registers of Historic Places, copies of the resource materials submitted with the application.
- ☐ Any additional documentation you believe is relevant to this nomination which you would like considered in the review process.
- ☐ The fee for application processing is \$10.00 for landmark nominations and \$50.00 for district nominations.

Research Resources

- Lawrence Public Library (707 Vermont Street, Lawrence)
<http://www.lawrence.lib.ks.us/research-resources/genealogy-and-local-history/>
- Watkins Museum of History (1047 Massachusetts Street, Lawrence)
<http://www.watkinsmuseum.org/index.php>
- Kenneth Spencer Research Library at the University of Kansas (1450 Poplar Lane, Lawrence)
<https://spencer.lib.ku.edu/>
- Kansas State Historical Society (6425 SW 6th Ave., Topeka, Kansas)
<http://www.kshs.org/>
- City of Lawrence Interactive map
<http://gis.lawrenceks.org/flexviewers/lawrence/>

PLEASE BE ADVISED: This application will not be scheduled for a Public hearing until the Historic Resources Administrator has determined that the application has been completed. (City Code 22-105(Y))



We are committed to providing excellent city services that enhance the quality of life for the Lawrence Community



**City of Lawrence
Douglas County**
PLANNING & DEVELOPMENT SERVICES

**Lawrence Douglas County
Metropolitan Planning Office**
6 East 6th Street, P.O. Box 708, Lawrence, KS 66044
(785) 832-3150 Fax (785) 832-3160
<http://www.lawrenceks.org/pds/>

OWNER AUTHORIZATION

I/WE ROBERT BENTON PEUGH, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 24th day of January, 20 17, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize LAWRENCE PRESERVATION ALLIANCE (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding 1645 KENTUCKY ST. (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Owner

Owner

STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 24th day of January, 20 17,

by Robert Peugh.

My Commission Expires:

Notary Public



Appendix – Thaddeus D. and Elizabeth K. Prentice House, 1645 Kentucky, Local Landmark

Architectural significance of the property

The Thaddeus and Elizabeth Prentice House (constructed c. 1921) is a well preserved example of the Craftsman architectural style. As Virginia McAlester has concluded, this was the “dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920s.” The style originated in southern California and quickly spread by pattern books and popular magazines.¹ The Prentice House is an example of the side-gabled subtype. About one-third of Craftsman houses are of this sub-type and it was most common in the northeastern and Midwestern states.² The Prentice house is distinguished by the large ell porch offset at the southeast corner and a prominent rear gable roof dormer.

Description

This is a rectangular one-and-a-half-story residence on a high corner lot that slopes down to the street. This is a high-density residential neighborhood located just a few blocks southeast of the University of Kansas campus. The main east façade has a central entrance facing south in a slightly projecting southeast bay. There are two banks of 6/1 double-hung windows in the east façade flanking a smaller central window lighting the entrance. The house is stuccoed wood frame construction with a concrete foundation and concrete tile roofing.

The main side-gable roof is oriented north-south. A large ell-shaped porch with a cross-gable roof accentuates the entrance and building corner. The porch has a solid bulkhead wooden floor and railing, and brick piers supporting slightly battered stucco posts. The lintel has a simple ornamental truss and the projecting eave has ornamental knee braces. In the rear, a long gable roof dormer shelters a sleeping porch. There is a slightly projecting bay window with a gable roof in the south façade. Generally, the wooden windows have 6/1 double-hung sash. There is a glazed wooden front entrance door. There are two brick chimneys—an exterior chimney in the south façade and an interior chimney in the ridge of the sleeping porch. Important decorative elements include the porch detailing, multi-pane windows, and knee braces under the overhanging eave of the main roof.

There is a one-story stuccoed wood-frame garage on the rear lot line. The gable roof is oriented north-south with a large overhead door to the south and a window to the east. It has concrete tile roofing. The garage has a concrete floor and shiplap horizontal board sheathing on the interior walls.

Although the interior has fair architectural integrity, there have been major alterations. Generally, the wood floors and woodwork remain in the front. According to an outline provided by the present owner, the first major rehabilitation occurred in 1980 when Norman Gee, the owner, expanded the kitchen by removing the walls of a rear entry and breakfast nook. This project also expanded the front living room by removing the wall of the northeast bedroom. The original stair to the attic was converted to a lower pitch and open stairway. Three bedrooms and a bathroom were installed in the upstairs attic. This project installed a new central heating and air conditioning system, electrical, and plumbing systems. The west foundation wall was reinforced. In a second rehabilitation project in 1990 the kitchen was enlarged by removing the northwest bedroom wall. A one-story gable-roofed studio was added to the northwest corner of the original block. The southwest deck with roof arbor was constructed in 1997. The south foundation wall was reinforced in 1998. A large glass block window was installed in the southwest corner of the kitchen in 2002. The custom designed copper and bamboo privacy fence on the south side of the house was installed in 2003. New storm windows were installed in 2005.³

Historic significance of the property

The Prentice House is eligible for listing as a local landmark as a well preserved example of the Craftsman architectural style. The property is eligible for listing under Criteria 1 because of its character and value as part of the development and heritage of Lawrence and Douglas County, Kansas. Also, the house is eligible for listing under

¹ Virginia S. McAlester, A Field Guide to American Houses revised & enlarged edition. (New York, NY: Alfred A. Knopf, 2013), 568.

² McAlester, A Field Guide to American Houses, 567.

³ “History of 1645 Kentucky Street, Lawrence, Kansas,” Outline summary of building renovation provided by the current owner, Benton Peugh, 28 February 2017.

Criteria 6 for its embodiment of popular elements of design, detailing, materials, and craftsmanship that render it architecturally significant.

Chronology

The Thaddeus and Elizabeth Prentice house was constructed about 1921. In the 1919 Lawrence city directory, there was no residence listed for 1645 although there were houses listed at 1642 and 1646 Kentucky Street. In 1923 Mr. T. D. Prentice was listed as the owner of the house at 1645 Kentucky Street. Thaddeus and Elizabeth were listed as residents; Thaddeus's occupation was not listed in 1923. In 1925 Mr. Prentice was listed as an electrical contractor working for Kennedy Plumbing Company. By 1929, Mr. Prentice was listed as the manager of the electrical department for the plumbing company.⁴ Mrs. Elizabeth Prentice, widow of T.D. Prentice, was listed as the resident at 1645 Kentucky from 1961 through 1971. The property at 1645 Kentucky was listed as vacant in 1972. Professor Norman Gee and his wife Helen bought the house from the Prentice estate and were listed as the residents in 1973.⁵ The Gees sold the house to Steven and Jane Montgomery in 2002. The current owner, Benton Peugh, purchased the house in 2013.

History of the area

The Thaddeus and Elizabeth Prentice house is associated with the developing significance of the University of Kansas in the Lawrence economy and community during the "Quiet University Town" period in the early twentieth century. The historic context for this property is outlined in the National Register multiple property listing "Historic Resources of Lawrence, Douglas County, Kansas," (1998). By the turn of the century, Lawrence had matured as a community; its commercial and industrial interests had stabilized. In 1910 a promotional issue of the Lawrence Daily Journal boasted that the town was "the trading metropolis for a rich and populous agricultural county."⁶ During this period, the town's population grew at a slow gradual rate. There were 12,374 Lawrence residents in 1910, only 12,456 in 1920, and 13,726 in 1930.⁷

Early in the twentieth century, city leaders made some long overdue improvements in the urban infrastructure. Local publisher E.F. Caldwell boasted in 1898 that, "a complete system of water works has been put in, uniform street grades have been established, a number of streets have been macadamized, a great mileage of curbing and guttering, and stone and brick sidewalks laid."⁸ In 1909 the Lawrence Light and Railway Company was organized to build an electric trolley system for Lawrence. Besides the main route from the Union Pacific depot in North Lawrence to the southern end of Massachusetts Street, there were branches on Indiana and Mississippi Streets to the University of Kansas. The streetcar system reached its maximum extent during the years from 1922 to 1927.⁹

Development of the area surrounding the proposed landmark

When the Prentice House was constructed, this area of South Lawrence was a developing residential district with contemporary infrastructure. At that time, the infrastructure included paved streets, sidewalks, gas, and electrical service.

References

Caldwell, E. F. Souvenir History (Lawrence, KS: E. F. Caldwell, 1898).

Wallace, Mary, comp. Research notes, 1645 Kentucky Street file. This research incorrectly identifies the original owner/resident of 1645 Kentucky Street as Arthur T. Walker. Walker actually owned and lived at 1645 Louisiana Street. Watkins Museum of History, Lawrence, Kansas.

Wolfenbarger, Deon and Dale Nimz. "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Document (1998).

⁴ Lawrence city directories: 1919, 1923, 1925, 1929-1930.

⁵ Research notes compiled by Mary Wallace, 1645 Kentucky Street file, Watkins Museum of History.

⁶ "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Document, E-20.

⁷ "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Document, E-21

⁸ E.F. Caldwell, Souvenir History (Lawrence, KS: E.F. Caldwell, 1898), n.p.

⁹ "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Document, E-21; Carl Thor, "Chronology of Public Transit in Lawrence, Kansas, (May 1980), 1.

HRC RESOLUTION NO. 2017-08

A RESOLUTION OF THE CITY OF LAWRENCE, KANSAS, HISTORIC RESOURCES COMMISSION RECOMMENDING THAT THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS, DESIGNATE 1645 KENTUCKY 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 March 6, 2017, an application was filed with the City of Lawrence, Kansas, Historic Resources Commission nominating 1645 Kentucky Street, Lawrence, Douglas County, Kansas, ("the subject property") the legal description of which is set forth in Section 2, *infra*, 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 September 21, 2017, and October 19, 2017, 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 public hearings to consider the nomination of the subject property for designation as a Landmark on the Lawrence Register of Historic Places; and

WHEREAS, at the October 19, 2017, public hearing, the City of Lawrence, Kansas, Historic Resources Commission determined that, in accordance with criterion (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 criterion (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, 1645 Kentucky Street, Lawrence, Douglas County, Kansas, the legal description of which follows,

**THE SOUTH 62 AND 1/2 FEET OF LOT SEVEN IN BLOCK SEVEN IN BABCOCK'S
ADDITION, AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS,**

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 this 19th day of October, 2017.

APPROVED:

Chairperson
Lawrence Historic Resources Commission

ATTEST:

Lynne Braddock Zollner
Historic Resources Administrator

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 6: L-17-00123
STAFF REPORT

A. SUMMARY

L-17-00123 Public Hearing for consideration of placing the property located at 1655 Mississippi Street, the Twenhofel-Eikenberry House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Mabel Rice, property owner of record.

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.

This report includes the proposed environs definition for the property located at 1655 Mississippi Street, the Twenhofel-Eikenberry House.



B. HISTORIC REGISTER STATUS

The Twenhofel-Eikenberry House located at 1655 Mississippi Street is not listed on any historic register.

C. REVIEW CONSIDERATIONS

1) History Summary

The Twenhofel-Eikenberry House is eligible for listing as a local landmark under Criteria 6 for its embodiment of popular elements of design, detailing, materials, and craftsmanship that render it architecturally significant.

According to the nomination, the Twenhofel-Eikenberry House located at 1655 Mississippi Street was built in 1916 for W. H. Twenhofel, a geology professor at the University of Kansas. Twenhofel began teaching at the University of Kansas in 1910 and in 1915 he became State Geologist. In 1916 he sold the house and moved to the University of Wisconsin where he remained for twenty-nine years. Twenhofel died in 1957. W. L. and Florence Eikenberry bought the house in 1916. W.L. Eikenberry taught science education in the School of Education at the University of Kansas.

Like many houses in the area, there is little history for the structure as it was built as a residential structure for the residential needs of Lawrence families. Of note for this structure is its association with owners associated with the University of Kansas.

2) Architectural Integrity Summary

The Twenhofel-Eikenberry house is a well-preserved example of the Craftsman style. In her book, *A Field Guide to American Houses*, Virginia McAlester concluded and Dale Nimz states in the nomination for this property that this was the "dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920s." The Twenhofel-Eikenberry house is an example of the side-gabled roof subtype. According to McAlester and Nimz, about one-third of Craftsman houses are of this sub-type and it was most common in the Northeastern and Midwestern states. Like the Twenhofel-Eikenberry House, most are one-and-a-half stories high with centered shed or gable roof dormers. The nomination application includes an architectural description by Dale Nimz.

Alterations to the structure include four skylights in the west pitch of the main roof, and a rear sunroom addition with an entrance in the south elevation and large double-hung windows. Like the original house, the addition is wood-frame construction with wood shingle sheathing. It is likely that the front porch was not screened although the nomination does not document this as an alteration.

There is a contemporary garage that does not contribute to the property.

While there are alterations to the structure, the overall integrity of the design and form are significant and worthy of preservation and listing on the Lawrence Register as this specific type of the Craftsman architectural style.

3) Historic and Current Context Description and Environs Definition

Historic character information is based on 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). Existing context is based on personal observation, city zoning maps, and recent aerial photographs.

The Twenhofel-Eikenberry House located at 1655 Mississippi Street is associated with the developing significance of the University of Kansas in the Lawrence economy and community during the "Quiet University Town" period in the early twentieth century. The historic context for this property is outlined in the National Register multiple property listing "Historic Resources of Lawrence, Douglas County, Kansas," (1998).

At the time of construction in 1916 of the Twenhofel-Eikenberry House, there were already public amenities in this area of Lawrence. The topography had some changes in elevation associated with the incline to Mount Oread and outdoor spaces were typical for additions to the city in this area. At the time of construction, the area was a mix of developed and undeveloped lots.

The area surrounding 1655 Mississippi Street was platted in 1887 with a grid pattern as University Place Addition. Unlike the original townsite, the lots were divided into 50' X 132'. The development of the block was with detached dwelling units predominantly on single platted lots. Some of the lots were combined, like the subject property to support larger structures. Land use in the surrounding area was primarily single family residential.

In 1950-1951, the George Malcomb Beal House located at 1624 Indiana Street was constructed within the context area of the Twenhofel-Eikenberry House at 1655 Mississippi Street. While completely different in architectural style, the Beal House continued the residential character of the area which is so important the context of the Twenhofel-Eikenberry House.



The current context of the Twenhofel-Eikenberry House located at 1655 Mississippi Street has not significantly changed since the construction of the house in 1916. The area has completely developed with residential structures with residential uses and architectural types. The grid pattern and original plat has continued. All of the zoning in the area supports the overall character of the area's continued residential use in form and function.

Environs Definition Based on the Historic and Current Context Description

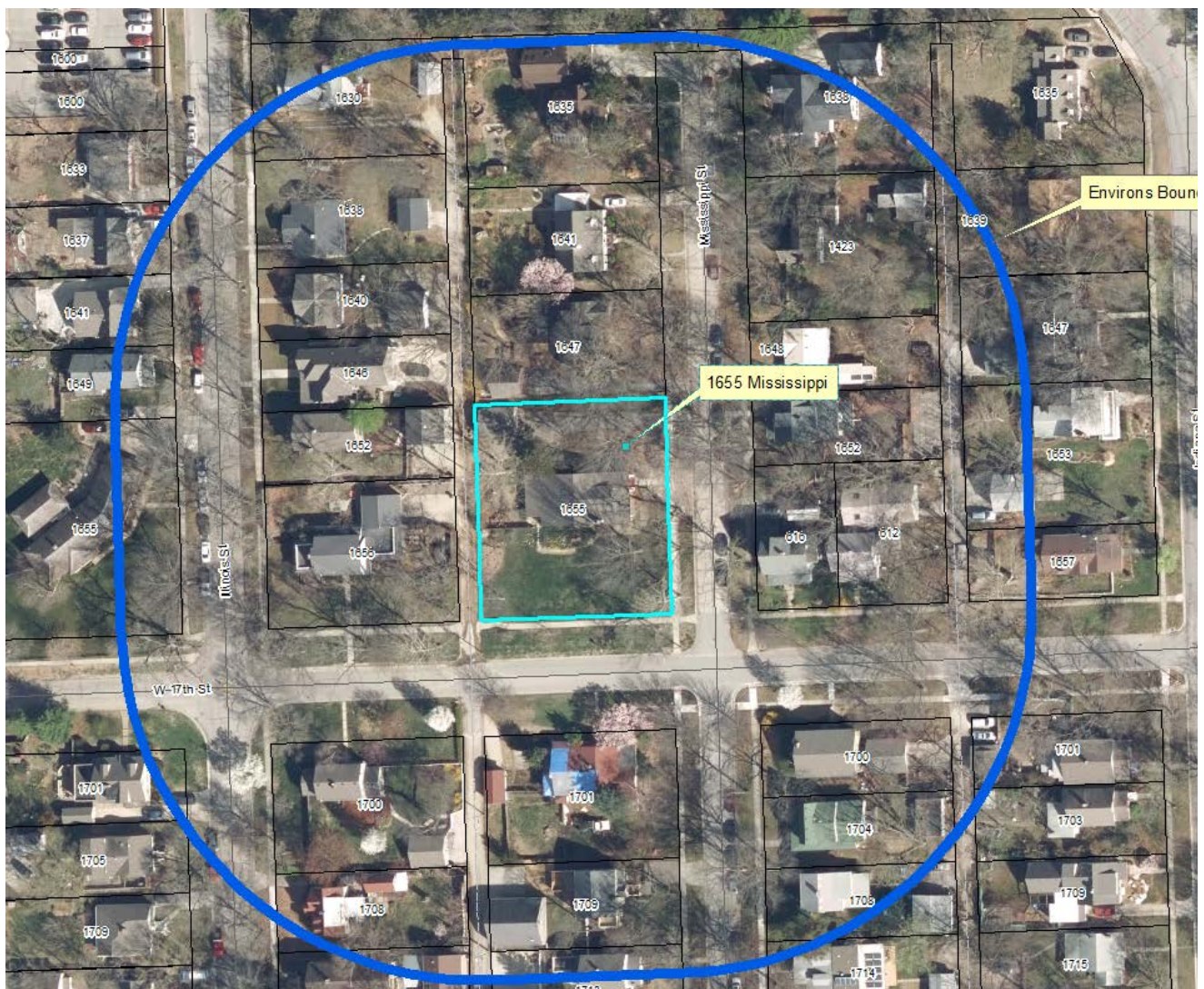
The environs of the Twenhofel-Eikenberry House located at 1655 Mississippi Street have not significantly changed and should be reviewed as one area. The area primarily consists of residential structures. The residential character of the environs in this area is important. The area should maintain the overall residential character of the historic environs and the following should apply:

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. Important design elements include 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 within the environs are the primary focus of review.

All projects except for demolition of main structures, new infill construction, or large additions (25% or greater than the footprint of the existing structure) will be reviewed administratively

by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issues in the review are the continuation of the residential character of the area and whether the project will encroach upon, damage or destroy the environs of the listed property. If the project does not meet the Criteria set forth in 22-505, the project will be forwarded to the Historic Resources Commission for review.

Major projects (demolition of main structures, new infill construction, and large additions greater than 25% of the footprint of the existing structure) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issues in the review are the continuation of the residential character of the area and if the project will encroach upon, damage or destroy the environs of the listed property.



4) Planning and Zoning Considerations

The property at 1655 Mississippi Street is zoned RS5, Single Dwelling Residential District. The primary purpose of the RS districts is to accommodate predominantly single detached dwelling units on individual lots. The districts are intended to create, maintain and promote housing opportunities for individual households, although they do permit nonresidential uses that are compatible with residential neighborhoods. The RS districts are primarily differentiated on the basis of required minimum lot size. The RS5 district should have 5,000 sf.

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. Copies of this information are also on file at the Kansas Collection in Spencer Research Library on the University of Kansas main campus and at the Watkin's Community Museum. This type of information is useful, for example, if present or future property owners seek nomination to the State or National Register of Historic Places.

6) Positive/Negative Effects of the Designation

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

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

Additional effects of designation are the creation of an arbitrary, 250' environs notification and review area. Within this 250' circle, projects which require city permits, e.g., demolition, redevelopment, renovation or modification, require review by Historic Resources staff or the Commission. These

environs reviews permit scrutiny of proposed development/redevelopment by individuals sensitive to historic preservation.

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

Examples of projects which would require review and approval are projects involving the exterior of a building, and 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 Local 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;*

The Twenhofel-Eikenberry House is an example of the side-gabled roof subtype of the Craftsman style of architecture.

- (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.**
- (D) In the case of a nominated historic district found to meet the criteria for designation:
 - (1) The types of significant exterior architectural features of the structures within the nominated historic district that should be protected;*
 - (2) 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.*
 - (3) A list of all key contributing, contributing and noncontributing sites, structures and objects within the historic district.**
- (E) Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district.*
- (F) 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.

(G) A map showing the location of the nominated landmark or the boundaries of the nominated historic district.

E. RECOMMENDATION:

Staff is of the opinion the Twenhofel-Eikenberry House qualifies for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criterion #6 as described in Section 22-403.

Staff recommends the Twenhofel-Eikenberry House located at 1655 Mississippi Street for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criterion #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 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 Twenhofel-Eikenberry house is an example of the side-gabled roof subtype of the Craftsman style of architecture.

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

While the structure has been altered, it maintains sufficient 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,

Fenestration pattern, windows and window surrounds, window and door openings, the historic form of the structure, primary porch including battered piers and columns, dormer shape and placement, decorative exposed beams, chimney, decorative shingles, wood siding, and wide overhanging eaves with knee brackets.

(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.

Changes to the fenestration pattern, windows and window surrounds, window and door openings, the historic form of the structure, primary porch including battered piers and columns, dormer shape and placement, decorative exposed beams, chimney, decorative shingles, wood siding, and wide overhanging eaves with knee brackets should require a *Certificate of Appropriateness*.

(E) 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 has adopted an ***Environs Definition for the Twenhofel-Eikenberry House*** to delineate how environs review will be conducted in relation to the listed property. (See above)

(F) 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.

(G) A map showing the location of the nominated landmark. (Attached)

Twenhofel-Eikenberry House





LANDMARK APPLICATION

Pre-Application Meeting **Required**
Planner _____
Date _____

PLEASE BE ADVISED: THIS APPLICATION WILL NOT BE SCHEDULED FOR A PUBLIC HEARING UNTIL THE HISTORIC RESOURCES ADMINISTRATOR HAS DETERMINED THAT THE APPLICATION HAS BEEN COMPLETED. (City Code 22-105(Y))

PROPERTY INFORMATION

Name of Historic Property Twenhofel-Eikenberry House
Address of Property 1655 Mississippi Street
Legal Description of Property University Place, Block 3, Lots 1-3

OWNER INFORMATION

Name(s) Mabel Rice
Contact Mabel Rice
Address 1655 Mississippi Street
City Lawrence State Kansas ZIP 66044
Phone (785) _____ E-mail kuprof44@gmail.com

Is this an owner initiated nomination? ☒ Yes ☐ No

If not, has the owner been notified of this nomination? ☐ Yes ☐ No

APPLICANT/AGENT INFORMATION

Contact Dennis Brown, President, Lawrence Preservation Alliance
Company _____
Address P.O. Box 1073
City Lawrence State Kansas ZIP 66044
Phone (785) 841-2460 E-mail djbrown806@gmail.com



DESCRIPTION OF PROPERTY

Number of structures, objects, or landscape features located on the property 2

Historic Use(s) residence, garage

Present Use(s) residence, garage

Date of Original Construction c. 1916

Architect and/or Builder (if known) Unknown

Date(s) of Known Alterations c. 1980, 1990

Describe any known alterations including additions to the property. (Add additional sheets if needed)

The exterior of this house has very good architectural integrity and the main features of the interior in the front have been retained. The kitchen and bathroom on the first floor have been rehabilitated (c. 1980). An enlarged master bedroom and bathroom have been constructed on the second floor and the stairway to the second floor has been altered. There is a compatible sunroom rear addition to the south (c. 1990). Also, the garage is a contemporary building (c. 1980).

REGISTER STATUS

- ☐ Property is listed in the National Register of Historic Places
- ☐ Property is listed in the Register of Historic Kansas Places

HISTORIC SIGNIFICANCE OF THE PROPERTY

Why do you think this property is significant? Please check all that apply.

- ☐ Location of a significant event
Event
- ☐ Association with a significant person
Person
- ☒ Architectural significance (Please attach an architectural description of the property)
- ☐ Other



HISTORY OF THE PROPERTY (Add additional sheets if needed)

See attached appendix.

DESCRIBE THE DEVELOPMENT OF THE AREA SURROUNDING THE PROPERTY AT THE TIME OF CONSTRUCTION.

What year was the property platted? August 16, 1887

What is the name of the subdivision? University Place

What was the zoning? Not zoned at the time of construction

What were the land uses? Residential

What size and types of buildings existed in the area? Scattered residences

Did the area have paved streets, sidewalks, gas service or electrical service? Please describe.

Yes, although University Place was platted in the nineteenth century, by the time this house was constructed c. 1916, the streets of Lawrence were being paved. Sidewalks, gas, and electrical service also would have been available.

ATTACH COPIES OF ANY HISTORIC PHOTOGRAPHS OR DOCUMENTATION INCLUDING CITATIONS FOR THIS PROPERTY.

SIGNATURE

I/We, the undersigned am/are the **(owner(s))**, **(duly authorized agent)**, **(Circle One)** of the
aforementioned property. By execution of my/our signature, I/we do hereby officially apply for
landmark designation as indicated above.

Signature(s): _____ Date _____

_____ Date _____

_____ Date _____



OWNER AUTHORIZATION

I/WE _____, hereby referred to as the "Undersigned", being of lawful age, do hereby on this _____ day of _____, 20 __, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize _____ (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of _____ Lawrence/Douglas County, _____ Kansas, regarding _____ (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Owner

Owner

STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this _____ day of _____, 20 __,

by _____.

My Commission Expires:

Notary Public



**City of Lawrence
Douglas County**
PLANNING & DEVELOPMENT SERVICES

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

**REQUIRED INFORMATION TO BE SUBMITTED WITH AN APPLICATION FOR NOMINATION
TO THE LAWRENCE REGISTER OF HISTORIC PLACES**

- ☐ Completed Application Form (If the property is nominated for architectural significance, include an architectural description of the structure.)
- ☐ Certified property owner list from the Douglas County Clerk's office for properties within 250' of the nominated property.
- ☐ At least one photograph of each elevation of the structure(s) and streetscape views.
- ☐ Legal description of nominated property.
- ☐ If the property is listed on the State and/or National Registers of Historic Places, copies of the resource materials submitted with the application.
- ☐ Any additional documentation you believe is relevant to this nomination which you would like considered in the review process.
- ☐ The fee for application processing is \$10.00 for landmark nominations and \$50.00 for district nominations.

Research Resources

- Lawrence Public Library (707 Vermont Street, Lawrence)
<http://www.lawrence.lib.ks.us/research-resources/genealogy-and-local-history/>
- Watkins Museum of History (1047 Massachusetts Street, Lawrence)
<http://www.watkinsmuseum.org/index.php>
- Kenneth Spencer Research Library at the University of Kansas (1450 Poplar Lane, Lawrence)
<https://spencer.lib.ku.edu/>
- Kansas State Historical Society (6425 SW 6th Ave., Topeka, Kansas)
<http://www.kshs.org/>
- City of Lawrence Interactive map
<http://gis.lawrenceks.org/flexviewers/lawrence/>

PLEASE BE ADVISED: This application will not be scheduled for a Public hearing until the Historic Resources Administrator has determined that the application has been completed. (City Code 22-105(Y))



We are committed to providing excellent city services that enhance the quality of life for the Lawrence Community



**City of Lawrence
Douglas County**
PLANNING & DEVELOPMENT SERVICES

**Lawrence Douglas County
Metropolitan Planning Office**

6 East 6th Street, P.O. Box 708, Lawrence, KS 66044
(785) 832-3150 Fax (785) 832-3160
<http://www.lawrenceks.org/pds/>

OWNER AUTHORIZATION

I/WE Mabel L. Rice, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 22nd day of November, 2016 make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize Lawrence Preservation Alliance (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding 1655 Mississippi (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Mabel L. Rice
Owner

Owner

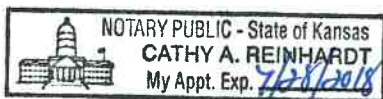
STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 22nd day of November, 2016.

by MABEL RICE

My Commission Expires: 28 July 2018

[Signature]
Notary Public



Appendix – Twenhofel-Eikenberry House, 1655 Mississippi, Local Landmark

Architectural significance of the property

The Twenhofel-Eikenberry residence is a well-preserved example of the Craftsman style. As Virginia McAlester has concluded, this was the “dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920s.” The style originated in southern California and quickly spread by pattern books and popular magazines.¹ This house is an example of the side-gabled roof subtype. About one-third of Craftsman houses are of this sub-type and it was most common in the northeastern and Midwestern states. Like this example, most are one-and-a-half stories high with centered shed or gable roof dormers.² Overall, the residence has excellent architectural integrity and fully meets the criteria for listing in the Lawrence Register of Historic Places.

Description

This is a detached, single-family residence on a prominent corner lot in an established residential neighborhood. The house is a rectangular one-and-a-half-story structure with the main façade oriented to the east. The house is wood-frame construction with wood shingle sheathing, a stuccoed concrete foundation, and composition shingle roofing. The house has a medium-pitch sidegable roof with a prominent front gable roof dormer. A full-length screened front porch has prominent battered stucco posts and front steps. This porch has a wooden railing, floor, and lower lattice screen. A prominent battered stucco exterior chimney is located in the south elevation.

The main two-bay east façade has a side entrance with a glazed door and sidelights to the north and a large window to the south. The main windows have 3/1 double-hung wooden sash. Also, there are smaller three-light windows. Besides the prominent four-bay roof dormer, a wooden shed awning shades the slightly projecting bay window in the south elevation. The basement has three-light hatch windows. Significant ornamental details include knee braces under the broad roof overhang and the front roof dormer as well as the exposed rafter tails.

Generally, the house has excellent architectural integrity. There are four large skylights high in the west pitch of the main roof. There is a rear sunroom addition setback to the south which continued the original slope of the roof. The addition has an entrance in the south elevation and large double-hung windows. Like the original house, the addition is wood-frame construction with wood shingle sheathing.

There is a contemporary garage with a low gable roof located northwest of the house accessed by a gravel drive beside the house. The garage is wood-frame construction with synthetic siding, concrete foundation, and composition shingle roofing. It has a single overhead entrance door to the east and an entrance door to the southeast flanked by a single 1/1 double-hung window.

Historic significance of the property

The Twenhofel-Eikenberry House is eligible for listing as a local landmark under Criteria 1 because of its character and value as part of the development and heritage of Lawrence and Douglas County, Kansas. Also, the house is eligible for listing under Criteria 6 for its embodiment of popular elements of design, detailing, materials, and craftsmanship that render it architecturally significant.

Chronology

This house was built in 1916 for W. H. Twenhofel, a geology professor at the University of Kansas. Twenhofel was born in 1875 to German immigrant parents near Covington, Kentucky. He began earning his own living as a teenager and saved enough money to enter Yale University in 1907 at the age of 32. He quickly earned another A.B. (1908), an M.A. (1910), and a Ph.D. (1912). In the first half of his academic career he studied paleontology and stratigraphy, but after 1931, he emphasized the importance of sedimentary environments to paleoecology.³ In 1910 Twenhofel began

¹ Virginia S. McAlester, A Field Guide to American Houses revised & enlarged edition. (New York, NY: Alfred A. Knopf, 2013), 568.

² McAlester, A Field Guide to American Houses, 567.

³ R.H. Dott, Jr., “Rock Stars: W.H. Twenhofel: Patriarch of Sedimentary Geology,” GSA Today (July 2001), 16.

teaching at the University of Kansas and, in 1915, he became state geologist. In 1916, however, he moved to the University of Wisconsin and he remained there for twenty-nine years. Twenhofel died in 1957.

When Professor Twenhofel left abruptly for the University of Wisconsin in 1916, W. L. and Florence Eikenberry bought the house at 1655 Mississippi Street. W.L. Eikenberry taught science education in the School of Education at the University of Kansas. For example, he published The Teaching of General Science in 1922. Eikenberry later became dean of education. Professor A.S. Olin, his wife Martha and their son Alvin, resided at this address in 1923. Francis and Lettie Dawson owned the house in 1927. Dawson was a KU instructor. The house was rented to John R. and Dorothy Dyer in 1929-30. J.R. Dyer was a KU instructor. By 1932, C.M. Baker, his wife and three daughters, Caroline, Mabel, and Margot, lived at 1655 Mississippi Street.⁴ C.M. Baker was director of libraries at the University of Kansas from 1928 to 1952. "During his tenure as Director the book collections grew from 210,000 volumes to 483,000 volumes, a particularly impressive record when the economic effects of the depression period and the manpower and material shortages of World War II are considered." Earlier, he had been an instructor of English at Syracuse University and served with the American Library War Service during World War I. From 1919 to 1928 he was assistant librarian at the University of North Carolina. Baker ended his administrative duties in 1952, but continued to work until 1957. Charles Melville Baker died at the age of 85 in 1972.⁵

By 1961, Baker and his wife Elizabeth were living in a house at 1823 Illinois Street. Walter and Arline Grigg lived in the house at 1655 Mississippi Street. Mr. Grigg was the manager of the Duckwalls store in downtown Lawrence. In 1964 Arline Gregg, an office secretary at the university, was listed as a widow. In 1972, David Summers, a university professor, was the resident owner at 1655 Mississippi Street. Robert and Jean Hamlin occupied the house in 1974 and 1978. Hamlin was listed as a KU professor.⁶

The present owner, Mabel L. Rice, distinguished professor of speech, language, and hearing at the University of Kansas, purchased the house at 1655 Mississippi in 1978 from a KU English professor. The house had been neglected and was in poor condition when Professor Rice acquired the property. Since then, the house has been carefully rehabilitated with a renovated kitchen and bathroom on the first floor, an enlarged master bedroom and bathroom on the second floor, and a sunroom addition in the rear.

History of the area

As a residence within walking distance of campus, the Twenhofel-Eikenberry house is associated with the developing significance of the University of Kansas in the Lawrence economy and community during the "Quiet University Town" period in the early twentieth century. The historic context for this property is outlined in the National Register multiple property listing "Historic Resources of Lawrence, Douglas County, Kansas," (1998). By the turn of the century, Lawrence had matured as a community; its commercial and industrial interests had stabilized. In 1910 a promotional issue of the Lawrence Daily Journal boasted that the town was "the trading metropolis for a rich and populous agricultural county."⁷ During this period, the town's population grew at a slow gradual rate. There were 12,374 Lawrence residents in 1910, only 12,456 in 1920, and 13,726 in 1930.⁸

Early in the twentieth century, city leaders made some long overdue improvements in the urban infrastructure. Local publisher E.F. Caldwell boasted in 1898 that, "a complete system of water works has been put in, uniform street grades have been established, a number of streets have been macadamized, a great mileage of curbing and guttering, and stone and brick sidewalks laid."⁹ In 1909 the Lawrence Light and Railway Company was organized to build an electric trolley system for Lawrence. Besides the main route from the Union Pacific depot in North Lawrence to the southern

⁴ Lawrence city directories. Information on residents and owners of 1655 Mississippi compiled by the present owner, Professor Mabel Rice.

⁵ "Charles M. Baker," Death notice (JLG, 17 March 1972), Biographical Sketch (n.d.). University Archives, University of Kansas.

⁶ Lawrence city directories, 1961, 1964, 1972, 1974, 1978. Compiled by Dale Nimz.

⁷ "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Document, E-20.

⁸ "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Document, E-21

⁹ E.F. Caldwell, Souvenir History (Lawrence, KS: E.F. Caldwell, 1898), n.p.

end of Massachusetts Street, there were branches on Indiana and Mississippi Streets to the University of Kansas. The streetcar system reached its maximum extent during the years from 1922 to 1927.¹⁰

Development of the area surrounding the proposed landmark

When the Twenhofel-Eikenberry House was constructed, this area of South Lawrence was a developing residential district with contemporary infrastructure. At that time, the infrastructure would include paved streets, sidewalks, gas, and electrical service.

References

- "Bungalow, 1655 Miss." Lawrence Journal-World 3 May 1992, 1C. Accessed 2 February 2017 at http://www2.ljworld.com/news/1992/may/03/bungalow_1655_miss/
- "Charles M. Baker," Death notice (JLG, 17 March 1972), Biographical Sketch (n.d.), University Archives, University of Kansas.
- "Craftsman Bungalows," Lawrence Journal-World 15 May 1994, 1D.
- Dott, R.H, Jr. "Rock Stars: W.H. Trenhofel: Patriarch of Sedimentary Geology," GSA Today (July 2001), 16-17.
- Lawrence, Kansas city directories.
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- Wolfenbarger, Deon & Dale Nimz. "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Document (Lawrence,KS: 1998).

¹⁰ "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Document, E-21; Carl Thor, "Chronology of Public Transit in Lawrence, Kansas, (May 1980), 1.

HRC RESOLUTION NO. 2017-09

A RESOLUTION OF THE CITY OF LAWRENCE, KANSAS, HISTORIC RESOURCES COMMISSION RECOMMENDING THAT THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS, DESIGNATE 1655 MISSISSIPPI 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 March 6, 2017, an application was filed with the City of Lawrence, Kansas, Historic Resources Commission nominating 1655 Mississippi Street, Lawrence, Douglas County, Kansas, ("the subject property") the legal description of which is set forth in Section 2, *infra*, 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 September 21, 2017, and on October 19, 2017, 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 public hearings to consider the nomination of the subject property for designation as a Landmark on the Lawrence Register of Historic Places; and

WHEREAS, at the October 19, 2017, public hearing, the City of Lawrence, Kansas, Historic Resources Commission determined that, in accordance with criterion (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 criterion (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 1655 Mississippi Street, Lawrence, Douglas County, Kansas, the legal description of which follows,

**LOTS NUMBER ONE, TWO, AND THREE IN BLOCK THREE IN UNIVERSITY PLACE, AN
ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS,**

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 this 19th day of October, 2017.

APPROVED:

Chairperson
Lawrence Historic Resources Commission

ATTEST:

Lynne Braddock Zollner
Historic Resources Administrator

From: [Lynne Zollner](#)
To: [Roura Young](#)
Cc: [Caitlyn Cargill](#)
Subject: RE: 1655 Mississippi Twenhofel Eikenberry House
Date: Monday, September 11, 2017 8:27:15 AM
Attachments: [image003.png](#)

Thank you so much for taking your time to let us know. We will forward your email to the Historic Resources Commission for consideration in their review. Thanks. Lynne



Lynne Braddock Zollner, AICP *Historic Resources Administrator* lzellner@lawrenceks.org
Planning | www.lawrenceks.org/pds/
P.O. Box 708, Lawrence, KS 66044
office (785) 832-3151 | fax (785) 832-3160

From: Roura Young [mailto:rourasue@gmail.com]
Sent: Friday, September 08, 2017 3:16 PM
To: Lynne Zollner <lzellner@lawrenceks.org>
Subject: 1655 Mississippi Twenhofel Eikenberry House

My husband and I moved to 1641 Mississippi Street in part because of the historic homes in the area. The Twenhofel-Eikenberry House, 1655 Mississippi, is a beautiful and unique example of Craftsman style architecture in Lawrence. We fully support adding it to Lawrence Register of Historic Places.

Thank you,
Roura and Bryan Young

From: [Lynne Zollner](#)
To: [John Sundeen](#)
Cc: [Caitlyn Cargill](#)
Subject: RE: 1655 Mississippi
Date: Monday, September 11, 2017 8:34:51 AM
Attachments: [image003.png](#)

John,

Thank you for taking the time to respond to the letter. It will be forwarded to the Historic Resources Commission for consideration in their review of the nomination.

The review of projects within the 250' environs area does not include any landscape changes to your property so the sidewalk replacement would not require review.

Please let me know if you have any additional questions including if you have any other project ideas for your property that you would like to know if they would require review.

Thanks. Lynne



Lynne Braddock Zollner, AICP *Historic Resources Administrator* lzollner@lawrenceks.org
Planning | www.lawrenceks.org/pds/
P.O. Box 708, Lawrence, KS 66044
office (785) 832-3151 | fax (785) 832-3160

From: John Sundeen [mailto:john@sundeen.com]
Sent: Sunday, September 10, 2017 12:54 PM
To: Lynne Zollner <lzollner@lawrenceks.org>
Subject: 1655 Mississippi

Lynne Braddock Zollner,

In regards to the attached and as the owner of a house within environs (1646 Illinois Street), we don't have any objection to the nomination, if we will be able to replace the concrete sidewalk on our property that runs along the northern edge of our property from East to West. One wouldn't think such a replacement wouldn't be an issue for the HRC or any administrative body of the city, but not being familiar with all the rules, we ask you, will we have any issues?

Sincerely,

John Sundeen

September 21, 2017

Bill and Ann Beedles
1647 Mississippi St.
Lawrence, KS 66044

Lynne Braddock Zollner, AICP
Historic Resources Administrator
Planning Office
6 E. 6th St.
P.O. Box 708
Lawrence, KS 66044-0708
Via email: lzollner@lawrenceks.org

Re: L-17-00123

Dear Ms. Zollner:

We object to the above-captioned proposal to place the property at 1655 Mississippi, the so-called Twenhofel-Eikenberry House, on the Lawrence Register of Historic Places. We object to this proposal on three general grounds: Principle, Practicality, and Procedure.

Principle: To begin, **no** evidence has been made available that a compelling Government interest exists in designating this particular property to be “significant to the history of Lawrence.” The property is lovely and has gone through extensive renovations, but examples of the Craftsman style of architecture are plentiful in Lawrence. However, the key word would seem to be “significant.” No persons or events have transpired in this location that would meet that standard. The fact that lots of folks have chosen to live close to their work at KU is remarkably weak tea to justify the rest of us being limited in our enjoyment of our properties.

Indeed, the application fails on its face in this regard. Professor Twenhofel spent the majority of his career at Wisconsin. Professor Eidenberry also appears to have had a workmanlike career, as most of us do, but evidence of significance is completely lacking. We find no deans, no provosts, no basketball coaches, no characters that contributed significantly to the history of KU or Lawrence.

Moreover, the standard for approval should be extremely high. By this designation the Government would be reducing our flexibility to enjoy our property in any legal way we see fit by imposing a layer of approval for modifications that does not currently exist.

Practicality: Limiting our ability to make changes we desire by vesting authority in an unelected Historic Resources Administrator is burdensome. As retired senior citizens we have discussed the utility of having the family of one of our children move into our house if we were to demolish the garage and replace it with a one-level “tiny house.” Would the Government Administrator at that time aver that such a use of *our* property is Appropriate? Or would that

person instead be inclined to judge a granny flat to be such a profound imposition on a significant aspect of the history of Lawrence as to deny a Certificate? Who can say?

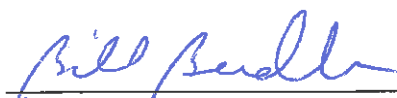
Of potentially even greater significance to us is the impact such restrictions may have on the market value of our property. As retirees we are of relatively limited means and the proceeds from the eventual sale of our home will play a central part in our ability to enjoy happy golden years if and when the time to move arrives. Reducing the ability of future owners to do with *their own* property as they see fit will be a discouraging burden, limiting marketability of the property. For the Government to take that from us is patently unfair.

Procedure: We also object to the timing of this process. We received less than three weeks' notice of the hearing in a letter dated September 1, 2017. Only then did we discover that this application has been in process since November 2016. Only this month did we discover the expansive size of the proposed district. The Government is denying us the time necessary to marshal our neighbors to oppose this application.

Similarly, we simply haven't had time to locate appropriately qualified legal counsel. With this Government petition we are faced with spending some of our limited resources to block this from going forward at the hearing level, or a lot of our limited resources if forced to take legal action if it is approved.

This material negative impact on the enjoyment of our home, where we've lived since 1979, has already caused us untold angst and grief. Health permitting we'd like to live out our lives peacefully at 1647 Mississippi, free of unwarranted complications from the City of Lawrence.

Sincerely,



William L. Beedles



Margaret A. Beedles

Lawrence Historic Resources Commission,

I strongly oppose placing 1655 Mississippi St. on the Lawrence Register of Historic Places. I am the owner of a property located in the environs. I oppose the designation for a number of reasons.

- There is no formal mechanism for environs homeowners to have a vote in this process in Chapter 22.
- The regulations and definitions in Chapter 22 appear to be intentionally vague.
- The nomination process appears to be intentionally fast to discourage property owner knowledge and input into the process.
- The process will potentially force environs homeowners to incur additional costs and decrease property values.
- The Twenhofel-Eikenberry house does not appear to meet the historic landmark designation criteria.
- Lack of justification for prohibition on home demolition

Absence of Formal Mechanism for Environs Property Owner Consent:

Chapter 22 does not contain a mechanism for ‘environs’ homeowners to formally oppose or vote for the designation. This action is available to homes nominated for a historic district, but not those that are designated as environs homes. While environs homeowners are afforded the opportunity to speak to you at the nomination hearing, the absence of a formal survey or vote means our property rights and future flexibility is infringed on without our consent.

I have read a number of meeting minutes from the past few years where neighbors have spoke or noted their opposition. I have yet to discover an instance where the commission has voted against a nomination in the meeting minutes.

Intentionally Vague Chapter 22 Definitions and Code:

The lack of explicit rules and vague wording and definitions in Chapter 22 code is worrisome and open to broad interpretation in many cases. Homeowners have no guarantee that future commissions will not use the loose wording to look at development and architectural styles in a different light. For example, I have read several meeting minutes where a commission member's personal taste have been injected into the debate due to a lack of explicit code definitions and debate over the criteria and code (1, 2, 3). There have been a number of times during past meetings that the definition of the word “significant” itself has been debated by the commission when discussing whether a project will significantly encroach upon or damage a historic structure (4). Garage addition styles and locations, while not required to be automatically triggered for environs commission review, have been debated a number of times by the commission. It is not clear in Chapter 22 what the rules for garages are (5). These are just a few examples that highlight the loose code that requires significant interpretation and opinion to apply.

As a homeowner subject to these definitions and code, it is worrisome that wiggle room is left in order to allow potential oversight that is interpreted by a revolving commission that has discussed changing Chapter 22 in the future and may soon be made up of members with different architectural tastes.

1. Log Siding – May 2016
2. Home Roof Line – December 2016
3. Zimmerman Home Designation – June 2017
4. ‘Significant’ Definition Discussion – April 2016
5. Garage Discussions – Jan 2017, February 2017

Transparency and Speed of Nomination Process:

I question the transparency and speed of the 1655 Mississippi nomination process. Environs homeowners were notified just over **two** weeks ago that the process is underway. We were given just **one** week to view the nomination before the vote tonight, the same amount of time as the general public. While Lynne Zollner has been available to answer questions and very helpful, the speedy nature of the process has given homeowners very little time to inform ourselves of the nature of the process, our rights, the historic nature of the property, and the new regulations we fall under. The speed of public notification and limited amount of time to collect information appears staged to limit input and prevent neighbor organization or opposition.

New homeowners are particularly vulnerable during this process. As a new homeowner that purchased a house in need of significant remodeling, I would have liked to have known, for example, that the historic designation process is underway during the purchase process. Other than constantly contacting the administrator, there is currently no way for a homeowner or potential homeowner to know this until a couple of weeks before the commission vote.

Costs to Environs Homeowners and Decreased Property Values:

Proposals and revisions to proposed work may incur additional costs for the homeowner, such as additional architect, contractor, and engineer fees, delayed projects (those that have wait to go before the full commission), and personal time involved with negotiating with the administrator and commission. A number of local architects and contractors have presented projects from environs owners to the commission, a service they charge the client. These additional costs can be significant for the homeowner and the city provides no financial assistance to defray these costs.

According to the outdated link on the city website, it can take over a full month from the time of submission for the commission to approve a project. While this may or may not be typical, this is a significant waiting period and bottleneck for a homeowner. If there are revisions, a project may be delayed months.

<https://assets.lawrenceks.org/assets/pds/planning/documents/HRCSchedule2010.pdf>

These potential additional costs and regulations were not planned on or present when my home was purchased. While I understand the goals of preservation in Lawrence, the process and additional oversight does not appear fair or to have taken into account current property owner rights and wishes.

It is also likely that the additional oversight and restrictions will decrease our property values. As a home buyer that sought out a property in need of renovation I inquired about historic designations on properties. While searching for homes I noted a number of homes advertised for

sale in the area that highlight that the house did not feature historic designations, presumably because they hoped the information would increase the sale price.

The city website notes that historic property designations have been found to increase property values. No studies were cited on the city website, but the statement still does not include or consider environs properties. My very brief research also uncovered a number of recent peer reviewed studies that suggest that historic designation has a negative impact on property value growth (1 and 2) and that properties immediately adjacent to designated historic districts increase in value at greater rates than those within the historic district, presumably because buyers value the flexibility and fewer regulations of such properties (3).

1. Heintzelman, Martin D., and Jason A. Altieri. "Historic preservation: Preserving value?." *The Journal of Real Estate Finance and Economics* 46.3 (2013): 543-563.
2. Douglas S. Noonan and Douglas J. Krupka. Making- or picking-winners: Evidence of internal and external price effects in historic preservation policies. *Real Estate Economics*, 39(2), 2011
3. Been, Vicki, et al. "Preserving history or restricting development? The heterogeneous effects of historic districts on local housing markets in New York City." *Journal of Urban Economics* 92 (2016): 16-30.

Broad Definition of Historic Landmarks in Lawrence:

I question the persistent survey and nomination of properties in Lawrence. It appears that a large number of homes in Lawrence have fallen under the commission's oversight in the past few years. While I have had only limited time to collect data, my quick count of the properties approved by this commission is 21 properties in the last 20 months. A conservative estimate based on the number of homes in environs of properties nominated this month suggests that over 500 homes have been potentially included in environs designations over the past 20 months (25 homes * 21 designated properties = 525). These homes are subject to the additional oversight and restrictions without the ability to formally or legally stop or vote on the additional oversight.

Due to the creation of several historic districts since the establishment of Chapter 22 it appears that homes that are not under some oversight of the commission are becoming increasingly rare east of Iowa street. Is the register needed if all old homes east of Iowa are historic? The homeowners deserve a say in this process beyond speaking at nomination meetings and it does not seem to be the most fair or democratic way to enact further oversight.

Meeting the Requirements of Historic Designation:

While the Twenhofel-Eikenberry home is a well-maintained and attractive home in the neighborhood, I question the justification of the historic designation. Craftsman style homes are very common throughout the city, region, and country. The Twenhofel-Eikenberry home is well-maintained but it is not a special example of the Craftsman style that warrants special protection or designation.

Prevalence of Craftsman Style Homes in the City, Region, and Nation:

As another nomination put forth today notes, Lawrence does not have a specific craftsman style neighborhood as many other cities in Kansas do. The Twenhofel-Eikenberry home is not a hallmark property in a specific area of Lawrence known for craftsman style homes. However,

craftsman style homes are not rare or special in Lawrence. My informal survey of homes in the University Place neighborhood alone found *dozens* of other craftsman style homes and side gable roof subtype homes. Other well-maintained examples exist in Lawrence, making this not a unique or rare example. Like 3 other homes nominated today, it is on a large corner lot and it is well-maintained, but these are not historically significant or relevant criteria.

The nomination notes that the Craftsman style originated in California and is prevalent throughout the US. Topeka has several neighborhoods full of hundreds of craftsman style homes. The Kansas City Star has noted that there are an estimated 10,000 craftsman style bungalows in Kansas City alone. The style is clearly very common in the region. This style of home is not so unique to the region or city that it requires the designation and additional city oversight of neighborhood development. It was not designed by a famous or particularly notable craftsman architect.

Meeting the Criteria for Special Character, Historic and Architectural Value:

The nomination document does not sufficiently make the argument that this particular home is a special, distinctive or distinguished example of the Craftsman style. The stated requirement for a historic Lawrence landmark designation is that it “has a special character or special historic or architectural values as part of the development, heritage, or cultural characteristics of the city, state or nation.”

This is a particularly broad definition. Special is not defined in chapter 22. The Merriam-Webster Dictionary defines special as “distinguished by some unusual quality.” The nomination presented does not make the case that the Twenhofel-Eikenberry is a particularly unusual craftsman style home that requires designation and protection from another neighbor's home renovations beyond city zoning. As noted above, craftsman style homes are rather common in the area and neighborhood. The nomination notes that a full one-third of craftsman style homes are noted to be of the side gabled roof subtype making this selection common, not unusual or rare in within the subtype or the broader Craftsman style.

Criteria 1 and 6:

The nomination document notes that the house is eligible because it meets criteria 1 and 6 of 22-403.

Criteria 1 requires that the property have special character, interest, or value as part of the development, heritage, or cultural characteristics of the community, county, state or nation. As noted above, this style of architecture is not rare in Lawrence or the region, making it questionable to note that it is a special, rare, or unusual part of the community that currently requires additional protection beyond current code and zoning.

Criteria 6, as written, is tautological and circular. Both historical and architectural significance in Chapter 22 are confusingly defined as the same 9 nomination criteria. Further, criteria 6 notes that historical significance is “possessing a quality present in a structure because it embodies elements of design, detailing, materials, or craftsmanship that render it

architecturally significant.” Historical and architectural significance is circularly defined as embodying elements of design that make it architecturally significant. This is not a definition but is instead a repetitive justification.

Ignoring the vague and circular definition, Criteria 6 requires the home to be both architecturally significant and that it embody elements of design that make it significant. As noted above, the nomination makes it clear that 1/3 of craftsman style homes are side gabled roof subtype and the style is not rare or unusual. Second, the nomination does not convincingly make the case that specific elements of the design, detailing, materials, or craftsmanship are architecturally significant to the craftsman style of home. There is scant discussion of the elements of style or design of the home that explain it embodies the craftsman style and makes it noteworthy. The architectural integrity summary notes there have been modern alterations. The appendix description of the home describes the home well, but it does not compare or make the case that the features described embody this specific subtype or style. There is no discussion in the description of typical craftsman features or subtype features that embody this style.

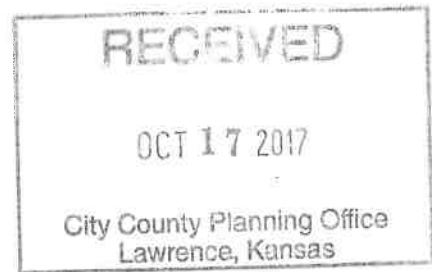
It is not clear from the nomination document what about this house renders it architecturally significant, unusual, or noteworthy in the craftsman style and requires designation and protection. As such, it appears that the home is selected because it is a well-maintained home in an area with many similar homes. I do not believe this meets the criteria for protection.

Prohibition on Home Demolition:

I oppose the inability for a homeowner to demolish their structure without approved plans for a new structure to be built on the property. I purchased the property with an understanding of city and state code and my property rights. This new oversight changes these rights and potentially limits future flexibility. While I understand the commission’s preservation goals, prohibiting a homeowner from demolishing a structure is a particularly strong overreach. An empty lot has no influence on the historic nature of the nominated home. The Twenhofel-Eikenberry home’s yard is larger than my lot.

Scott Mitchell
1648 Mississippi St.

Nicholas and Michelle David
1701 Illinois Street
Lawrence, KS 66044
October 11, 2017



Attention: Lynn Braddock Zollner
Historic Resources Administrator
Lawrence City Hall
PO BOX 708
Lawrence, KS 66044

Dear Ms. Zollner:

This letter voices opposition to L-17-00123, the proposal to designate the property at 1655 Mississippi Street as a Lawrence Historic Landmark.

In support of our objection, Michelle and I would join in the thoughtful arguments advanced by Mr. and Mrs. Beedles in their letter to your office dated September 21, 2017 as well as those by Scott Mitchell in his undated letter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nicholas David".

Nicholas David

A handwritten signature in blue ink, appearing to read "Michelle David".

Michelle David

RECEIVED

OCT 17 2017

City County Planning Office
Lawrence, Kansas

RACHEL KRAUSE
1713 MISSISSIPPI ST
LAWRENCE, KS 66044

Lynn Braddock Zollner
Historic Resources Administrator
Lawrence City Hall
P.O. Box 708
Lawrence, KS 66044

Dear Ms. Zollner:

This letter voices **opposition to L-17-00123**, the proposal to designate the property at 1655 Mississippi as a Lawrence Historic Landmark.

Yours truly,

Rachel M Krause

Date:

10-12-17

I feel quite strongly about this issue and do not want my property restricted as a result of a neighbor's choice. I have heard multiple horror stories from friends located in the "environs" of the new historic ~~dist~~ area on Rhode Island and do not want to have to go through what they are going through in order to make improvements to my house. I therefore oppose the designation of 1655 Mississippi as a historic landmark. -RK

STEVEN and BARBARA PADGET
1708 ILLINOIS ST
LAWRENCE, KS 66044

Lynn Braddock Zollner
Historic Resources Administrator
Lawrence City Hall
P.O. Box 708
Lawrence, KS 66044

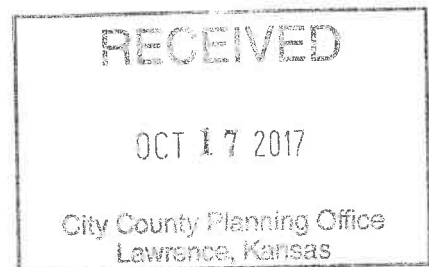
Dear Ms. Zollner:

This letter voices **opposition to L-17-00123**, the proposal to designate the property at 1655 Mississippi as a Lawrence Historic Landmark.

Yours truly,

Barbara & Steve Padget

Date: *10/14/17*



REBECCA SNYDER
1656 ILLINOIS ST
LAWRENCE, KS 66044

Lynn Braddock Zollner
Historic Resources Administrator
Lawrence City Hall
P.O. Box 708
Lawrence, KS 66044

Dear Ms. Zollner:

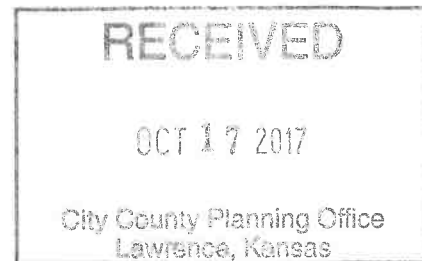
This letter voices **opposition to L-17-00123**, the proposal to designate the property at 1655 Mississippi as a Lawrence Historic Landmark.

Yours truly,



Date:

10/14/17



October 19th, 2017

Historic Resources Commissioners,

I urge you to reject this nomination. This is a bad local government policy as currently written. The designation creates a historic district in all but name, but does not afford homeowners due process since we don't have a vote in the matter. As I outlined in my last letter, I do not think the nomination makes a strong case for special protection under the Chapter 22 guidelines.

Worse, local landmark designations and environs properties in Lawrence appear to have lower property value growth rates than undesignated properties. I will present short summary data of appraised tax values of local and environs homes at the HRC meeting tonight.

Environs Code

Lawrence's local landmark designation code is burdensome. I have yet to discover another city in Kansas with this stringent of an environs review. Wichita, Topeka, and Kansas City do not have such review at the local level. As I know you're well aware, this environs review no longer occurs at the state level as well. I've surveyed large cities nationally and have found few cities that do a review of environs type properties when there are no tax incentives involved. I recognize that there can be instances where review can be a good thing and I am not opposed to all historic preservation. Historic structures are an important part of Lawrence, however, the historic value needs to be significant to outweigh the loss of individual property rights in the current ordinance. I do not believe this property proposal meets that criteria.

The environs has been debated and discussed by this commission and residents for decades. Like the parade of residents before me, I believe this designation is adding an unneeded additional layer of bureaucracy. In the past 10 years I have not uncovered a single instance of this commission voting against the historic designation of a property in Lawrence, despite the objection of numerous neighbors. The standard for designation in Lawrence is clearly quite low. There are nearly 130 local landmarks and hundreds of national and state landmark properties in Lawrence. Attached is a picture of the landmark and environs properties near downtown. This commission should not be governing the design decisions of this many properties without their consent.

I realize that I am speaking to dedicated preservationists. Many of you have relationships with the Lawrence Preservation Alliance and this cause. However, this is simply a bad policy that creates division between neighbors and does not rally homeowners around the historic preservation cause. Neighbors are thrust into a situation where they are forced to appease a board and potentially spend their hard earned savings sending an expensive architect, engineer, or contractor to work with the commission. The standard to designate homes and strip neighbors of their property rights without their permission must be higher.

Altering the Environs Definition for 1655 Mississippi

I urge you to reject this nomination or significantly alter the environs review in this case. There are no open lots in the environs of 1655 Mississippi. We are zoned for single family homes, so an apartment building won't be built in this area. A review of an extension or garage on my home only serves to cost me money and time.

The HRC has permitted exceptions to environs reviews in the past (Oak Hill Cemetery, 1340 Haskell Avenue, and 936 Pennsylvania, for example). Please remove all design review standards for our

environs. If there is concern about demolition and new construction (which there shouldn't be because we're zoned for single family homes) then at the very most please review only demolition and replacement structures.

Last month it was expressed by Commissioner Hernly that these are minor regulations compared to zoning and not burdensome. If that is the true, then I urge the city to allow zoning to work and not force homeowners to parade their contractor or architect here for an expensive discussion of siding choices. While it may not be expensive or burdensome for the commission, several hours of work on my behalf by an engineer or architect is an expensive proposition for me.

Do Designations Negatively Impact Property Values?

Yes, it appears they do.

Environs and landmarked homes in Lawrence often lag behind the rest of Lawrence's home values. In the past month I collected data from the City of Lawrence and the State Historic Preservation Office on historic landmarks, districts, and environs properties. I also gathered property tax data from Douglas County for the city of Lawrence. I used the data to test my assumption that these additional regulations will make the home less desirable and impede home improvement projects, as I have seen homes for sale advertise that they do not feature historic designations. I will present a very brief summary of my findings for all properties located in the area of the attached picture at the HRC meeting. I urge the city to conduct a more exhaustive analysis to better inform the debate.

This is a bad policy. It is possible that it destroys value. It alienates citizens and neighbors from one another and from rallying behind the historic preservation process. If historic preservation policies are desired by the public, let the public that has their property rights affected have a say in the designation. I am happy to allow my neighbor to have the designation – but please leave me with my current property rights and regulations.

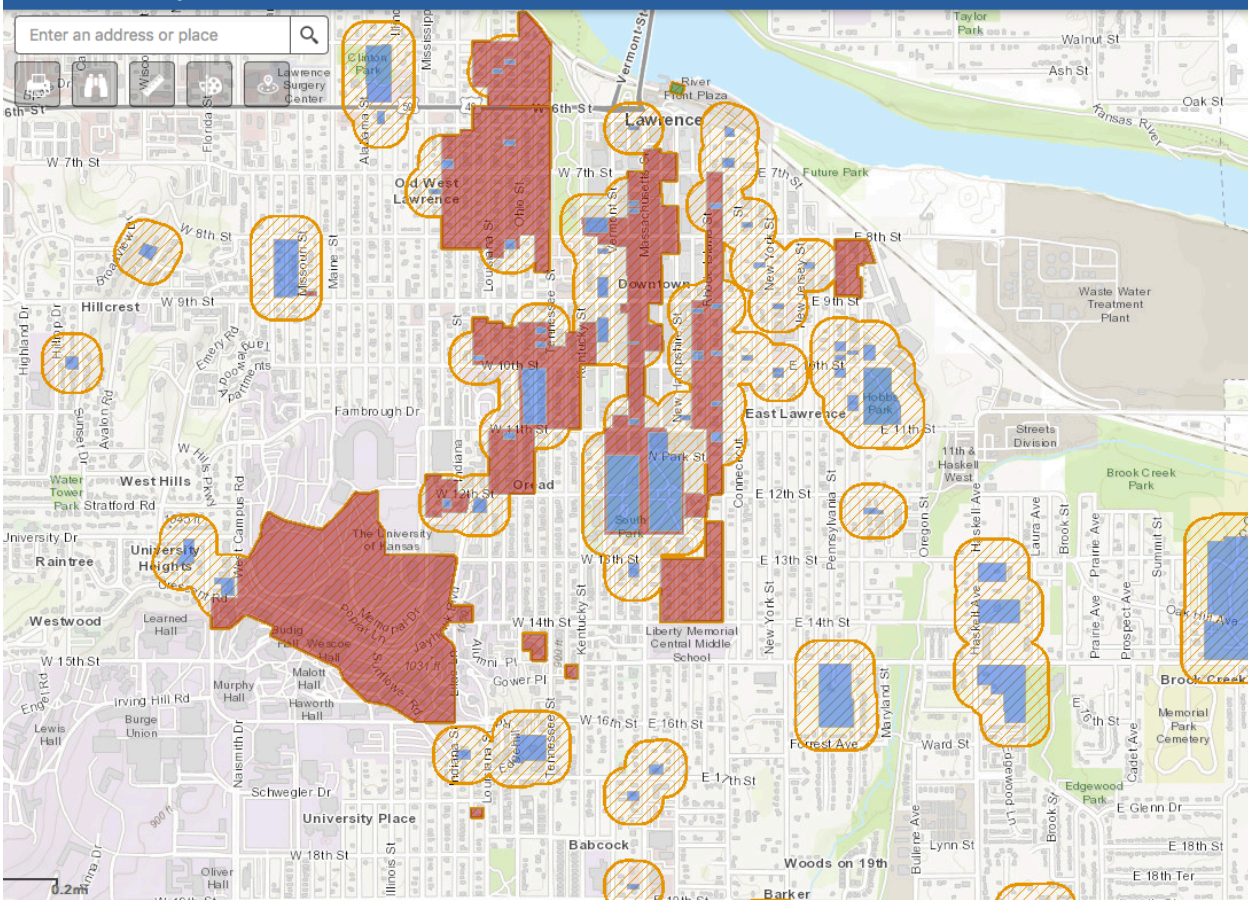
Scott Mitchell
1648 Mississippi

Interactive Map of Lawrence

Lawrence, Kansas

City Maps Page

Douglas County Property Viewer



RECEIVED

OCT 19 2017

City County Planning Office
Lawrence, Kansas

CAREY and MARTHA BERGER
1744 E 1100 RD
LAWRENCE, KS 66049

Lynn Braddock Zollner
Historic Resources Administrator
Lawrence City Hall
P.O. Box 708
Lawrence, KS 66044

Dear Ms. Zollner:

This letter voices **opposition** to L-17-00123, the proposal to designate the property at 1655 Mississippi as a Lawrence Historic Landmark.

Yours truly,



Date:

10/14/17

I ~~don't~~ respect the owner of
1655 & their desire for the designation.
However I ~~strongly~~ oppose being impacted
by this decision based upon the
definition of the associated "environs".

The burden this places on me &
my property is excessive and adversely
impacted on my property rights while the
gains for 1655 do not benefit me.

CAREY BERGER, J.D.

Attorney at Law

...I ^{would} get all down & no up from this action.

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 7: L-17-00147
STAFF REPORT

A. SUMMARY

L-17-00147 Public Hearing for consideration of placing the property located at 2127 Barker Avenue, the Adam and Annie Rottman House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Brian and Ursula Kuhn-Laird, property owners of record.

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.

This report includes the proposed environs definition for 2127 Barker Avenue, the Adam and Annie Rottman House.



B. HISTORIC REGISTER STATUS

2127 Barker Avenue, the Adam and Annie Rottman House, is not listed on any historic register.

C. REVIEW CONSIDERATIONS

1) History Summary

According to the nomination, the structure located at 2127 Barker Avenue, the Adam and Annie Rottman House, was constructed c. 1870 and is an early surviving example in Lawrence of the Italianate architectural style. It is a well preserved example of the asymmetrical Italianate house form. The house is eligible for listing under Criteria 6 for its embodiment of popular elements of design, detailing, materials, and craftsmanship that render it architecturally significant.

The nomination notes that specific information on the history of the structure is difficult to ascertain due to its location outside the city limits at the time of construction. An Abstract of Title was available for the research for the property and a similar structure is shown in this location on the 1873 Atlas of Douglas County. Based on this information, the construction date of the house is likely between 1866 and 1872.

The structure shown on the 1873 Douglas County atlas is located on the A. Rottman property. The nomination information notes that Adam Rottman was killed in a farming accident on July 21, 1873 and his widow, Annie Rottman, retained ownership of the property until 1877. At that time, the property consisted of forty-nine acres more or less in the southwest quarter of Section 6, Township 13, Range 20. The property was sold to Lydia J. Carmean on December 21, 1877. The Carmean family owned the property until 1887 when they sold the property to John D. Miles. In 1887 Haskell Place subdivision, which included the property, was dedicated.

According to the nomination and the title information, Miles' heirs lost the property in foreclosure and a real estate developer E.W. Metcalf ultimately gained control of the property. After his death in 1899, his wife, Eliza, and three sons inherited his property. On March 14, 1910, they granted a right of way to the City of Lawrence and the mayor and council passed an ordinance extending the city limits to include Haskell Place, an addition.

This area of Lawrence was not included in the city limits at the time of construction and is not covered in the Historic Resources of Lawrence, Douglas County, Kansas Multiple Property Documentation Form (MPDF).

2) Architectural Integrity Summary

The structure located at 2127 Barker Avenue, the Adam and Annie Rottman House, was constructed c. 1870 and is an early surviving example in Lawrence of the Italianate architectural style. It is a

well preserved example of the asymmetrical Italianate house form. The house is eligible for listing under Criteria 6 for its embodiment of popular elements of design, detailing, materials, and craftsmanship that render it architecturally significant.

The nomination notes based on information from Virginia McAlester's *A Field Guide to American Houses*, "the Italianate style dominated American houses constructed between 1850 and 1880. It was particularly common in the expanding towns and cities of the Midwest." The Rottman House is an example of a compound-plan house and is basically the L-shape that is common in about twenty percent of Italianate houses according to McAlester and the nomination provided by Dale Nimz.

Alterations include a 1-1/2-story rear addition with a hipped roof to the west and a one-story hipped-roof sunroom to the southwest. Both the addition and sunroom are wood-frame construction with a concrete foundation, weatherboard, and composition shingle roofing. The sunroom has paired glazed wooden entrance doors flanked by a bank of three 1/1 double-hung windows. The rear addition has an entrance with a solid synthetic door and aluminum storm door flanked by two windows to the north. One window on the north elevation has been partially in-filled to accommodate an interior bathroom.

There is a small wood-frame storage building to the west on the rear of the lot that does not contribute to the property.

While the addition is a significant alteration to the structure, the original form, placement, style, and integrity of the historic structure is intact. It continues to represent its historic design, detailing, materials, and craftsmanship that render it architecturally significant.

3) Historic and Current Context Description and Environs Definition

Historic character information is based on historic photographs, Sanborn Fire Insurance Maps, *the nomination information*, *1873 Douglas County Atlas*, and *Living with History: A Historic Preservation Plan for Lawrence, Kansas*, by Dale Nimz. Existing context is based on personal observation, city zoning maps, and recent aerial photographs.

When the Rottman House was constructed, it was located outside of the Lawrence city limits on a semi-rural farmstead. The historic uses in the area were predominantly agriculturally related and were typically houses and accessory structures that were associated with family farms. Structures were simple in vernacular designs and utilized local materials for construction. The land was relatively flat and the vegetation was consistent with small farming areas with some larger farmland in the area. The property boundaries were consistent with farm sizes and not limited to small properties for single structures. There was no zoning or public amenities. The views were extensive due to the open landscape of the semi-rural area.

The area began to be more developed with residential structures on smaller lots after 1910 even though the Haskell Place subdivision was dedicated in 1887. This was likely due to the annexation of the area by the city in 1910. This development altered the historic large lot semi-rural land patterns and created smaller lots for infill development, but while most of the lots to the east of

2127 Barker Avenue were typical city lot sizes, the 2100 block was platted with through lots from Rhode Island Street to Barker Avenue. Some of the development of the block followed this platted lot size. Around the time of annexation, the infrastructure included paved streets, sidewalks, gas, and electrical service.

While the historic uses of the area were agricultural with associated residential, the modern context is different and more in keeping with the historic 1900s context in the surrounding area and is residential that has developed into smaller parcels with residential structures and fewer accessory buildings, almost none of which are agriculturally related except on an individual small parcel for personal use. There is no longer an agriculture use pattern. The natural features of the area continue to be relatively flat, but the property boundaries, vegetation types, and views are not related to the historic use and are clearly defined by modern development patterns for residential uses.

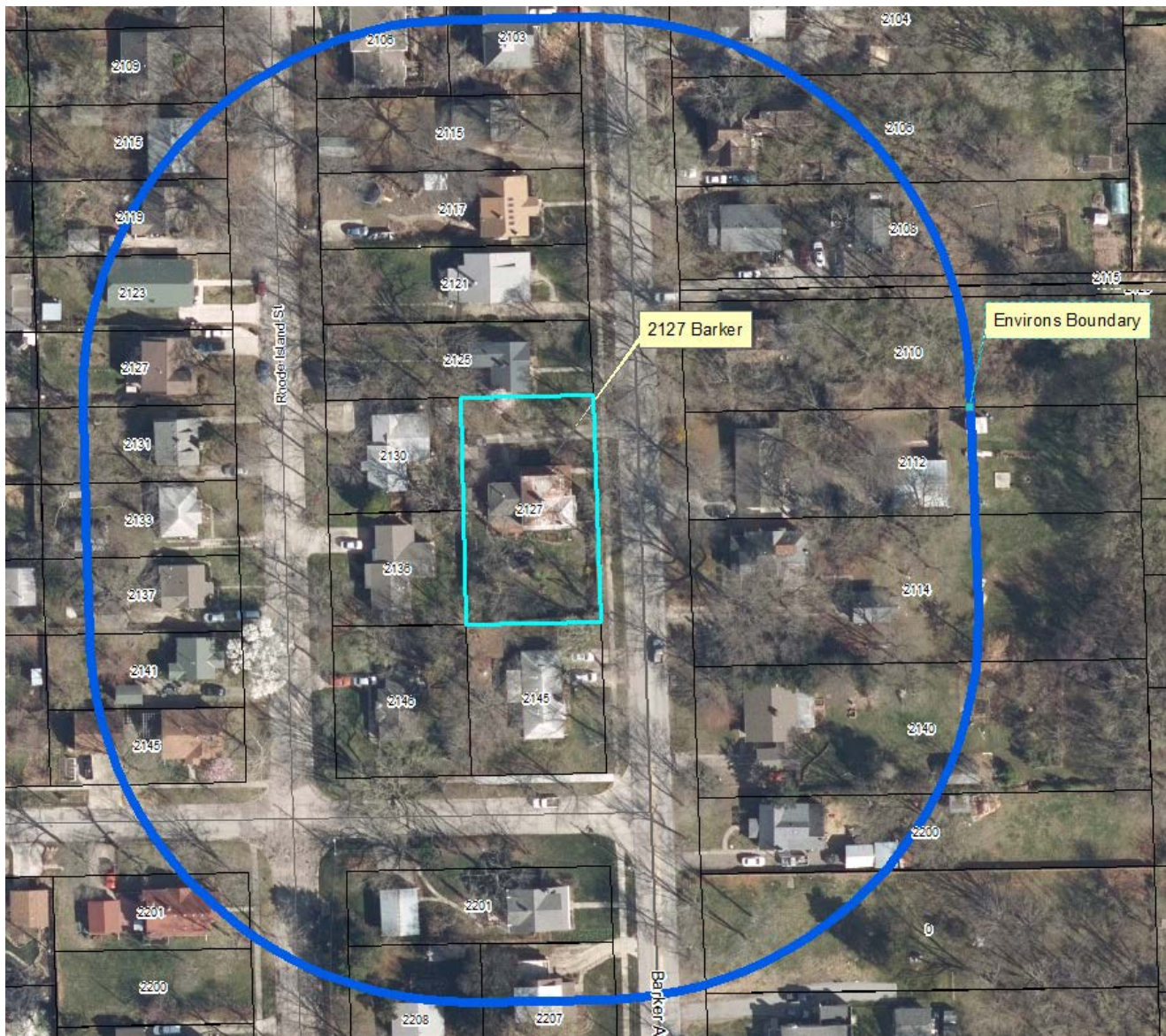
Environs Definition Based on the Historic and Current Context Description

The environs of the Adam and Annie Rottman House have not significantly changed during the historic period and should be reviewed as one area. The area primarily consists of residential structures. The residential character of the environs in this area is important. The area should maintain the overall residential character of the historic environs and the following should apply:

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. Important design elements include 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 within the environs are the primary focus of review.

All projects except for demolition of main structures, new infill construction, or large additions (25% or greater than the footprint of the existing structure) will be reviewed administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issues in the review are the continuation of the residential character of the area and whether the project will encroach upon, damage or destroy the environs of the listed property. If the project does not meet the Criteria set forth in 22-505, the project will be forwarded to the Historic Resources Commission for review.

Major projects (demolition of main structures, new infill construction, and large additions greater than 25% of the footprint of the existing structure) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issues in the review are the continuation of the residential character of the area and if the project will encroach upon, damage or destroy the environs of the listed property.



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. Copies of this information are also on file at the Kansas Collection in Spencer Research Library on the University of Kansas main campus and at the Watkin's Community Museum. This type of information is useful, for example, if present or future property owners seek nomination to the State or National Register of Historic Places.

6) Positive/Negative Effects of the Designation

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

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

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

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

Examples of projects which would require review and approval are projects involving the exterior of a

building, and 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 Local 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;***

2127 Barker Avenue, the Adam and Annie Rottman House, is a well preserved, early surviving example in Lawrence of the asymmetrical Italianate style of residential architecture.

- (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.*
- (D) *In the case of a nominated historic district found to meet the criteria for designation:*
 - (1) *The types of significant exterior architectural features of the structures within the nominated historic district that should be protected;*
 - (2) *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.*
 - (3) *A list of all key contributing, contributing and noncontributing sites, structures and objects within the historic district.*
- (E) *Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district.*
- (F) *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.*
- (G) *A map showing the location of the nominated landmark or the boundaries of the nominated historic district.*

E. RECOMMENDATION:

Staff is of the opinion the 2127 Barker Avenue, the Adam and Annie Rottman House, qualifies for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criterion #6 as described in Section 22-403.

Staff recommends the 2127 Barker Avenue, the Adam and Annie Rottman House for designation as a

Landmark on the Lawrence Register of Historic Places pursuant to Criterion #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 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 Adam and Annie Rottman House is significant as a well preserved, early surviving example in Lawrence of the asymmetrical Italianate style of residential architecture.

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

While the structure has been altered, it maintains sufficient 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,*

Fenestration pattern, windows, window surrounds and stone lintels , and window and door openings, the historic form of the structure, the historic form of the roof and primary/front porch, wood columns of the primary porch, brick structure, bay projection, wide overhanging wood eaves, and brick chimneys.

- (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.*

Changes to the fenestration pattern, windows, window surrounds and stone lintels, and window and door openings, the historic form of the structure, the historic form of the roof and primary/front porch, wood columns of the primary porch, brick structure, bay projection, wide overhanging wood eaves, and brick chimneys should require a *Certificate of Appropriateness*.

- (E) *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.

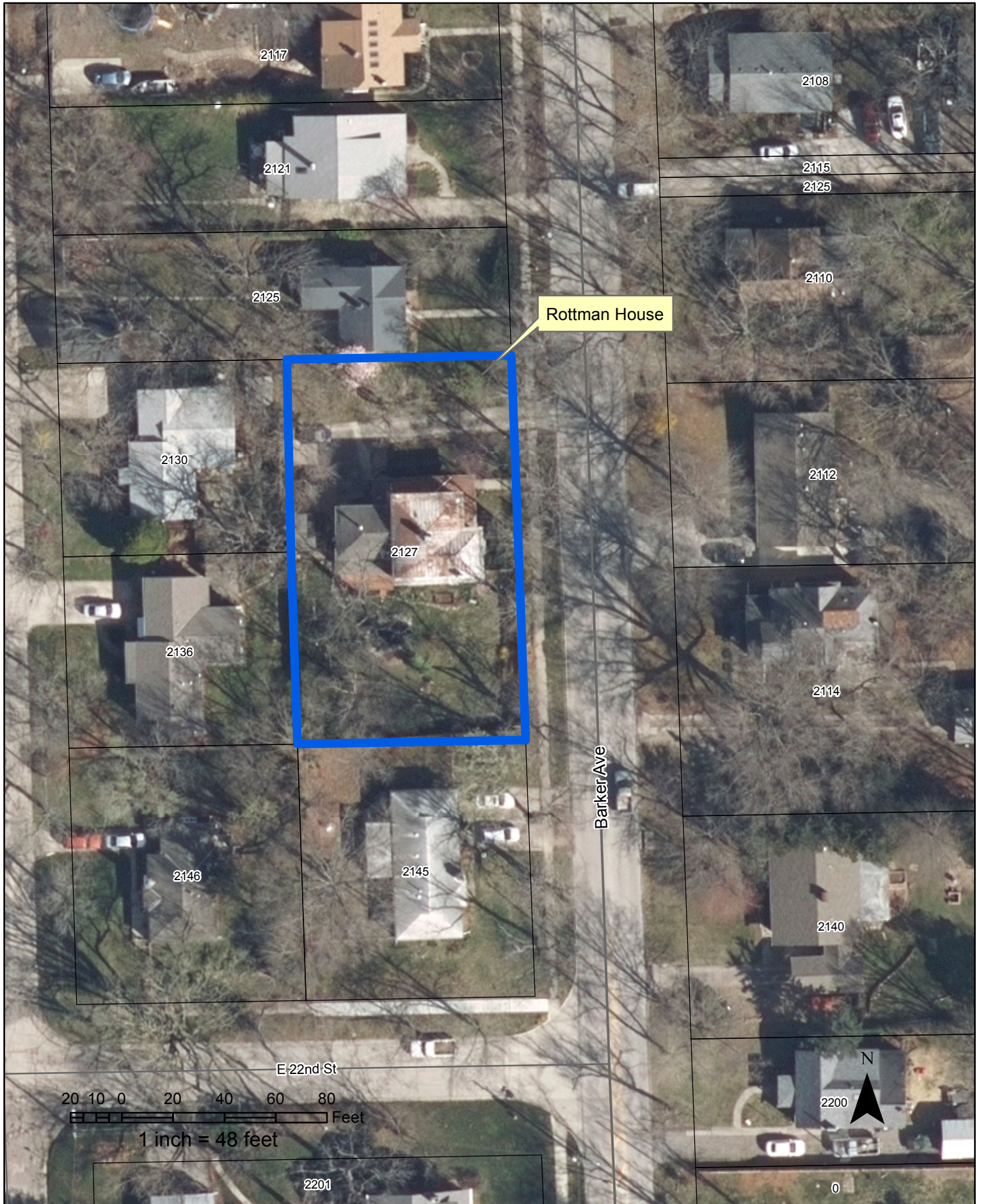
The HRC has adopted an ***Environs Definition for the Adam and Annie Rottman House*** to delineate how environs review will be conducted in relation to the listed property. (See above)

(F) 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.

(G) A map showing the location of the nominated landmark. (Attached)

2127 Barker Avenue





LANDMARK APPLICATION

Pre-Application Meeting **Required**
Planner _____
Date _____

PLEASE BE ADVISED: THIS APPLICATION WILL NOT BE SCHEDULED FOR A PUBLIC HEARING UNTIL THE HISTORIC RESOURCES ADMINISTRATOR HAS DETERMINED THAT THE APPLICATION HAS BEEN COMPLETED. (City Code 22-105(Y))

PROPERTY INFORMATION

Name of Historic Property Adam and Annie Rottman House
Address of Property 2127 Barker Street
Legal Description of Property Haskell Place, Block 10, Northwest 1/4 Lot 9, West 1/2 Lot 8

OWNER INFORMATION

Name(s) Brian and Ursula Kuhn-Laird
Contact Brian Laird
Address 2127 Barker Street
City Lawrence State Kansas ZIP 66044
Phone (785) _____ E-mail blaird@ku.edu

Is this an owner initiated nomination? ☒ Yes ☐ No

If not, has the owner been notified of this nomination? ☐ Yes ☐ No

APPLICANT/AGENT INFORMATION

Contact Dennis Brown, President, Lawrence Preservation Alliance
Company _____
Address P.O. Box 1073
City Lawrence State Kansas ZIP 66044
Phone (785) 841-2460 E-mail djbrown806@gmail.com



DESCRIPTION OF PROPERTY

Number of structures, objects, or landscape features located on the property 2

Historic Use(s) residence, garage

Present Use(s) residence, garage

Date of Original Construction c. 1870

Architect and/or Builder (if known) Unknown

Date(s) of Known Alterations _____

Describe any known alterations including additions to the property. (Add additional sheets if needed)
See attached appendix

REGISTER STATUS

- ☐ Property is listed in the National Register of Historic Places
- ☐ Property is listed in the Register of Historic Kansas Places

HISTORIC SIGNIFICANCE OF THE PROPERTY

Why do you think this property is significant? Please check all that apply.

- ☐ Location of a significant event
Event _____
- ☐ Association with a significant person
Person _____
- ☒ Architectural significance (Please attach an architectural description of the property)
- ☐ Other _____

HISTORY OF THE PROPERTY (Add additional sheets if needed)

See attached appendix.

DESCRIBE THE DEVELOPMENT OF THE AREA SURROUNDING THE PROPERTY AT THE TIME OF CONSTRUCTION.

What year was the property platted? April 21, 1887

What is the name of the subdivision? Haskell Place

What was the zoning? Not zoned at the time of construction

What were the land uses? Residential

What size and types of buildings existed in the area? Scattered residences

Did the area have paved streets, sidewalks, gas service or electrical service? Please describe.

This was an early house is what was a semi-rural location on the edge of Lawrence. When originally constructed, it did not have paved streets, sidewalks, gas or electrical service. According to the abstract, this subdivision was dedicated on April 21, 1887, but was developed slowly over two decades. Although the subdivision is shown in the 1887 Edwards atlas and the 1902 Douglas County atlas, an ordinance extending the city limits was not passed until March 10, 1910.

ATTACH COPIES OF ANY HISTORIC PHOTOGRAPHS OR DOCUMENTATION INCLUDING CITATIONS FOR THIS PROPERTY.

SIGNATURE

I/We, the undersigned am/are the **(owner(s))**, **(duly authorized agent)**, **(Circle One)** of the
aforementioned property. By execution of my/our signature, I/we do hereby officially apply for
landmark designation as indicated above.

Signature(s): _____ Date _____

_____ Date _____

_____ Date _____

OWNER AUTHORIZATION

I/WE _____, hereby referred to as the "Undersigned", being of lawful age, do hereby on this _____ day of _____, 20 __, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize _____ (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of _____ Lawrence/Douglas County, _____ Kansas, regarding _____ (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Owner

Owner

STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this _____ day of _____, 20 __,

by _____.

My Commission Expires:

Notary Public



**City of Lawrence
Douglas County**
PLANNING & DEVELOPMENT SERVICES

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

**REQUIRED INFORMATION TO BE SUBMITTED WITH AN APPLICATION FOR NOMINATION
TO THE LAWRENCE REGISTER OF HISTORIC PLACES**

- ☐ Completed Application Form (If the property is nominated for architectural significance, include an architectural description of the structure.)
- ☐ Certified property owner list from the Douglas County Clerk's office for properties within 250' of the nominated property.
- ☐ At least one photograph of each elevation of the structure(s) and streetscape views.
- ☐ Legal description of nominated property.
- ☐ If the property is listed on the State and/or National Registers of Historic Places, copies of the resource materials submitted with the application.
- ☐ Any additional documentation you believe is relevant to this nomination which you would like considered in the review process.
- ☐ The fee for application processing is \$10.00 for landmark nominations and \$50.00 for district nominations.

Research Resources

- Lawrence Public Library (707 Vermont Street, Lawrence)
<http://www.lawrence.lib.ks.us/research-resources/genealogy-and-local-history/>
- Watkins Museum of History (1047 Massachusetts Street, Lawrence)
<http://www.watkinsmuseum.org/index.php>
- Kenneth Spencer Research Library at the University of Kansas (1450 Poplar Lane, Lawrence)
<https://spencer.lib.ku.edu/>
- Kansas State Historical Society (6425 SW 6th Ave., Topeka, Kansas)
<http://www.kshs.org/>
- City of Lawrence Interactive map
<http://gis.lawrenceks.org/flexviewers/lawrence/>

PLEASE BE ADVISED: This application will not be scheduled for a Public hearing until the Historic Resources Administrator has determined that the application has been completed. (City Code 22-105(Y))



We are committed to providing excellent city services that enhance the quality of life for the Lawrence Community



**City of Lawrence
Douglas County**
PLANNING & DEVELOPMENT SERVICES

**Lawrence Douglas County
Metropolitan Planning Office**

6 East 6th Street, P.O. Box 708, Lawrence, KS 66044
(785) 832-3150 Fax (785) 832-3160
<http://www.lawrenceks.org/pds/>

OWNER AUTHORIZATION

I/WE Brian Laird hereby referred to as the "Undersigned", being of lawful age, do hereby on this 6 day of October, 20 16, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize Lawrence Preservation Alliance (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding 2127 Barker, Lawrence, Kansas (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Owner

Owner

STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 6th day of October, 20 16,
by Elizabeth Coleman

My Commission Expires:

Elizabeth Coleman
Notary Public



Appendix – Adam and Annie Rottman House, 2127 Barker, Local Landmark

Architectural significance of the property

The Adam and Annie Rottman House (constructed c. 1870) is a early surviving example in Lawrence of the Italianate architectural style. It is a well preserved example of the asymmetrical Italianate house form. These are compound-plan houses, usually L-shaped. About twenty percent of Italianate houses are of this sub-type.¹ As Virginia McAlester summarized in the Field Guide to American Houses, “the Italianate style dominated American houses constructed between 1850 and 1880. It was particularly common in the expanding towns and cities of the Midwest.” The Italianate style originated in England as part of the Picturesque movement; it emphasized the historic form of rambling informal Italian farmhouses.²

In Lawrence, Italianate residences are found in both working class and merchant class neighborhoods. Some examples such as the Rottman house were built on larger tracts of land located just outside the city boundaries.³ Construction of the Rottman house in this style also reflected the larger socio-economic context of the state. In Kansas, Italianate-influenced architecture was built from about 1865 until about 1885. “During this twenty-year period Kansas experienced significant growth in its population, economy, and government structure. Early examples of the Italianate style are located in the eastern part of the state, in cities like Kansas City, Leavenworth, and Lawrence.”⁴

Description

This is a detached two-story brick residence with a low hipped roof oriented east-west. The house is located in a residential neighborhood consisting mostly of residences constructed from the 1920s through the 1950s. The building has an ell plan with the main entrance in the projecting three-bay façade to the north. The house is constructed of brick masonry that has been painted white. It has a stone foundation and composition shingle roofing.

There is an ell entrance porch with a low-sloping hipped roof to the east and north of the main block. The porch has a wooden floor, railing, and square posts, lattice screens, and brick piers. Most of the windows are 1/1 double-hung wooden windows with 2/2 windows on the first floor in the north facade. The main wooden entrance door has four recessed panels; it is flanked by sidelights and surmounted by a transom. There are two central interior brick chimneys.

Significant decorative elements include the two projecting bay windows in the east and south facades. Both have a large central window flanked by narrow 1/1 double-hung windows. There are smooth-cut stone sills and lintels. The house has a wide eave molding and projecting overhanging eave. The interior plan of the original block is relatively well preserved. There is a stairway with ornamental turned spindles and a curved molded railing as well as a large ornamental mantel with a cast iron fireplace.

Alterations include a 1-1/2-story rear addition with a hipped roof to the west and a one-story hipped-roof sunroom to the southwest. Both the addition and sunroom are wood-frame construction with a concrete foundation, weatherboard, and composition shingle roofing. The sunroom has paired glazed wooden entrance doors flanked by a bank of three 1/1 double-hung windows. The rear addition has an entrance with a solid synthetic door and aluminum storm door flanked by two windows to the north. On the second floor, there are banks of five windows to the north and south. There is a small wood-frame storage building to the west on the rear of the lot.

Historic significance of the property

The Rottman House is eligible for listing as a local landmark as an example of the Italian architectural style. The property is eligible for listing under Criteria 1 because of its character and value as part of the development and

¹ Virginia S. McAlester, A Field Guide to American Houses rev. ed. (New York, NY: Alfred A. Knopf, 2015), 283.

² McAlester, Field Guide, 286.

³ Deon Wolfenbarger and Dale Nimz, “Historic Resources of Lawrence, Douglas County, Kansas,” F-2. See at <https://assets.lawrenceks.org/assets/pds/planning/documents/lawrencethematicnr.pdf> Accessed 14 November 2016.

⁴ Martha Hagedorn-Krass, “Italianate Architecture Gains Popularity in 19th Century Kansas,” Kansas Preservation 25:3 (May/June 2003), 13.

heritage of Lawrence and Douglas County, Kansas. Also, the house is eligible for listing under Criteria 6 for its embodiment of popular elements of design, detailing, materials, and craftsmanship that render it architecturally significant.

Chronology

Because of its semi-rural location on the border of the historic town of Lawrence as it developed, detailed information about the Adam and Annie Rottman house is more difficult to find than for families and houses in town. However, the abstract of title provides a useful chronology for the property.⁵ On December 26, 1865, Adam Rottman recorded a mortgage (\$3,500) to William H. Hovey. The mortgage was secured by thirty acres of land in the Southwest quarter of Section 6, Township 13, Range 20. There is a residence in this location shown on the A. Rottman property in the 1873 Atlas of Douglas County. These details indicate that the Rottman house was constructed sometime between 1866 and 1872.

Unfortunately, Adam Rottman was killed in a tragic farming accident on July 21, 1873. As a newspaper reported, Rottman was described as "an old resident, a good man and highly respected. He was noted for the attention he paid his farm and his enthusiasm in agricultural pursuits. He was forty-one years of age and leaves a wife but no children."⁶ A subsequent article described the accident, "it seems that the reaper with which Mr. Rottman was cutting his field of oats got out of repair." He turned the team back into position by the side of the grain, "and without throwing the reaper out of gear, stepped upon the platform for the purpose of adjusting the loose nut and joint. While thus engaged, his team started for the uncut grain again, when he caught at the lines and held them. At this moment a stroke from the arms of the reel, or a twitch from the lines, or both, for he spoke sharply to the mules, caused him to lose his balance and pitch forward, bringing his unoccupied hand in front of the cutting bar, where it was instantly cut off, letting his body down in front of the bar also, where it was shockingly mangled, resulting in almost immediate death." As the reporter warned the readers, "had Mr. Rottman thrown the machine out of gear, as every operator should who has occasion to go in front of the machine for any purpose while the team is attached, he would to-day have been with us."⁷

Annie E. Rottman, Mr. Rottman's widow, recorded a mortgage on the property on April 1, 1875. Later, Annie Rottman sold to Lydia J. Carmean on December 21, 1877 for a consideration of \$6,000. The property consisted of forty-nine acres more or less in the southwest quarter of Section 6, Township 13, Range 20. Lydia and her husband, Samuel Heizer Carmean, owned the acreage for approximately nine years. The Carmeans sold the property to John D. Miles on March 25, 1887 for a consideration of \$17,000. According to the abstract of title, Haskell Place, the subdivision which includes the designated property was dedicated on April 21, 1887. Wilder S. Metcalf and J. A. Finch were the developers of record for this subdivision.

During this period, Samuel Carmean was a prominent citizen of Douglas County. He was born in Ohio on March 2, 1832. Carmean's father was a farmer and the family moved to Des Moines county Iowa, where Carmean was educated in the common schools. He married Lydia Jane Gray in Iowa on April 3, 1857. She was formerly a teacher. They had four children: Charlie Kenneth, Cyrena, Fannie Foster, and Arthur. They also raised Emerson McClure, the child of Mr. Carmean's sister.⁸

Samuel Carmean made his living as a stock dealer and farmer, "frequently alternating stock-trading and carrying stock to market with his agricultural pursuits." In 1859 Carmean moved to Kansas, settled in Baldwin City, and purchased a farm adjoining the town. While living in Baldwin City, he held various positions in the township and was a founder of the Presbyterian Church. Carmean never joined the regular U.S. military, but went out as the head of his militia company to defend Lawrence when the town was threatened. Later, his company joined the Kansas troops to defend against the Price raid and he participated in the battle of the Blue River.⁹

⁵ Abstract of Title, 2127 Barker Street, Haskell Place, Block 10, NW1/4 Lot 9 and W1/2 Lot 8. Watkins Museum of History, Lawrence, Kansas.

⁶ "A Dreadful Accident: Death of Adam Rottman," Lawrence Daily Journal 22 July 1873.

⁷ "How It Occurred—A Warning in the Use of Reapers and Mowers," Lawrence Daily Journal 23 July 1873.

⁸ "Samuel Heizer Carmean," United States Biographical Dictionary Kansas Volume (S. Lewis and Company, 1879), 450.

⁹ "Samuel Heizer Carmean," United States Biographical Dictionary (1879), 449.

Samuel Carmean was elected sheriff of Douglas County in 1872 as a Republican. He was so popular by the election of 1874 that he received every vote cast in the county. Limited to two consecutive terms as county sheriff, Carmean then was asked to accept the position of city marshal in Lawrence. "As sheriff and city marshal, he was held in high esteem by all who knew him or transacted business in the courts, as well as by the court and other officers, for his urbanity and efficiency in the discharge of his duties." Mr. Carmean was a Mason and Odd Fellow as well as a member of the Patrons of Husbandry. In 1879 he was one of the directors of the Douglas County Co-operative Association, which operated a large store and grain elevator. At that time, Carmean was a dealer in grain, stock, and farming implements.¹⁰

Samuel Carmean died at the age of 80 on June 15, 1912 in his home at 740 Ohio Street. As reported, he was one of the "oldest and most highly respected citizens of Douglas County. He had lived in the county and served the people here faithfully for many years. It was in his public work that he earned the respect and confidence of the people. Mr. Carmean served as sheriff of Douglas County for four terms making a total of eight years. He also served as city marshal for four terms, and he left both of these offices with splendid records."¹¹

Samuel & Lydian Carmean sold the property where the Rottman House stands to John D. Miles for a consideration of \$17,000 on March 25, 1887. Miles was an attorney in Lawrence and one of several lawyers from Kansas mentioned in a contract of February, 1890 with delegates of the Cheyenne and Arapaho tribes in Indian Territory for the performance of certain legal services.¹² After the Panic of 1893 precipitated a national recession, it appears that Mr. Miles became financially overextended. Lawrence real estate developer E. W. Metcalf filed for foreclosure on this property at a hearing on August 3, 1894. The defendants, John D. & Lucy Miles et al, had defaulted on three notes for a total debt of \$11,360 plus interest. Six months later at the sheriff's sale on February 6, 1895, Metcalf purchased the property for a consideration of \$2,150.¹³

E. W. Metcalf died on November 24, 1899. His wife, Eliza, and three sons inherited his property. On March 14, 1910, they granted a right of way to the City of Lawrence and the mayor and council passed an ordinance extending the city limits to include Haskell Place, an addition.¹⁴ During this period, 2127 Barker was not listed in the 1893-94, 1911-1915 city directories. In 1917 Everett C. Joyce, a laborer at Haskell Institute, his wife Sarah, their children Clare and George Joyce as well as Fay and Lavinia Joyce, a married couple, all were listed as living at 2127 Barker. A few years after the city limits were extended, the Metcalf heirs sold Lots 7-12, Block 10, Haskell Place on April 21, 1919, to Charles W. Boughton for a consideration of \$3,050.¹⁵ In 1919 and 1925, Allyn Boughton, his wife Belle, and their children who were KU students were listed as the residents of 2127 Barker. Boughton was a bricklayer. By 1929, however, the house was listed as vacant. Charles W. and Hildegard Boughton sold the property to Wilder S. Metcalf on January 6, 1931. Mr. Metcalf deeded the property on May 8, 1931 to the Washington Trust Company, trustee of the Margaretta E. Parkinson estate. Later, Citizens National Bank, acting as trustee, sold Lots 7-12, Block 10, Haskell Place, to Theodore H. and Edith Marshall on June 30, 1936. T.H. Marshall was listed as the resident of 2127 Barker in the November 1936 Lawrence telephone directory. The Marshalls sold to Lowell E. and Elfie Bailey on December 6, 1945.¹⁶ Bailey, a teacher at Lawrence High School, was listed as the owner in the 1961 and 1964 city directories. George and Susan Ritzer were listed as owners in the 1972 and 1974 directories. George Ritzer was a KU professor. Another professor, Ian Findlaay and his wife Gerlinde were the owners in 1978. The current owner, Brian Laird, is also a KU professor.

History of the area

The historic context for this property is outlined in the National Register multiple property listing "Historic Resources of Lawrence, Douglas County, Kansas," (1998). The Rottman house is associated with the "City-building" period in local history from 1867 to 1873. "Rebuilding the town after Quantrill's raid, the completion of a transcontinental railroad branch to Lawrence, and the end of the Civil War contributed to a notable, but short-lived, boom in Lawrence. An influx

¹⁰ "Samuel Heizer Carmean," United States Biographical Dictionary (1879), 450.

¹¹ "Father Time Claims Samuel H. Carmean," Lawrence Daily Journal 15 June 1912, p. 1, col. 2-3.

¹² "Letter from Secretary of the Interior," Department of the Interior, Office of Indian Affairs. Senate Ex. Doc. No. 18. 52d Congress, 2d Sess., 233-234.

¹³ Abstract of Title, 2127 Barker Street, Watkins Museum of History, Lawrence, Kansas.

¹⁴ Abstract of Title, 2127 Barker Street, Watkins Museum of History, Lawrence, Kansas.

¹⁵ Abstract of Title, 2127 Barker Street, Watkins Museum of History, Lawrence, Kansas.

¹⁶ Abstract of Title, 2127 Barker Street, Watkins Museum of History, Lawrence, Kansas.

of settlers increased the town's population to 8,320 in 1870.¹⁷ During this period, stone and brick houses were valued as more durable and fireproof than wood-frame houses. By 1866 three brick manufacturers were listed in the Lawrence city directory.¹⁸ During the city-building period, Lawrence was second in commercial importance only to Leavenworth among Kansas towns until Kansas City rose to regional dominance with a population of 32,000 residents in 1870 and more than 56,000 in 1880.¹⁹

Development of the area surrounding the proposed landmark

When the Rottman House was constructed, it was located in a rural area southeast of the historic city limits which were bordered to the east and south by farmland.²⁰ Haskell Place, the subdivision which includes the designated property was dedicated on April 21, 1887.²¹ However, it appears that the subdivision was not densely developed until c. 1910. On March 14, 1910, the mayor and council passed an ordinance extending the city limits to include Haskell Place.²² At that time, the infrastructure included paved streets, sidewalks, gas, and electrical service.

References

Wolfenbarger, Deon and Dale Nimz. "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Document (1998).

Maps

Atlas of Douglas County (New York, NY: F. W. Beers & Company, 1873).

Edwards Map of Douglas County, Kansas (John P. Edwards, 1887).

Photographs and documents, Watkins Museum of History

Samuel H. Carmean – newspaper clippings

Carmean biographical file

1976.1356.000 - photo of several men on horseback including Carmean

1977.375 - photo of H.B. Acher and Sam Carmean with horses

1983.036.035 – photo of S. H. Carmean (GAR)

Souvenir History of Lawrence, Kansas, 1898 – photo, pg 73

1984.202.002 – postcard signed by S. H. Carmean

1999.113.009 – political card for S. H. Carmean, candidate for Douglas Co. Sheriff

¹⁷ Deon Wolfenbarger and Dale Nimz, "Historic Resources of Lawrence, Douglas County, Kansas," E-7. See at <https://assets.lawrenceks.org/assets/pds/planning/documents/lawrencethematicnr.pdf> Accessed 14 November 2016.

¹⁸ Wolfenbarger and Nimz, "Historic Resources of Lawrence," E-13.

¹⁹ Wolfenbarger and Nimz, "Historic Resources of Lawrence," E-10

²⁰ See Atlas of Douglas County (F.W. Beers & Co, 1873).

²¹ Abstract of Title, 2127 Barker Street.

²² Abstract of Title, 2127 Barker Street.

HRC RESOLUTION NO. 2017-10

A RESOLUTION OF THE CITY OF LAWRENCE, KANSAS, HISTORIC RESOURCES COMMISSION RECOMMENDING THAT THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS, DESIGNATE 2127 BARKER AVENUE, 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 March 23, 2017, an application was filed with the City of Lawrence, Kansas, Historic Resources Commission nominating 2127 Barker Avenue, Lawrence, Douglas County, Kansas, ("the subject property") the legal description of which is set forth in Section 2, *infra*, 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 September 21, 2017, and October 19, 2017, 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 public hearings to consider the nomination of the subject property for designation as a Landmark on the Lawrence Register of Historic Places; and

WHEREAS, at the October 19, 2017, public hearing, the City of Lawrence, Kansas, Historic Resources Commission determined that, in accordance with criterion (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 criterion (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, 2127 Barker Avenue, Lawrence, Douglas County, Kansas, the legal description of which follows,

EAST HALF OF LOTS 8, 9, AND 10, IN BLOCK 10 IN HASKELL PLACE, AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS,

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 this 19th day of October, 2017.

APPROVED:

Chairperson
Lawrence Historic Resources Commission

ATTEST:

Lynne Braddock Zollner
Historic Resources Administrator

-----Original Message-----

From: Halina C Bini [<mailto:hcbini@icloud.com>]

Sent: Friday, September 15, 2017 9:50 AM

To: Lynne Zollner <lyollner@lawrenceks.org>

Subject: concerns about property within proposed historic zone

Attn: Historic Resources Administrator,

Hi Ms. Braddock Zollner,

As a property owner residing within a proposed historic zone, I am writing to express my concern about the restrictions that may be placed upon any future improvements I may want to make to my home.

I am very supportive of Historic Preservation, however, we bought our not so old and historic home with the intent of adding on a garage/studio with solar panels in the near future, to accommodate the needs of our family. Solar panels being far from historic, is this the type of addition that will have trouble getting approved?

Our neighborhood has houses of greatly varying age. Part of the appeal of living here is the mixture of old structures combined with modern additions made of common and sometimes unique building materials.

I don't know whether it makes sense designating a historic zone when many of the existing structures in the zone are not historic to begin with.

It's not clear to me whether I should be concerned. I look at East Lawrence where there are historic structures sandwiched around modern new construction, additions to old structures, well preserved and not so well preserved homes, I just don't know if there are any official 'historic zones' there, but it seems to work as an example of an eclectic neighborhood similar to the Barker neighborhood.

Do I need to officially support or oppose the nomination in order for my concerns to be addressed?

Sincerely,

Hally Bini
2140 Barker Avenue

To:
Members of the Historic Resources Commission

From:
Stephen Koranda
Owner and resident of 2145 Rhode Island

Dear commission members,

I can see the value of a historic designation for properties in some instances. In the case of 2127 Barker, I believe a historic designation will not accomplish the stated goals.

The houses that would be affected by this are generally significantly newer than the house at 2127 Barker, and the affected houses are stylistically varied. They already are dissimilar to the house in question.

Many of the properties affected by this, including mine, are on Rhode Island and aren't even within view of the Barker house. These are also mostly modest homes that are not from the same era or style of the 2127 Barker house.

It seems the greatest threat to 2127 Barker is not stylistic, but the danger that nearby houses could fall into disrepair or the properties won't be improved. Adding an extra hurdle to improvements could discourage investments in the surrounding properties.

I can see the value of a historic designation in cases where a neighborhood is filled with historic homes and maintaining that has value. That is not the case here. In this instance, we have one home that's significantly older and already different from the surrounding homes.

The purpose of the designation is to preserve the context in which a historic home exists. In this case, the neighborhood overall doesn't have a single historical context to preserve.

Adding this designation seems unlikely to benefit the property in question and could be a detriment to surrounding homeowners, some of whom can't even see the 2127 Barker home.

Below are some examples of homes on Barker and Rhode Island that would be impacted by this designation.

I can't attend the meeting in person because I have a small child, but I respectfully ask that you reject the request for this designation.

Thank you,
Stephen Koranda







LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 8: L-17-00533
STAFF REPORT

A. SUMMARY

L-17-00533 Public Hearing for consideration of placing the property located at 413 E. 7th Street, the Santa Fe Depot, on the Lawrence Register of Historic Places. Submitted by The City of Lawrence, property owner of record.

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.

This report includes the proposed environs definition for 413 E. 7th Street, the Santa Fe Depot.

B. HISTORIC REGISTER STATUS

413 E. 7th Street, the Santa Fe Depot, is not listed on any historic register. The property has been nominated for the Register of Historic Kansas Places and the National Register of Historic Places and will be considered by the Kansas Sites Board of Review on November 18, 2017.

C. REVIEW CONSIDERATIONS

1) History Summary

See attached nomination written by Dr. Dennis Domer.

2) Architectural Integrity Summary

See attached nomination written by Dr. Dennis Domer.

3) Historic and Current Context Description and Environs Definition

Historic character information is based on historic photographs, maps and the Historic Resources of Lawrence, Douglas County Kansas Lawrence Modern 1945-1975 Multiple Property Documentation Form approved by the National Park Service in 2014. Current character is based on observation.

Because the Santa Fe Depot was constructed in 1955, the City of Lawrence has aerial photos of the property and the surroundings since the construction of the structure. These photos show that there has been very little change in the 250' context area since the construction of the

building. The commercial and light industrial areas in the area continue the same types of structures and the residential character to the southwest remains. Parking areas to the west and south of the structure continue to exist as well as the railroad right-of-way to the north.

Environs Definition Based on the Historic and Current Context Description

The environs of the Santa Fe Depot have not significantly changed during the historic period and should be reviewed as four areas. The areas consist of open space on a northwest/northeast axis, the railroad right-of-way on the same axis, the light industrial and commercial areas to the northwest and southeast, and the residential structures to the southwest. Each of these areas were present at the time of construction and are important to the overall character of the context of the depot. Therefore, proposed alterations should be evaluated for their relationship to the depot in context with their historic and existing character.

Area 1 Green Space between the Santa Fe Depot and the Kansas River

The primary character of this area in relationship to the Santa Fe Depot has been open space to the river.

All projects will be reviewed administratively by the Historic Resources Administrator. The primary focus of review is maintaining the overall open greenspace. Structures larger than 800 sf should meet the intent of the Criteria set forth in 22-505.

If the project does not meet the Criteria set forth in 22-505, the project will be forwarded to the Historic Resources Commission for review. (*It should be noted that projects in this area will also require review for development in the floodplain.)

Area 2 Rail Road Right-of-Way

No building permits are required in this area and therefore no review is required in this area. (*It should be noted that projects in a portion of this area will also require review for development in the floodplain.)

Area 3 Commercial and Light Industrial Area

There are no cohesive patterns in this area.

All projects will be reviewed administratively by the Historic Resources Administrator. The primary focus of review is maintaining the overall character of the area as it relates to the depot including the types of the structures. It is not anticipated that this area will return to residential use. Demolition will be approved if a new structure is proposed. New construction should reflect the overall scale and massing of the existing structures in Area 3.

Projects that do not meet the overall scale and massing of the existing structures in Area 3 will be forwarded to the Historic Resources Commission for review.

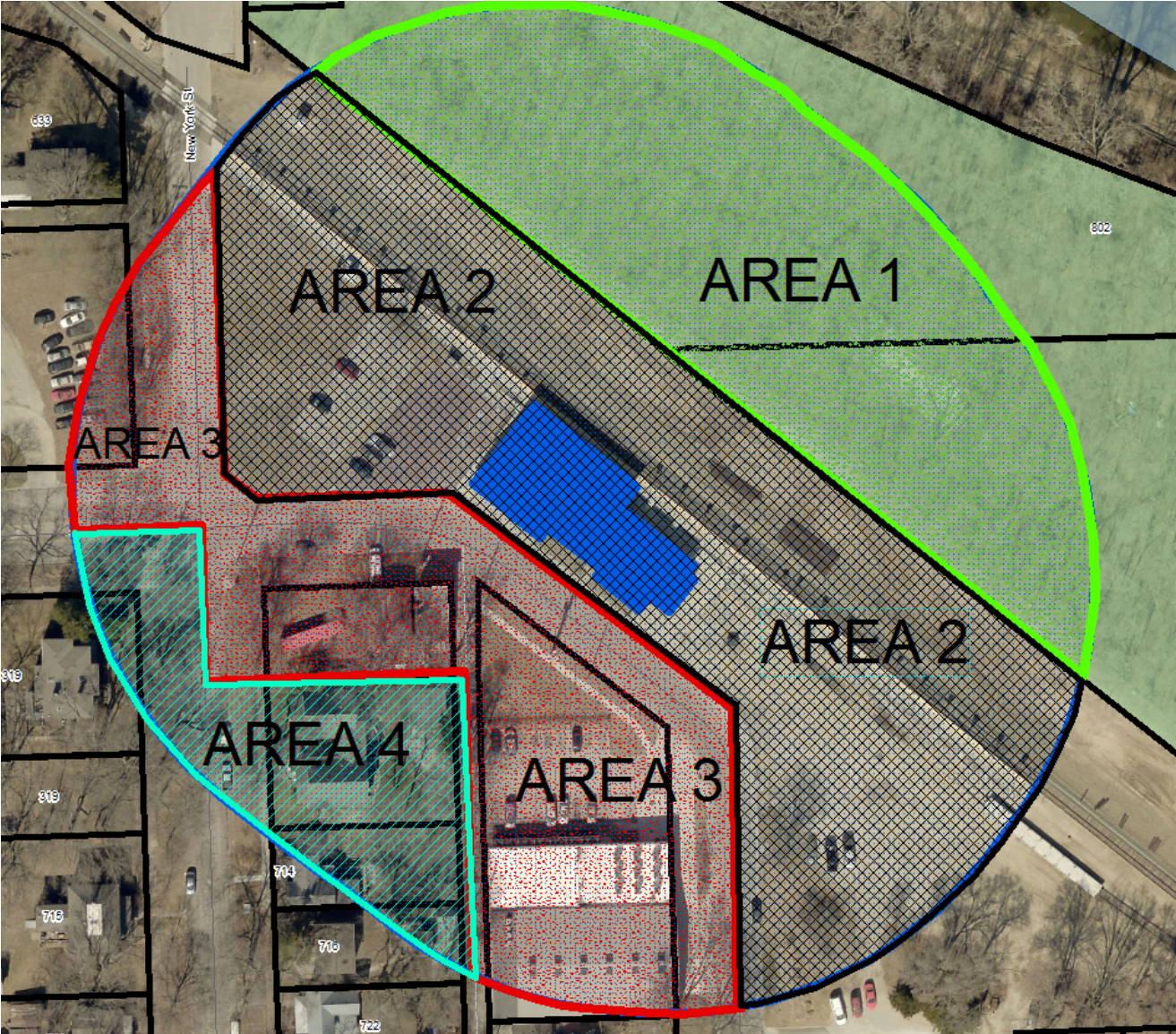
Area 4 Residential Area

This area maintains the residential character that is very important to the environs of the Santa Fe Depot.

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. Important design elements include 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 within the environs are the primary focus of review.

All projects except for demolition of main structures, new infill construction, or large additions (25% or greater than the footprint of the existing structure) will be reviewed administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issues in the review are the continuation of the residential character of the area and whether the project will encroach upon, damage or destroy the environs of the listed property. If the project does not meet the Criteria set forth in 22-505, the project will be forwarded to the Historic Resources Commission for review.

Major projects (demolition of main structures, new infill construction, and large additions greater than 25% of the footprint of the existing structure) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issues in the review are the continuation of the residential character of the area and if the project will encroach upon, damage or destroy the environs of the listed property.



4) Planning and Zoning Considerations

The Santa Fe Depot is located on property owned by Burlington Northern Santa Fe Railroad. The City of Lawrence owns only the structure on the railroad owned property.

There are six zoning districts represented in the 250' context area surrounding the Santa Fe Depot. (*It should be noted that all six districts are located in the regulatory floodplain and are included in the Floodplain Management Regulations Overlay District.) These districts are:

Single Dwelling Residential District

The primary purpose of the RS Districts is to accommodate predominantly single detached dwelling units on individual Lots. The districts are intended to create, maintain and promote housing opportunities for individual households, although they do permit nonresidential uses that are compatible with residential neighborhoods. The RS5, Single-Dwelling Residential District is distinguished by 5,000 square feet per lot.

Multi Dwelling Residential Districts (RM24, RM12D)

The primary purpose of the RM districts is to accommodate multi-dwelling housing. The districts are intended to create, maintain and promote higher density housing opportunities in areas with good transportation access. The RM districts are primarily differentiated on the basis of maximum allowed net density. The RM24, Multi-Dwelling Residential District will allow for 24 dwelling units per acre. The RM12D District is differentiated from the other RM districts on the basis of building type and the maximum allowed net density. In the RM12D district, the building type is restricted to duplexes or attached dwellings of 2 units. Only one principal building per lot is permitted in this district.

General Industrial District

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

General Industrial District with Urban Conservation Overlay

The IG-UC, General Industrial District with the Urban Conservation Overlay District zoning, is a specific use district that allows for the base zoning, the IG, to have specific design standards applied to the zoning area. For this specific area, the Urban Conservation Overlay District Overlay is the 8th and Pennsylvania Urban Conservation Overlay District with the Design Guidelines 8th and Penn Neighborhood Redevelopment Zone the design standards for the district.

Open Space District

The OS, Open Space District, is a special purpose base district intended to preserve and enhance major open space and recreational areas by protecting the natural amenities they possess and by accommodating development that is compatible with those natural amenities.



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. Copies of this information are also on file at the Kansas Collection in Spencer Research Library on the University of Kansas main campus and at the Watkin's Community Museum. This type of information is useful, for example, if present or future property owners seek nomination to the State or National Register of Historic Places.

6) Positive/Negative Effects of the Designation

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

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

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

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

Examples of projects which would require review and approval are projects involving the exterior of a building, and 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 Local Register of Historic Places.

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

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

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

The Santa Fe Depot is significant as the continuation of the development of the City of Lawrence in conjunction with the railroads, both passenger and freight. It has been utilized almost continually as an active station since construction.

(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;

413 E. 7th Street, the Santa Fe Depot, is one of the best examples of Midwest Mid-Century Modern architecture in Lawrence.

(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;

The Santa Fe Depot is an iconic structure at the northern terminus of the historic east Lawrence neighborhood and four blocks east from the primary central street of Lawrence's commercial district. It is the primary structure for current AMTRAK passengers passing thru Lawrence and was the 1st structure associated for many incoming students and visitors in the mid to late 1950s and early 1960s.

(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.*
- (D) *In the case of a nominated historic district found to meet the criteria for designation:*
 - (1) *The types of significant exterior architectural features of the structures within the nominated historic district that should be protected;*
 - (2) *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.*
 - (3) *A list of all key contributing, contributing and noncontributing sites, structures and objects within the historic district.*
- (E) *Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district.*
- (F) *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.*
- (G) *A map showing the location of the nominated landmark or the boundaries of the nominated historic district.*

E. RECOMMENDATION:

Staff is of the opinion the 413 E. 7th Street, the Santa Fe Depot, qualifies for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criteria #1, #6, and #8 as described in Section 22-403.

Staff recommends the 413 E. 7th Street, the Santa Fe Depot for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criteria #1, #6, and #8 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 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 Santa Fe Depot is significant for its Midwest Mid-Century architectural style, its contribution to the growth and development of the City of Lawrence associated with the railroad, and its iconic location.

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

The Santa Fe Depot has tremendous integrity both on the exterior and interior.

- (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 structure's form, fenestration pattern, exterior cladding, wide overhanging eaves, flat roof, wall signs, canopies, pipe columns, cement plaster soffits surfaces, glass curtain walls, aluminum vestibule entrances both pattern, size, and locations, cut limestone entry walls, windows, doors, and sills, planter boxes, chimney, and roof band.

- (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.*

The structure's form, fenestration pattern, exterior cladding, wide overhanging eaves, flat roof, wall signs, canopies, pipe columns, cement plaster soffits surfaces,

glass curtain walls, aluminum vestibule entrances both pattern, size, and locations, cut limestone entry walls, windows, doors, and sills, planter boxes, chimney, and roof band should require a *Certificate of Appropriateness*.

(E) 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 has adopted an ***Environs Definition for the Santa Fe Depot*** to delineate how environs review will be conducted in relation to the listed property. (See above)

(F) 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.

(G) A map showing the location of the nominated landmark. (Attached)

Santa Fe Depot 413 E 7th Street



Narrative Description

The building is divided into three interrelated, asymmetrically composed parts made up of a large rectangle, which is the passenger waiting room and its cross hallway, two interlocking rectangles that make up the freight and baggage section, and an intervening rectangle which is the service corridor with a ticket office boiler room, and file room on one side and women's bathroom, janitor closet, men's bathroom, and agent's office on the other side. The main materials are concrete, face brick, steel, glass, and cut stone. The "high roof" and "low roof" suggests that the complex uses underneath can really be simplified into two parts: a passenger waiting area and a services wing.

South Elevation (Street-side)

The south or street side façade presents an excellent example of Midwest modern architecture. The facade's abstract composition is an asymmetrical arrangement of masses and sleek horizontal lines emphasized by overlapping flat roofs and wide polished aluminum cornices. The passenger waiting room has a "high roof," which is articulated with a recessed, beige, insulated, fluted metal panel on the street and a wrap-around panel on track side. The "low roof" covers the rest of the building. These flat roofs have built up tar and gravel exterior surfaces and cement plaster surfaces on their soffits. The fluted metal siding is rusted and the paint, which is lead-based, has peeled away from its surface. The original color of the fluted metal was light green. The aluminum cornice is bent and pierced in places.

Interacting with these main roofs at critical entry and receiving points are the roofs of the surrounding outdoor receiving canopies which are supported by doubled 2 ½" pipe columns, originally light green but now beige in color that hold a structure of I-beams connected to a steel deck and a tar and gravel surface above. All of the tar and gravel surfaces have been frequently altered, covered, and oiled so that the carefully designed drains are clogged and need to be restored to their historic condition. The canopies, like the roof overhangs, also have cement plaster soffit surfaces. The canopies create a large outdoor-indoor flow of space as well as ample shelter for passengers, freight, and baggage. New replacement sidewalks on the street side are not designed to ADA standards. The receiving canopy over the glass curtain wall opens to allow more light into the waiting room and to bring light to a planting area between the sidewalk and the station wall. The pipe columns are rusted at their base. The canopy soffits are peeling and cracking. The polished aluminum light fixtures in the soffits are broken and rusted.

A recessed glass curtain wall of Geyser aluminum bar windows with rounded, awning ventilator windows covers most of the street side passenger waiting room wall. Aluminum doors and entrance frames with plate glass accentuate the abstract design of the façade, which is composed mostly of concrete block walls, faced with in a mix of rough dark brown and light brown brick in English bond. These masonry walls sit on a re-enforced concrete foundation and slab and enclose the glass wall and entryways. The foundations and building site of the old building was filled in to make way for these

foundations and slab. The face brick is broken and chipped in various places and the window wall suffers from BB shots.

The main entrance is indicated by a cut limestone entry wall, which is cracked on the entrance side and has biological stains on the other side. The service corridor block wall is faced with brick and demarcated by a cut stone section that surrounds a line of aluminum double hung windows with cut stone sills. There is cracking in this stone facing. A canopy overhangs the entrance of the freight office which has a single door and side window with wood frame. The large glass picture window in the freight office wall also has wooden stiles, rails, jambs, and sills. In front of this window is a wood, replacement planter box. The street side elevation ends in a raised concrete loading dock with a receiving canopy and pipe columns. The brick work on the service corridor and freight office is also an English bond but it differs from the brick work on the waiting room with the insertion of a line of header bricks every five rows. The face brick is broken or otherwise damaged or discolored along the bottom of the walls and particularly at doorways and corners. The southeast corner of the building where it turns to meet the loading dock is broken, the concrete is spalling, and rusted rebar is showing from the slab.

All of these materials and their designs are typical components of Midwest modern architecture, and together create a very coherent and unified street-side facade.

Northwest Elevation

The west façade of the building, under its protective canopy, is a solid wall of English bond brick that faces concrete block, except for its track side corner which is wrapped with glass and which begins a projecting glass and extruded aluminum curtain wall that covers the track side wall of the waiting room and wraps around the other corner of the waiting room. The glass corner is a defining characteristic of modern architecture. Face brick along the bottom of the wall is damaged and discolored in places. The cast iron downspouts embedded in this wall have rusted and caused spalling of the concrete walkway.

North Elevation (Track Side)

On the north façade, the light green, fluted metal panel under the “high” roof is designed differently from street-side panel in that the track side panel wraps around each corner of the waiting room, like its window wall below, while the street-side panel, like its window wall below, is recessed. By their overlapping, the high wall roof and the canopy cornices provide the strong horizontal lines of modern architecture as well as a protected reception under the broad canopy with double pipe columns and an elegant transition to the street side by way of the waiting room. The canopy extends over the ticket office portion of the service corridor side and ends at large boiler room door. The ticket office façade is a face brick articulated with a cut stone strip that surrounds the double hung aluminum windows with cut stone sills. The west wall vestibule, which reaches beyond the plane of the ticket office, holds a “waiting room” sign. A long brick planter stretches under the ticket office

wall. The baggage and freight sections are brick faced walls with a flat roof, broad overhanging eave and aluminum cornice. Five metal doors provide outdoor access to the boiler room, the file room, and the baggage room. The windows of the baggage room are double hung aluminum windows that have cut stone sills. About 40 face brick have been broken, cracked, or are spalling in places all along this elevation and especially where the wall meets the horizontal platform or walkways and at corners. There is graffiti on the exterior baggage room wall and on the garage door and metal doors. The stepped cracking that is evident on the street side elevation is also in evidence on the baggage room wall. The stamped metal overhead garage door has replaced the original wooden door. The current metal door and door casting have lead paint. The door frame to the filing room is rusted. The corner of the brick planter and part of the rowlock cap are broken. The vestibule wall is cracked along mortar joints and is spalling and fractured in places.

Southeast Elevation

The east side of the building is primarily for receiving and dispatching freight. The façade again presents an overlapping group of flat roofs with wide aluminum cornices. The canopy covers the loading dock that has a sloped concrete landing as well as the freight entry door leading into the freight office. Double hung windows penetrate part of the brick faced concrete block wall. The tall chimney stack with its cut stone cap stands out on this façade as it does on the other three facades. The chimney has 37 courses of brick above the roof line, and about 10% are spalling or fractured. The concrete loading dock is cracked and disintegrating, especially at the corners. About 17 face bricks along the bottom of the walls are damaged and discolored in places.

Interior

The main passenger entrance is recessed behind the plane of the waiting room exterior wall but it is clearly indicated by the projecting stone entry wall that stands apart from the brick faced waiting room. The tripartite door and window entryway is designed with brushed aluminum and plate glass and is composed of a solid glass wall and two doors that open into a glass vestibule with a polished cream terrazzo floor with black flecks. This vestibule opens again through two glass doors into the passage way between the waiting room and service corridor. The vestibule acts as a transitional space between the outside and inside, as an environmental buffer zone, and as a light box that brings the maximum amount of light into the interior. In 1955 these doors were the epitome of modern thinking and design.

The passage way from one door to the other has a low ceiling relative to the ceiling of the waiting room, and this low ceiling is what clearly defines this space as a passage. But it is a passage either from one side of the building to the other or a passage that flows into the waiting room, which, with its much higher ceiling, bursts up and out into a large, open, very well lighted space defined by two window walls, a brick faced wall of various brown hues, a polished cream terrazzo floor with dark flecks, and white acoustical tile ceiling hung from an open web steel joist roof system. The space is 28' by 38' feet but it

seems bigger because of the expanded spatial effects created by the indoor-outdoor space under the exterior canopy which is in full view through the window walls. The space, inside and outside, flows together and seems almost undivided. The light brought into the interior from both directions creates an interior glow on the terrazzo floor, often giving it splashes of light. Dashes of light run across the west brick wall. The interior of the waiting room makes an excellent example of a “universal” space which provides a sense of expansive freedom within a building. The entry space with the low ceiling that opens into a large room with a high ceiling is a defining characteristic of modern architecture.

The lighting and heating systems do not encumber the interior. They enhance it significantly. The saucer-like, brushed aluminum light fixtures that hang from the acoustic tile ceiling fill the overhead space of the waiting room, enacting the 1950s modern imagination of flying saucers and beings landing from Mars or from outer space. The heating system had a hot water boiler that served fan coils and a radiant heating system in the concrete slab floor that keeps the floor warm to the touch in winter. The fan coil units heat the rest rooms, the vestibules and the cross passage. The rest of the building is still served by radiant heat. The building is cooled by the ventilator glass in the window walls, the wide overhangs, the light green curtains, the other movable windows in the service wing, and originally an air conditioning system. The train handling unit in the waiting room is original and was fed by an external cooling tower. In 1982 a new cooling tower system was installed and an air handling unit was placed in the baggage room. The air handling units are fed by condenser water and an open forced draft cooling tower on the track side platform. The 1982 renovation also abandoned the radiant heating system that fed the west wall’s fan coils. A built-out, wooden plumbing run on the west wall was placed on the northwest wall, and a natural gas boiler replaced the old hot water boiler. This wooden run on the wall degrades the historic sleek modern interior finish and intrudes upon the open space of the waiting room. The air handling unit in the waiting room has lead paint. The hanging and inset ceiling lights are aluminum, incandescent and fluorescent, and are original as is the hanging clock and the glass and extruded aluminum telephone booth and counter. Large environmental systems overhead that drop below the acoustical tile ceiling are boxed in wide brown containers with smooth plastered surfaces. These plastered surfaces were originally painted a light green. The original grilles, which appear to be cast iron in photographs from 1955, have been replaced in the soffits of these plastered surfaces.

From the brick-faced, northwest wall of the waiting room, with its large historic aerial view of the University of Kansas, one sees how the cross passage articulated by the partial end walls of the waiting room. The track side partial wall holds the telephone station of obscured glass and an extruded aluminum framing in the form of a boomerang, a form often used by modern architects. Next to the track side aluminum vestibule is the ticket office. Its doors and interior window frames were originally painted light green. The public, working side of the office facing the cross passage has a brushed aluminum, sliding Plexiglas wall that the ticket master can open to serve travelers and which rests on a 5/8 inch “Surfwood” base manufactured by the US Plywood Corporation. The Plexiglas is not original. Corrugated glass and Surfwood form the other exterior wall of the ticket office that runs down the service corridor. The counter is plywood with a

linoleum top and a felt underlay. The plans call for a stainless steel trim on the interior and wood trim on the exterior of the counter. The current 12" x 12" vinyl tile replaced a 9" x 9" original vinyl tile. Across from the ticket office on the other side of the service corridor is a wall of cut stone which has aluminum and glass case that exhibits train schedules and other notices. The rails which held the light green draperies sweep around the north corners of the waiting room and run straight down the street side windows. These rails are still in place, though the draperies are not.

The service corridor has the lowest of the dropped acoustical tile ceilings but its terrazzo floor is a continuation of the terrazzo in the waiting room, the cross passage, and the vestibules. This floor, composed of 5/8 inches of terrazzo, brass divider strips on 3 foot centers, a 1 1/8 inches under bed, and a 6 inch concrete structural slab has fine cracks in only a few places, and is in excellent condition. The walls of the service corridor are paneled with plywood except at the cross passage which is cut stone and on the station agent's office which is corrugated glass. The beige baseboards in the corridor are stamped steel, which is unusual. These sturdy steel baseboards were installed throughout the building and originally they were all painted a light green. In places the baseboards are missing or loose. The women's bathroom door is wood and it leads onto a red quarry tile floor in a room with glazed tile walls that are faced on concrete block. A double hung, translucent glass window brings light into the space. A simple mirror and counter are needed amenities on the northwest wall. The men's bathroom is similarly appointed. There are cracked mortar joints between the glazed tile walls, and the northwest wall between the women's and men's bathrooms is pulling away from the street side wall at the corner. The large crack is opening at this corner. Some of the window mortar joints are cracked. There are built-in steel lockers in the wall of the service corridor that originally were operated with coins but these coin operators have been removed. At the end of the corridor is the wood door to the freight office and wood partition, neither of which is original.

The floors in the rest of the building are concrete covered with 12" x 12" beige vinyl tile. The original tile on these floors was a 9" x 9" vinyl tile, and it still exists under the ticket office sink in the southeast sliding door wall closet. The walls of the freight office have furred out drywall surfaces that are plastered and cracked above the freight office vestibule and in the agent's office painted. The paint is peeling in various places. There is a 1/8 inch stepped crack in the masonry wall of the baggage room. The interior surface of the baggage room door has lead paint.

Architectural Context and Significance of the
Santa Fe Passenger Station,
Lawrence, Kansas (1955)

Criterion C

The Santa Fe Depot, located at 413 E 7th Street in Lawrence, Kansas was built in 1955. It was designed by Warren Corman and the late Warren Jones, both graduates from the University of Kansas. The depot is an excellent example of “Midwestern Modern” architecture that captured the American imagination in the 1950s. It is a splendid representation of the great cultural change that transformed American life after World War II. As a passenger station, it is one of the best of its type in the Midwest, because it carries out the principles of modernism so thoroughly. It has changed very little on the exterior, and retains almost of all its original interior appointments, furniture, and materials as well. In addition to its high architectural significance, this passenger station is well situated in the nationally historic setting of East Lawrence, is close to the nationally historic central commercial district of Lawrence, and is a working AMTRAK depot with potential for increased passenger rail traffic.

The idea and meaning of Midwestern Modern architecture is largely unexamined. It was just one of many strands of modern culture that make up the complex architectural history of mid-20th century America. In that period of robust confidence that engulfed the United States after World War II, to be “modern” was to be sleek, fast, efficient, technologically advanced, scientifically-driven, and released from the strictures of history. In cars and trains, modern meant fins, dual colors, dramatic lines in chrome, and powerful engines. In architecture, modern meant a straight-forward, utilitarian elegance created by honest expression of structure and materials without obvious historical references to encumber the facades or interiors. It was not so much a style originally as a set of principles that together had highly recognizable stylistic qualities. Modernism meant a building designed largely from the inside out with a clear, flowing, functional plan expressed clearly by the exterior massing and composition. It meant a building easy to maintain, rid of all bric-a-brac. Eventually it came to mean steel and glass boxes, but overall, modern meant an architecture that expressed a sense of the new.

Modern ideas, bolstered by new materials such as plastic and aluminum and inventive uses of old materials such as glass, were also pervasive in industrial design and in the production of a vast range of many consumer products available to a young, eager, mobile, middle-class public. Millions of G.I.’s with college degrees and their baby booming families, and many others left farms and small communities for positions in the burgeoning urban industrial and professional workforce.¹ They had jobs and money to

¹ A total of 16.4 million men and women served during the 45 months the United States engaged in World War II, and by 1956, 7.8 million of them had received benefits under the Servicemen’s Readjustment Act of 1944, commonly called the G. I. Bill. See Mary Beth Norton, David M. Katzman, Paul D. Escott, Howard P. Chudacoff, Thomas G. Paterson, and William M. Tuttle, Jr., A People and A Nation. Boston: Houghton Mifflin Company, 1986, 798-800, as well as Chapter 31, “American Society During the Postwar

purchase a new way of life, which really meant new identities and futures in new places, new living standards in new houses with new gadgets, new cars, and the freedom to use comfortable (air-conditioned), fast and convenient transportation conveyances, such as the train and airplane. They pursued the modern idea of leisure time.

The kids above all rode the modern tsunami as it swept out the past, taking advantage of and spreading the value of new design, music, and technology, especially television and automobiles. Black and white television, even with only a few test channels during the day, changed how people lived their daily lives and eventually helped to eliminate old traditional ideas of community that had prevailed for centuries. Every kid in the mid-1950s could name just about every new car that came out by year and model. The apotheosis of a seemingly endless parade of new and amazing cars was the 1955 Chevrolet with its cream top and turquoise bottom. The picture window, asbestos siding, sleek furniture with new cool colors, the transistor radio, 45 rpm records, Elvis Presley, Buddy Holly, jitterbugging across the floor with blue suede shoes—just one dazzling revolutionary thing after another came along at dizzying speed. Millions of kids were in the middle of it, and that meant modernism was an inevitable reality for almost everyone else.

These post-war babies were also educated in thousands of new low slung, horizontally oriented, public schools of brick and ribbons of window walls erected across the country in the 1950s into the mid-1960s. A number of architecture firms, such as Tom Williamson's in Topeka, which Warren Corman joined from 1959-1963, designed these types of schools "all over Kansas, Iowa, and Oklahoma" and "99% of our work was schools."² Lawrence High School, built in 1954, is a good example of these "Midwest modern" schools, which were built to enhance the psychological and physical well-being of the largest generation of school children in U.S. history. The famed Lawrence High was only one of several Lawrence schools built from 1950 to 1965 in modern architecture, including Hillcrest Elementary School (1953), Schwegler Elementary School (1957), and East Heights Elementary School ().

There was a veritable crescendo of this style of architecture in the new residential halls built at the University of Kansas during this time. These residential halls were built for the boomer college kids who moved into Carruth O'Leary Hall (1955), where Wilton Chamberlain, "The Big Dipper," lived for two years and Joseph R. Pearson Hall (1959), both of which stood high on the west side of the main campus. Four small scholarship halls were built on the east rim of Mount Oread: Stephenson (1952), Douthart (1954), Grace Pearson (1954), and Ellsworth (1963). On Daisy Hill a cluster of five residential halls were built on a high hill along Iowa Street, which was the developing edge of the city of Lawrence at that time. Templin Hall (1959), Lewis Hall (1960), Hashinger Hall (1962), Ellsworth Hall (1962), and McCollum Hall (1965) were modern "no-nonsense" giants in the skyline and represented the most advanced living arrangements for housing

Boom 1954s-1960s," 880-903. For the story of the baby boomers, see Landon Y. Jones, Great Expectations: American & The Baby Boom Generation, New York: Ballantine Books, 1986.

²Dennis Domer, Interview with Warren Corman, September 5, 2008. Transcript by Tom Harper.

thousands of new students.³ Warren Corman was involved in the design of these college dormitories on the main campus and Daisy Hill, when he was working for the State Architect on and off from 1950 to 1957, and he was in the middle of creating a formula for modern educational architecture across Kansas. “We designed ... a prototype dorm for a hundred men,” and “it was going to be built all over the state, 13 foot columns center to center and all that.”⁴ Midwest modern architecture, which had with a very different architectural character, feeling, and purpose than the mostly nostalgic school architecture built before World War II, helped to form the modern consciousness of 79 million baby boomers. As images of a future that was increasingly image-conscious, these schools also offered the advantageous actualities of the new era in the everyday life of children and their teachers. After more than 50 years, most of these Midwest modern schools are in service of their communities and are often the only schools the boomers and their progeny have ever known.

The building boom of modern architecture went beyond residential halls at the University of Kansas. The Campanile (1950), Malott Hall (1954), Allen Field house (1955), Murphy Hall (1957), and Summerfield Hall (1960) added to the panoply. No decade at the surpassed the 1950s in the number of major buildings erected at the university, and they were all modern. Warren Corman was involved in the design and construction of most of the buildings, too, while in the State Architect’s Office.

Midwest modern primary and secondary schools were a significant part of a large fabric of modern architecture that was expressed in other building types, such as banks, commercial buildings such as automobile dealerships, service stations, movie theaters, many residences, National Guard armories, county courthouses, and industrial plants. Many of these buildings are still represented in Lawrence. Lawrence’s historic downtown boasted 17 dealerships at one time, and those built in the 1950s, usually along Vermont Street, still exhibit their modernism. A good example is the University Ford Sales building, now Local Burger, located at 714 Vermont which was built in 1948. The glass rectangular sales room for shiny new Ford sedans edges out to the curb for good drive-by views and well in front of the masonry service and garage building complex behind. Buddy Gallagher Motors at 634 Massachusetts had a continuous ribbon window façade and a sweeping sign announcing its Desoto and Plymouth cars. Jayhawk Motors, now empty, was built in the 1950s at the other end of Vermont Street, as was the Capitol Federal Bank building at 1046 Vermont which was constructed in 1953. The bank has both a walk-in and drive-in facilities, a very cool service at the time and designed with the drive-in restaurant in mind. Two modern service stations downtown were Bridge Standard Service at 601 Massachusetts and Motor In at 827 Vermont. In North Lawrence Coles IGA and Pence IGA, both sleek new food centers built in 1953 with brick veneer walls, flat roofs, big ribbon windows, cantilevered canopies that sheltered shoppers, and polygonal marquis, offered a wide variety of new packages in a carefully considered interior that was designed to promote and enhance the consumer experience.

³ For an overview of Chamberlain’s student days from 1955 to 1958 at the University of Kansas, see Aram Goudsonzian, “Can Basketball Survive Chamberlain?: The Kansas Years of Wilt the Stilt,” Kansas History: A Journal of the Central Plains, Vol. 28, No. 3 (Autumn 2005).

⁴ Domer Interview with Corman.

In an architecture nearly identical to these grocery stores are the state-built National Guard armories that appeared in many communities Kansas during the 1950s, two of which can be found in Lawrence. Both are unmistakably Midwest modern with their brick facades, flat roofs, and strategically allocated fenestration to take maximum advantage of the benefits of sun and light. Architects in the State Architect's Office were thoroughly trained in modernism, including Warren Corman. These state architects and their work became important purveyors of modernism into small communities in far-off small Kansas towns, where these buildings were admired and celebrated. These buildings also became important community centers as the National Guard has slowly centralized its operations in fewer places and turned their old armories over to communities.

The most notable Midwest modern church of the period in Lawrence is the 1959 Ecumenical Christian Ministries Center near the University of Kansas, which is on the National Register of Historic Places and was designed by William Kiene and Jack Bradley of Topeka. Kiene and Bradley had opened their office in 1953, after having graduated from the University of Kansas in 1950 with Warren Corman. Besides their schooling, they all had World War II combat experience in common and that bonded them. The ECM building was only one of many modern buildings Kiene and Bradley designed in Kansas throughout their long careers.⁵ Kiene and Bradley also designed at least three of the 25 modern county courthouses in Kansas, including the courthouses in Coffey (1964), Logan (1965), and Morris County (1969). Modern courthouses were built throughout the 1950s and to the end of the 1960s and the earliest of these was in Johnson County (1951-52) followed, among others, by Nemaha County (1955), Dickinson County (1956), Sedgwick County (1957-59), Greenwood County (1958), Cloud County (1958), Graham County (1958), Allen County (1958-59), Seward County (1959), , Cowley County (1962-63), Shawnee County (1963), Neosho County (1964), Morton County (1964), and Harvey County (1966-67).

Warren Corman and Warren Jones, who would design the Santa Fe passenger station in 1955, graduated from the university's architecture program in 1950 and 1948 respectively, when modernism in the Midwest was on the ascendancy. We know little about the late Warren Jones at this writing but Warren Corman has been a prominent architect in Kansas for decades, and counting his father's architectural career, members of the Corman family have worked continuously as registered architects in Kansas for the last 85 years. His father, Emmett Corman, graduated from the architecture program at KU in 1925 and set up his Kansas City firm, Raney and Corman, shortly after that. Raney and Corman had their office in Union Station while they worked several years for the Fred Harvey Corporation, which built restaurants and hotels along the Santa Fe Railroad from Kansas City to Los Angeles. Emmett Corman "loved Spanish architecture" and designed hotels in the "Santa Fe" style in Arizona and California. Closer to home, he also designed the Guadalupe Center Argentine district of Kansas City in the Santa Fe style. His son, Warren, was born in there in the Argentine in 1926, and the family lived a

⁵The United Presbyterian Center (Ecumenical Christian Ministries Building) National Register of Historic Places, the National Park Service, Washington, D.C., listed September 29, 2009. This nomination was prepared by Tom Harper, Leslie Tuttle, Barry Newton, and William Steele.

block away from the University of Kansas Medical Center. Emmett moved his family to Topeka in 1933, where he designed work for the WPA until he set up his second practice, the architectural firm of Spencer and Corman, which designed the first Washburn Rural High School south of Topeka. Emmett's son, Warren, designed the next two schools for Washburn Rural after his father's death.⁶

Warren had planned to join his father in practice after he returned from his service in World War II from 1943 to 1946 as a pilot and a Seabee who landed with the U.S. Marines at Okinawa. Warren entered KU in 1946 on the G.I. bill, graduated with a Bachelor of Science degree in Architectural Engineering in 1950, and received a structural engineering license in that year. He became a licensed architect in 1955. His father had encouraged him to go into architectural engineering so that he would know if the engineers were doing the foundations and footings of his buildings correctly. Corman never forgot that admonition, and so his education included not only the full series of architectural design courses but also the civil engineering courses necessary to pass the licensing examination for structural engineering. In the architectural curriculum, Corman remembers Professors George "Ears" Beal, who taught him in the Professional Practice course, and Little Joe Kellogg, who "didn't like anything I did. I took a course in water color design. I wasn't very good. Design was never my strong suit, I don't think. I was more of an engineer. I like to get things done. I like to detail things." "I liked old Verner Smith about as well as anybody." Smith taught building technology which Corman said "was right down my alley." In the engineering curriculum, Professor Clayton Crosier, Warren's favorite professor, taught the structural concrete course, Construction I and Construction II. "He made us keep a perfect notebook," which "we resisted like hell," and which "I used ...for years and years," and "a lot of times in Topeka when I was working for the State Architect." "I always thought I was flunking his course," Corman noted, but he got As in every one he took from Crosier. Corman took structural steel courses from Professor George Bradshaw. Before Corman could graduate in 1950, his father died of cancer, and Warren struck out on his own.

Warren had been working for the State Architect while he was in school and it was an easy transition for him there where most of his work was modern architecture. He left the State Architect's office on the urging of Warren Jones, his neighbor, who had graduated from KU in 1948 with a degree in architecture and who was working for the Santa Fe. Corman got a \$100 raise a month to make this move, and so he tendered his resignation to Charles Marshall, the State Architect, and worked for the Santa Fe for a year and a half. He and Jones designed a hump yard near Chicago, a locomotive shop in the Argentine, and the new modern replacement passenger station in 1955 in Lawrence called the Santa Fe Depot. "I did half the drawings and he (Jones) did the other half. John Lippit was the head architect but did not do any drawing. Ralph Wagner did all of our inspections. He was an old K-State grad. He inspected this depot, of course."⁷

⁶ Domer interview with Corman.

⁷ Corman is probably right about the division of labor between Jones and him. There are 18 sheets of drawings for the station. Warren Jones did seven by himself. Warren Corman did 4 by himself. They did five together. Two sheets have no indication about who did them. Warren Corman inked the foundation plan, the roof plan and chimney details, the canopy framing plans, and the elevations. Jones drew the

According to Corman, it was impossible for Warren Jones or him to imagine anything other than a modern design to replace the old 1883 Georgian Santa Fe Railroad Station, even though their big boss in Chicago, Charlie Cloverly, had demanded a traditional design with classical references. Corman remembers that they decided defiantly that “We can’t design a building like they had here before. We’re not going to do it; we’re going to design the most modern thing we can come with which is a flat roof. In those days flat roofs were perfect. Cold tar pitch and every summer it would seal itself. It would never leak.”⁸ On a trip to Chicago, Corman presented the modern design to Cloverly, who readily accepted but berated Corman for his incompetent drawing of a large locomotive in front of the building, a tactic Corman used to distract Cloverly from looking at the building’s design. Corman was relieved that his ploy worked but that is unlikely. Much more likely is that Cloverly accepted it, not because he didn’t know what the building was like, but because he had already approved and built very similar modern replacement depots in Arkansas City (1951) and Hutchinson (1954). Furthermore, Eleanor Ford, Cloverly’s assistant, was thoroughly delighted with the design, and she had authority to make architectural decisions for the Santa Fe. To make her contribution, she picked the light green draperies for the interior of the Lawrence passenger station, and ordered new drafting machines for Jones and Corman. That was fine with Jones and Corman because the new drafting machines always made straight lines, simplifying and speeding up their work considerably. The light green she selected was the “in-color,” too! It was a green that the Santa Fe Railroad had selected to help create the company’s thoroughly modern image and was adopted in other Santa Fe modern stations such as at Arkansas City.⁹ The Santa Fe used in this green on the exterior metal panels, and on the interior draperies, baseboards, plaster surfaces, door and window frames of the ticket office, and on the interior walls of the ticket office. The original vinyl tile in the ticket office and in the freight office was also light green. It was definitely not a traditional color on the interior of the old depot. Cloverly may have preferred traditional architecture over modern but his competitors, Rock Island and Missouri Pacific, were building new modern depots in Goodland, McPherson, Pratt, and Hutchinson.¹⁰ A traditional architecture for the Lawrence passenger station would have projected an image that did not befit a progressive railroad company in 1955. By that time, the culture of modern architecture was so pervasive in the Midwest and convincing to almost everyone that both young and old architects had fully accepted it. Corman and Jones had nothing to worry about. It was impossible for Cloverly to have imagined anything but modern when Corman came to call.

paving plan and details, the floor plan, the roof framing plan, wall sections and details, cross sections and schedules, ticket counter details, and millwork. Together they produced the steel framing connections, the canopy framing plan and steel schedules, walls sections, main entrance doors, telephone counter details, glazed tile details, and freight office mill work. The drawings for the exterior signage and the plans and details for the terrazzo floor are not initialized. Corman and Jones were good friends and they worked well together, and it is likely that each held up his end of the work bargain in their architectural practice with Santa Fe.

⁸ Domer Interview with Corman.

⁹ Domer Interview with Corman, 31-32.

¹⁰ H. Roger Grant, Kansas Depots. Topeka: The Kansas State Historical Society, 1990.

What Cloverly saw, behind the oversized locomotive Corman drew in front of the north elevation, was the perspective Warren Jones had made of a passenger station which was plainly modern inside and out. Like Wright often did, Jones used vertical hatching to delineate the background for his building which was composed of three intersecting rectangles of light brown brick, limestone, and glass that are attached end-to-end and tied together with sweeping, overlapping, flat built-up tar and gravel roofs made over steel decks held by I beams. The horizontality of the roofs is emphasized by a wide aluminum cornice and broad receiving canopies that shelter passengers, baggage, and freight. The overall composition of the front elevation is asymmetrical and dynamic, expressing not only the movement of people and machines along the railroad lines but generally a “modern” idea of time, place, and relativity. The architects avoided applied ornamentation, allowing the building to express its own art through clear structural and constructed systems, the beauty of materials, elemental composition, and functional detailing.

The Santa Fe depot was in a thicket of modern architecture expressed in many educational, professional, retail, and industrial buildings by 1955 in Lawrence and throughout the Midwest. There were numerous modern residences in Lawrence, which Corman and Jones knew and which certainly had an effect on their architectural thinking. The earliest of these residences was designed in 1936 by George Beal, the “radical thinker” in the architecture school at the University of Kansas, which had been a hotbed of modern architecture since Emmett Corman’s student days there, a quarter of a century before his son Warren started school there. Though the architecture school had turned to modernism as early as 1922, Beal’s apprenticeship with Frank Lloyd Wright at Taliesin in 1934 was a pivotal moment for the school and Midwest modern residential design in Lawrence. Two years after that summer at Spring Green with Wright, a December 2, 1936, Daily Journal World article called Beal’s house for Mr. and Mrs. Burt Chewing at 1510 Stratford a “New American Home,” whose outstanding feature “is that the interior design of the house was worked out first and the exterior was designed to conform. The house is electrical in almost every detail.” This power was necessary for all the new convenient appliances and heating system. The plan in which “no room will have to serve as a hallway” and one space flows into another were much touted features as were the corner windows, the dining room/living room arrangement designed “to increase the fireside circle,” indirect lighting, full insulation, and “California stucco” interior wall finishes. Beal’s own modern house, built in 1950-51 at 1624 Indiana, was designed in his words to be “a collector of sun rays.” The house included corner windows, broad overhanging eaves, an outdoor/indoor living room, large glass openings to the south, a completely paneled interior, built-in closets and storage areas. Following Beal’s lead, many faculty and students in the school of architecture undertook numerous modern designs west and south of the campus in the 1950s and 1960s. The most important and prolific among them were John C. Morley, Tom Geraughty, and Verner Smith who were all faculty at KU and Dana Dowd and Robert Hess who graduated from KU in the early 1950s. Their work followed the principles of modernism and they exhibit many similarities, such as asymmetrical and abstract façade compositions, horizontal lines, a close relationship to the site, the expressive use of natural materials, extensive built-ins, flowing interior spaces with a masonry hearth as centers, flat, built-up roofs, strategic and

multiple use of ribbon windows, casement windows, small kitchens, and main entries hidden in full view. Given the hotbed of radicalism in KU's architecture program, which the long-time chair of the department George Beal led, it is hardly a surprise that nothing other than modern architecture came from its faculty and students after World War II.

The faculty's design philosophy during their period of study was completely modern, and Jones and Corman were highly influenced by it. Corman said, "I really loved the organic architecture of Frank Lloyd Wright" and he thoroughly studied Wright and attended lectures Wright gave on his frequent trips to Lawrence and Kansas on his way from Taliesin to Taliesin West.¹¹ But the modern architecture milieu of Marvin Hall that appeared so exciting and fresh to Jones and Corman during their student days had been long in the making. KU's architecture program was established in 1912 under the leadership of Goldwin Goldsmith who worked for the legendary Stanford White of the preeminent firm of McKim, Mead, and White in New York City. McKim and White both went to the École des Beaux Arts in Paris, which Goldsmith also attended after he graduated from Columbia University. Goldsmith's students at KU won many honors, and by 1922 the program "was listed among the top schools by the Beaux Arts Institute of Design."¹²

By the late 1920s, however, the program began to turn away from the Beaux Arts to a modern architecture with the appointment of Joseph Kellogg, who graduated from Cornell and did not believe that the institute's "programmes" were "appropriate design exercises for students preparing to practice architecture in Kansas."¹³ With George Beal's appointment upon Goldsmith's departure in 1928, the tendency away from the Beaux Arts model toward the modern aesthetic developed into a total commitment to modern thinking as Beal became increasingly connected in the 1930s to Wright and his organic architecture. Beal apprenticed at Taliesin in 1934, and Wright gave a lecture at KU's all-university convocation on January 15, 1935, titled "Taliesin, an Experiment in American Culture."¹⁴ On a tour of the architecture program, Wright visited Beal's design studio in which a student by the name of Curtis Besinger showed a watercolor drawing of a natatorium. Wright was very complimentary. Three years later, after Beal and Besinger visited Taliesin in the summer of 1939, Besinger entered Wright's Fellowship and remained as a senior associate until he returned to the University of Kansas to teach architecture from 1955 to 1984.¹⁵ Besinger designed prairie school houses in Iowa and Aspen, Colorado during these years but his greatest influence was in the design studios and on the faculty over the 30 years he taught there.¹⁶ The period of Wrightian architecture at KU has faded now into the past but for more than 50 years from 1934 up to Besinger's death in 1999, the school of architecture at the University of Kansas had

¹¹ Domer Interview with Corman.

¹² Stephen Grabow, "Excellence from the Start: One Hundred Years of Architectural Education at Kansas," www.sadp.ku.edu/school/overview/history.

¹³ Curtis Besinger, *Working with Mr. Wright*. New York: Cambridge University Press, 1995, 1.

¹⁴ Besinger, 3.

¹⁵ "Curtis Besinger Retires," *KU Architect*, The University of Kansas School of Architecture and Urban Design, Vol. 3, No. 2, (Summer 1984), 3, 8.

¹⁶ Richard Guy Wilson and Sidney K. Robinson, *The Prairie School in Iowa*. Ames: The University of Iowa Press, 1977, 88, 118.

direct connections to Mr. Wright, his fellowship, and to his foundation. KU's school of architecture was not alone in its strong bias in favor of modern architecture. By the early 1950s, architectural schools across the prairie plains, including Iowa State University, the University of Nebraska, Kansas State University, the University of Oklahoma, Oklahoma State University, the University of Texas, and Texas A & M University, had gone modern.

Wright was already an American icon by the time Corman and Jones were students, and probably the most notable architect of the first half of the 20th century. Wright had designed highly publicized projects all over the world and particularly throughout the Midwest before by the end of World War I. Owing in part to his relationship with Governor Allen, his friendship with the well-known editor William Allen White in Emporia, and his ability to attract publicity, Wright was also a known figure in Kansas. In 1917, Wright completed the Henry J. Allen house, the last house of Wright's Prairie School period, which became one of Wichita's most prominent examples of 20th century modern architecture.¹⁷ Wright also did typical "Wrightian" drawings for an early Usonian house in Wichita for Mr. and Mrs. C. H. Hoult but it was never built.¹⁸ Wright greatly admired William Allen White, had an extensive correspondence with him, and contracted to renovate his house in Emporia, though this contract was never fulfilled. In Kansas City, Wright's Sondern House and the Kansas City Community Christian Church, both built in 1940, are two other examples of Wright's work not far from Lawrence that drew the attention of young architecture students.¹⁹ Chicago and Oak Park were not far away either and easily reachable by train, though the library of the University of Kansas was full of books by and about Wright by the end of World War II. Warren and Jones, having intently studied Wright and attended his lectures in 1947 or 1948, loved the principles and practices of this renowned prairie architect and his particular brand of modernism.

Jones and Corman also became quite familiar with other related branches of modernism, such as the architecture of Le Corbusier, and the architecture that emanated from the Bauhaus in Weimar, Germany and eventually was carried in the late 1930s to Chicago by Ludwig Mies van der Rohe.²⁰ Mies, an internationally known architect, established the famous modern architecture school at the Armour Institute, now the Illinois Institute of Technology (IIT), as a kind of new Bauhaus in the United States. Many of the original faculty of the German Bauhaus followed Mies to Chicago. Compared to Wright's active organicism, Mies's architecture was made considerably more serene with his reduction of architecture to the minimal necessities, the rationalization of structure, the accentuation of constructional details, and an elegant use of glass and steel that together exuded a very urbane art. One of the most elegant and influential examples of this kind of Midwest

¹⁷ William Allen Storrer, The Architecture of Frank Lloyd Wright: A Complete Catalog. Cambridge: MIT Press, 1982, 205.

¹⁸ Pamela D. Kingsbury, Frank Lloyd Wright and Wichita: The First Usonian Design. Wichita-Sedgwick County Historical Museum, 1992.

¹⁹ Storrer, 279-280.

²⁰ Dennis Domer, Interview with Warren Corman, September 5, 2008. Transcript by Tom Harper.

modern architecture was the famous Farnsworth House Mies designed and built near Chicago between 1945 and 1950.²¹

Wright liked Mies, and Mies's generation of architects considered Wright the father of modern architecture. Born in the 1880s, Gropius, Mies, and Le Corbusier were all young architects who worked for Peter Behrens in Berlin when Wright offered the famous exhibition of his work in 1909. Every one of them claimed to have seen the exhibition, whether they did or not, and publications that accompanied that exhibition were much coveted by the Germans. Wright was well known for denigrating the work of other architects but he liked Mies' work, and Mies was one of the few architects that Wright could compliment, however indirectly.²² They had a lot in common, as Wright could see. They were both very interested in the expressing the structure of architecture, and they used materials honestly. Both of their work exhibited the inside-outside space created by broad overhangs or overlapping roofs. They both believed in an industrialized architecture.

Since the modern principles of design used by these two famous men were not that different, they had many common followers and admirers, and there were hundreds of architects throughout the Midwest who tried to bridge whatever middle ground existed between the two giant modernists from Chicago. One of the most notable of those who bridged the two branches of Midwest modern architecture was Alfred Caldwell, a protégé of Mies and the prairie school landscape architect Jens Jensen, a great admirer of Wright, and influential professor at IIT. Caldwell was able to develop in the late 1940s into the 1960s an architecture that met Wright and Mies halfway, encumbering the practices and expressions of both. His drawings were usually Wrightian in stylistic terms but his buildings were less busy than Wright's, because like Mies, Caldwell eliminated everything that was unnecessary to the constructional character of the architecture. But Caldwell was also a landscape architect totally committed to the prairie school landscape ideas of Jens Jensen and to Wright's insistence on careful site considerations. His architecture with its Wrightian and Miesian influences was almost always accompanied by drawings in which Caldwell paid extreme attention to the building site and its natural setting. He attempted to enhance the setting in accordance with prairie school principles.²³ Like Caldwell, many other architects during the 1950s, through repetition and learning what worked and what didn't work, created a repertoire of parts, details, materials, processes of building, and images of modernism that yielded a clear, recognizable architectural statement in thousands of buildings throughout the Midwest. With their clients these architects through hundreds of buildings devised a distinctive architecture that stems from a definable body of thought and was produced during a specific period in modern architectural history. Young architects like Warren Corman and Warren Jones made numerous contributions to the development of Midwest Modern architecture in Kansas, and the Santa Fe passenger station was one of the most important and lasting ones.

²¹ Charles Jencks, Modern Movements in Architecture. New York: Anchor Books, 1973, 103-104.

²² Besinger, 23.

²³ Dennis Domer, editor. Alfred Caldwell: The Life and Work of a Prairie School Architect. Baltimore: Johns Hopkins University Press, 1997.

The exterior architectural aesthetic of Jones and Corman's Santa Fe passenger station epitomizes a middle ground between Wrightian design and the International Style of Mies and Le Corbusier. As one of many modern architectural design negotiations made at mid-century, Jones and Corman embedded the principles of modern architecture throughout this building. Modern architecture was more than mere façade composition. It represented a design revolution inside and out, and modern ideas are strongly reinforced in plan and three-dimensionally through massing and the use of materials in the passenger station. Anything but superficial, Jones and Corman's drawings in 18 pages include all structural systems, constructional systems, materials, and manufacturing requirements as well as a signature modern facade. These drawings detail very clearly essentials of Midwest Modern architecture.

The largest rectangle is emphasized by a raised roof and two facades of glass that enclose an elegant passenger waiting room 27' by 38' on the interior. The large indoor-outdoor space created under a 12' canopy, held up by light green metal pipe columns, interacts with the interior through the two glass walls, expanding the sense of its size and contributing to the sense of a flowing, uninterrupted interior. The streamlined glass walls bring light from the southwest and northwest into the interior which also glows through the glass at night, making the waiting room always obvious to anyone approaching the building.

The waiting room mass is clearly separated from the smaller baggage and freight service mass, another rectangle formed by masonry walls that step back from the waiting room. These two rectangles are further separated by the rough-faced cut limestone wall at the main door way, which also has an articulated roof to indicate a way into the passenger station. The smaller rectangle of brick provides ticketing, bathrooms, janitorial, boiler room, baggage, and administrative services. The third rectangle, that connects the waiting room with the freight and baggage section, is the service corridor, which is set back to the same plane as the waiting room but without the wide overhang and behind the plane of the freight office.

To enter the interior from the street side and exit the interior track side, passengers walked through polished aluminum double doors into vestibules that buffered the interior from outside conditions. The vestibules opened into a cross passage that has a low ceiling relative to the large open space which bursts open and up into an elegant waiting room with a polished cream color terrazzo floor with black pebbles, a plain brick wall, and two Geyser glass window walls held in place by extruded bar aluminum and curtained with long light green drapery to shut out the heat or light. The unique glass ventilators associate with the windows of the shiny new passenger trains stopping at the station but originally they appeared on the façade of a Heinz pickle factory that Corman saw in the Architectural Record.²⁴ The interior has an atmosphere of calm, confidence, professionalism, and simplicity that modern travelers of the 1950s expected to experience. The 5/8" terrazzo floor with black flecks and brass divider strips on 3' centers contributes a solid, dignified, and easy to clean floor for the much used waiting

²⁴ Domer interview with Corman. Architectural Record.

space. The waiting room has straightforward, comfortable, modern lounge chairs and ottomans formed with bended metal rods. The light fixtures, clock, and bulletin board are polished aluminum. The flying saucer light fixtures in the space overhead are three feet in circumference. As if in flight, they activate that overhead space and paint a typical aspect of the modern imagination portrayed so often in the movies that travelers from other worlds were landing. The acoustical tile ceiling above the fixtures provide an infinite background to this overhead scene. In one corner of the waiting room is a telephone station of obscured glass and aluminum bar framing in the shape of a boomerang, a form often seen in modern kitchen counters and associated with modern design.

At the edge of the passage way of the waiting room and at the head of the service corridor is the ticket office with its prominent ticket counter. A plain glass sliding door and “Surfwood” base front the counter and office wall on the passage way side and on the service corridor side corrugated glass and a Surfwood base front the ticket office. The counter is covered with hard linoleum and edged with wood on the passenger side of the counter and with brushed aluminum on the agent’s side of the counter. This corrugated glass is repeated on one of the side walls of the agent’s office. Inside the ticket office is a beautifully milled ticket agent’s counter with specific drawers for every ticketing purpose. The counter is 5/16” plywood covered with a heavy linoleum top and trimmed with stainless steel. Nothing could be more functional than this ticket office counter and nothing could be more modern in design.

There is no applied ornamentation in the waiting room, ticket room or in the service corridor with its terrazzo floor that leads to the bathrooms, janitorial closet, boiler room, agent’s office, baggage room, and freight office. A green vinyl tile over a concrete floor sufficed originally in these rooms, excepting the bathrooms which have quarry red tile floors. The corrugated glass in the service corridor indicates the importance of the agent’s office behind it. The light green color chosen for many components of the passenger station was a blatant signal that this station was on the cutting edge at the time it was built.

By the time the Santa Fe passenger station opened in early 1956, Warren Corman was 30 years old and had been practicing architecture and engineering since his time as a CB in World War II. He was very capable, enthusiastic, easy to work with, and experienced, and he was never out of work, which was a good thing because he had 6 baby boomer children. He left his work at Santa Fe in 1957 when he became an architect for DuPont in Delaware from 1957 to 1959. He joined a partnership with Tom Williamson and formed the firm of Williamson & Corman from 1959 to 1963. From 1963 to 1966 he was in the firm of Howell, Hale, & Corman of Topeka, but his most significant contributions to Midwest modern architecture came in his work as Director of Facilities for the Kansas Board of Regents System of Higher Education from 1966 to 1997. For more than 30 years in that position, Corman supervised the construction of hundreds of buildings on 6 state universities, 19 community colleges, 5 technical colleges, 6 technical schools, and 1 municipal university. Many of these buildings were modern, even though they were built after 1965. Midwest modernism didn’t play itself out in Kansas until the 1980s and the

onset of postmodern design. It is no exaggeration to assert that Warren Corman was one of the most important purveyors, if not the most important purveyor, of modern architecture in Kansas history. At the age of 84 he continues to practice architecture today as the University Architect at the University of Kansas.

His modern ideas and sources behind Midwest modern architecture stem from the cultural hearth of Chicago that was operating at the end of the 19th century and into the early 20th century. These architectural ideas spread through the work of Wright and Mies and penetrated deep into the hinterlands. They found a particular resonance in Lawrence, Kansas, which was very receptive to modern architecture because of the program in architecture at the University of Kansas. It had been a hotbed of modern architecture since the 1920s, and students and faculty subsequently designed dozens of modern projects in Lawrence and throughout the Midwest from 1950 to 1965. In spite of this great surge of modern architecture in Lawrence, in Kansas, and in the Midwest during the 1950s and 1960s, the question remains concerning whether or not the specific characteristics of this type of architecture actually can be exclusively identified with this specific region of the United States. Chicago was certainly a major center of modern architecture which spread to every region of the United States following World War II, and many of the principles of modern design characteristic in the Midwest can be found in modern buildings throughout the world. Perhaps the insistence and variable use of tan and brown brick integrated into new glass and steel building systems is the most recognizable aspect of Midwest modern architecture.

Midwest modern architecture was initially welcomed and received with celebratory praise. The new passenger depot in Lawrence got its share of accolades. Mayor John P. Crown bragged that “It’s a smart looking depot,” and that he couldn’t “picture Santa Fe depots ever looking better.”²⁵ Unfortunately, however, modern architecture has not fared well during the last 25 years in Lawrence, in Kansas or generally in the United States. Much of this architecture has either been destroyed or significantly altered with a zealotry bordering on hateful revenge. One photographer who decided to photograph all the county courthouses in Kansas had nothing but negative comments about the modern courthouses he visited. He noted that “I am nuts about just about every courthouse in the state of Kansas, but this one is probably my least favorite in the state. Well maybe it's not that bad, but I didn't care for it.” He called it “a strange looking hodgepodge.” He found the Wilson County Courthouse “kind of boring,” the Greenwood County Courthouse as having “not so neat an appearance,” and he insisted that Council Grove should have “a nicer courthouse.”²⁶ Tom Wolfe’s best seller 1981 book, From Bauhaus to Our House, criticized modern architecture for its box-like forms, its steel and glass, its denial of environmental constraints, its avoidance of external ornamentation, and its elite nature. He accused modern architecture of ignoring regional differences and native cultures. This criticism, much of it based on ignorance rather than knowledge, has grown to a knee-jerk negativity that degrades all modern architecture for its problems and romanticizes nostalgic, traditional architecture as the answer to all those problems. The most recent diatribe against modernism came in the Wall Street Journal which bemoans

²⁵ H. Roger Grant, Kansas Depots. Topeka: Kansas State Historical Society, 1990, 49.

²⁶ To see these quotes, Google the courthouse.

“decades of buildings impoverished by plainness.”²⁷ As a consequence of enduring prejudice and ignorance, many modern buildings have been razed without rational consideration or desecrated by gable or hipped replacement roofs simply because we do not know how to make a flat roof today, as Warren Corman emphatically states. The loss of this modern heritage has diminished our understanding and appreciation of the efforts of the “Great Generation” to rebuild the United States with an advanced constructional technology and avant garde aesthetic that befit the most important democracy in the free world.

The destruction of so many modern buildings in Kansas and across the United States only makes the Santa Fe passenger station that much more important. It is rare to find a modern building with so much integrity, which makes this passenger station one of the most significant buildings in Lawrence and in Kansas. It remains a tribute to that confident, post-war period between 1950 and 1965 when thousands of examples of Midwest modern architecture were erected, and it is an outstanding product of those men and women who re-made America after World War II. The station has many distinctive characteristics of Midwest modernism and as a railroad station embodies the most advanced thinking in station design at mid-century. It was built at the height of the modern period when most Midwest modern design in Lawrence, Kansas, and the Midwest was constructed. It has very high architectural integrity, and is in very good condition in spite of the fact that it has not been well maintained. One of its significant characteristics is that it is easy to maintain and to a large extent can survive inadequate maintenance. Few buildings in the postmodern period can do that. The building represents a very important place in historic East Lawrence where most of the Santa Fe’s personnel lived for over a century. Its contribution to the history of Lawrence is very great. Thousands of students arriving for classes at the University of Kansas and Haskell Indian Nations University got their first glimpse of Lawrence and made their entry into city through the Santa Fe passenger station gateway. Passengers by the thousands have also come and gone from this station which remains strong in their memories as they greet friends, sweethearts, and returning family and waived tearful goodbyes to loved ones. The station continues to be usable as a very attractive operating passenger station for AMTRAK. To save this passenger station is to celebrate the excellence of modern ideas, to suggest its importance in our history, and to recognize the men and women who brought those ideas into fruition.

²⁷ Eric Felten, “Banish the Bland: The Glass Box Is So Last Century,” The Wall Street Journal, December 4, 2009. See Modern Architecture Needs More Ornamental Detail. – WSJ.com.

Santa Fe Depot
Name of Property

Douglas County, Kansas
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property

(Check only **one** box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	Total

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Transportation/Rail-Related

Current Functions

(Enter categories from instructions.)

Transportation/Rail-Related

7. Description

Architectural Classification

(Enter categories from instructions.)

Mid-Century Modern

Materials

(Enter categories from instructions.)

foundation: Concrete

walls: Brick, Concrete Block, Aluminum & Glass
Curtain Walls

roof: Tar, Gravel

other:

Santa Fe Depot

Name of Property

Douglas County, Kansas

County and State

Narrative Description

Summary

The Santa Fe Depot located in Lawrence, Douglas County, Kansas is a Mid-Century Modern structure that was constructed in 1955 and is located adjacent to the currently active Burlington Northern Santa Fe Railway line at the northern terminus of the historic East Lawrence neighborhood and four blocks east of Massachusetts Street, the primary central street of Lawrence's commercial district (*Figure 1*). The rectangular building is sited on a northwest-northeast axis parallel with the active rail lines to the northeast; the building is clad with brick and stone. The exterior of the building is nearly unchanged from its original construction, and the interior has had only minor alterations. The Santa Fe Depot is good example of the Mid-Century Modern Commercial Building property type identified in the "Lawrence Modern, 1945-1975" historic context of the amended *Historic Resources of Lawrence, Douglas County Kansas*.¹

Elaboration



Figure 1: Contextual map; depot is marked by X.

The Santa Fe Depot located in Lawrence, Douglas County Kansas is a Mid-Century Modern structure designed by Warren Corman and Warren Jones and constructed in 1955. The structure is a single story building with a total area of 4,670 s.f. The building's low pitched, metal decked roof is covered with asphalt roofing and is divided into two distinct levels with the tallest level the portion to the northwest of the structure. The roof edge fascia is anodized aluminum sheet metal approximately 12" tall at the canopy perimeter and 10" tall at the roof perimeter. The fascia is installed with an outward tilt at the top and with a three-part horizontal reinforcing fold pattern that emphasizes the horizontal line of the fascia and building. The roof has wide overhanging eaves with cement plaster surfaces. The flat roofs have built up tar and gravel exterior surfaces. A brick chimney pierces the center portion of the lower roof. The chimney has 37 courses of brick above the roof line. The primary building material is face brick installed over concrete masonry units. The brick is laid in an

English bond and is a mix of rough dark and light brown colored units. Cut limestone accents are used throughout the exterior of the structure. These masonry walls sit on a re-enforced concrete foundation and slab, and enclose the glass wall and entryways.

Interacting with the main roofs at critical entry and receiving points are the roofs of the surrounding outdoor receiving canopies that are supported by doubled 2 1/2" pipe columns, originally light green (now beige except at track side), that hold a structure of I-beams connected to a steel deck and a tar and gravel surface above. The canopies, like the roof overhangs, also have cement plaster soffit surfaces. The canopies create a large outdoor-indoor flow of space as well as ample shelter for passengers, freight, and baggage. New replacement sidewalks exist on the street side.

South (Street Side) Façade²

The south or street-side elevation presents an excellent example of Mid-Century Modern architecture. The facade's abstract composition is an asymmetrical arrangement of masses and sleek horizontal lines emphasized by overlapping flat roofs and wide polished aluminum cornices. This elevation, like the trackside elevation, is designed to indicate the internal functions of the building. The elevation is divided into three sections: the passenger waiting area (west end), the office area (center), and the freight area (east end). The passenger waiting room has a "high roof," which is articulated

¹ Dale Nimz, "Lawrence Modern, 1945-1975," amendment to *Historic Resources of Lawrence, Douglas County, Kansas* National Register Multiple Property Documentation Form (2014): F-28 through F-34.

² To simplify this description, the building is described in terms of plan north. Therefore, true southwest (street side) is plan south; true northwest is plan west; true northeast (track side) is plan north; and true southeast is plan east.

Santa Fe Depot

Name of Property

Douglas County, Kansas

County and State



Figure 2: Former sign

with a recessed, beige, insulated, fluted metal panel on the street-side. Also articulating this section of the building is part of the receiving canopy described above; this canopy covers the waiting room and main entrance on this elevation. A "low roof" covers the rest of the building to the south of the waiting area.

A glass curtain wall comprises the majority of the passenger waiting room's south wall at the north end of the street-side elevation. This historic curtain wall system is made of Geyser aluminum bar windows with rounded, awning ventilator windows. The glass curtain wall is surrounded by brick on the sides and bottom but is flush with the roof line. Below the curtain wall, a planting area is located between the sidewalk and the station wall; above this planter, the building's canopy steps away from the elevation to allow light into the curtain wall and planter.

The main entrance is located to the south of the curtain wall. The recessed entryway is indicated by a cut limestone wall to the south of the historic aluminum double doors that extends toward the street. The tripartite door and window entryway is designed with brushed aluminum and plate glass and is composed of a solid glass wall and two doors. Centered on the entrance and resting on the south edge of the canopy are the illuminated letters AMTRAK, which were installed within the last ten years. Formerly an illuminated Santa Fe was located on the southwest corner of the waiting area roof (*Figure 2*).

To the south of the recessed entry is the south wall of the central office area. This brick wall contains a long horizontal ashlar stone inset; cut stone surrounds the inset. At the west and east ends of this inset are a pair of historic aluminum one-over-one double-hung windows with horizontal mullions (typical); these windows light the women's restroom (west) and agent's office (east). To the west of the agent's office windows is a single double-hung unit that lights the men's restroom. To the east of this stone inset is the freight area's entrance defined by a canopy. The entrance is accessed by a single concrete stoop from a sidewalk. The solid wood door contains historic aluminum hardware. A plate glass sidelight with tall brick bulkhead is to the east of the door; two single-pane horizontal transoms are above the door and sidelight. The entire entry system is wood.

The freight office's south wall extends south from the office area's south wall. The canopy shading the freight area's entry extends east to cover the single opening in the freight office's wall. This window system is similar in design to the Geyser system in the passenger waiting area, only it is constructed of wooden stiles, rails, jambs, and sills. The window system is divided into three vertical sections. At the ground level of each section is an awning window; above these is a second awning window on the east and west ends with plate glass the remainder of the height. In front of this window is a wooden (replacement) planter box atop a concrete base.

The street side elevation ends in the raised concrete loading dock with a receiving canopy and pipe columns on the east end of the building. The recessed garage bay opens into the depot's baggage room. The overhead door is non-historic.

East Façade

The east side of the building is primarily for receiving and dispatching freight and baggage. The façade again presents an overlapping group of flat roofs with wide aluminum cornices. The wall plane is split with the south half recessed. This wall contains a historic grouping of three aluminum double-hung windows with cut stone sill which light the freight office. A canopy covers the concrete loading dock and sidewalk. The east wall of the baggage room contains no openings.

North (Track Side) Façade

The north or track-side elevation is divided into two primary sections: the freight and office areas and the passenger waiting area (west end). The brick north wall of the freight and office areas is a single plane containing eight irregular bays. The baggage room, located at the depot's east end, contains four openings in its north wall. From east to west: Double horizontal rectangular two-light aluminum window units with stone sill approximately 4.5 feet above grade; wooden ten-panel overhead door with windows instead of solid panels in second row from top; horizontal aluminum windows like on east side of overhead door; and a solid pedestrian door with single-light transom. To the west of this door is a single aluminum window unit, similar to the others just described, that lights the file room. To the west of the file room is the boiler room, which has two openings in its north wall: A pair of solid doors with single plate glass transom and a single solid pedestrian door with louvered transom to the west of the double doors. To the west of this single door is a horizontal

Santa Fe Depot

Name of Property

Douglas County, Kansas

County and State



Figure 3: The new depot in 1956 (*Kansas Memory*)

ashlar stone inset similar to that found on the street-side façade. This inset is not as long at the south side's, but it too contains paired aluminum double-hung windows at either end; these windows light the ticket office. Below this stone inset is a brick planter.

To the west of the ticket office is the north entrance. This recessed entry is a mirror of the one on the south, but where the south entrance is articulated by the perpendicular limestone wall to its east, the north entry is articulated by a shorter perpendicular brick wall at its east.

The north wall of the passenger waiting area is a full window wall identical to the south side and resting on a small brick bulkhead. Unlike the south side, however, the window walls wrap the east and west corners. The high roof of the waiting area contains a light green, fluted metal panel that wraps around each corner of the waiting room, like its window wall below. The street-side panel, like its window wall below, is recessed.

By their overlapping, the high wall roof and the canopy cornices provide the strong horizontal lines of modern architecture as well as a protected reception under the broad canopy with double pipe columns and an elegant transition to the street side by way of the waiting room. The track-side canopy extends east to the boiler room's double doors. The south edge of the canopy aligns with the north edge of the waiting room's window wall thus the canopy does not abut the north wall of the ticket office. Along the east and west edges of the track-side canopy are historic illuminated letters spelling out LAWRENCE (*Figure 3*).

West Façade

The west façade of the building, under its protective canopy, is a solid brick wall except for its track side corner, which is wrapped with the glass wall system on the north façade. There are cast iron downspouts embedded in the wall. An ADA ramp with handrail was formerly added adjacent to the concrete slab of this side of the structure.

Interior

The Santa Fe Depot building is divided into three interrelated, asymmetrically composed parts made up of a large rectangle which are: the passenger waiting area and entrance hallway (west end), two interlocking rectangles that make up the freight and baggage areas (east end), and an intervening rectangle that is the double-loaded service corridor (*Figure 6: Floor Plan*). This east-west corridor has a ticket office, boiler room, and file room on the north side and women's bathroom, janitor closet, men's bathroom, and agent's office on the south side (rooms listed in order from west to east). The main interior finishes are concrete, face brick, steel, glass, and cut stone. The building's "high roof" and "low roof" suggest that the complex uses underneath can really be simplified into two parts: a passenger waiting area and a service wing.

The south entry doors open into a glass vestibule with a polished cream terrazzo floor with black flecks (typical). Similarly, a vestibule is also located at the north entry; this vestibule is about one foot longer than the south entry. Both vestibules open again through two glass doors into the north-south passageway separating the waiting area (west) and service corridor (east). The vestibules act as transitional space between the outside and inside, as an environmental buffer zone, and as a light box that brings the maximum amount of light into the interior. In 1955 these doors were the epitome of modern thinking and design. The cut stone wall articulating the south entrance extends into the entrance passageway to form the west wall of the women's restroom. Along the west face of this wall in the hallway is an aluminum and glass case that exhibits train schedules and other notices. The entrance hallway is a passage either from one side of the building to the other or a passage that flows into the waiting room. The entrance hallway has a low ceiling relative to the ceiling of the waiting room, and this low ceiling is what clearly defines this space as a passage. This ceiling treatment is also a defining characteristic of modern architecture.

Santa Fe Depot

Name of Property

Douglas County, Kansas

County and State



Figure 4: Passenger waiting room in 1956 (*Kansas Memory*).

The waiting area (*Figure 4*), with its much higher ceiling, is a large, open, well-lighted space defined by two window walls (south and north), a brick faced wall of various brown hues (west) and containing a large historic aerial view of the University of Kansas, a polished terrazzo floor, and white acoustical tile ceiling hung from an open web steel joist roof system. The room's east wall is mostly open to the rest of the building; however, at the north and south ends are partial end walls that frame the view. The waiting room is approximately 28' east-west by 38' north-south, but it seems bigger because of the expanded spatial effects created by the indoor-outdoor space under the exterior canopy, which is in full view through the window walls. The space, inside and outside, flows together and seems almost undivided. The light brought into the interior from both directions creates an interior glow on the terrazzo floor, often giving it splashes of light. Light reflects across the west brick wall. The interior of the waiting room makes an excellent example of a "universal" space that provides a sense of expansive freedom within a building.

The historic lighting fixtures in the waiting area enhance the space. The saucer-like, brushed aluminum light fixtures that hang from the waiting room's acoustic tile ceiling fill the overhead space this room, enacting the 1950s modern imagination of flying saucers and beings landing from Mars or from outer space. The hanging and inset ceiling lights are aluminum, incandescent and fluorescent, and are original, as is the hanging clock and the glass and extruded aluminum telephone booth and counter at the north end of the room's east wall. Large environmental systems overhead that drop below the acoustical tile ceiling are boxed in wide brown containers with smooth plastered surfaces. These plastered surfaces were originally painted a light green. The original grilles, which appear to be cast iron in photographs from historic photos, have been replaced in the soffits of these plastered surfaces. The rails which held the light green draperies sweep around the north corners of the waiting room and run straight down the street side windows. These rails are still in place, though the draperies are not.

The ticket office is located to the east of the north vestibule and across the entrance hallway from the waiting room. The office is accessed through a door in the east wall of the north vestibule and through a door in the service corridor's north wall. The office's doors and interior window frames were originally painted light green. The public, working side of the office has a brushed aluminum, sliding Plexiglas wall that the ticket master can open to serve travelers. This Plexiglas system rests on a 5/8 inch "Surfwood" base manufactured by the US Plywood Corporation. The Plexiglas is not original. Corrugated glass and Surfwood form the other exterior wall of the ticket office that runs down the service corridor. The counter is plywood with a linoleum top and a felt underlay. The plans call for a stainless steel trim on the interior and wood trim on the exterior of the counter. The current 12" x 12" vinyl tile floor replaced a 9" x 9" original vinyl tile, and it still exists under the ticket office sink in the southeast sliding door wall closet. Historic built-ins line the east wall of the office.

The double-loaded service corridor has the lowest of the building's dropped acoustical tile ceilings, but its terrazzo floor is a continuation of the terrazzo in the waiting room, the cross passage, and the vestibules. This floor, composed of 5/8" terrazzo, brass divider strips on 3' centers, a 1-1/8" under-bed, and a 6" concrete structural slab, has fine cracks in only a few places, and is in excellent condition. The majority of the service corridor's north and south walls are paneled with plywood, which is a historic finish. The beige baseboards in the corridor are stamped steel. These sturdy baseboards were installed throughout the building, and originally they were all painted a light green.

Along the south side of service corridor from west to east are: the women's bathroom, janitor closet, men's bathroom, and the station agent's office. The cut stone wall of the south vestibule wraps the west corner of the service corridor's south wall before the historic plywood begins. Across the corridor from the ticket counter is the women's bathroom. The door is wood and leads onto a red quarry tile floor in a room with glazed tile walls. The men's bathroom is similarly appointed. Between the janitor closet and men's bathroom, there are three, stacked built-in steel lockers in the wall of the service corridor. These originally were operated with coins but these coin operators have been removed. To the east of the men's bathroom is a framed panel of corrugated glass, lighting the agent's office.

Santa Fe Depot

Name of Property

Douglas County, Kansas

County and State

The north side of the service corridor contains only a single door, which leads into the ticket office, and an electrical panel to the east of this door. At the east end of the corridor is a non-historic wood door and partition, leading into the freight area at the depot's east end. The wood partition creates a vestibule between the service corridor at the rooms in this part of the building. Except for the partition wall, the walls of this vestibule are plywood panels and the floor is terrazzo, showing that this space was historically part of the service corridor. The south wall has no openings. The east wall contains two doors: one leads into the freight office to the south and one leads into the baggage room to the north. A door located in the vestibule's north wall leads into the file room. The floors in the file room, baggage room, and freight office are concrete covered with 12" x 12" beige vinyl tile. The original tile on these floors was a 9" x 9" vinyl tile.

The walls of the freight office are furred out drywall surfaces. A historic closet is located in the room's north wall. A wooden cabinet creates the east wall of the freight room's exterior south vestibule. The counter is plywood with a linoleum top and a felt underlay.

The station agent's office is accessed from a single door in the west wall of the freight office, just north of the south entry. A framed opening is located in the west wall of this vestibule. In the agent office's west wall is a closet with sink.

The boiler room and baggage room are open spaces with exposed concrete block walls.

Heating and Cooling Systems

Historically, the heating system had a hot water boiler that served fan coils and a radiant heating system in the concrete slab floor that kept the floor warm to the touch in winter. The fan coil units heated the rest rooms, the vestibules, and the entrance hallway. Although a majority of the buildings is still served by radiant heat, that part of the system that fed the waiting room's west wall was abandoned during a 1982 renovation. At that time a built-out, wooden plumbing run was placed on the waiting room's southwest corner, and a natural gas boiler replaced the old hot water boiler.

The building is cooled by the ventilator glass in the window walls, the wide overhangs, the light green curtains, the other movable windows in the service wing, and originally an air conditioning system. The train handling unit in the waiting room is original and was fed by an external cooling tower. In 1982 a new cooling tower system was installed and an air handling unit was placed in the baggage room. The air handling units are fed by condenser water and an open forced draft cooling tower on the track side platform.

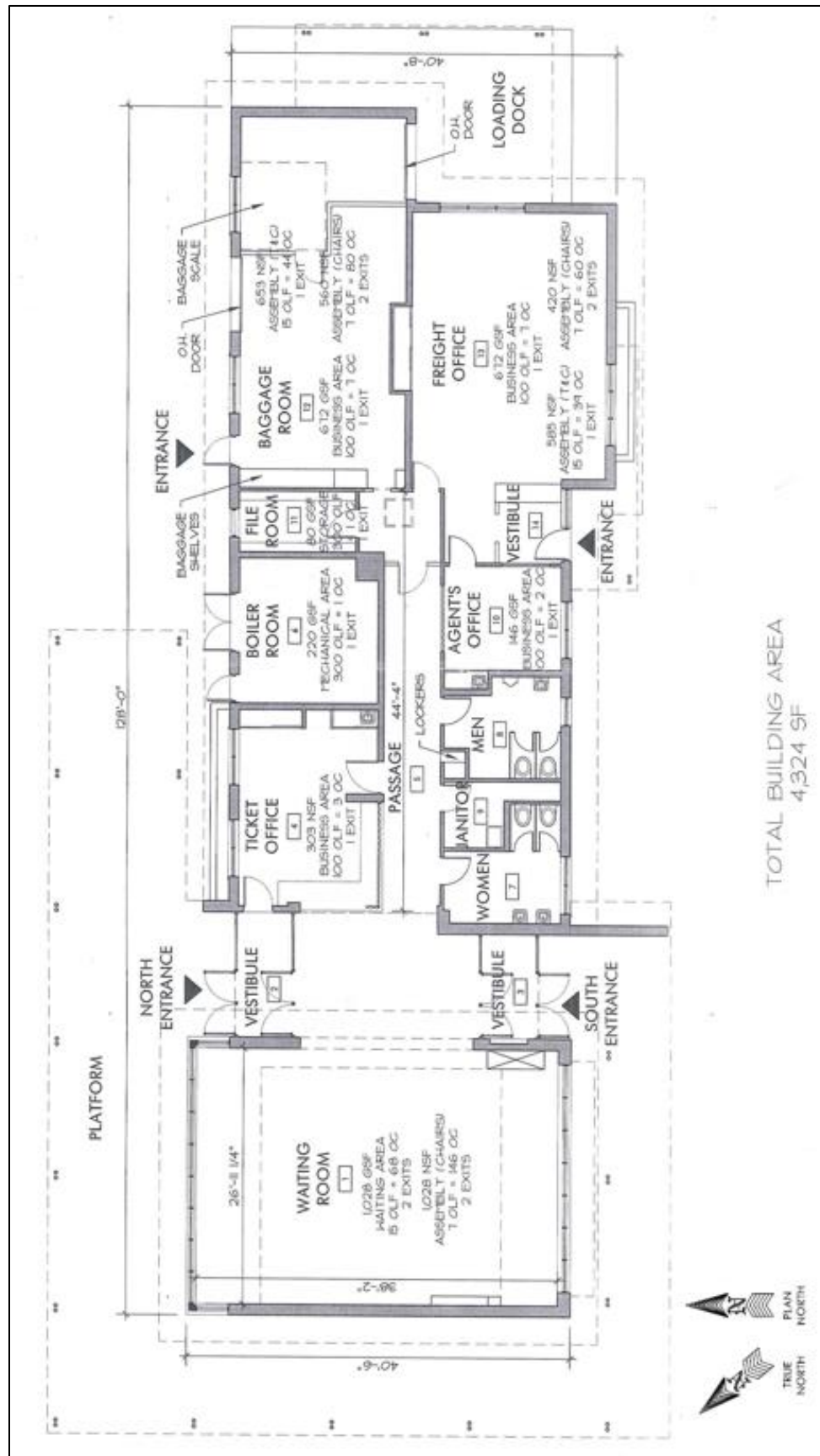
Santa Fe Depot
Name of Property

Douglas County, Kansas
County and State



Figure 5 (Boundary Map): Boundary extent shown by heavy line around the building and includes the depot, canopies, and those parts of the immediate landscape covered by the canopies (e.g., planters, sidewalks).

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 grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

Architecture

Period of Significance

1955-1956

Significant Dates

1955

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Corman, Warren

Ford, Eleanor

Jones, Warren

Lippitt, John

Period of Significance (justification)
The period of significance incorporates the years the depot was constructed and first opened.

Criteria Considerations (justification)
N/A

Santa Fe Depot

Name of Property

Douglas County, Kansas

County and State

Narrative Statement of Significance

Summary

Designed in 1955, Lawrence's Santa Fe Depot replaced an 1883 building that once stood at this location. The nominated passenger depot is an excellent example of "Midwestern Modern" Mid-Century Modern architecture that captured the American imagination in the 1950s and is a model representation of the great cultural change that transformed American life after World War II, especially in Lawrence. The building has changed very little on the exterior, and it retains almost of all its original interior design and materials. In addition to its architectural significance, this station has been in use as a part of the rail transportation network as a passenger depot and office since opening. The Santa Fe Depot is a primary example of the style and type of architecture documented in "Lawrence Modern 1945-1975," and as a Commercial Building property type, the Santa Fe Depot is nominated to the National Register under Criterion C.³

Elaboration



The Railroad in Lawrence

In the 1850's Lawrence was about the same size as Kansas City, Missouri, and Topeka, Kansas, and the town leaders thought rail lines would boost Lawrence into becoming the interchange for all east-west rail traffic.⁴ By the early 1860's, Kansas City had almost three times the population of Lawrence, and as a rail hub, it had geographic advantages.⁵ Nonetheless, Lawrence strove to attract railroads, and during the decades of the 1860's, 70's, and 80's, its citizens voted for over \$900,000 to finance various roads.⁶ Lawrence never became the hub for major long distance rail lines, but by 1880 it was served many times a day by the Union Pacific and the Santa Fe Railroad Companies.⁷ From 1864 to 1874, the "widespread building of railroads in all directions from Lawrence contributed to the prosperity of the times"⁸

Figure 7: Lawrence's 1883 ATSF Depot in ca. 1905 (*Kansas Memory*)

The economic development Lawrence derived from the new railroads came from employment on rail-related activity, increased taxable property, and establishing a quick and efficient outlet for produce and materials.⁹ Of all the rail lines in and around Lawrence, the Santa Fe Railroad Company grew to be the largest and most successful.¹⁰ The Santa Fe Railroad Company began with a charter written by Cyrus K. Holliday in 1859 in Topeka, who proposed to build a railroad from Atchison, Kansas to Topeka. He envisioned railroads following the old Santa Fe Trail taking goods and settlers westward and bringing back cattle, grain, coal, and minerals.¹¹ In 1863, President Lincoln signed a land grant to Santa Fe Railroad Company of ten sections of land on each side of the track, all the way across Kansas to the Colorado border,¹² a total of 2,928,982 acres.¹³

³ Nimz, F-28 through F-34.

⁴ I.E. Quastler, "Charting a Course: Lawrence, Kansas and Its Railroad Strategy, 1854-1872," Dennis Domer and Barbara Watkins, eds. *Embattled Lawrence: Conflict and Community* (Lawrence, KS: University of Kansas Continuing Education, 2001), 102.

⁵ I.E. Quastler, *Railroads of Lawrence, Kansas* (Lawrence, KS: Coronado Press, 1979), 174.

⁶ Dale Nimz, "Workers' Housing, Workers' Neighborhood: Historic East Lawrence," in *Embattled Lawrence*, 113.

⁷ Kenneth Middleton, "Manufacturing in Lawrence, Kansas 1854-1900," (Lawrence, KS: University of Kansas, MBA Thesis, 1940), 30.

⁸ *Ibid.*, 32.

⁹ Quastler, *Railroads of Lawrence*, 259 & Nimz, *Embattled Lawrence*, 113.

¹⁰ William Cutler, *History of the State of Kansas*, Vol 1 (Chicago: A.T. Andreas, 1883), 244.

¹¹ James Marshall, *Santa Fe: The Railroad That Built An Empire* (New York: Random House, 1945), 33.

¹² Keith L. Bryant, *History of the Atchison, Topeka and Santa Fe Railway* (New York: MacMillan Publishing, 1974), 10.

¹³ Deon Wolfenberger, *Historic Railroad Resources of Kansas*, National Register of Historic Places multiple property documentation form (2000): E-4.

Santa Fe Depot

Name of Property

Douglas County, Kansas

County and State

Because of the sparse population west of Emporia, Kansas, the Santa Fe Railroad Company began selling some of its land at very low cost to settlers, and offering low rates on passenger fares and freight rates. A more dense population meant more passengers and more farm freight using the railroad. They sent agents to New York to entice newly arrived immigrants to come to Kansas, and in one year, 1874, between 3,000 and 4,000 immigrants from Russia settled in central Kansas.¹⁴ Santa Fe identified itself closely with the growth and prosperity of the state of Kansas and its "management had attempted to make it emphatically a Kansas road."¹⁵ Thus, the Santa Fe Railroad prospered and by 1912 became the largest railroad in Kansas.¹⁶ Though a very important asset to Kansas, the Santa Fe's presence in Lawrence was at first minimal. Lawrence was a stop on the east-west line, but the main trunk line went through Ottawa. In 1879-80 Santa Fe purchased the Kansas City, Lawrence and Southern Kansas Railroad (KCLS), increasing its lines in eastern Kansas specifically centered in Lawrence. In 1882, Santa Fe announced plans to build a large two-story depot in Lawrence housing the head offices of KCLS, now a subsidiary of Santa Fe, in ten rooms on the second floor.¹⁷

The first Santa Fe depot in Lawrence was built and occupied by Santa Fe 1883 (*Figure 7*) and was described by the *Lawrence Daily Journal* on May 27, 1883 as "the finest depot in Kansas." It was a large, elaborately decorated brick building, in keeping with the importance of the railroad depot as a gateway that linked the local community to the outside world.¹⁸ Situated along the east-west Santa Fe tracks on the south side of the Kansas River, and near the "Y" intersection for tracks leading south to Baldwin City, Pleasant Hill, and Ottawa, it was four blocks east of the main street of Lawrence. Although most depots of this era were built right on the main street of town,¹⁹ in Lawrence all the established railroad services- repair shops, storage, houses for workers, had from 1865 grown up to the east of the main street in an area known as East Lawrence.²⁰ The new two-story depot was an elegant addition to the neighborhood of ethnically diverse middle and lower-class houses and businesses.

In July 1951, the Kansas River flooded throughout eastern Kansas. Lawrence was inundated by water on both sides of the river. Some of the low-lying areas of Lawrence south of the river had two to three feet of water, including the Santa Fe tracks and the 1883 depot.²¹ All train travel into and out of Lawrence was stopped between July 11 and July 25, 1951.²² This devastating flood so damaged the old 1883 depot that extensive repairs were necessary. By 1955, the Santa Fe Railroad Company decided to replace the 1883 depot with a new station on the same site and demolition of the old depot began on Friday, April 15, 1955.²³

While the 1950's marked the start of the dominance of automobile transportation with a vast network of interstate highways planned to span America, the war years had been very busy and profitable for passenger and freight rail business. In the years, 1942-1945, trains carried 90 percent of all Army and Navy freight and 97 percent of military personnel.²⁴ In 1944, 70 percent of all of America's freight was carried by rail with all other forms of transportation (ships, trucks, pipelines, and planes) carrying the remainder. In the late 1940's and early 1950's other innovations in rail transportation developed, including new diesel-electric locomotives, dome cars/observation cars, air-conditioning, and new streamlined trains.²⁵ In 1954, the Santa Fe Railroad had its "best year since 1950 and best peacetime year ever."²⁶ This success was due in part to the population and industrial growth boom in the American Southwest after the war, where Santa Fe dominated rail service, and partly was due to Santa Fe's management. They updated operations and schedules, and adopted new switching methods to manage track usage, spending 500 million dollars on new plant and equipment.²⁷ Even the names of the passenger trains in this era seem full of energy: The Super Chief, the Oil Flyer, the Antelope, Grand Canyon, and the Lone Star Express. In Lawrence, the University of Kansas received a huge increase in

¹⁴ Norman Saul, "The Migration of the Russian-Germans to Kansas," *The Kansas Historical Quarterly* (Spring 1974): 38-62.

¹⁵ Quastler, *Railroads of Lawrence*, 306.

¹⁶ *Polk Directory*, 1912 Kansas State Gazetteer, 87.

¹⁷ Bryant, 124.

¹⁸ Charles H. Bohi and H. Roger Grant, "Standardized Railroad Stations in Kansas: The Case of the Atchison, Topeka & Santa Fe," *Kansas History* (Spring 1981): 39.

¹⁹ *Ibid.*, 44.

²⁰ Cathy Ambler, "Identity Formation in the East Lawrence Neighborhoods," (Lawrence, KS: University of Kansas American Studies #770, 1991): 15, 18.

²¹ *Lawrence Journal World* (July 13, 1951): n.p.

²² *Lawrence Journal World* (July 12, 1951): n.p. & (July 25, 1951): n.p.

²³ *Lawrence Journal World* (April 16, 1955): n.p.

²⁴ *The Railroad*, Atchison, Topeka and Santa Fe Rail Company brochure (1945): 23.

²⁵ *Quiz on the Railroads and Railroadings*, (Washington D.C.: Association of American Railroads, 1956): n.p.

²⁶ *New York Times* (October 30, 1955): n.p.

²⁷ *Ibid.*

Santa Fe Depot

Name of Property

Douglas County, Kansas

County and State



Figure 8: Lawrence's 1950s ATSF depot shortly after opening (*Kansas Memory*)

student enrollment as veterans came back from the war. The Santa Fe Railroad Company likely hoped this increase in population would result in more rail passengers using the trains and the new Lawrence station.

A New Modern Depot for Lawrence

The idea and meaning of Midwestern Modern architecture is largely unexamined. It was just one of many strands of modern culture that make up the complex architectural history of mid-20th century America. In that period of robust confidence that engulfed the United States after World War II, to be "modern" was to be sleek, fast, efficient, technologically advanced, scientifically-driven, and released from the strictures of history. In cars and trains, modern meant fins, dual colors, dramatic lines in chrome, and powerful engines. In architecture, modern meant a straight-forward, utilitarian elegance created by honest expression of structure and materials without obvious historical references to encumber the facades or interiors. It was not so much a style originally as a set of principles that together had highly recognizable stylistic qualities. Modernism meant a building designed largely from the inside out

with a clear, flowing, functional plan expressed clearly by the exterior massing and composition. It meant a building easy to maintain, rid of all "bric-a-brac." Eventually it came to mean steel and glass boxes, but overall, modern meant an architecture that expressed a sense of the new.

Modern ideas, bolstered by new materials such as plastic and aluminum and inventive uses of old materials such as glass, were also pervasive in industrial design and in the production of a vast range of many consumer products available to a young, eager, mobile, middle-class public. Millions of G.I.'s with college degrees and their baby booming families, and many others left farms and small communities for positions in the burgeoning urban industrial and professional workforce.²⁸ They had jobs and money to purchase a new way of life, which really meant new identities and futures in new places, new living standards in new houses with new gadgets, new cars, and the freedom to use comfortable (air-conditioned), fast and convenient transportation conveyances, such as the train and airplane. They pursued the modern idea of leisure time.

A number of architecture firms, such as Tom Williamson's in Topeka, designed Mid-Century Modern schools "all over Kansas, Iowa, and Oklahoma" and "99% of our work was schools."²⁹ Warren Corman and Warren Jones, who drew the plans for Lawrence's Santa Fe passenger station, graduated from the University of Kansas's architecture program in 1950 and 1948 respectively, when modernism in the Midwest was on the ascendancy. Corman was involved in the design and construction of most of the modern buildings at the University of Kansas while in the State Architect's Office where he worked on and off from 1950 to 1957.

Corman left the State Architect's office on the urging of Warren Jones, his neighbor and fellow architect, who was working for the Santa Fe Railroad in Topeka. Corman got a \$100 raise a month to make this move, so he worked for the Santa Fe for a year and a half. Some of the projects Corman and Jones worked on were: a hump yard near Chicago, a locomotive

²⁸ A total of 16.4 million men and women served during the 45 months the United States engaged in World War II, and by 1956, 7.8 million of them had received benefits under the Servicemen's Readjustment Act of 1944, commonly called the G. I. Bill. See Mary Beth Norton, David M. Katzman, Paul D. Escott, Howard P. Chudacoff, Thomas G. Paterson, and William M. Tuttle, Jr., *A People and A Nation* (Boston: Houghton Mifflin Company, 1986), 798-800, as well as Chapter 31, "American Society During the Postwar Boom 1954s-1960s," 880-903. For the story of the baby boomers, see Landon Y. Jones, *Great Expectations: American & The Baby Boom Generation* (New York: Ballantine Books, 1986).

²⁹ Dennis Domer, Interview with Warren Corman, September 5, 2008. Transcript by Tom Harper.

Santa Fe Depot
Name of Property

Douglas County, Kansas
County and State

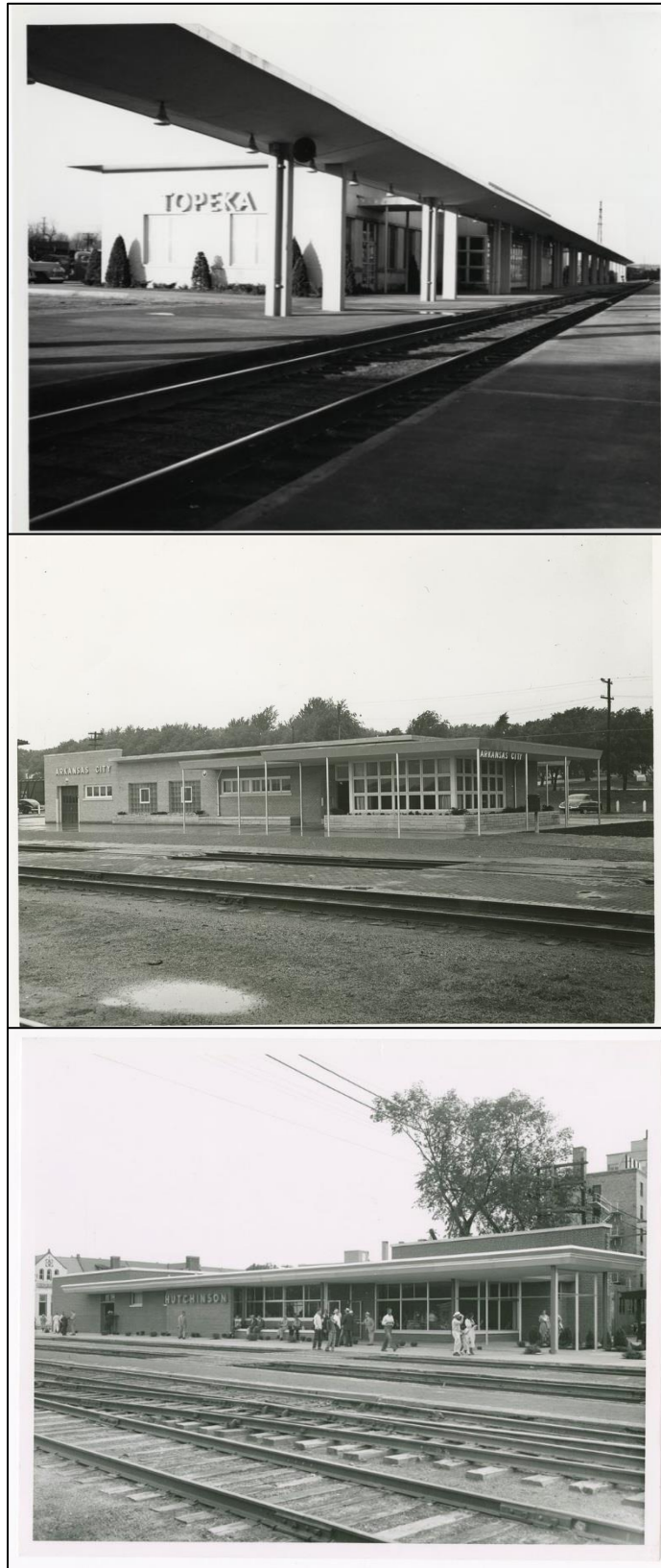


Figure 9: 1950s images of some of Kansas' modern AT&T depots. Topeka (top), Ark City (center), and Hutchinson (bottom) (*Kansas Memory*).

Santa Fe Depot

Name of Property

Douglas County, Kansas

County and State



Figure 10: Passenger waiting area of Hutchinson's 1954 depot (*Kansas Memory*).

shop in Argentine (Kansas City, Kansas), and the new modern replacement passenger station in 1955 in Lawrence called the Santa Fe Depot. "I did half the drawings and he (Jones) did the other half. John Lippitt was the head architect but did not do any drawing. Ralph Wagner did all of our inspections. He was an old K-State grad. He inspected this depot, of course."³⁰ John Lippitt had been the architect of the Eastern Lines division since 1944.³¹

Little concrete information is known at this point about John Lippitt's influence on the post-war architecture of the ATSF buildings. Possibly Lippitt helped usher in a new prototype design for passenger depots, at least for buildings in the Eastern Lines division. Beginning around 1950, ATSF passenger depots in Kansas saw a shift to modernism in their designs, and at least three depots predate Lawrence's: Topeka's new passenger depot was built in 1950, Arkansas City's in 1951, and Hutchinson's in 1954. All three depots feature horizontal flat roofs and canopies, window walls, and similar floor plans with a freight area on one end, service area in the center, and a passenger

waiting area on the other end. Interior finishes are similar, as well, and include lowered soffits, open spaces, wood paneling, and drapes over the window walls (*Figure 10*). All three depots are extant; although, the extent to which their interiors retain their historic integrity is unknown.

The extent to which Corman and Jones influenced the design of the Lawrence depot is unknown. According to Corman, their boss in Chicago, Charlie Cloverly, demanded a traditional design with classical references to replace the 1883 depot, but Corman and Jones avidly supported a modern design. Corman presented the Lawrence depot's modern design to Cloverly, who readily accepted it. Corman recalls that Cloverly berated him for his incompetent drawing of a large locomotive in front of the building (*Figure 11*) – a tactic Corman claims he used to distract Cloverly from looking at the building's design. Corman credits his ploy with the design's approval, but it is much more likely that Cloverly approved because he had already approved similar designs for modern depots in Kansas, as previously mentioned. Furthermore, Eleanor Ford, Cloverly's assistant, was thoroughly delighted with the proposed design. She had authority to make architectural decisions for the Santa Fe. To make her contribution, she picked the light green draperies for the interior of the Lawrence passenger station. The light green she selected was the "in-color," as well. It was a green that the Santa Fe Railroad had selected to help create the company's thoroughly modern image and was adopted in other Santa Fe modern stations such as the one at Arkansas City.³² The Santa Fe used this green on the exterior metal panels in Lawrence, and on the interior draperies, baseboards, plaster surfaces, door and window frames of the ticket office, and on the interior walls of the ticket office. The original vinyl tile in the ticket office and in the freight office was also light green.

The building of the new Santa Fe Depot was a big event for Lawrence. When it was dedicated on February 7, 1956, the *Lawrence Journal World* carried a front page story with the headline "Gratitude shown to Santa Fe for Local Progress." At the dedication luncheon the mayor, the Chamber of Commerce president, and various other business leaders and Santa Fe Railroad personnel were among the 175 people who attended. At the time of the dedication, Santa Fe Railroad

³⁰ Corman is probably right about the division of labor between Jones and him. There are 18 sheets of drawings for the station. Warren Jones did seven by himself. Warren Corman did four by himself. They did five together. Two sheets have no indication about who did them. Corman inked the foundation plan, the roof plan and chimney details, the canopy framing plans, and the elevations. Jones drew the paving plan and details, the floor plan, the roof framing plan, wall sections and details, cross sections and schedules, ticket counter details, and millwork. Together they produced the steel framing connections, the canopy framing plan and steel schedules, walls sections, main entrance doors, telephone counter details, glazed tile details, and freight office mill work. The drawings for the exterior signage and the plans and details for the terrazzo floor are not initialized. Corman and Jones were good friends and they worked well together, and it is likely that each held up his end of the work bargain in their architectural practice with Santa Fe.

³¹ *Railway Age* 116 (January 1, 1944): 137. Lippitt was promoted from draftsman when the previous architect, G.C. Lancaster, passed away.

³² Domer interview with Corman.

Santa Fe Depot

Name of Property

Douglas County, Kansas

County and State

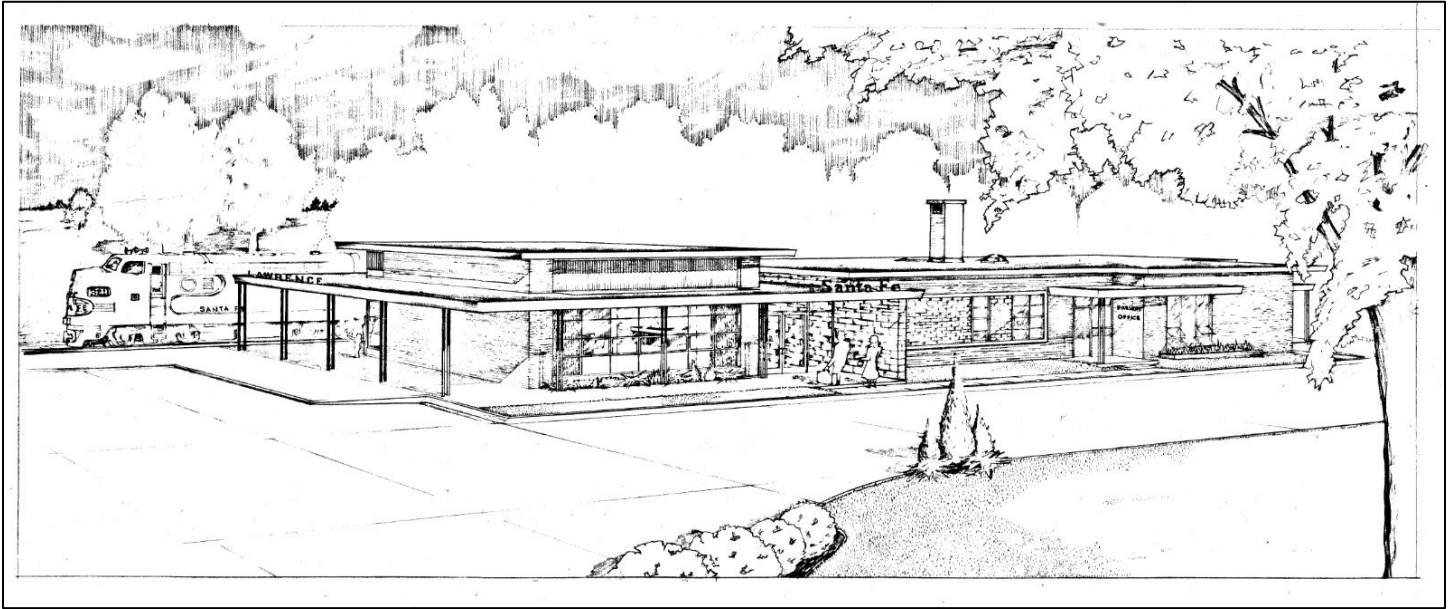


Figure 11: Perspective drawing of the proposed station

Company was the second largest taxpaying agency in Douglas County, so their renewed investment in Lawrence was very important to the city and county. Santa Fe not only built a “plush, ultra-modern” \$140,000 new station, they also purchased 160 acres of land, northwest of the downtown to use for further industrial development, which exhibited the railroad’s belief in Lawrence as a progressive and growing city.³³ The station continues to be a usable operating passenger station for AMTRAK.

“Lawrence Modern, 1945-1975” Commercial Building Property Type

Lawrence’s mid-century Santa Fe Depot is an excellent example of the Commercial Building property type described in the 2014 *Historic Resources of Lawrence* (MPS). Built in 1955 and opened in 1956, the depot meets the age requirement of the MPS. The depot is locally significant as a highly intact Midwest Mid-Century Modern building in Lawrence, a rare occurrence, as many buildings from this time period have been altered. This station retains almost all of its many distinctive characteristics. This railroad station embodies the most advanced thinking in station design at mid-century, and is therefore nominated under Criterion C as a well-preserved example of its type.

³³ *Lawrence Journal World* (February 7, 1956): 1.

Santa Fe Depot

Name of Property

Douglas County, Kansas

County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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The Railroad. Atchison, Topeka, and Santa Fe Railroad Co., 1945. Filed at Watkins Historical Museum vertical files, "Transportation."

Railway Age 116 (January 1, 1944): 137.

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Wolfenbarger, Deon. *Historic Railroad Resources of Kansas*. National Register of Historic Places multiple property documentation form (2000).

Santa Fe Depot

Name of Property

Douglas County, Kansas

County and State

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has 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 # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property Less than one

Provide latitude/longitude coordinates OR UTM coordinates.

(Place additional coordinates on a continuation page.)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1	<u>38.971253</u>	<u>-95.230388</u>	3	_____	_____
	Latitude:	Longitude:		Latitude:	Longitude:
2	_____	_____	4	_____	_____
	Latitude:	Longitude:		Latitude:	Longitude:

Verbal Boundary Description (describe the boundaries of the property)

The depot currently sits on unplatted land within the boundaries of the City of Lawrence, Kansas in the north half of the NE¼ of Section 31, Township 12 South, Range 20 East. The City owns the depot building itself, along with the building's canopy, adjacent sidewalks, and attached planters; BNSF Railway Company owns the land associated with the depot, including the active tracks. Only that part currently owned by the City (depot building, building canopies, adjacent sidewalks, and attached planters) are included within this nomination. The boundary does not include the adjacent land, tracks, landscape, etc. currently owned by BNSF Railway Company.

Boundary Justification (explain why the boundaries were selected)

The boundaries were selected upon an agreement between both the City (building owner) and BNSF (land owner), in order to allow for nomination.

Santa Fe Depot
Name of Property

Douglas County, Kansas
County and State

11. Form Prepared By

name/title Dr. Dennis Domer, Stan Hernly, edited by Amanda Loughlin (KSHS) & Lynne Braddock Zollner (City)
organization City of Lawrence date Fall 2017
street & number 6 E 6th Street telephone (785) 832-3151
city or town Lawrence state KS zip code 66044
e-mail lzollner@lawrenceks.org

Property Owners: (complete this item at the request of the SHPO or FPO)

name City of Lawrence (Building)
street & number PO Box 708 telephone (785) 832-3151
city or town Lawrence state KS zip code 66044

name BNSF Railway Company (Land); Attn.: Mark Ude, Vice President of Real Estate
street & number 2500 Lou Menk Dr. telephone _____
city or town Fort Worth state TX zip code 76131

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Santa Fe Depot

Name of Property

Douglas County, Kansas

County and State

Additional Documentation

Submit the following items with the completed form:

Photographs

Submit clear and descriptive photographs. The size of each digital image must be 1600x1200 pixels (minimum), at 300 ppi (pixels per inch) or larger. Key all photographs to a sketch map or aerial map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photograph Log

Name of Property: **Santa Fe Depot**

City or Vicinity: **Lawrence**

County: **Douglas**

State: **Kansas**

Photographer: **Hernly Associates**

Date

Photographed: **September 2017**

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 01 of 14:** Street side elevation, looking NE
- 02 of 14:** Street side elevation, looking NW
- 03 of 14:** Southeast elevation
- 04 of 14:** Track side elevation, looking SW
- 05 of 14:** Northwest elevation
- 06 of 14:** Track side entrance
- 07 of 14:** Building details, exterior
- 08 of 14:** Building details, exterior
- 09 of 14:** Passenger waiting area, looking SE
- 10 of 14:** Passenger waiting area, looking NW
- 11 of 14:** Ticket office, looking NW
- 12 of 14:** Service corridor, looking NW toward waiting area
- 13 of 14:** Women's bathroom
- 14 of 14:** Freight office, looking NW

Figures

Include GIS maps, figures, scanned images below.

- 01 of 13:** Contextual map, Kansas Historic Resources Inventory
- 02 of 13:** Former sign, unknown date and source
- 03 of 13:** The new depot in 1956, *Kansas Memory*
- 04 of 13:** Passenger waiting room in 1956, *Kansas Memory*
- 05 of 13:** Boundary Map, City of Lawrence GIS
- 06 of 13:** Floor plan, Hernly Associates, 2009
- 07 of 13:** 1883 Lawrence depot, *Kansas Memory*
- 08 of 13:** The new depot in 1956, *Kansas Memory*
- 09 of 13:** Topeka, Arkansas City, and Hutchinson depots, 1950s photos, *Kansas Memory*
- 10 of 13:** Hutchinson Depot, ca. 1956, *Kansas Memory*
- 11 of 13:** Perspective drawing of proposed station, 1955
- 12 of 13:** Exterior photo key, Hernly Associates, 2017
- 13 of 13:** Interior photo key, Hernly Associates, 2017

Santa Fe Depot
Name of Property

Douglas County, Kansas
County and State

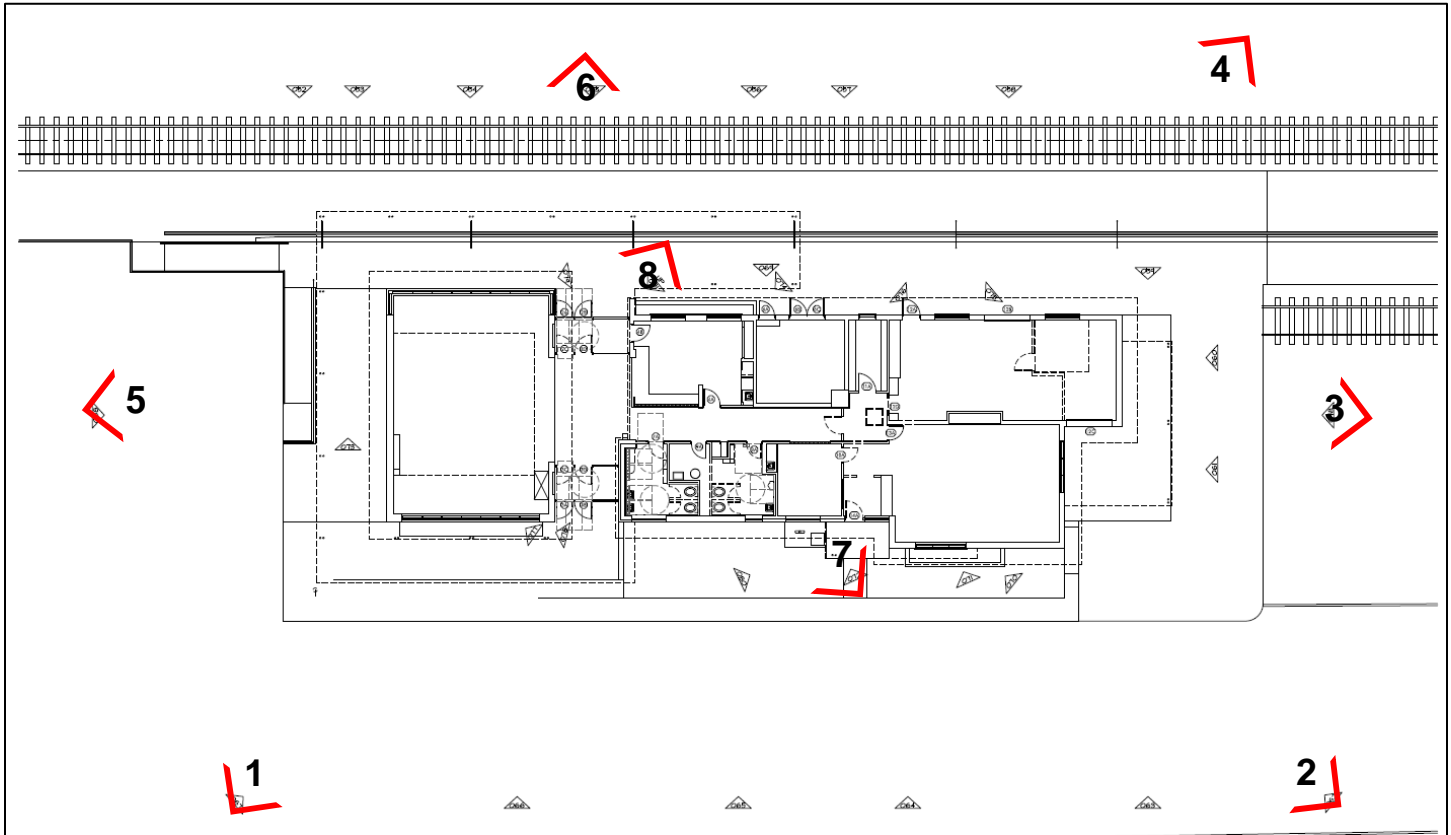


Figure 12: Hernly Associates Exterior Photo Key (NTS).

Santa Fe Depot

Name of Property

Douglas County, Kansas

County and State

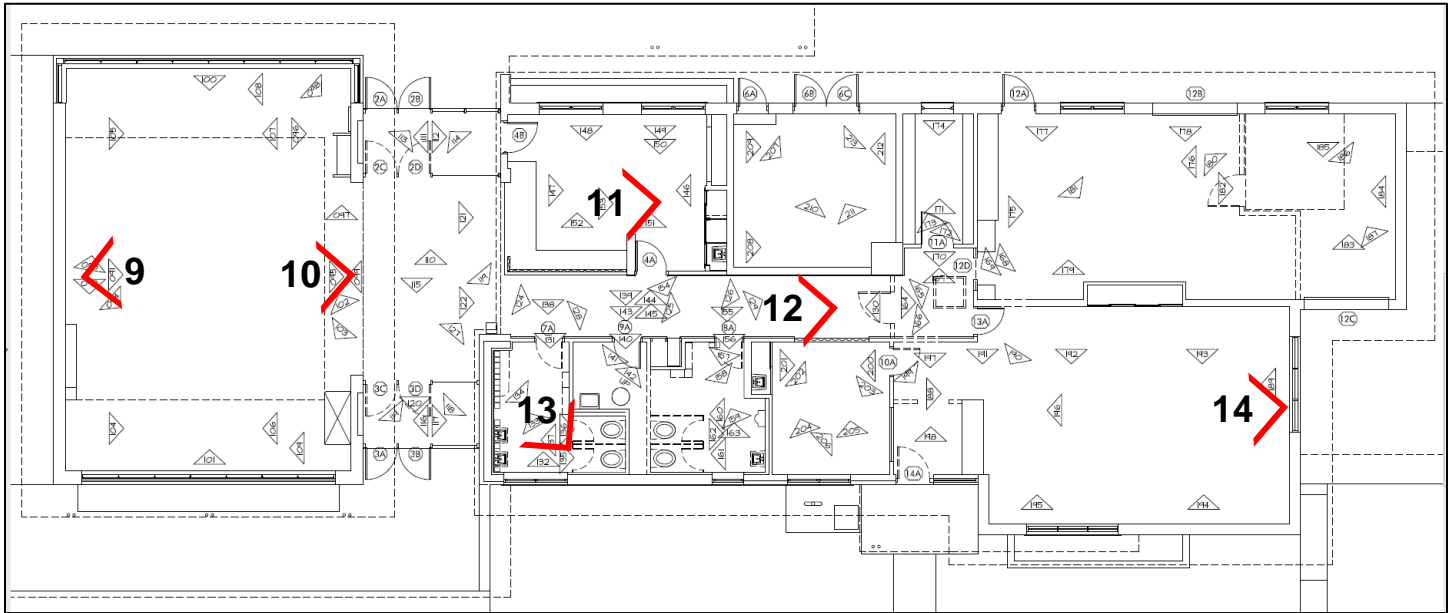


Figure 13: Hernly Associates Interior Photo Key (NTS)

Memorandum

City of Lawrence

Planning and Development Services

TO: Historic Resources Commission
FROM: Katherine Weik, Planner
CC: Lynne Braddock Zollner, Historic Resources Administrator
DATE: October 12, 2017
RE: DR-17-00402 1124 Rhode Island Street; Rehabilitation and New Residential Addition; State Law Review. Deferred From September 21, 2017 Agenda.

Background

At their September 21, 2017 meeting, the Historic Resources Commission (HRC) referred the proposed rehabilitation and new addition to be located at 1124 Rhode Island Street to the Architectural Review Committee (ARC) to work on the items below:

1. Materials and material use
2. Alignment of the addition to reduce the setback on the south side of the addition
3. Discuss the possible use of a hyphen
4. Addition subordination with relationship to height and placement
5. Relationship, size and placement of the windows on the addition

ARC Meeting

The ARC met with the applicant on October 5, 2017 to review the above items. The applicant attended the meeting with revised drawings and worked with the ARC to achieve a final design that will meet all of the concerns of the HRC by addressing subordination of the addition and use of a hyphen to delineate between the existing structure and the new addition. The applicant proposed to lengthen the connection between the existing structure and the new addition to create a hyphen that works within the context of the site and existing structure. This places the two-story addition farther away from the existing structure. This also creates subordination of the addition to the existing structure. It addresses the height and placement of the addition. The new addition is not as tall as the existing structure and because it is now farther back from the main portion of the house, it has less dominance. Materials were discussed and will be compatible with the district. Size and placement of the windows will also be modified to fit the standards.

The Architectural Review Committee had not reviewed the drawings as a committee.

Staff Recommendation

In accordance with Chapter 22 of the Code of the City of Lawrence, the standard of evaluation, staff recommends the Commission approve the Certificate of Appropriateness and make the determination that the revised project does not encroach upon, damage, or destroy the environs of the listed historic property.

Additional Recommendation

Staff recommends the commission direct staff to review any minor alterations to the project that meet the applicable standards and guidelines administratively. Any other revisions or modifications to the project should be forwarded to the Historic Resources Commission for review.

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 10: DR-17-00402
STAFF REPORT

A. SUMMARY

DR-17-00402 1124 Rhode Island Street; Residential Addition; State Law Review and Certificate of Appropriateness. The property is a contributing structure to the North Rhode Island Street Historic Residential District, National Register of Historic Places and is located in the environs of the Rhody Delehanty House (1106 Rhode Island Street), Lawrence Register of Historic Places. Submitted by Struct/Restruct, LLC on behalf of Ben Caplan & Eileen Nutting, property owners of record.

B. PROJECT DESCRIPTION

The applicant is requesting to renovate the existing structure and add a 750 sq. ft. slab on grade, two story addition on the rear of the existing house. An existing one story, single-car garage will also be removed and replaced with a new one story, two-car slab on grade garage in the future but this will be reviewed separately when a demolition permit has been submitted. The current project review is for the main structure rehabilitation and addition only.



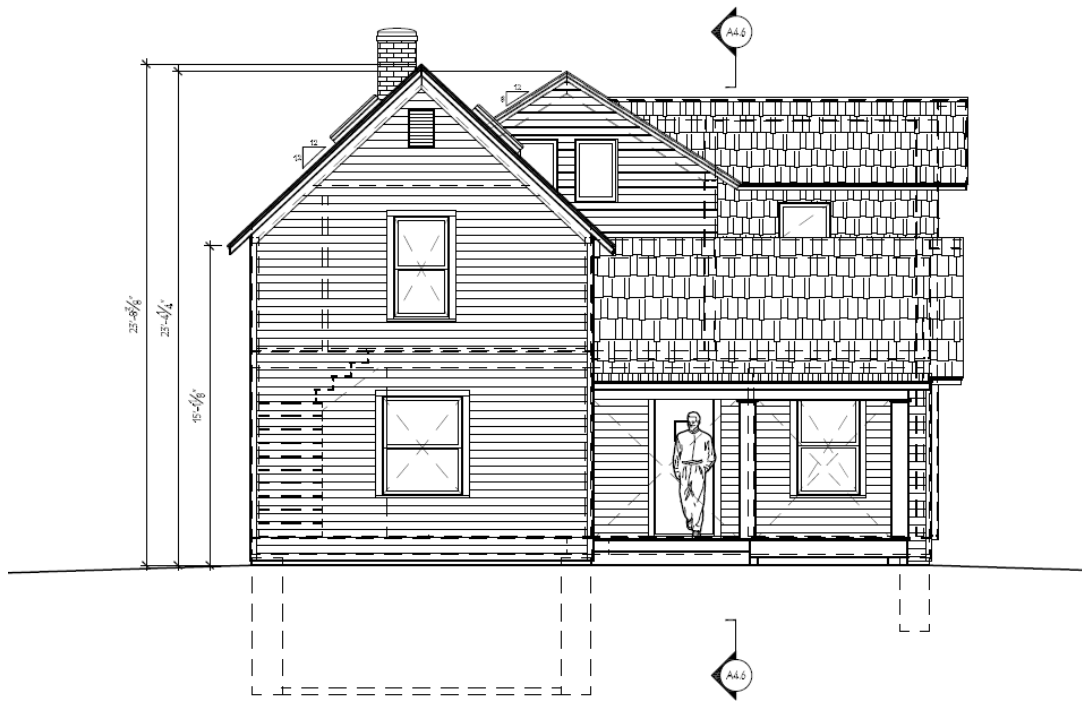
Front of the structure located at 1124 Rhode Island Street.



View of rear of the structure from the alley.

The proposed footprint of the addition is to the rear of the existing structure and steps in from the existing structure by approximately 7 feet on the north. The south wall of the new addition is approximately 1 foot to the south of the existing structure and is separated by a portion of the structure that is setback which creates a hyphen between the existing and new. The new addition is placed centrally on the lot. The total square footage of the new addition is 750 sq. ft. and the overall height will be approximately 23'-8" which is just under the existing roof height.

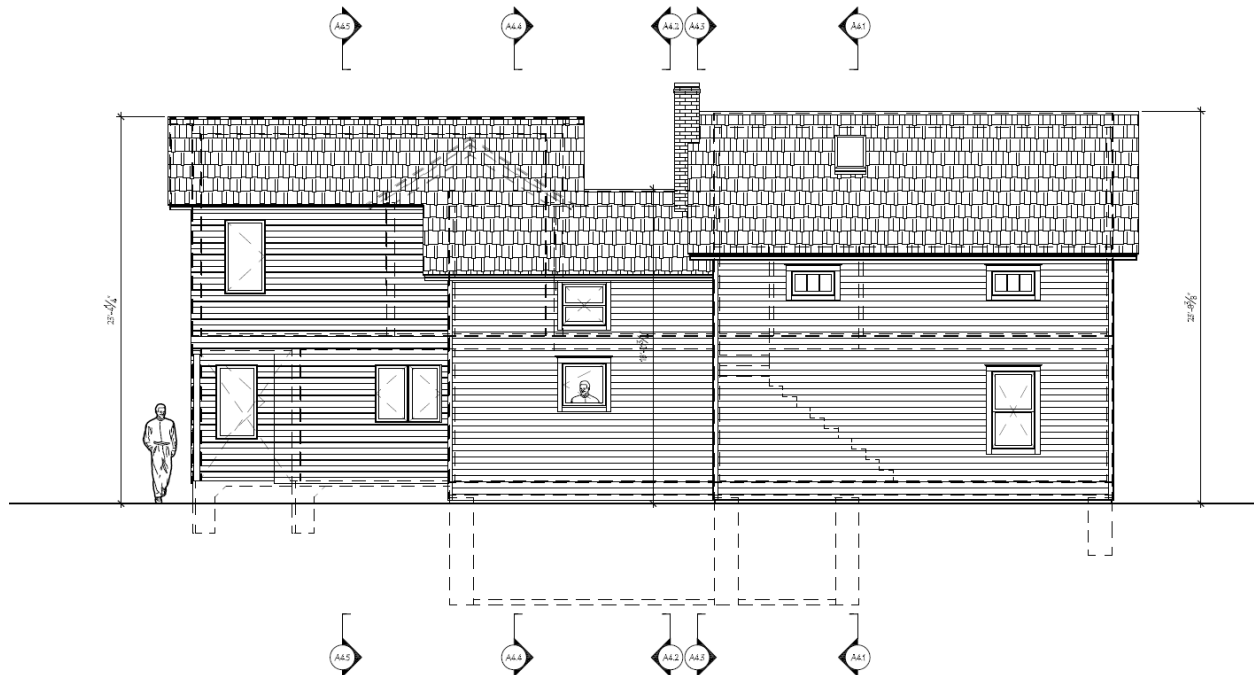
The form of the proposed new addition is two-story with a cross-gable roof that will have simple shed roof forms on single-story sections of the addition. Roofing materials will be composition shingles on the gables and standing seam metal on the shed roof. Proposed siding materials are shake shingles, brick veneer and horizontal wood rainscreen.



The west elevation has one vertical window visible on the gable end of the addition and a small horizontal window on the addition above the south portion of the existing house. The south elevation of the addition will have small windows on the first story and vertical windows on the upper story, one at each end of the addition.

The east elevation will have a rear entry door and a single vertical window to the right and left of the entry. A larger window is proposed on the upper story of the addition located in the

center of the gabled section. A small horizontal window is also placed in the center of the opposite gabled section of the addition. This window lines up with the window on the opposite elevation of the addition.



The north elevation of the addition will have two large vertical windows on the southern-most portion of the addition and a group of two smaller vertical windows are positioned adjacent to where the new addition meets the existing structure.

Windows and doors are proposed to be JeldWen Siteline© wood and clad-wood.

C. STANDARDS FOR REVIEW

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

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.

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.*

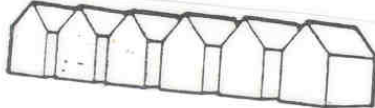
(C) In considering any application for a certificate of appropriateness and in reviewing and commenting on matters before other bodies, the Commission shall consider the standards for review listed above and the following:

(2) New Construction and Additions to Existing Buildings.

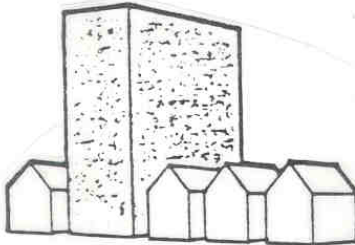
- (a) The design for new construction shall be sensitive to and take into account the special characteristics that the district is established to protect. Such consideration may include, but should not be limited to, building scale, height, orientation, site coverage, spatial separation from other buildings, 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.
- (b) New buildings need not duplicate older styles of architecture but must be compatible with the architecture within the district. Styles of architecture will be controlled only to insure that their exterior design, materials, and color are in harmony with neighboring structures.
- (c) The following specific design criteria shall be used to review all applications for certificates of appropriateness for new construction or additions to existing buildings (See 22-506.1).

HEIGHT

Consider - Relating the overall height of new construction to that of adjacent structures. As a general rule, construct new buildings to a height roughly equal to the average height of existing buildings from the historic period on and across the street.

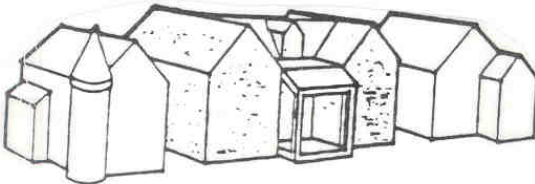


Avoid - New construction that greatly varies in height (too high or too low) from older buildings in the vicinity.

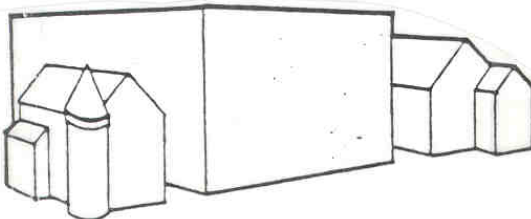


SCALE

Consider - Relating the size and proportions of new structures to the scale of adjacent buildings. Although much larger than its neighbors in terms of square footage, the building shown maintains the same scale and rhythm as the existing buildings.



Avoid - Buildings that in height, width, or massing violate the existing scale of the area. The new building shown here disrupts the scale and rhythm of the streetscape, although it might be appropriate in a different location.

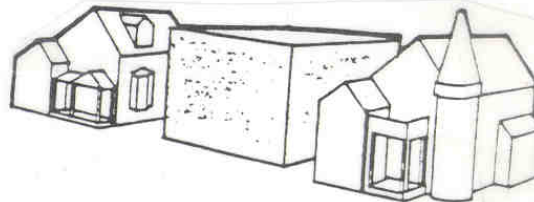


MASSING

Consider - Breaking up uninteresting boxlike forms into smaller, varied masses such as are common on most buildings from the historic period. Variety of form and massing are elements essential to the character of the streetscape in historic districts.



Avoid - Single, monolithic forms that are not relieved by variations in massing. Boxlike facades and forms are intrusive when placed in a streetscape of older buildings that have varied massing and facade articulation.



DIRECTIONAL EXPRESSION

Consider - Relating the vertical, horizontal, or nondirectional facade character of new buildings to the predominant directional expression of nearby buildings. Horizontal buildings can be made to relate to the more vertical adjacent structures by breaking the facade into smaller masses that conform to the primary expression of the streetscape.



Avoid - Strongly horizontal or vertical facade expressions unless compatible with the character of structures in the immediate area. The new building shown does not relate well to either its neighbors or to the rhythm of the streetscape because of its unbroken horizontal facade.



SETBACK

Consider - Maintaining the historic facade lines of streetscapes by locating front walls of new buildings in the same plane as the facades of adjacent buildings. If exceptions are made, buildings should be set back into the lot rather than closer to the street. If existing setbacks vary, new buildings should conform to historic siting patterns.

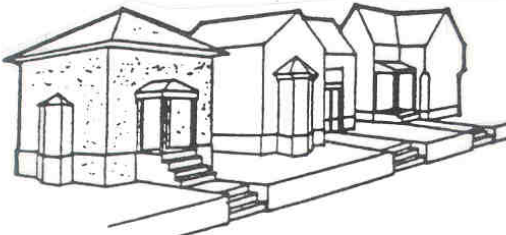


Avoid - Violating the existing setback pattern by placing new buildings in front of or behind the historic facade line. Avoid placing buildings at odd angles to the street, unless in an area where diverse siting already exists, even if proper setback is maintained.

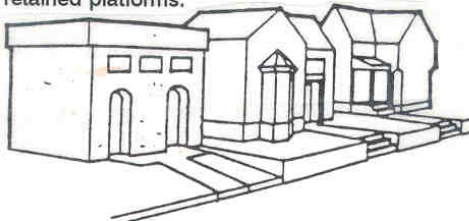


PLATFORMS

Consider - The use of a raised platform is a traditional siting characteristic of some of the older buildings in Lawrence. This visual "pedestal" is created by retaining walls and stepped entries.

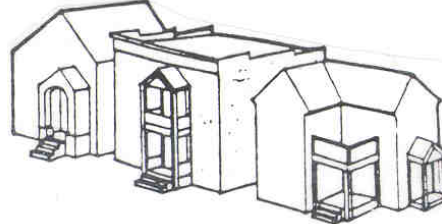


Avoid - Bringing walls of new buildings straight out of the ground without a sense of platform, i.e., without maintaining the same entry height as neighboring buildings. Such structures seem squat, visually incomplete, and do not relate well to their elevated neighbors. Also avoid leveling off terraced slopes or removing retained platforms.

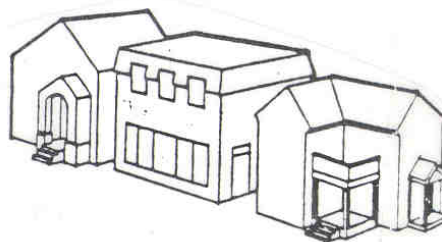


SENSE OF ENTRY

Consider - Articulating the main entrances to the building with covered porches, porticos, and other pronounced architectural forms. Entries were historically raised a few stops above the grade of the property and were a prominent visual feature of the street elevation of the building.

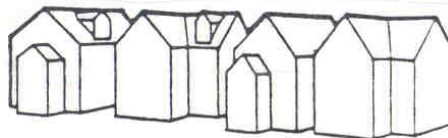


Avoid - Facades with no strong sense of entry. Side entries or entries not defined by a porch or similar transitional element result in an incompatible "flat" first-floor facade.

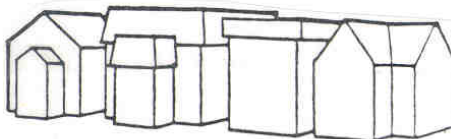


ROOF SHAPES

Consider - Relating the roof forms of the new buildings to those found in the area. Although not entirely necessary, duplication of the existing or traditional roof shapes, pitches, and materials on new construction is one way of making new structures more visually compatible.



Avoid - Introducing roof shapes, pitches, or materials not traditionally used in the area.

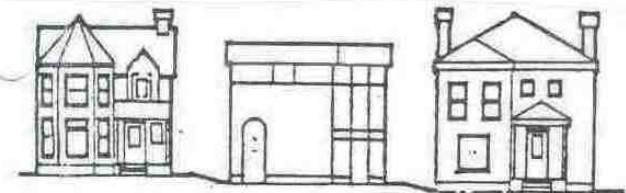


RHYTHM OF OPENINGS

Consider - Respecting the recurrent alternation of wall areas with door and window elements in the facade. Also consider the width-to-height ratio of bays in the facade. The placement of openings with respect to the facade's overall composition, symmetry, or balanced asymmetry should be carefully studied.



Avoid - Introducing incompatible facade patterns that upset the rhythm of openings established in surrounding structures. Glass walls and window and door shapes and locations shown in the example are disrespectful to the adjoining buildings.

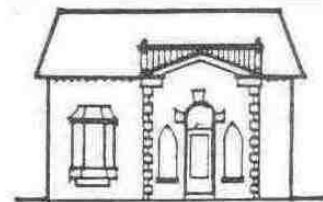


IMITATIONS

Consider - Accurate restoration of or visually compatible additions to existing buildings, and, for new construction, contemporary architecture that well represents our own time, yet enhances the nature and character of the historic district.



Avoid - Replicating or imitating the styles, motifs, or details of older periods. Such attempts are rarely successful and, even if done well, present a confusing picture of the true character of the historical area.



The property is in the environs of the Rhody Delehunty House (1106 Rhode Island Street), Lawrence Register of Historic Places.

Environs Definition for the Rhody Delehunty House.

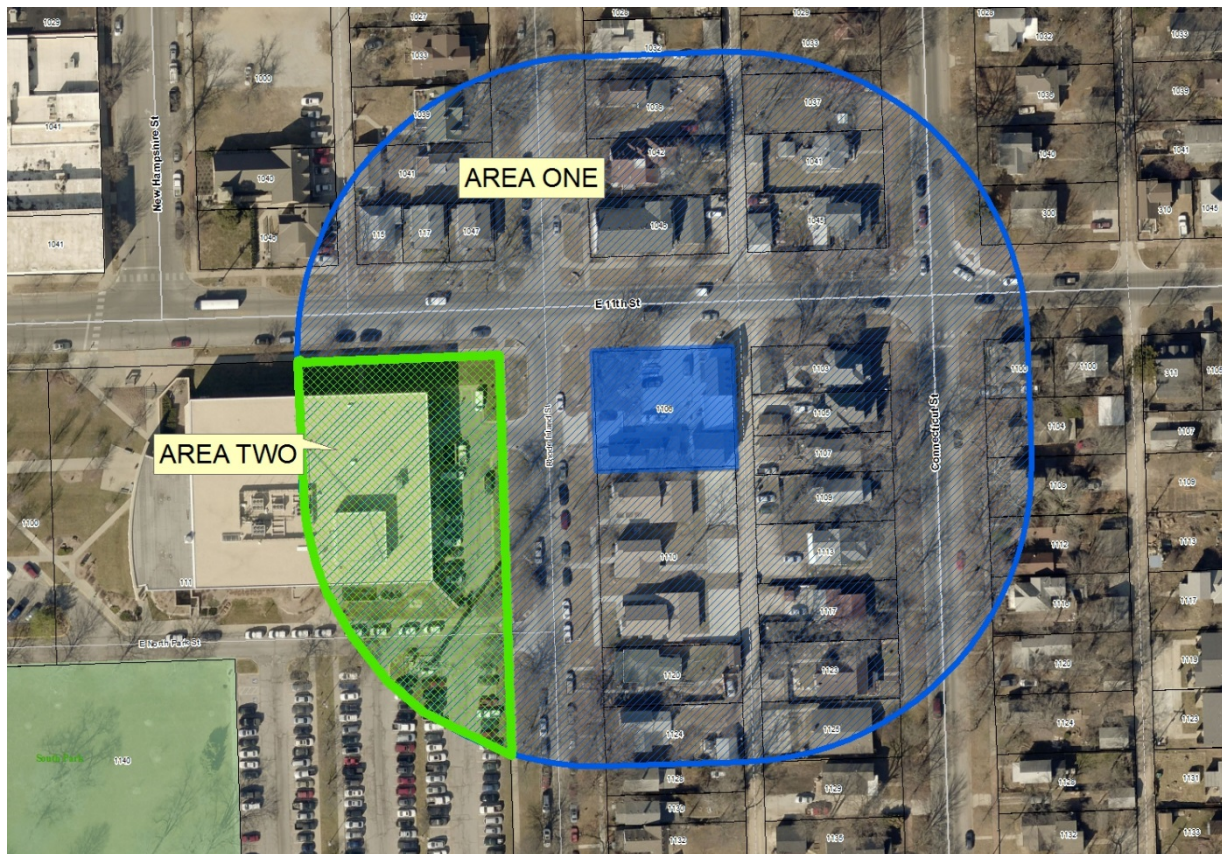
The Environs for 1106 Rhode Island Street, the Rhody Delehunty House, should be reviewed in the following manner. The Environs are divided into two areas (see attached map) and 1124 Rhode Island is located in Area 1. The following standards apply:

Area 1: 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.



D. STAFF ANALYSIS

Project Review

1124 Rhode Island Street is listed as a contributing property to the North Rhode Island Street

Historic Residential District that was listed in the National Register of Historic Places in 2004. While the nomination does not identify a name or chronology for the structure, it dates the construction of the structure to pre-1873 with the addition constructed c. 1920. 1124 Rhode Island Street is also located in the environs of the Rhody Delehunty House (1106 Rhode Island Street), Lawrence Register of Historic Places.

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 or 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.

The construction of an exterior addition to a historic building may seem to be essential for a new or expanded use, but new additions should be avoided, if possible, and considered only after it is determined that the proposed need cannot be met by altering secondary, non-character defining interior spaces. After a thorough evaluation of interior solutions, if an exterior addition is still judged to be the only viable alternative, the addition should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features of the structure are not radically changed, obscured, damaged, or destroyed. New additions should be constructed so that there is the least possible loss of historic materials, located at the rear or on an inconspicuous side of a historic building, and limited in size and scale in relationship to the historic building. Design for the new work may be contemporary, but it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

The proposed project will consist of both interior and exterior rehabilitation. Repairs will be made to existing architectural elements on the façade. The rehabilitation also includes a large addition at the rear of the structure.

When adding an addition to a historic structure, the primary concerns are to minimize the loss of historic materials, place the addition where it has a minimal impact on the primary façade, and the use of compatible materials. The two-story addition at the rear of the structure will remove some historic materials but the removal has been minimized to maintain a significant amount of historic walls both interior and exterior. The majority of the loss of historic material is the loss of interior historic walls to increase the size of the kitchen and to allow for the reconfiguration of the upstairs living space and some exterior walls on the rear of the structure that appear to be from an enclosed shed roof porch addition and a small amount from the c. 1920s addition. Other historic material that will be lost will be the existing shed roof and slope of the roof. This alteration is also on the rear of the structure. While a loss of historic materials, the change for this area of the existing structure allows for the new addition to transition from the historic addition in a pseudo-hyphen form.

Proposed additions should not be visible from the public right-of-way and have a minimal impact on the primary façade. When reviewing additions for historic structures, this is one of the primary goals of a project. Particular attention should be placed where the addition attaches to the existing structure. The proposed addition should be stepped back from the existing wall line to read as a separation between the new and existing structure. The proposed addition in this case does step back on the north elevation, but it extends past the wall plane of the original structure on the south. While the alteration to the shed roof addition creates somewhat of a hyphen on this elevation, this extension is not appropriate and should be recessed behind the southern wall plane of the historic structure. Because the proposed addition is two stories in height, it is very large for the existing structure and is visible from the public right-of-way adjacent to the primary facade. From the street, the new addition creates the visual of a large two story structure. The height of the proposed addition dominates the historic structure and is almost exactly the same height as the historic structure at the peak of both roofs. Additions should always be subordinate to the historic structure. The proposed addition is not subordinate to the historic structure primarily because of the height of the structure. There is only an approximately 6 foot break between the 2 gables of the historic and the new addition which adds to the inappropriate size of the addition. Because the height and the separation is so minimal, the windows on the new addition on the west elevation will also be clearly visible from the public right-of-way. This adds to the overall scale, massing, and height of the addition making it clearly too large for the historic structure.

Compatible materials are also a significant consideration when reviewing additions for historic structures. The west elevation of the proposed addition that will be clearly visible from the public right of way due to the height of the addition will be sheathed in horizontal lap siding to match the existing lap siding of the historic structure and new wood shake shingle siding. The horizontal lap siding would be appropriate for an addition but the new wood shake shingle siding on the side of the side of a structure, especially if the shingles are not painted, is not an appropriate material use. Other materials proposed for the structure are brick veneer, new horizontal wood rainscreen siding, and additional shake shingles on side elevations. Wood rainscreen siding is not an appropriate material for an addition to a historic structure. Shake shingles are not appropriate for side elevations for an addition for this simple vernacular structure although they may be appropriate for another type of architecture in a different location. Brick veneer can be an appropriate material for an addition to a historic structure, but it is not for this simple wood-frame, wood lap siding, structure. Brick veneer, like the height of the structure makes the addition too "heavy" and adds to the dominance of the new addition. Appropriate materials for one historic structure addition are not necessarily appropriate for another historic structure addition. The materials proposed for this addition other than horizontal lap siding are not appropriate for an addition to this small vernacular house.

The proposed project does allow for the significant character defining element of the neighborhood pattern of front yard, structure, rear yard, alley to be maintained. This is very important for new additions to historic structures in this area.

State Law 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.

Standards 1, 2, 6, 9 and 10 apply to this project.

Standard 1 is met by the continuing use of the structure for uses that have historically existed in the structure. The new addition is an alteration to allow for the expansion of the space for the continuation of the use. Likewise, the interior alterations in the primary areas of the structure appear to be minimized to allow for the continued use of the structure as a single family home.

Standard 2 is met by repairing existing materials and replacing deteriorated materials with those that are similar.

Standard 6 is met by the repair and repainting of existing historic features and matching the old feature in design, color, texture, color and material. All work will be in accordance with the applicable standards and guidelines. Special attention should be given to the remaining significant interior features that are not all identified in the application. Those items not included in this review will be reviewed by the Historic Resources Administrator as part of the building permit at an administrative level.

Standards 9 & 10 speak to the compatibility of the proposed addition. The addition does attempt to minimize the loss of historic materials that characterize the property, however, the size of the addition is large for both the lot and the existing structure. The addition is visible from the right-of-way on the primary façade. The new addition has the visual effect of the existing contributing structure appearing to be a large two-story house. The setback on the south side of the addition should be addressed to reduce the impact on the historic form. The addition also appears to be out of scale with the existing structure due to the overall height of the addition and the proposed fenestration size and pattern.

The use of materials that are compatible and the design differentiation should ensure that if the addition were removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. The applicant is proposing a number of different materials for the new addition. Those materials include, wood shake, lap siding, brick veneer and rainscreen. Staff is proposing a reduction in number of materials used on the new addition and rainscreen is not a compatible siding material with the existing structure, the district or the environs of the locally listed property.

Window and door placement and sizes are very important to the overall scale and compatibility of an addition to a historic structure. The windows and doors should have an architectural relationship with the historic structure in alignment, rhythm, and size of the openings. While it may in some instances be appropriated for new additions to have modern features in areas that are not visible from the public right of way, typically windows and doors should meet this guideline. Proportions and styles of the windows are of similar design to windows on the existing structure with similar trim and a simple design approach, however some of the windows are smaller in scale and would be more compatible if adjusted.

While the addition creates a faux hyphen on the south elevation, there is no distinguishing relief on the north elevation to separate the historic structure from the addition. The best way to add a new addition is to add a true hyphen to the historic structure that connects the new addition to the historic structure. This would be possible for this addition if the connection were made through the east hallway space. This would also minimize the loss of historic materials.

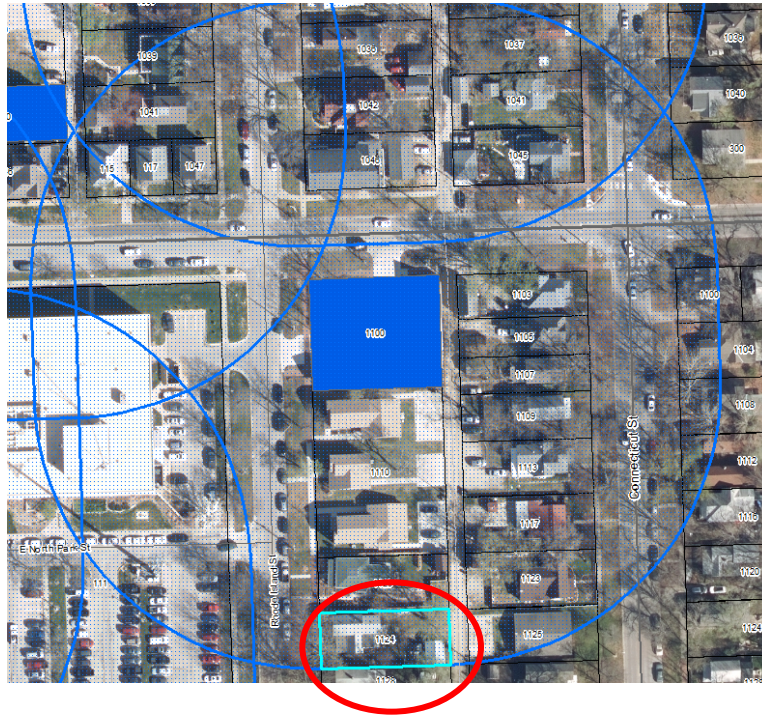
Staff is of the opinion, based on the above project analysis and above review using the Secretary of the Interior's Standards because the property is listed, that the project should be referred to the Architectural Review Committee for design refinement that will allow the project to meet the applicable standards and guidelines while achieving the applicant's project goals. Specifically, staff recommends review of the materials and material use, alignment of the addition to reduce the setback on the south side of the addition and discuss the possible use of a hyphen, addition subordination with relationship to height and placement, and the relationship and size and placement of the windows on the new addition.

Certificate of Appropriateness

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. While the least stringent review is used for the project, the standards and guidelines in Chapter 22 (see above) should still be used in review of the project.

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, or in the case of a Certificate of Appropriateness, located in the environs of a listed property or 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 or its environment.

New construction in the environs of a listed property should be reviewed using the standards in 22-505. In addition, proposed 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 additions 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 property is located at 1124 Rhode Island Street in the environs of the Rhody Delehunty House at 1106 Rhode Island Street. The location of the Rhody Delehunty House is located 3 parcels to the north of 1124 Rhode Island Street. There is not a direct line of sight from the subject property to the listed structure. There is, however, a significant relationship between the two structures as part of the remaining pattern of the residential character of the environs.

New construction in the environs should relate to the setback, size, form, patterns, texture, materials, and color of the features that characterize the environs of listed properties. Where there are inconsistent setbacks or varied patterns, the new construction should fall within the range of typical setbacks and patterns in the environs of the listed property.

The size of the addition is large for small structures in the environs of the listed property and the form and massing of the proposed addition, as proposed with the height and scale, is not subordinate to the existing house and is not compatible to the environs of the listed property. While the neighborhood and environs of the listed property have a mix of single and two story structures, they are not typically of this type of gable behind gable construction.

The proposed site placement and setbacks are within the range of setbacks and site placement in the area. An important characteristic of the environs of the listed property is the pattern created by the area of front yard, side yards, structure, rear yard, and accessory structures located adjacent to the alley or at the rear of the lot. The proposed project respects these patterns.

Most of the materials proposed for the structure are compatible with the environs, but the rainscreen material is not compatible and should not be used.

The height of the addition is the primary concern for staff. The height creates an addition that

appears to make the structure too large for the environs although if it were not in this location it might be appropriate in scale and mass with this style of house. However, for this location in the environs, the height of the new structure creates an addition that is not subordinate to the historic property and therefore is not in scale with the structures in the environs of the listed property.

E. STAFF RECOMMENDATION

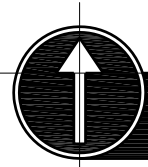
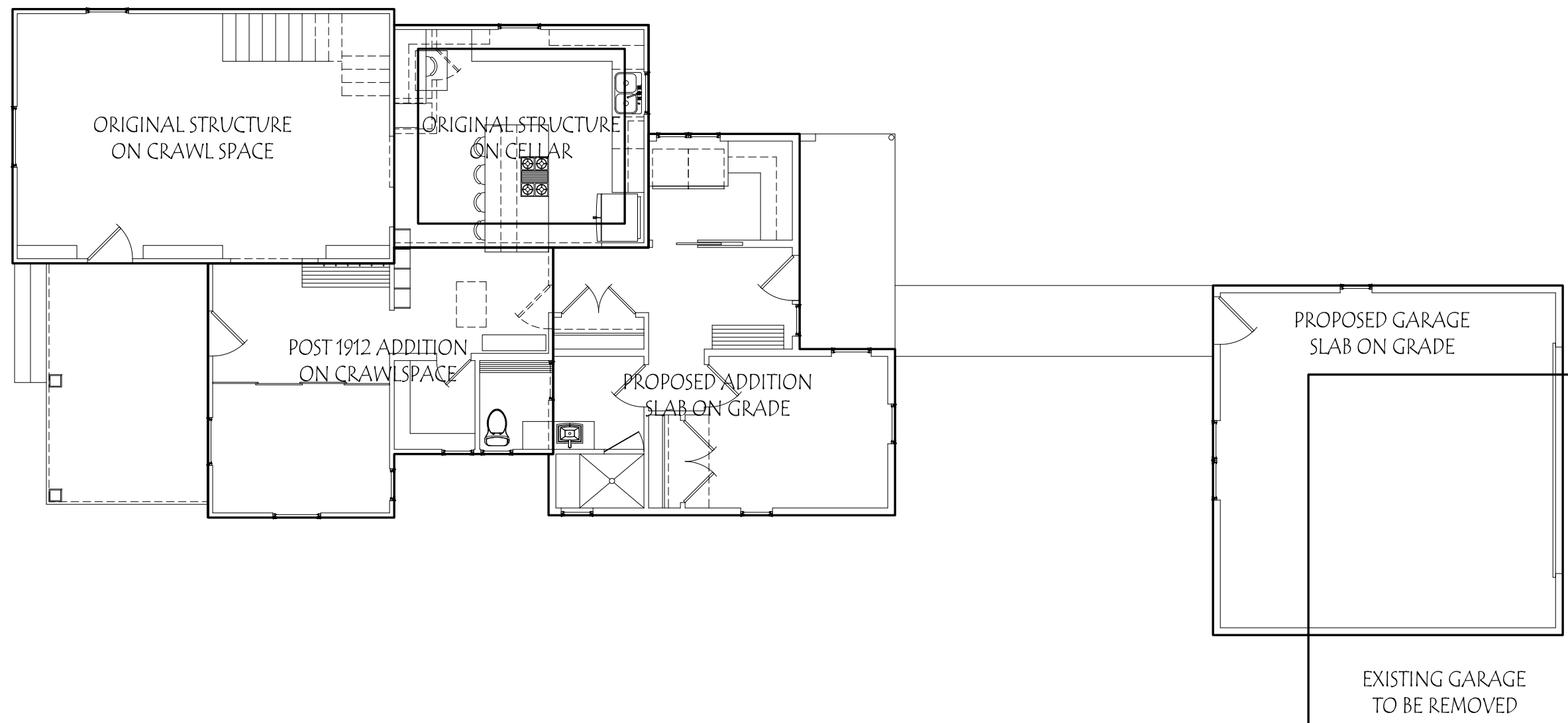
State Law Review

Staff is of the opinion based on the above project review that the project should be referred to the Architectural Review Committee for the following items:

1. Materials and material use
2. Alignment of the addition to reduce the setback on the south side of the addition
3. Discuss the possible use of a hyphen
4. Addition subordination with relationship to height and placement
5. Relationship and size and placement of the windows on the addition

Certificate of Appropriateness

Staff is of the opinion based on the above project review that the project should be referred to the Architectural Review Committee to discuss the reduction of the height of the addition.



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CAPLAN & NUTTING RENOVATION
& ADDITION

1124 Rhode Island St.

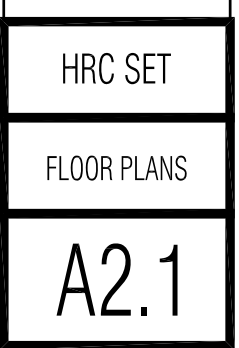
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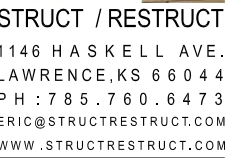
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HRC SET

FLOOR PLANS

A2.1.1





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1124 Rhode Island St.
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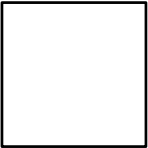
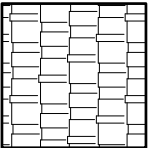
HRC SET

FLOOR PLANS

A2.2



-  PARTITION WALLS TO BE REMOVED
-  NEW FRAMED WALLS

-  NEW EPDM ROOF
-  EXISTING OR NEW COMPOSITION ROOFING

REV.	DATE	DESCRIPTION

ISSUE DATE: 10.12.17
PROJECT NAME: Caplan
DRAWN BY: EJ

HRC SET

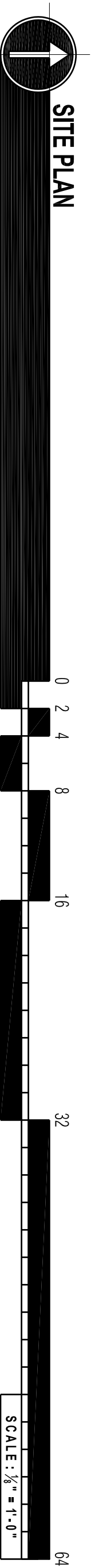
SITE PLAN

A1.1

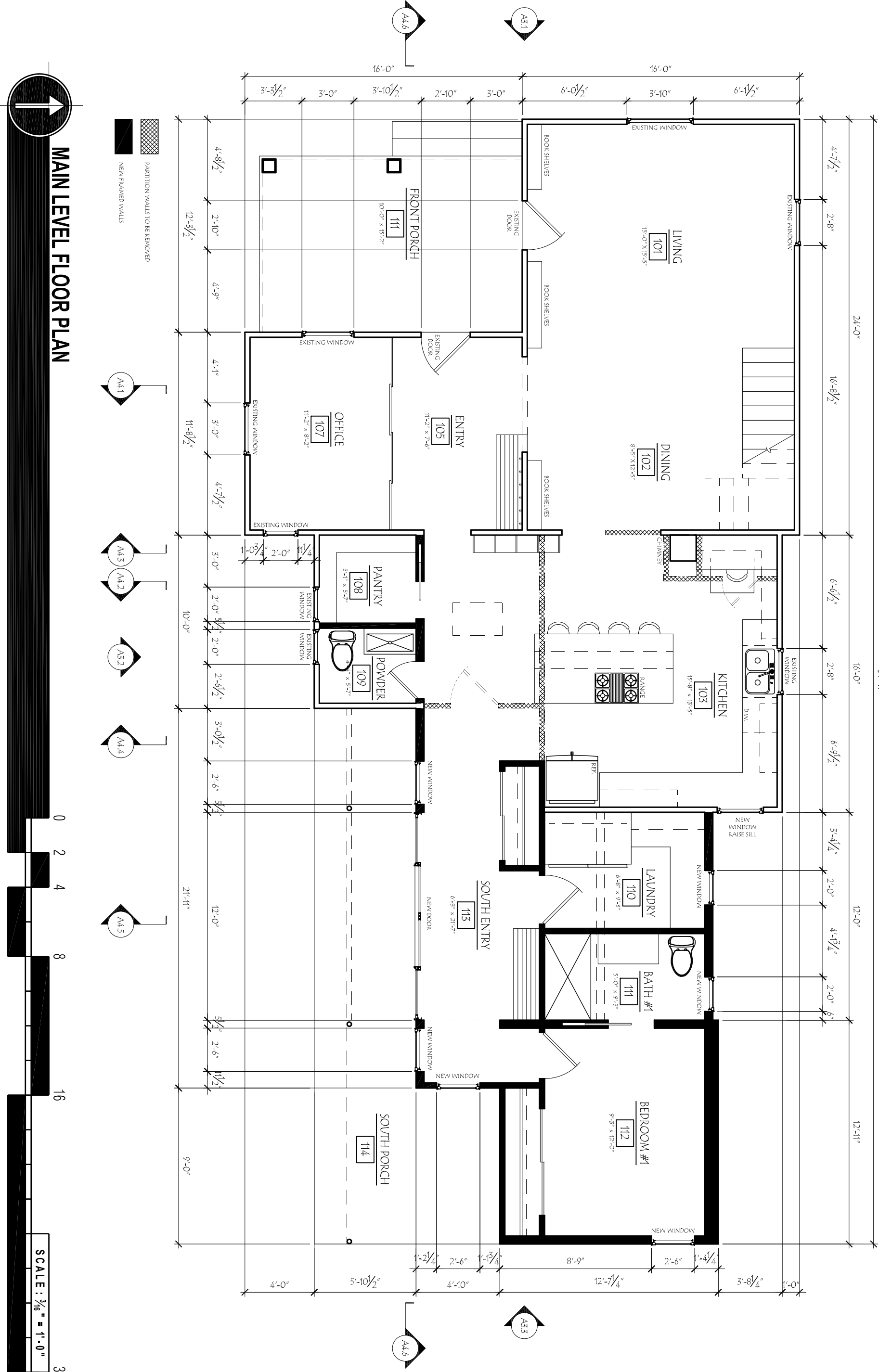


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SITE PLAN



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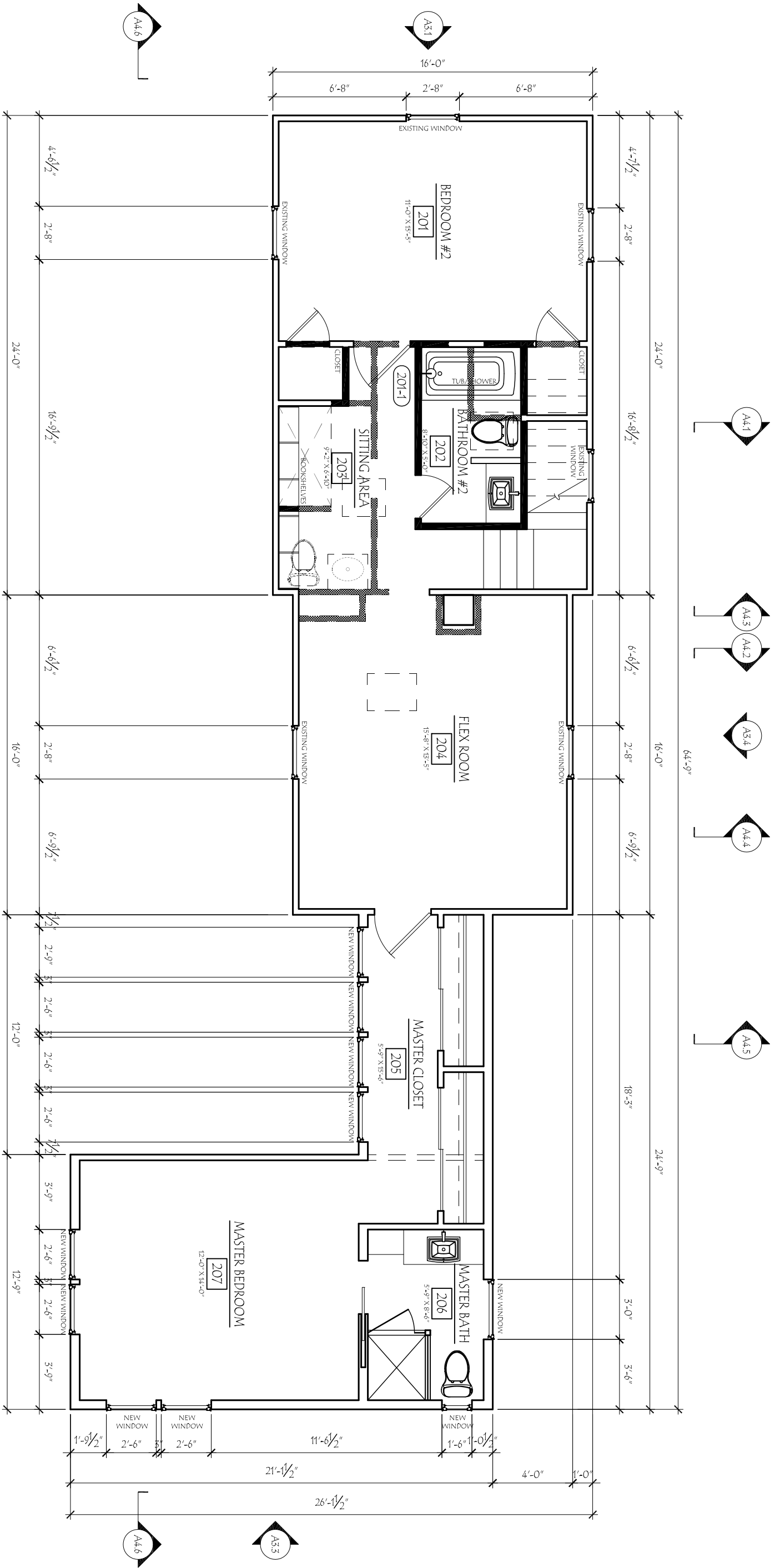
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PROJECT NAME: Caplan
DRAWN BY: EJ

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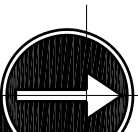
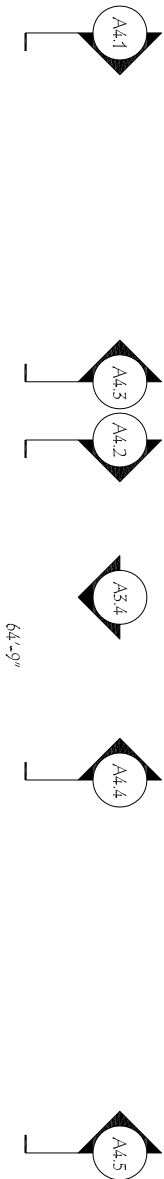
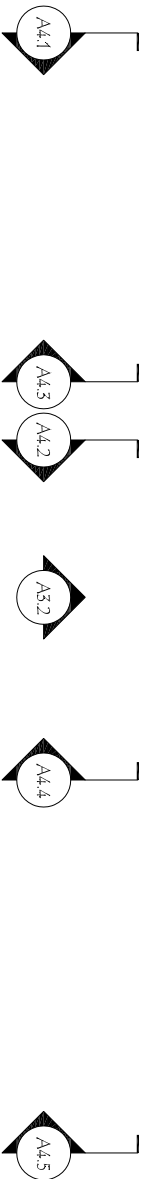
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A2.1

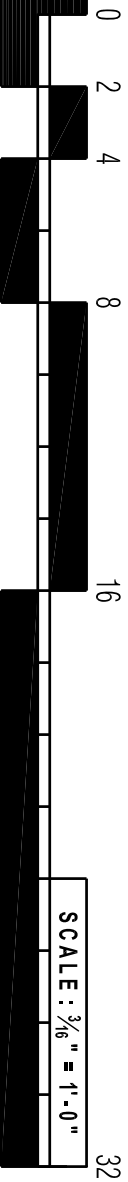


PARTITION WALLS TO BE REMOVED

NEW FRAMED WALLS



UPPER LEVEL FLOOR PLAN



SCALE: 3/16" = 1'-0"



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REV.	DATE	DESCRIPTION

ISSUE DATE: 10.12.17
PROJECT NAME: Caplan
DRAWN BY: EJ

HRC SET

FLOOR PLANS

A2.2



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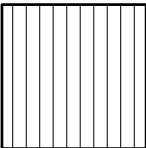
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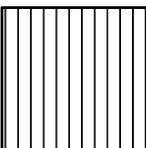
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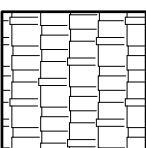
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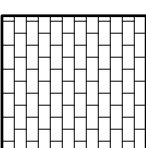
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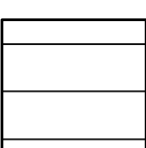


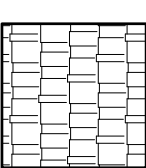
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EXISTING
HORIZONTAL
LAPPED SIDING OR
NEW HORIZONTAL
LAPPED SIDING TO
MATCH EXISTING
- 

NEW HORIZONTAL
WOOD RAINFOREST
SIDING
- 

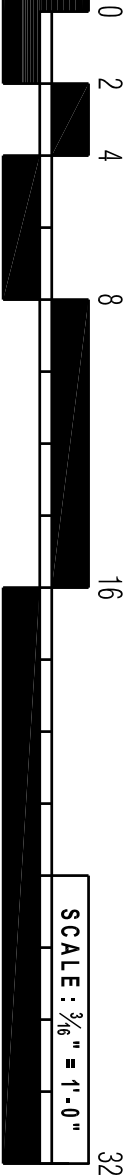
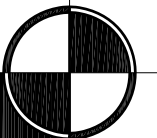
NEW WOOD SHAKE
SHINGLE SIDING
- 

NEW BRICK VENEER
- 

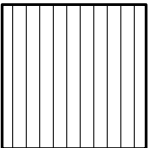
NEW 16" STANDING
SEAM METAL
ROOFING
- 

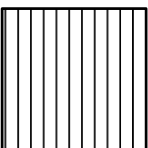
EXISTING OR NEW
COMPOSITION
ROOFING

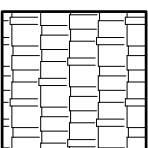
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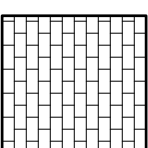





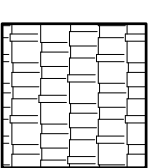
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EXISTING
HORIZONTAL
LAPPED SIDING OR
NEW HORIZONTAL
LAPPED SIDING TO
MATCH EXISTING
- 

NEW HORIZONTAL
WOOD RAINSCREEN
SIDING
- 

NEW WOOD SHAKE
SHINGLE SIDING
- 

NEW BRICK VENEER
- 

NEW 16' STANDING
SEAM METAL
ROOFING
- 

EXISTING OR NEW
COMPOSITION
ROOFING

SOUTH ELEVATION

0 2 4 8 16

32

SCALE : 3/16" = 1'-0"

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PROJECT NAME:		Caplan	
DRAWN BY:		EJ	

HRC SET

ELEVATIONS

A3.2



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& ADDITION
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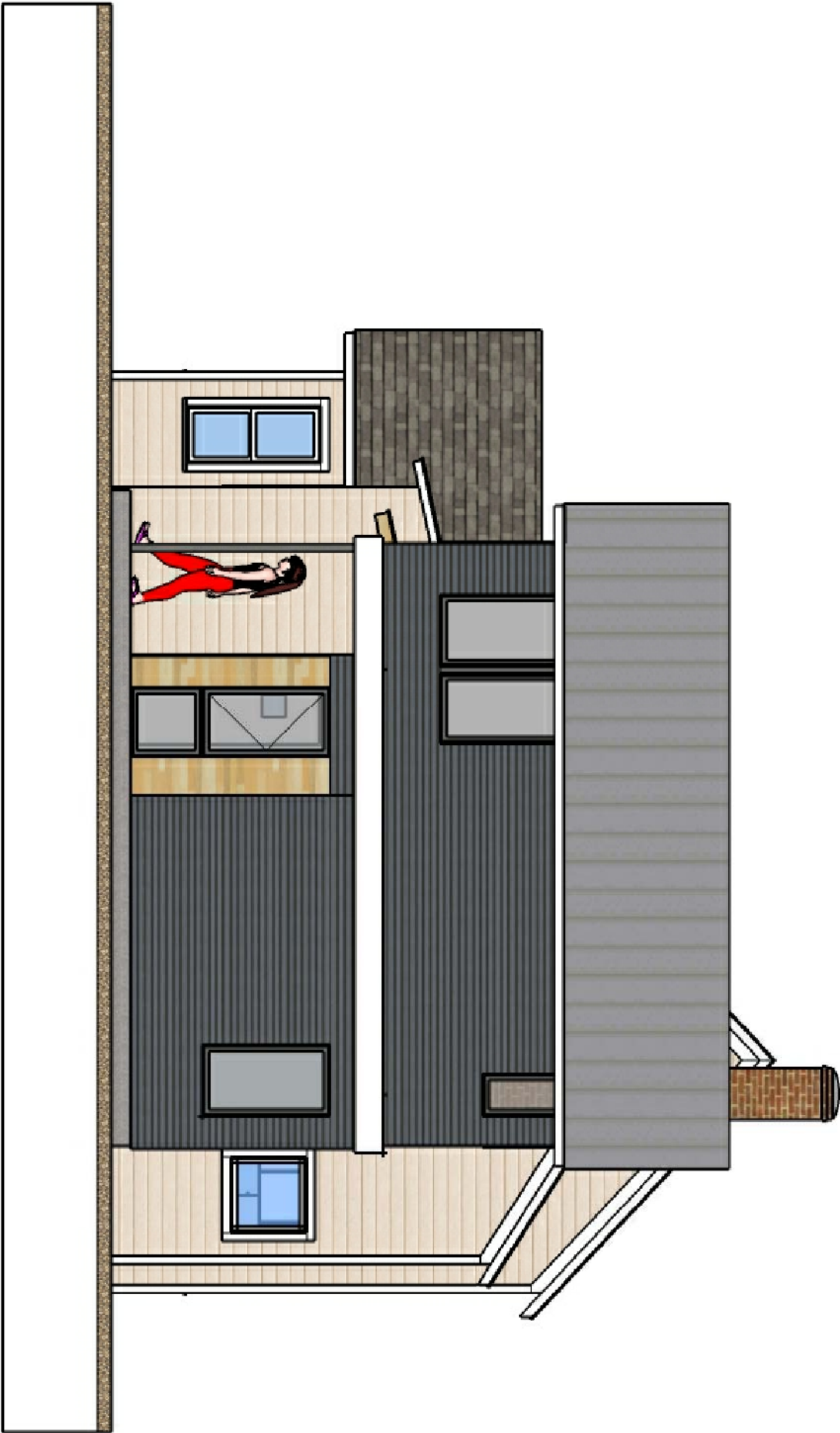
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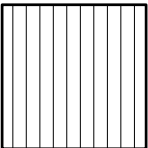
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PROJECT NAME: Caplan
DRAWN BY: EJ

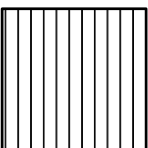
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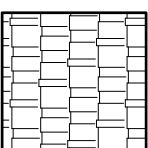
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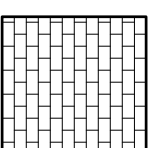
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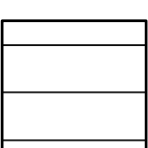


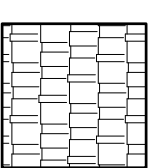
- 

EXISTING
HORIZONTAL
LAPPED SIDING OR
NEW HORIZONTAL
LAPPED SIDING TO
MATCH EXISTING
- 

NEW HORIZONTAL
WOOD RAINSCREEN
SIDING
- 

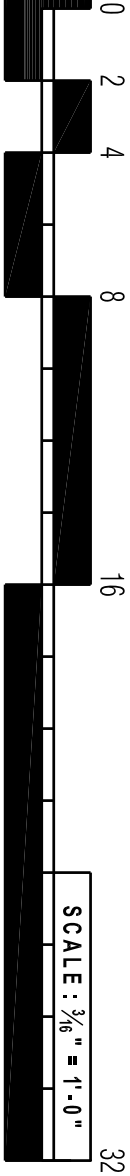
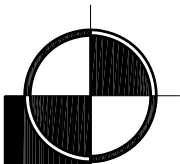
NEW WOOD SHAKE
SHINGLE SIDING
- 

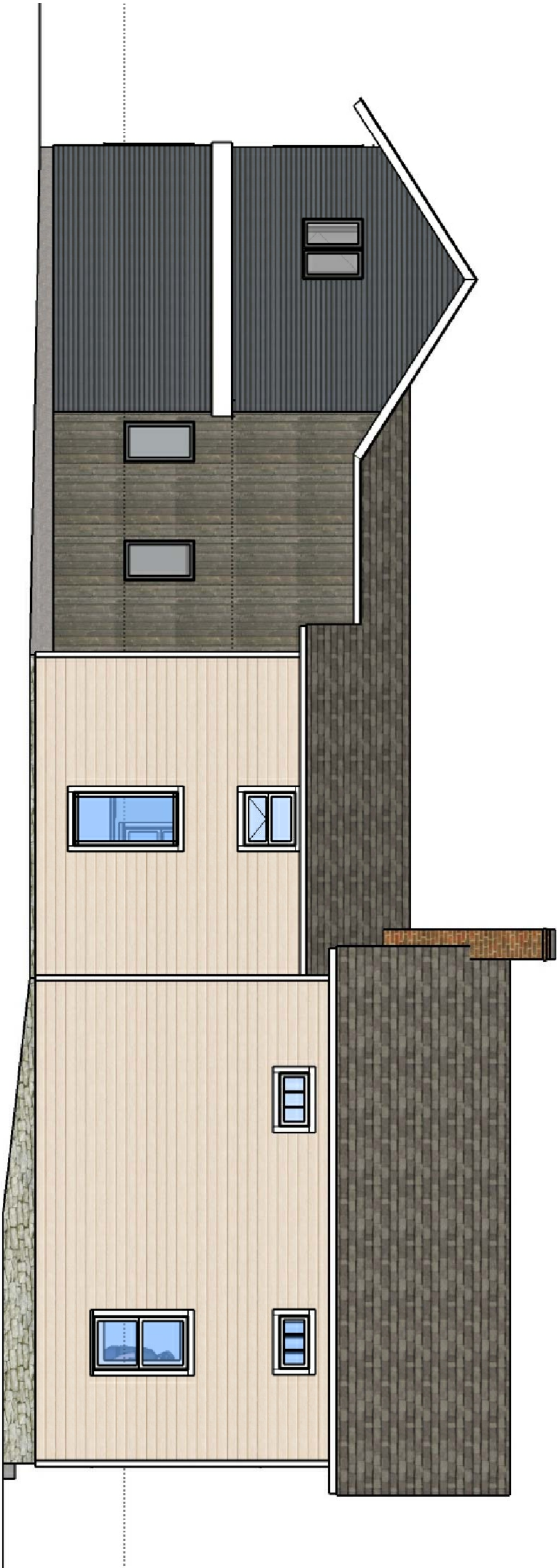
NEW BRICK VENEER
- 

NEW 16' STANDING
SEAM METAL
ROOFING
- 

EXISTING OR NEW
COMPOSITION
ROOFING

EAST ELEVATION





NORTH ELEVATION

- EXISTING
HORIZONTAL
LAPPED SIDING OR
NEW HORIZONTAL
LAPPED SIDING TO
MATCH EXISTING
- NEW HORIZONTAL
WOOD PAINTSCREEN
SIDING
- NEW WOOD SHAKE
SHINGLE SIDING
- NEW BRICK VENEER
- NEW 16" STANDING
SEAM METAL
ROOFING
- EXISTING OR NEW
COMPOSITION
ROOFING

0 2 4 8 16 32

SCALE : 3/16" = 1'-0"

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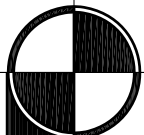
HRC SET

ELEVATIONS

A3.4



VIEW FROM SOUTHEAST



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PERSPECTIVES

AP-6



VIEW FROM SOUTHWEST



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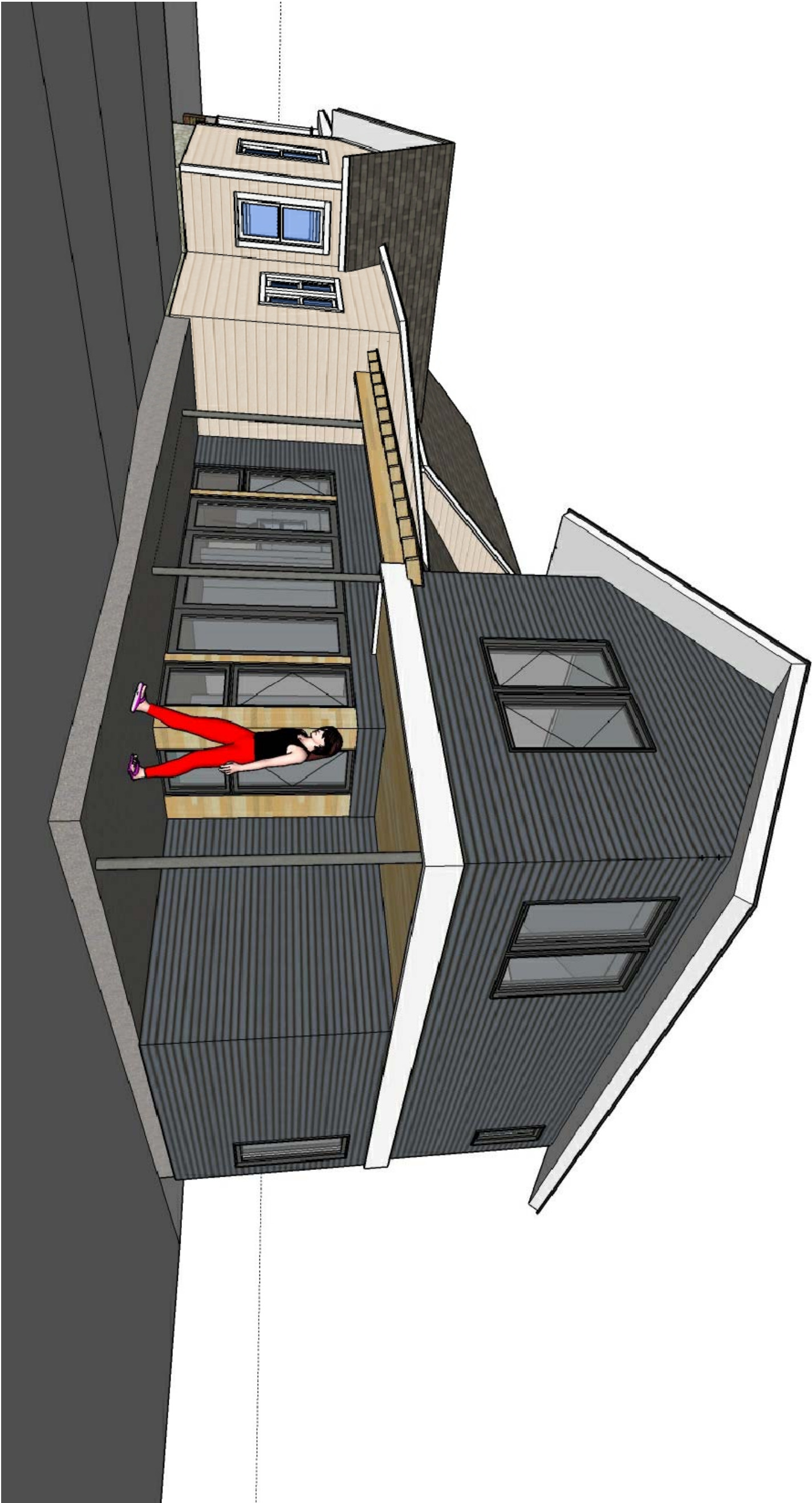
REV.	DATE	DESCRIPTION

ISSUE DATE: 10/12/17
PROJECT NAME: Caplan
DRAWN BY: EJ

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PERSPECTIVES

AP-7



VIEW FROM SOUTHEAST



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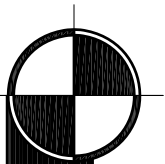
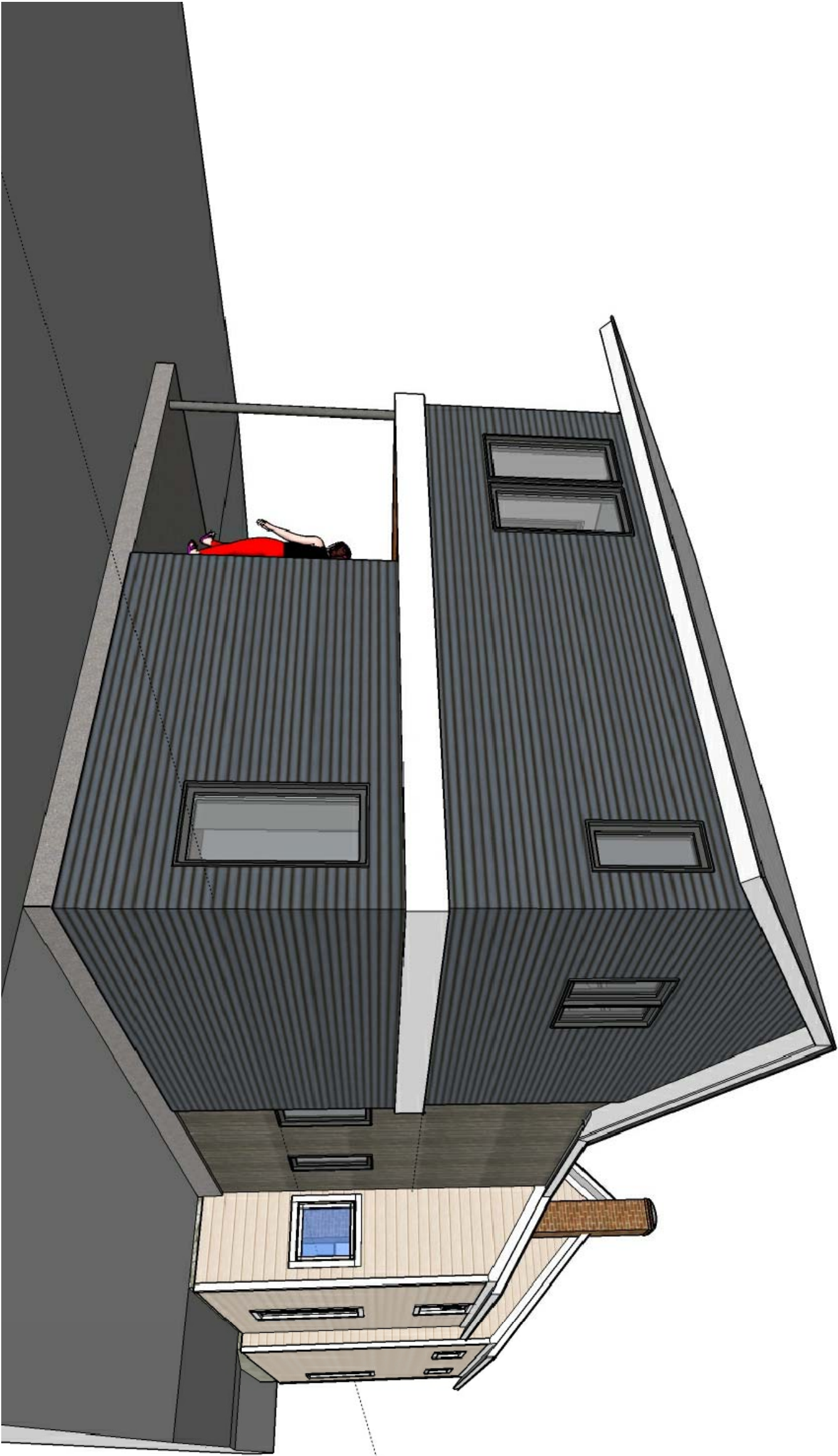
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HRC SET

PERSPECTIVES

AP-8



VIEW FROM NORTHEAST



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ISSUE DATE: 10/12/17
PROJECT NAME: Caplan
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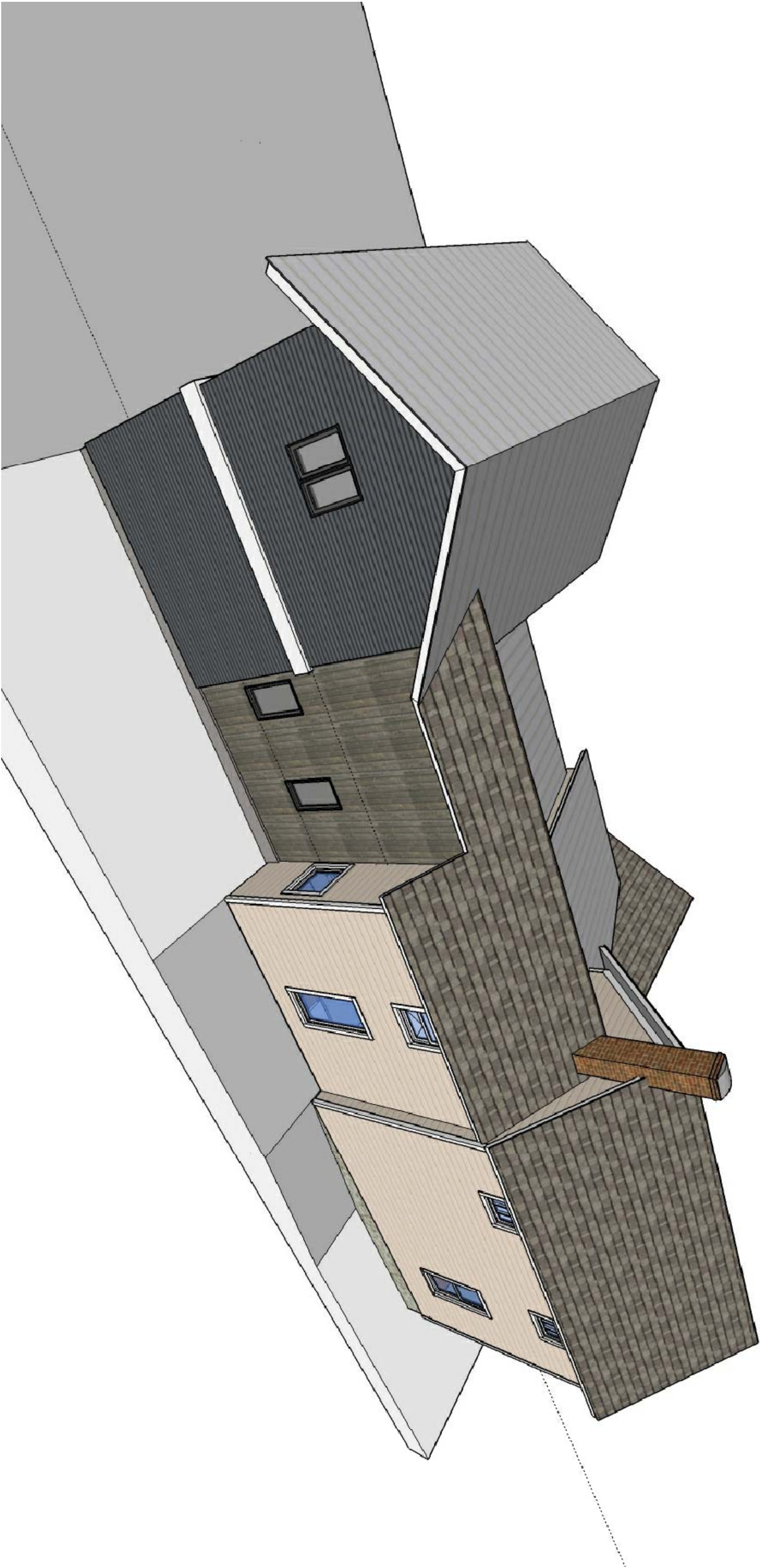
HRC SET

PERSPECTIVES

AP-9



VIEW FROM NORTHEAST



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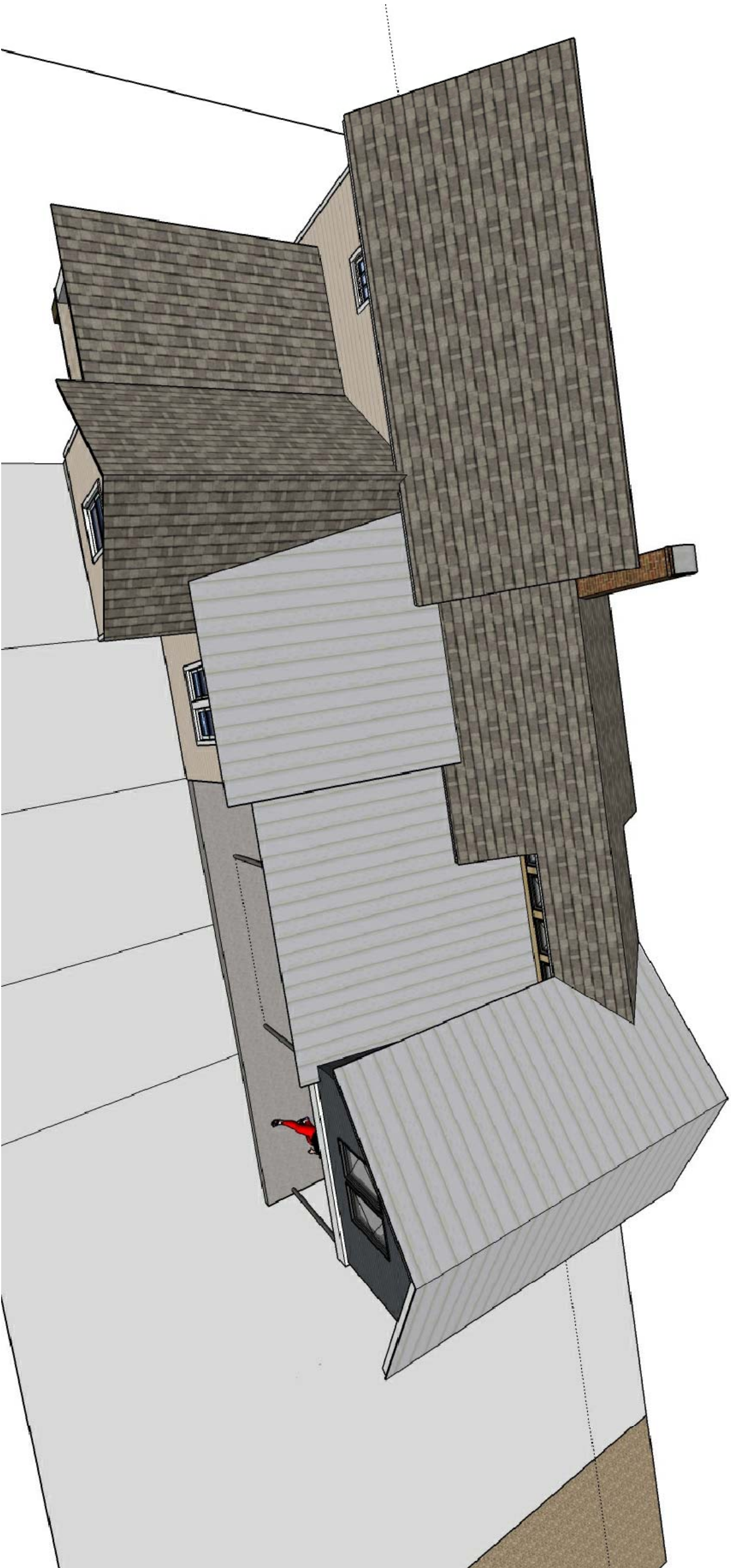
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ISSUE DATE: 10/12/17
PROJECT NAME: Caplan
DRAWN BY: EJ

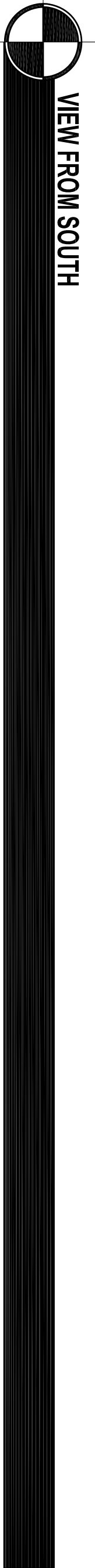
HRC SET

PERSPECTIVES

AP-10



VIEW FROM SOUTH



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REV.	DATE	DESCRIPTION

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PROJECT NAME: Caplan
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HRC SET

PERSPECTIVES

AP-11



SITELINE®

WOOD & CLAD-WOOD
WINDOWS & PATIO DOORS

JELD-WEN
WINDOWS & DOORS

GREAT HOMES START WITH JELD-WEN™

Your home is where all the big events happen — where you gather for holiday meals, watch the big game and celebrate birthdays and anniversaries. To be part of your home is something we take very seriously.

We believe that a home is much more than the sum of its parts and that what you put into it really does matter. That's why our Sitaline® wood windows and patio doors are designed to be more than simply beautiful. They're crafted to be reliable and efficient, and they're backed by a warranty that gives you and your family peace of mind.

Every home is different, and JELD-WEN offers Sitaline wood products in a wide variety of styles, colors and finishes to complement your unique style and perform for years.

Because it's not just a house. It's your home.





TABLE OF CONTENTS

Why Buy JELD-WEN	4
WINDOWS	
Casement	8
Awning	11
Push-Out Casement and Awning	13
Casement and Awning High Performance Features	14
Double-Hung	16
Segment Top and Radius Top Rail	19
Double-Hung Replacement Options	20
Horizontal Sliding Windows	23
Fixed, Radius and Geometric	24
PATIO DOORS	
Swinging	26
Sliding	29
Folding	30
OPTIONS	
Interior Finishes and Trim	32
Exterior Finishes and Trim	33
Glass	34
Hardware	36
Divided Lites	40
Screen Technology	41
SPECIFICATIONS	
Warranty	42
About JELD-WEN	46



WHY BUY JELD-WEN

Siteline® wood and clad-wood windows and patio doors offer more than just beautiful style. This collection is the result of more than a decade of research and development. They're made with care and an uncompromised commitment to quality that you can rely on for years to come. Beautifully made, intelligently built and available in a wide range of styles, colors and finishes, Siteline wood window and patio door products fit your unique style and meet your demand for superior quality.

SUPPORTING SUSTAINABILITY

Responsible Forestry

We recognize that our future success as a wood products manufacturer is dependent upon responsible and sustainable forestland management. With that in mind, we proudly offer Ponderosa Pine wood windows and doors that are either SFI® or FSC® certified. Our dual-certification is testament to a desire to offer products you can feel good about.



The mark of
responsible forestry





AuraLast® wood protects against wood rot for as long as you own and occupy your home. Guaranteed.



Guaranteed Protection Against Wood Rot

JELD-WEN® wood windows and patio doors made with exclusive pine AuraLast wood are guaranteed not to rot for as long as you own and occupy your home. Wood components made from AuraLast wood maintain their structural integrity even in the toughest climates. Visit jeld-wen.com to view the full warranty.*



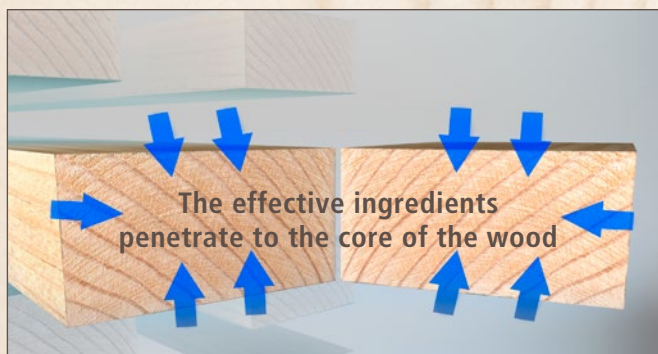
Surface-to-Core Protection

Because of our vacuum/pressure process, AuraLast wood provides virtually 100% penetration of the protective ingredients. Other manufacturers use submersion/dip-treatment methods, which only protect the outer surface of the wood.



Working With AuraLast Wood is Easy

AuraLast offers the strength and beauty of real wood because it is real wood, not a composite. AuraLast wood is colorless, stainable and odorless.

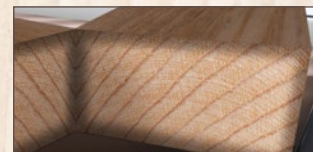
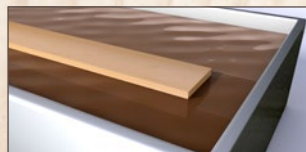


Virtually 100% Surface-to-Core Protection



AuraLast is Safe

AuraLast wood is made by using a water-based solution to deliver the effective ingredients to the core of the wood. Traditional dip-treatments use a solvent-based chemical bath. During production our AuraLast process releases 96% fewer volatile organic compounds than the traditional dip-treatment method.



Traditional treatments only protect the outer surface

A JELD-WEN Exclusive

Only JELD-WEN makes window and door products with natural pine AuraLast wood that are built to last.

Protects Against Water Saturation

AuraLast wood offers superior resistance to water saturation, which protects against swelling that causes windows and doors to stick.

Protects Against Termites

Harmful termites will eat through unprotected wood—not so with AuraLast wood.

Visit jeld-wen.com/auralast for more information

***AuraLast Lifetime Limited Warranty Coverage for Wood Decay and Termite Damage**

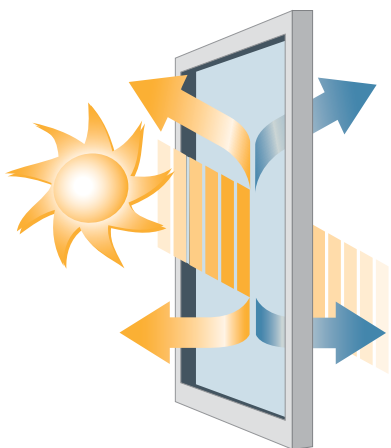
JELD-WEN products made from pine AuraLast wood will not rot.

Engineered for High Performance

A commitment to excellence and innovation inspired our new Sitaline® wood windows and patio doors. Each door and window is designed for ease of operation, low maintenance and beauty that stands the test of time.

Energy Efficiency Designed to Last

Can a door or window be called high-performance? Definitely. Sitaline wood windows and patio doors meet or exceed 2016 ENERGY STAR® 6 requirements and offer increased thermal performance and weather resistance with outstanding energy advantages. Our thermally improved engineered sill and frame designs feature innovative advancements for added energy efficiency and durability.



In warm weather, LoE³-366 glass reflects the sun's energy and prevents it from entering the home.

In cold weather, LoE³-366 glass reduces the amount of heat lost by reflecting it back inside.



With Neat® glass, you gain natural cleaning convenience. Neat glass harnesses the sun's UV rays (even when the sky is cloudy) to loosen dirt from the glass so rainwater can easily rinse away the grime. No manual activation is required.

Architectural Enrichment

Whether it's new construction, renovation, traditional or modern, JELD-WEN offers a style that fits your needs. We make it easy to enhance a home with depth and definition that complements your project. Detail updates such as the recessed sash on the casement and our double-hung concealed jamb liner add architectural flair and aesthetic appeal with clean, smooth, contemporary lines. Regardless of the climate where you live, we offer the products you need, with larger unit sizes and expanded design options.

Clearly Better

All Sitaline wood windows and patio doors come with LoE³-366® glass, which blocks infrared rays, so you'll stay cooler in the summer and warmer in the winter. Only JELD-WEN Sitaline wood products come standard with LoE³-366 and Neat® glass. ENERGY STAR® certified versions of Sitaline wood products are available with energy efficient options, including argon-filled or high-altitude glass.

Fit Plus Finish

A wide range of colors, hardware and hardware finishes help you make the statement you want, right down to the last detail. Our many clad color finishes are guaranteed not to chalk or fade for 10 years, even in coastal environments. Optional anodized finishes bring extra durability, and nine interior finish options make it easy to coordinate your Siteline products with your home's trim, cabinetry and furnishings. Decorative glass choices, divided lites and multiple screen options offer styles ranging from contemporary to classic.

Great Views Inside and Out

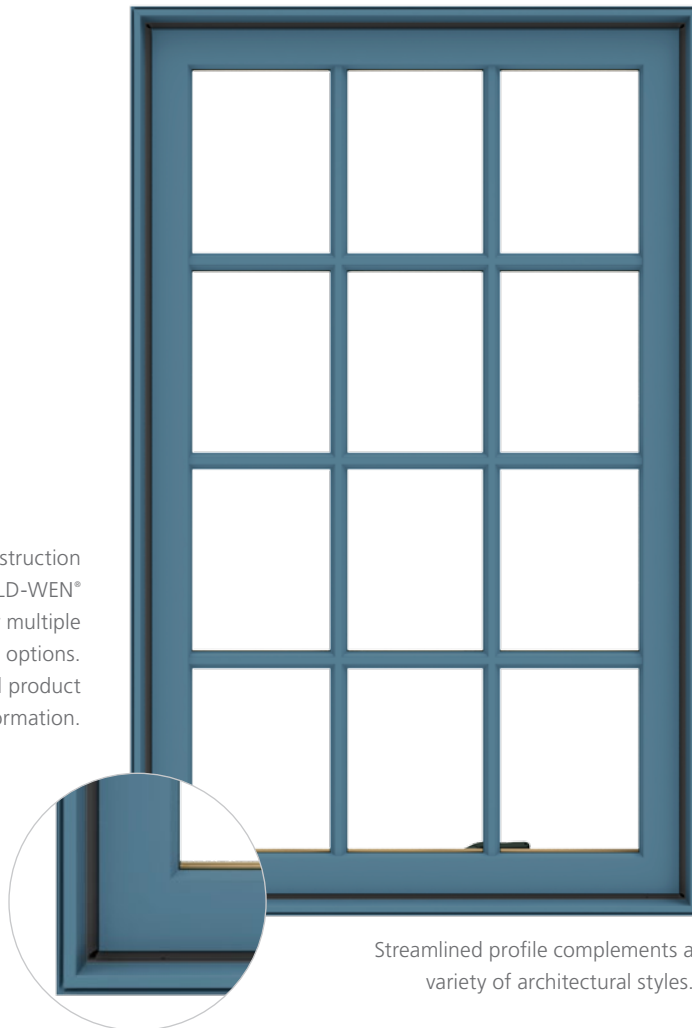
Your home is as unique as you are. Siteline wood windows and patio doors offer many ways to help you save energy without compromising on design and style. JELD-WEN wood products provide the beauty, options and long-lasting performance that you and your family deserve. We wouldn't have it any other way.



CASEMENT WINDOWS

This clean, modern design is a simple and beautiful way to accent different rooms in your home in addition to maximizing ventilation. This type of window can be hinged on either the left or right so that the sash opens outward in a swinging motion. The streamlined design of the profile detail complements historic, traditional, Craftsman and contemporary architecture.

A great choice for new construction or replacement, JELD-WEN® casement windows offer multiple sizes, colors and glass options. See dealer for additional product details and ordering information.



Streamlined profile complements a variety of architectural styles.





AWNING WINDOWS

A versatile option for many architectural styles, the awning window provides an intriguing look alone or when grouped with other window types. It is hinged at the top and opens out from the bottom in an outward swing for a unique light and ventilation source.



Ease of operation and greater energy efficiency with standard LoE⁺-366[®] insulated glass make JELD-WEN[®] awning windows a great addition to any room. See dealer for additional product details and ordering information.



PUSH-OUT CASEMENT AND AWNING WINDOWS

Simplicity is at the core of these stylish window options. They open like our other casement windows (hinged at the side) and awning windows (hinged at the top) yet they do so without a hardware crank. Just unlatch the lock to open for ventilation.

SWINGING SCREEN

Historically detailed swinging screen matches wood and hardware finishes

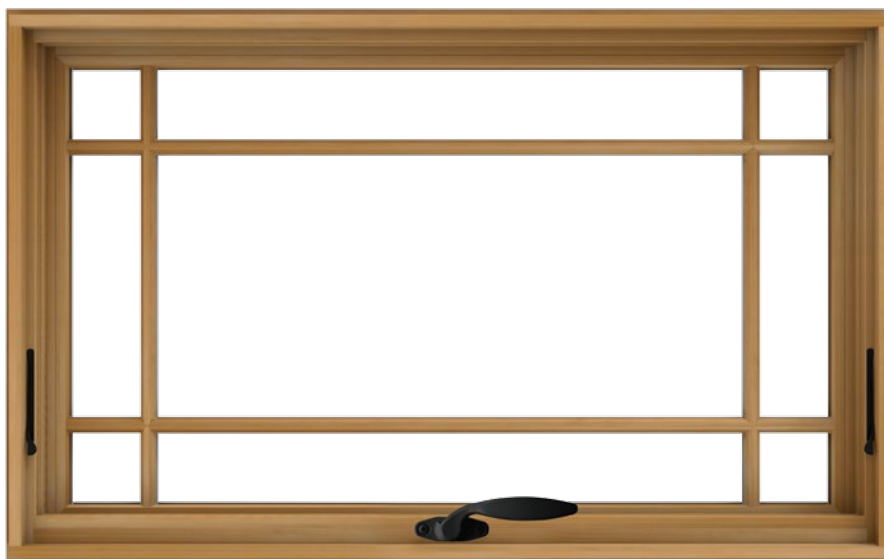
PUSH-OUT HANDLE

Simple and secure, this handle is reminiscent of old world charm but with the added benefits of modern security



HIDDEN MAGNETIC CLOSURES

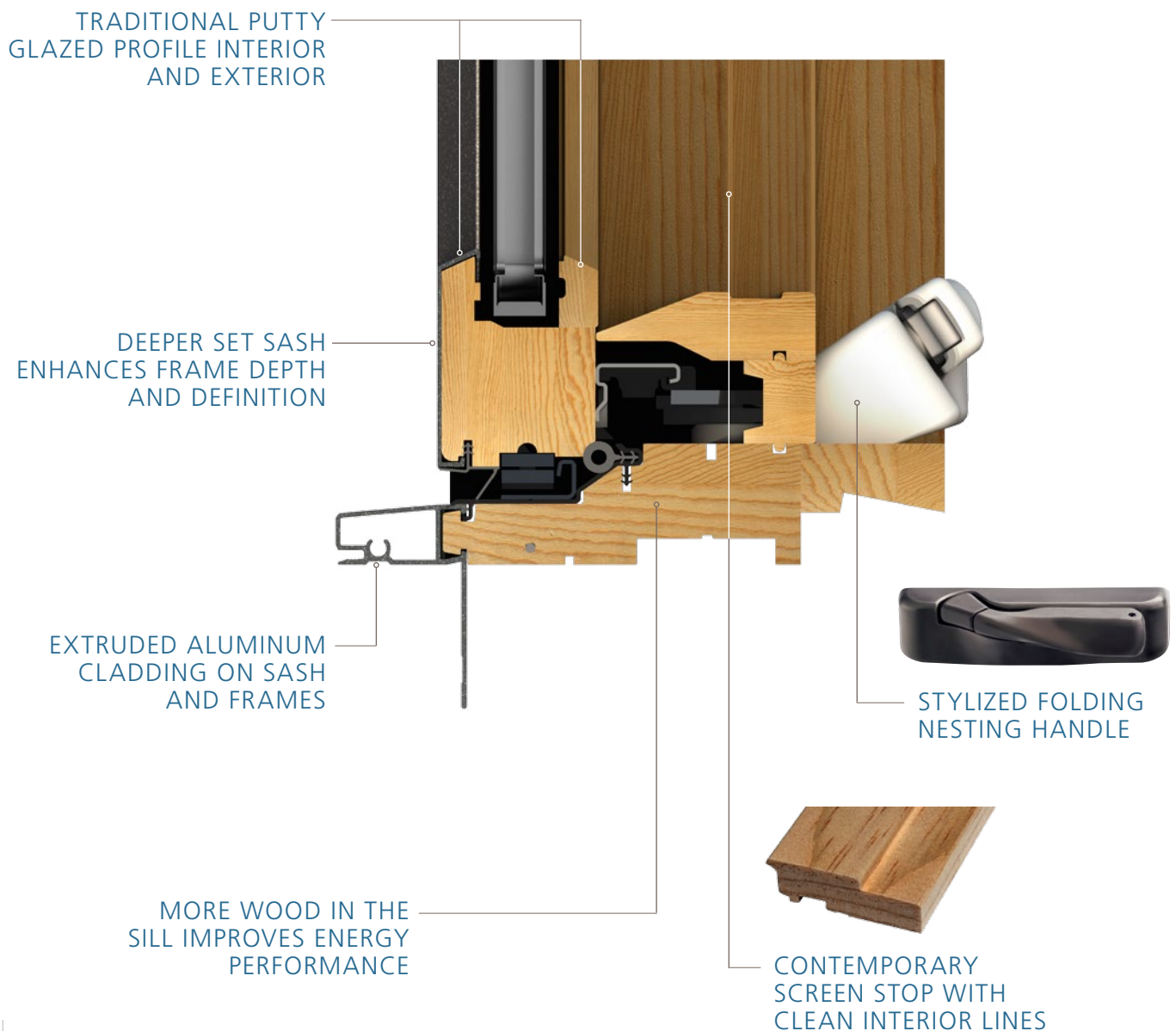
For a clean unobstructed look.



Clean lines, proven operation and multiple options for screens, finishes and hardware make these windows a great choice for your home. See dealer for additional product details and ordering information.

CASEMENT AND AWNING HIGH PERFORMANCE FEATURES

Our goal of achieving a window design that meets the 2016 ENERGY STAR® 6 criteria has allowed us to take advantage of the latest in high performance engineering and design. The new Sitaline design includes heavier hardware and greater thermal performance. The traditional putty glaze and deeper set sash features give this window an architecturally enriched appearance that works well in modern, historical, new construction, historical renovation and light commercial.

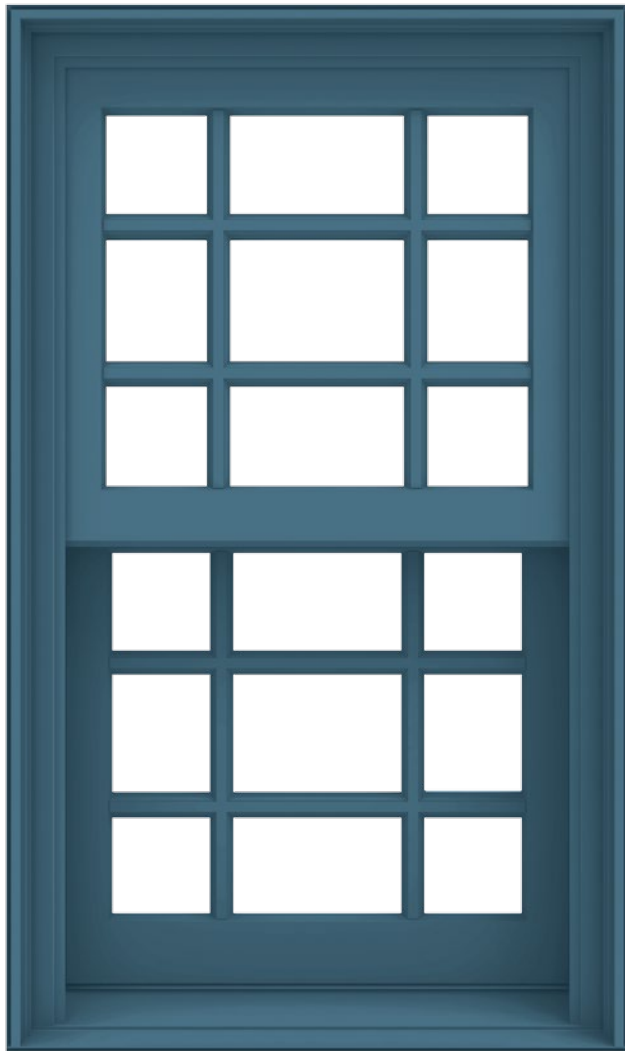




DOUBLE-HUNG WINDOWS

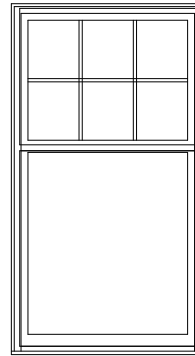
JELD-WEN double-hung windows offer a traditional style. They feature an upper and lower sash that can slide vertically past each other in a single frame and have a concealed jamb liner, providing a clean and architecturally focused look. Both sash tilt in for convenient cleaning.

These windows feature an optional 3-1/2" bottom rail with optional finger plow and a top rail with optional finger routes.

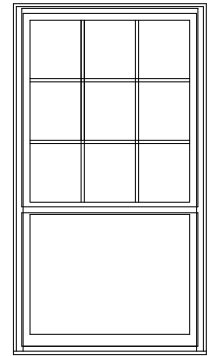


Beneath the low-profile exterior are several engineering and design cues that will keep these windows operating smoothly for years to come. See dealer for additional product details and ordering information.

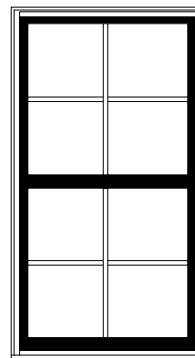
OPTIONAL DESIGNS



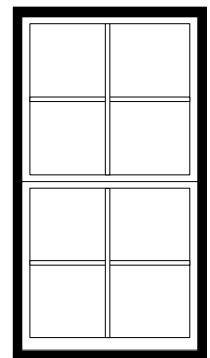
COTTAGE



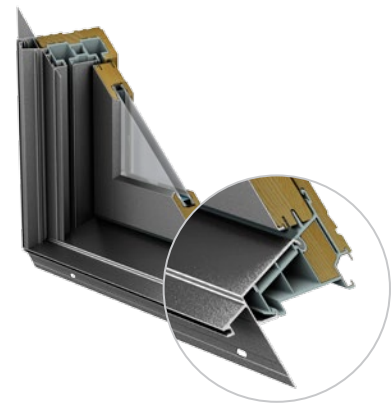
REVERSE
COTTAGE



HYBRID
WOOD FRAME/
CLAD SASH




HYBRID
CLAD FRAME/
WOOD SASH



CHAMBERED COMPOSITE INTERIOR SILL

- Added strength
- Space in chambers acts as thermal break



Concealed Jamb Liner
provides a clean
uniform appearance

TILT FEATURE

Ease of maintenance is built right into our double-hung windows. Simply slide in the tabs and tilt the sash in. No more climbing ladders to wash the windows.



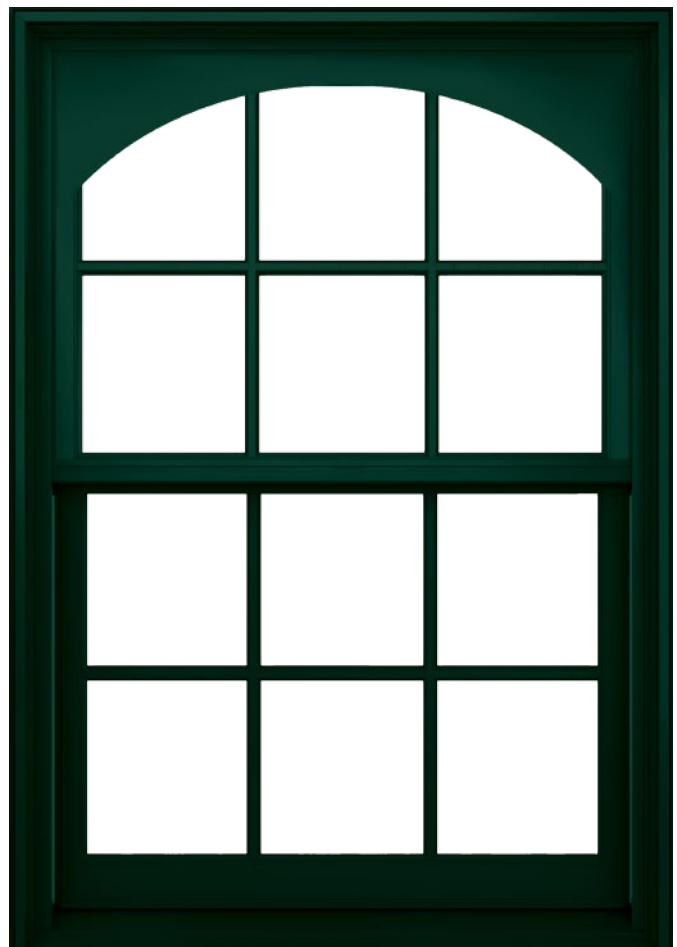


SEGMENT TOP AND RADIUS TOP RAIL WINDOWS

Some rooms call for more than a typical window configuration.

A JELD-WEN® segment top window offers a unique shape to accent any home and has an operating bottom sash. On the radius top rail window, both sashes easily slide up and down to provide ventilation.

A variety of styles, colors and hardware add to the elegance of this window. See dealer for additional product details and ordering information.



DOUBLE-HUNG SASH REPLACEMENT KIT*

Upgrade old, single-pane sash windows using our sash replacement kit with energy efficient insulated glass. When you use your existing frame and our sash and jamb liners, you'll be enjoying beautiful, energy efficient windows in no time.



Includes all of the necessary parts and hardware for replacing existing windows while keeping trim and frame intact. Plus, there is no need to replace existing siding, mouldings or stucco.

DOUBLE-HUNG POCKET REPLACEMENT WINDOWS*

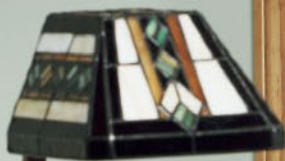
Replacing drafty, old windows with new, JELD-WEN® pocket replacement double-hung windows is an easy way to make a big impact in your home. You'll retain the beauty of natural wood, plus save money on heating and cooling bills while giving your home added security. These windows will give any renovation project years of reliability and beauty.



Add style and efficiency to your home in no time with our easy-to-install pocket replacement windows.

* Featuring Tradition Plus profile, new Siteline profile coming soon





HORIZONTAL SLIDING WINDOWS*

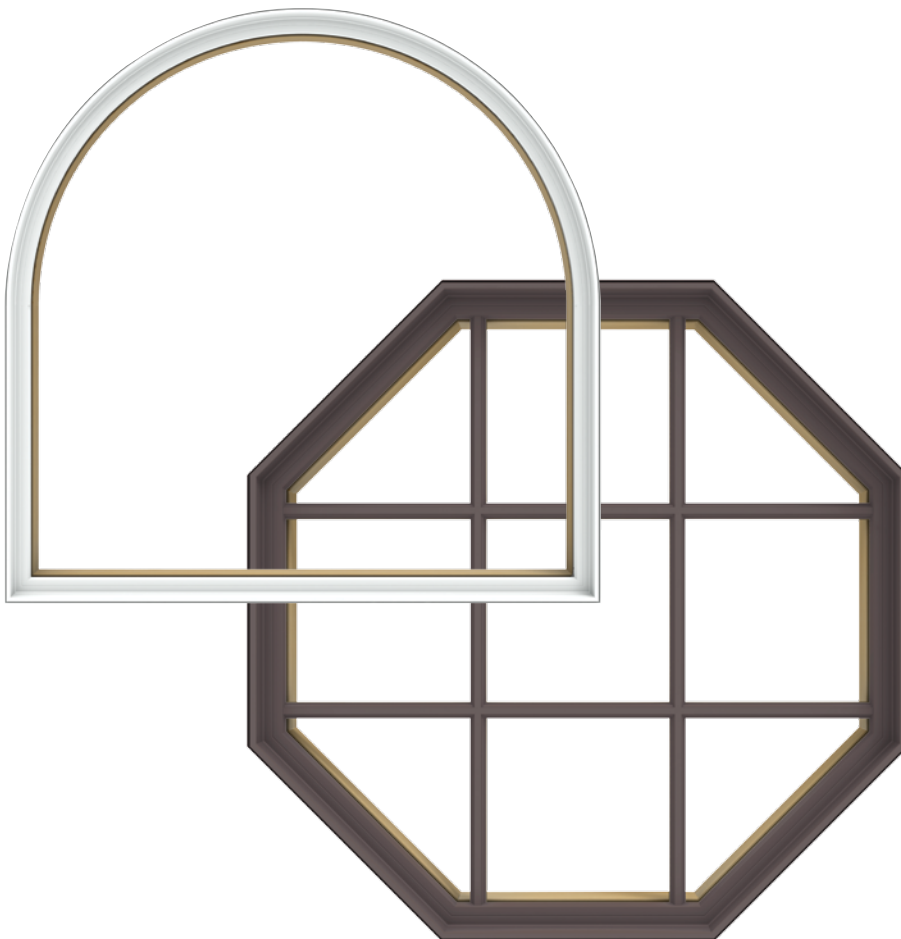
Beauty, versatility and practicality come together in this clean, streamlined style. The sash slide horizontally, offering varied ventilation options. Smooth operation and durable design make this a smart, functional choice for any home that will last for years.



The JELD-WEN® horizontal sliding window offers multiple hardware options to match your style. See dealer for additional product details and ordering information.

FIXED, RADIUS AND GEOMETRIC WINDOWS

Add an air of distinction to any home, showcase beautiful views and create an intriguing look with other window types. Radius and geometric in-sash windows are available as fixed or operating units in a variety of half-round and rectangular shapes and sizes.



Multiple shapes, styles and sizes ensure that you'll enjoy these windows for years to come. See dealer for additional product details and ordering information.



SWINGING PATIO DOORS

Create a dramatic entrance to your home on as grand of a scale as you like. Our swinging patio doors are available with one to four panels that swing either out or in on side hinges. This includes French doors, which open in the middle with no center mullion. Optional venting sidelites are hinged to let in the breeze and can help with cleaning.



With beautiful hardware options and a variety of colors available, these doors truly make a statement. See dealer for additional product details and ordering information.

CONFIGURATIONS



4-PANEL (INTERIOR VIEW)



2-PANEL WITH TRANSOMS
(INTERIOR VIEW)



2-PANEL WITH VENTING
SIDELITES (INTERIOR VIEW)



WIDE STILE



NARROW STILE

REDESIGNED SILL, FRAME & WEATHER-STRIP SYSTEM

We have completely redesigned the sill, frame and weather-strip systems. The new high performance and energy efficient fiberglass sill allows water to drain away from the door, but also prevents high winds and rain from entering. This feature, along with silicone injected corner keys and a double weather-strip system, contribute to its enhanced air and water infiltration performance. Sills can be designed at PG 35 (standard), PG 50, or ADA ratings.

Optional ADA-compliant sill for wheelchair accessibility on inswinging and outswinging patio doors.

Check with your local JELD-WEN representative for specific sizes.





SLIDING PATIO DOORS

These doors open by sliding along horizontal tracks at the head and sill, which do not take up any floor space. With both narrow and wide stiles and rails, these sliding patio doors can be configured to fit most any space as well as architectural style. And that can open up even greater ideas when you consider designing matching windows in the rest of your home.



WIDE STILE



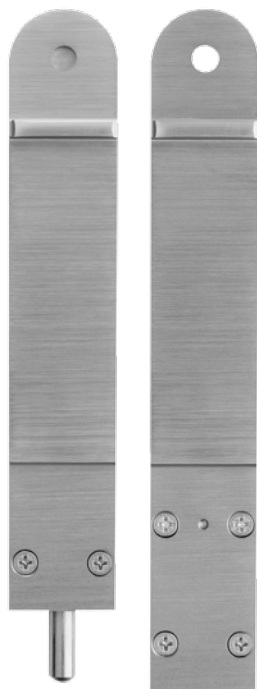
NARROW STILE

Simple, elegant and built to last. JELD-WEN® sliding doors can make a big impression in new or existing homes. See dealer for additional product details and ordering information.

FOLDING DOORS

The latest innovation in JELD-WEN® folding doors offers clean lines, modern style and versatility, opening new possibilities for any home. Because these are bottom load units, no support beams are needed for the doors. This unique design helps bring the outdoors inside and can be configured in a number of ways including 2-, 3- and 4-panel configurations. For new construction or in an existing home, you can create a one-of-a-kind look.

FLUSH BOLTS



STAINLESS*

MAGNETIC DOOR STOPS



STAINLESS**



These new doors offer multiple design, color and hardware options to help open up spaces as well as your imagination. See dealer for additional product details and ordering information.



INTERIOR OPTIONS

Let's start on the inside. Here, you can choose your wood type, finish and trim options.

INTERIOR WOOD OPTIONS

Increase a home's sense of visual harmony by choosing one of our interior wood options to coordinate with trim, cabinetry and furnishings. In addition to AuraLast® wood pine or primed we offer mixed grain Douglas fir, or alder, a grain that blends well with cherry, maple or birch.



AURALAST®
WOOD PRIMED
OR PINE



MIXED GRAIN
DOUGLAS FIR



ALDER

STANDARD INTERIOR FINISHES*

Custom options available.

- | | |
|--------------------|--------------|
| 1. BRILLIANT WHITE | 6. CIDER |
| 2. IVORY | 7. FRUITWOOD |
| 3. DESERT SAND | 8. CORDOVAN |
| 4. CLEAR LACQUER | 9. WALNUT |
| 5. WHEAT | |



INTERIOR TRIM

Interior radius casings are available in pine for radius windows and patio doors. These casings come in several patterns.



INTERIOR GLAZING STOPS

Our Traditional sash profile replicates the look of an historical putty glazed window. The optional Contemporary profile brings a simple clean line for modern interior design.



CONTEMPORARY



TRADITIONAL

EXTERIOR OPTIONS

This is where you decide what your door or window will look like from the outside of your home. Custom colors are available or upgrade your standard color to include PVDF protection against color fade with a 10-Year Limited Warranty.

STANDARD CLAD COLORS



OPTIONAL CLAD COLORS



ANODIZED FINISH COLORS*



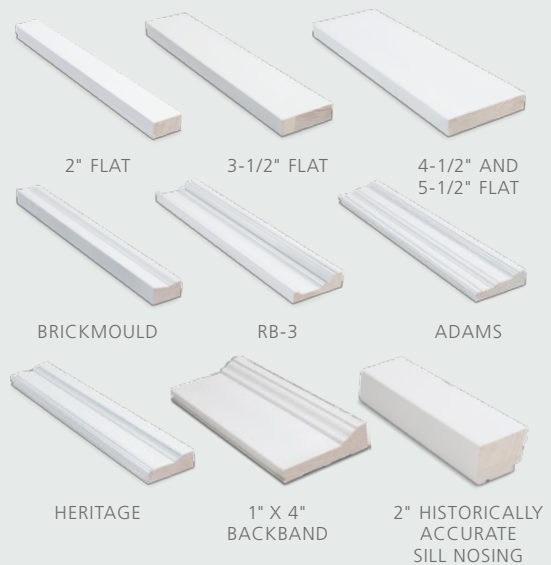
EXTERIOR WOOD OPTIONS



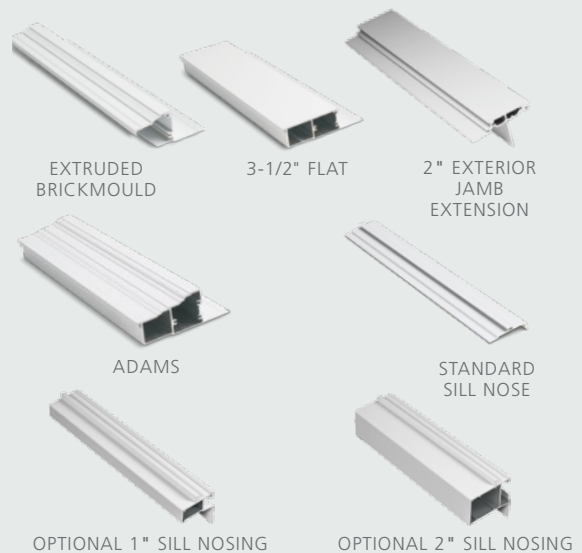
AURALAST® WOOD
PINE OR PRIMED

EXTERIOR TRIM

PRIMED WOOD



CLAD

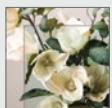


GLASS OPTIONS

Here you can choose from a variety of styles to make glass much more than just transparent.

TINTED GLASS

Tinted glass reduces glare, and is ideal for areas that get a lot of direct sunlight in the summer. We offer green, grey, bronze, reflective grey and reflective bronze tinted glass.



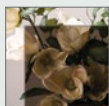
GREEN



GREY



BRONZE



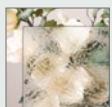
REFLECTIVE
GREY



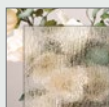
REFLECTIVE
BRONZE

TEXTURED GLASS

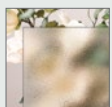
Let light in while maintaining privacy with textured glass. We offer a wide range of textures to meet your aesthetic preferences. Five of our most popular choices are shown here.



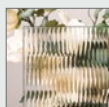
GLUE CHIP



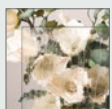
RAIN



OBSCURE



NARROW
REED



SEEDY REAMY

SPACER BAR

For even more versatility spacer bar color options enhance the appearance of your windows.



STAINLESS
STEEL



BLACK



GRAY

ENERGY SAVING GLASS OPTIONS

LOE³-366[®] AND LoE EC INSULATING GLASS

Our standard high-performance LoE³-366 insulating glass enhances energy conservation by helping homes stay cooler in the summer and warmer in the winter. LoE³-366 provides more protection against solar heat gain, reduces condensation and helps limit fading of interior furnishings. For even more protection choose LoE EC. It improves thermal performance and is the optimal solution for ENERGY STAR[®] in certain regions of the country.

NEAT[®] GLASS

This is a natural cleaning convenience that comes standard for all Silestone wood and clad-wood windows and patio doors. By harnessing the sun's UV rays to loosen dirt from the glass, rainwater can easily rinse away grime. No manual activation is required.



ENERGY STAR[®]

Many JELD-WEN[®] windows and doors are ENERGY STAR certified, which means they exceed the minimum energy efficiency criteria for the climate region in which you live. JELD-WEN has been a proud ENERGY STAR partner for over a decade.

PRESERVE[®] PROTECTIVE FILM

Standard for all Silestone[®] wood and clad-wood windows and patio doors, this film is factory-applied to both sides of the glass. It protects against debris and scratches during shipping and handling or at a construction site. It's easy to remove and saves cleanup time after installation.

TEMPERED GLASS

This type of glass is treated with heat, so it can stand greater force or pressure on its surface, and it will not break into sharp pieces. This is mostly used on patio doors or windows that are installed near floor level.

DECORATIVE GLASS

With multiple design options, you can add elegance and personal style to your JELD-WEN® Sitrine wood and clad-wood windows and patio doors. Choose from glass and coming options here, or we'll work with you to create your one-of-a-kind design. We can build nearly anything you can imagine.



CLASSIC
COLLECTION

This elegant collection adds a distinct and timeless design element to any home.



CRAFTSMAN
COLLECTION

Tried and true designs represent a theme that has stood the test of time.



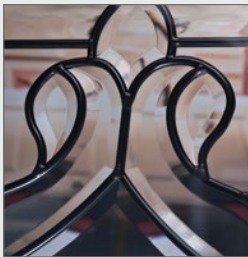
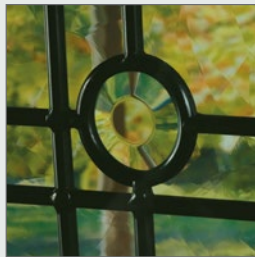
ESTATE
COLLECTION

Fits many types of architecture and has straight bold lines that add to the decor of any home.



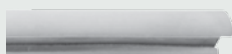
CONTEMPORARY
COLLECTION

Modern and bold with a unique look certain to complement modern-day homes.



CAMING SELECTIONS

Choose one of our five coming selections to determine how your glass design will appear.



SATIN NICKEL



COPPER



DARK PATINA



BRASS



ZINC

HARDWARE OPTIONS

WINDOW HARDWARE



JELD-WEN® WOCD MERGE FORM AND FUNCTION

Windows add so much to our daily lives - daylight, ventilation and views. They can also be necessary for emergency escape and rescue, so the building codes in your area may require certain windows to fully open. This means homeowners should take measures to prevent window falls. Factory-installed Window Opening Control Devices (WOCD) from JELD-WEN are designed to meet the ASTM F2090-10 standard intended to help prevent accidental falls from windows by children five years of age and younger. A WOCD automatically limits the sash opening to less than 4 inches, unless it is deliberately disengaged, allowing the sash to fully open. The streamlined design of the JELD-WEN® WOCD won't obstruct views and preserves the beautiful appearance of your windows, unlike many after-market window guards. Available on double-hung, casement and sliding windows.

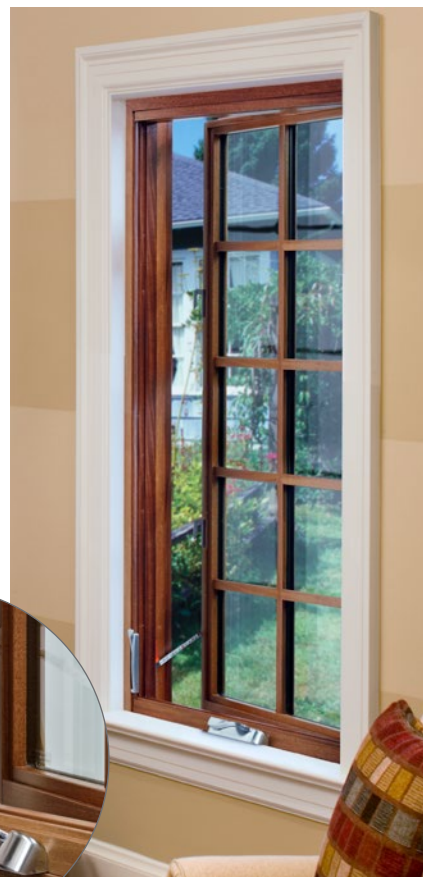
CASEMENT AND DOUBLE-HUNG WOCD



WINDOW OPEN



WINDOW CLOSED



INTERIOR VIEW. WOCD LIMITS THE SASH OPENING TO LESS THAN 4 INCHES



FEATURES & BENEFITS

- » Streamlined design won't obstruct views like many after-market options
- » Automatically limits sash opening to less than 4 inches
- » Manual override for full operation and for emergency escape and rescue
- » Device automatically resets by closing the window
- » Meets the ASTM F2090-10 standard
- » Potential alternative to minimum sill height requirement (consult local building codes)

HARDWARE OPTIONS

SLIDING PATIO DOOR HARDWARE



ASHLAND

(MULTI/SINGLE-POINT)

Available in keyed and keyed-alike.

Colors: Antique Brass, Brushed Chrome, Oil-Rubbed Bronze, Polished Brass, Powder-Coat Black, Powder-Coat White, PVD Satin Nickel[®], PVD Polished Brass and Satin Nickel



LEGACY

(DUAL)

Available in keyless, keyed and keyed-alike.

Colors: Oil-Rubbed Bronze and Satin Nickel



OLYMPUS

(DUAL)

Available in keyless, keyed and keyed-alike.

Colors: Brushed Chrome, Oil-Rubbed Bronze, Polished Brass, Powder-Coat Black, Powder-Coat White and Satin Nickel



CONTEMPORARY*

(MULTI-POINT)

Available in keyless, keyed and keyed-alike.

Colors: Brushed Chrome, PVD Satin Nickel

* Coming in Summer 2015



SWINGING AND FOLDING DOOR HARDWARE



CLASSIC (MULTIPOINT)

Available in keyed and keyed-alike.

Colors: Antique Brass, Brushed Chrome, Oil-Rubbed Bronze, Chestnut Bronze, Satin Nickel, Powder-Coat Black, Powder-Coat White, PVD Satin Nickel[†], and PVD Polished Brass[†]



CONTEMPORARY (MULTIPOINT)

Available in keyed and keyed-alike.

Colors: Brushed Chrome, PVD Satin Nickel[†]



RUSTIC (MULTIPOINT)

Available in keyed and keyed-alike.

Colors: Oil-Rubbed Bronze



TRADITIONAL (MULTIPOINT)

Available in keyed and keyed-alike.
Folding door only.

Colors: Antique Brass, Brushed Chrome, Oil-Rubbed Bronze, Polished Brass, Polished Chrome, Satin Nickel, Powder-Coat Black, Powder-Coat White, PVD Oil-Rubbed Bronze[†], and PVD Satin Nickel[†]

DOOR HARDWARE FINISHES*



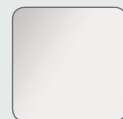
ANTIQUE
BRASS



POWDER-
COAT BLACK



BRUSHED
CHROME



POWDER-
COAT WHITE



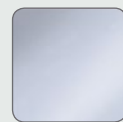
OIL-RUBBED
BRONZE



SATIN
NICKEL



POLISHED
BRASS



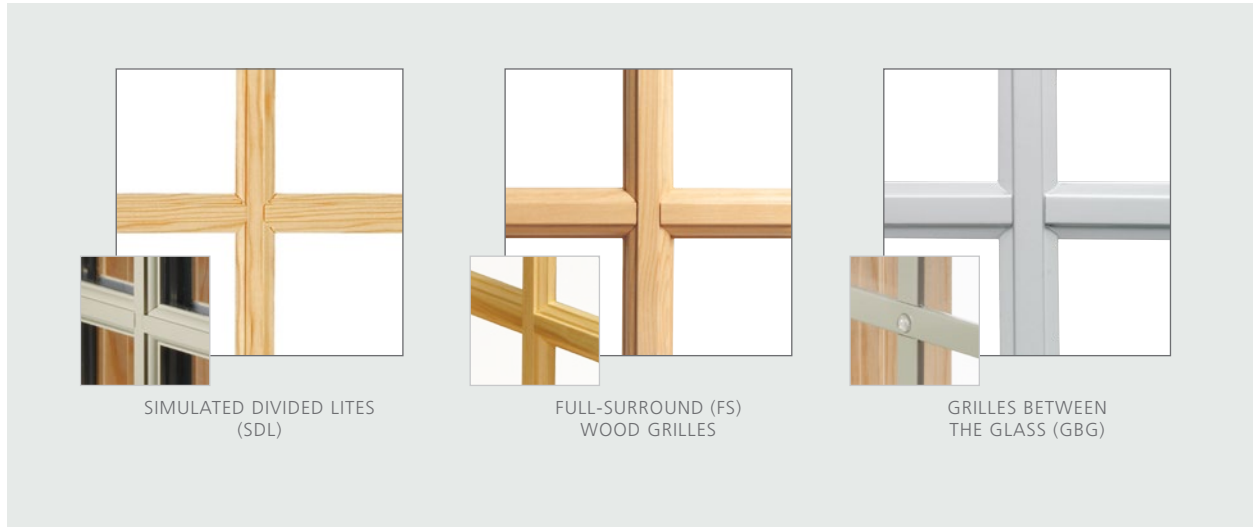
POLISHED
CHROME



CHESTNUT
BRONZE

DIVIDED LITES

Add architectural interest to your JELD-WEN® Sitrine® wood and clad-wood windows with one of our decorative grille options. These options include Simulated Divided Lites (SDL) for an authentic look, Full-Surround (FS) wood grilles that can be removed for easy cleaning, and maintenance-free Grilles Between the Glass (GBG).



SIMULATED DIVIDED LITES (SDL)

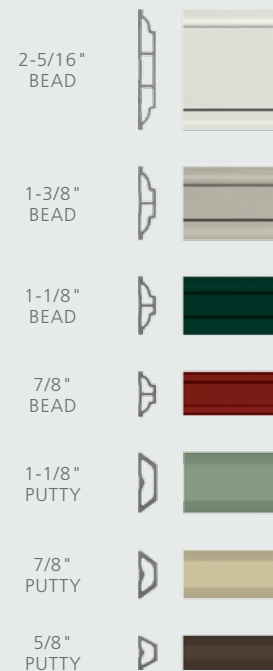
Our permanently attached wood grilles create a truly authentic look. Grilles are adhered to the interior glass while exterior grille options include aluminum for clad wood or wood for primed wood. The optional light brown or silver shadow bars are placed between the two panes of insulating glass to complete the effect. Interior and exterior SDLs are available in decorative beaded or subtle putty profiles (shown to the right).

FULL-SURROUND (FS) WOOD GRILLES

Enjoy low-maintenance beauty with our full-surround wood grilles that can be removed for easy cleaning. Choose from 7/8", 1-1/8" or 1-3/8" grilles that are positioned on the interior glass surface.

GRILLES BETWEEN THE GLASS (GBG)

This option provides style without the upkeep. Select 5/8" flat or 23/32" or 1" contour metal grilles in many of our clad colors.



Decorative grilles are also available in woodgrain finishes.

SCREEN TECHNOLOGY

Today's screen options are capable of much more than keeping out insects. Here you'll find an option that's right for you.

PHANTOM SCREENS® TECHNOLOGY

These retractable screens provide wide-open views when you want them or breezy protection from the outdoors when you need it. They're durable and easy to operate. Phantom Screens are available on awning, casement and double-hung windows. Screens for double-hung windows also have a removable track that allows the sash to tilt in for easy cleaning.

SCREEN OPTIONS*

Let the natural light flood in while keeping insects at bay. With a fine, black fiberglass mesh and light gloss finish, BetterVue® insect screens are now standard for awning, casement, double-hung and horizontal sliding windows. UltraVue®, fiberglass, and aluminum mesh screens are available in charcoal or silver finishes.

PATIO DOOR SCREENS

As on our windows, BetterVue screens are standard on patio doors. However, you can also choose from bottom rolling extruded (both regular and heavy-duty), or a top-hanging screen.



SWINGING SCREEN

Historically detailed swinging screen for push-out casement and awning windows matches wood and hardware finishes. See image on page 13.



REGULAR SCREEN

VIEW THROUGH REGULAR
FIBERGLASS INSECT SCREEN

BETTERVUE® SCREEN

VIEW THROUGH BETTERVUE®
INSECT SCREEN (STANDARD)

ULTRAVUE® SCREEN

VIEW THROUGH OPTIONAL
ULTRAVUE® INSECT SCREEN

*Insect screens are intended to allow air and light in, while keeping insects out. They are not intended to stop children from falling through an open door or window. For safety screens and other security devices, contact your local building supply retailer.

JELD-WEN® WINDOW & PATIO DOOR LIMITED WARRANTY

JELD-WEN® products¹ are designed to create lasting value for your home. This warranty is effective for all JELD-WEN window and patio door Products (except United Collection products) manufactured on or after **February 1, 2014** for use in the United States and Canada. Any previous warranties will continue to apply to products manufactured by JELD-WEN prior to this date. For additional information, including care and maintenance instructions, installation instructions and previous warranties, refer to www.jeld-wen.com or www.jeld-wen.ca.

WHAT THIS WARRANTY COVERS

Except as set forth in the Special Coverages section below, we warrant that if your JELD-WEN Product exhibits a defect in material or workmanship within the time periods from the date of manufacture as specified below, we will, at our option, repair, replace or refund the purchase price of the Product or component part. Skilled labor² (where deemed necessary by us) to repair or replace any component is provided as specified below.

	WOOD & CLAD WOOD	VINYL	ALUMINUM (EXCEPT SUMMIT)	SUMMIT ALUMINUM
BASIC PRODUCT COVERAGE Owner-Occupied Single-Family Residence	20 years	As long as you own and occupy your residence	10 years	1 year
BASIC PRODUCT COVERAGE Commercial (Other than Owner-Occupied Single-Family Residence)	20 years	10 years	2 years	1 year
SKILLED LABOR ² COVERAGE	2 years	2 years	1 year	No coverage
TRANSFERABILITY This length of coverage applies if you sell your residence or it becomes occupied by someone other than the original owner	10 years	10 years	Non-transferable	Non-transferable

SPECIAL COVERAGES (APPLIES TO BOTH OWNER-OCCUPIED AND COMMERCIAL)

The following Special Coverages apply to special product features and options; not all options are available on all products or in all regions.

GLASS OPTIONS	COVERAGE	NOTES
Triple-Glazed Glass Units	20 years	Includes the glass panes and the insulating seal.
ImpactGard® Glass Units	10 years	
Special Glazings	5 years	Includes laminated glass units other than ImpactGard, and glass options not listed in our product literature, e.g., leaded or decorative glass.
Blinds/Shades between the Glass	10 years	Includes the seal, external control mechanism and operation of the shade/blind.
Spontaneous Glass Breakage	1 year	Applies to sealed glass units installed in windows and patio doors. Laminated glass and special glazings are excluded. Coverage includes replacement glass and skilled labor ² necessary to replace the glass for one year. (Spontaneous breakage occurs when the glass develops a crack without sign of impact.)
Accidental Glass Breakage	Same as the Basic Product Coverage above (Owner-Occupied or Commercial)	Applies to vinyl Products ordered with the "RS" glass package. Not covered: damage attributable to acts of nature (e.g. fire, hurricane, etc.), civil disorder, building settling, structural failures of walls or foundations or improper installation, construction job-site mishaps, storage or handling. Special glazings and ImpactGard glass are not covered by this glass breakage warranty.

FINISH OPTIONS	COVERAGE	NOTES
Clad Finish on Wood Products	Kynar®: 20 years Polyester: 10 years Anodized: 5 years	Coverage is for peeling, checking, cracking or exhibiting excessive chalk, fade or color change ³ .
Factory applied Select Finish™ exterior finish on Wood Products	10 years; 5 years at 100%, 50% thereafter	Coverage is for failure of adhesion, peeling, checking, flaking, cracking or blistering.
	5 years	Coverage is for exhibiting excessive chalk, fade or color change ³ .
Factory Interior Finish on Wood Products	1 year	Coverage is for peeling, checking or cracking. Should the factory interior finish be proven defective within this time period, we will at our option, replace or refinish the component or product, or offer a refinish credit up to \$50 per opening for windows or \$100 per opening for patio doors. This coverage applies to factory-applied finish coat options only; standard factory-applied primer is not a finish coat.
Colored Exterior and Laminated Interior on Vinyl Products	10 years	Coverage is for peeling, blistering or flaking and excessive color change ³ . This coverage does not extend to discoloration, polish, surface damage, or alteration caused by the use of natural or chemical solvents or an environmental factor causing such damage.

OTHER SPECIAL COVERAGES	COVERAGE	NOTES
AuraLast® Protection for Wood Products	Owner-Occupied Single-Family Residence: as long as you own and occupy your residence	Coverage is for wood decay and/or termite damage in pine wood components. Warranty coverage outside Canada, the contiguous 48 states and Alaska is contingent upon approval from the JELD-WEN Customer Care Department. Please contact us.
	Commercial: 20 years	
Custom Fiberglass Door Slabs	As long as you own and occupy your residence	
Factory Prefinish on Custom Fiberglass Doors	5 years	Should the factory prefinish be proven defective, we will at our option refinish the door or pay up to \$350.00 per opening to the current owner.
Electric Operators	1 year	Coverage includes replacement parts and skilled labor necessary to replace the operator for one year.
Retractable Roll Screens	5 years	
Accidental Screen Damage	Same as the Basic Product Coverage above (Owner-Occupied or Commercial)	Applies to Bravo, Primo and Ipex Replacement window and patio door product lines. Not covered: damage attributable to acts of nature (e.g. fire, hurricane, etc.), civil disorder, building settling, structural failures of walls or foundations or improper installation, construction job-site mishaps, storage or handling.

HOW TO GET ASSISTANCE

If you have a problem with your JELD-WEN Product, contact the dealer/distributor or contractor from whom you purchased your product or contact us directly:

IN THE UNITED STATES:	IN EASTERN CANADA:	IN WESTERN CANADA:	IN ONTARIO CANADA
JELD-WEN Customer Care Attn: Warranty Claims P.O. Box 1329 Klamath Falls, OR 97601	JELD-WEN Service Department 90, rue Industrielle Saint-Apollinaire, Quebec Canada G0S 2E0	JELD-WEN Service Department 550 Munroe Avenue Winnipeg, Manitoba Canada R2K 4H3	JELD-WEN Service Department 90 Stone Ridge Road Vaughan, Ontario Canada L4H 3G9
PHONE 888-JWHelpU 888-594-3578 FAX 800-436-5954	PHONE 888-JWHelpU 888-594-3578 FAX 800-436-5954	PHONE 888-JWHelpU 888-594-3578 FAX 800-436-5954	PHONE 888-JWHelpU 888-594-3578 FAX 800-436-5954
EMAIL jeldwenwarranty@jeldwen.com		EMAIL wpgservice@jeld-wen.com	
www.jeld-wen.com/contact-us			

We can respond quickly and efficiently if you provide the following: a) product identification (from the original order/invoice, spacer code, permanent label or the window identification number found on corner of glass), b) how to contact you, c) the address where the product can be inspected and d) a description of the apparent problem and the product (photographs are helpful).

WHAT WE WILL DO

Upon receiving your notification, we will send out an acknowledgment within three business days to the contact, which you have provided. We will investigate your claim and will begin to take appropriate action within 30 days after receipt of notification. If your warranty claim is denied, we may charge an inspection fee for an on-site inspection that is required or requested by you.

If your claim is accepted and we choose to repair or replace the product or a component of the product, the replacement product/component will be provided in the same specification as the original product. Replacement components/products are warranted for the balance of the original product warranty or 90 days, whichever is longer.

If the claimed nonconformity is warp of a door slab, we may defer repairing or replacing the door slab for a period up to twelve (12) months from the date of claim. It is not uncommon for a temporary warp condition to occur as the door slab adjusts to local humidity and temperature conditions. This deferral will not be counted against the warranty period.

WHAT THIS WARRANTY DOES NOT COVER

JELD-WEN is not liable for damage, product failure or poor product performance due to:

- Normal wear and tear, including normal wear and tear of weatherstrip; natural weathering of surfaces. Variance in color or texture of natural wood parts and natural tarnishing of copper cladding are not considered defects.
 - Normal wear and tear to hardware and naturally occurring changes to hardware finishes (e.g., corrosion or tarnishing).
 - Exposure to chemicals (e.g., brick wash) or a harsh environment (e.g., salt spray or airborne pollutants) unless otherwise stated above.
 - Misuse, abuse or failure to properly finish and provide maintenance.
 - Alteration or modification to the Product (e.g., customer applied tints or films, paint finishes, security systems).
 - Any cause beyond the reasonable control of JELD-WEN (e.g., fire, flood, earthquake, other acts of third parties outside of our control).
 - Failure to provide an adequate overhang for fiberglass doors; damage caused by extreme temperature buildup where storm doors are present. For general guidelines, see our "Appropriate Protection for Exterior Doors" in our product literature or at www.jeld-wen.com/resources;
- for specific information pertaining to your structure, consult your contractor or other building professional.
- Improper installation not in conformance with JELD-WEN installation instructions (note: see www.jeld-wen.com for current installation instructions); operational problems and problems related to water and/or air infiltration/leaking as a result of improper installation or flaws in building design or construction.
 - Installation into a condition that exceeds product design standards and/or air certified performance specifications and/or is not in compliance with building codes.
 - Extreme artificial temperature buildup or exposure (e.g., where storm doors/windows are present.)
 - Hardware or inserts that are not provided by us, such as locksets, door handles, strikes, etc.
 - Condensation or damage as a result of condensation (Note: unless due to insulating glass failure, most condensation problems are related to excessive humidity levels in a structure. Contact a heating/air conditioning specialist for help.)

- Wood decay in wood components other than of pine species and any components (including pine) that come in direct contact with soil. Note: superficial mold/mildew does not indicate wood decay.

JELD-WEN IS ALSO NOT LIABLE FOR:

- Glass breakage (except as covered above).
- Screen damage due to normal wear and tear, misuse, abuse, or insect or animal activity (except as specifically covered above).
- Slight expansion or contraction due to varying environmental conditions; slab movement (shrinkage or swelling) of 1/4" or less due to temperature and humidity, consult the Homeowner's Manual on how to work with this natural movement.
- Slight imperfections or wavy distortions in the glass that don't impair structural integrity. Note: wavy distortions in the glass (e.g., related to laminate interlayer or heat strengthening of glass) are not considered a defect. Slight color variations in glass are not considered a defect.
- Hairline cracks in factory-applied finishes; surface cracks that do not compromise the underlying material are not a defect.
- Damage or distortion to other property, including but not limited to, vinyl siding, building components or landscaping caused in whole or in part by reflection of light or heat from JELD-WEN windows or doors.
- Product or component performance decline due to aging, inert gas dissipation, natural processes or failure to provide proper maintenance. Note: Other than inert gas loss due to seal failure, the migration of an inert gas, such as argon, is a natural process that occurs over time and is not a defect.
- Labor and materials for repainting or refinishing activities or the removal or disposal of defective product(s); labor exceeding the time periods specified above.
- Incidental or consequential damage. Some states/provinces do not allow the exclusion or limitation of incidental or consequential damages, so this may not apply to you.

IMPORTANT LEGAL INFORMATION — PLEASE READ THIS CAREFULLY. IT AFFECTS YOUR RIGHTS.

This Limited Warranty document sets forth our maximum liability for our products. We shall not be liable for special, indirect, consequential, or incidental damages. Your sole and exclusive remedy with respect to any and all losses or damages resulting from any cause whatsoever shall be as specified above. We make no other warranty or guarantee, either express or implied, including implied warranties of merchantability and fitness for a particular purpose to the original purchaser or to any subsequent user of the Product, except as expressly contained herein. In the event state or provincial law precludes exclusion or limitation of implied warranties, the duration of any such warranties shall be no longer than, and the time and manner of presenting any claim thereon shall be the same as, that provided in the express warranty stated herein. This Limited Warranty document gives you specific legal rights, and you may have other rights that vary from state/province to state/province.

Any dispute, controversy or claim arising out of or relating to this warranty, any alleged breach thereof, or the use or sale of the products to which this warranty applies shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association in accordance with its commercial arbitration rules. Original purchaser agrees that they may assert claims against JELD-WEN in their individual capacity only, and not as a plaintiff or class member in any purported class action proceeding. Rejection of these dispute resolution provisions must be sent to JELD-WEN at the address provided herein within thirty (30) days of original purchaser's receipt of the Products to which this warranty applies.

No distributor, dealer or representative of JELD-WEN has the authority to change, modify or expand this warranty. The original purchaser of this Product acknowledges that they have read this warranty, understand it and are bound by its terms and agrees to provide this warranty to the original owner of the structure into which the Product is installed.

¹ "JELD-WEN Products" shall refer to window and patio door products (except United Collection products) manufactured in the United States and/or Canada and marketed under the JELD-WEN brand name for use in the United States and/or Canada. See our separate United Collection warranty, or our Export Warranty for applicable coverage on products used outside the United States and Canada.

² "Skilled labor" refers to tasks where specialized technical knowledge, experience, methods or tools are required to properly identify, diagnose and/or correct product-related problems.

³ "Chalking" of the exterior finish is not a defect unless it exceeds a numerical rating of eight (8) when measured in accordance with the standard procedures specified in ASTM D4214. Fading or changing in color of the exterior finish is not a defect unless it exceeds five (5) E units, calculated in accordance with ASTM D2244, paragraph 6.2. Color change shall be measured on an exposed area of finish that has been cleaned of surface soils and chalk, and the corresponding values measured on the original or unexposed area of finish. Fading or color changes may not be uniform if the surfaces are not equally exposed to the sun and elements. If the above ASTM standards change, the standard in effect at the time of purchase applies. As an option to replacement, we may choose to refinish the product.

ABOUT JELD-WEN

Since 1960, when JELD-WEN began with one millwork plant, we've been dedicated to crafting windows and doors that enhance the beauty and functionality of your home. Today we continue that tradition with products that are durable and worry-free. It's the result of innovation as the driving force in all that we do.

It begins in the forests where we harvest our premium lumber. In addition to responsible reforestation practices, we reuse and recycle as much of our raw resources as possible. Innovation is also at the heart of our design and manufacturing process. With JELD-WEN, you can expect products that are more than just beautiful on the outside. The inner workings of our windows and doors are engineered to function flawlessly for years to come.

Our extensive product offering is available globally through multiple distribution channels, including retail home centers, wholesale distributors and building products dealers. Whether it's a modern or classic style, a unique hardware option or an advance in the way our products operate — Great Homes Start with JELD-WEN.™





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11-93329 05/15 (HPS 05/15 15M)

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 10: DR-17-00401
STAFF REPORT

A. SUMMARY

DR-17-00401 505 Tennessee Street; Residential Remodel; State Law Review and Certificate of Appropriateness. The property is a contributing structure to the Pinckney I Historic District, National Register of Historic Places. The property is also located in the environs of the Griffith House (511 Ohio Street), Lawrence Register of Historic Places. Submitted by Struct/Restruct, LLC on behalf of Robert A. Beck and Amy M. Pettie, property owners of record.

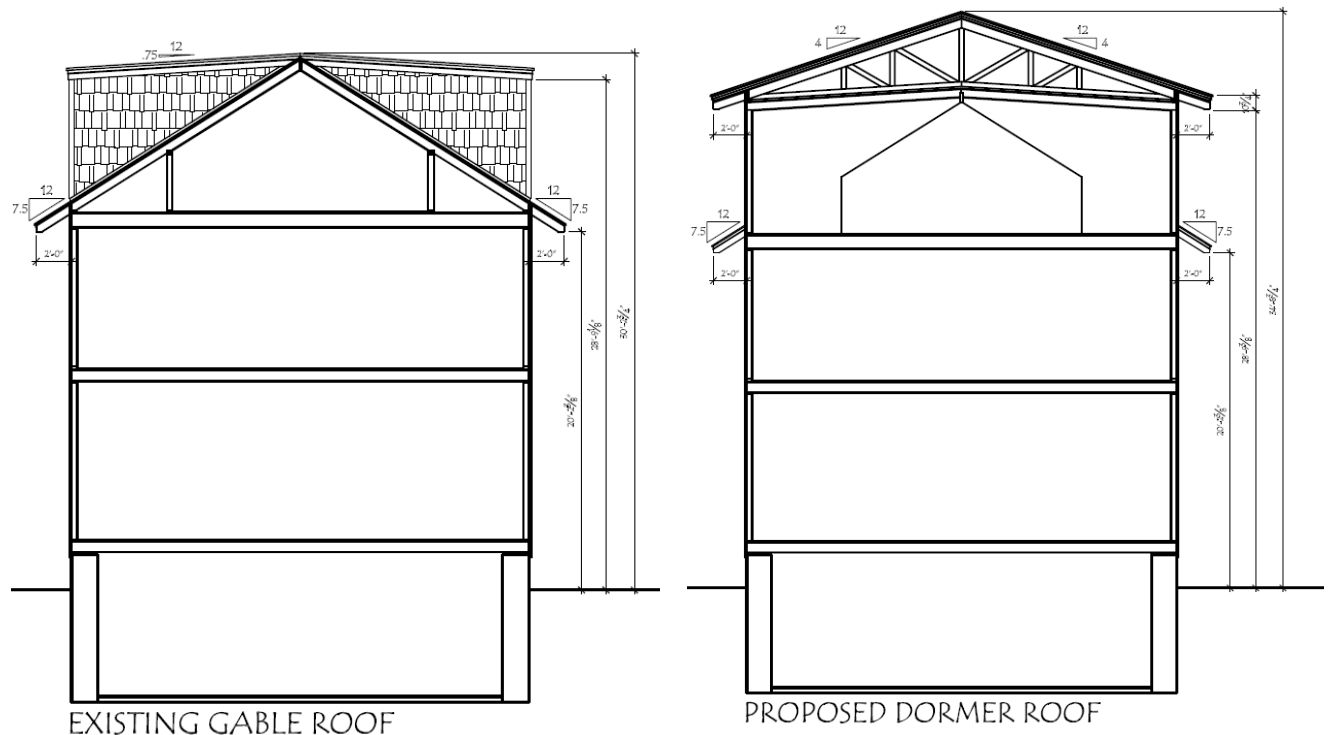
B. PROJECT DESCRIPTION

The applicant is proposing two projects. The first project is to alter the roof form by incorporating two existing shed dormers into a new gable roof. The second project is to create a new roof above the existing roof for the entire house framing to allow for a new roof system. This new roof system will be sheathed with metal shingles or a standing seam metal roof.



The proposed incorporation of the existing shed roof dormers into a new gable roof will consist of removing the sheathing of the shed roofs of the existing dormers on the north and south sides of the structure, and constructing a new truss system to span the width of the existing roof of the

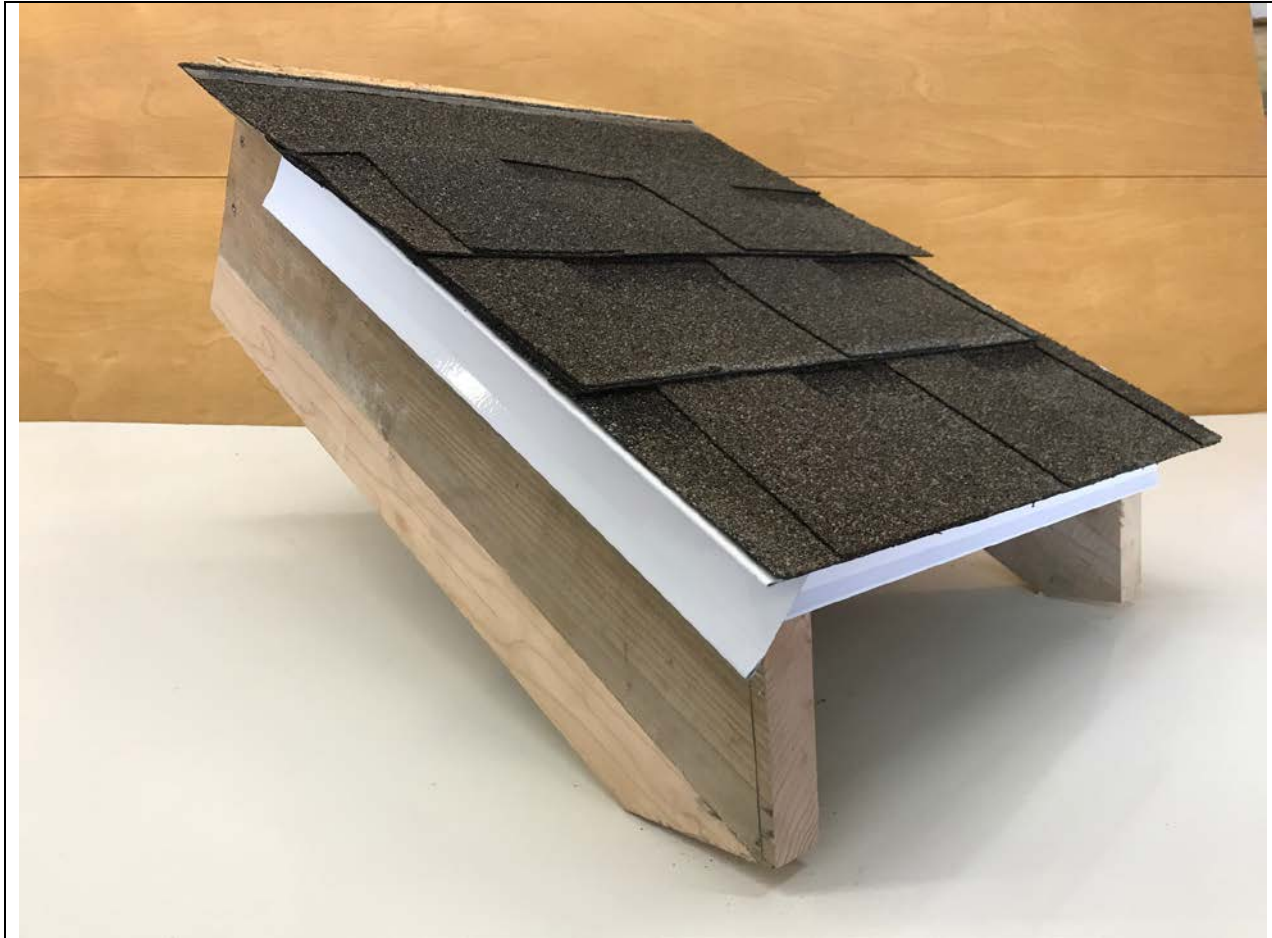
historic structure. According to the application drawings, this new truss will maintain the existing rafters. The new gable roof will have a 4:12 pitch and will be sheathed with metal - either standing seam or shingle. The roof overhang will be between 2' to 2½'. The overall height to the peak of the new gable from the ground will be 34' 8¾". The height from the peak of the existing gable to the new gable peak is 4 ½'.



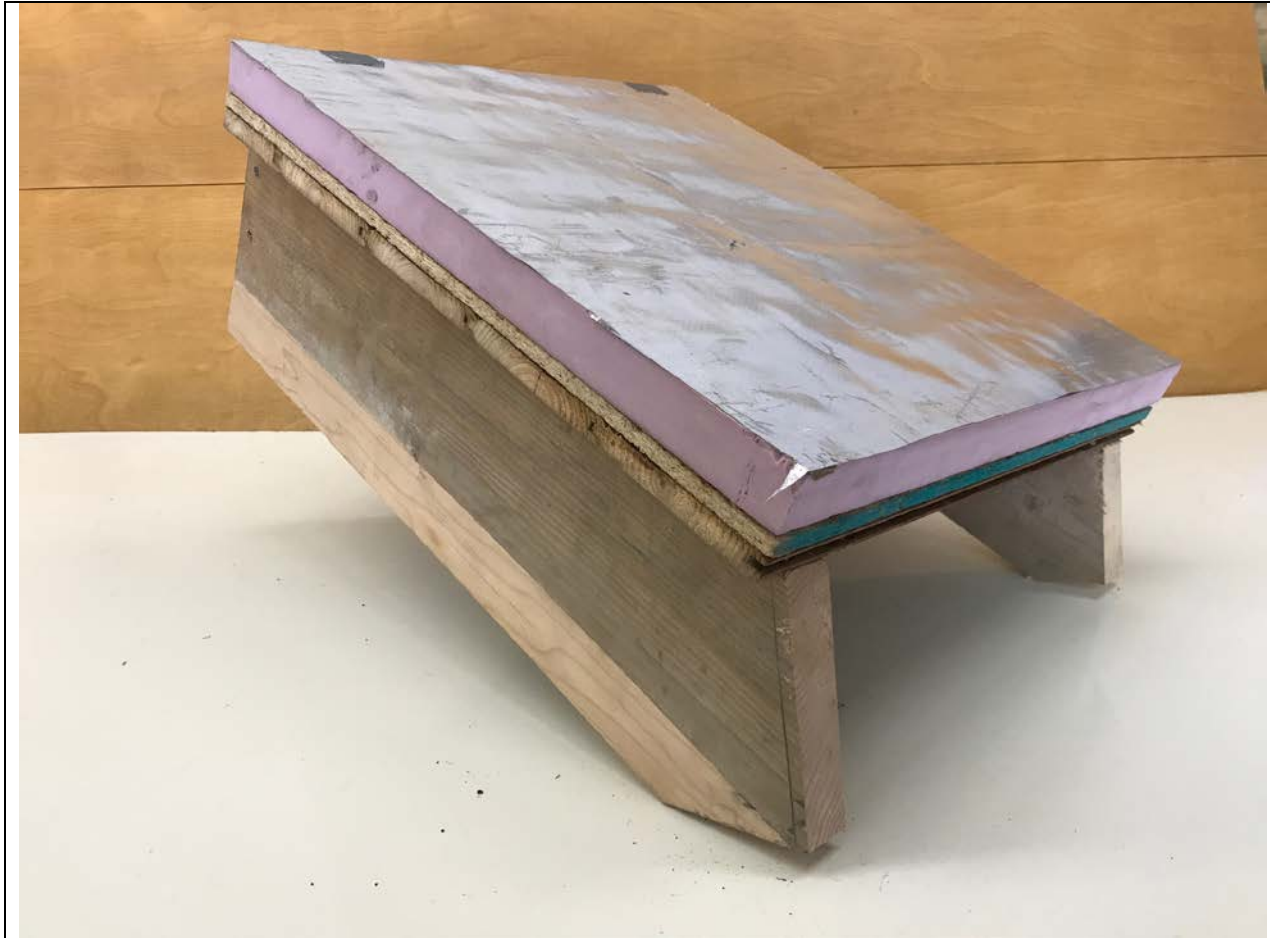
Not to Scale

The second project proposed is the removal of the existing roof sheathing and replacement with a new roof sheathing system. The applicant describes the new system with photos and the following description:

The first picture of the mock up shows the roof as it is. The first rafter of the mock-up is 2"x8". This rafter acts as the fascia that faces the street. Placed on the rafters is a 3/4" layer of T&G followed by a 1/2" layer of osb. Total height is 8 1/2" The final picture shows the total build up with trims intact. The actual build up in this model is 3 1/2". (One layer of 1 1/2" rigid foam, One 1 1/2" air/vent space, and one layer of 1/2" osb). So original total width of fascia is 8 1/2" + 3 1/2" build up makes the total proposed fascia 12" More importantly that the total height is that is broken up by two materials: the original wood rafter which is exposed as it is originally, and the second material of the metal rake trim.



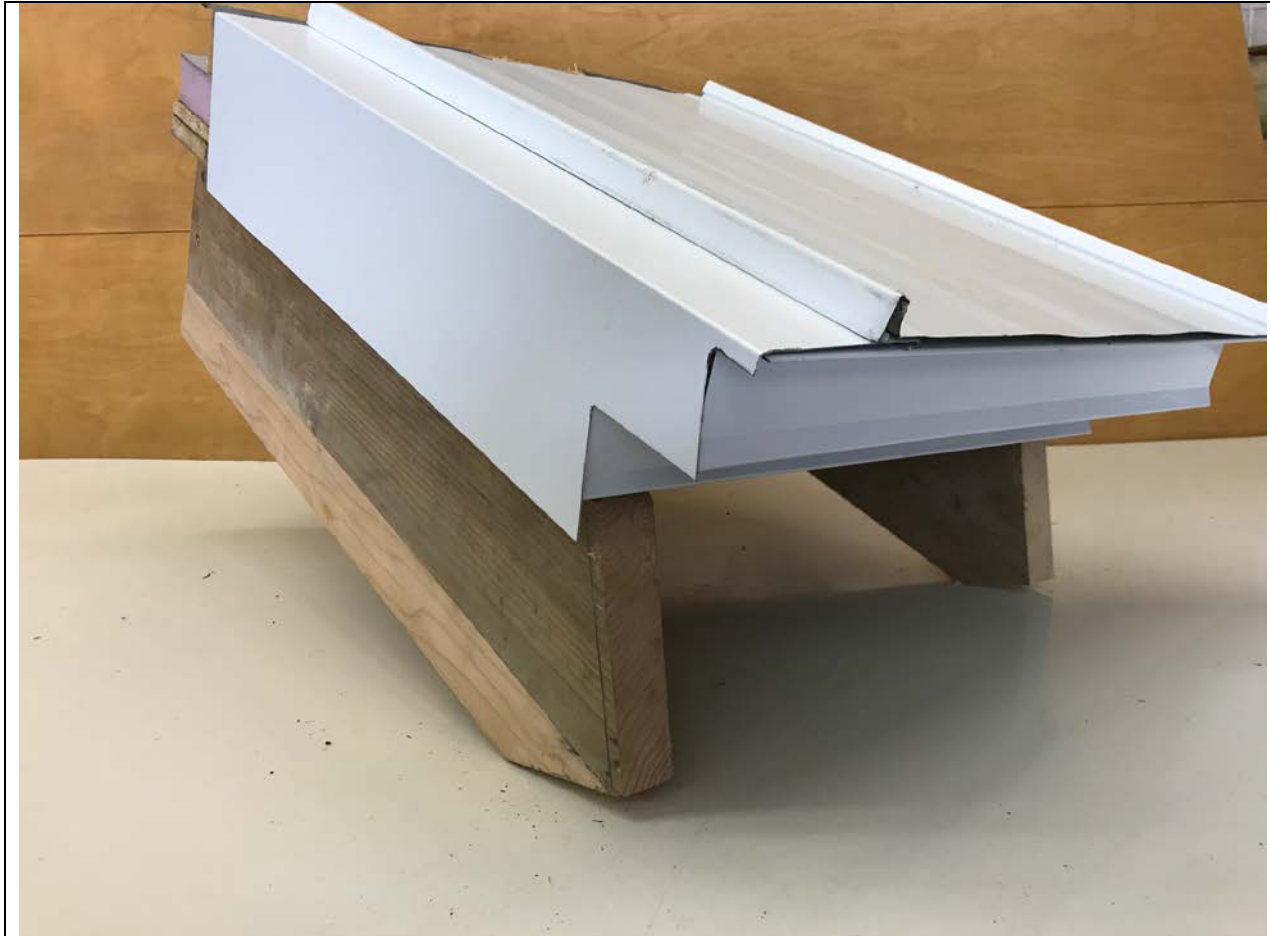
Existing Roof System as Described in Applicant's Application



Mock-up with Rafter, Tongue and Grove, OSB and Rigid Foam Insulation



Mock-up with Rafter, Tongue and Groove, OSB, Rigid Foam Insulation, Air Space, and OSB



Mock-up with Rafter, Tongue and Grove, OSB, Rigid Foam Insulation, Air Space, OSB, and Metal Roof with Metal Trim



Mock-up with Rafter, Tongue and Grove, OSB, Rigid Foam Insulation, Air Space, OSB, and Metal Roof with Metal Trim

C. STANDARDS FOR REVIEW

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

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.

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.*

There is no environs definition for the Griffith House.

D. STAFF ANALYSIS

History

According to the National Register nomination, the structure located at 505 Tennessee Street is the George E. and Elizabeth B. Young Residence. It was built c. 1915 and is identified in the nomination as a two and a half story, front-gable, frame Prairie dwelling. The nomination notes that the property was recorded as unimproved in the 1873 Atlas of Douglas County and that a significant increase in property tax value occurred in 1915 when Elizabeth B. Young was the owner of record. George E. Young and his wife Elizabeth were listed as residing at 505 Tennessee Street in 1915. Douglas County Wood Products was issued a building permit to remodel the house in 1979. On July 19, 1983, Kevin Henry was issued a building permit to remodel the house's attic. It is likely that one of these permits was associated with the dormer additions. The dormer additions appear in the 1991 Old West Lawrence survey of the property and in the photos for the National Register documents.

Project Review

505 Tennessee Street is listed as a contributing property to the Pinckney I Historic District that was listed in the National Register of Historic Places in 2004. 505 Tennessee Street is also located in the environs of the Griffith House (511 Ohio Street), Lawrence Register of Historic Places.

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 or 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.

Staff is of the opinion the proposed alteration of the two existing shed dormers into a new gable roofed area that will incorporate the dormers is an addition to the existing historic structure.

The construction of an exterior addition to a historic building may seem to be essential for a new or expanded use, but new additions should be avoided, if possible, and considered only after it is determined that the proposed need cannot be met by altering secondary, non-character defining interior spaces. After a thorough evaluation of interior solutions, if an exterior addition is still judged to be the only viable alternative, the addition should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features of the structure are not radically changed, obscured, damaged, or destroyed. New additions should be constructed so that there is the least possible loss of historic materials, located at the rear or on an inconspicuous side of a historic building, and limited in size and scale in relationship to the historic building. Design for the new work may be contemporary, but it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color. The addition should always be subordinate to the historic structure.

The roof form of a structure is directly related to the character of a structure and is a character defining element for a historic structure. When structures are constructed, the roof form – construction type, shape, and pitch – help to define the overall visual appearance of the structure. Many architectural styles and vernacular architectural forms are verbally defined by the type of roof form. Roof forms are often the character defining element that determines different sub types of architectural styles and vernacular forms.

As a character defining element of a historic structure, alterations to roofs and roof forms should be carefully reviewed and all alternatives considered prior to changing this character defining feature. Like other additions to historic properties, changes to the primary roof form should only be considered after it is determined that the proposed need cannot be met by altering secondary, non-character defining interior spaces or roof areas such as roof areas on the rear of structures or additions. The exception to roof alterations is the removal of non-historic alterations that have not achieved historic significance in their own right, are not from the period of significance that is documented for the structure, and that can be substantiated by architectural or photographic evidence.

Another important review criteria for the review of additions to historic structures is the concern that the addition may create a false sense of historical development for the structure. A new addition should be compatible but differentiated enough so that it is not confused as historic or original to the building. The structure located at 505 Tennessee Street is identified in the National Register nomination as a two and a half story, front-gable, frame Prairie dwelling. As with many structures in Lawrence, staff would classify this structure more as a vernacular form (form unknown without interior documentation) with detailing and elements of Prairie and Craftsman architectural styles. The height of the historic front gable is significant to the historic form and description of this historic structure.

The proposed addition project will create a new roof line and roof form changing the building from a 2 story front gable with attic space building or a 2½ story front gable building, to what will appear as a 3 story gable on gable roof building. Because the roof is a character defining element of the building, this is a significant alteration for this listed property. The alteration will remove the straight east west peak of the existing primary roof line. While this peak line is compromised by the non-historic dormers, it is still visible. The new gable addition will be taller than the existing gable roof. The proposed changes to the primary roof will significantly alter the original character of the structure's architectural form and style. While there are other structures in the district that have this form, this historic structure does not. By reflecting a form that existed historically in Lawrence, the proposed addition project will create a false sense of history for this structure because the new roof form and style is not historically accurate for this structure based on documented evidence. Alterations to the character defining roof form and style of this structure should only occur when all other options for alterations to non-character defining elements have been exhausted and the alterations are essential for the continuation of the historic use of this historic structure. An appropriate alteration to consider for this character-defining roof would be the removal of the non-historic dormers if there is enough documentation to substantiate the original roof form.

The proposal alters character defining elements in a way that will not be subordinate to the primary

façade of a listed property by mimicking historic styles in the area. Visual appearance should not be considered over retaining existing historic forms during the review process. Like other reviews in historic areas, alterations or forms that are appropriate for some structures in a district or area are not necessarily appropriate for other structures in the same area.

Similar to the proposed roof form, the proposed new roof system causes concern for staff, based on the standards outlined above. The new system, while leaving the existing rafters, creates a system that is not a historic system for the structure. In addition to the new system, the applicant proposed a new metal roof that cannot be historically substantiated by physical or photographic evidence. This is not a recommended treatment for listed properties. Again, while metal roofs exist in the area, without evidence that substantiates the use of metal on this structure, metal would not be appropriate, as most structures of this type in Lawrence would not have had metal roofs.

The new roof system is being proposed to add additional insulation to the house to provide a more comfortable living space in the attic of the historic structure that has been altered into a living space. The new system will also provide additional insulation to the whole house that may provide some energy efficiencies. Because the attic space was never intended to be a living space and because of the method of conversion of the space by previous owners, the ability to insulate the space is challenging. The applicant has indicated that they have performed all available interior measures to address this issue.

When making a significant alteration to a historic structure for energy efficiency, it is recommended to provide significant analysis whether a system is appropriate for the historic building. Staff is of the opinion the applicant has not provided sufficient information for this building to significantly alter the structure in this way. With additional analysis from preservationists that work with energy solutions, there may be alternatives to the proposed project or the evidence may provide that this system would be an acceptable alternative.

The photographic information provided by the applicant and the written information provided by the applicant state that there will be minimal visual effect to the historic structure with this part of the project. There will be a visible change to the proportions of the parts of the roof in relationship to the overall roof and the structure. Similar to furring out walls on the interior of listed properties that cause displacement of molding, and the addition of new exterior siding that causes changes to the relationship of window surrounds to the plane of the siding, the overall change will be noticeable.

State Law 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.

Standards 2, 3, and 9 apply to these projects.

Based on the analysis above, staff is of the opinion the projects do not meet these standards. Specifically:

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.

The roof form is a feature that characterizes this property and will be altered both by the new roof addition and the new roof system.

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.

The project to create one new gable roof element will create a false sense of historical development because while this form of roof did exist with other structures, it is not historic to this structure and will give the impression that this roof was historically of this form. Metal roof material cannot be substantiated by documented evidence.

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.

The new work of the new roof element is not differentiated from the old and destroys the historic gable roof line.

Staff is of the opinion based on the above project review that neither project proposed by the applicant meets the Secretary of the Interior's Standards.

The addition of the entire roof system is complicated due to the type of request. Due to the complicated nature of this project, staff has requested technical advice from the State Historic Preservation Office (SHPO) in accordance with the city's agreement with the SHPO to conduct state law reviews on behalf of the SHPO. The Secretary of the Interior recently published new guidelines for sustainability. The guidelines offer recommendations to achieve the standards. The sustainability guidelines recommend sufficient documentation prior to alterations to historic structures. Staff is of the opinion that there may be options available to make the space more energy efficient without the alteration of the entire roof system. If feasible and prudent alternatives exist, they should be utilized rather than wholesale roof alteration.

Certificate of Appropriateness

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. The identification of key features, including architectural elements and setting, are the beginning bases for project review for projects located in the environs of a listed property or district. Careful consideration of the context and the

reasons for the significance of the listed property should be included in the overall determination of character-defining elements. Character-defining elements of the environs include the overall shape of buildings, materials, craftsmanship, decorative details, and features, as well as the various aspects of the site and environment. Once the character-defining features of the context area 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.

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 additions to existing buildings. Identified criteria for new additions 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 proposed project is located in the environs of the Griffith House (511 Ohio Street). There is no environs definition for this listed property. There is no direct line of site from the Griffith House to the subject property.



The character of the environs for the Griffith House are residential and the significant characteristics are the patterns of height, setbacks, spacial relationships, alleys, the utilitarian structures on the alleys, materials, massing of structures, sizes of structures, and the scale of structures. Unlike the review for listed properties, context review focuses on these character defining features of the area and reviews a project to determine if it has an impact on the listed property by encroaching, damaging or destroying one or more of these elements. Often when reviewing an environs project, the commission will utilize a "line of sight" test to determine a potential impact to the listed property. However, this is not the only consideration for review. The overall review also considers, in this case, the impact to the residential character as described by the character defining elements above.

The two parts of the proposed project are very specific to the structure located at 505 Tennessee Street. They are changes to the roof of the structure, but the proposed alterations change the roof into a form that exists in context area. The two parts of the project do not alter the significant characteristics of the context area of patterns of height, setbacks, spacial relationships, alleys, the utilitarian structures on the alleys, materials, massing of structures, sizes of structures, and the scale of structures.

It is important to note, however, if the property were listed in the Lawrence Register, the consolidation of the dormers into a new gable roof element would not meet standards 2 and 3. The character of a building is directly related to the roof form of the building.

Staff is of the opinion that the proposed project as described in the above description will not significantly encroach on, damage, or destroy the landmark or its environs.

E. STAFF RECOMMENDATION

State Law Review

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff recommends the Commission **deny** the proposed project and make the determination that the proposed project will damage or destroy the historic property included in the National Register of Historic Places and the State Register of Historic Places (Register of Historic Kansas Places).

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.



City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

Pre-Application Meeting Required
Planner _____
Date _____
Date Received _____

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

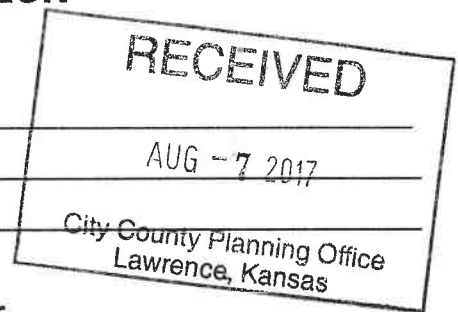
Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

DESIGN REVIEW APPLICATION

PROPERTY INFORMATION

Address of Property 505 TENNESSEE

Legal Description (may be attached) _____



OWNER INFORMATION

Name(s) ROB BECK AND AMY PETTLE

Contact ROB BECK

Address 505 TENNESSEE

City LAURENCE

State KS ZIP 66044

Phone (785) 393.4009

Fax (____)

E-mail r.beck@mac.com

Cell Phone (785) 393.4009

APPLICANT/AGENT INFORMATION

Contact MATT JONES : ERIC JAY

Company STRUCT/RESTRUCT, LLC

Address 1140 HASKELL AVE.

City LAURENCE

State KS ZIP 66044

Phone (____)

Fax (____)

E-mail matt@structrestruct.com

Cell Phone (785) 331.6478

Existing Zoning <u>RS5</u>	Existing Land Use <u>RESIDENTIAL</u>	Proposed Land Use <u>RESIDENTIAL</u>	# of Buildings <u>2</u>
Total site area <u>.133 acres</u>	Existing Building Footprint <u>NOT CHARACTERIZED</u>	Proposed Building Footprint <u>NOT CHARACTERIZED</u>	Open Space Area
Existing Pavement Coverage	Proposed Pavement Coverage		

Are you also submitting any of the following applications?

<input checked="" 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"/> State or Federal Tax Credit Application	Other (specify)	

Property

Address: 505 TRAXI-

Detailed Description of Proposed Project:

(Attach additional sheets if necessary)

MODIFY EXISTING ROOF DORMERS AND REPLACE
EXISTING ROOF WITH NEW BUILT UP INSULATED
ROOF AND CHANGE ROOF MATERIAL.

Reason for Request:

(Attach additional sheets if necessary)

SO THE HOUSE CAN GET A NEW, MORE ENERGY
EFFICIENT ROOF.

Architect/Engineer/Contractor Information: Please provide name and phone number of any persons associated with the project.

Contact MATT JONES
Company STRUCT/RESTRUCT, LLC
Address 1146 HASKELL AVE
City LAURENCE State KS ZIP 66044
Phone (____) _____ Fax (____) _____
E-mail matt@structrestruct.com Cell (785) 331. 6478

REQUIRED ATTACHMENTS:

- ☒ Photographs of existing structure and site
- ☐ Scaled or dimensioned site plan with a graphic/bar scale
- ☐ Scaled elevation drawings with a graphic/bar scale
- ☐ Scaled or dimensioned floor plans with a graphic/bar scale
- ☒ Materials list
- ☒ Digital copy of application materials

ADDITIONAL INFORMATION MAY BE REQUIRED BASED ON THE SCOPE OF THE PROJECT

SIGNATURE

I/We, the undersigned am/are the **(owner(s)), (duly authorized agent), (Circle One)** of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for design review approval as indicated above.

Signature(s):  Date 08.07.17

Date _____

Date _____

Note: If signing by agent submit Owner Authorization Form



**City of Lawrence
Douglas County**
PLANNING & DEVELOPMENT SERVICES

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

OWNER AUTHORIZATION

I/WE ROBERT A. BECK, Amy M. POTTLE hereby referred to as the "Undersigned", being of lawful age, do hereby on this 2 day of August, 2017, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize Struct/restruct, LLC (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding 505 TENNESSEE ST, LAWRENCE KS (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Robert A. Beck
Owner

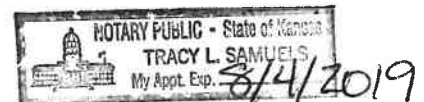
Amy M. Pottle
Owner

STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 2nd day of August, 2017
by Robert A Beck & Amy M. Pottle

My Commission Expires: 8/4/2019

Tracy L. Samuels
Notary Public



Roof Project for 505 Tennessee

10am meeting on Tuesday, August 8th

We are hoping to greatly increase the comfort in our attic living space. At some point in the last 30 years or so, the attic was remodeled with dormers added to increase the space. Unfortunately this remodel was not done appropriately, so it causes cooling problems during the summer. As there is now little insulation on the roof and dark asphalt shingles, the temperatures in the attic on some summer days is so great that we've had to abandon the attic space for days at a time. In addition to making the attic hard to cool on summer days, it causes our second story where we sleep to heat up making this floor also difficult to cool.

A previous owner insulated the attic ceiling. In the fall of 2016, after a home energy efficiency audit by Cromwell, we insulated the knee walls as much as possible, but this has not solved our cooling problem.

The asphalt shingles are about ready to be replaced, and we would like to redo the roof in a way that maximizes the comfort in our home and provides the longest lasting roof that still preserves the overall beautiful appearance of our 1900s foursquare home.

To minimize the heat transfer from the roof into the attic and the knee walls, we'd like to make the new roof a ventilated/insulated roof. We can insulate the roof to modern standards using rigid foam against the roof deck, with a radiant barrier on top of the foam facing outwards, and then having a small airspace for superheated air to escape through a vent at the top of the roofline. On the exterior layer of the roof, we'd like to have a material with superior longevity, as well as one that would expel as much heat as possible. We have chosen metal as the material with these characteristics. If the roof has proper above-sheathing ventilation and a radiant barrier, then the roofing material doesn't need to be particularly light colored to get the heat expelling benefits. Otherwise to get a true "cool roof," the color of the metal should be plain or white. While a standing seam metal roof would be our first choice, we have identified several brands of metal shingles as alternatives.

Here is a video of how this can be done:

<https://www.protradecraft.com/exterior-roof-insulation-retrofit-vented-roof>

Here are articles on the technique:

<https://www.danperkinsroof.com/venting-and-insulation/>

<http://www.houstoncoolmetalroofs.com/cool-roof-information/cool-roof-design-texas/>

Here is an article on putting a ventilated/insulated roof on the Shaw Family home in Steuben, Maine:

<http://www.roofingcontractor.com/articles/84814-architectural-integrity-while-reroofing-a-historic-200-year-old-home>.

The extra material/insulation on top of the roof deck can be discretely hidden; from the outside, it would be very difficult distinguish this insulated and ventilated roof from a standard roof.

I have found a few examples of both steel standing seam and metal shingles on homes similar to ours in the Old West Lawrence Historic district and I have included them in this packet.

Additionally, we would like to fix the dormers. These were given flat roofs instead of pitched roofs as would be more fitting with the overall roofline. As well, the engineer has suggested this fix to the dormers would add strength to the new roof. I question if the flat roof was done due to cheapness and ease rather than an attempt to preserve the look of the house. I have included pictures of houses like ours with pitched roof dormers in Old West Lawrence.

Examples of insulated ventilated metal roofs with shingles and standing seam, demonstrating that the roof build up is not significant.

<https://www.danperkinsroof.com/metal-shingles/>

<https://www.danperkinsroof.com/standing-seam-metal-roofing/>

1) Our first choice would be a standing seam metal roof.

Standing seam metal roof from local provider:

http://www.metalpanelsinc.com/2011_standingseam_colors_blk.html

In Zinc Cote or Cityscape colors

2) If standing seam were not allowed then would suggest the following options in metal shingles:

Metal Shingle Companies and products

http://www.berridge.com/products_2/berridge-metal-shingles/berridge-rustic-shake-metal-shingles/

Rustic metal shingle in color of Zinc Cote or Cityscape

<http://www.matterhornmetalroofing.com/matterhorn-shake/>

Shorewood

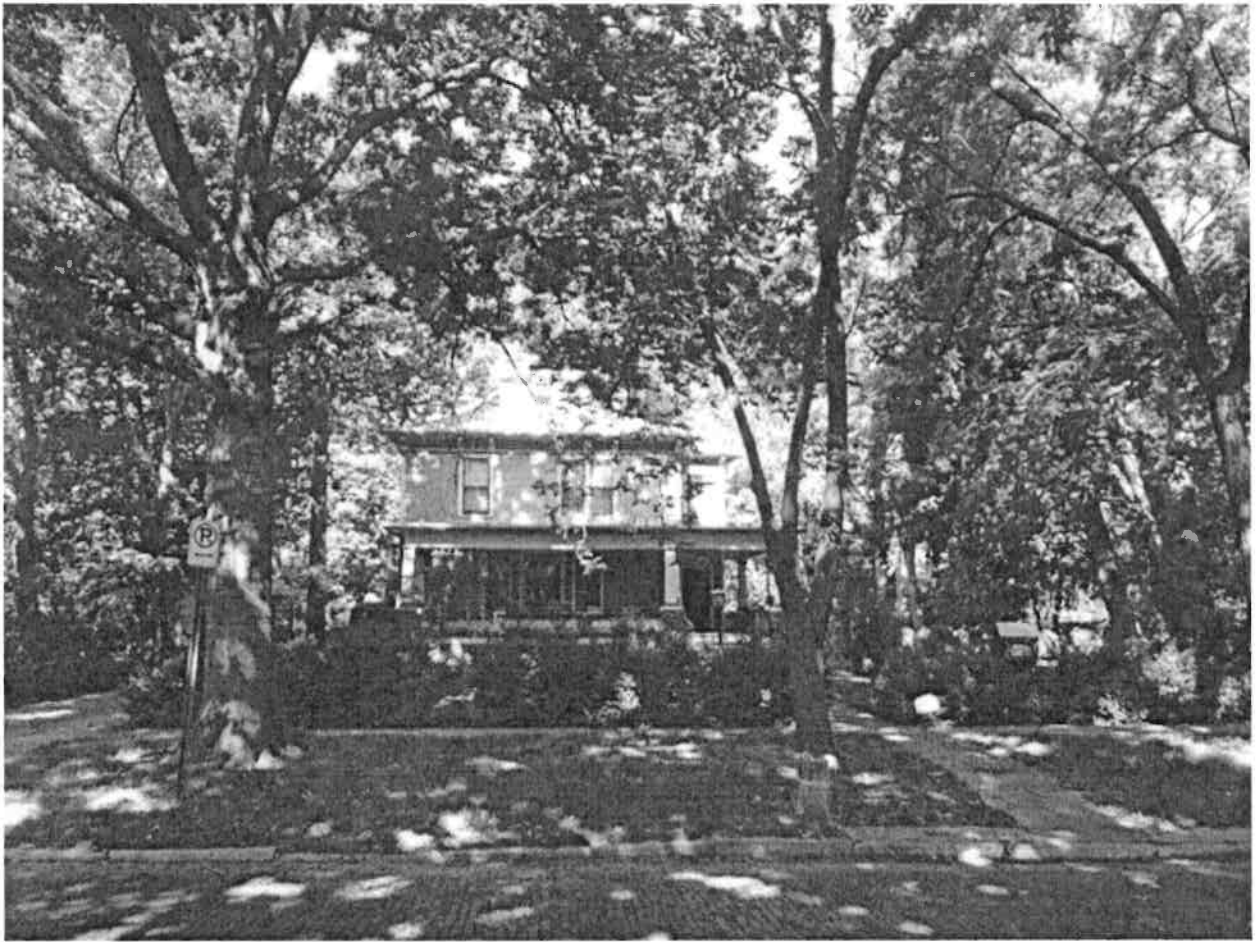
<https://www.classicmetalroofingsystems.com/product-info/styles/>

Oxford shingle—shake grey or buckskin

<http://www.metalroofnet.com/gallery/copper-shake>

Copper shake shingle

Examples of metal roofs in Old West Lawrence.



733 Mississippi: Standing seam on similar house.



700 Mississippi: Standing seam roof on house like ours.



641 Louisiana: Copper shingles



631 Ohio: Older (original?) metal shingles.

Examples of pitched roof dormers in Old West Lawrence



700 Indiana: Built-up dormer like we are looking for. Same style house as ours.



729 Ohio: Pitched roof dormer.

Examples of insulated and ventilated standing seam and shingle metal roofs



Metal shingle home with insulated ventilated roof



Other Resources

Radiant barrier under metal

<http://www.ecofoil.com/Applications/Metal-Roof-Insulation>

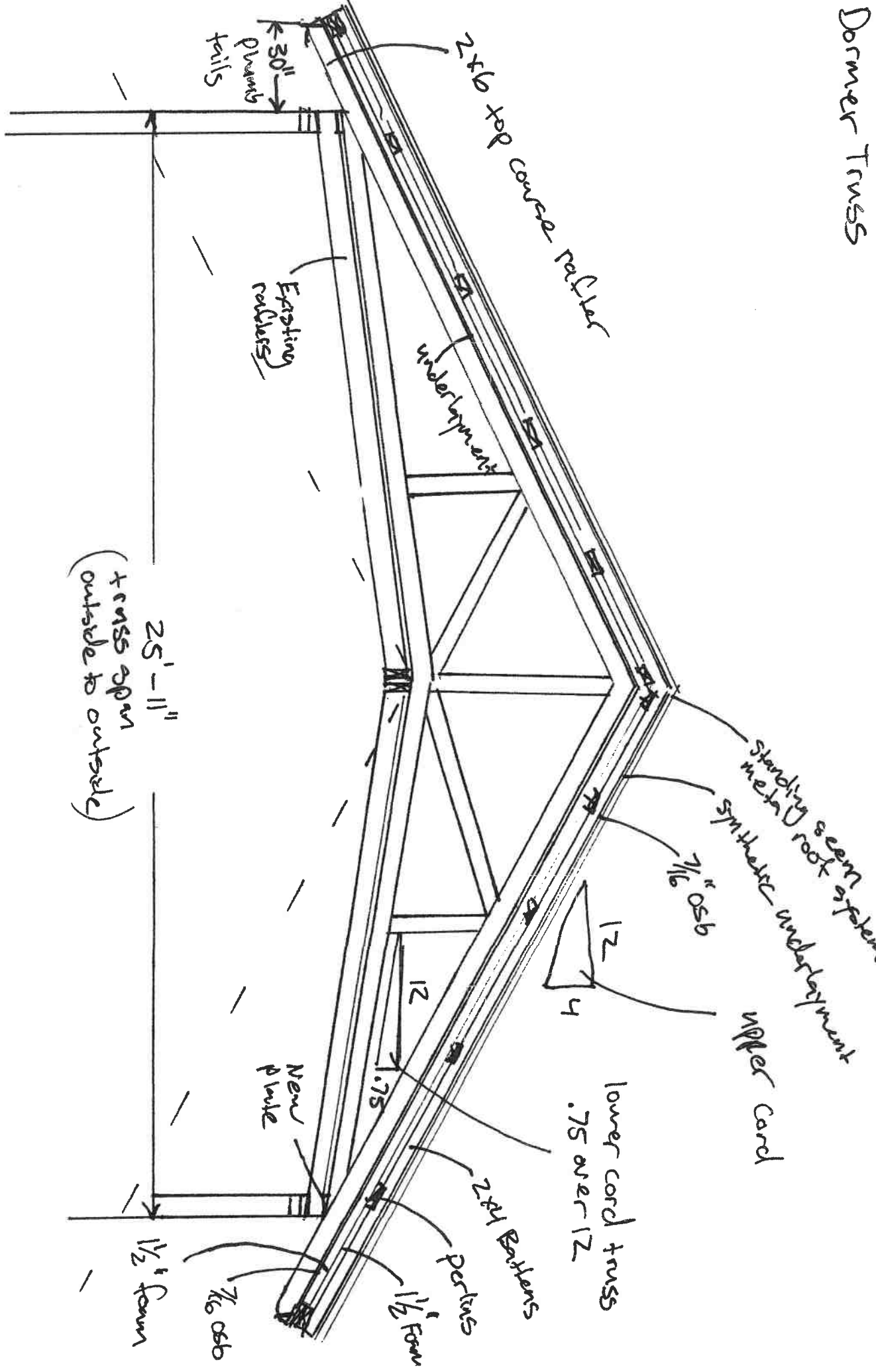
<http://www.insulation4less.com/Insulation4lessTechnicalArticles-321-Metal-Roof-Insulation---High-R-Vapor-and-Radiant-Barrier.aspx>

Similar house to ours with metal shingle application to an HRC in Maryland

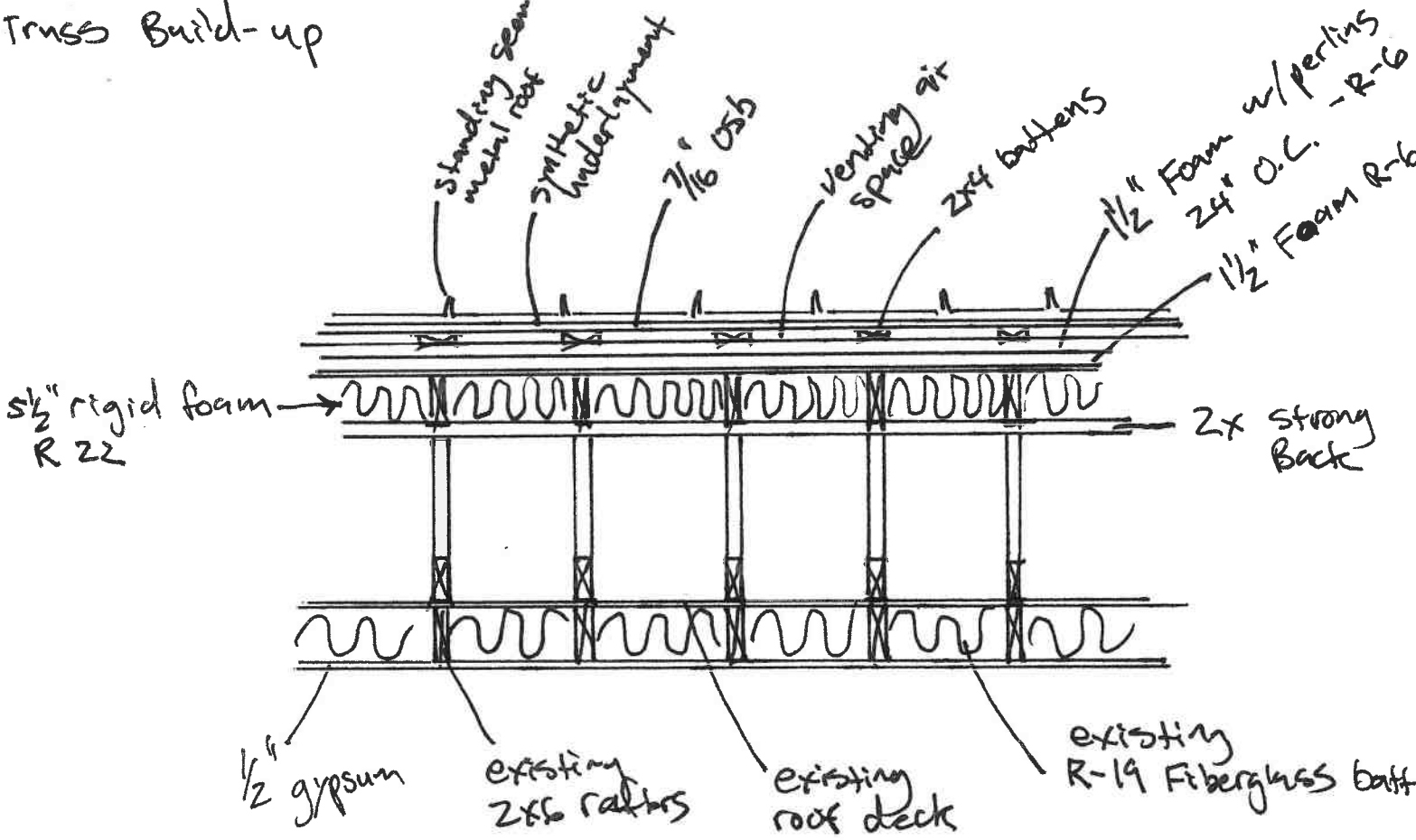
<http://www.rockvillemd.gov/DocumentCenter/View/11857>

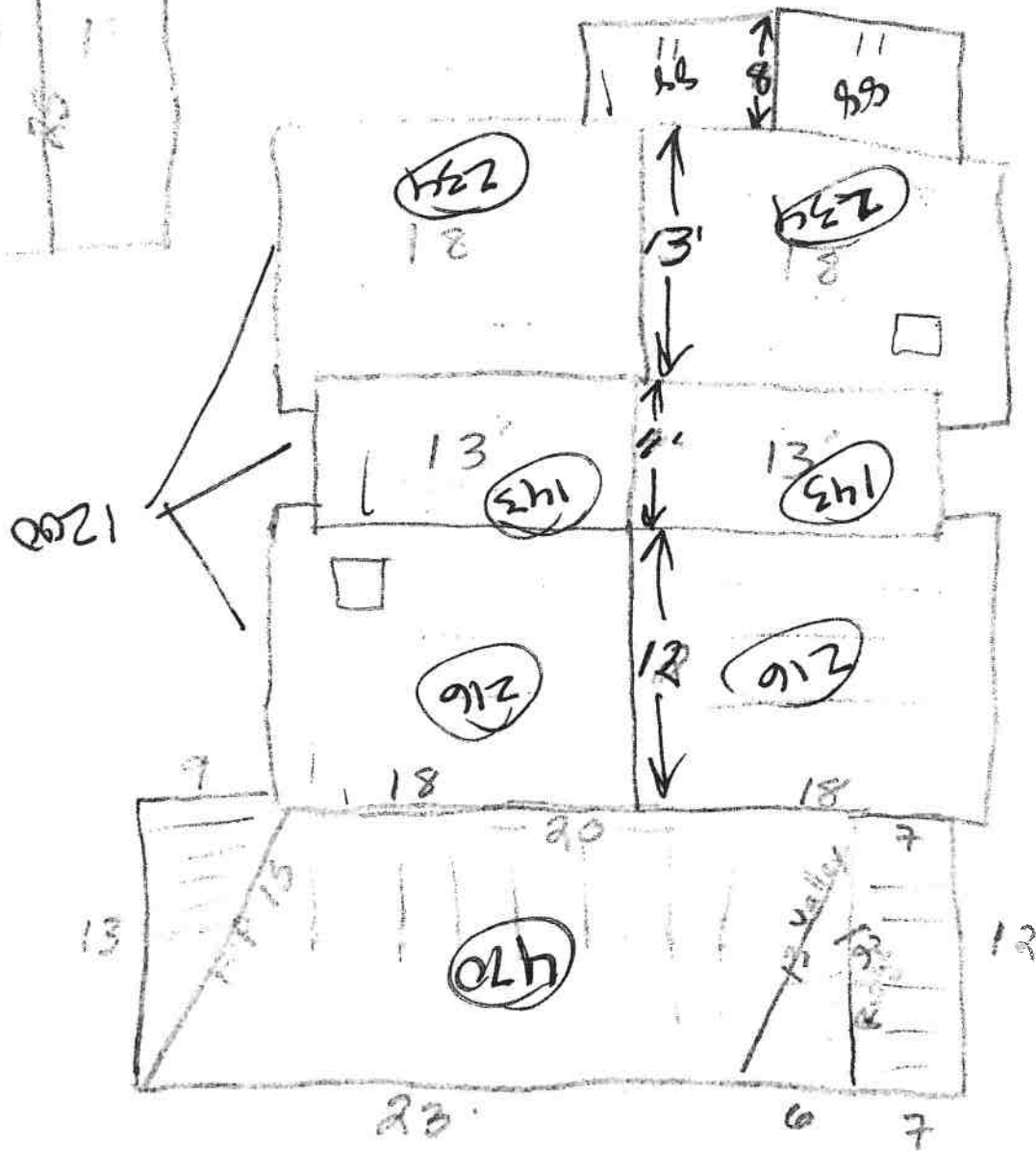
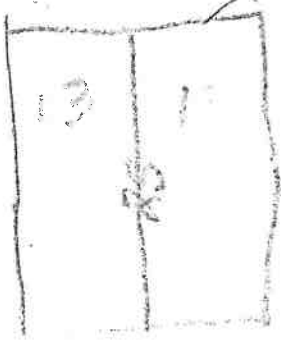


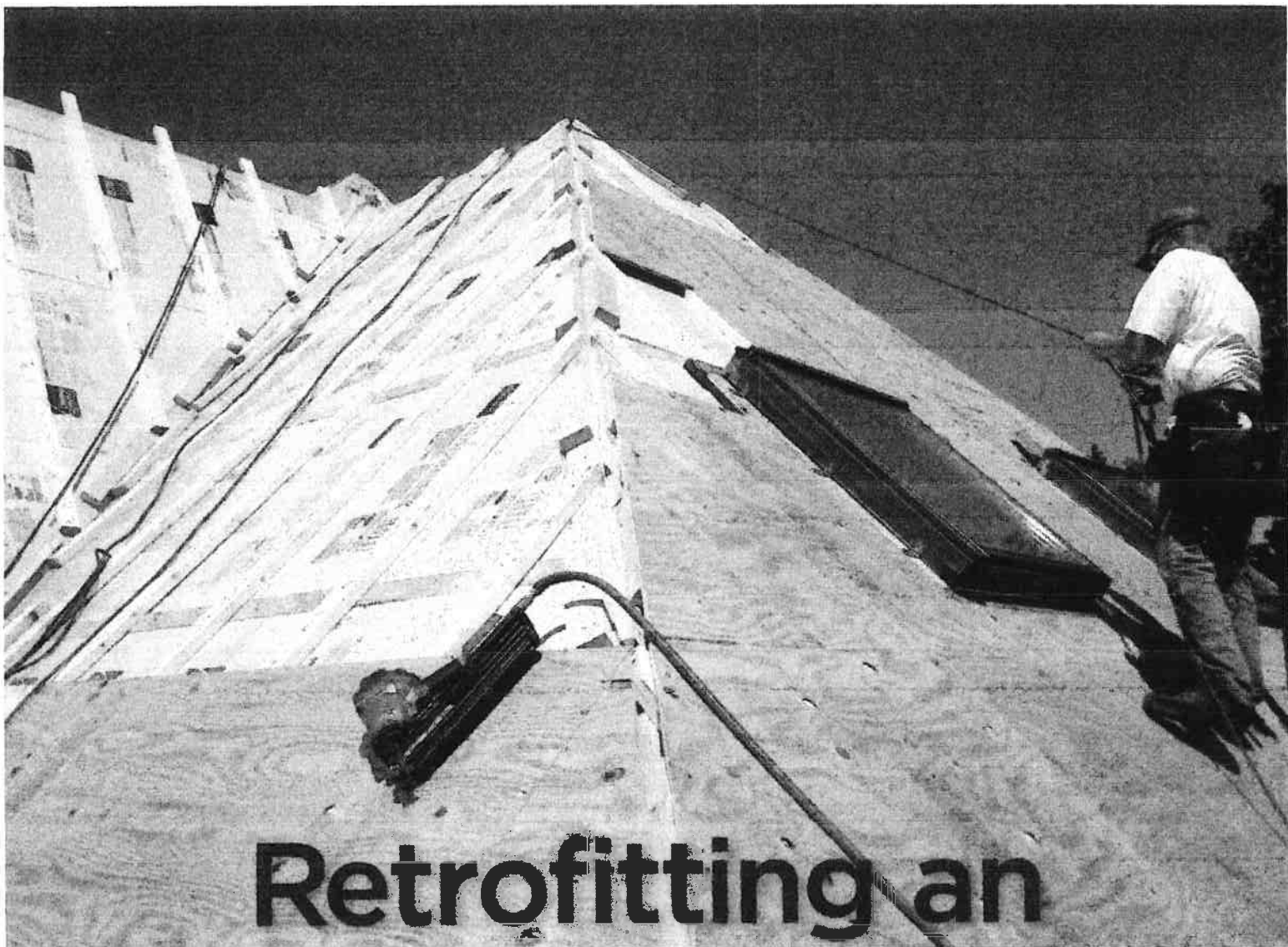
Dormer Truss



Truss Build-up







Retrofitting an Insulated Cold Roof

As a metal-roofing contractor in the Upper Peninsula of Michigan, I am frequently asked to fix “roof leaks” that have less to do with roofing than with the way poorly insulated houses lose heat. For example, warm, moist air from inside a house may escape into the attic and condense on the underside of the roof sheathing; when the homeowners see water stains on the ceiling of the room below, they assume there’s a roof leak.

But by far the most common problem is ice damming, which occurs when heat from the attic melts the snow on the roof. The snowmelt runs down the roof beneath the accumulated snow, refreezes

Installing insulation and ventilation under a new roof can solve heat-loss problems and prevent ice dams

by Dan Perkins

when it hits the cold air at the eaves, and blocks the flow — causing an ice buildup and, often, a leak.

Ice dams happen for a number of reasons, but mostly they involve insufficient insulation or poor roof venting. We see ice dams all the time on the older capes in this area, which have second-story sloped ceilings underneath 2x4 or 2x6 rafters. Typically, the rafter bays are stuffed full of batt insulation, but this means the roof is only insulated to R-11 or R-19 — not R-38, like it should be. And with no vent channel to allow outside air to keep the inside surface of the roof cold, the snow on the roof quickly begins to melt.

Retrofitting an Insulated Cold Roof

Another common problem is that the attic insulation is thin or compressed where narrow rafters land on exterior walls. This creates another spot where interior heat can easily bleed through to the roof, melting the snow at the eaves. The wider rafters on newer homes don't necessarily guarantee good ventilation in sloped ceilings: Even if the bays are deep enough, skylights, hips, and dormers can block the flow of air.

While it's possible to fix these problems from inside, we've found it's often cheaper and easier to deal with them from the exterior while reroofing the house. Our company installs about 30 roofs per year; for two-thirds of them, we create an insulated, ventilated cold roof on top of the existing sheathing.

Our system contains one or more layers of rigid insulation, wood or metal edge trims, perforated metal vents at eaves and ridge, and a new layer of sheathing held off the insulation by 2x4s (see illustration, page 3). The 1½-inch air channel

created by the 2x4s provides sufficient ventilation above the insulation to maintain a cold roof surface and prevent ice damming. The insulation creates a thermal break and increases the R-value of the roof assembly. In cases where the roof or attic was not well insulated or ventilated to begin with, we always add enough rigid foam to turn the area below into conditioned space. We can then close off or remove the existing roof vents, secure in the knowledge that the underside of the existing roof sheathing will never drop below the dew point.

Initial Work

On a typical job, we remove the existing roof, then cover the sheathing with a synthetic roof underlayment like Titanium UDL-30 (800/567-9727, interwrap.com) or RoofTopGuard II (706/232-3027, rooftopguard.com). The underlayment isn't strictly necessary, but we install it to protect the house while we're doing the work. On jobs where we know for sure there will

be time to do the entire buildup and dry in the roof by the end of the day, we'll skip this layer of underlayment.

Plumbing stacks. In our region, snow can accumulate on a metal roof and creep like a glacier, which can damage plumbing stacks that are close to the eaves. To avoid this, we reroute the stacks so they penetrate closer to the ridge.

Insulation

Next, we install a 2x4 nailing plate around the perimeter of the roof — a single 2x4 thickness for 1½ inches of insulation and two 2x4s for 3 inches of insulation. After that we cover the area inside the nailers with 4x8 sheets of 1½-inch extruded polystyrene (XPS) rigid foam, securing them to the existing roof sheathing with cap nails.

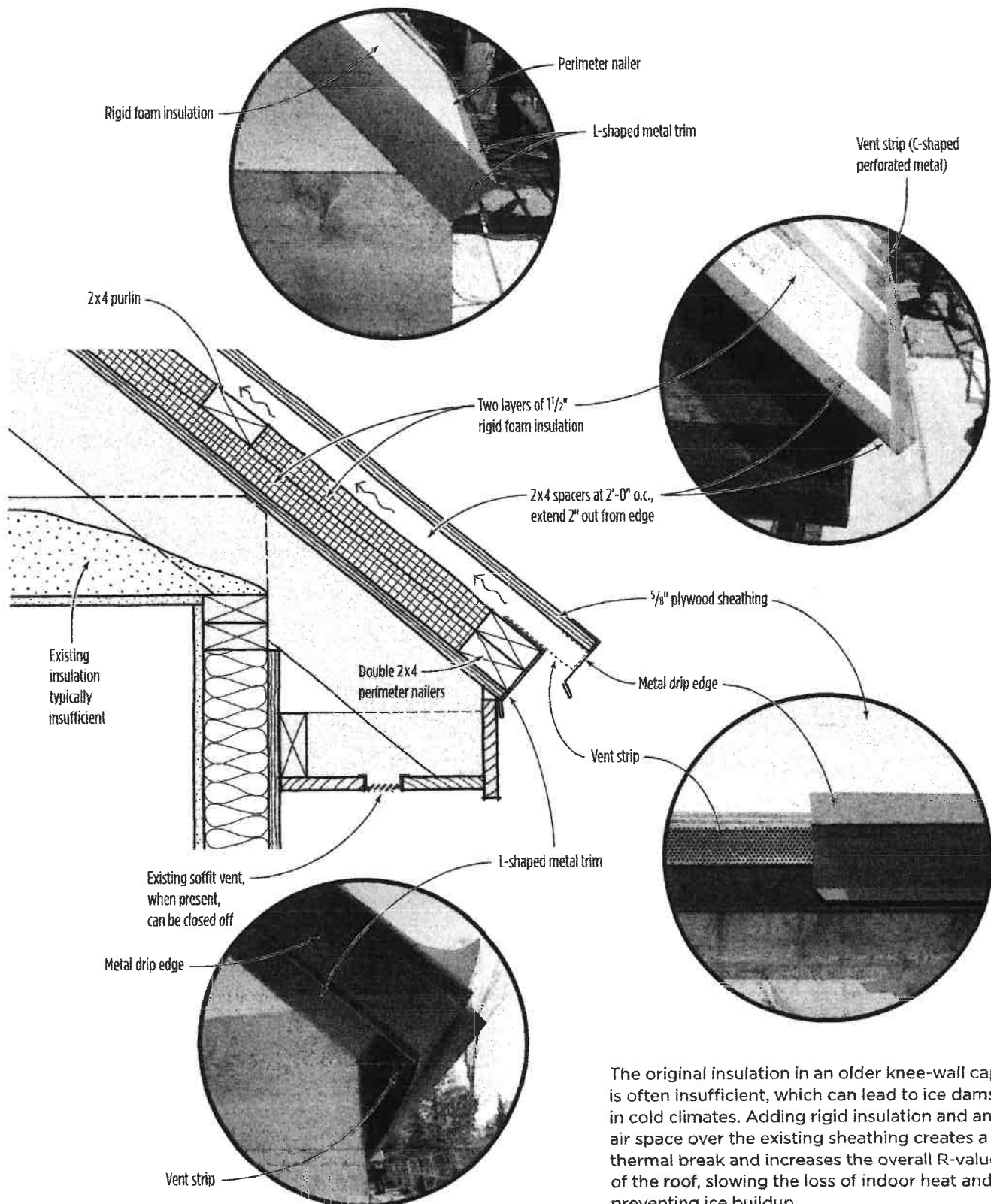
When there are two layers of insulation, we alternate the 4x8 sheets with 2x4s on the flat all the way up to the ridge (see Figure 1). This second layer of rigid foam is fastened to the first layer with cap nails, and the horizontal 2x4 "purlins"



Figure 1. After installing a double 2x4 nailer around the perimeter of the roof, the crew fills in the field with a layer of 1½-inch rigid foam (above). A second layer is installed over the first, with 2x4 purlins between each row to provide nailing for the spacers to follow (right).



Built-Up Ventilated Roof Details



The original insulation in an older knee-wall cape is often insufficient, which can lead to ice dams in cold climates. Adding rigid insulation and an air space over the existing sheathing creates a thermal break and increases the overall R-value of the roof, slowing the loss of indoor heat and preventing ice buildup.

Retrofitting an Insulated Cold Roof

are secured with long Torx-head screws (800/263-0463, grkfasteners.com).

The purlins provide nailing for the 2x4s that will create the vent space. Although they do interrupt the double insulation layer, we prefer to use them because it's faster and easier to nail the spacers to purlins than to fasten them to rafters with 8- to 10-inch-long screws.

If the roof is getting only a single layer of foam, we may skip the 2x4 purlins and fasten the spacers by screwing all the way through to the rafters. At about R-5 per inch for XPS — more if we use polyisocyanurate — a 3-inch layer of rigid insulation adds R-15 to the building.

Edge trim. We cover the edge of the perimeter nailer with an L-shaped metal

trim, which we prefabricate in our shop on a heavy stationary brake. We use 24-gauge Galvalume steel with a Kynar paint coating, to match the new roof.

The insulation trim looks best when it's installed over a single 2x4 nailer; with a double nailer, it can look too wide, depending on the other fascia details. In that case, we may use a piece of flat wood trim instead of the metal.

Vent Space

The ventilation strip along the eaves is formed from perforated metal — 20-gauge Galvalume with $\frac{1}{8}$ -inch holes drilled on a $\frac{3}{32}$ -inch stagger that we buy from Direct Metals (800/711-4939, directmetals.com) or McNichols Co. (800/237-3820, mcnich

ols.com). We bend it into a C-channel that will accept flat 2x4s — the ends of the ventilation spacers that run up the roof slope.

To ensure a straight edge, we nail the vent strip to a snapped line. The perforated metal projects 2 inches beyond the edge of the roof; when its top and edge are covered with roofing material, this leaves a 2-inch vent space along the bottom.

We install the 2x4 spacers 2 feet on-center, tucking the bottom ends into the vent strip and running them up the slope to the ridge on top of the insulation and edge nailers (Figure 2). We run the spacers long at the top, then snap a line at the ridge and cut them to length in place. If the roof has sagged, we can flatten it by shimming under the spacers.

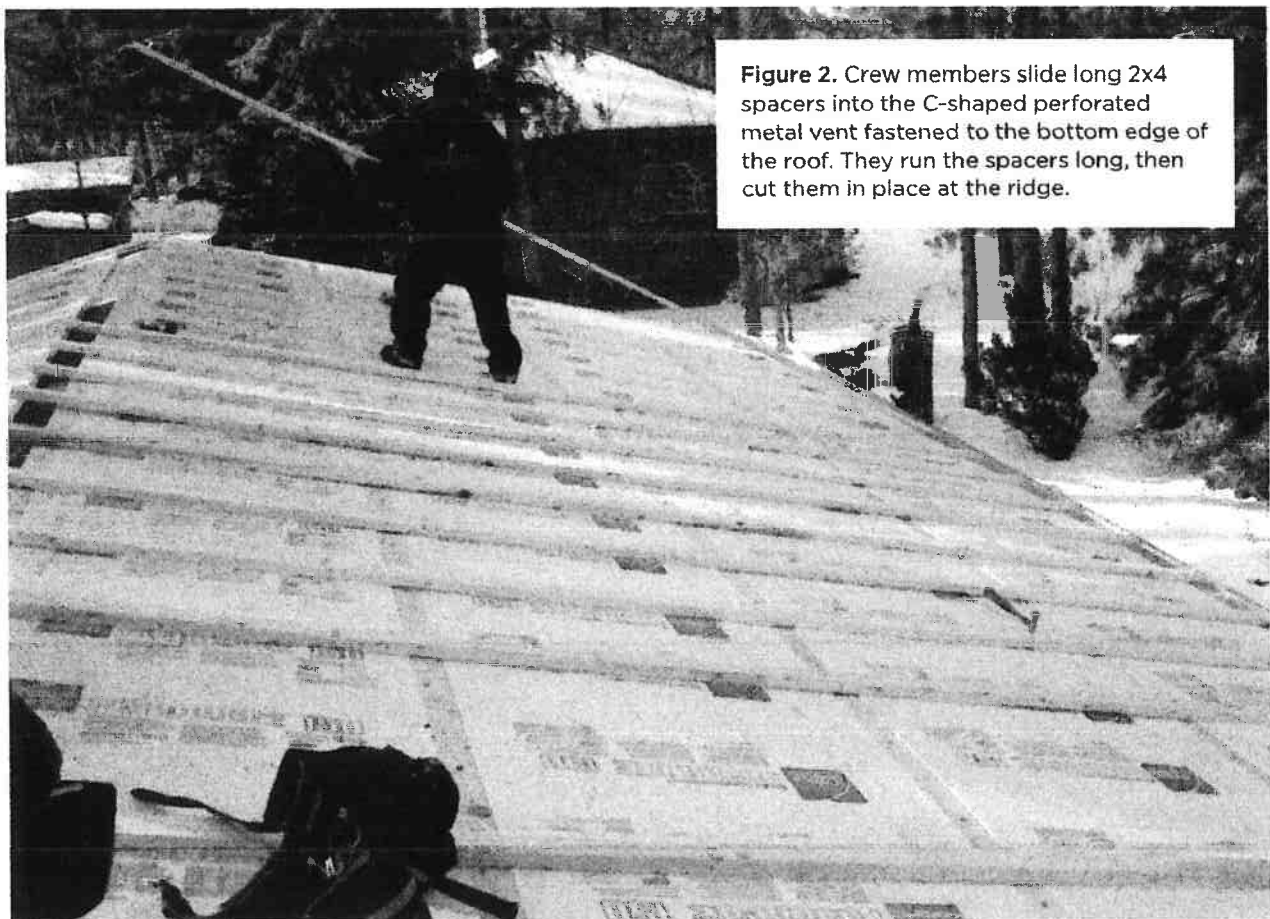


Figure 2. Crew members slide long 2x4 spacers into the C-shaped perforated metal vent fastened to the bottom edge of the roof. They run the spacers long, then cut them in place at the ridge.

Retrofitting an Insulated Cold Roof

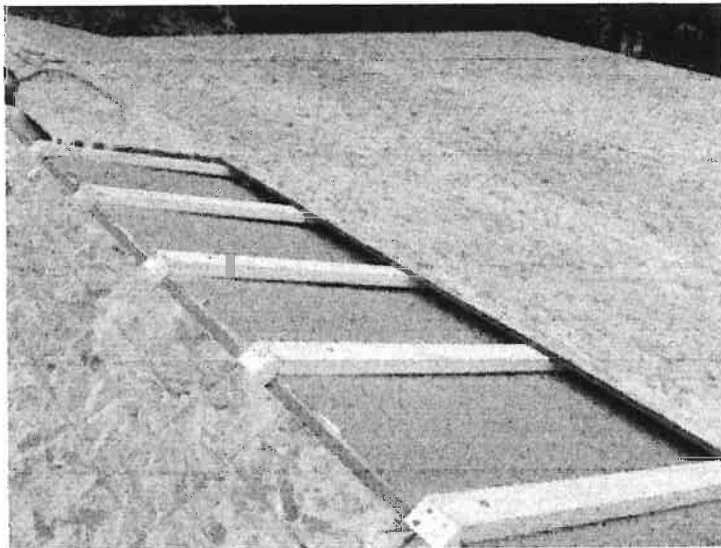


Figure 3. The roof sheathing is fastened to the 2x4 spacers, creating a 1½-inch vent channel above the rigid foam insulation (left). The sheathing stops short of the peak to allow airflow through the ridge vent (above).

Sheathing. We nail the spacers to the purlins or — on roofs with a single layer of rigid foam — secure them to the rafters or decking below with screws. We then sheathe the new roof surface with 5/8-inch CDX plywood, stopping it short of the ridge so that the roof can vent to a ridge cap (Figure 3).

When the sheathing is complete we install a custom-bent metal drip edge — an L-shaped piece with a hem on the exposed edge. The vertical leg is 3 inches long, which covers the sheathing and the outer edge of the vent strip and leaves a reveal that helps conceal the bottom of the perforated vent.

At this point we're ready to put down underlayment and then roof. We always install standing-seam metal (Figure 4), but there's no reason composition shingles or some other roofing couldn't be installed over this buildup.

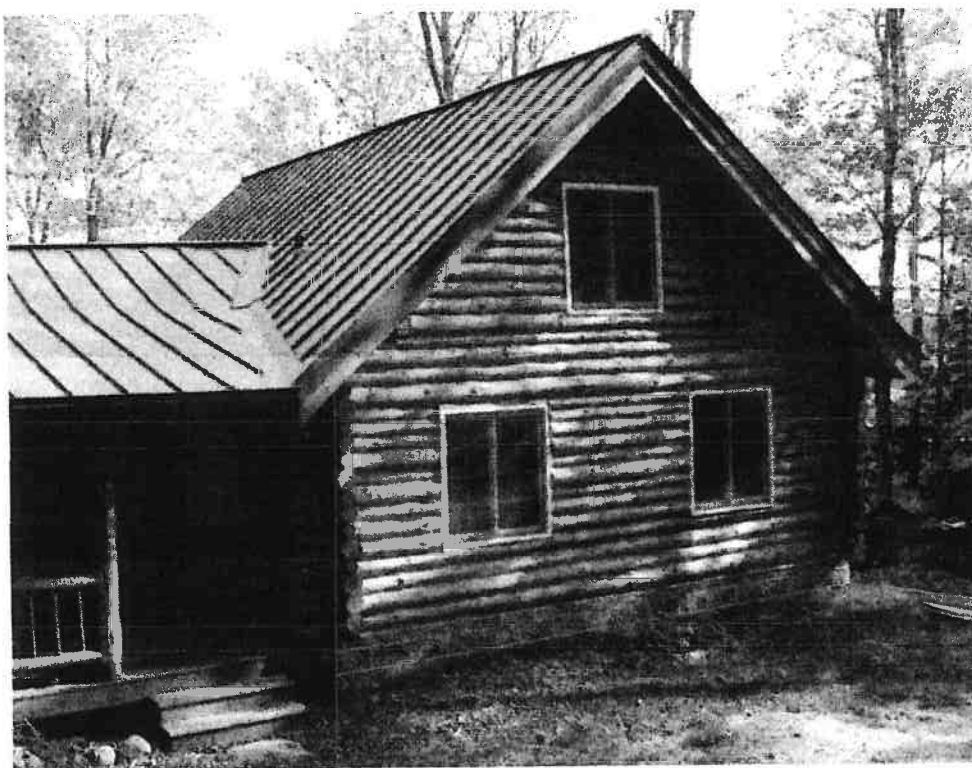


Figure 4. A standing-seam metal roof completes the job. The vent strip is inconspicuous.

Dan Perkins owns Dan Perkins Construction in Ishpeming, Mich.



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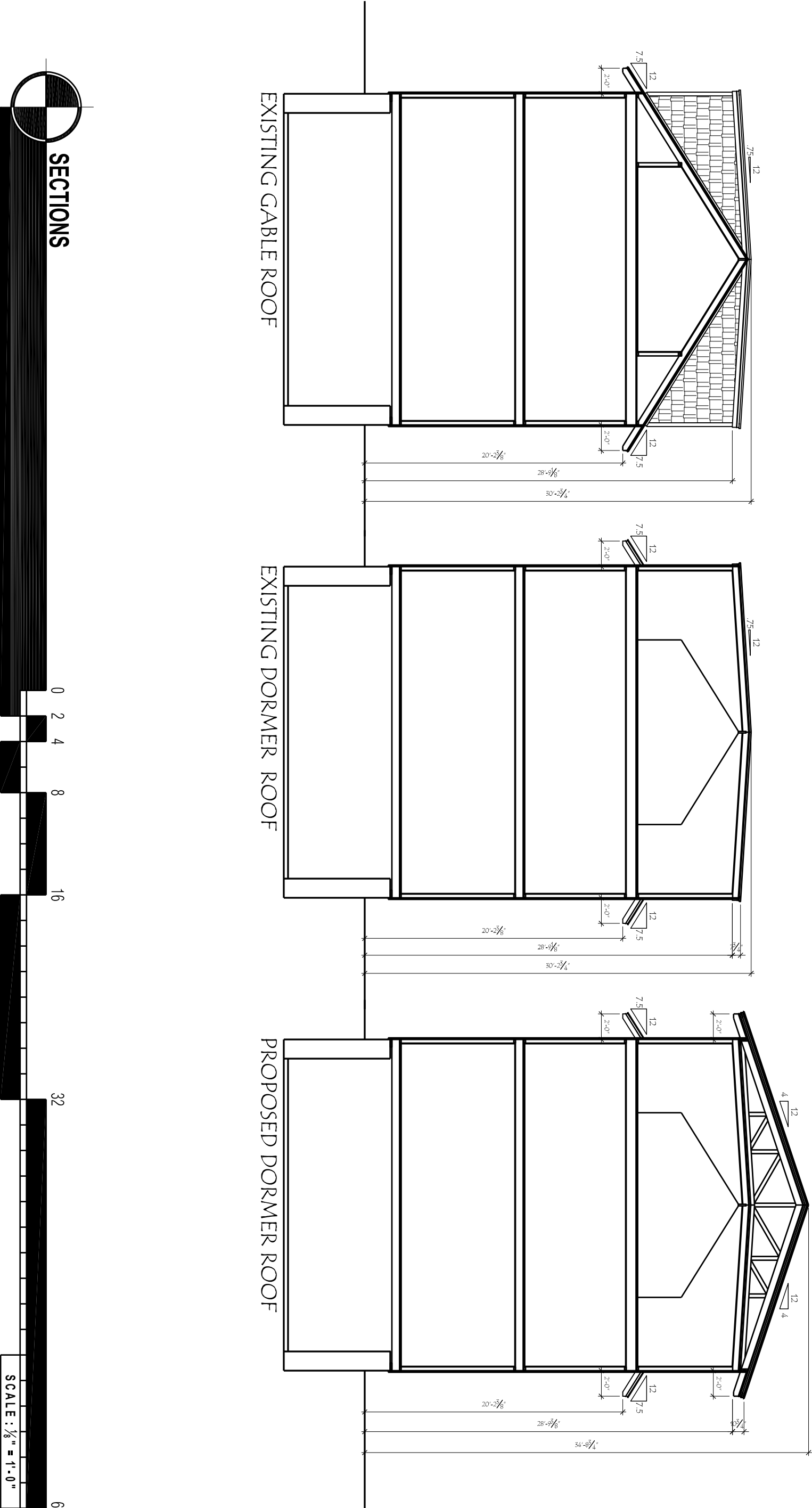
REV.	DATE	DESCRIPTION

ISSUE DATE: 08.19.17
PROJECT NAME: BECK
DRAWN BY: EJ

HRC SET

SECTIONS

A4.1



SECTIONS

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SCALE: 1/8" = 1'-0"

KSR&C# 17-10-038
October 18, 2017

Lynne Zollner
City of Lawrence
Via Email

Re: Roof and Dormer Modifications to 505 Tennessee, Lawrence – Douglas County

The Kansas State Historic Preservation Office (SHPO) has reviewed materials received on October 3, 2017 regarding the above-referenced project in accordance with the state preservation statute K.S.A. 75-2724. The law requires the SHPO be given the opportunity to comment on proposed projects affecting historic properties or districts. Properties listed in the National Register of Historic Places and/or the Register of Kansas Places are subject to review.

The SHPO is charged with determining whether or not projects will “damage or destroy” historic resources. The proposed modifications do not meet the Secretary of the Interior’s Standards for Rehabilitation and would damage 505 Tennessee, a contributing resource to the Pinckney I Historic District. This commentary is provided to the Lawrence Historic Resources Commission in accordance with K.S.A. 75-2724(e)(2).

Thank you for giving us the opportunity to comment on this proposal. Please submit any comments or questions regarding this review to Lauren Jones at 785-272-8681 ext. 225 or lauren.jones@ks.gov. Please reference the KSR&C number noted at the top of this letter when corresponding about this project.

Sincerely,



Jennie Chinn
State Historic Preservation Officer

2018
HISTORIC RESOURCES COMMISSION
SUBMITTAL DEADLINES & MEETING DATES

Meetings are on the 3rd Thursday of each month unless otherwise noted*.

Meetings begin at 6:30 p.m. and are generally held in the City Commission Room on the first floor of City Hall, 6 E. 6th St.

SUBMISSION DEADLINES are at NOON ON THE DATE LISTED BELOW (Mondays)	MEETING DATES: 6:30 P.M.	NOTES: Copies of the agenda are available on the Lawrence-Douglas County Metropolitan Planning Office website www.lawrenceks.org/boards
Dec. 11, 2017 Jan. 8 Feb. 12 March 12 April 16 May 14 June 18 July 16 Aug. 13 Sept. 17 Oct. 15 Nov. 12 Dec. 17 Jan. 14, 2019	Jan. 18, 2019 Feb. 15 March 15 April 19 May 17 June 21 July 19 Aug. 16 Sept. 20 Oct. 18 Nov. 15 Dec. 20 Jan. 17, 2019 Feb. 21, 2019	<p>A. Applicants should have a pre-submittal meeting with the Historic Resources Administrator prior to submission of application materials (785-832-3151).</p> <p>B. Items for consideration at a meeting shall be submitted to the Planning Office in a completed format by NOON on the submittal date (Mondays) shown in the left-hand column.</p> <p>C. Architectural Review Committee meetings will be pre-scheduled and held on the 1st Thursday of each month at 6:30 p.m. and/or the 3rd Thursday of each month at 5:30 p.m. in the Planning Conference room.</p> <p>D. <u>Special submittal dates exist for Local Landmark & Historic District nominations.</u> A pre-submittal meeting is required for Landmark and Historic District Nominations. The submission deadlines can be found on the Lawrence-Douglas County Metropolitan Planning Office website http://www.lawrenceks.org/pds/hr-hpaprocess</p>

For additional information please contact Lynne Braddock Zollner, Historic Resources Administrator (785-832-3151) or the Lawrence-Douglas County Metropolitan Planning Office (785-832-3150).