



City of Lawrence

PLANNING & DEVELOPMENT SERVICES

LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA FOR **SEPTEMBER 21, 2017**
CITY HALL, 6 E 6TH STREET
6:30 PM

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

ITEM NO. 1: COMMUNICATIONS

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

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

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 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 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 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 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:** 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. Koeppe, property owners of record.
- 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 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. 11: MISCELLANEOUS MATTERS

- A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since August 17, 2017.
- B. Review of any demolition permits received since August 17, 2017.
- C. Miscellaneous matters from City staff and Commission members.

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00325 533 Tennessee Street; Residential Remodel; State Law Review

B. PROJECT DESCRIPTION

Residential Remodel 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-17-00333 733 New Hampshire Street; Commercial Remodel; State Law Review, Downtown Design Guidelines Review and Certificate of Appropriateness

B. PROJECT DESCRIPTION

Commercial Remodel Permit for exterior storefront alterations and interior alterations..

C. STANDARDS FOR REVIEW

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

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

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

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

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

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-17-00352 835 Massachusetts Street; Sign Permit; Downtown Design Guidelines, State Law Review and Certificate of Appropriateness

B. PROJECT DESCRIPTION

Sign Permit



C. STANDARDS FOR REVIEW

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

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

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

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

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

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-17-00355 111 E. 11th Street; Commercial Remodel; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Commercial Remodel 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-17-00360 937 Kentucky Street; Mechanical Permit; State Law Review and Certificate of Appropriateness

B. PROJECT DESCRIPTION

Mechanical Permit

C. STANDARDS FOR REVIEW

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

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).

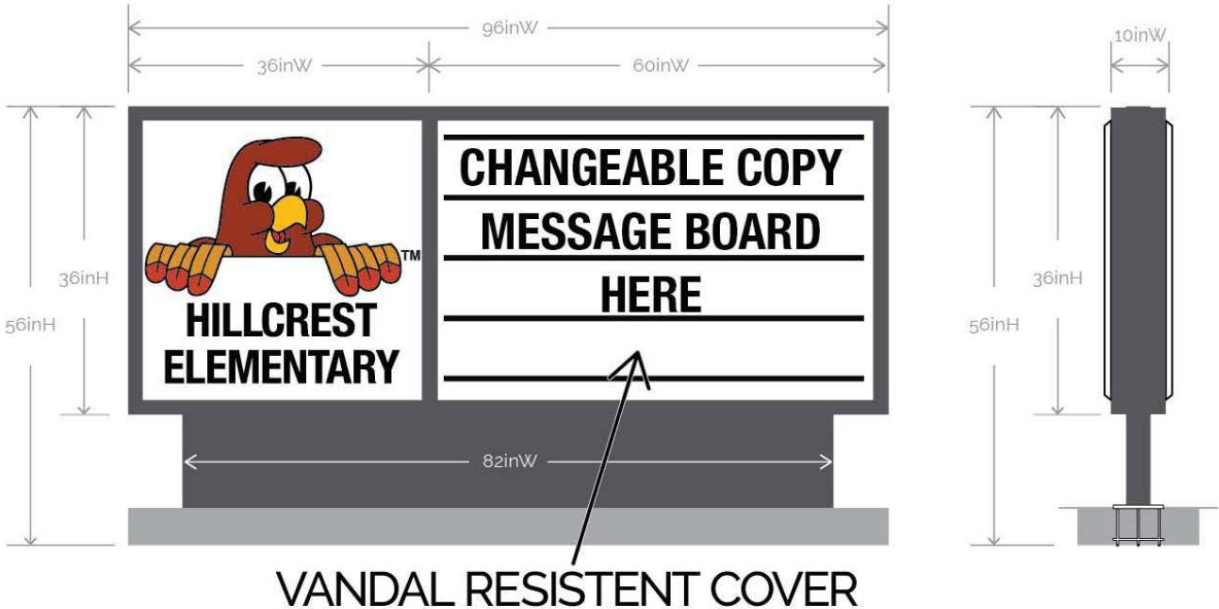
**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00370 1045 Hilltop Avenue; 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-17-00371 1101 Indiana Street; Sign Permit; Oread Design Guidelines Review

B. PROJECT DESCRIPTION

Sign permit



C. STANDARDS FOR REVIEW

Oread Design Guidelines (Oread Neighborhood Conservation Overlay District)

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00387 826 Pennsylvania Street; Sign Permit; State Law Review; 8th & Penn Design Guidelines Review and Certificate of Appropriateness

B. PROJECT DESCRIPTION

Sign Permit



C. STANDARDS FOR REVIEW

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

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

Design Guidelines 8th and Penn Redevelopment Zone (8th and Pennsylvania Urban Conservation

Overlay District)

D. STAFF DETERMINATION

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

Based on the information provided by the applicant and in accordance with Chapter 20-308(f)(3) of the City Code, staff reviewed this project using the *Design Guidelines 8th and Penn Redevelopment Zone* and determined that the project, as proposed, meets these development and design standards.

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-17-00388 1000 Massachusetts Street; Sign Permit; Downtown Design Guidelines Review

B. PROJECT DESCRIPTION

Sign Permit



C. STANDARDS FOR REVIEW

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

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

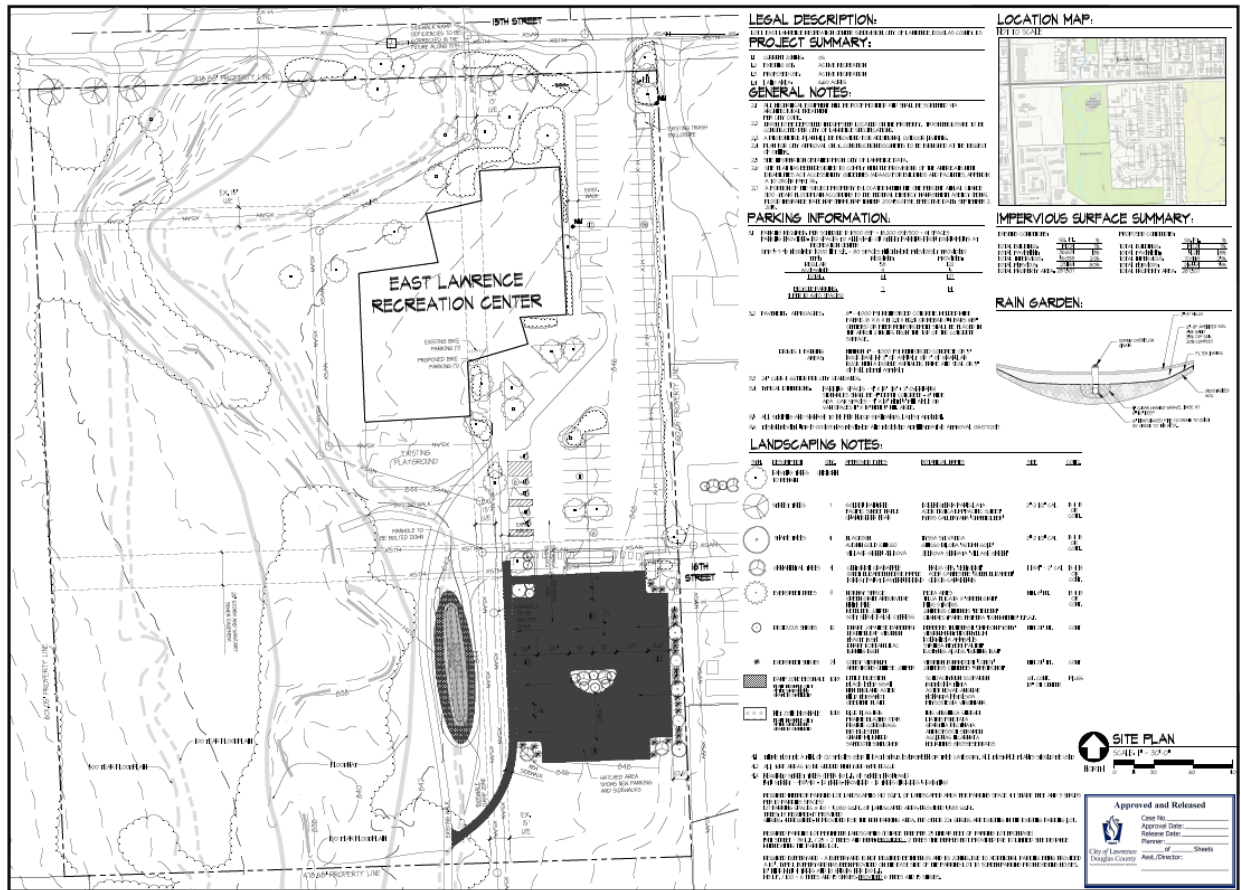
**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00403 1245 E. 15th Street; Site Plan; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Site Plan for parking at the East Lawrence Recreation Center



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.

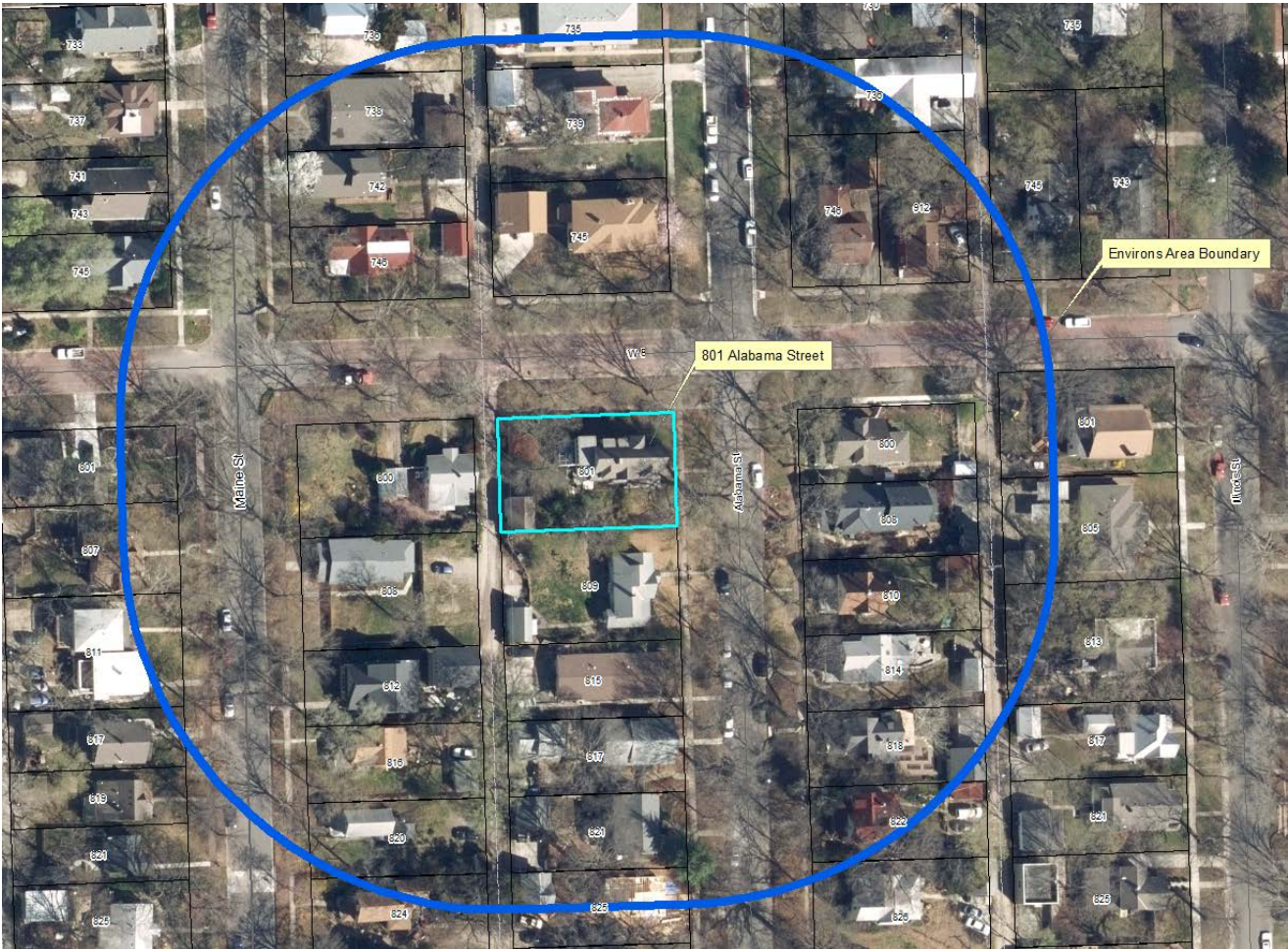
Environs Definition Based on the Historic and Current Context Description

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.

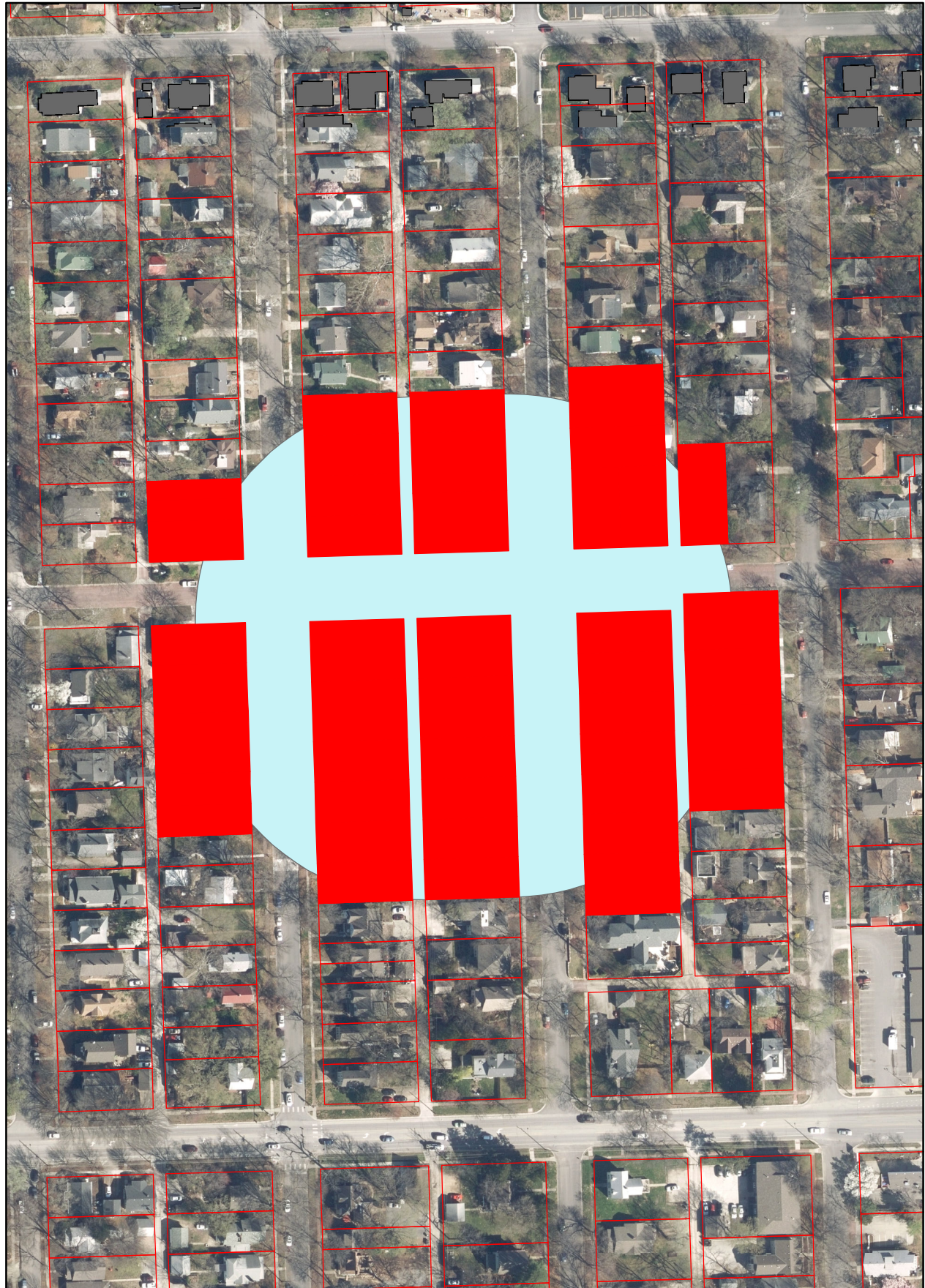
A primary goal of the HRC is to build a Register of properties which show the diversity and growth of Lawrence since its inception. The nomination of this property is another step toward registering a wide variety of historic properties which together present a visual history of Lawrence's past. The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

<p>Pre-Application Meeting Required Planner _____ Date _____</p>

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 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.

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

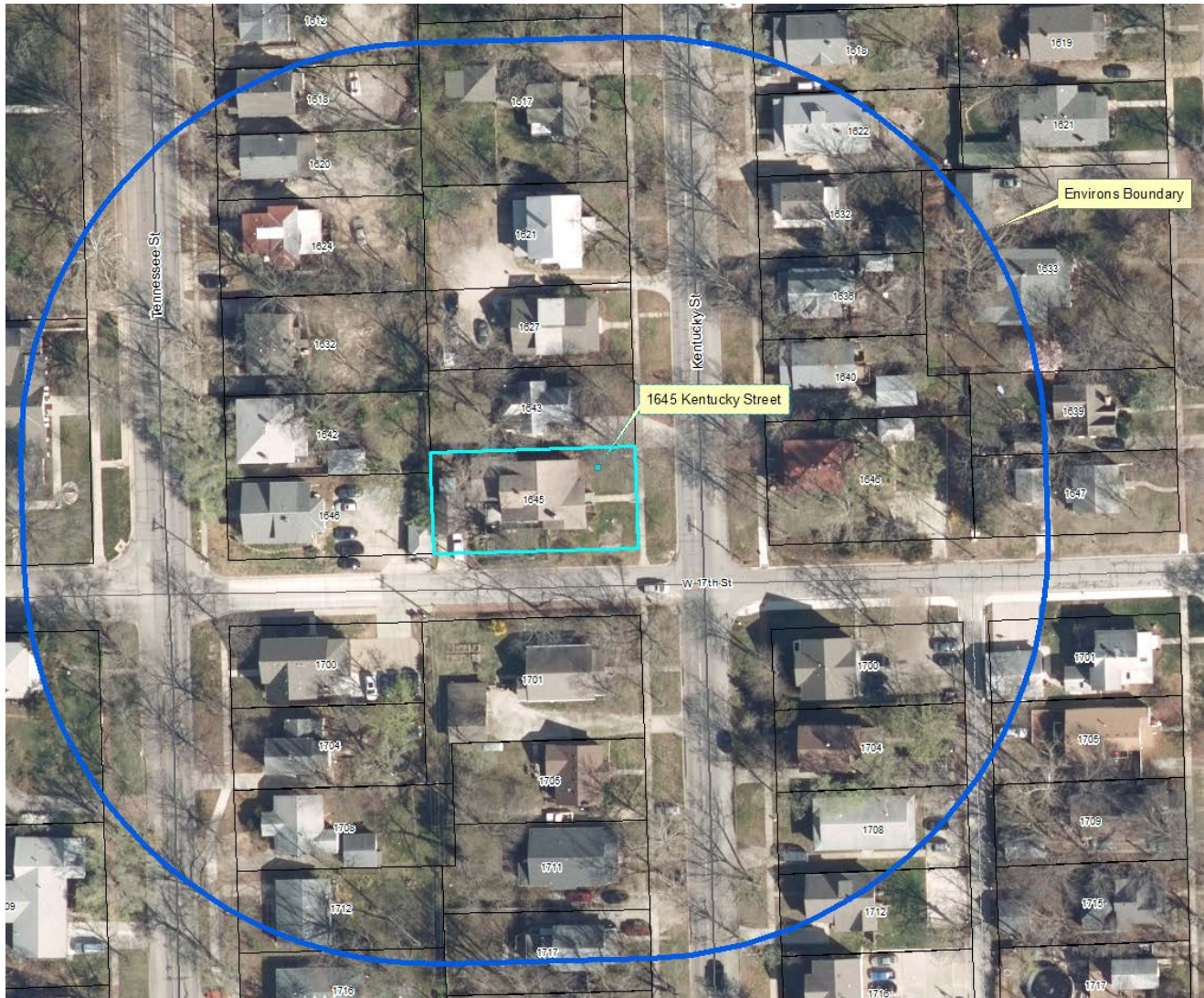
The environs of the Thaddeus D. and Elizabeth K. Prentice House have not significantly changed and should be reviewed as one area. The area primarily consists of residential structures. The residential character of the environs in this area is important. The area should maintain the overall residential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

<p>Pre-Application Meeting Required Planner _____ Date _____</p>

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.



**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/>

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



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))



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.

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

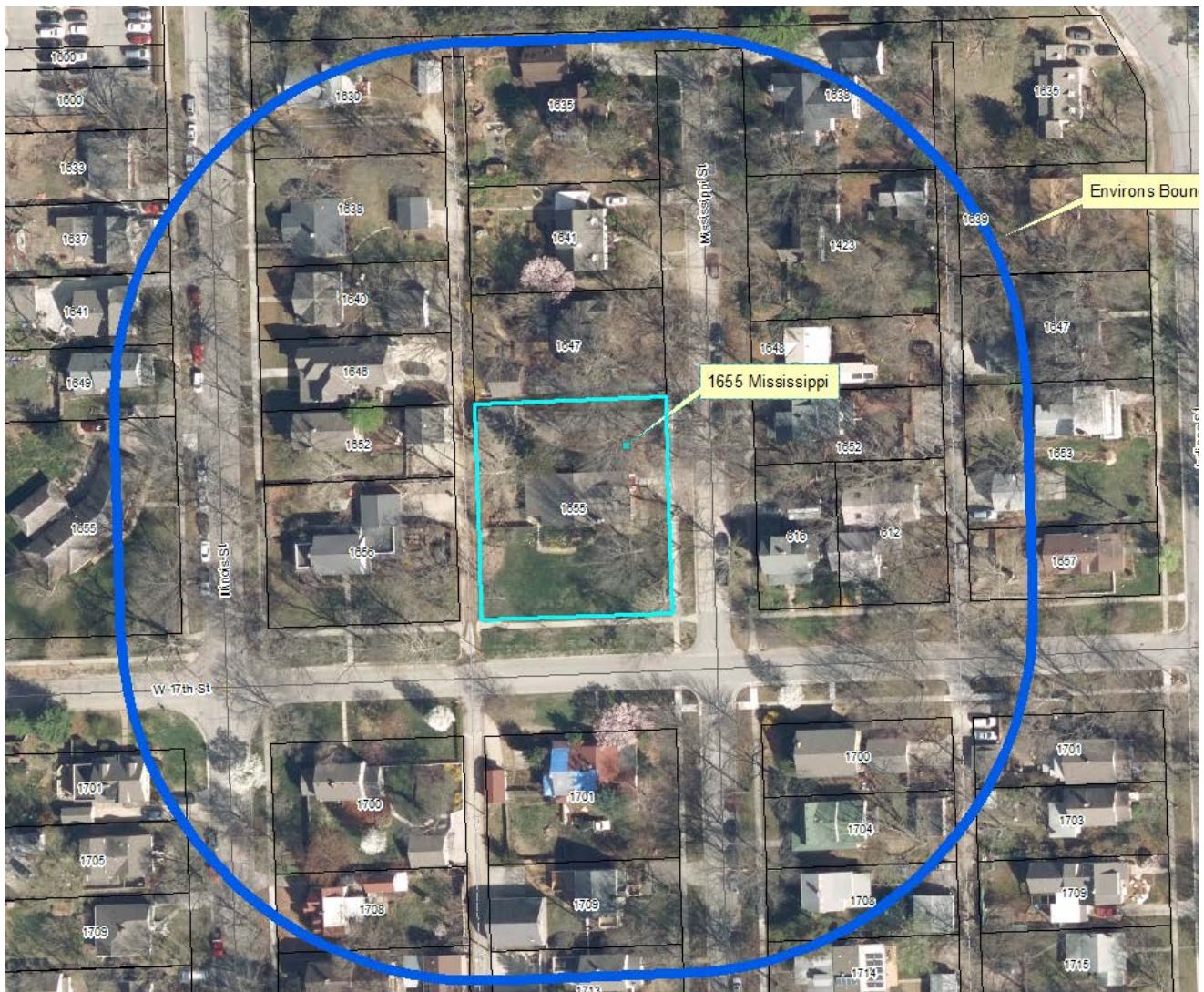
The environs of the Twenhofel-Eikenberry House located at 1655 Mississippi Street have not significantly changed and should be reviewed as one area. The area primarily consists of residential structures. The residential character of the environs in this area is important. The area should maintain the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



this map or another should show the overlap/nearby environs for 1624 Indiana

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)

1655 Mississippi Street





LANDMARK APPLICATION

<p>Pre-Application Meeting Required Planner _____ Date _____</p>

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 _____



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))





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.

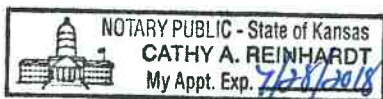
Mabel L. Rice _____
Owner Owner

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.
- McAlester, Virginia S. A Field Guide to American Houses revised & expanded ed. (New York, NY: Alfred A Knopf, 2015).
- Smith, Nancy. "University Place Welcomes Public," Lawrence Journal-World (1992?). Undated clipping in Watkins Museum of History file, 1655 Mississippi Street.
- Stam, David H., ed. International Dictionary of Library Histories "University of Kansas Libraries," 840-843.
- 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.

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.

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
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.

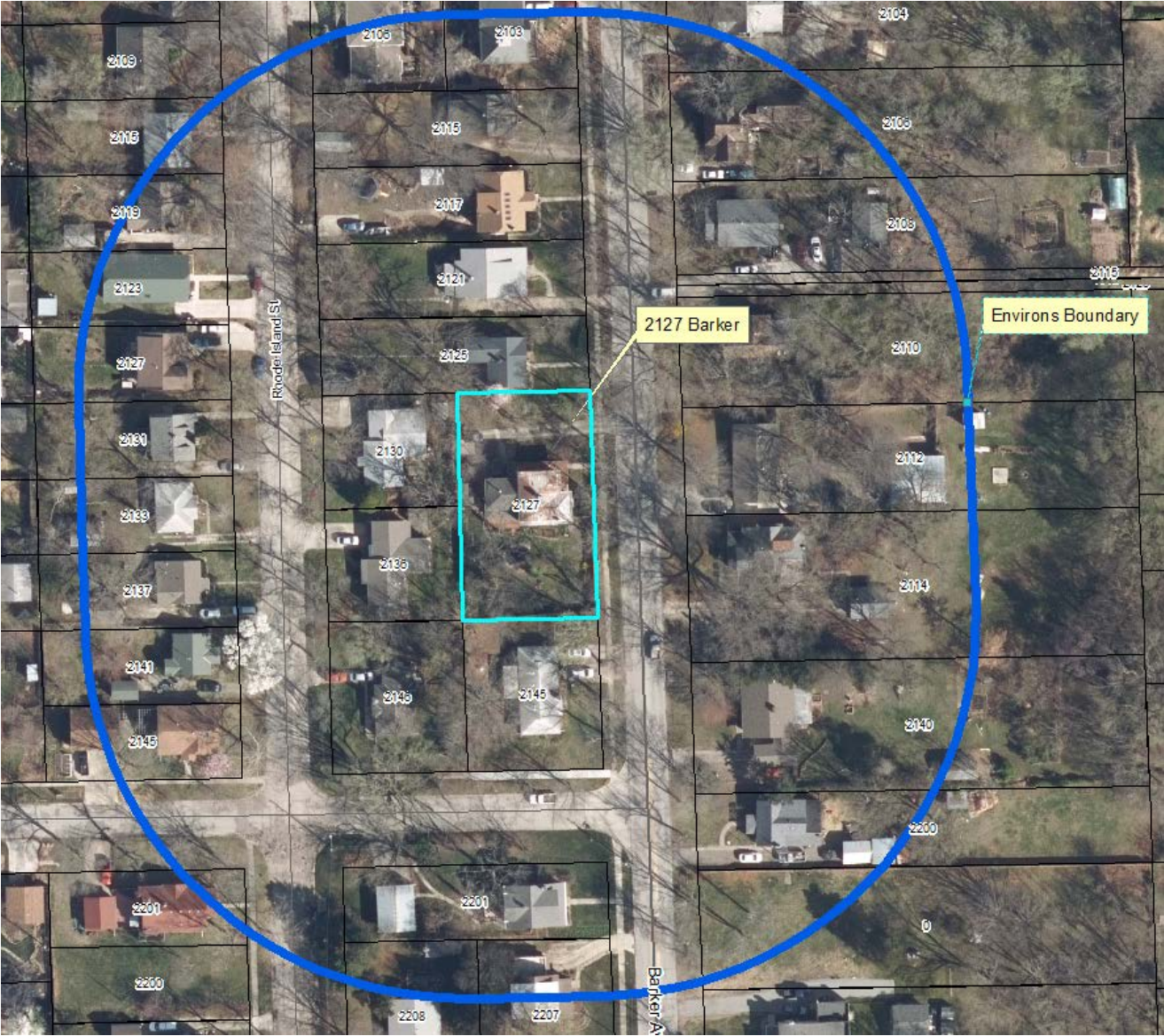
Environs Definition Based on the Historic and Current Context Description

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.



4) Planning and Zoning Considerations

The property on which the Rottman House is located is zoned RS5, Single Dwelling Residential District. The property directly across Barker Avenue to the east is zoned RS7. 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. and the RS7 7,000 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;***

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.



**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/>

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



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))





**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 Barber, 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: _____
Notary Public Elizabeth Coleman



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 Everert 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.

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

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

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

To: Lynne Zollner <lzollner@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







Memorandum

City of Lawrence

Planning and Development Services

TO: Historic Resources Commission
FROM: Katherine Weik, Planner I
DATE: September 13, 2017
RE: DR-17-00297 1026 Pennsylvania Street; New Residential Structure;
Certificate of Appropriateness. Deferred From August 17, 2017 Agenda.

Background

At their August 17, 2017 meeting, the Historic Resources Commission (HRC) referred the proposed new construction of an accessory structure to be located at 1026 Pennsylvania Street to the Architectural Review Committee (ARC) to work on the items below:

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

ARC Meeting

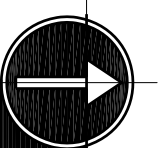
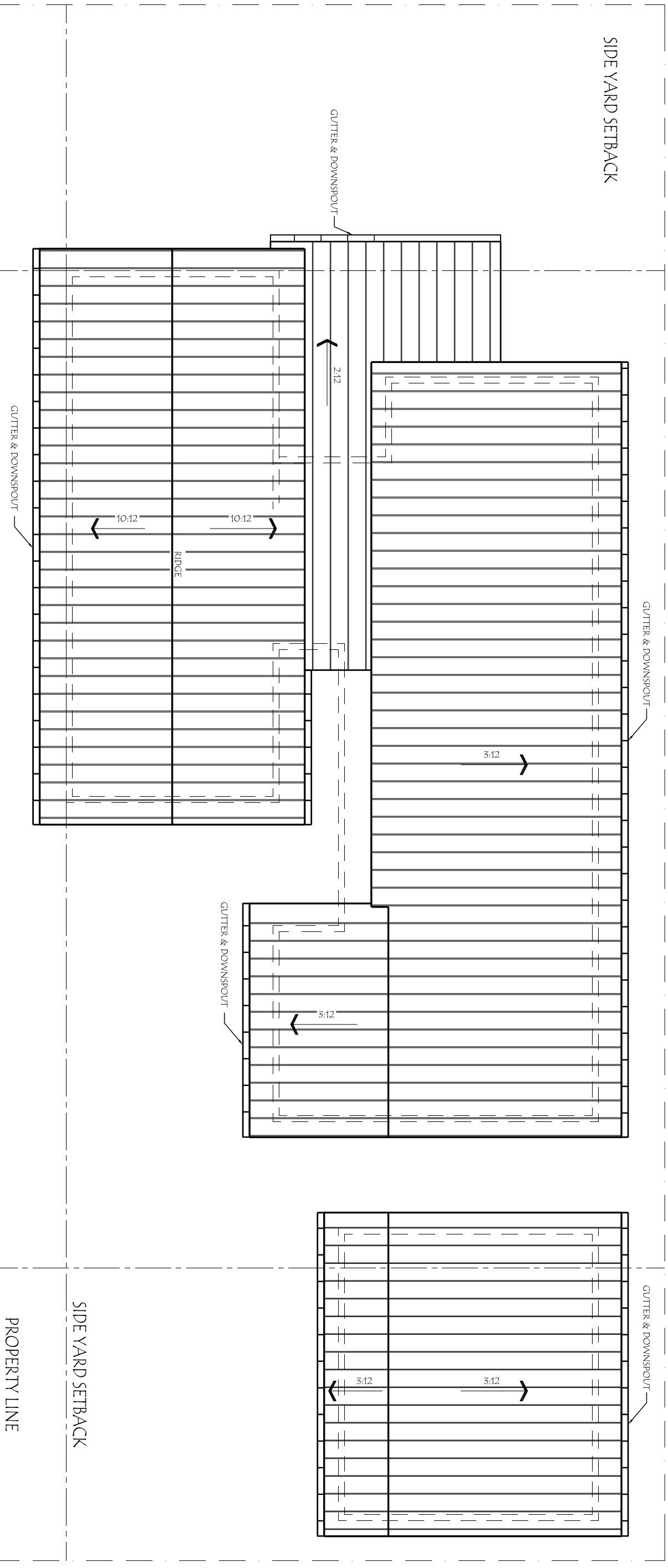
The ARC met with the applicant on September 11, 2017 to review the above items. The applicant attended the meeting with revised drawings and worked with the ARC to achieve a final design that will meet all of the concerns of the HRC by addressing the roof shape of the primary structure and extending the overhang of the porch roof. These new drawings are included in the packet for the ARC and HRC review. One of the materials on the primary façade was altered to 5" horizontal cement board siding to be more compatible with the environs. The platform was addressed by adding a railing to the front entry area that will give the visual of a front porch and address the platform visual on the front façade. The fenestration on the primary façade was also addressed by dividing the windows and with the addition of the railing to balance the small high horizontal windows.

Staff Recommendation

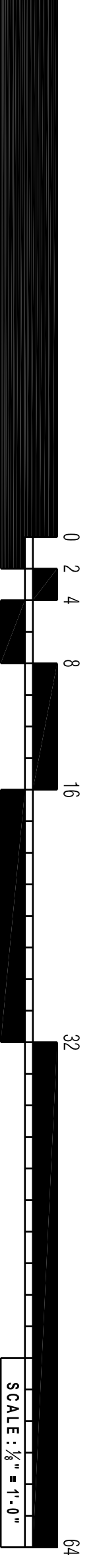
In accordance with Chapter 22 of the Code of the City of Lawrence, the standard of evaluation, the ARC and staff recommend the Commission approve the Certificate of Appropriateness and make the determination that the revised project does not encroach upon, damage, or destroy the environs of the listed 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.



SITE PLAN



SCALE: 1/8" = 1'-0"

REV.	DATE	DESCRIPTION

ISSUE DATE: 08.13.17
 PROJECT NAME: Koopp
 DRAWN BY: EJ

HRC SET

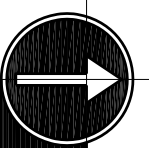
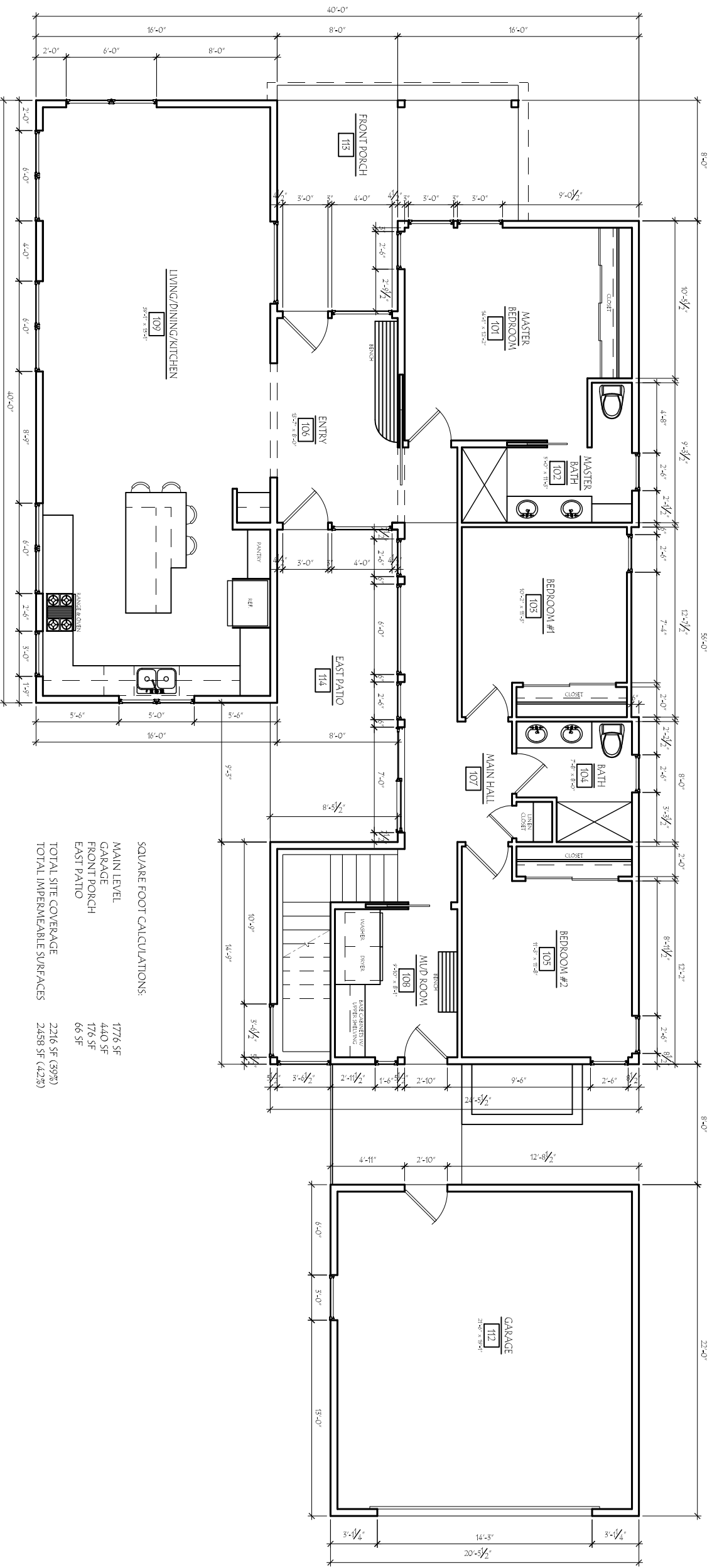
SITE PLAN

A1.1

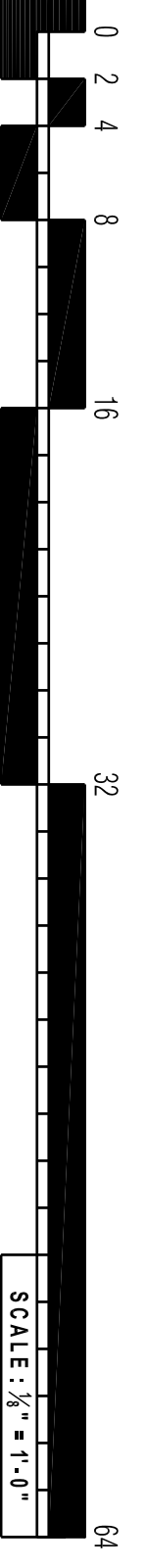
KOEPP RESIDENCE
 1026 Pennsylvania St.
 Lawrence, Kansas 66044

STRUCT / RESTRUCT
 1146 HASKELL AVE.
 LAWRENCE, KS 66044
 PH : 785 . 760 . 6473
 ERIC@STRUCRESTRUCT.COM
 WWW .STRUCRESTRUCT.COM





MAIN LEVEL FLOOR PLAN



SCALE: 1/8" = 1'-0"



STRUCT / RESTRICT
 1146 HASKELL AVE.
 LAWRENCE, KS 66044
 PH : 785 . 760 . 6473
 ERIC@STRUCTRESTRICT.COM
 WWW.STRUCTRESTRICT.COM

KOEPP RESIDENCE
 1026 Pennsylvania St.
 Lawrence, Kansas 66044

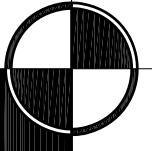
REV.	DATE	DESCRIPTION

ISSUE DATE: 08.13.17
 PROJECT NAME: Koopp
 DRAWN BY: EJ

HRC SET

FLOOR PLANS

A2.1

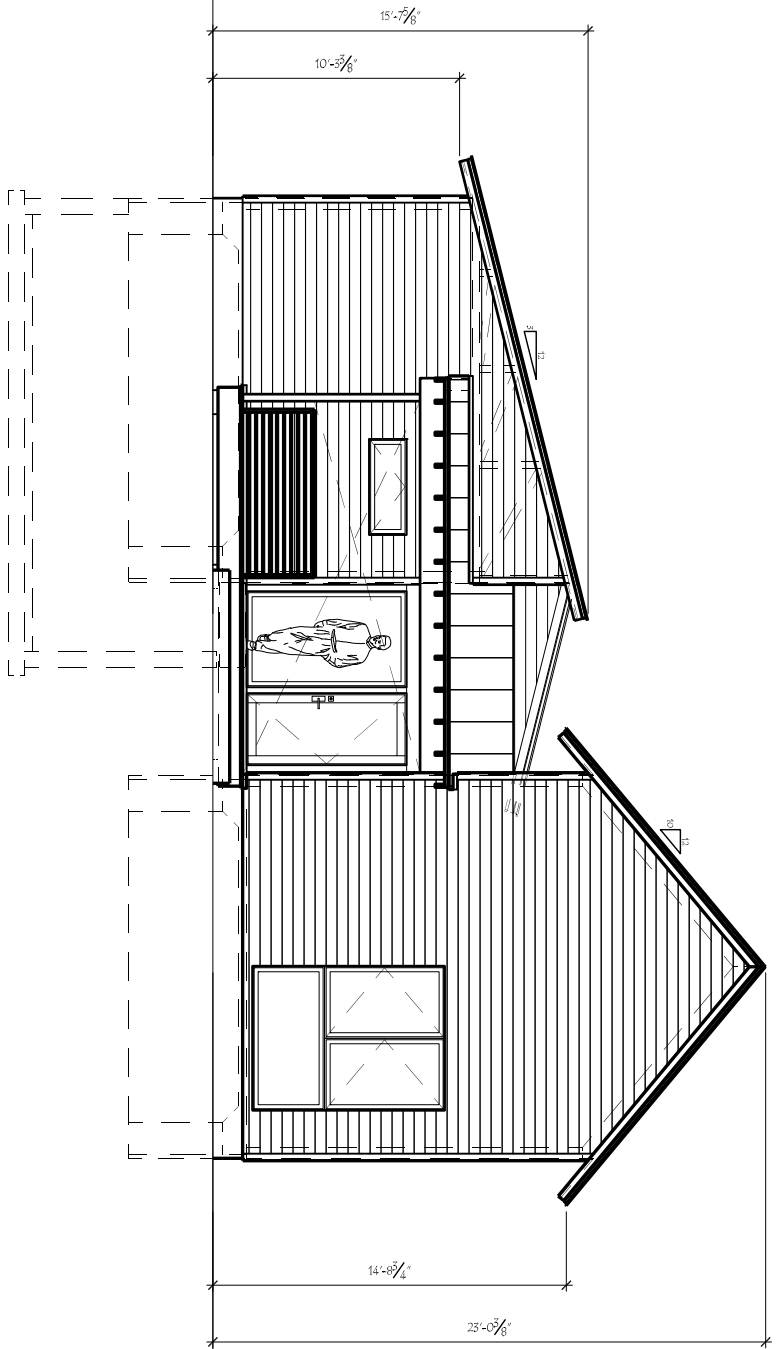
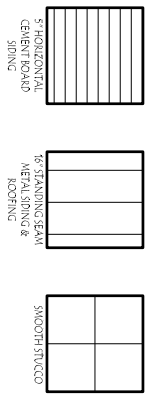
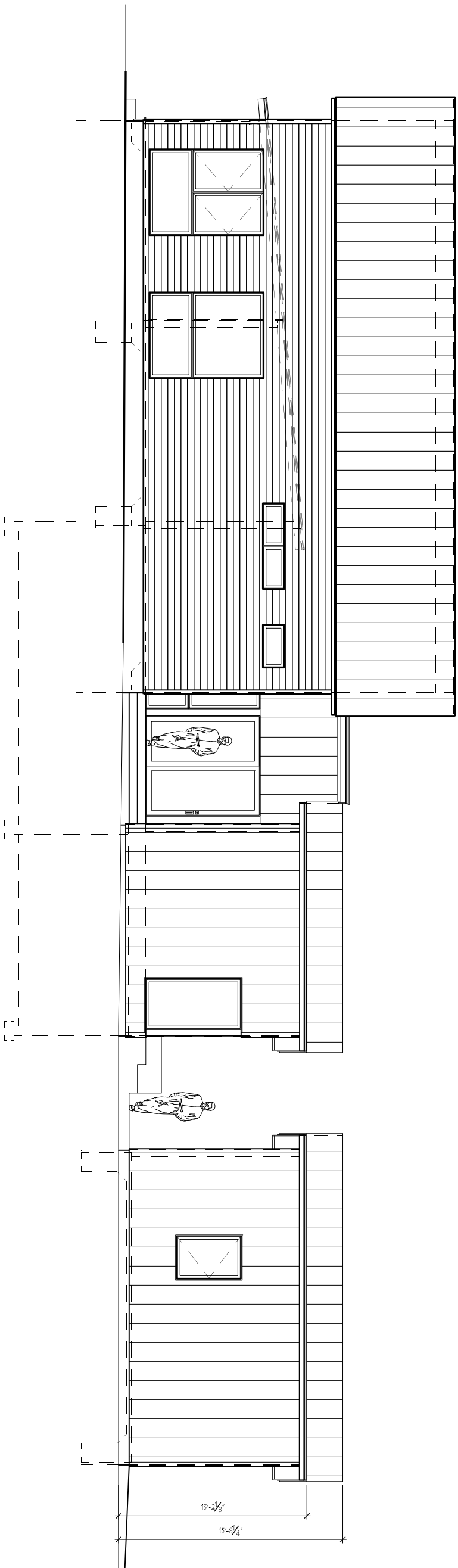


WEST & SOUTH ELEVATIONS

0 2 4 8 16

SCALE: 1/4" = 1'-0"

32



REV.	DATE	DESCRIPTION

ISSUE DATE: 08.13.17
 PROJECT NAME: Koopp
 DRAWN BY: EJ

HRC SET

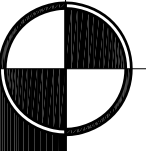
ELEVATIONS

A3.1

KOEPP RESIDENCE
 1026 Pennsylvania St.
 Lawrence, Kansas 66044

STRUCT / RESTRUCT
 1146 HASKELL AVE.
 LAWRENCE, KS 66044
 P.H : 785.760.6473
 ERIC@STRUCTRESTRUCT.COM
 WWW.STRUCTRESTRUCT.COM



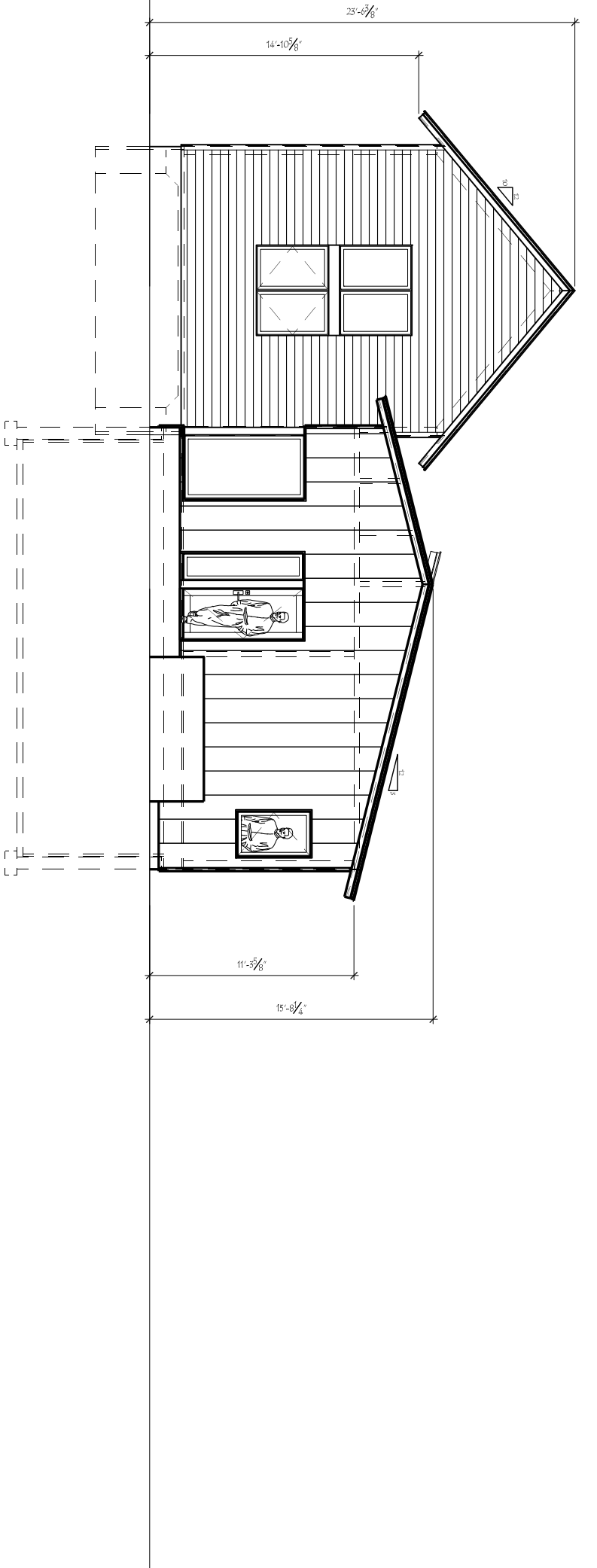
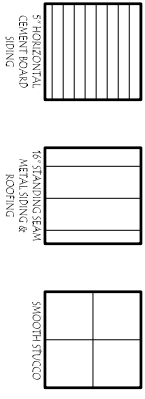
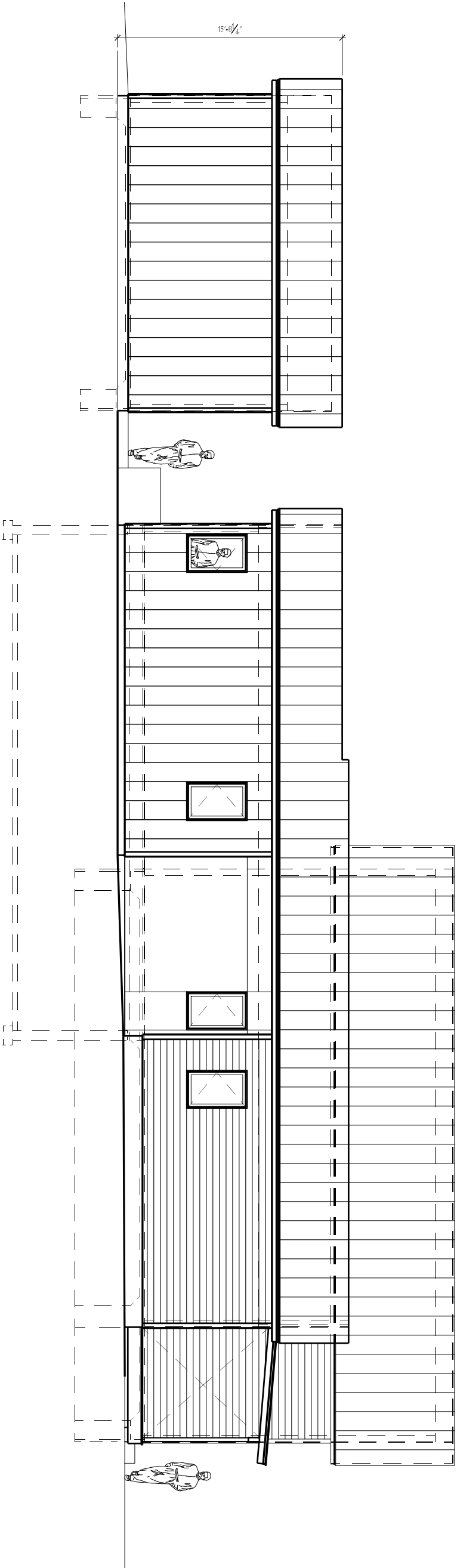


EAST & NORTH ELEVATIONS

0 2 4 8 16

SCALE: 1/4" = 1'-0"

32



REV.	DATE	DESCRIPTION

ISSUE DATE: 08.13.17
 PROJECT NAME: Koepf
 DRAWN BY: EJ

HRC SET

ELEVATIONS

A3.2

KOEPP RESIDENCE
 1026 Pennsylvania St.
 Lawrence, Kansas 66044

STRUC / RESTRUC
 1146 HASKELL AVE.
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 WWW.STRUCRESTRUC.COM

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 Delehunty 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.



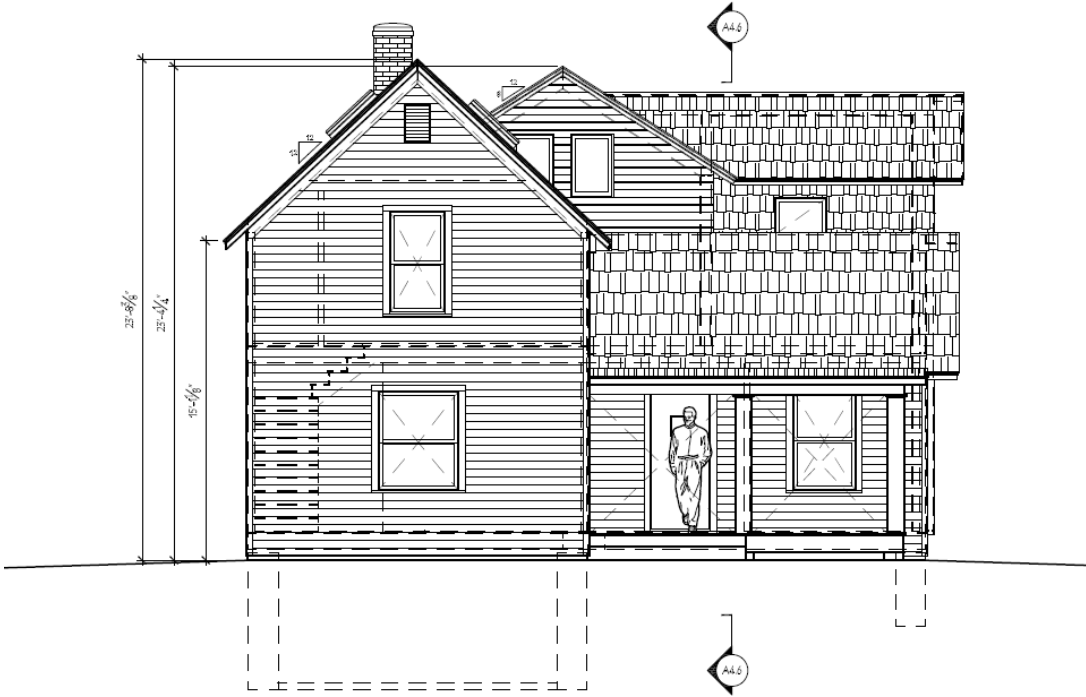
Front of the structure located at 1124 Rhode Island Street.



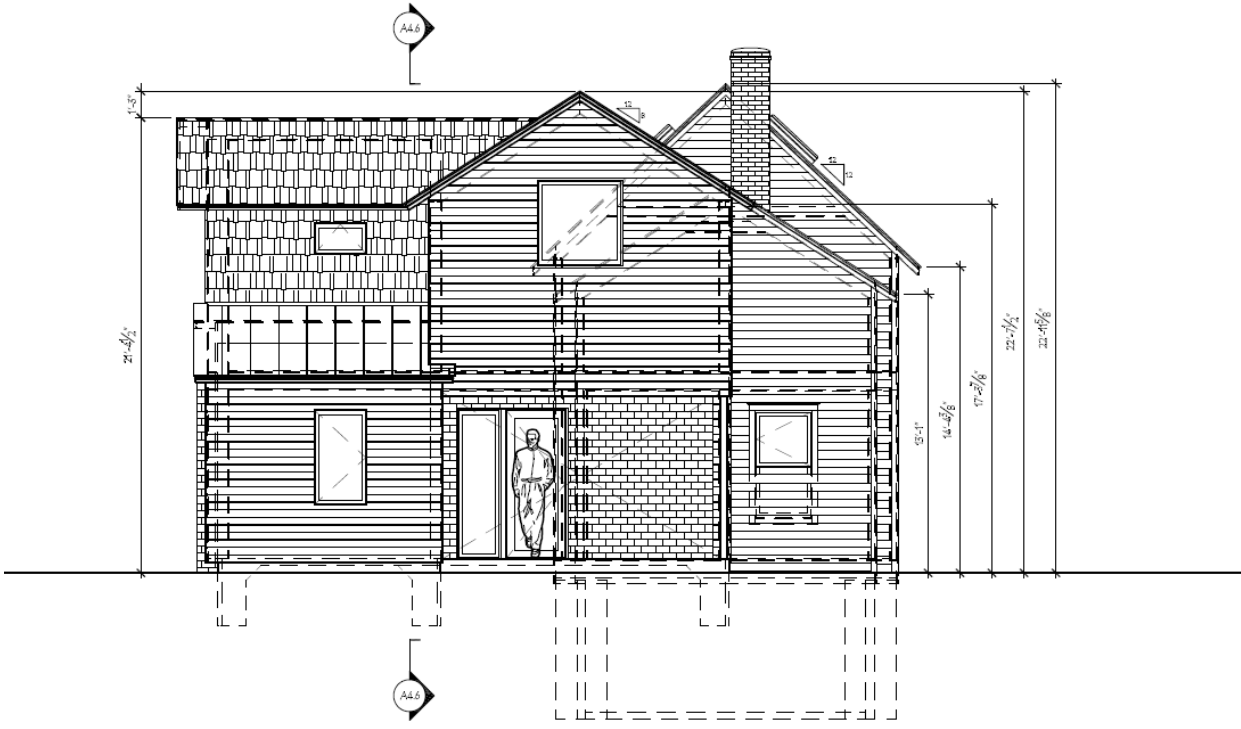
View of rear of the structure from the alley.

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 seem metal on the shed roof. Proposed siding materials are shake shingles, brick veneer and horizontal wood rainscreen.

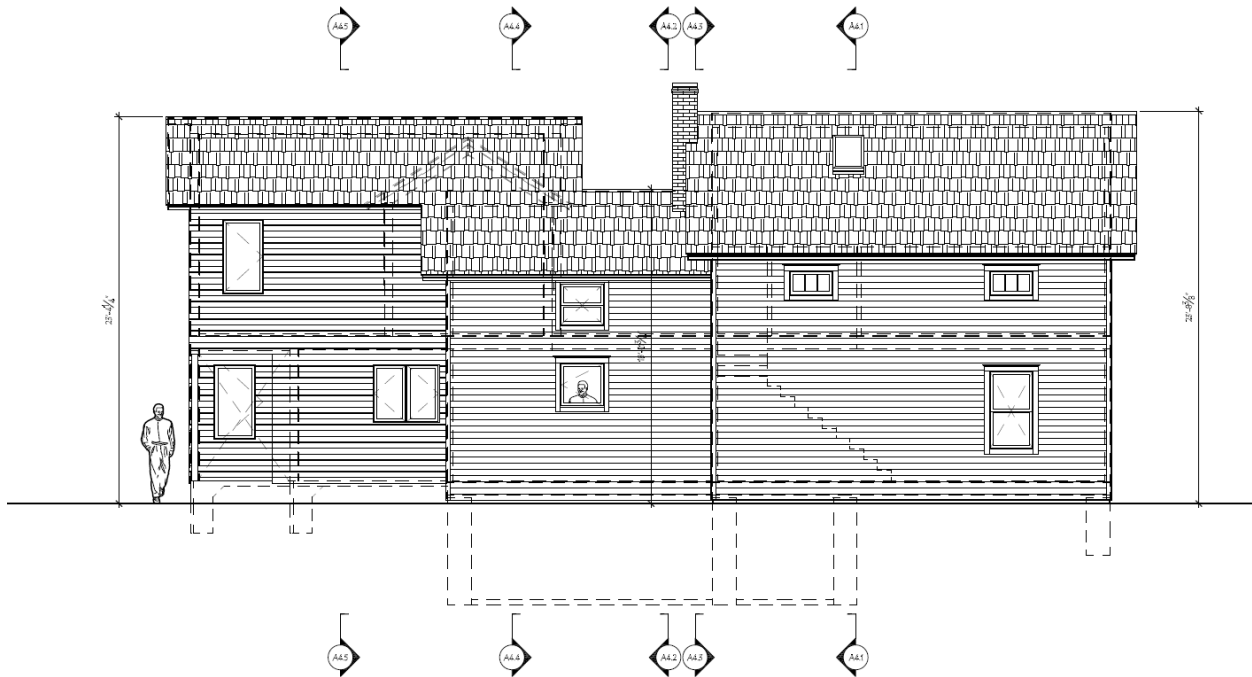


The west elevation has one vertical window visible on the gable end of the addition and a small horizontal window on the addition above the south portion of the existing house. The south elevation of the addition will have small windows on the first story and vertical windows on the upper story, one 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 Sitrine© 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.*

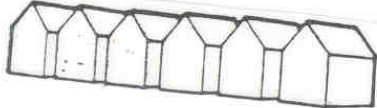
(C) In considering any application for a certificate of appropriateness and in reviewing and commenting on matters before other bodies, the Commission shall consider the standards for review listed above and the following:

(2) New Construction and Additions to Existing Buildings.

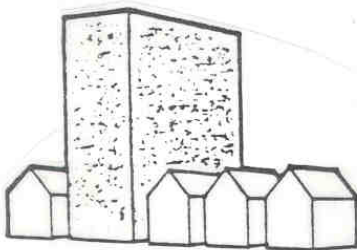
- (a) The design for new construction shall be sensitive to and take into account the special characteristics that the district is established to protect. Such consideration may include, but should not be limited to, building scale, height, orientation, site coverage, spatial separation from other buildings, 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.

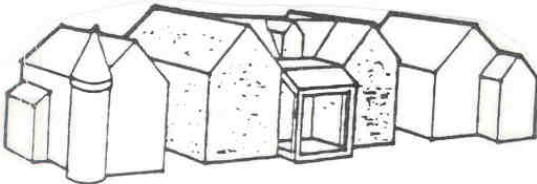


Avoid - New construction that greatly varies in height (too high or too low) from older buildings in the vicinity.

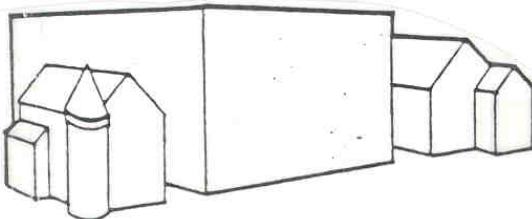


SCALE

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.

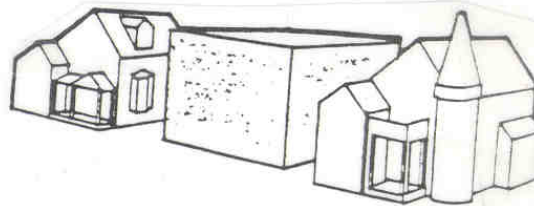


MASSING

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 sitting already exists, even if proper setback is maintained.

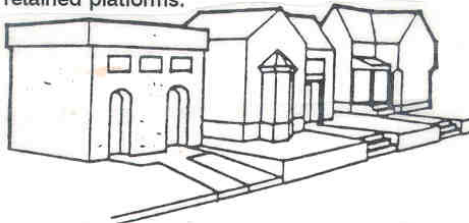


PLATFORMS

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.

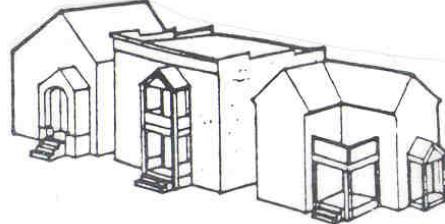


Avoid - Bringing walls of new buildings straight out of the ground without a sense of platform, i.e., without maintaining the same entry height as neighboring buildings. Such structures seem squat, visually incomplete, and do not relate well to their elevated neighbors. Also avoid leveling off terraced slopes or removing retained platforms.

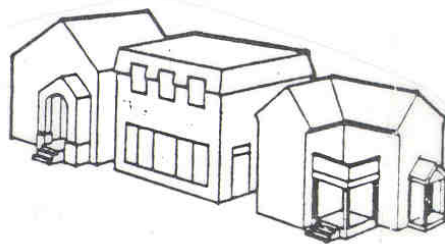


SENSE OF ENTRY

Consider - Articulating the main entrances to the building with covered porches, porticos, and other pronounced architectural forms. Entries were historically raised a few steps 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.

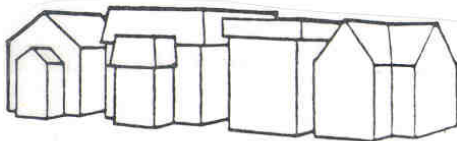


ROOF SHAPES

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.

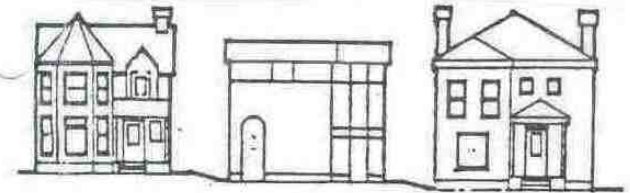


RHYTHM OF OPENINGS

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.

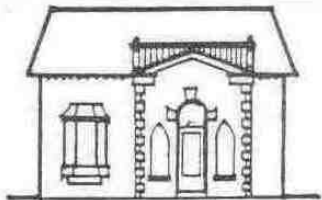


IMITATIONS

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.

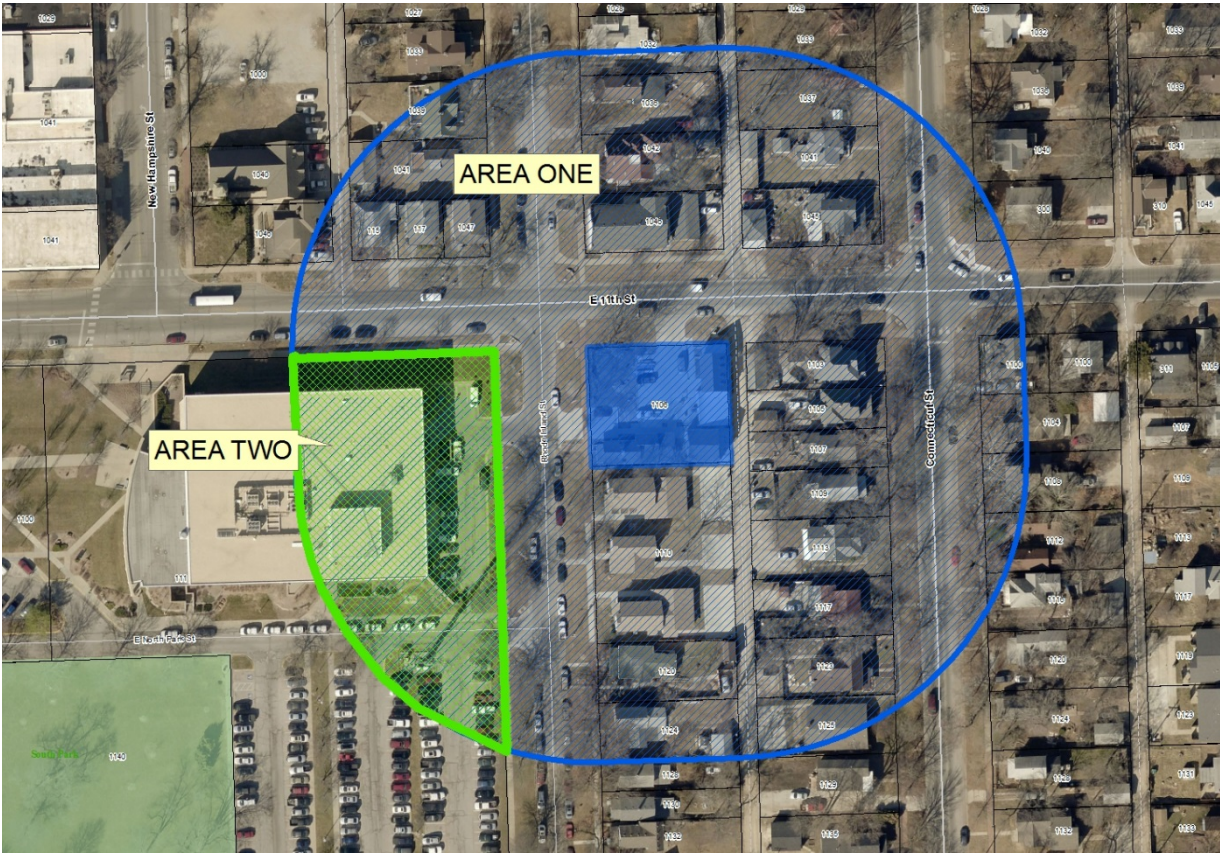
Environs Definition for the Rhody Delehunty House.

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.

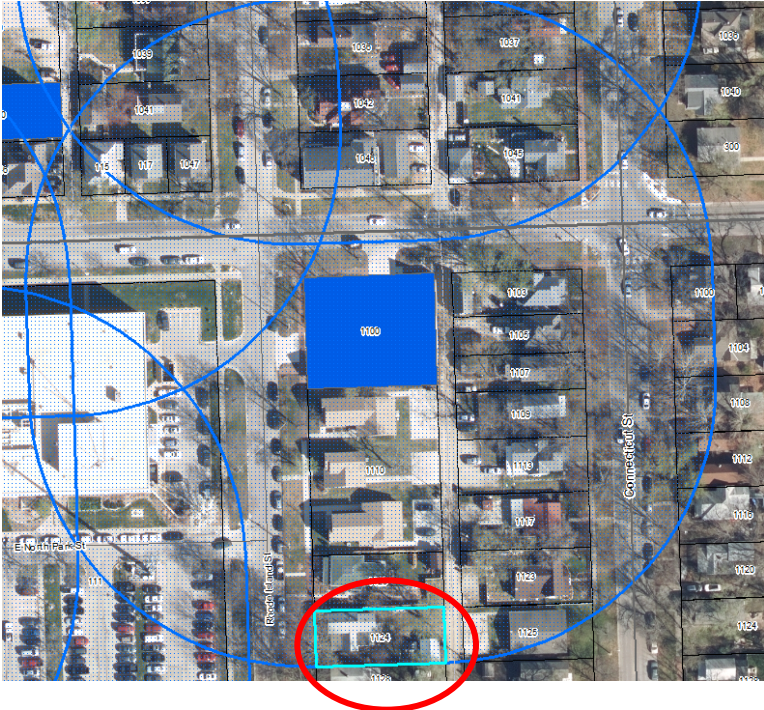
Staff is of the opinion, based on the above project analysis and above review using the Secretary of the Interior's Standards because the property is listed, that the project should be referred to the Architectural Review Committee for design refinement that will allow the project to meet the applicable 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

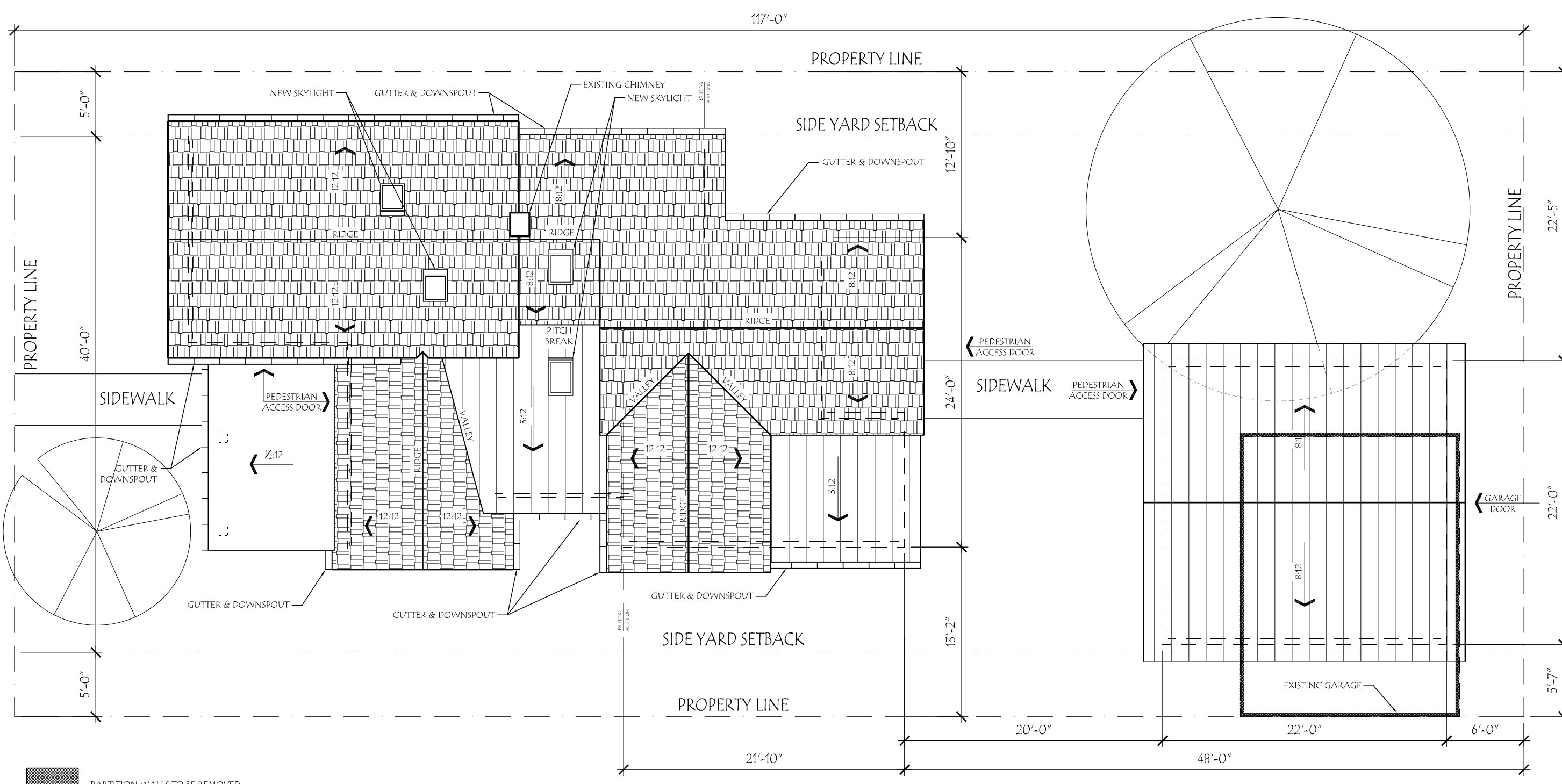
State Law Review



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:

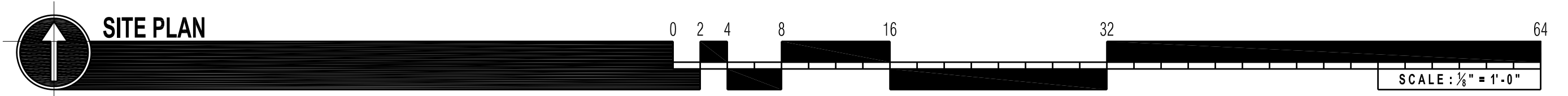
1. Materials and material use
2. Alignment of the addition to reduce the setback on the south side of the addition
3. Discuss the possible use of a hyphen
4. Addition subordination with relationship to height and placement
5. Relationship and size and placement of the windows on the addition

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.



 PARTITION WALLS TO BE REMOVED
 NEW FRAMED WALLS



CAPLAN & NUTTING RENOVATION & ADDITION
 1124 Rhode Island St.
 Lawrence, Kansas 66044

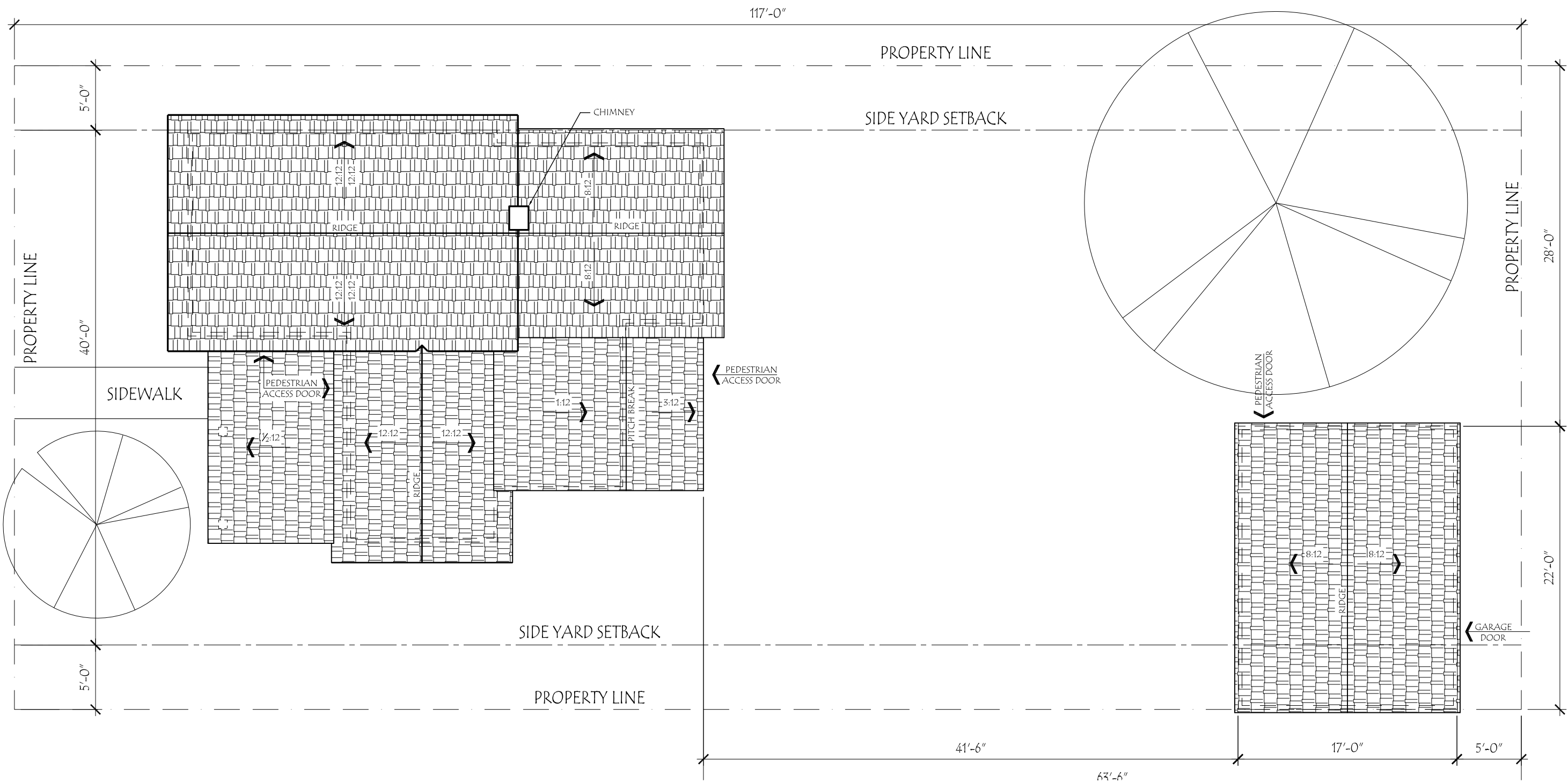
REV.	DATE	DESCRIPTION

ISSUE DATE: 08,16,17
 PROJECT NAME: Caplan
 DRAWN BY: EJ

HRC SET

SITE PLAN

A1.1



STRUCT / RESTRUCT
 1146 HASKELL AVE.
 LAWRENCE, KS 66044
 PH : 785.760.6473
 ERIC@STRUCTRESTRUCT.COM
 WWW.STRUCTRESTRUCT.COM

**CAPLAN & NUTTING RENOVATION
 & ADDITION**
 1124 Rhode Island St.
 Lawrence, Kansas 66044

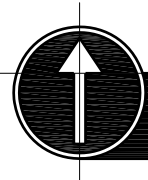
REV.	DATE	DESCRIPTION

ISSUE DATE: 08,16,17
 PROJECT NAME: Caplan
 DRAWN BY: EJ

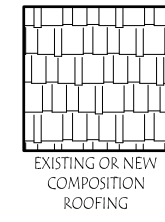
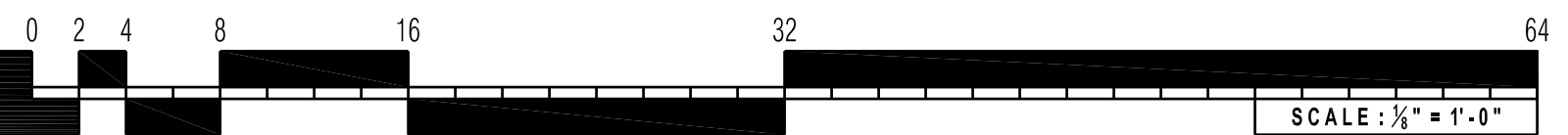
HRC SET

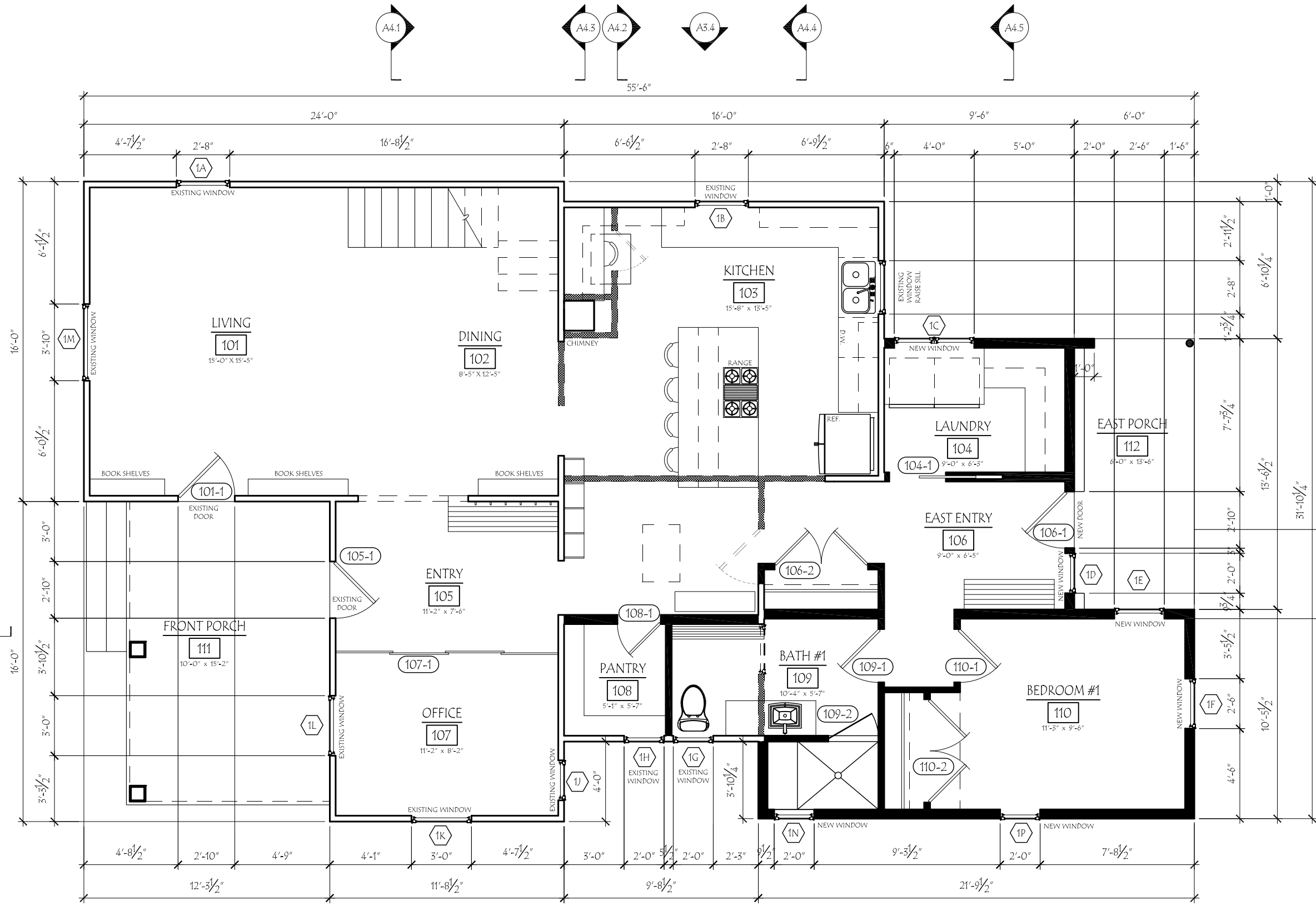
SITE PLAN

A1.1-E

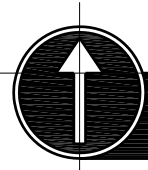


EXISTING SITE PLAN

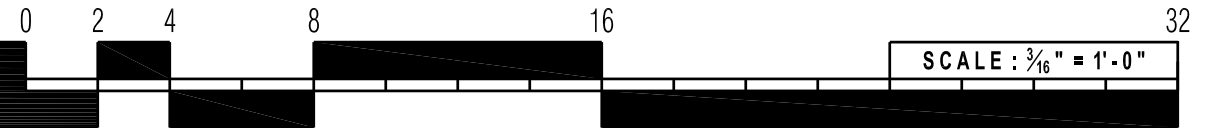




PARTITION WALLS TO BE REMOVED
 NEW FRAMED WALLS



MAIN LEVEL FLOOR PLAN



REV.	DATE	DESCRIPTION

ISSUE DATE: 08.16.17
 PROJECT NAME: Caplan
 DRAWN BY: EJ

HRC SET

FLOOR PLANS

A2.1

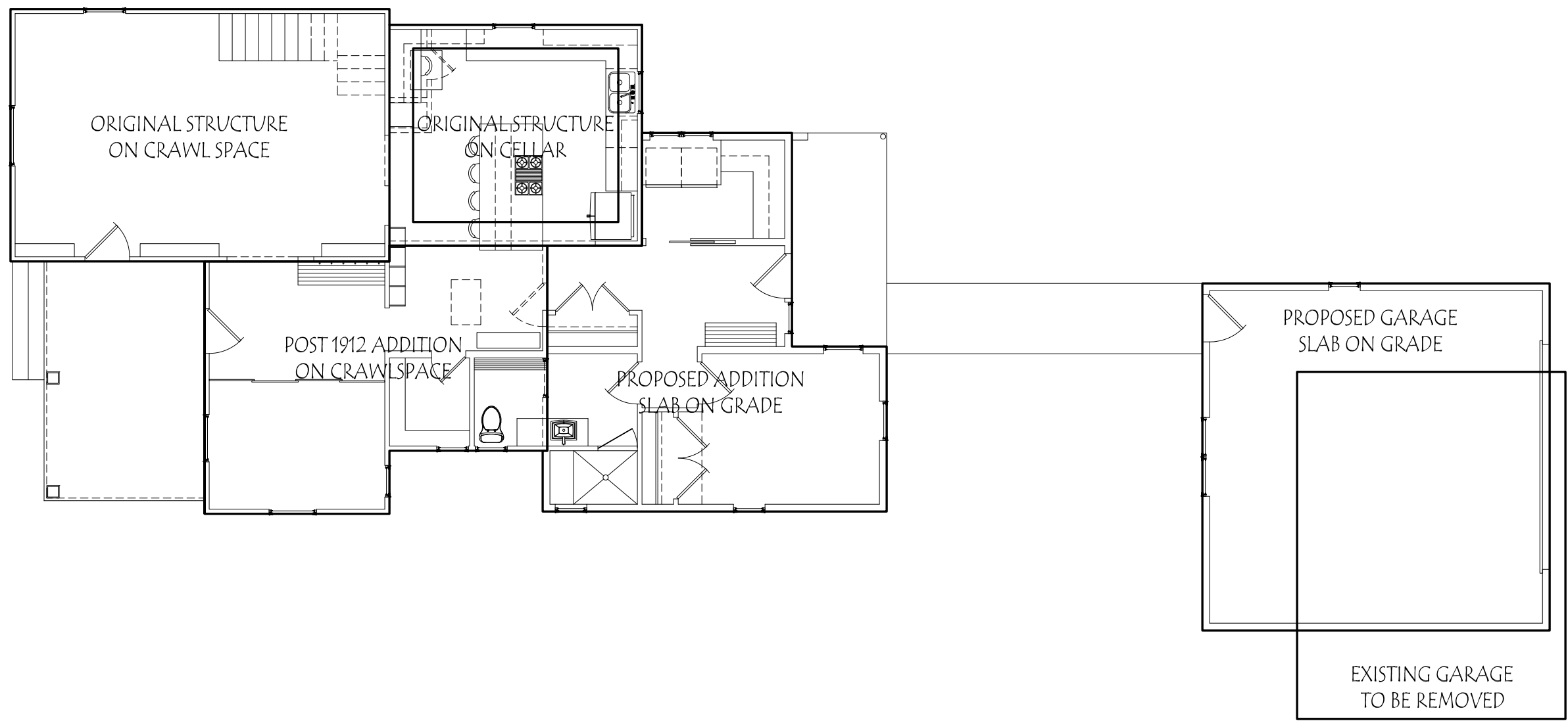
REV.	DATE	DESCRIPTION

ISSUE DATE: 08,16,17
 PROJECT NAME: Caplan
 DRAWN BY: EJ

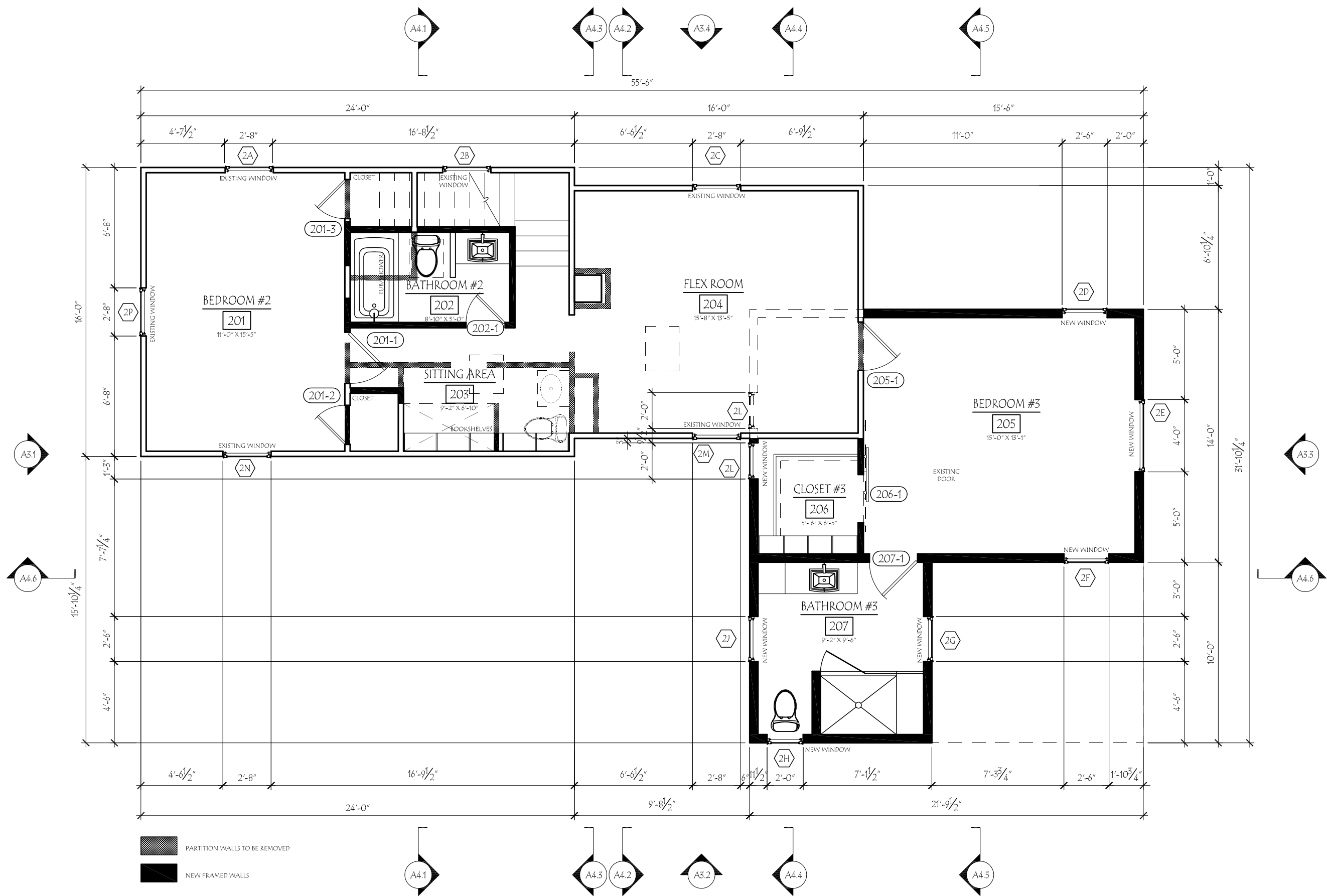
HRC SET

FLOOR PLANS

A2.1.1



**CAPLAN & NUTTING RENOVATION
 & ADDITION**
 1124 Rhode Island St.
 Lawrence, Kansas 66044



REV.	DATE	DESCRIPTION

ISSUE DATE: 08.16.17
 PROJECT NAME: Caplan
 DRAWN BY: EJ

HRC SET

FLOOR PLANS

A2.2



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.





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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](http://jeld-wen.com) to view the full warranty.*



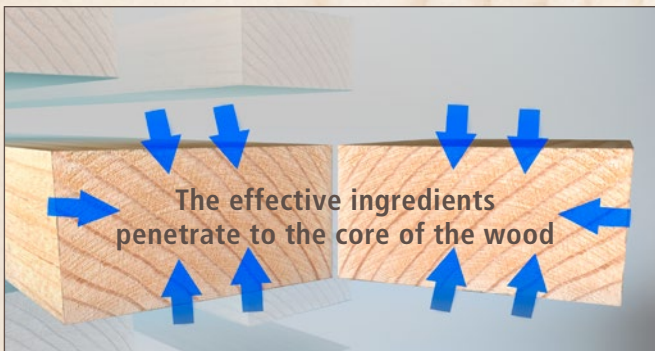
Surface-to-Core Protection

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](http://jeld-wen.com/auralast) for more information

***AuraLast Lifetime Limited Warranty Coverage for Wood Decay and Termite Damage**

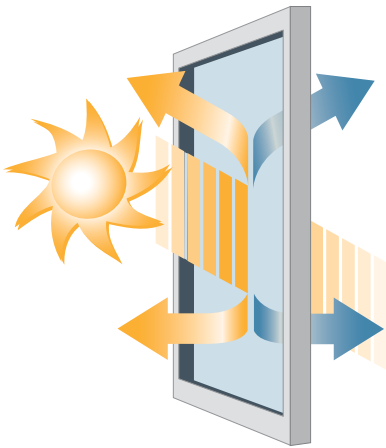
JELD-WEN products made from pine AuraLast wood will not rot.

Engineered for High Performance

A commitment to excellence and innovation inspired our new Sitrine® 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. Sitrine 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 Sitrine 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 Sitrine wood products come standard with LoE³-366 and Neat® glass. ENERGY STAR® certified versions of Sitrine 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 Sitaline 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. Sitaline 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 LoE³-366[®] 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

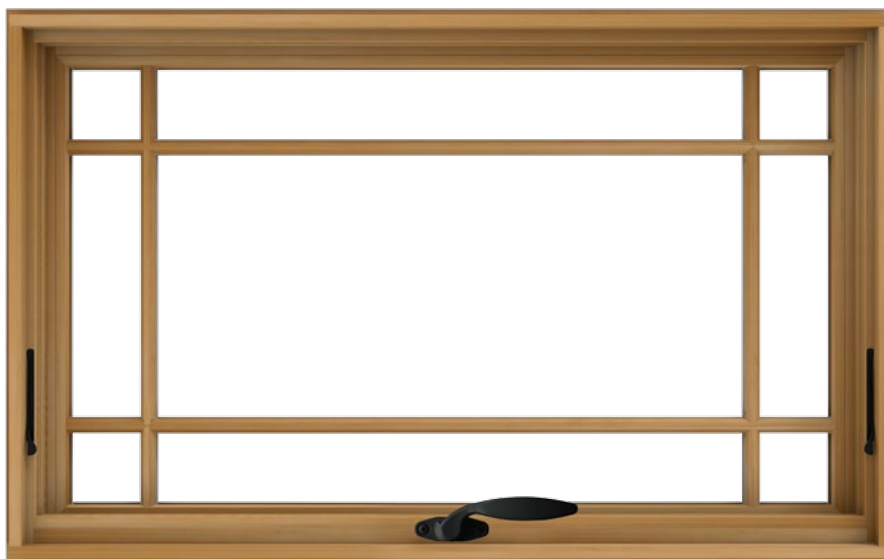
PUSH-OUT HANDLE

Simple and secure, this handle is reminiscent of old world charm but with the added benefits of modern security



HIDDEN MAGNETIC CLOSURES

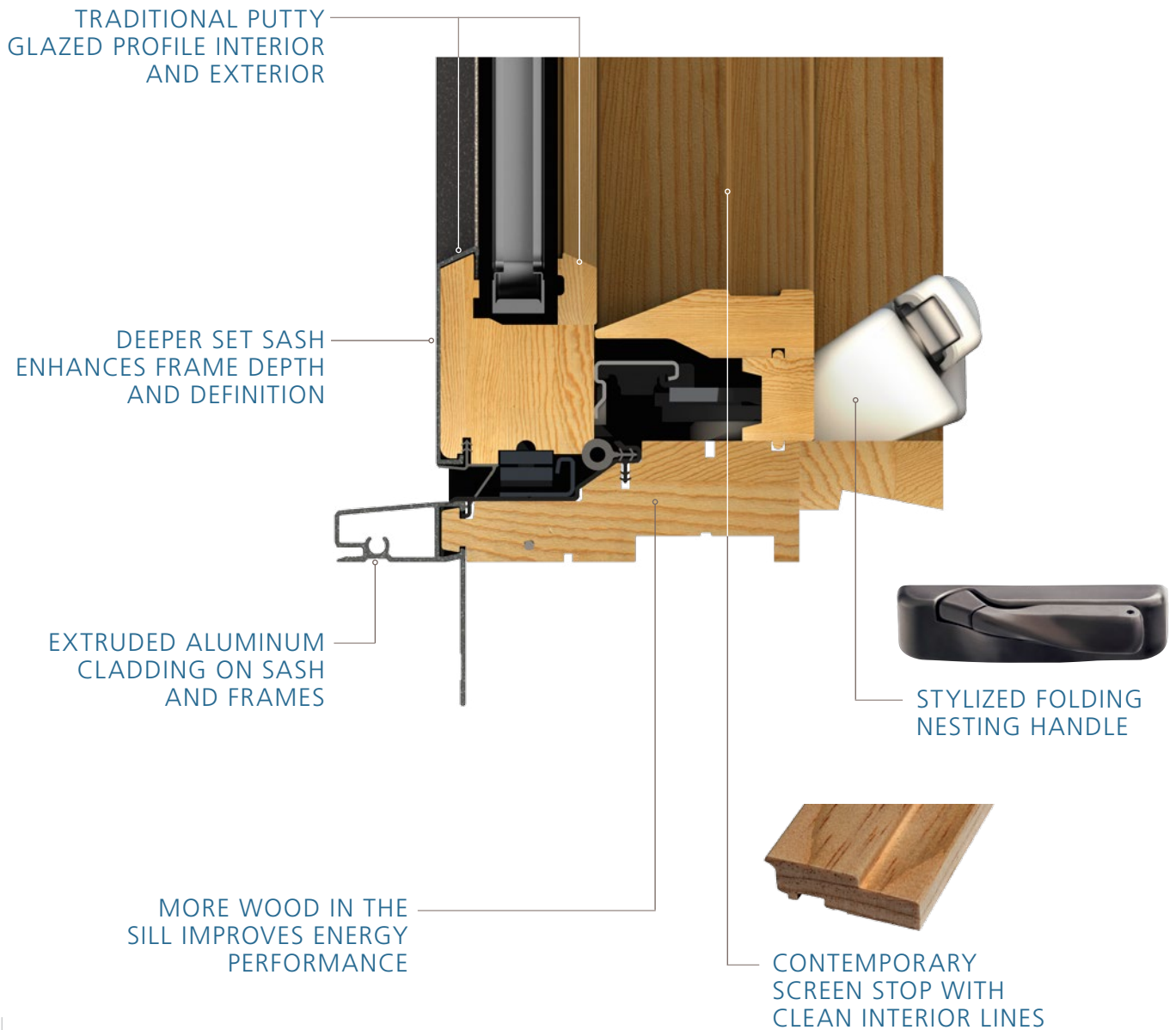
For a clean unobstructed look.



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.

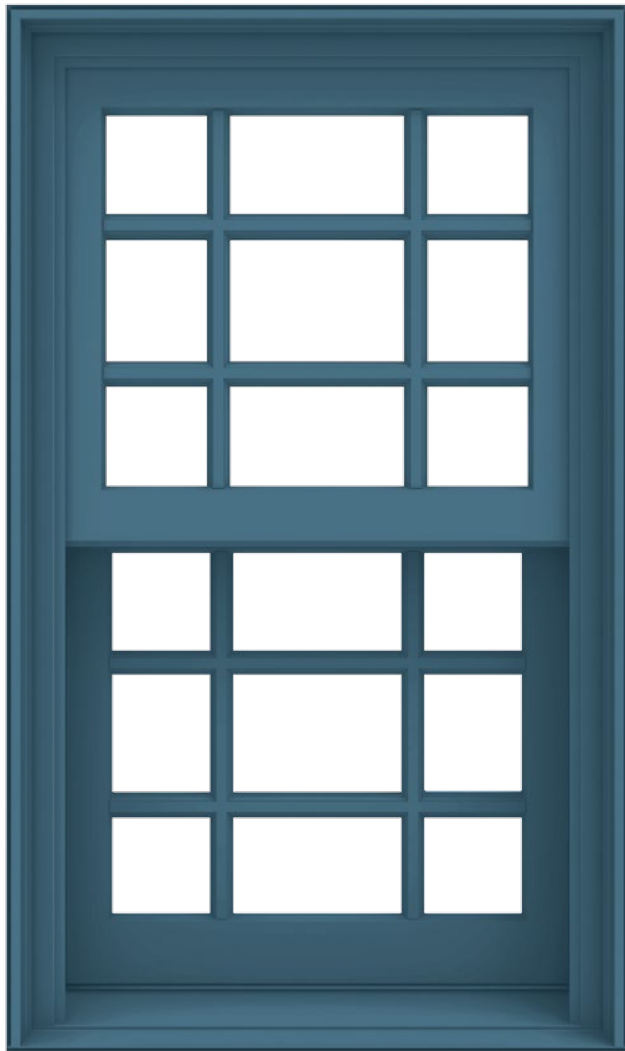




DOUBLE-HUNG WINDOWS

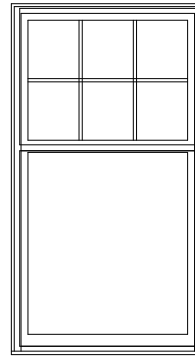
JELD-WEN double-hung windows offer a traditional style. They feature an upper and lower sash that can slide vertically past each other in a single frame and have a concealed jamb liner, providing a clean and architecturally focused look. Both sash tilt in for convenient cleaning.

These windows feature an optional 3-1/2" bottom rail with optional finger plow and a top rail with optional finger routes.

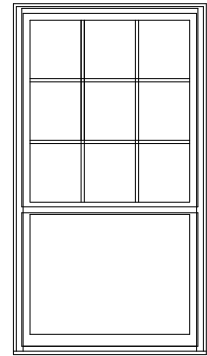


Beneath the low-profile exterior are several engineering and design cues that will keep these windows operating smoothly for years to come. See dealer for additional product details and ordering information.

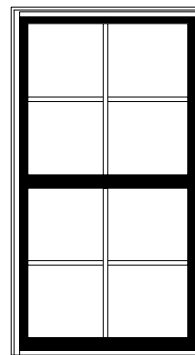
OPTIONAL DESIGNS



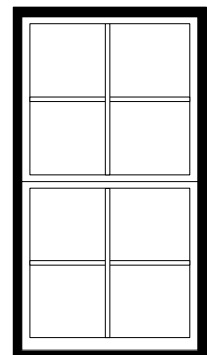
COTTAGE



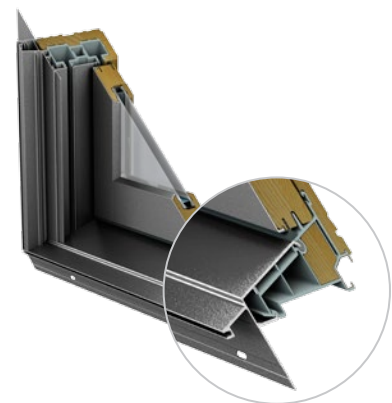
REVERSE
COTTAGE



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.

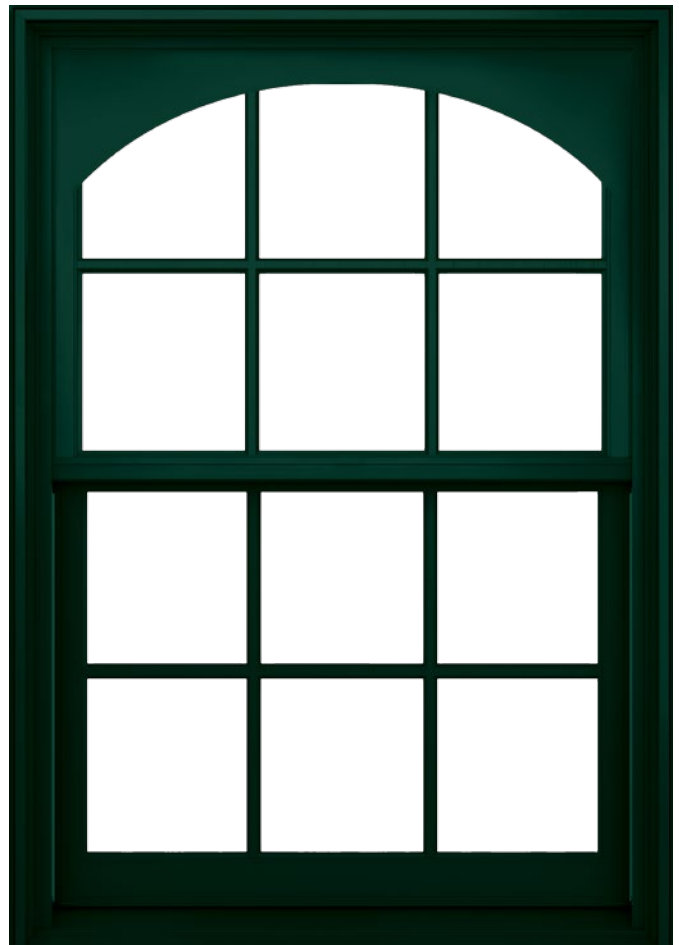




SEGMENT TOP AND RADIUS TOP RAIL WINDOWS

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*

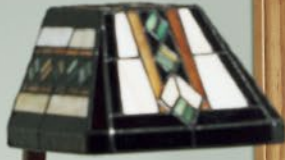
Replacing drafty, old windows with new, JELD-WEN® pocket replacement double-hung windows is an easy way to make a big impact in your home. You'll retain the beauty of natural wood, plus save money on heating and cooling bills while giving your home added security. These windows will give any renovation 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 Sitrine profile coming soon





HORIZONTAL SLIDING WINDOWS*

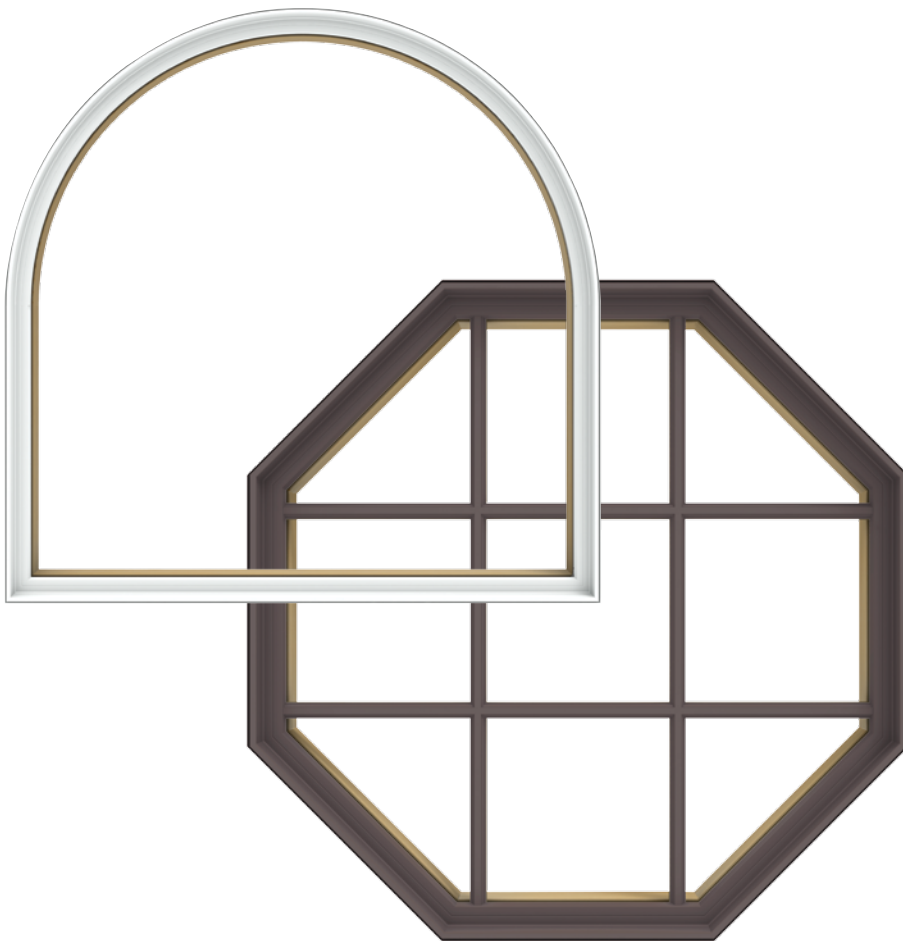
Beauty, versatility and practicality come together in this clean, streamlined style. The sash slide horizontally, offering varied ventilation options. Smooth operation and durable design make this a smart, functional choice for any home that will last for years.



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



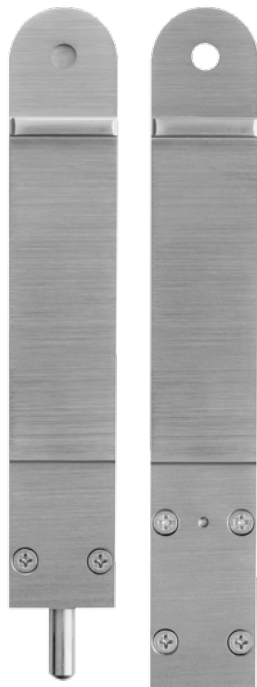
NARROW STILE

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.

* Flush Bolts also available in Bronze and Brass

** Magnetic Door Stops also available in Bronze



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*



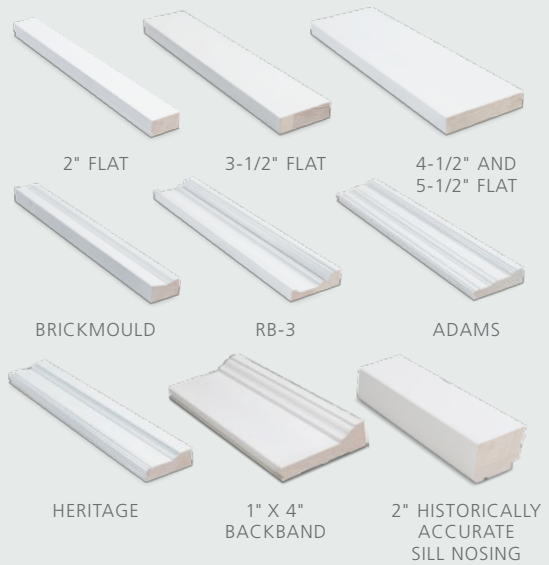
EXTERIOR WOOD OPTIONS



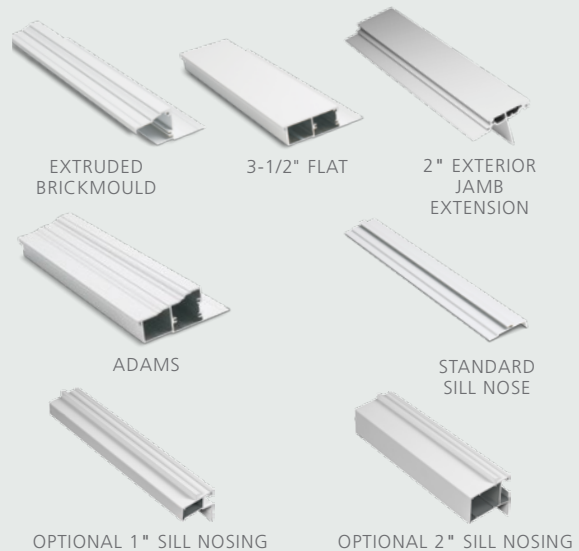
AURALAST® WOOD
PINE OR PRIMED

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

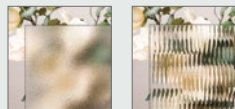
TEXTURED GLASS

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.



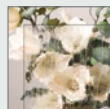
GLUE CHIP

RAIN



OBSCURE

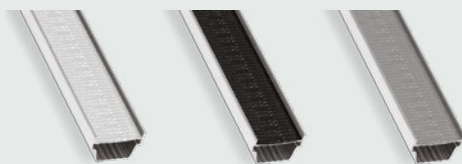
NARROW
REED



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 Sitrine 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 Sitrine[®] 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.



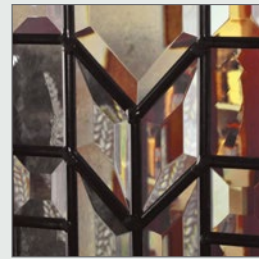
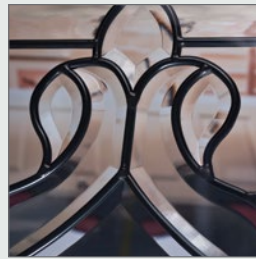
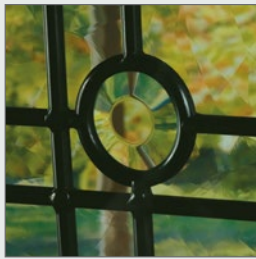
ESTATE
COLLECTION

Fits many types of architecture and has straight bold lines that add to the decor of any home.



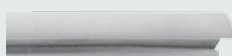
CONTEMPORARY
COLLECTION

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



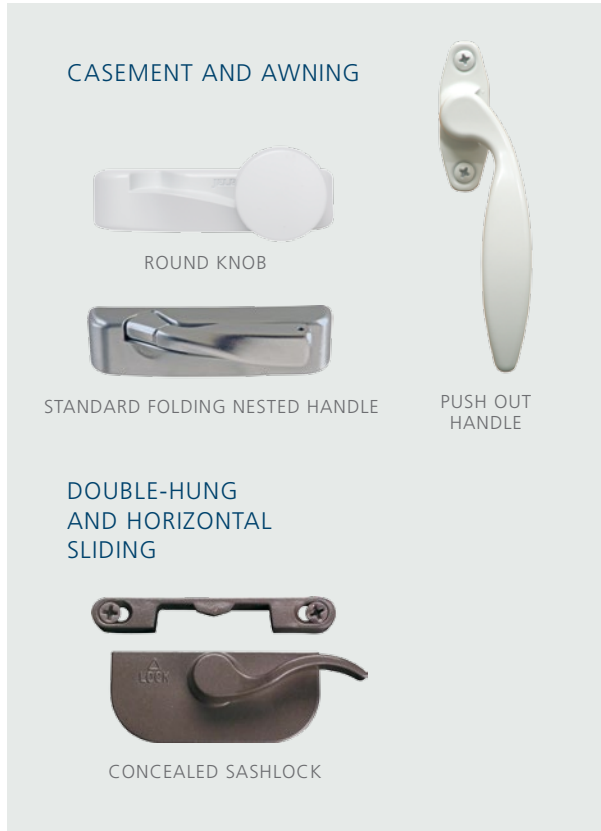
BRASS



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.

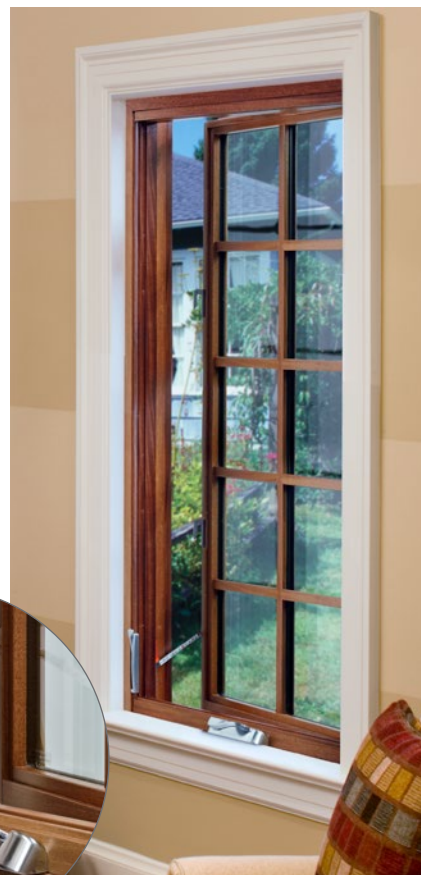
CASEMENT AND DOUBLE-HUNG WOCD



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

	<p>ASHLAND (MULTI/SINGLE-POINT)</p> <p>Available in keyed and keyed-alike.</p> <p>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</p>
	<p>LEGACY (DUAL)</p> <p>Available in keyless, keyed and keyed-alike.</p> <p>Colors: Oil-Rubbed Bronze and Satin Nickel</p>
	<p>OLYMPUS (DUAL)</p> <p>Available in keyless, keyed and keyed-alike.</p> <p>Colors: Brushed Chrome, Oil-Rubbed Bronze, Polished Brass, Powder-Coat Black, Powder-Coat White and Satin Nickel</p>
	<p>CONTEMPORARY* (MULTI-POINT)</p> <p>Available in keyless, keyed and keyed-alike.</p> <p>Colors: Brushed Chrome, PVD Satin Nickel</p>

* 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*



ANTIQU
BRASS



POWDER-
COAT BLACK



BRUSHED
CHROME



POWDER-
COAT WHITE



OIL-RUBBED
BRONZE



SATIN
NICKEL



POLISHED
BRASS



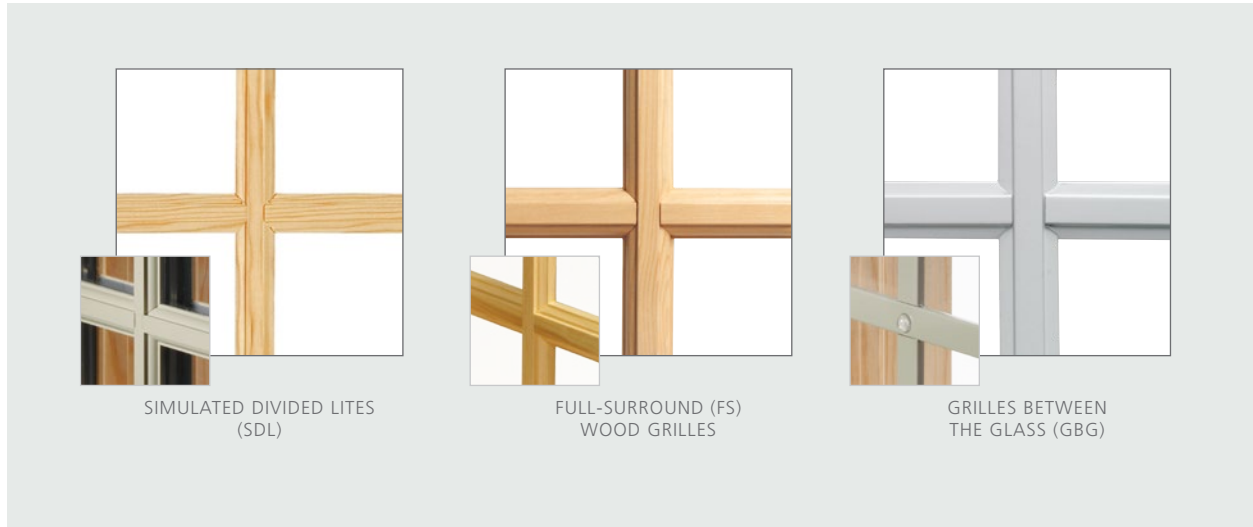
POLISHED
CHROME



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)

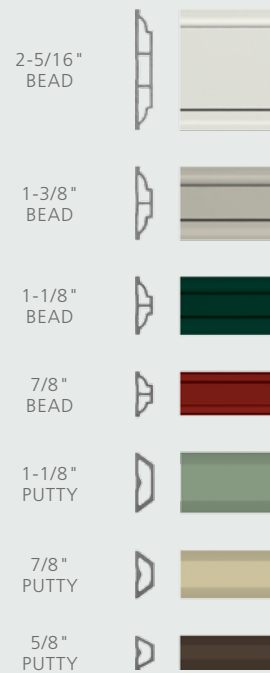
Our permanently attached wood grilles create a truly authentic look. Grilles are adhered to the interior glass while exterior grille options include aluminum for clad wood or wood for primed wood. The optional light brown or silver shadow bars are placed between the two panes of insulating glass to complete 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.™





Made in USA



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