
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.

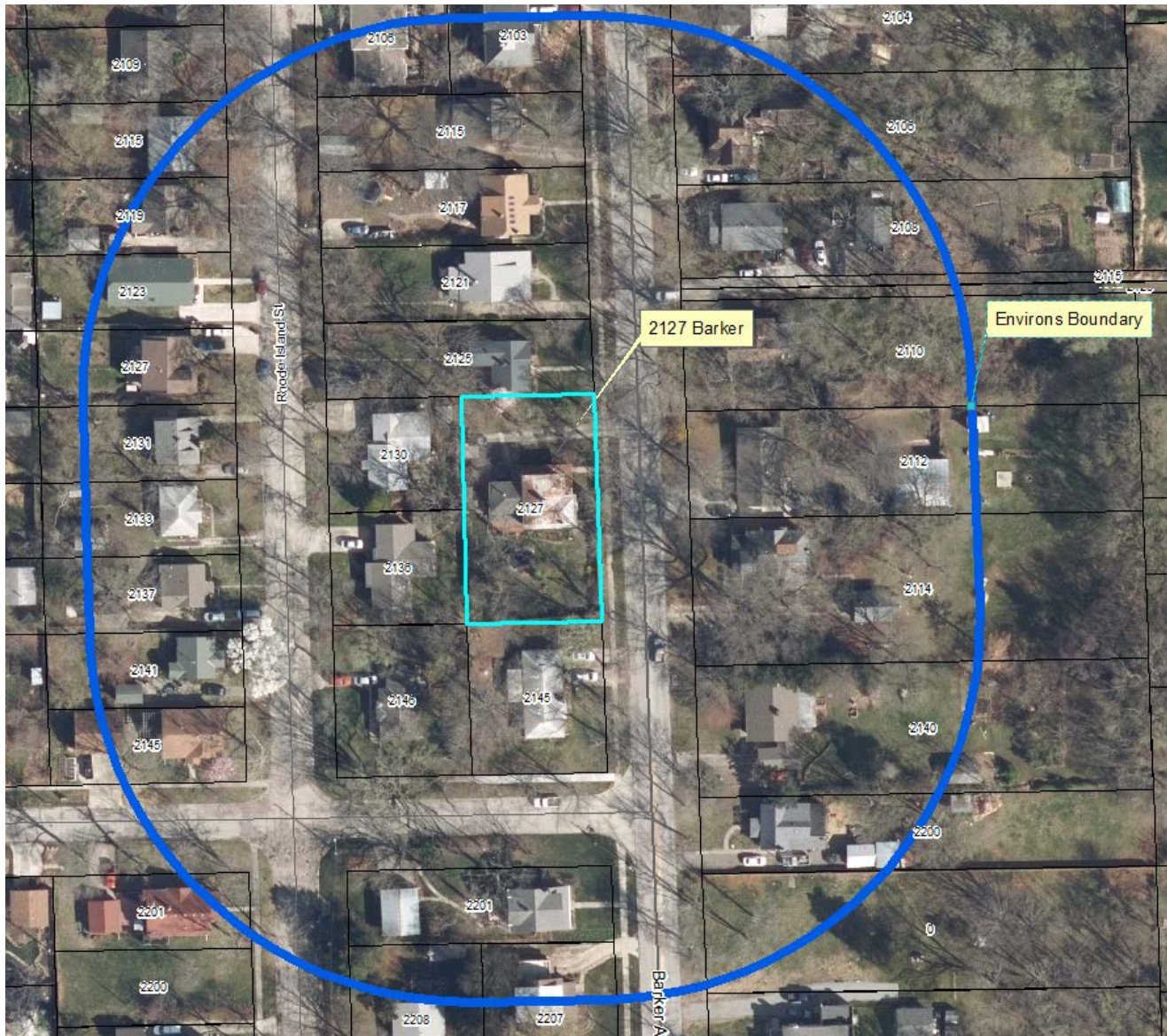
Environs Definition Based on the Historic and Current Context Description

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.*
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The HISTORIC RESOURCES CODE establishes a procedure to follow in the forwarding of a recommendation to the City Commission on applications for listing on the local register.

"Following the hearing the commission shall adopt by resolution a recommendation to be submitted to the city commission for either (a) designation as a landmark or historic district; (b) not to designate as a landmark or historic district; or, (c) not to make a recommendation. The resolution shall be accompanied by a report to the city commission containing the following information:

The Historic Resources Commission needs to formulate its recommendation in response to the following subsections section 22-404.2 (B):

- (1) *Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation as set forth in section 22-403;*
- (2) *Explanation of the integrity or lack of integrity of the nominated landmark or historic district;*
- (3) *In the case of a nominated landmark found to meet the criteria for designation:*
 - (a) *The significant exterior architectural features of the nominated landmark that should be protected; and,*
 - (b) *The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit that cannot be undertaken without obtaining a certificate of appropriateness.*
- (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)