



LAWRENCE HISTORIC RESOURCES COMMISSION

AGENDA FOR **AUGUST 18, 2016**

CITY HALL, 6 E 6<sup>TH</sup> 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.

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**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. July 21, 2016 Action Summary
- B. Administrative Approvals
  - 1. DR-16-00250 734 Massachusetts Street; Interior Alterations; State Law Review
  - 2. DR-16-00252 945 Tennessee Street; Mechanical Permit; State Law Review
  - 3. DR-16-00254 1047 Massachusetts Street; Interior Alterations; State Law Review
  - 4. DR-16-00267 13 E 8<sup>th</sup> Street; Sidewalk Dining; State Law Review and Downtown Design Guidelines Review
  - 5. DR-16-00276 201 W 8<sup>th</sup> Street; Exterior Fire Escape; State Law Review, Certificate of Appropriateness and Downtown Design Guidelines Review
  - 6. DR-16-00277 1425 Tennessee Street; Interior Alterations; State Law Review
  - 7. DR-16-00278 1011 Massachusetts Street; Sign; State Law Review and Downtown Design Guidelines Review
  - 8. DR-16-00287 645 Connecticut Street; Exterior Repair; Certificate of Appropriateness
  - 9. DR-16-00288 804 Pennsylvania; Sign Permit; State Law Review; Design Guidelines 8<sup>th</sup> and Penn Redevelopment Zone Review
  - 10. DR-16-00291 545 Ohio Street; Interior and Exterior Repair; State Law Review and Certificate of Appropriateness

11. DR-16-00292 637 Tennessee Street; Photovoltaic Installation; State Law Review and 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-16-00269 Public hearing for consideration of placing the properties located at 801, 805, 809, 815, 817, 823, 825, 829, 833, 839, and 845 Missouri Street, and 800, 804, 806, 818, 820, 824, 828, 832, 838, 844, and 846 Arkansas Street, on the Lawrence Register of Historic Places as the Johnson Block Historic District. Adopt Resolution 2016-10, if appropriate. The nomination of the Johnson Block Historic District to the Lawrence Register of Historic Places is being made with the consent of nine (9) property owners of record which is greater than the 20% owners of record as prescribed by Chapter 22-402(A). Adopt Resolution 2016-10.

**ITEM NO. 5** L-16-00273 Public hearing for consideration of placing 819 Avalon Road on the Lawrence Register of Historic Places. Submitted by Susan Ford on behalf of Olive H. Stanford and Mary S. Anderson, the property owners of record. Adopt Resolution 2016-11, if appropriate.

**ITEM NO. 6** DR-16-00241 846 Pennsylvania Street; Rehabilitation and New Addition; State Law Review and Design Guidelines 8<sup>th</sup> and Penn Redevelopment Zone Review. The property is listed as a contributing structure to the East Lawrence Industrial Historic District, National Register of Historic Places. The property is also located in the 8<sup>th</sup> and Pennsylvania Urban Conservation Overlay District. Submitted by Scott Trettel for 846 Penn, LLC, the property owner of record.

**ITEM NO. 7:** DR-16-00231 819 New Jersey Street; Accessory Structure Demolition; Certificate of Appropriateness. The property is located in the environs of the Green and Sidney Lewis House (820 New Jersey Street), and the Edward Manter House (821 New York Street), Lawrence Register of Historic Places. Submitted by Maria Crane on behalf of herself and Juanita Garcia, the property owners of record.

**ITEM NO. 8:** DR-16-00300 1327 New Hampshire Street; Demolition of Accessory Structure; State Law Review. The primary structure is listed as a contributing structure to South Rhode Island and New Hampshire Streets Historic Residential District, National Register of Historic Places. The accessory structure is identified as noncontributing due to alterations. Submitted by Kyle Weiland, the property owner of record.

**ITEM NO. 9: MISCELLANEOUS MATTERS**

- A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since July 21, 2016.
- B. Review of any demolition permits received since July 21, 2016.
- C. Miscellaneous matters from City staff and Commission members.

**LAWRENCE HISTORIC RESOURCES COMMISSION  
LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION  
CITY HALL, 6 EAST 6<sup>TH</sup> STREET, CITY COMMISSION MEETING ROOM  
ACTION SUMMARY  
FEBRUARY 18, 2016 6:00PM - 8:00PM**

**GENERAL BUSINESS:**

Commission members introduced themselves.

**COMMUNICATIONS**

- a) All communications were included in the online packet.
- b) There were no additional written communications to disclose.
- c) There were no abstentions.

**NON-PUBLIC HEARING ITEMS:**

**Convene Joint Meeting with Lawrence Historic Resources Commission & Lawrence-Douglas County Planning Commission**

**ITEM NO. 1 JOINT REVIEW AND DISCUSSION OF THE OREAD DESIGN GUIDELINES (JSC)**

**STAFF PRESENTATION**

Mr. Jeff Crick presented the item.

**JOINT COMMISSION DISCUSSION**

Commissioner Hernly asked if garages, until now, needed to be 5 ft from the alley.

Mr. Crick said that is correct.

Commissioner Hernly said if that is the case, he feels the diagram should reflect that.

Mr. Scott McCullough said there is a 2 ft setback.

Commissioner Hernly said the idea behind the 5 ft setback was to provide 26 ft between garages across the alley.

Mr. McCullough said that Parking Option 1 would be most desirable from a developer's standpoint, and the question is whether a five bay garage would be allowed as opposed to just a tray of surface parking.

Commissioner Hernly wondered such a garage was permitted if it must adhere to the 5 ft setback.

Mr. McCullough said there would still be a setback requirement.

Commissioner Culver asked about the possibility of removing Parking Option 1 if there aren't many accessory structures set back from the alley.

Mr. Crick said the majority of the existing garages don't have enough space between the property line and the garage. He said most people would not want to leave their car parked in that space.

Commissioner Hernly asked if those garage scenarios were just 1% of the neighborhood.

Mr. Crick said yes, he explained that a small portion were more than 20 ft from the alley, but most were within 10 ft.

Mr. McCullough said they should discuss stacked parking as well as the configurations the guidelines suggest. He said the issue with horizontal stacking is the lack of user convenience.

Commissioner Fry asked if stacked parking would be difficult to achieve with only a 15 ft space.

Mr. Crick said the parcels they looked at varied, from allowing a garage and driveway to having no option for either. He said it largely depends on the configuration and architecture of the house.

Mr. McCullough said historically, the pattern doesn't support stacked parking.

Commissioner Hernly said it's possible and would depend on whether a property owner was considering an addition or if it was new construction.

Mr. McCullough said it's happening now.

Commissioner Kelly said District 1 seems to have the most possibility for stacked parking.

Commissioner Buchanan asked how frequent the driveways are in District 1 from the street.

Mr. Crick said those are not a common feature, maybe one a block at best.

Mr. McCullough said they're infrequent enough for the guidelines to prohibit them unless that's the only option.

Commissioner Fry asked how many properties are currently utilizing stacked parking.

Mr. Crick explained that there is informal and formal stacking. He said informal stacking is the most common scenario, and it mostly depends on the week.

Commissioner Foster said Parking Options 1 and 2 are new configurations, so he'd like to know how those options were decided upon.

Mr. McCullough said they are new and have not been submitted to the subcommittee. He said that staff wanted to cover all bases for requests they anticipate from developers.

Mr. Crick said the guidelines don't allow carports at this time, so any parking accessory would have to be a garage structure.

Mr. McCullough said there are some recent structures that have been wider than two bays.

Commissioner Denney asked how prevalent those types of structures are.

Ms. Zollner said there's nothing over two bays in the historic district.

Mr. Crick said they are more common in Districts 1 and 3.

Commissioner Foster said he lives just north of the neighborhood and his garage is turned 90 degrees, so it would reasonably fit Parking Option 1. He said Parking Option 2 seems too large and he would not want to see that option in new construction.

Mr. McCullough said he agrees.

Commissioner Foster said, at the subcommittee level, that's where they drew the line- three to five bays is too large.

Commissioner Arp asked if the height of structures is addressed in the guidelines.

Commissioner Bailey asked if height is tied to the massing.

Mr. McCullough said it is, but the standards do not prohibit a two story accessory structure, which can sometimes add value to a property.

Commissioner Arp said that's something they should address.

They briefly discussed types of accessory structures and reiterated that carports are not allowed in the guidelines.

Commissioner Arp pondered whether stacked parking is really practical or if it just done to meet zoning guidelines. He feels a tray is preferable.

Mr. McCullough explained that the parking portion of the zoning code allows stacked parking for detached dwellings on single family homes and duplexes; otherwise, parking lot standards are enforced for greater parking needs. He said the idea behind the allowance of stacked parking in that instance is the element of a family unit with a greater ability to share keys for the purpose of moving vehicles. The code has not distinguished between stacked parking off alleys and stacked parking off streets and driveways.

Commissioner Buchanan asked how that effects game day parking.

Mr. McCullough said it doesn't, game day parking is controlled by a separate ordinance.

Commissioner Britton said it seems the parking tray is preferable over stacked parking from a historic resources standpoint. He asked if a garage that is five bays is also undesirable.

Commissioner Foster said yes, in his opinion it's too large in mass.

Commissioners Buchanan and Arp agreed.

Commissioner Arp said two garage bays is fine.

Commissioner Bailey asked if that should be a blanket prohibition or if there should be a case by case review.

Commissioner Foster said the current guidelines document doesn't allow anything above two bays.

Commissioner Bailey said three bays then could not be considered.

Mr. McCullough said this sets expectations at two maximum bays and then surface parking.

Commissioner Hernly asked if there is a standard that addressed how big a two bay garage can be.

Commissioner Buchanan asked if the zoning and setbacks address that.

Mr. McCullough said that's when the HRC sees requests, when a proposal doesn't meet the Code.

Commissioner Sands said he sees the point in addressing the maximum size of two bays, but two garage doors could only be so wide.

Commissioner Hernly said someone could do two bays and a shop, for example.

Commissioner Foster said the footprint can grow for reasons other than the parking spaces.

Mr. McCullough said they could define that in the guidelines if that is the desire to keep an accessory structure no larger than two bays.

Commissioner Arp asked if they can impose a height requirement.

Mr. McCullough said staff can check. He said there is currently language that addresses the accessory structure's relationship to the primary structure. He said staff can review that and address it at the next meeting.

Commissioner Hernly said there are some historic accessory structures that are tall with some loft space.

Commissioner Buchanan said the key is whether there are stairs, and the loft space is just for storage.

Commissioner Fry asked why an internal staircase matters.

Commissioner Foster explained that, as the accessory structure grows and with the addition of stairs it overshadows the primary structure, and historically it should be truly accessory.

Mr. Crick said the draft guidelines state that "...any new covered parking structure shall be a garage and not a carport. It shall not exceed two car capacity."

Commissioner Denney said he doesn't think more than two car capacity is appropriate, and he suggested 1 ½ story limit because two stories threatens living space.

Commissioner Sands said it should be scaled to the home, and that would be the judgment of the Commission.

Commissioner Buchanan said the back of the home could be very different than the front depending on grade change, so you could exceed one and a half stories if looking at the back elevation.

Commissioner Denney said stacked parking is generally undesirable but single family arrangements could utilize stacked parking effectively.

Mr. McCullough said stacking allows seven bedrooms for duplexes, and zoning allows four unrelated occupants per unit, so disallowing stacked parking will change duplex development going forward.

Commissioner Kelly asked if it restricts duplex development completely or just when there are four bedrooms per side.

Mr. McCullough said it reduces the intensity from seven or eight bedrooms to four or five.

Commissioner Culver said if they don't allow for parking on the lot they'll park somewhere else, an unintended consequence of not allowing stacked parking is off-street parking. He said the

subcommittee was ok with two cars stacked to find a balance and alleviate any unintended consequences.

Commissioner Kelly said it seems that stacking is not possible on many lots.

Commissioner Hernly said that's not true, especially with new developments, most lots have enough room to do spaces off the alley and a garage.

Mr. McCullough said the information regarding what currently exists was provided to establish a historic pattern.

Commissioner Hernly said it's done currently because it provides parking enough parking for renters of new developments, which is necessary income for developers to afford the rehabilitation of a property. He said the number of bedrooms per unit doesn't matter if it's a duplex, they can still rent to four unrelated people. He said there can either be a five car tray, which sends the remaining occupants to find parking on the street, or there can be a garage with stacked spaces.

Commissioner Foster said the subcommittee decided they could have a seven bedroom duplex based on parking.

Commissioner Hernly said that Code allows eight people.

Commissioner Britton asked about the historic compatibility of parking configurations.

Commissioner Arp said historically, there weren't many cars that required parking, so it's a more modern problem.

Mr. McCullough said the on-site parking should be for the users of the site; historically, the street parking was used by visitors.

Commissioner Kelly asked if the Oread Neighborhood is currently historically accurate.

Commissioners agreed that it is not.

Commissioner Kelly said he'd like to see this become a more walkable neighborhood and zoning changes should discourage large duplexes, but right now it's being used for high density housing. Alternatively, they can embrace the current state of the neighborhood for what it has become and allow stacked parking.

Commissioner Culver said they can even say they want to preserve what it currently is but not encourage furthering that pattern.

Commissioner Arp said they need to find a balance between the high density demand and protecting the historic fabric of the neighborhood. He said the stacked parking configuration doesn't really work practically for the uses in this neighborhood and won't promote walkability.

Commissioner Denney asked if many duplexes can be built on a 50 ft lot.

Mr. McCullough said no.

Commissioner Denney said that statistic will keep that issue from spreading, since lots can't be combined for duplex development.

Commissioner Fry asked if a permit would trigger this whole process.

Mr. McCullough said it would but you have to have a certain lot size for a duplex.

Commissioner Foster said they're focusing on a holding pattern as opposed to continuing the current development pattern.

Commissioner Kelly asked whether density can be added or if it needs to be haulted, citing the Horizon 2020 guidelines.

Mr. McCullough said the neighborhood plan holds the line except in District 5, which abuts the university and permits lot consolidation to allow more density.

Commissioner Foster said there is a lot of diversity built into the neighborhood plan.

Ms. Zollner said when the Oread Neighborhood Plan went through, it went to Planning Commission and then was adopted by City Commission, so it has been thoroughly reviewed.

Commissioner Britton said it makes sense to take a balanced approach, to take opportunites to increase density but maintain historic nature.

Commissioner Sands agreed. He said it's definitely a value judgment to balance the needs of the neighborhood while not discouraging rehabilition.

Mr. McCullough asked whether commissioners plan to take public comment.

Commissioner Buchanan said the neighborhood wants to see the density dialed down just a bit and bring back the walkability.

Commissioner Foster said enforcement should be better enforced because there have been some developments that were not in compliance.

Ms. Zollner said the guidelines do limit the height of an accessory structure to 25 ft, or it must be subservient to the height of the primary structure.

## **PUBLIC COMMENT**

Ms. Candice Davis said due to the large number of single family homes, it was an error to zone the neighborhood to the highest density in the City. She said the biggest problem is duplexes, because the Code says they are family-oriented (and they are not), but no other multi-family neighborhood allows that. She believes the duplex zoning code needs to be updated and she is not in favor of any stacked parking.

Commissioner Von achen asked if not allowing stacked parking will push more people to park on the street.

Ms. Davis said they've already spilled onto the street because it's more convenient to park there.

Mr. Kyle Thompson said tray parking omits dumpster space on the alley, and current parking/garage configurations don't consider the side yard setback.

Mr. Jon Josserand said parking is a significant issue, and the duplex zoning classification is highly abused and only used for profit. Stacked parking doesn't work and students don't park in the garages. If the plan is to attract families, he feels that duplexes and parking need to be addressed.

Ms. KT Walsh said she was glad to hear there needs to be a definition of a two car garage. She said the 50 ft lots create density without adding height.

## **JOINT DISCUSSION**

Commissioner Von achen asked why a two car garage with tray parking is allowed.

Mr. Crick said the guidelines permit a two car garage and they permit tray parking, so that option was created for consideration.

Commissioner Hernly said that came about because a typical duplex scenario, not in this neighborhood, includes a garage and a driveway, and the driveway counts as parking.

Mr. Crick noted that 1/3 of the district does not have alleys, so principal access is off the street with a driveway and garage.

Commissioner Von achen said the ones with a driveway won't have stacked parking in addition to the driveway.

Mr. McCullough said it was built off the premise of existing code, since a driveway can be two cars wide but 26 ft long, it was a balance in converting that thinking to tray and stacked parking.

Commissioner Von achen asked if the guidelines differentiate between single family and duplex scenarios.

Mr. McCullough said the configuration is for single family or duplex- triplex and above do not have these parking options.

Commissioner Britton said it sounds like the question is whether they will excise the option of stacked parking.

Commissioner Arp said there was some discussion about not allowing any stacked parking.

They discussed stacking configurations.

They agreed Parking Option 2 was not desirable.

Commissioner Hernly said Parking Option 1 should require the garage at least 5 ft off the alley.

Mr. McCullough said staff would like direction on stacked parking for a 2 bay wide configuration.

Commissioner Hernly said there should be no stacked parking, period.

Commissioner Bailey asked what is stopping someone from constructing a garage even farther off the alley and not parking there.

Commissioner Buchanan said it has to be so far from the primary structure.

Commissioner Hernly said someone could do that but it would come to HRC.

Mr. McCullough said it couldn't be a garage but they could place an accessory structure off the alley 15 ft from the house with no driveway or parking.

Commissioner Hernly said being 20 ft off the alley actually would be an advantage for game day parking options.

Commissioner Foster asked what disallowing stacked parking does to bedrooms.

Mr. McCullough said it reduces the number of allowable bedrooms, not the number of occupants.

Commissioner Foster asked how many bedrooms would be allowed on a 50 ft lot with no stacked parking vs a 60 ft lot.

Mr. McCullough said 5 bedrooms on a 50 ft lot and 6 bedrooms on a 60 ft lot.

Commissioner Foster said he's worried that the guidelines take up issues that are better addressed by zoning.

Commissioner Hernly said it's been this way for 30 years or longer- parking has always been used to control density in Oread.

Mr. McCullough said the guidelines do affect the zoning standards, but commissioners need to understand what the impact will be, intended and otherwise.

Commissioner Foster expressed concern that disallowing stacked parking will be a great obstacle for the forward movement of the guidelines, and pondered whether parking issues are better addressed elsewhere.

Mr. McCullough said this is the proper place to address parking, the balance is the question. He mentioned the pending text amendment on parking standards.

Commissioner Culver said balancing the guidelines is important, but taking out stacked parking completely is an uphill battle. He suggested smaller quantities of stacked parking.

Commissioner Buchanan asked if they're addressing stacked parking citywide.

Mr. McCullough said they're addressing stacked parking but there are elements that specifically relate to alleys that need to be addressed.

Commissioner Buchanan asked what happens when the zoning code and the Oread Design Guidelines conflict.

Commissioner Britton said he understands that the design guidelines will control specifically in this neighborhood.

Commissioner Denney feels there could be scenarios where stacked parking is appropriate, but the Oread Neighborhood is not one of those places. He feels the guidelines should control.

Commissioner Carpenter said it would take a majority of commissioners to overrule the consensus that stacked parking is not appropriate.

Commissioner Hernly said eliminating stacked parking doesn't effect the number of allowable occupants so it isn't necessary.

Commissioner Britton said it's harder to rent a couch with no parking.

Commissioner Buchanan said eliminating stacked parking does improve walkability.

Commissioner Carpenter said if it changes the number of possible bedrooms, it creates a category of non-conforming duplexes that can't be replaced once they deteriorate.

Mr. Crick said staff would definitely like some clarification on parking before they wrap up.

Commissioner Buchanan mentioned the 1000 block of Ohio, home to the Bell House, and wondered whether that particular District 5 could be excluded from lot consolidation.

Mr. Crick said consolidation cannot occur except in District 2, and apologized if he misspoke earlier.

Mr. McCullough mentioned that staff sent letters to all property owners in the neighborhood to inform them of this meeting and the next, which will be a formal public meeting.

Commissioner Denney asked if it would be appropriate to review the zoning elements as well at that time.

Mr. McCullough said he would prefer to keep them separate.

**ADJOURN 7:50 PM**

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**LAWRENCE HISTORIC RESOURCES COMMISSION  
AGENDA MEETING FEBRUARY 18, 2016 8:00 PM  
ACTION SUMMARY**

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Commissioners present: Arp, Bailey, Buchanan-Young, Foster, Fry, Hernly  
Staff present: Cargill, Simmons, Zollner

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**ITEM NO. 1: COMMUNICATIONS**

- A. No communications from other commissions, State Historic Preservation Officer, and the general public.
- B. No ex parte communications.
- C. Commissioner Hernly said he would abstain from voting on Administrative Item #3, 832 Pennsylvania Street.

**ITEM NO. 2: ELECTION OF CHAIR AND VICE-CHAIR**

**ACTION TAKEN**

Motioned by Commissioner Foster, seconded by Commissioner Buchanan, to nominate Commissioner Bailey as Chair for the next 12 months.

Motion carried unanimously 6-0.

Motioned by Commissioner Foster, seconded by Commissioner Arp, to nominate Commissioner Buchanan as Vice-Chair for the next 12 months.

Motion carried unanimously 6-0.

**ITEM NO. 3: CONSENT AGENDA**

- A. December 17, 2015 Action Summary
- B. January 21, 2016 Action Summary
- C. Administrative Approvals
  - 1. DR-15-00648 615 Alabama Street; New Porch; Certificate of Appropriateness
  - 2. DR-15-00649 938 Rhode Island Street; Interior Rehabilitation; State Law Review
  - 3. DR-16-00001 and DR-16-00004; 832 Pennsylvania Street; Site Plan and Exterior Alterations; State Law Review, Design Guidelines 8<sup>th</sup> and Penn Redevelopment Zone Review, and Certificate of Appropriateness
  - 4. DR-16-00010 631 Louisiana Street; Inflow/Infiltration Abatement Permit; State Law Review

**ACTION TAKEN**

Motioned by Commissioner Buchanan, seconded by Commissioner Hernly, to approve the December 17, 2015 Action Summary.

Motion carried 3-0-3.

Motioned by Commissioner Bailey, seconded by Commissioner Hernly, to approve the January 21, 2016 Action Summary.

Motion carried 5-0-1.

Motioned by Commissioner Fry, seconded by Commissioner Arp, to approve Administrative Items 1, 2 & 4.

Unanimously approved 6-0.

Motioned by Commissioner Bailey, seconded by Commissioner Arp, to approve Administrative Item 3.

Motion carried 5-0-1.

**ITEM NO. 4:** L-15-00631 Public hearing for consideration of placing the structure located at 643 Indiana Street, the Wilder-Clark House, on the Lawrence Register of Historic Places. Adopt Resolution 2016-01, if appropriate.

#### **STAFF PRESENTATION**

Ms. Zollner presented the item.

#### **APPLICANT PRESENTATION**

Ms. Lindsay Crick, Lawrence Preservation Alliance (LPA), said she submitted this application and the application for the next item on behalf of the property owners to bolster listings on the Lawrence Register.

#### **PUBLIC COMMENT**

Ms. Kathy Nemeth-Tuttle said she supports the nomination.

#### **ACTION TAKEN**

Motioned by Commissioner Buchanan, seconded by Commissioner Arp, to adopt Resolution 2016-01.

Unanimously approved 6-0.

Motioned by Commissioner Buchanan, seconded by Commissioner Arp, to adopt the environs definition as presented in the staff report.

Unanimously approved 6-0.

**ITEM NO. 5:** L-15-00632 Public hearing for consideration of placing the structure located at 2301 Massachusetts Street, the Carl A. Preyer House, on the Lawrence Register of Historic Places. Adopt Resolution 2016-02, if appropriate.

#### **STAFF PRESENTATION**

Ms. Zollner presented the item.

Commissioner Foster asked if it was a new approach for environs review to parcel out certain properties.

Ms. Zollner said the Commission did this with the Haskell Row properties because of the line of sight, but the projects must still meet the standards.

#### **APPLICANT PRESENTATION**

Mr. Michael Sizemore thanked the LPA and city staff for their work getting the property in front of the Commission. He said both he and the neighborhood are head over heels about the Breezedale Monument restoration.

**There was no public comment.**

#### **ACTION TAKEN**

Motioned by Commissioner Fry, seconded by Commissioner Arp, to adopt Resolution 2016-02.

Unanimously approved 6-0.

Motioned by Commissioner Fry, seconded by Commissioner Arp, to adopt the environs definition as presented in the staff report.

Unanimously approved 6-0.

**ITEM NO. 6:** DR-16-00020 1910 Haskell Avenue; New Construction; Certificate of Appropriateness. The property is located in the environs of the Robert H. Miller House (1111 E 19<sup>th</sup> Street), Lawrence Register of Historic Places. Submitted by Mark Abeln of Abeln & Associates Architects, P.A. for PACS Properties LLC, the property owner of record.

#### **STAFF PRESENTATION**

Ms. Zollner presented the item.

#### **APPLICANT PRESENTATION**

Mr. Mark Abeln, applicant, said he was present for questioning.

#### **COMMISSION DISCUSSION**

Commissioner Buchanan asked if there is going to be enough parking due to the K-10 Connector customers.

Ms. Zollner said that will be addressed through the site plan but they own the property and have the appropriate parking, so technically other people can't use their parking just to catch the K-10 Connector.

Commissioner Hernly asked if the K-10 Connector has an arrangement with the City.

Ms. Zollner said staff could research that.

#### **PUBLIC COMMENT**

Ms. KT Walsh believed that City Transit announced they'd put a bus bench there and are cooperating with K-10 Connector. She asked if it is a City easement.

Ms. Zollner said the grass is yes- she explained where the right-of-way is located.

**ACTION TAKEN**

Motioned by Commissioner Bailey, seconded by Commissioner Buchanan, to approve the Certificate of Appropriateness based on the staff report.

Unanimously approved 6-0.

**ITEM NO. 7:** DR-16-00033 1030 Ohio Street; New Garage and Parking Tray Construction; State Law Review and Certificate of Appropriateness. The primary structure is listed as a contributing structure to the Oread Historic District, National Register of Historic Places and the Oread Historic District, Lawrence Register of Historic Places. Submitted by Abel Leon for Kolibri Ventures LLC, the property owner of record.

**Deferred**

**ITEM NO. 8: MISCELLANEOUS MATTERS**

- A. No comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since January 21, 2016.
- B. No demolition permits received since January 21, 2016.
- C. No Architectural Review Committee approvals since January 21, 2016.
- D. No general public comment.
- E. Miscellaneous matters from City staff and Commission members:

The Lawrence Historic Resources Commission and the Lawrence Douglas County Planning Commission will hold a public meeting on the Oread Design Guidelines on March 21, 2016 in the City Commission Room of City Hall, 6 E. 6<sup>th</sup> Street, at 6:30 p.m.

Ms. Zollner provided an update on the East 9<sup>th</sup> Project.

Ms. KT Walsh said the East Lawrence Neighborhood Association (ELNA) was informed that there was no plan to look at. She noted that ELNA did not support the shared use path.

**ADJOURN 8:38 PM**

**LAWRENCE HISTORIC RESOURCES COMMISSION**  
**AGENDA MEETING MARCH 24, 2016 6:30 PM**  
**ACTION SUMMARY**

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Commissioners present: Bailey, Buchanan, Fry, Hernly, Quillin  
Staff present: Cargill, Simmons, Zollner

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**ACTION TAKEN**

Motioned by Commissioner Hernly, seconded by Commissioner Fry, to re-arrange the agenda items to hear Items 6-8 first due to a scheduling conflict.

Unanimously approved 5-0.

**ITEM NO. 1: COMMUNICATIONS**

- A. There were no communications from other commissions, State Historic Preservation Officer, and the general public.
- B. No ex parte communications.
- C. Declaration of abstentions for specific agenda items by commissioners. Commissioner Buchanan said she would abstain from Item 5.

**ITEM NO. 2: CONSENT AGENDA**

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

**ACTION TAKEN**

Motioned by Commissioner Hernly, seconded by Commissioner Fry, to defer the February 18, 2016 Action Summary and confirm the Administrative Approvals.

Unanimously approved 5-0.

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

## **STAFF PRESENTATION**

Ms. Zollner presented the item.

## **APPLICANT PRESENTATION**

Mr. Paul Werner, Paul Werner Architects, said they're pleased with the staff report and appreciate staff's work on their project. He said they're struggling with the two small windows in the middle of the building, but ultimately they will stay.

Commissioner Buchanan asked if the soldering over the windows should have more of an arch to reflect the original structure.

Mr. Werner said they felt they should not match the original structure.

## **PUBLIC COMMENT**

Ms. KT Walsh, East Lawrence Neighborhood Association (ELNA), asked if the mustard colored façade is concrete board.

Mr. Werner said its fiber cement board.

Ms. Walsh asked if the plantings are still planned for the party area indicated on the roof.

Mr. Werner said it's possible that will still be included.

Ms. Walsh said ELNA's main concerns are noise and massing.

## **COMMISSION DISCUSSION**

Ms. Zollner said staff is now recommending approval, denial, or deferral as appropriate actions, and to keep applicants on schedule they've done away with conditions so any changes to the project must be submitted and reviewed.

Commissioner Hernly said he really likes how the project has come together. He said he'd prefer if they stacked some of the windows but is unsure if that can be approved administratively.

Ms. Zollner said if that was a condition they'd need to defer and see those changes next month, or they could ask the applicant to accept an amendment to the project this evening.

Commissioner Hernly said he didn't feel strongly enough to make that change.

Commissioner Quillin agreed it's nice to see a final product on this property.

## **ACTION TAKEN**

Motioned by Commissioner Hernly, seconded by Bailey, to approve the proposed project and make the determination that it does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places, and any changes must be submitted for review.

Unanimously approved 5-0.

Motioned by Commissioner Hernly, seconded by Commissioner Fry, to approve the Certificate of Appropriateness and make the determination that the proposed project will not significantly encroach on, damage, or destroy landmarks or their environs, and any changes must be submitted for review.

Unanimously approved 5-0.

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

**STAFF PRESENTATION**

Ms. Zollner presented the item.

**APPLICANT PRESENTATION**

Mr. Mark Russell, project designer, said he'd be happy to answer any questions.

**No public comment**

**COMMISSION DISCUSSION**

Commissioner Bailey said there's no line of sight and the project seems pretty straightforward.

Commissioner Buchanan agreed. She said it would be a different conversation if this was a listed property.

**ACTION TAKEN**

Motioned by Commissioner Hernly, seconded by Commissioner Fry, to approve the Certificate of Appropriateness and make the determination that the proposed project will not significantly encroach on, damage, or destroy landmarks or their environs, and any changes must be submitted for review.

Unanimously approved 5-0.

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

**STAFF PRESENTATION**

Ms. Zollner presented the item.

Commissioner Hernly asked if the second story sidewalls of the addition are 8 ft.

**APPLICANT PRESENTATION**

Mr. Lance Adams, Adams Architects, said yes they are. He said some of the driving factors of this project include settling cracks in the kitchen and because a family of six is living in a 1,200 square-foot home. He explained design details of the project.

Commissioner Buchanan asked why not just dig four feet deeper on the basement.

Mr. Adams said he doesn't want to create steps on the main floor of their house. He said the basement area is lower because the original basement is so tight.

### **PUBLIC COMMENT**

Ms. KT Walsh said she lives in this neighborhood and thinks the house is beautiful. She is concerned about the height of the addition and feels height restrictions in historic districts are very important. She asked if the two small windows on the addition are referencing the windows on the second floor.

Mr. Adams said they are mainly to provide some natural light in the dining area.

Ms. Walsh said they seem a little small but her main concern is the height of the addition.

### **COMMISSION DISCUSSION**

Commissioner Hernly said the addition height is a little concerning, and suggested they consider a different shape roof so it sits below the primary roof. He said he's comfortable with the footprint but feels the bulk of the gabled roof could be revised.

*Commissioner Hernly exited the meeting.*

Commissioner Quillin appreciated the struggle with the roof size, but feels they've set a precedent by approving similar projects in the past.

Commissioner Buchanan asked if those previous projects lost character-defining features as a result of their additions.

Ms. Zollner asked for clarification.

Commissioner Buchanan clarified her questions.

Ms. Zollner said the previous projects mentioned had a limited line of sight whereas this project has more space between homes and a greater line of sight.

Commissioner Buchanan said she's more concerned about the loss of historic fabric and character-defining features.

Mr. Adams explained the original features that will be maintained and what the property owners have sacrificed.

Commissioner Bailey reminded them that this was originally a duplex. He doesn't feel they set precedents with projects. He said he would be inclined to approve the project.

### **ACTION TAKEN**

Motioned by Commissioner Fry, seconded by Commissioner Bailey, to approve the proposed project and make the determination that it does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places, and any changes will be submitted for review.

Motion carried 3-0-1 with Commissioner Buchanan dissenting.

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

**STAFF PRESENTATION**

Ms. Zollner presented the item.

Commissioner Buchanan suggested the addition of Criterion 5 & 8.

Ms. Zollner said staff didn't propose Criteria 5 because the structure has been altered greatly from the original design. She said Criteria 8 does not apply because the site has been altered after the period of significance.

Commissioner Bailey also believes Criteria 8 applies.

**PUBLIC COMMENT**

Ms. Lindsay Crick, Lawrence Preservation Alliance (LPA), thanked staff for their work on this.

**ACTION TAKEN**

Motioned by Commissioner Buchanan, seconded by Commissioner Bailey, to adopt Resolution 2016-03.

Unanimously approved 4-0.

Motioned by Commissioner Buchanan, seconded by Commissioner Quillin, to adopt the environs definition as presented in the staff report.

Unanimously approved 4-0.

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

**STAFF PRESENTATION**

Ms. Zollner presented the item.

**No public comment**

**ACTION TAKEN**

Motioned by Commissioner Buchanan, seconded by Commissioner Bailey, to adopt Resolution 2016-04.

Unanimously approved 4-0.

Motioned by Commissioner Buchanan, seconded by Commissioner Quillin, to adopt the environs definition as presented in the staff report.

Unanimously approved 4-0.

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

**STAFF PRESENTATION**

Ms. Zollner presented the item.

Commissioner Bailey asked when the parking lot to the south west was constructed.

Ms. Zollner said in the 80's, and briefly explained the demolition delay ordinance which was a result of this area.

**No public comment**

**ACTION TAKEN**

Motioned by Commissioner Bailey, seconded by Commissioner Fry, to adopt Resolution 2016-05.

Unanimously approved 4-0.

Motioned by Commissioner Bailey, seconded by Commissioner Quillin, to adopt the environs definition as presented in the staff report.

Unanimously approved 4-0.

**ITEM NO. 9: MISCELLANEOUS MATTERS**

- A. There were no Zoning Amendments, Special Use Permits, and Zoning Variances received since February 18, 2016.
- B. There were no demolition permits received since February 18, 2016.
- C. There were no Architectural Review Committee approvals since February 18, 2016.
- D. General public comment.

Ms. KT Walsh, ELNA, said there is a demolition permit at 1225 New York Street, which was mentioned a couple months ago. She said the property owner was to tear the house down and it's not on the register. She said ELNA will send another letter to the property owner to advocate for preservation of the home. She also mentioned that the Citizen Advisory Committee (CAC) for the East Ninth Project said they would be present this evening.

Ms. Zollner said they will discuss the project at a later time but she's welcome to make her comments now.

Ms. Walsh said they're still waiting for a final plan and are looking forward to further discussion with the project director. She explained some of their recommendations and concerns on the project.

E. Miscellaneous matters from City staff and Commission members.

Ms. Zollner explained some revisions to the East Ninth Project, explaining that there are two proposed plans at this time. She said any feedback to the CAC before their next review should be expressed at this time. She said the project is working with many boards and City departments to find compromises that everyone can live with.

Commissioner Buchanan asked if they can email staff their comments after the meeting.

Ms. Zollner said they can personally email comments to the CAC, but as a body they must comment this evening or say they have no comment.

They discussed parking and the shared path element.

**PUBLIC COMMENT**

Ms. KT Walsh said they need to nail down how much parking will be lost and she expressed concern with the new developments on New Hampshire Street that will not be required to provide parking.

**COMMISSION DISCUSSION**

They agreed they don't have comments to provide at this time.

Ms. Zollner asked for clarification on the shared-use path.

They agreed the path has improved since the last meeting and that they prefer Option B. They commented that they appreciate the project taking their previous comments into consideration.

They briefly discussed how the Architectural Review Committee will be prompted to review projects going forward.

**ADJOURN 8:30 PM**

**LAWRENCE HISTORIC RESOURCES COMMISSION  
AGENDA MEETING JUNE 16, 2016 6:30 PM  
ACTION SUMMARY**

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Commissioners present: Arp, Bailey, Buchanan, Fry, Hernly

Staff present: Cargill, Crick, Simmons, Zollner

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**ITEM NO. 1: COMMUNICATIONS**

- A. There were no communications from other commissions, State Historic Preservation Officer, and the general public.
- B. There were no ex-parte communications.
- C. Commissioner Hernly said he would abstain from Item 4.
- D. There were no Committee Reports.

**ITEM NO. 2: CONSENT AGENDA**

- A. May 19, 2016 Action Summary
- B. Administrative Approvals
  - 1. DR-16-00182 928 Rhode Island Street; Exterior Alteration and Deck; State Law Review and Certificate of Appropriateness
  - 2. DR-16-00183 643 Massachusetts Street; Sign; Certificate of Appropriateness and Downtown Design Guidelines Review
  - 3. DR-16-00184 1337 Rhode Island Street; Porch Enclosure; State Law Review
  - 4. DR-16-00185 946 Ohio Street; Interior Rehabilitation; State Law Review
  - 5. DR-16-00159 7 E 7<sup>th</sup> Street; Interior Rehabilitation; State Law Review
  - 6. DR-16-00160 1900 Haskell Avenue; Sign; Certificate of Appropriateness
  - 7. DR-16-00163 805 New Hampshire Street; Sign; State Law Review and Downtown Design Guidelines Review

**ACTION TAKEN**

Motioned by Commissioner Arp, seconded by Commissioner Buchanan, to approve the Consent Agenda.

Unanimously approved 5-0.

**ITEM NO. 3: Public Hearing for the proposed Oread Neighborhood Urban Conservation Overlay District and associated Development/Design Standards.**

**STAFF PRESENTATION**

Mr. Jeff Crick presented the item.

**ACTION TAKEN**

Motioned by Commissioner Bailey, seconded by Commissioner Hernly, to limit public comment to 3 minutes for an individual or 5 minutes for an organization.

Unanimously approved 5-0.

## **PUBLIC COMMENT**

Mr. Phil Hemphill, 937 Kentucky Street, asked what brought about the changes to the guidelines and who is in favor of them.

Mr. Crick explained the history of the process to create the guidelines.

Commissioner Hernly said the current guidelines have been a joint effort between the Historic Resources Commission (HRC) and the Planning Commission (PC).

Mr. Hemphill said he believes Plymouth Congregational Church is on the register as is a house on Tennessee Street not far from his home. He asked if those properties don't already impose guidelines.

Commissioner Hernly said Plymouth is on the National Register. He explained that only properties that are listed have specific guidelines.

Mr. Hemphill asked what guidelines specify a 1200 foot radius and effect what he can do with his property.

Commissioner Hernly said there used to be an environs review within 500 feet of a listed property, which went away two years ago. He said the only environs regulations now are associated with the Local Register within 250 feet of a listed property.

Mr. Hemphill asked if this adds a layer of bureaucracy if he wants to add a deck to the back of his house.

Commissioner Hernly said these guidelines apply to the entire neighborhood, and any development within that area would have a layer of review, some administrative, some not.

Ms. Marci Francisco said she's lived in the neighborhood since 1979 and appreciates the idea of original town site zoning. She said the current zoning encouraged inappropriate development. She thanked staff for their hard work and feels the guidelines are helpful and will protect the historic fabric of the neighborhood. She supports the staff recommendation for approval.

Mr. Matthew Westall said he purchased several properties in the past nine months, including 1215 Tennessee Street. He expressed his concern that the guidelines will discourage rehabilitation because it's too expensive to adhere to historic reviews.

Mr. Monte Nicolay asked where these regulations were when the HERE project was built with no parking.

Commissioner Bailey said they don't have purview over parking and this Commission did not review the HERE project.

Mr. Nicolay also expressed concern that it might be too expensive to rehabilitate homes according to historic guidelines.

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA), said the guidelines deal with permits already required, and any other work is not affected. This is a procedural issue not a material

one, noting that the public process has been ongoing since 2010. He urged the Commission to approve.

Ms. Candice Davis, Lawrence Association of Neighborhoods (LAN), said this process has been going on for a long time, and there have been plenty of opportunities to speak up. She said the concerns are exaggerated- you don't need permission to paint your house, and it will improve the value and livability of the area. She read a letter that was included in the agenda packet. She said these guidelines reflect the intention of the Oread Neighborhood Plan, noting that the ETC survey indicated that 83% of respondents agreed that the revitalization of older neighborhoods was important.

Mr. Jon Josserand thanked the Commission for looking at these guidelines again and for the work by the subcommittee. He thanked them for all their work and urged them to approve.

Mr. Kyle Thompson said most of the homes affected by the guidelines, including Mr. Hemphill's, are already in the Oread Historic District and covered by more stringent reviews.

Commissioner Hernly said that is correct.

Mr. Thompson said a number of the houses that have been mentioned are in the historic district.

### **COMMISSION DISCUSSION**

Commissioner Hernly said there was a communication from Lynann Chance and John Haase regarding 303 W 11<sup>th</sup> St, and requesting that the rezoning not occur. He clarified that they are not rezoning but adding an overlay, so the base zoning remains.

Commissioner Hernly said their property is commercial.

Mr. Crick said their zoning is RMO (Multi-Dwelling Residential Office District) so it's not a true commercial zoning.

Commissioner Hernly asked about the work in 1987 that was referenced in the letter.

Mr. Crick said the last time the zoning code was changed in 2006 the RMO designation was a precursor to something similar and not commercial.

Commissioner Hernly said this process doesn't change anything except add a layer of review. He agreed that this should have been done in the 80s but better late than never.

### **ACTION TAKEN**

Motioned by Commissioner Bailey, seconded by Commissioner Arp, to send their recommendation of approval to the Planning Commission and City Commission.

Unanimously approved 5-0.

Motioned by Commissioner Bailey, seconded by Commissioner Arp, to direct staff to prepare a report that accompanies the recommendation of approval to the Planning Commission and the City Commission.

Unanimously approved 5-0.

**ITEM NO. 4:** DR-16-00200 718 Indiana Street; Addition; State Law Review and Certificate of Appropriateness. The property is located in the Old West Lawrence Historic District, National Register of Historic Places. The property is also located in the environs of the Greenlees House (714 Mississippi Street), Lawrence Register of Historic Places.

**STAFF PRESENTATION**

Ms. Zollner presented the item.

**APPLICANT PRESENTATION**

Mr. Mike Myers, Hernly Associates, addressed the fenestration issue and offered to answer any questions about the project.

Commissioner Buchanan asked if they would be able to squeeze in a window between the stove and the pantry.

Mr. Myers said it would be awkward to squeeze in a window there. He feels they've proposed the best solution.

**No public comment**

**COMMISSION DISCUSSION**

Commissioner Arp said he understands the concern about the window but realizes it's difficult and agrees with staff's recommendation.

Commissioner Buchanan said she also understands the predicament.

Commissioner Bailey said he's inclined to approve the project.

Commissioner Buchanan asked if they could put the range in the island.

Mr. Myers explained why that is not an option.

**ACTION TAKEN**

Motioned by Commissioner Arp, seconded by Commissioner Fry, to approve the project and make the determination that it does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places.

Motion carried 4-0-1 with Commissioner Hernly abstaining.

Motioned by Commissioner Arp, seconded by Commissioner Bailey, to direct staff to review any minor alterations to the project, and any other revisions or modifications to the project shall be forwarded to the Historic Resources Commission for review

Motion carried 4-0-1 with Commissioner Hernly abstaining.

Motioned by Commissioner Arp, seconded by Commissioner Fry, to approve the Certificate of Appropriateness and make the determination that the proposed project will not significantly encroach on, damage, or destroy landmarks or their environs. Staff will administratively review any

minor alterations to the project and any other revisions or modifications to the project shall be forwarded to the Historic Resources Commission for review.

Motion carried 4-0-1.

**ITEM NO. 5:** DR-16-00205 946 Ohio Street; New Porch and New Accessory Structure; State Law Review and Certificate of Appropriateness. The property is a contributing structure to the Oread Historic District, National Register of Historic Places. The property is also located in the environs of the Oread Historic District (1000 Block of Ohio and Tennessee streets), the Bell House (1008 Ohio Street), the Benedict House (923 Tennessee Street), and the Duncan House (933 Tennessee Street), Lawrence Register of Historic Places.

### **STAFF PRESENTATION**

Ms. Zollner presented the item.

Commissioner Hernly asked why she was speaking with the State Historic Preservation Office (SHPO).

Ms. Zollner explained that applicants applying for tax credits require a review under the State Law and are coordinated with the SHPO typically by whoever gets the project first.

Commissioner Hernly said that hasn't always happened so conveniently, and asked if there's an internal way to avoid situations like that.

Ms. Zollner said staff is attempting to track projects better through communication with the SHPO office.

Commissioner Hernly suggested adding something to the application.

Ms. Zollner said that is possible. She explained that approval by the Commission does not guarantee approval for tax credits.

Commissioner Hernly asked for clarification regarding the metal roofing.

Ms. Zollner explained the roof proposal and staff's concerns.

Commissioner Buchanan asked if the SHPO commented on the amount of galvanized steel railings.

Ms. Zollner asked if she was referring to the front or back porch.

Commissioner Buchanan said the back porch.

Ms. Zollner said the staff report recommends the applicant work with staff to reduce the impact of that top rail.

### **APPLICANT PRESENTATION**

Mr. Travis Gunter, property owner, addressed some points of concern and confusion on the project.

**PUBLIC COMMENT**

Ms. Marci Francisco, former resident of the property, said she's pleased to see a family taking over the house, and mentioned the "inappropriate addition" was even more inappropriate before she purchased it.

**COMMISSION DISCUSSION**

Commissioner Buchanan asked if staff administratively approved a steel railing for DR-13-00451.

Ms. Zollner said the review is actually on this month's administrative approvals.

Commissioner Hernly asked about a shadow line on the front porch.

Ms. Zollner explained that it's more like a tar line.

Commissioner Hernly discussed the columns on the porch, and asked if the proposed is appropriate.

Ms. Zollner said it seems appropriate for the length of the porch and to differentiate from the old structure.

Commissioner Hernly said he would personally do away with the brackets. He feels someone should look at the roofing before approval.

Ms. Zollner advised commissioners of their options for action.

Commissioner Bailey asked if the applicant is willing to work with staff on the roof.

**ACTION TAKEN**

Motioned by Commissioner Bailey, seconded by Commissioner Buchanan, to approve the project with the amendment that the applicant work with staff on the porch brackets and roof.

Unanimously approved 5-0.

Motioned by Commissioner Bailey, seconded by Commissioner Fry, to approve the Certificate of Appropriateness and make the determination that the project will not significantly encroach on, damage, or destroy landmarks or their environs.

Unanimously approved 5-0.

Motioned by Commissioner Bailey, seconded by Commissioner Arp, to direct staff to review any minor alterations to the project, and any other revisions or modifications to the project shall be forwarded to the Historic Resources Commission for review.

Unanimously approved 5-0.

**ITEM NO. 6: MISCELLANEOUS MATTERS**

A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since May 19, 2016.

- Oread Water Tanks – Zoning Amendment

Ms. Zollner presented the item.

Commissioner Arp asked how this relates to a change in zoning.

Ms. Zollner said the HRC has the opportunity to comment because the zoning is a part of the overall project.

Commissioner Hernly asked if the ECM and Snow House are on the Local Register.

Ms. Zollner said yes.

Commissioner Hernly asked if this is their only opportunity to review the project.

Ms. Zollner said yes.

Commissioner Hernly asked about the option to place the new tanks across the street.

Ms. Zollner explained that the alternative placement would have an adverse effect on the listed properties. She said the project cost is lower to keep the tanks at their current location.

Commissioner Buchanan asked whether they will take a suggestion for architectural treatment and actually do something with it.

Ms. Zollner said she doesn't feel Utilities is against any suggestions, it's more of a budget issue.

Commissioner Buchanan asked whether a mural would be appropriate.

Ms. Zollner said a mural could be even more intrusive as it wouldn't blend as well.

Commissioner Buchanan said she suggests a mural of architectural detail.

Ms. Zollner said time and space around the tanks are issues for that purpose.

Commissioner Hernly asked whether they could add some landscaping between the north tank and the ECM property.

Ms. Zollner said staff did discuss that but they need the full area to access the structure.

Commissioner Hernly asked if it's appropriate to recommend that they ask for bids which include an architectural treatment.

**PUBLIC COMMENT**

Ms. KT Walsh said she's interested in why they are trying to hide its function and history, and wondered when it will go to the Cultural Arts Commission.

Ms. Katherine Simmons said public utilities are excluded.

**COMMISSION DISCUSSION**

Commissioner Hernly said he's not sure if any treatment would look good.

**ACTION TAKEN**

Motioned by Commissioner Hernly, seconded by Commissioner Bailey, to direct staff to draft a letter that indicates the HRC is not opposed to rezoning the property to GPI.

Unanimously approved 5-0.

Motioned by Commissioner Hernly, seconded by Commissioner Buchanan, to recommend an architectural treatment that would reduce the visual massing of the tanks, and to work with ARC on options.

Unanimously approved 5-0.

- B. There were no demolition permits received since May 19, 2016.
- C. There was no general public comment.
- D. Miscellaneous matters from City staff and Commission members.

Ms. Zollner mentioned training should be at a time other than before the regularly scheduled meeting. She suggested a weekday afternoon or night would be ideal. She asked for feedback on what dates would work for everyone, most likely in August or September.

They discussed dates.

Commissioner Bailey asked if they can have a subcommittee (ARC) with just two people.

Ms. Zollner said yes.

Commissioner Hernly asked if staff has knowledge of an appointment to the Commission to fill the vacant position.

Ms. Zollner said she has no knowledge of any pending appointments.

The Commission directed staff to contact the Mayor about the status of an appointment.

**ADJOURN 8:26 PM**

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-16-00250 734 Massachusetts Street; Interior Alterations; State Law Review

**B. PROJECT DESCRIPTION**

Tenant Finish. The project includes adding fitting rooms, bathroom, and an interior wall at the middle of the space.

**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).

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-16-00252 945 Tennessee Street; Mechanical Permit; State Law Review

**B. PROJECT DESCRIPTION**

Mechanical Permit to replace furnace and A.C. unit.

**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).

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-16-00254 1047 Massachusetts Street; Interior Alterations; State Law Review

**B. PROJECT DESCRIPTION**

The project includes the rehabilitation of portions of the interior to allow for the installation of new exhibits.

**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).

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-16-00267 13 E. 8th Street; Sidewalk Dining; State Law Review and Downtown Design Guidelines Review

**B. PROJECT DESCRIPTION**

Installation of sidewalk dining.

**C. STANDARDS FOR REVIEW**

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

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).

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-16-00276 201 W. 8th Street; Exterior Fire Escape; State Law Review; Certificate of Appropriateness and Downtown Design Guidelines Review

**B. PROJECT DESCRIPTION**

Building Permit application for repairs to an exterior fire escape.

**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).

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-16-00277 1425 Tennessee Street; Interior Alterations; State Law Review

**B. PROJECT DESCRIPTION**

The project will add one bathroom.

**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).

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-16-00278 1011 Massachusetts Street; Sign; State Law Review and Downtown Design Guidelines Review

**B. PROJECT DESCRIPTION**

Sign Permit



Existing building and sign location.



Proposed New Sign and Location

### **C. STANDARDS FOR REVIEW**

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

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).

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-16-00287 645 Connecticut Street; Exterior Repair; Certificate of Appropriateness Review

**B. PROJECT DESCRIPTION**

The project includes the rehabilitation of the primary porch including new footings, wood repair and replacement, and column restoration.

**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.

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-16-00288 804 Pennsylvania Street; Sign Permit; State Law Review and Design Guidelines 8<sup>th</sup> and Penn Redevelopment Zone Review.

**B. PROJECT DESCRIPTION**

Sign Permit





Proposed Sign Location

### C. STANDARDS FOR REVIEW

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

Design Guidelines 8<sup>th</sup> and Penn Redevelopment Zone (8<sup>th</sup> and Pennsylvania 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 *Design Guidelines 8<sup>th</sup> 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).

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-16-00291 545 Ohio Street; Interior and Exterior Repairs; State Law Review and Certificate of Appropriateness

**B. PROJECT DESCRIPTION**

The project includes replacing plumbing, water heater, wiring, electrical panel, mechanical fixtures, gas furnace and central air conditioning systems.

**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).

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-16-00292 637 Tennessee Street; Photovoltaic Installation; State Law Review and Certificate of Appropriateness

**B. PROJECT DESCRIPTION**

Installation of new photovoltaic system to include solar panels on the accessory structure roof and on the roof of the pergola structure.

**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).

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**LAWRENCE HISTORIC RESOURCES COMMISSION****ITEM NO. 4: L-16-00269****STAFF REPORT**

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**A. SUMMARY**

L-16-00269 Public hearing for consideration of placing the properties located at 801, 805, 809, 815, 817, 823, 825, 829, 833, 839, and 845 Missouri Street, and 800, 804, 806, 818, 820, 824, 828, 832, 838, 844, and 846 Arkansas Street, on the Lawrence Register of Historic Places as the Johnson Block Historic District. Adopt Resolution 2016-10, if appropriate. The nomination of the Johnson Block Historic District to the Lawrence Register of Historic Places is being made with the consent of nine (9) property owners of record which is greater than the 20% owners of record as prescribed by Chapter 22-402(A).

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

**Legal Description:**

Lots 1-24, in Block 16, Lane Place Addition, in the City of Lawrence, Douglas County, Kansas

**B. HISTORIC REGISTER STATUS**

The properties located within the proposed historic district are not listed in any historic register.

**C. REVIEW CONSIDERATIONS****1) History Summary**

According to the nomination application written by Dale Nimz on behalf of the applicants, the Johnson Block was developed by prominent local businessman Victor Johnson beginning in 1909 and the block was almost completely developed by August, 1949. The structures in the district were primarily constructed during the "A Quiet University Town, 1900-45" period described in the multiple property documentation form for the National Register "Historic Resources of Lawrence, Douglas County, Kansas," (1998). The block was initially platted during the brief town-building boom in Lawrence history from 1864 to 1873. Lane Place Addition was dedicated on March 14, 1871 although the subdivision did not begin to develop until 1909. Johnson developed the block with deed restrictions that stipulated each house "must stand back thirty feet from the line [front lot line], must stand five feet from the north lot line, must not cost less than \$2,000 and each buyer bound himself to put in cement walks and to favor paving the street." Sewer and water pipes were then laid in the alley and gas mains in front so "each home would have the benefit of modern conveniences as soon as completed." The majority of the structures were built prior to 1925 with only four built after this date (two in 1930, one in 1950 and one in 1954).

Additional information is included in the nomination application.

**2) Architectural Integrity Summary**

The nomination application includes the following summary for the architecture represented in the

district:

Constructed from 1909 to c. 1930, the residences that contribute to the sense of historic time and place in the Johnson Block are representative examples of the "Comfortable House," a term referring to the profusion of styles and types built in residential settings from 1890-1930. These residences freely combined forms and ornament. Some of the subtypes found in the Johnson Block are the Queen Ann, Foursquare, and Craftsman. Other houses can be identified as 20<sup>th</sup> Century Revival and American Movement houses with subtypes such as Tudor Revival and Prairie style. The Johnson House, 845 Missouri, is a well preserved example of Prairie style architecture which is relatively uncommon in Lawrence.

All of the contributing structures in the district maintain a high degree of integrity. Only two structures are considered non-contributing to the district. A district map showing the contributing and non-contributing properties is attached. Accessory structures on properties are not identified as contributing or non-contributing but are also included on the map.

### **3) Context Description**

The Lane Place Addition plat filed in 1871 continued to arrange streets and lots in the established grid pattern of the city. The platted lots also continued the typical size of 50' X 117' lots in the city. The right-of-way established for both Missouri and Arkansas streets was 80'. All of these patterns exist today.

When the Johnson Block began to develop in 1909, the property was still located on the western edge of the city. The area to the east and north were well developed with residential structures and the areas to the south were beginning to develop. While there were residential structures to the west, the area was not platted until the late 1950s.

Currently the area surrounding the Johnson Block is residential primarily with individual structures on individual lots. The majority of the structures immediately surrounding the block continue to have structure styles and construction dates similar to the district. The majority of the area continues to have the patterns associated with the development of the district including the public right-of-way size, front yard, side yard, structure location, rear yard, and alleys. The area on the west side of Michigan Street that was originally platted as Lots 8, 9, 10, 11, and 12 of Block 18 in Lane Place Addition were replatted in 1979 as the Sunrise Addition to accommodate an apartment complex that was constructed on these lots plus land to the west c. 1982. This development exists today.

### **4) Planning and Zoning Considerations**

The Johnson Block 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 zoning district is intended to create, maintain and promote housing opportunities for individual households, although it does permit nonresidential uses that are compatible with residential neighborhoods.

The properties to the north, east and west are also zoned RS5. The properties to the south across 9<sup>th</sup> Street are zoned RM12D and RM12. The RM districts accommodate multi-dwelling housing. The zoning districts are intended to create, maintain and promote higher density housing opportunities in areas with good transportation access. The RM12D zoning district is differentiated from the other RM zoning

districts on the basis of building type and the maximum allowed net density. In the RM12D zoning district, the building type is restricted to duplexes or attached dwellings of 2 units. Only one principal building per lot is permitted in this zoning district.

Prior to the adoption of the 2006 Development Code, the Johnson Block and the adjacent areas to the north, east, and west were zoned RS2, single-family residential. The area to the south was zoned RM-D and RM-1 for multi-family.

The Johnson Block is appropriately zoned for the existing uses – single dwelling. The Old West Lawrence Neighborhood Plan includes this block. The block is located within the boundaries of the Old West Lawrence Neighborhood Association.

## **5) Fiscal Comments**

There are no monetary benefits directly associated with nomination of a structure to the Lawrence Register of Historic Places at this time. However, Chapter 22 of the Code of the City of Lawrence does identify mechanisms for financial incentives. If these programs become available in the future, structures listed on the Lawrence Register will be eligible for participation.

Listing on the local register does help preserve built resources important to Lawrence's history and helps to maintain streetscapes in older neighborhoods through environs reviews.

The original information submitted with nominations for properties to the Lawrence Register is kept on file in the City Planning office for public review and consultation with regard to development projects within the notification area.

## **6) Positive/Negative Effects of the Designation**

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

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

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

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

Historic Resources Commission denies a *Certificate of Appropriateness* or a *Certificate of Economic Hardship*, the property owner can appeal to the City Commission for a new hearing. The City Commission can uphold the decision of the HRC or it can grant the proposed development over the Historic Resources Commission's action. Certificates of Appropriateness or Economic Hardship are required for a project within the 250' radius of a Local Register property.

Examples of projects which would require review and approval are: projects involving the alterations of buildings and monuments which are considered 'structural' changes, demolitions or partial demolitions. Minor changes which require a city permit can be administratively approved by the Historic Resources Administrator.

## **7) Summary of Applicable Designation Criteria**

Chapter 22, of the City Code is the *Conservation of Historic Resources Code* for the City of Lawrence. Section 22-403 of this code establishes criteria for the evaluation of an application for nomination to the Lawrence Register of Historic Places.

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

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

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

The Johnson Block Historic District represents the growth and development of residential areas in Lawrence. The district is an early example of a developer purchasing land with the intent to develop a subdivision of the city with specific development criteria.

*(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 architecture of the Johnson Block Historic District represents good examples of architectural styles that were popular between 1909 and 1930. The structures in the district have specific forms, features, and design elements that make them architecturally significant.

*(7) Its embodiment of design elements that make it structurally or architecturally innovative;*

(8) *Its unique location or singular physical characteristics that make it an established or familiar visual feature;*

(9) *Its character as a particularly fine or unique example of a utilitarian structure; including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance.*

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

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

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

- (1) *Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation as set forth in section 22-403;*
- (2) *Explanation of the integrity or lack of integrity of the nominated landmark or historic district;*
- (3) *In the case of a nominated landmark found to meet the criteria for designation:*
  - (A) *The significant exterior architectural features of the nominated landmark that should be protected; and,*
  - (B) *The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit, that cannot be undertaken without obtaining a certificate of appropriateness.*
- (4) *In the case of a nominated historic district found to meet the criteria for designation:*
  - (A) *The types of significant exterior architectural features of the structures within the nominated historic district that should be protected;*
  - (B) *The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit, that cannot be undertaken without obtaining a certificate of appropriateness.*
  - (C) *A list of all key contributing, contributing and noncontributing sites, structures and objects within the historic district.*
- (5) *Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district.*
- (6) *The relationship of the nominated landmark or historic district to the on-going effort of the commission to identify and nominate all potential areas and structures that meet the criteria for designation.*
- (7) *A map showing the location of the nominated landmark or the boundaries of the nominated historic district.*

**E. RECOMMENDATION:**

Staff recommends the Johnson Block, legally described as Lots 1-24, in Block 16, Lane Place Addition, in the City of Lawrence, Douglas County, Kansas, for designation as a Historic District on the Lawrence Register of Historic Places pursuant to Criteria #1, and #6, as described in Section 22-403.

If the Historic Resources Commission recommends this property for local nomination, the Commission should adopt a resolution for recommendation to be submitted to the City Commission for designation as a historic district. 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(B) and (D) - (G), and the environs definition.

Staff recommends the following for the report to the City Commission:

*(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;*

The Johnson Block is significant for its architecture and for its association with the growth and development of the City of Lawrence.

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

The district maintains significant integrity of location, design, materials, and workmanship that make it worthy of preservation.

*(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;*

Roof forms, eaves, returns, and materials; porches including forms, materials, columns, pedestals, and balustrades; chimneys including placement, form, and materials; windows including size, material, location, and surrounds; historic exterior cladding; decorative shingles, brackets, quoins, lintels, and water tables; visible historic foundation material or cladding; and bay projections.

*(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.*

Alteration or removal of: roof eaves, returns, or materials; porches including forms, materials, columns, pedestals, or balustrades; chimneys including placement, form, or materials; windows including size, material, location, or surrounds; historic exterior cladding; decorative shingles, brackets, quoins, lintels, or water tables; visible historic foundation material or cladding; and bay projections.

*(3) A list of all key contributing, contributing and noncontributing sites, structures and objects within the historic district.*

801 Missouri Street	Contributing
---------------------	--------------

805 Missouri Street	Contributing
809 Missouri Street	Contributing
815 Missouri Street	Contributing
817 Missouri Street	Contributing
823 Missouri Street	Contributing
825 Missouri Street	Contributing
829 Missouri Street	Contributing
833 Missouri Street	Contributing
839 Missouri Street	Contributing
845 Missouri Street	Key Contributing*
800 Arkansas Street	Contributing
804 Arkansas Street	Contributing
806 Arkansas Street	Contributing
818 Arkansas Street	Non-Contributing
820 Arkansas Street	Non-Contributing
824 Arkansas Street	Contributing
828 Arkansas Street	Contributing
832 Arkansas Street	Contributing
838 Arkansas Street	Contributing
844 Arkansas Street	Contributing
846 Arkansas Street	Contributing

\* *Key Contributing - A building, site, structure, or object of such an outstanding quality and state of conservation that it significantly adds to the architectural qualities, historic association, or archeological values of an historic district because: (1) It was present during the pertinent historic time; (2) It possesses integrity and reflects its significant historic character or is capable of yielding important information about the pertinent historic period; and, (3) It independently meets the standards and criteria of Chapter 22.*

Accessory structures were not evaluated for contributing or non-contributing status for this nomination.

(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 may also adopt *An Analysis of the Environs for the Johnson Block Historic District* and delineate how environs review will be conducted in relation to the listed property.

(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 or the boundaries of the nominated historic district.*  
See attached

Photos by Michael Arp



Victor Johnson House, 845 Missouri Street



801 Missouri Street



805 Missouri Street



809 Missouri Street



815 Missouri Street



817 Missouri Street



823 Missouri Street



825 Missouri Street



829 Missouri Street



833 Missouri Street



839 Missouri Street



800 Arkansas Street



804 Arkansas Street



806 Arkansas Street



818 Arkansas Street



820 Arkansas Street



824 Arkansas Street



828 Arkansas Street



832 Arkansas Street



838 Arkansas Street



844 Arkansas Street



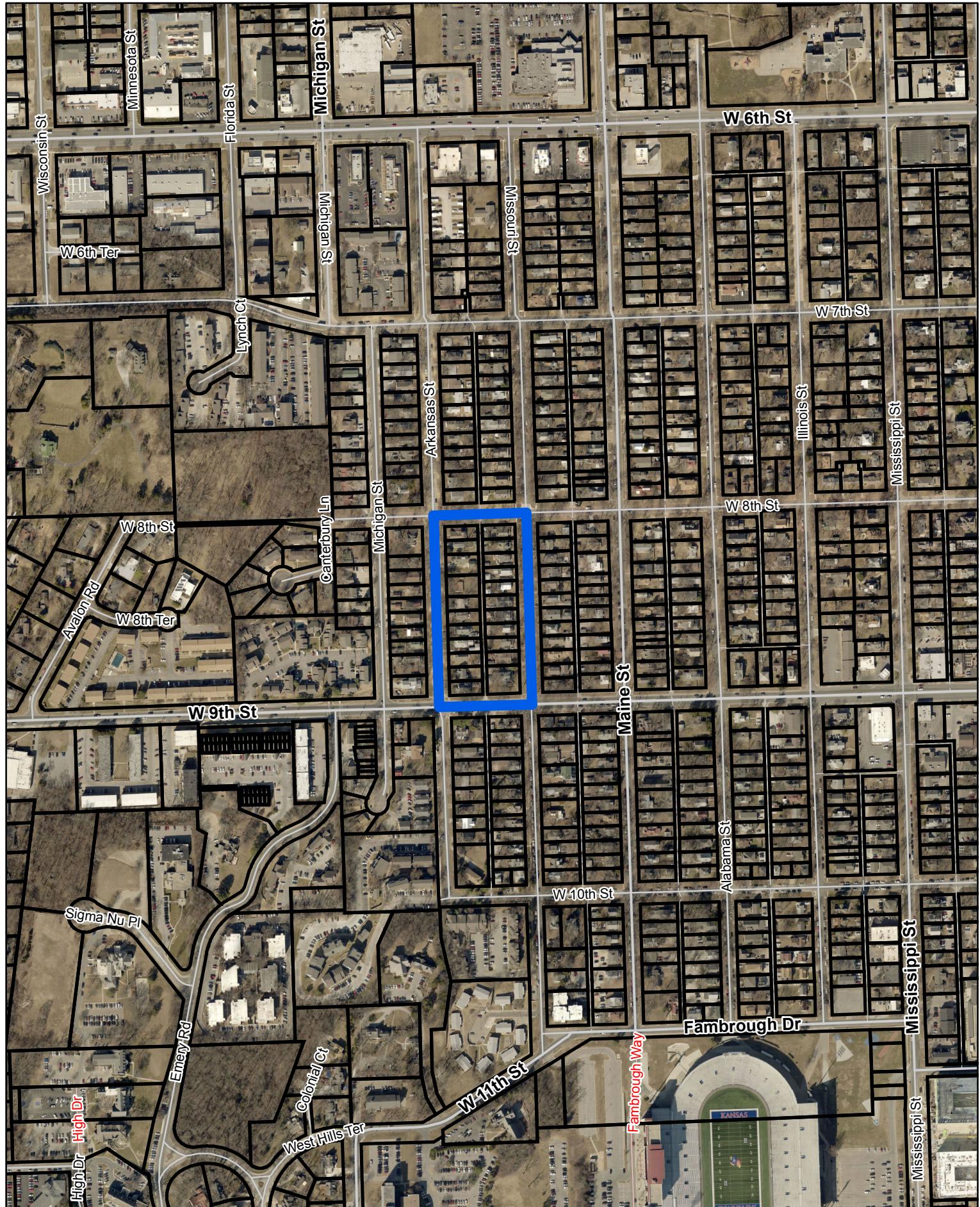
846 Arkansas Street

Photos by city staff



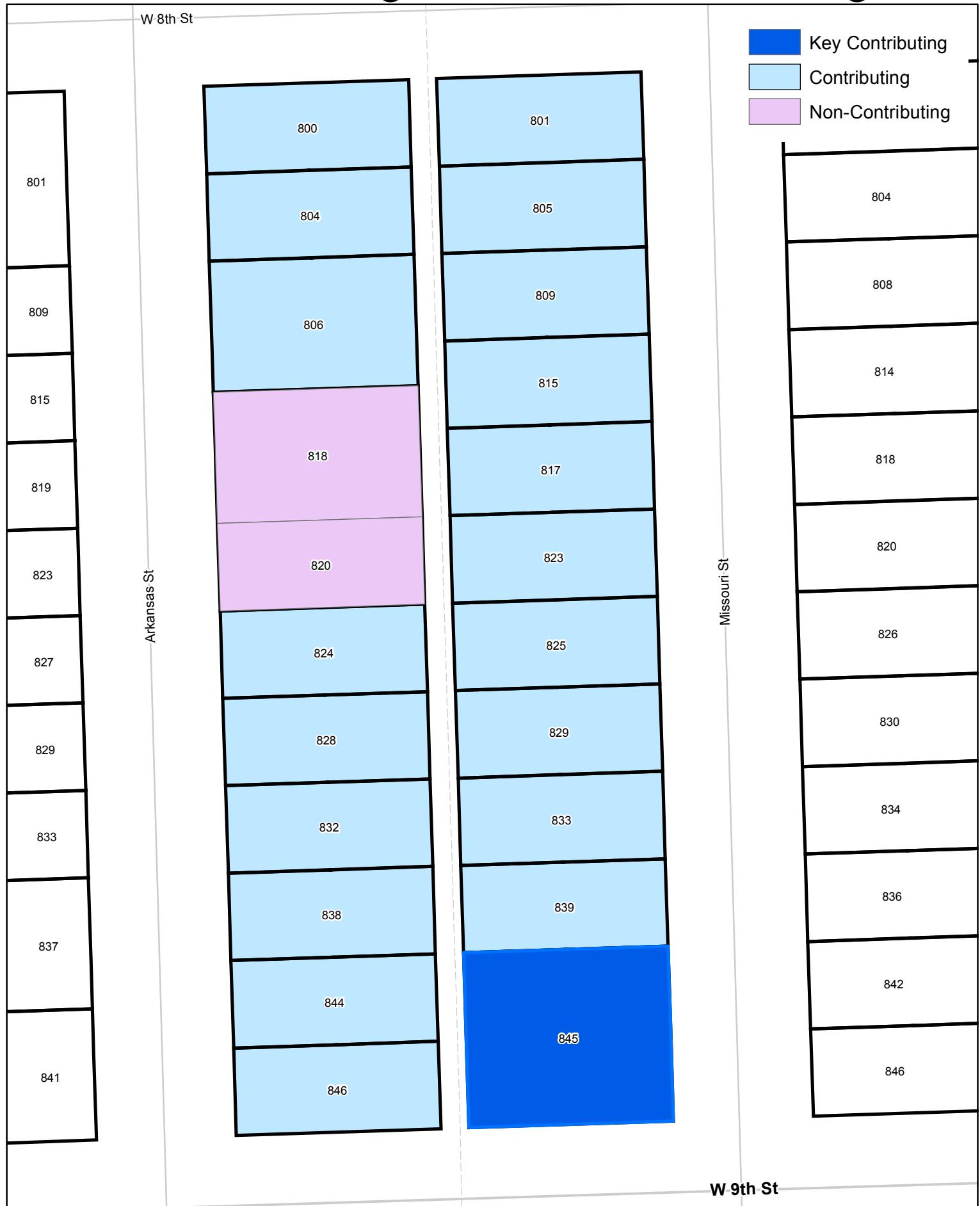


# Johnson Block Historic District



# Johnson Block Historic District

## Contributing and Non-Contributing



## **Analysis of Environs of the Johnson Block Historic District**

### ***Step One***

#### ***Historical Significance and Context***

The Johnson Block was initially platted as the Lane Place Addition on March 14, 1871. The block was developed by prominent local businessman Victor Johnson beginning in 1909 and was almost completely developed by August, 1949. The original plat and the development starting in 1909 continued the street grid and lot patterns already established the city. The platted lots and development pattern also continued the typical size of 50' X 117' lots in the city. The right-of-way established for both Missouri and Arkansas streets was 80'. All of these patterns exist today.

The district is being nominated under local criterion one and six. Local criterion one is for *character, interest, or value as part of the development, heritage or cultural characteristics of the community, county, state, or nation*. Local criterion six is *embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant*.

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

Period of Significance for value as part of the development of Lawrence: 1871 to 1954, the date of the original plat to the construction of the last primary structure in the district.

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

The property also maintains sufficient integrity worthy of preservation.

### ***Step Two***

#### ***Historical Character of the Area Surrounding the Property***

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

**Natural Features** There are elevation changes in the area to the west, but the block is fairly flat.

**Property Boundaries and Ownership Patterns** Property boundaries and ownership patterns reflected the proposed development pattern of the plats for the area. Typically, the platted areas consisted of individual structures on individual lots.

**Land Use Patterns and Zoning** There was no zoning in 1909. By 1966 the property was zoned for multi-family residential use.

**Circulation Patterns** The circulation patterns were a continuation of the established city street grid pattern. The development standards for the block included a requirement for concrete sidewalks.

**Planned Vegetation Patterns** Planned vegetation patterns were typical for residential area of the historic period. Because the development standards required a front yard of 30', the front yards presented a cohesive landscape lawn with designed plantings.

**Signs and Pedestrian Amenities** There were no documented signs in the area. Concrete sidewalks were mandatory with the development of a property.

**Primary Structures** The structures in the area were one, two, with some two and one-half story structures. The Johnson residence at 845 Missouri Street had a porte-cochere.

**Secondary Structures** Secondary structures were typically garages, barns, and sheds. The majority would have been constructed of wood. They typically would have been 1 to 2 ½ stories in height.

**Outdoor Activity Spaces** There were no public parks in the immediate area.

**Utilities and Mechanical Equipment** The information on the Johnson Block indicates that sewer and water pipes were located in the alley and gas mains were in the front.

**Views** The views to the listed property were typical for new subdivisions in the city.

### *Step Three*

#### *Present Character of the Area Surrounding the Property*

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

**Natural Features** There are elevation changes in the area to the west, but the block is fairly flat.

**Property Boundaries and Ownership Patterns** Property boundaries and ownership patterns mainly reflect the proposed development pattern of the plats for the area. Typically, the platted areas consist of individual structures on individual lots.

**Land Use Patterns and Zoning** Land use and zoning in the surrounding area is residential.

**Circulation Patterns** The circulation patterns are historic street grid patterns. Recently a bike lane has been added to 9<sup>th</sup> Street.

**Planned Vegetation Patterns** The planned vegetation patterns consist of residential lots with yards that include trees and landscaping beds and features.

**Signs and Pedestrian Amenities** There are signs in the area including traffic signs, road name signs, and identification signs. Pedestrian amenities include sidewalks in most of the surrounding area. Both the Missouri Street and Arkansas Street right-of-way included in the district have sidewalks.

**Primary Structures** The structures in the area are one, two, with some two and one-half story structures.

**Secondary Structures** Secondary structures are typically garages and storage buildings. Most are wood frame with wood sheathing.

**Outdoor Activity Spaces** There are no city parks in the immediate area. The closest outdoor activity space, other than the property owned by the University of Kansas, is Clinton Park approximately 4/10 of a mile from the district.

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

**Views** Views to and from the property are typical for residential areas in the city. The south end of the block is particularly visible because 9<sup>th</sup> Street is a minor arterial for vehicular traffic.

#### *Step Four*

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

**Natural Features** The natural features are similar to the historic features.

**Property Boundaries and Ownership Patterns** For the most part, the property boundaries and ownership patterns continue to be individual dwellings on individual lots. Some individual structures are located on a combination of lots or partial lots.

**Land Use Patterns and Zoning** The land use has not changed since the development of the area. The city had no zoning when the area was first developed. Current zoning is consistent with the current use.

**Circulation Patterns** Street patterns have not changed. A new bicycle lane has been introduced and the traffic on 9<sup>th</sup> Street has significantly increased as development continued to the west.

**Primary Structures** Primary structures continue to range in size and style but have not significantly changed since the historic period.

**Secondary Structures** The number, placement, and type of secondary structures are similar to the historic period and have not changed significantly.

**Outdoor Activity Spaces** There has been no change in the available activity space.

**Utilities and Mechanical Equipment** The character of the utilities and mechanical equipment in the area are different than in the historic period. Public and private lighting systems, additional utility lines including phone, electric, and cable lines have a significant impact on the visual quality of the area.

**Views** Overall, the views remain the same.

### ***Conclusion***

The Environs of the Johnson Block Historic District have had minimal change from the historic period. The characteristic residential patterns of size, scale, massing, materials, setbacks, building orientation, and height have not been altered. The grid street pattern also continues to exist. The primary focus of review is to maintain the residential character and forms of the environs. The environs will be one area and the following standards should be applied:

Minor projects (minor additions, porch remodeling, window and door changes, demolition of outbuildings, etc.) will be approved administratively by the Historic Resources Administrator if the project meets the intent of the Secretary of the Interior's Standards for Rehabilitation and the Criteria set forth in 22-505, 22-506, and 22-506.1. All design elements are important.

Major projects (major additions, new infill construction, major alterations, roof changes, demolition, etc.,) will be reviewed by the Historic Resources Commission. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior's Standards for Rehabilitation and the Criteria set forth in 22-505, 22-506, and 22-506.1. Main structure demolitions should only be approved only if documentation was provided that indicated that the structure was unsound and/or a certificate of economic hardship was approved.

## Johnson Block Historic District



## HISTORIC DISTRICT 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

Location Johnson Block Historic District

RECEIVED

JUN 21 2016

Legal Description of the Proposed District

City County Planning Office  
Lawrence, Kansas

Block 16, Lots 1-24, Lane Place Addition, Lawrence, Douglas County, Kansas

### APPLICANT INFORMATION

Contact Michael Aro, Dennis Brown, Lawrence Preservation Alliance

Company \_\_\_\_\_

Address 828 Arkansas Street

City Lawrence State KS ZIP 66044

Phone (785) \_\_\_\_\_ E-mail meakans@sunflower.com

**HAVE ALL OF THE PROPERTY OWNERS WITHIN THE PROPOSED DISTRICT BOUNDARIES  
BEEN NOTIFIED OF THIS HISTORIC DISTRICT NOMINATION?  Yes  No**

### DESCRIPTION OF PROPERTY

Historic Uses Residential

Present Uses Residential

Range of Original Construction Dates 1909 -- c. 1954

Architects and/or Builders Unknown

### HISTORIC SIGNIFICANCE OF THE PROPERTY

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

Location of a significant event

Event \_\_\_\_\_

- Association with a significant person  
Person \_\_\_\_\_
- Architectural significance
- Other \_\_\_\_\_

**HISTORY OF THE AREA** (Add additional sheets if needed)

**ARCHITECTURAL STYLES REPRESENTED IN THE AREA** (Add additional sheets if needed)

**DESCRIBE THE DEVELOPMENT OF THE PROPOSED DISTRICT AND THE SURROUNDING AREA DURING THE TIME OF CONSTRUCTION FOR THE PROPERTIES.**

What year was the area platted? March 14, 1871

What is the name of the subdivision? Lane Place Addition

List the plat names and dates surrounding the proposed district.

What are the construction dates of the area surrounding the proposed district? c. 1870 - c. 1940

What was the original zoning for the area? Single-family residential

What size and types of buildings existed in the area? Generally, one and two-story residences

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

**SETTING**

Describe the historic and current setting of the proposed district. (Add additional sheets if needed)

**REGISTER STATUS**

- Proposed district is listed in the National Register of Historic Places
- Proposed district is listed in the Register of Historic Kansas Places
- Some of the properties in the proposed district are listed in the National Register of Historic Places

Addresses of properties listed in the National Register of Historic Places (Add additional sheets if needed.)

Some of the properties in the proposed district are listed in the Register of Historic Kansas Places

Addresses of properties listed in the Register of Historic Kansas Places (Add additional sheets if needed.)

#### **ADDITIONAL INFORMATION**

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

**ATTACH A LIST OF EACH PROPERTY IN THE DISTRICT WITH AN ARCHITECTURAL DESCRIPTION AND BASIC INFORMATION INCLUDING DATE OF CONSTRUCTION, LAND OWNERSHIP SUCCESSION, AND CITY DIRECTORY INFORMATION.**

## Appendix – Johnson Block Local Landmark District

### Historic significance of the property

The Johnson Block Historic District is eligible for listing as a local landmark as a planned development consisting of a significant group of representative early twentieth century residential buildings. The district is eligible for listing under Criteria 1 because its character and value as part of the development and heritage of Lawrence and Douglas County, Kansas. Also, the district 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 district has a significant historical association with the early twentieth century residential of Lawrence. The Johnson Block was developed by prominent local businessman Victor Johnson beginning in 1909 and the block was almost completely developed by August, 1949.<sup>1</sup>

The local landmark district is located on the 800 block of the east side of Arkansas Street and the west side of Missouri Street, Lawrence. The district consists of Block 16, Lots 1-24, Lane Place Addition, Lawrence, Kansas. Lots 1-12 are located on Missouri Street and Lots 13-24 are located on Arkansas Street. The boundaries of the district are the center of Arkansas Street on the west, Eighth Street on the north, the center of Missouri Street on the east, and Ninth Street on the south. There are twenty contributing structures and two non-contributing structures in the proposed district.

### HISTORY OF THE AREA

The historic context for this district is outlined in the National Register multiple property listing "Historic Resources of Lawrence, Douglas County, Kansas," (1998). Almost all the extant residences in the Johnson Block were constructed during the "A Quiet University Town, 1900-45" period described in the multiple property listing. As the Lawrence Daily Journal boasted in 1910, "Lawrence is conceded on all hands to be the most beautiful residence city in Kansas. Its homes present a uniformity in good architecture, a tasteful construction and in delightful surroundings." Few of these homes were rented, "most of them having been built to be occupied by the owners, which means good construction and well-kept grounds."<sup>2</sup> The area in West Lawrence bordering Ninth Street encompassing the Johnson block was a popular location for new homes during this period of measured growth and urban development.

The area included in the local landmark district was initially platted during the brief town-building boom in Lawrence history from 1864 to 1873. Lane Place Addition was dedicated on March 14, 1871. However, because of the recession following 1873 and slow population growth in Lawrence during the late nineteenth century, the subdivision actually was not developed until the early twentieth century. Block 16 had several owners before Victor Johnson purchased the tract on April 10, 1909. Johnson then developed the block beginning in 1909. A contemporary description offered a dramatic perspective of this significant urban development in the "quiet University town." As the Lawrence Daily Journal reported on May 4, 1909,

*What can be done under the leadership of a wide awake man has been demonstrated in the development of the Vic Johnson block, situated in the 800 block between Arkansas and Missouri streets in West Lawrence. The block has been a pasture for years and when it was placed on the market the men to whom it was offered found little attraction in it. Vic Johnson finally bought it and before placing any of the lots on the market thought out a plan which has been strictly followed.<sup>3</sup>*

Johnson's plan produced a uniformity and quality of design that created lasting value and architectural character. This included deed restrictions that stipulated each house "must stand back thirty feet from the line, must stand five feet from the north lot line, must not cost less than \$2,000 and each buyer bound himself to put in cement walks and to favor paving the street." Sewer and water pipes were then laid in the alley and gas mains in front so "each home would have the benefit of modern conveniences as soon as completed."<sup>4</sup> Victor Johnson reserved the southeast corner of the block for himself and announced that he would build a

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<sup>1</sup> See Sanborn Insurance Company map, Lawrence, KS, January, 1927 – August, 1949, 35.

<sup>2</sup> Lawrence Daily Journal, "Live Lawrence," commemorative edition (November, 1910), 1.

<sup>3</sup> "Will Make Model Block," Lawrence Daily Journal 4 May 1909.

<sup>4</sup> "Will Make Model Block," Lawrence Daily Journal 4 May 1909.

\$6,000 home. He also expected to erect a \$3,000 rental property on the northwest corner and a third house for rent.<sup>5</sup> The Johnson House, 845 Missouri Street is one of the most prominent residences and is a key contributing property in the district.

Early in May, 1909, when the proposed "block of beautiful homes" was announced, two houses were already being erected, that of H.L. Winey, near the center of the block facing the east (829 Missouri) and that of C.E. Birch directly back of it facing west (828 Arkansas). At the time, Ninth Street (Warren) on the south was paved and Johnson expected Arkansas and Missouri streets to be paved as quickly as possible.<sup>6</sup> Johnson's plan was an influential investment in local development. As the Daily Journal reporter commented,

*Quite a number of new houses will be put up during the summer and it will be but a short time until the cow pasture of the past has been turned into the finest residence block in the city, where everything has been laid out with order and where every home is modern and of a high class. The wisdom of Mr. Johnson's move has been shown by the eagerness with which the lots have been taken. Little effort has been made to find buyers, while many who have desired lots have been unable to secure them for various reasons. The idea has been so popular that it is understood that others expect to follow it later on in opening additions.<sup>7</sup>*

Documentation of the significance of the Johnson Block and developer Victor Johnson further defines the early twentieth century trend of southern and western residential expansion in Lawrence. In 1909 residential development was facilitated by the construction of the electric street car system by the Lawrence Light and Railway Company. That line extended west to Mississippi Street, just a few blocks east of the Johnson Block. At that time, only a few residents owned automobiles and most used horses or walked to go to work and shop. The Johnson Block is only eleven blocks west of Massachusetts Street, the main route of the streetcar line. The streetcar system and increasing automobile use stimulated the expansion of residential development at a greater distance from the historic town center. Real estate advertising in the summer of 1909 began to emphasize proximity to the new streetcar line as an advantage.

The Johnson Block, for example, compares with the Breezedale Historic District (listed on the National Register 31 January 2008) in South Lawrence. Although the Johnson Block developed over a period of almost twenty years, the resulting consistency of architectural character could be considered even more successful than the Breezedale district. Five homes with similar architectural character were built by Charles B. Sutton in the Breezedale Addition between 1909 and 1910. The Breezedale development was smaller and several lots were developed much later than the period of significance. After 1920, the pace of urban development in Lawrence slowed down. The town recorded twenty-nine additions and subdivisions between 1901 and 1919, primarily in the south part of town. However, until 1945, only seven new plats were recorded after 1920—the first in 1925 and the last two in 1938.<sup>8</sup>

#### **Victor Johnson biography<sup>9</sup>**

Victor Johnson was a US citizen born in Lawrence on June 28, 1874. He was the son of John and Jane Johnson, Swedish immigrants. According to Victor's grandson, Peyton McLamb, family records gave the names as John and Sophia Johannsen. Victor's father was the proprietor of a meat market, Johnson & Company, at 637 Massachusetts Street. According to Lawrence city directories, Victor joined his father from 1893 to 1898. The business, renamed Johnson & Son, was located at 633 Massachusetts.

Victor Johnson married Mayme Augusta Rich (b. 1876, Muncie, IN) in Lawrence circa 1899. The couple had one child, Esther (1907-2004). Apparently, Victor Johnson expanded the business and was listed as a grocer, 633 Massachusetts Street, from 1900 to 1907. Victor and Mayme lived above the store at 6411/2 Massachusetts. Also, Victor became a partner in a men's clothing business, Johnson & Carl, located at 905 Massachusetts. Development of the Johnson Block was a crowning achievement in Victor Johnson's career. After 1923, he was listed with no occupation, living with Mayme at 845 Missouri. The last listing for them in the Lawrence city directory was 1934.

<sup>5</sup> "Will Make Model Block," Lawrence Daily Journal 4 May 1909.

<sup>6</sup> According to the City of Lawrence, Arkansas Street was paved with cement in 1914.

<sup>7</sup> "Will Make Model Block," Lawrence Daily Journal 4 May 1909.

<sup>8</sup> Stan Hernly, "Cultural Influences on Suburban Form: With Examples from Lawrence, Kansas," M.Arch. Thesis, University of Kansas (1984), 112.

<sup>9</sup> This biography is based on research and interviews conducted by Michael Arp.

Peyton McLamb reported that his grandfather, Victor Johnson, prospered in Lawrence and lived well for many years. He was a speculator and some of his business investments succeeded. However, he lost most of his savings in a scheme for cold storage of eggs in railroad cars. At some point, a load of eggs was parked on a siding and ruined. That incident was financially devastating for Johnson. According to Peyton McLamb, his grandfather then worked as a bartender at the "Belle Rive" hotel in Lawrence. Mayme moved east to be near their only daughter's children. The family visited Lawrence during the summers until Victor Johnson sold the house on Missouri Street and moved east to New Jersey to join his family where he remained until his death in 1968. Mayme Johnson died in 1947.

### ARCHITECTURAL STYLES REPRESENTED IN THE AREA

Constructed from 1909 to c. 1930, the residences that contribute to the sense of historic time and place in the Johnson Block are representative examples of the "Comfortable House," a term referring to the profusion of styles and types built in residential settings from 1890-1930. These residences freely combined forms and ornament. Some of the subtypes found in the Johnson Block are the Queen Ann, Foursquare, and Craftsman. Other houses can be identified as 20<sup>th</sup> Century Revival and American Movement houses with subtypes such as Tudor Revival and Prairie style. The Johnson House, 845 Missouri, is a well preserved example of Prairie style architecture which is relatively uncommon in Lawrence. This house is a key contributing property in the historic district.

### DEVELOPMENT OF THE AREA SURROUNDING THE PROPOSED DISTRICT

The Johnson Block historic district is located in Lane Place Addition, a subdivision which was dedicated on March 14, 1871. A slightly older subdivision to the north, Lane Place, dedicated on May 8, 1868. To the east, a small subdivision, Logan Place, was dedicated on June 4, 1887, and Sinclair's Addition on the south side of Ninth (Warren) Street was dedicated on March 4, 1884.<sup>10</sup> When Victor Johnson initiated residential development of the Johnson Block, the area west of Lane Place Addition was occupied by several larger tracts and was not subdivided as residential lots.<sup>11</sup>

Because the Johnson Block was on the edge of urban development in Lawrence, paved streets and sidewalks were constructed after 1909. Gas mains were laid in the alley. According to the city of Lawrence, Arkansas Street was paved with cement in 1914. Electrical service was extended to the block later in the early twentieth century.

### SETTING

In the early twentieth century, the area of the Johnson Block was described as "a pasture." Downtown Lawrence was located to the east and there was some residential development to the north and south. A few houses were scattered to the west as the terrain rose sharply to the top of the Mount Oread ridge. Today the Johnson Block of early twentieth century residences is surrounded by residential development of a similar age and character. On the west side of Arkansas Street, there are residences of a similar age, size, and character with some compatible infill buildings. North of Eighth Street and on the east side of Missouri Street, there are similar residences. To the south, Ninth Street is a major connector with a relatively high traffic volume, but residences of a similar age, size, and character remain.

The terrain is gently sloping from west to east and from southwest to northeast. The block has been platted on a grid street pattern with an alley. A majority of the contributing buildings are oriented east-west with some exceptions including the few non-contributing post-World War II buildings. Properties have a uniform setback from the street. Most properties have grassed front and side yards with mature trees and foundation plantings. There are both brick and concrete sidewalks.

### REGISTER STATUS

There are no properties listed in the National Register of Historic Places or the Register of Historic Kansas Places.

<sup>10</sup> Public records, Douglas County Register of Deeds, Lawrence, Kansas.

<sup>11</sup> Standard Atlas of Douglas County (Chicago, IL: George A. Ogle & Son, 1921), "Section 36," 12.





## VICTOR JOHNSON'S DEVELOPMENT

## Lane Place Addition, Block 16

8 <sup>th</sup> Street		
ARKANSAS STREET	ALLEY	MISSOURI STREET
		801: Jim Fischer and Deena Amont Built approximately 1910
		805: Byron & Marta Caminero-Santangelo Built approximately 1912
		809: Suzanne Nicolet Built approximately 1914
		815: Dick and Ruth Logan Built approximately 1912
		817: Giles and Marianne Thompson Built approximately 1910
		823: Ron and Karin Barrett Built approximately 1910
		825: Susan Beneventi Built approximately 1909
		829: Abbie Hodgson & Daniel Waters Built 1909
9 <sup>th</sup> Street		

## Property List—Johnson Block Landmark District<sup>1</sup>

1. 800 Arkansas – contributing, residence. Constructed c. 1920. First documented resident appears in 1927-28 city directory. Alfred N. Yancey, manager, Zephyr Bakery.

This is a rectangular one-story Craftsman style house with cross gable roof, a recessed central entrance porch, and a rear "airplane" roof dormer. The house has a stuccoed foundation (concrete or concrete block), a contrasting red brick water table, stuccoed walls and gable ends, and composition shingle roofing. There is a red brick exterior chimney in the north elevation and an interior brick chimney in the rear roof peak.

The front porch is supported on red brick piers with battered stuccoed posts. It has concrete steps and a wooden railing. The entrance has a wooden 8-light entrance door and 8-light wooden storm door. Other ornamental features include the 4/1 double-hung windows, open rafter tails, and decorative beam ends in the gables.

2. 804 Arkansas – contributing, residence. Constructed c. 1920. First documented resident appears in 1911 city directory. Mrs. Belle L. Fairchild, a widow. In 1913-14 directory lists Miss Ulriah Barnes, no occupation listed. In 1917, Edward and Edna Houghton, no occupation listed. 1927-28, Mrs. Tina Weisley, no occupation listed.

This is a rectangular two-story *Foursquare* type house with a two-bay front and gable roof. There is a front side entrance and a central entrance in the north elevation. The house has a concrete foundation, wood frame construction, weatherboard, shingle sheathing in the gable ends, and composition shingle roofing.

The full-length front porch is supported on concrete block piers with two square wooden end posts. It has a wooden floor, steps, two square low posts, and benches between the posts. The front entrance door appears to be wooden with an upper glazed panel and a wooden storm door. The side entrance door appears to be a replacement. There are 1/1 double hung windows. Ornamental features include a slightly projecting molding above windows and doors, and a leaded glass section in the large front window. This house has been enlarged with a substantial contemporary rear two-story addition with a lower two-story bay extending to the east northeast. This addition has a rear wooden deck and stair.

3. 806 Arkansas – contributing, residence. Constructed c. 1925. First listing 1927-28 city directory, Adolph Ochse, printer.

This is a rectangular one-story Craftsman style bungalow with a front gable roof. There is a cantilevered projecting window bay in the south elevation, a projecting second story rear bay above a screened porch in the east elevation, and a shed bay to the northeast. It appears that the two gable roof dormers in the front and a shed-roofed dormer in the rear are additions. The projecting front porch has been enclosed and a large wooden deck provides access to the main side entrance and the rear. The house has a concrete or concrete block foundation, wood frame construction, weatherboard, and composition shingle roofing. The partial-width porch has concrete block piers, wooden lattice skirting, floor, and posts.

The front entrance door appears to be a wooden door with glazed panel. There are 4/1 double-hung windows. Ornamental features include detailing on the porch lintel and eave braces on the porch and main gable ends.

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<sup>1</sup> Construction dates for individual houses in the Johnson Block Landmark District are based on city directory research conducted by Michael Arp.

4. 818 Arkansas – non-contributing, residence. Constructed c. 1950

This is a rectangular one-story Minimal Traditional type house with a sidegable roof and central entrance. There is a slightly projecting one-story addition with a side-gable roof to the north. The house is wood frame on a slab construction with synthetic siding, and composition shingle roofing. There is a prominent brick chimney in the west elevation of the addition. The entrance door appears to be a synthetic door with an aluminum storm door. There is a picture window flanked by 2/2 double-hung sash. Other windows are 2/2 double-hung sash in the main block and 1/1 sliding sash in the addition.

5. 820 Arkansas – non-contributing, residence. Constructed c. 1954

This is a rectangular one-story Minimal Traditional type house with a sidegable roof and central entrance. There is a partial width shed-roofed entry to the north. There is a contemporary shed-roofed rear addition to the northeast with a small wooden deck and steps. The house has a concrete foundation, wood frame construction, synthetic siding, and composition shingle roofing. The entrance has a paneled door with a glazed aluminum storm door. To the north, there is a picture window flanked by 2/2 double-hung windows. Other windows are 2/2 double-hung windows. In the addition, the windows are 1/1 sliding sash. There is an L-shaped aluminum wheel-chair ramp providing access to the front entrance.

6. 824 Arkansas – contributing, residence. Constructed c. 1915. First listing 1911 city directory, Albert and Pearl Overston. Owner of Overton and Leigh Contractors. 1913-14, Joseph and Jeanette Hoopes. He was a travel agent. 1927-28, house was shared by the Rev. Burton Cragg and his wife Sara, along with Cameron and Dessie Day. Cameron was an instructor at K. U.

This is a rectangular two-story *Foursquare* type house with Neo-Classical and Prairie style features. The house has a two-bay front, a side entrance, and a pyramidal roof with hipped roof dormers. There is a second-story sleeping porch in the rear. There is a prominent front porch, a projecting one-story addition in the south elevation, a two-story projecting addition in the north elevation, and a one-story shed-roofed rear addition with a contemporary wooden deck and two flights of steps. The house has a brick foundation, wood frame construction, shingle sheathing, and composition shingle roofing. The additions have concrete foundations.

The front porch is supported on brick piers with stone caps and brick posts. The pedimented gable end has a lintel with modest dentil molding, wide cornice returns, and a dentil molding in the eave. The broad roof overhang is a Prairie style detail. The replacement windows are 9/1 double-hung metal sash.

7. 828 Arkansas – contributing, residence. Constructed 1909 for Clarence C. Birch (wife Elizabeth Edna). Birch was principal of Haskell Institute. Apparently built as investment property. No record Birch ever lived there. Lawrence H. DeForest and wife Martha were residents in 1911. DeForest worked at Theodore Poehler Mercantile Company as a traveling agent. George S. Ware (wife Nida) purchased the house from Clarence Birch on August 4, 1919. Ware was a clerk at C. P. Starkweather, later a salesman at Butler Sanderson Motor Company. John H. Lehman (wife Mary C.) bought the house from Ware on May 28, 1920. Lehman worked as a carpenter. The Lehmans sold the house to Fred Brown et al on December 23, 1943.

This is a rectangular, one-and-a-half-story house with Queen Ann and Free Classical features. It has a front gable roof with gable roof dormers to the north and south. The house has a rock-faced coursed stone block foundation, wood frame construction, weatherboard on the first story and shingle sheathing on the gable ends and roof dormers, and composition shingle roofing. There is a central interior brick chimney.

The full length front porch has a hipped roof and is supported on three slender columns. The porch has a wooden floor, lattice skirting, and railing. The central entrance has a glazed wooden door and aluminum storm door. There is a leaded glass window to the north. Other windows are 1/1 double-hung sash with aluminum storms. Ornamental features include the porch columns, a bay window in the south elevation, and the slightly projecting pedimented dormer roofs. A projecting rear second-story sleeping porch rises from a rear one-story hipped roof addition. There is a small shed addition projecting to the southeast from this rear addition.

8. 832 Arkansas – contributing, residence. Constructed c. 1912. First listing 1911 city directory James R. Young and wife Lou. He owned a store specializing in groceries, meat, flour, and fruit at 1033 Massachusetts. 1913-14, J.R. Dougan and wife Nellie. He was sales manager for American Cement Plaster Co. 1917, Edward and Lillian Kendall. He was travel agent. 1927-28 Arthur and Flora Jung. He was U.S. Roadmaster.

This is a rectangular *Foursquare* type house with Prairie style features. It has a two-bay front with a side entrance and a hipped roof with hipped roof dormers to the west, north, and south. The house has a brick foundation, wood frame construction, weatherboard, and composition shingle roofing. There is a second-story tripartite bay window above the side entrance and a bay window in the south elevation. There is a one-story gable-roofed rear addition.

The full length front porch has a shed roof supported on three square wooden posts. The porch has a wooden floor, lattice skirting, steps, and railing. There is a wooden entrance door with three upper lights and a glazed storm door. Windows are 1/1 double-hung sash.

9. 838 Arkansas – contributing, residence. Constructed 1930. First listing 1917 is Walter H. Wellhouse, a student at KU. In 1927-28, Mahlon and Lottie Perkins. He was listed as a farmer.

This is a rectangular two-story house with a front gable roof and Craftsman details. It has a two-bay front with a side entrance. The house has a concrete block foundation, wood frame construction, weatherboard, and composition shingle roofing. There is an interior brick end chimney to the east.

The gable-roofed porch has brick piers, wooden floor, lattice skirting, steps, railing and posts. There is a wooden multi-light entrance door and aluminum storm door surmounted by a transom window. Windows appear to be 1/1 metal replacements. Ornamental features include the recessed paneled porch posts, overhanging eaves with ornamental rafter tails, and eave knee braces.

10. 844 Arkansas – contributing, residence. Constructed c. 1930. No city directory listings though 1929-30.

This is a rectangular one-and-a-half-story Tudor Revival style house oriented north-south with a side-gable roof. The house has a large front wall dormer to the northwest, and a rear wall dormer above a basement garage entrance. There is a projecting one-story entrance bay flanked by a prominent exterior brick chimney. The house has a stucco foundation and walls. The roof is covered with composition shingle roofing.

The entrance has a concrete landing with concrete steps capped with red brick and an ornamental iron railing. There is a wooden multi-light entrance door with a 8-light storm door. Windows are 6/1 double-hung sash.

11. 846 Arkansas – contributing, residence. Constructed c. 1930. No city directory listings through 1929-30.

This is a rectangular one-and-a-half-story Tudor Revival style house with a gable roof and a side shed-roofed entrance. It has an irregular T-plan with a recessed side entrance to the northwest and a projecting entrance bay to the southwest. There is a rear basement garage entrance. The house has a concrete foundation (scored to imitate stone courses), stuccoed walls, and composition (possibly concrete tile) shingle roofing. There is an interior brick chimney in the south slope of the front gable roof. The front gable ends have vents with arched tops.

Both front entries have concrete landings with concrete steps accentuated by a curved border surmounted with red brick and iron railings. The wooden front entrance doors have four upper lights-a pattern repeated in the 4/1 wooden double-hung windows with aluminum storms. Ornamental Tudor Revival features include the steep roof pitch, paired 4/1 windows, stuccoed walls, and arched vents. Windows to the east have shed awnings.

12. 801 Missouri – contributing, residence. Constructed c. 1910. First listing 1911-1914, Dwight and Mary Granger. No occupation listed. 1917, Maurice and Blanche Pearson. He was ticket clerk on Santa Fe RR. 1927-1928, John and Clara Bollin. He was travelling salesman.

This is a rectangular two-story *Foursquare* type residence with Neo-Classical and Queen Ann ornamental features. The house has a two-bay front with a side entrance to the north and a central entrance in the north elevation. The stone foundation is constructed of rock-faced blocks in an ashlar pattern. The house has a gable roof with a curved cornice return detail. In the north elevation, there is a projecting gable window bay lighting the stair and a similar projecting window bay in the south elevation. There is a rear wing with an second-story sleeping porch and a shed-roofed rear porch. The house is wood frame construction with weatherboard and composition shingle roofing. The house has a central interior brick chimney.

The wood frame front porch has a gable roof with curved end cornice returns supported by two tapered and grooved square posts with molded capitals. The porch has wooden steps, floor, and railing. The wooden entrance door has a large glazed panel and a wooden storm door. There are 1/1 double-hung windows. Modest ornamental features include a small leaded glass window beside the entrance and ornamental wood shingle courses in the main and porch gable ends.

13. 805 Missouri – contributing, residence. Constructed c. 1912. First listing 1913-17, Leslie and Alice Deforest. Travel agent at Theodore Poehler Mercantile Company. 1927-28, Raymond and Eula Schwegler. He was professor at KU.

This is a rectangular two-story *Foursquare* type residence with Prairie and Craftsman style features. The house has a two-bay front with a side entrance to the north. The foundation is constructed of coursed rock-faced stone blocks. The house has a side-gable roof with wide overhangs and cornice returns. There are front and rear hipped roof dormers. The rear first story extends slightly to support a cantilevered sleeping porch. A one-story hipped roof addition ext to the north extends from this wing. The house is wood frame construction with weatherboard on the first story and shingle sheathing on the second story and gable ends. The roof has composition shingle roofing. There is an interior brick chimney to the southwest.

The hipped roof front porch is wood frame construction with three tapered posts, a railing and steps with railings. The wooden entrance door has a large glazed panel and contemporary glass storm door. There are 1/1 double-hung windows with aluminum storms. Ornamental features include a small leaded glass window to the north and a larger window with leaded ornament to the south.

14. 809 Missouri – contributing, residence. Constructed c. 1914. First listing 1913-17, Edward and Blanche Klein, harness (maker?). 1927-28, Mrs. Blance Klein, widow of Edward.

This is a rectangular two-story *Foursquare* type house with simplified Prairie and Craftsman style features. The house has a square plan with a side entrance, a hipped roof, and hipped roof dormers to the east, south, and north. The foundation is constructed of coursed rock-faced stone blocks. The house is wood frame construction with weatherboard on the first story and shingle sheathing on the second story. There is a projecting bay in the north elevation and a bay window in the south elevation as well as a rear hipped-roof wing to the northwest with a second floor sleeping porch. There is a central interior brick chimney.

The house has a full-length front porch on stone piers. The porch has a wooden floor, steps, railing, and square posts. Ornamental features include the broad overhanging eaves and contrasting shingle sheathing on the second story and roof dormers. There is a paneled wooden entrance door with a contemporary aluminum storm door. The windows are 1/1 double-hung with aluminum storms.

15. 815 Missouri – contributing, residence. Constructed c. 1912. First listing 1911-14, Norman and Nellie Pickens. Travel agent, Theo Poehler Merc. Co, wholesale grocers. 1927-28, John and Annette Henry, physician.

This is a rectangular two-story *Foursquare* type house with Neo-Classical porch detailing. It has a two-bay front with a side entrance. The house has a tripartite bay window with a pedimented head in the south elevation, an entrance in the north elevation, a small shed-roofed addition at the northwest corner, and a two-story rear wing with a second-story sleeping porch, and a one-story gable-roofed addition. The house has a coursed rock-faced stone foundation (parged with mortar). It is wood frame construction with what appears to be synthetic siding and composition shingle roofing. There is a central interior brick chimney in the north roof slope.

The house has a full-length front porch on brick piers with rock-faced stone caps supporting two end columns and wooden steps and railing. There is a wooden entrance door with glazed panel flanked by a small leaded glass window to the north and a large window with leaded ornamentation to the south. Windows have 1/1 double-hung sash with aluminum storm windows. Contemporary shutters are affixed beside the front second story and attic windows.

16. 817 Missouri – contributing, residence. Constructed c. 1910. First listing 1913-28, George and Ada Kirchhoff, Jr., salesman then buyer, Theo Poehler Mercantile Company.

This is a rectangular two-story *Foursquare* type house with Craftsman and Neo-Classical details. It has a two-bay front with a gable roof and a side entrance. The house has a bay window with hipped roof in the south elevation and a rear wing with a second story sleeping porch. The house has a coursed rock-faced stone block foundation. The house is wood frame construction with weatherboard sheathing and shingle sheathing in the main and porch gable ends. The house has standing seam metal roofing. There is a exterior metal flue in the south elevation.

The full-length front porch has three brick piers with rock-faced stone caps supporting end columns. There is a wood floor, steps, and railing. The wooden entrance door has a oval glazed panel and storm door. It is flanked by a small leaded glass window to the north and a large window with leaded detail to the south. Windows have 1/1 double-hung sash that appear to be metal replacements. Ornamental features include a slightly project head molding over doors and windows and knee braces in the eaves and a tripartite window in the gable ends.

17. 823 Missouri – contributing, residence. Constructed c. 1910. First listing 1913-1917, Ernest and Ethel Edie. He was letter carrier. 1927-28, Mrs. Myrtle Winsor, widow.

This is a rectangular one-and-a-half-story Craftsman style bungalow with a gable roof, a front screened roof dormer, and two roof dormers to the north and south. It has a three-bay front with a central entrance. There is a rear shed-roofed entry to the northwest. The house has a brick foundation. It is wood frame construction with weatherboard on the first story, shingle sheathing on the gable ends and dormers, and composition shingle roofing. There is a exterior brick chimney with rock-faced stone ornamentation in the south elevation.

The full-length hipped-roof front porch has brick piers, wooden lattice skirting, floor, railing, steps and handrail. The porch roof is supported on four tapered wooden posts. The wooden glazed entrance door has a contemporary glazed storm door and is flanked by two large windows with upper leaded glass ornamentation. Craftsman ornamental features include the porch posts, 3/1 double-hung windows, two small ornamental leaded glass windows in the north and south elevations, and cornice returns

18. 825 Missouri – contributing, residence. Constructed c. 1909. First listing 1913-1928, Mr. and Mrs. William Hill. Owner, City Drug Store, 706 Massachusetts. By 1927 listed as laborer.

This is a rectangular two-story *Foursquare* type house with Prairie and Queen Ann ornamental features. It has a three-bay front, central entrance, and truncated hipped roof with broad overhang. There is a projecting window bay in the second story to the east, a bay window in the south elevation, a projecting bay in the north elevation, and a hipped roof rear wing with a hipped entry to the northwest. The house has a rock-faced stone block foundation laid in an ashlar pattern. It is wood-frame construction with weatherboard on the first story and ornamental shingle sheathing on the second story. There is a central interior brick chimney.

The full length front porch has rock-faced stone block piers, wooden floor, railing, and square posts. There is a glazed wooden entrance door with a contemporary aluminum storm door. The large flanking windows have upper leaded glass ornamentation. There is a small leaded glass window in the north elevation and a bank of three leaded glass windows in the south elevation. Other windows have 1/1 double-hung sash with aluminum storm windows.

19. 829 Missouri – contributing, residence. Constructed c. 1909. First listing 1913-14, Henry and Lotta Winey. Owner, Winey and Arnold Clothing, 902 Massachusetts. 1928, Mrs. Anna Rice, widow.

This is a rectangular two-story *Foursquare* type house with Queen Ann ornamental features. It has a two-bay front with side entrance and gable roof. The house has a foundation constructed of coursed rock-faced stone blocks. It is wood frame construction with weatherboard sheathing and composition shingle roofing. There is a two-story bay window in the south elevation, a gable-roofed bay in the north elevation and a rear wing with a second story sleeping porch. There is a central interior brick chimney.

The full length front porch is supported on brick piers. It has a wooden floor, lattice skirting, railing, steps, and square posts. The glazed wooden entrance door has a paneled wooden storm door. There are 1/1 double-hung windows with aluminum storms. Ornamental features include the curved porch cornice returns and eave cornice returns. There is a leaded glass window in the center of the first story bay and a cruciform address block centered in the porch gable end.

20. 833 Missouri – contributing, residence. Constructed c. 1910. 1911-1917, Earl and Venia Cronemeyer. He was accountant at KU. 1917-28, J. Herman and Mabelle Fritts, travelling salesman.

This is a rectangular two-story *Foursquare* type house with modest Neo-Classical features. It has a two-bay front with side entrance and gable roof. There is a bay window in the south elevation, a rear shed-roofed entry addition, and a gable dormer addition in the north elevation. The house has a coursed rock-

faced stone block foundation. It is wood frame construction with weatherboard sheathing and composition shingle roofing. There is a central interior brick chimney.

The full length front porch has concrete block piers covered by the wooden lattice skirting. The porch has a wooden floor, railing, steps, handrail, and square posts. The wooden entrance door has an aluminum storm door. There is a small leaded glass window beside the entrance, another in the north elevation, and a large window to the south. Other 1/1 double-hung windows appear to be metal replacements. Ornamental features include the cornice returns on the porch and main gable ends, the tripartite window in the attic, and the projecting pedimented roof over the bay window.

21. 839 Missouri – contributing, residence. Constructed c. 1912. First listing 1911-1914, Albert and Lucy Edie, clerk RMS. 1928-28, William and Alta Essick, high school teacher.

This is a rectangular one-story Craftsman bungalow type with well-preserved Craftsman details. It has a main cross-gable roof, a central entrance, a projecting window bay in the south front and a projecting porch in the north front. There is a projecting window bay in the south elevation and a similar screened porch bay in the north elevation. The house has a concrete block foundation, wood frame construction, wood shingle sheathing, and composition shingle roofing. There is an exterior brick chimney with rock-faced stone ornament in the south elevation.

The front porch has a central entrance with wooden floor, steps, railing, solid railing covered with shingles, tapered square end posts with a molded cap, and an ornamental lintel. There is a glazed wooden entrance door and storm door. The windows have 9/1 double-hung sash. Ornamental features include the porch details which extend along the east, south, and north elevations and the curved rafter tails.

22. 845 Missouri – **key contributing**, residence. Constructed c. 1909, Victor Johnson residence. First listing 1911-1928, Victor Johnson, developer of block (wife Mayme). Owner, along with Owen Carl, of Johnson & Carl Clothing Co. 1929-30, house listed as vacant.

This is a T-shaped two-story Prairie style house oriented east-west with a wing to the south and a side entrance in the main block. It has a hipped roof with a broad overhanging eave. There is a side entrance in the main block to the north and a shed-roofed entrance porch which extends into a porte-cochere to the northeast. A one-story sunroom with a rear entrance extends from the west elevation. There are hipped-roof roof dormers to the east, north, and west. The house has a coursed rock-faced stone block foundation which is continued in the stone masonry first story. The second story is constructed of tan brick. The roof is covered with composition shingle roofing. There are two interior chimneys constructed of tan brick.

The house has an oblique entrance to the southeast leading to a concrete deck extending into the entrance porch. The deck and porch have rock-faced stone block piers, a smooth-cut stone water table and a rock-faced stone block railing with a smooth-faced cap. The porch and porte-cochere are supported on rough-cut stone block posts. There is a 15-light wooden entrance door with a wooden storm door flanked by a horizontal leaded glass window. A similar window overlooks the porte-cochere and another is located in the south wing. Other windows have 9/1 double-hung sash. Ornamental features include the smooth-cut stone water table, belt course, window sills, lintels, and corner quoins.

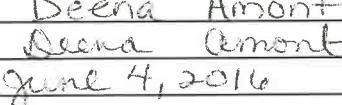
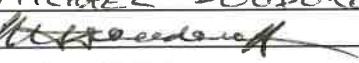
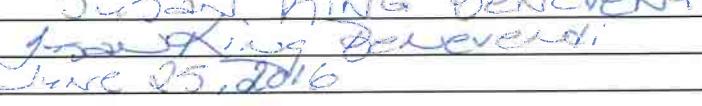
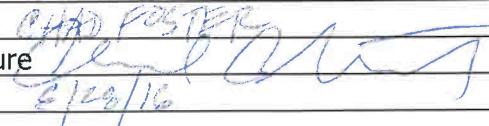
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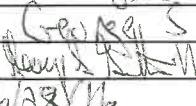
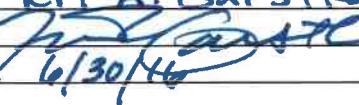
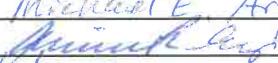
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City County Planning Office  
Lawrence, Kansas**SIGNATURE**

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

Signature(s):

Property Address	323 Missouri St., Lawrence, KS
Legal Address	SAME
Owner	RON & KARIN BIRRET
Signature	
Date	4 JUNE 2016
Property Address	801 Missouri Street Lawrence KS
Legal Address	801 Missouri Street Lawrence KS
Owner	Deena Amont + James Fischer
Signature	
Date	June 4, 2016
Property Address	832 ARKANSAS
Legal Address	SAME
Owner	MICHAEL DOUDOROFF
Signature	
Date	June 19, 2016
Property Address	825 Missouri
Legal Address	
Owner	Susan King Beneventi
Signature	
Date	June 25, 2016
Property Address	824 Arkansas
Legal Address	
Owner	Blake M. Allen
Signature	
Date	June 25, 2016
Property Address	804 ARKANSAS
Legal Address	
Owner	CHAD FOSTER
Signature	
Date	8/28/16

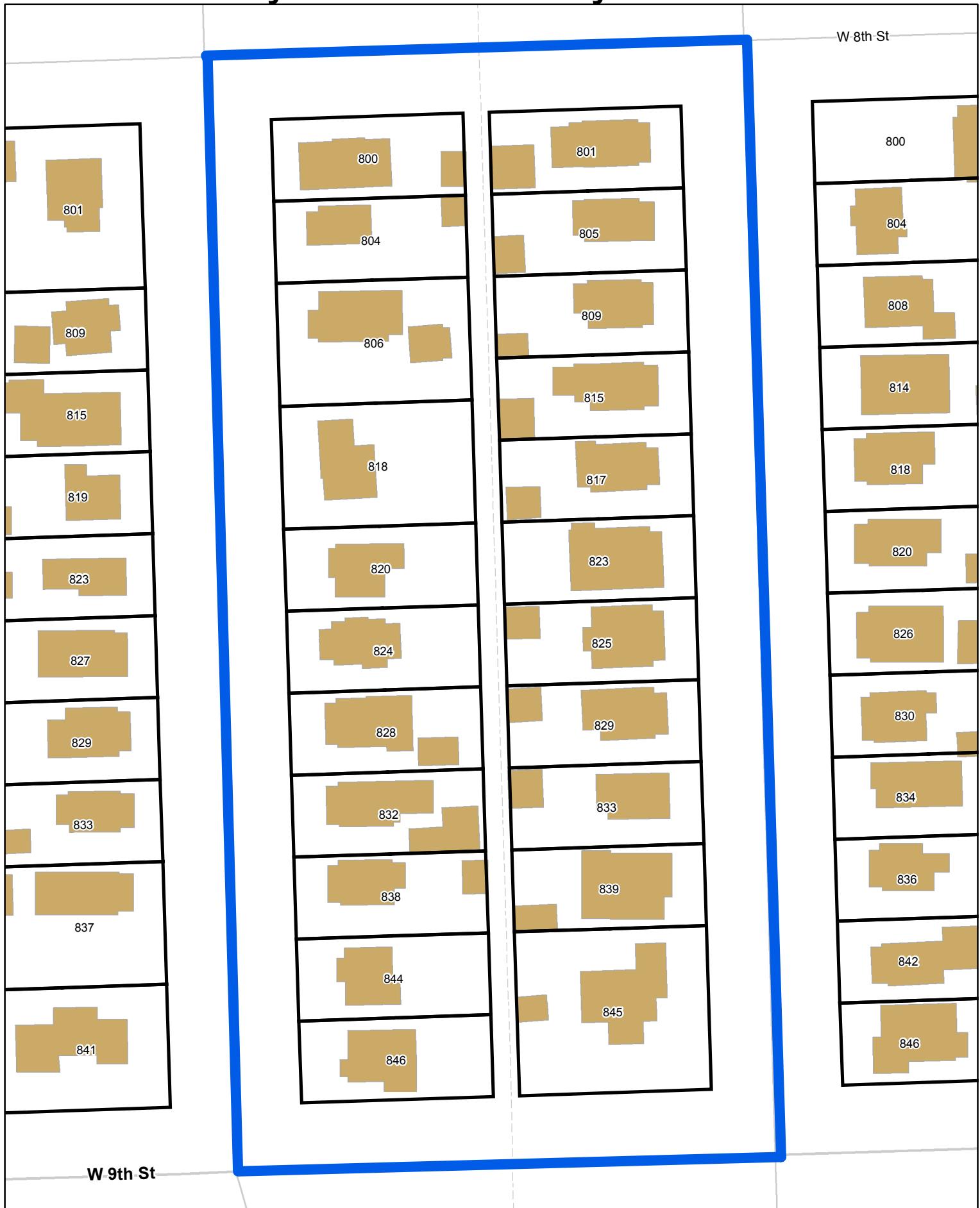
Property Address	838 Arkansas St., Lawrence KS 66044
Legal Address	838 Arkansas St., Lawrence KS 66044
Owner	George S. Catto IV
Signature	
Date	6/28/16
Property Address	806 Arkansas St., Lawrence KS 66044
Legal Address	806 Arkansas St., Lawrence KS 66044
Owner	Teri A. Garstka
Signature	
Date	6/30/16
Property Address	828 Arkansas St. Lawrence, KS 66044
Legal Address	828 Arkansas St. Lawrence, KS 66044
Owner	Michael E. Arp
Signature	
Date	7/1/2016
Property Address	
Legal Address	
Owner	
Signature	
Date	
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City County Planning Office  
Lawrence, Kansas

# Johnson Block Historic District Primary and Accessory Structures



**HRC RESOLUTION NO. 2016-10**

**A RESOLUTION OF THE CITY OF LAWRENCE, KANSAS,  
HISTORIC RESOURCES COMMISSION RECOMMENDING THAT  
THE GOVERNING BODY OF THE CITY OF LAWRENCE,  
KANSAS, DESIGNATE 801, 805, 809, 815, 817, 823, 825, 829,  
833, 839, AND 845 MISSOURI STREET, AND 800, 804, 806, 818,  
820, 824, 828, 832, 838, 844, AND 846 ARKANSAS STREET,  
LAWRENCE, DOUGLAS COUNTY, KANSAS, AS AN HISTORIC  
DISTRICT ON THE LAWRENCE REGISTER OF HISTORIC  
PLACES.**

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

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

**WHEREAS**, on July 1, 2016, an application was filed with the City of Lawrence, Kansas, Historic Resources Commission, nominating 801, 805, 809, 815, 817, 823, 825, 829, 833, 839, and 845 Missouri Street, and 800, 804, 806, 818, 820, 824, 828, 832, 838, 844, and 846 Arkansas Street, Lawrence, Douglas County, Kansas, for designation as an Historic District on the Lawrence Register of Historic Places;

**WHEREAS**, the nomination of the Historic District to the Lawrence Register of Historic Places is being made with the consent of nine (9) property owners of record which is greater than 20% of owners of record as prescribed by Chapter 22-402(A);

**WHEREAS**, on August 18, 2016, in accordance with Section 22-404.2(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the City of Lawrence, Kansas, Historic Resources Commission conducted a public hearing to consider the nomination of the subject properties for designation as an Historic District on the Lawrence Register of Historic Places; and

**WHEREAS**, at the August 18, 2016 public hearing, the City of Lawrence, Kansas, Historic Resources Commission determined that, in accordance with criteria (1) and (6) of Section 22-403(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the subject property qualifies for designation as an Historic District on the Lawrence Register of Historic Places.

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

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

**SECTION 2.** Pursuant to criteria (1) and (6) of Section 22-403(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the City of Lawrence, Kansas, Historic Resources Commission hereby recommends to the Governing Body of the City of Lawrence, Kansas, that 801, 805, 809, 815, 817, 823, 825, 829, 833, 839, and 845 Missouri Street, and 800, 804, 806, 818, 820, 824, 828, 832, 838, 844, and 846 Arkansas Street, the legal description of which district is as follows,

**LOTS 1-24, IN BLOCK 16, LANE PLACE ADDITION, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS,**

be designated as an Historic District on the Lawrence Register of Historic Places.

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

**ADOPTED** by the City of Lawrence, Kansas, Historic Resources Commission this 18th day of August, 2016.

**APPROVED:**

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Chairperson  
Lawrence Historic Resources Commission

**ATTEST:**

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Lynne Braddock Zollner  
Historic Resources Administrator

**From:** Steve Knobbe [<mailto:sknobbe@gmail.com>]  
**Sent:** Thursday, August 18, 2016 11:42 AM  
**To:** Lynne Zollner  
**Subject:** Re: Proposed Johnson Block Historic District

Hi Lynne,

As you know, I co-own the "key contributing" property in the proposed Johnson Block Historic District. I would like the Historic Resources Commission to note my opposition to the formation of the district.

First, I feel that the reasons for nomination are weak. It's the celebration of a block of land developed by a speculator over the course of 20 years, and its primary characteristic is a defined, mandatory setback between the house and the street. Sure, there are some wonderful old houses here, but the ages and styles of the houses do not make them especially unique.

Second, I do not believe in special rules that dictate what I or my neighbors can do to our properties, beyond those in city code that all property owners must follow. I take pride in maintaining our old house, but it's not my business to influence how my neighbors spend their money, or to directly dictate or indirectly influence how much they must spend on a project.

I'm unable to attend tonight's Historic Resources Commission meeting (my daughter was born last week), but I'd like to include this note in the meeting packet. I'd also like to have my objection noted during the public comment portion of the meeting. Are either or both of these possible?

Thank you for your help.

Sincerely,

Steve Knobbe  
845 Missouri St.

On Tue, Aug 2, 2016 at 3:47 PM, Steve Knobbe <[sknobbe@gmail.com](mailto:sknobbe@gmail.com)> wrote:  
Lynne, thank you.

Steve

On Tue, Aug 2, 2016 at 2:04 PM, Lynne Zollner <[lzollner@lawrenceks.org](mailto:lzollner@lawrenceks.org)> wrote:

Steve,

Attached is the nomination that was submitted. The nomination information was submitted on June 21, 2016 and the application was complete on July 1, 2016 with the receipt of the nominating owners' signatures.

Please let me know if you have any questions. I look forward to seeing you tonight. Lynne



**Lynne Braddock Zollner, AICP Historic Resources Administrator** [lzollner@lawrenceks.org](mailto:lzollner@lawrenceks.org)

Planning | [www.lawrenceks.org/pds/](http://www.lawrenceks.org/pds/)

P.O. Box 708, Lawrence, KS 66044

office [\(785\) 832-3151](tel:(785)832-3151) | fax [\(785\) 832-3160](tel:(785)832-3160)

*"Your opinion counts! Customer feedback helps us serve you better. Please tell us how we're doing by completing this short online Customer Satisfaction Survey:  
<http://lawrenceks.org/pds/survey/satisfaction>. "*

**From:** Steve Knobbe [mailto:[sknobbe@gmail.com](mailto:sknobbe@gmail.com)]  
**Sent:** Tuesday, August 02, 2016 12:00 PM  
**To:** Lynne Zollner  
**Subject:** Proposed Johnson Block Historic District

Hi Lynne,

Could you please email me a copy of the submitted application materials? I'd like to look them over before tonight's meeting.

Also, what day did you receive the application?

Thanks!

Steve Knobbe

845 Missouri

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**LAWRENCE HISTORIC RESOURCES COMMISSION****ITEM NO. 5: L-16-00273****STAFF REPORT**

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**A. SUMMARY**

L-16-00273 Public hearing for consideration of placing 819 Avalon Road on the Lawrence Register of Historic Places. Submitted by Susan Ford on behalf of Olive H. Stanford and Mary S. Anderson, the property owners of record. Adopt Resolution 2016-11, if appropriate.

**Legal Description:**

LOT TWO (2), LESS A TRAPEZOIDAL SHAPED PORTION LYING AT THE NORTHERNMOST END OF SAID LOT 2 DESCRIBED AS FOLLOWS: BEGINNING AT THE STEEL PIN MARKING THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, IN BROADVIEW TERRACE, AN ADDITION TO THE CITY OF LAWRENCE; THENCE IN A WESTERLY DIRECTION 155 FEET TO A STEEL PIN MARKING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1; THENCE IN A SOUTHERLY DIRECTION 48 FEET TO A STEEL PIN; THENCE IN A NORTHEASTERLY DIRECTION APPROXIMATELY 162 FEET TO A STEEL PIN; THENCE IN A NORTHERLY DIRECTION 11 FEET TO A POINT OF BEGINNING; ALL IN BLOCK ONE (1), IN BROADVIEW TERRACE, AN ADDITION TO THE CITY OF LAWRENCE, IN DOUGLAS COUNTY, KANSAS, HAVING THE ADDRESS OF 819 AVALON ROAD, LAWRENCE, KANSAS 66044

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 6<sup>th</sup> Street.

**B. HISTORIC REGISTER STATUS**

819 Avalon Road is not listed in any historic register.

**C. REVIEW CONSIDERATIONS****1) History Summary**

According to the nomination, the structure was built c. 1866 with additions made c. 1885 and c. 1914. The property was purchased by Patrick Mugan from Ferdinand Fuller in June of 1866. Mugan was a survivor of Quantrill's 1863 raid and a stonemason who likely constructed the original house.

The property was deeded to Mugan's daughter, Catherine, in 1881 and was sold to Armina Dudley in 1885. At that time, according to the nomination, the property included the stone house, two small stone houses, a large barn, and a lime kiln. Dudley sold the property to A. R. and Ruth Olmstead in 1914. The property containing the landmark was held by five owners until 1990 when the current owner purchased the property.

See additional historical information about the property in the attached nomination application.

## **2) Architectural Integrity Summary**

As noted in the nomination, the stone structure located at 819 Avalon Road was likely constructed as a vernacular two-story gable-front block structure c. 1866. It is likely that the original owner constructed an addition to the structure after the completion of the structure to accommodate his growing family. The stone structure has since been altered several times both on the exterior and the interior. The undated historic photograph included in the nomination information shows two additions have been removed from the structure.

The structure has evolved over time to accommodate the needs of the owners, but the primary materials and form of the structure have remained. The majority of the changes to the structure have achieved historic significance in their own right. The only addition that is problematic for the structure is the new sunroom located on the southeast corner of the house. This addition likely disqualifies the structure from eligibility for the National Register of Historic Places.

Although the structure has been altered over time, it continues to maintain integrity of location and design that make it worthy of preservation.

## **3) Context Description**

The primary structure located at 819 Avalon Road was constructed c 1866 during the City Building Period of 1864-1873 as defined by the Historic Resources of Lawrence, Douglas County, Kansas Multiple Property Documentation Form (MPDF). The land use in the area was mainly agricultural with some undeveloped land. Some of the tracts developed with farm houses for single family use. The property was not located in the City of Lawrence on the 1929 or 1935 zoning maps and was annexed into the city in 1955. There were few primary structures in the area when the structure was built. 837 Avalon Road was constructed c. 1860, but almost all of the development along Avalon Road occurred during 1958 and 1962. While the primary structure for 819 Avalon Road is a vernacular form of architecture from the 1860s, the remainder of the primary structures in the area, with the exception of 837 Avalon Road, are a mix of various sub-types of the ranch style and split level structures. Most of the structures have a primary entrance that faces the street. Outdoor open spaces are primarily limited to the portions of the individual lots that are not encompassed with structure. The final street development and residential patterns were established in 1956 with the subdivision plat.

Currently the area surrounding the property is residential with individual structures on individual lots. The exception to this pattern is the apartment complex to the southeast.

See attachments to the application for nomination for additional context description.

## **4) Planning and Zoning Considerations**

There was no zoning in the area at the time of construction. The property was not located in the City of Lawrence on the 1929 or 1935 zoning maps. On the 1966 zoning map the property was zoned RS-2. Currently the property is zoned RS7 for single dwelling residential. The primary purpose of the RS Districts is to accommodate predominantly single detached dwelling units on individual lots. The zoning

district is intended to create, maintain and promote housing opportunities for individual households, although it does permit nonresidential uses that are compatible with residential neighborhoods.

## 5) Fiscal Comments

There are no monetary benefits directly associated with nomination of a structure to the Lawrence Register of Historic Places at this time. However, Chapter 22 of the Code of the City of Lawrence does identify mechanisms for financial incentives. If these programs become available in the future, structures listed on the Lawrence Register will be eligible for participation.

Listing on the local register does help preserve built resources important to Lawrence's history and helps to maintain streetscapes in older neighborhoods through environs reviews.

The original information submitted with nominations for properties to the Lawrence Register is kept on file in the City Planning office for public review and consultation with regard to development projects within the notification area. In addition, the information for Lawrence Register properties will be included on the City's website in 2016.

## 6) Positive/Negative Effects of the Designation

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

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

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

A *Certificate of Appropriateness* or a *Certificate of Economic Hardship* is required to be issued by the Historic Resources Commission before a City permit can be issued for the proposed project. If the Historic Resources Commission denies a *Certificate of Appropriateness* or a *Certificate of Economic Hardship*, the property owner can appeal to the City Commission for a new hearing. The City Commission can uphold the decision of the HRC or it can grant the proposed development over the Historic Resources Commission's action. *Certificates of Appropriateness* or *Economic Hardship* are required for a project within the 250' radius of a Local Register property.

Examples of projects which would require review and approval are: projects involving the exterior of the building, demolitions, or partial demolitions. Minor changes which require a city permit can be administratively approved by the Historic Resources Administrator.

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

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

- (1) Its character, interest, or value as part of the development, heritage or cultural characteristics of the community, county, state, or nation;*  
The property is significant as an example of a large tract of land that was eventually incorporated into the city and developed over time into smaller lots and eventually a residential subdivision.
- (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 stone structure is good example of early vernacular architecture. The original portion of the structure was a two story gable-end National Folk style structure and the first historic addition altered the folk style to a two story gable-front-and-wing structure.
- (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.*
- (4) *In the case of a nominated historic district found to meet the criteria for designation:*
  - (A) *The types of significant exterior architectural features of the structures within the nominated historic district that should be protected;*
  - (B) *The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit, that cannot be undertaken without obtaining a certificate of appropriateness.*
  - (C) *A list of all key contributing, contributing and noncontributing sites, structures and objects within the historic district.*
- (5) *Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district.*
- (6) *The relationship of the nominated landmark or historic district to the on-going effort of the commission to identify and nominate all potential areas and structures that meet the criteria for designation.*
- (7) *A map showing the location of the nominated landmark or the boundaries of the nominated historic district.*

## **E. RECOMMENDATION:**

Staff recommends the Patrick Mugan Residence, located at 819 Avalon Road, for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criterion #1 and #6 as described in Section 22-403.

If the Historic Resources Commission recommends this property for local nomination, the Commission should adopt a resolution for recommendation to be submitted to the City Commission for designation as a landmark. In addition to the resolution, the Commission should direct staff to prepare a report to accompany the resolution including the information set forth in Section 22-404.2(1)-(7) and the environs definition.

Staff recommends the following for the report to the City Commission:

(1) *Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation as set forth in section 22-403:*

The Mugan residence is significant for its vernacular architecture and its value as part of the development of Lawrence.

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

The structure 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,*

Stone foundation, stone lintels and sills, fenestration pattern and window and door openings, roof shapes, and chimneys including placement, form, and materials.

(B) *The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit that cannot be undertaken without obtaining a certificate of appropriateness.*

Alterations to the stone foundation, stone lintels and sills, fenestration pattern and window and door openings, roof shapes, and chimneys including placement, form, and materials should require a *Certificate of Appropriateness*.

(5) *Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district.*

U.S. Secretary of the Interior's Standards for Rehabilitation, published in 1990, and any future amendments, in addition to any criteria specified by Chapter 22 of the Code of the City of Lawrence, Kansas.

The HRC may also adopt ***An Analysis of the Environs for 819 Avalon Road*** and delineate how environs review will be conducted in relation to the listed property.

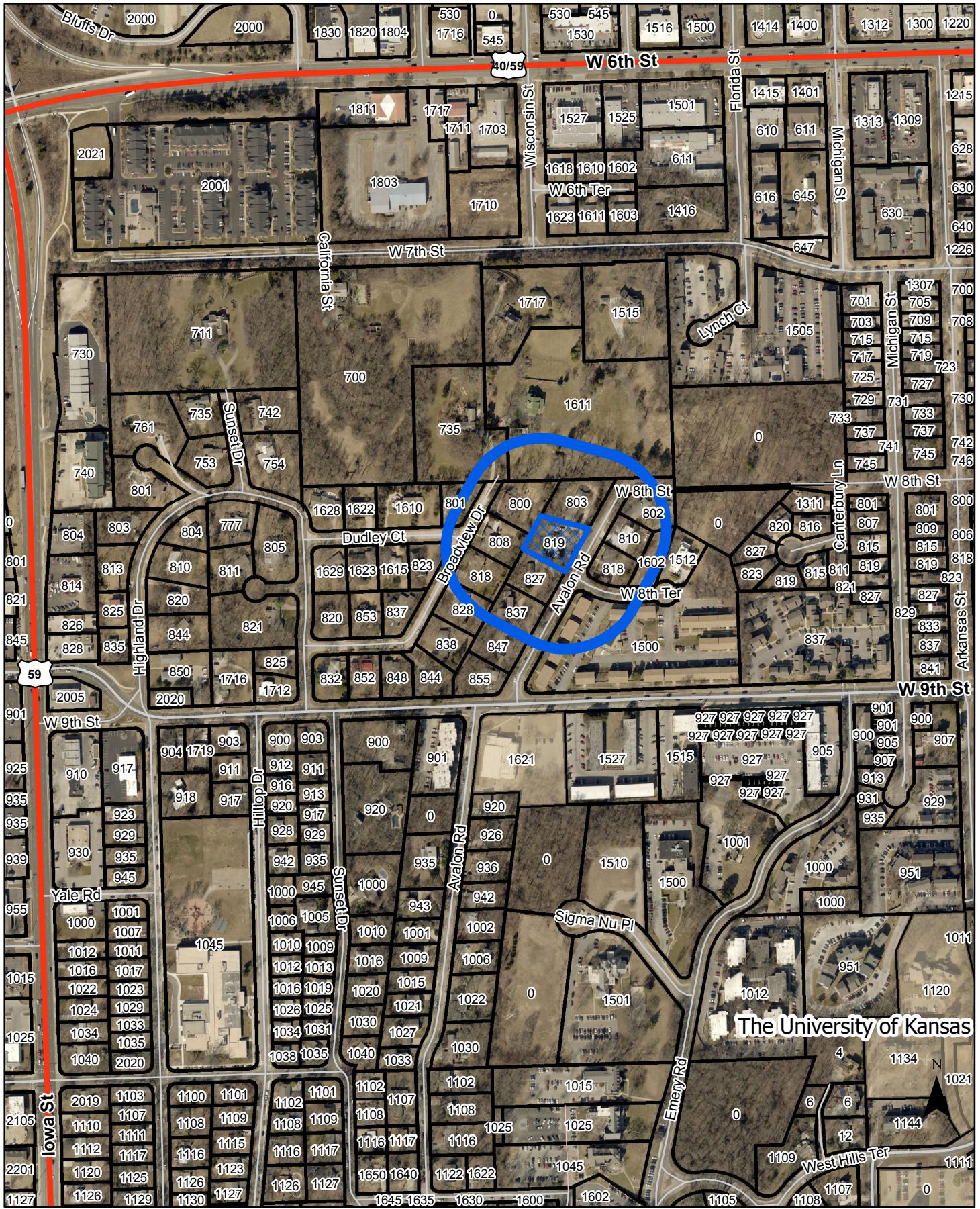
(6) *The relationship of the nominated landmark or historic district to the on-going effort of the commission to identify and nominate all potential areas and structures that meet the criteria for designation.*

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

history of Lawrence's past. The goal of the Lawrence Register of Historic Places is to represent all socioeconomic strata; businesses and industries which illustrate the diversity that has been prevalent in Lawrence since its inception.

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

# 819 Avalon Road



## Analysis of Environs of 819 Avalon Road, Patrick Mugan Residence

### *Step One*

#### *Historical Significance and Context*

According to the application for Historic Landmark Designation, the original portion of the existing structure located at 819 Avalon Road was constructed in 1866. The property is being nominated to the Lawrence Register of Historic Places under local criteria one and six. Local criteria one is a property's character, interest, or value as part of the development, heritage or cultural characteristics of the community, county, state, or nation. Local criteria six is embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant.

The importance of this structure's visual and physical characteristics influences the environs definition process in that it is good example of a vernacular gable front and wing style of architecture. The structure maintains integrity in location and design.

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

Local Register Criteria One

Value as an example of the development patterns associated with the growth of Lawrence 1884 to 1956.

Local Register Criteria Six

Because this criterion is based on architectural elements there is no specific period of significance.

### *Step Two*

#### *Historical Character of the Area Surrounding the Property*

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

**Natural Features** The environs consisted of hilly ground associated with the proximity to Mount Oread.

**Property Boundaries and Ownership Patterns** Property boundaries in this area of Lawrence were large tracts of land varying in size. Typically each tract was owned individually. Tracts were subdivided and subsequently platted into residential lot sizes. In 1956 the property was platted as Broadview Terrace Addition. As the area developed during the period of significance, ownership patterns primarily changed to individual owners for individual lots.

**Land Use Patterns and Zoning** Land use in the area was mainly agricultural with some undeveloped land. Some of the tracts developed with farm houses for single family use. There was no zoning in the area at the time of construction. The property was not located in the City of Lawrence on the 1929 or 1935 zoning maps. On the 1966 zoning map the property was zoned RS-2.

**Circulation Patterns** The final street development was established in 1956 with the subdivision plat. Avalon Road was platted at an angle and connected to West 9<sup>th</sup> Street at an angle. The street had a 60' right-of-way and a right-angle turn at the north end of the street that was a dead end.

**Planned Vegetation Patterns** Historically there was vegetation on property consistent with the settlement patterns of the tract and the construction of the house. In some areas, trees and shrubs were planted and a kitchen garden may have existed.

**Signs and Pedestrian amenities** At the time of construction, there were no signs or pedestrian amenities.

**Primary Structures** There were few primary structures in the area when the structure was built. 837 Avalon Road was constructed c. 1860, but almost all of the development along Avalon Road occurred during 1958 and 1962. While the primary structure for 819 Avalon Road is a vernacular form of architecture from the 1860s, the remainder of the primary structures in the area, with the exception of 837 Avalon Road, are a mix of various sub-types of the ranch style and split level structures. Building materials also vary but include brick veneer and wood siding. Fenestration patterns vary but most of the structures have a primary entrance that faces the street.

**Secondary Structures.** There were few secondary structures in historic area. The secondary structures for the Mugan residence were likely simple structures associated with the rural location. As development of the residential structures in the area occurred, there were very few accessory structures.

**Outdoor Activity Spaces** Outdoor spaces were originally defined by the large tracts of undeveloped land. As the area developed, open space was primarily limited to the portions of the individual lots that were not encompassed with structure. There were no city parks in the area.

**Utilities and Mechanical Equipment** City utilities and mechanical equipment were primarily introduced when the area was incorporated into the city and when the subdivision was developed. The plat for the subdivision indicates the right to construct and maintain pipes for water, gas, and sewers and poles for electricity and telephones.

**Views** The views to the listed property were expansive when the Fuller House was constructed. As the tract was subdivided, views were reduced to the typical views of lots in a developed subdivision.

### ***Step Three***

#### ***Present Character of the Area Surrounding the Property***

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

**Natural Features** The environs consist of hilly ground associated with the proximity to Mount Oread.

**Property Boundaries and Ownership Patterns** Property boundaries in this area are primarily consistent with the platted residential lots. Ownership patterns of the individual lots are typically individual owners for each lot. Some lots have been combined to provide individual owners with larger parcels. The property to the southeast was developed as an apartment complex.

**Land Use Patterns and Zoning** The land use patterns for the area are consistent with the ownership patterns. The zoning supports the residential *detached dwelling* (single dwelling) use and the multifamily zoning use for the area to the southeast.

**Circulation Patterns** Vehicular traffic in the area is primarily local traffic on the improved streets; however, the access to the apartment complex to the southeast is off of Avalon Road and creates more traffic than a typical street of this size. The northeast portion of the street is a dead end as is W 8<sup>th</sup> Terrace to the east approximately mid-block. The main street to the south, 9<sup>th</sup> Street, is a minor arterial and has significant vehicular traffic.

**Planned Vegetation Patterns** The landscape in the area is mature and typical for a subdivision of this age. The planned vegetation in the front yards consists of mature trees and plant beds with both annual and perennial plantings. Due to the change in elevation from the street to the houses on the west side of Avalon Road, much of the street level yards have a considerable amount of vegetation that obscures the views to the primary structures.

**Signs and Pedestrian amenities** Signs in the area vary, but typically they are road signs with street names and traffic signs. There are no pedestrian amenities including sidewalks.

**Primary Structures** 819 and 837 Avalon Road are the only primary structures of a historic vernacular form in the area. Development of the remaining primary structures is from the late 1950s and 1960s, and consists of various sub-types of the ranch style and split level structures. Building materials include brick veneer and wood siding. Fenestration patterns vary but most of the structures have a primary entrance that faces the street.

**Secondary Structures** There are very few secondary structures in the area. While 819 Avalon Road has a detached garage, most garages in the area are attached.

**Outdoor Activity Spaces** Open space is primarily limited to the portions of the individual lots that are not encompassed with structure. There are no city parks in the area.

**Utilities and Mechanical Equipment** There are storm sewer inlets, traffic signs and some street lighting along streets in the area. Water meter and manhole covers are typical through the area. Fire hydrants are located along the streets. City water and sewer lines are primarily in the streets. Mechanical equipment consists primarily of HVAC units that are located on the ground adjacent to the primary structures and behind the front building plane. Electrical and telephone lines exist in the area.

**Views** Views to and from the nominated property are limited due to the topography and residential development of the area. In addition, views are often obscured by the mature vegetation in the area.

***Step Four***

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

**Natural Features** The natural features remain the same. Some of the original grade of the area has been altered to accommodate new construction.

**Property Boundaries and Ownership Patterns** The large tracts of land have been subdivided, but this occurred prior to the present day character of the area. The typical property boundaries and ownership patterns of the area are similar today to what they were when the area was developed.

**Land Use Patterns and Zoning** The land use patterns and zoning for the area is consistent with the historic patterns and zoning of the area.

**Circulation Patterns** The circulation pattern has changed since the period of construction for the property but is consistent with the 1956 design shown on the plat.

**Primary Structures** The majority of primary structures in the area continue to be residential structures with the exception of the apartment complex to the southeast.

**Secondary Structures** Almost no secondary structures exist.

**Outdoor Activity Spaces** Open space continues to be limited to the portions of the individual lots that are not encompassed with structure. There are no city parks in the area.

**Utilities and Mechanical Equipment** While utilities and mechanical equipment have significantly changed since the construction of the property, the utilities and mechanical equipment are primarily the same as they were in the later development pattern.

**Views** The views in the area have changed since the periods of significance due the growth of the landscape features including trees and large shrubs.

### ***Conclusion***

While the Environs for 819 Avalon Road, the Mugan Residence, have changed since the c 1866 date of construction, the environs have not significantly changed since the 1956 plat and subsequent development. Because there is a significant difference between dates of the construction period of the property and the development of the area after the development of the area post the 1956 plat, staff recommends the commission use the development pattern created by the final establishment of the area before 1966 which is the date (50 years or older) established by the National Park Service for the eligibility of properties to be identified as historic.

The environs should be divided into four areas and reviewed in the following manner.

#### **Area One**

The area primarily consists of residential structures with some line of sight to the landmark. 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 and new infill construction 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.

Demolition of main structures and new infill construction 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 including setbacks, size, scale, and massing.

#### **Area Two**

The area located to the west of the landmark and the property located at 1602 W 8<sup>th</sup> Terrace are residential and consist of structures constructed after 1958. 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:

All projects will be reviewed administratively by the Historic Resources Administrator. The proposed 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. The main issues in the review are the continuation of the residential character of the area including setbacks, size, scale, and massing.

### **Area Three**

The area to the southeast of the landmark has developed as an apartment complex. The design in this area is not currently compatible with the residential patterns, including residential primary structure forms. If at some point in the future the property redevelops, the residential character of the environs should be respected. New construction as a result of the redevelopment of the property should maintain the overall residential character of the historic environs.

All projects except for new infill construction or new redevelopment construction will be reviewed administratively by the Historic Resources Administrator. The proposed alteration or construction should not increase the disruption of the residential character of the landmark. The main issues for 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.

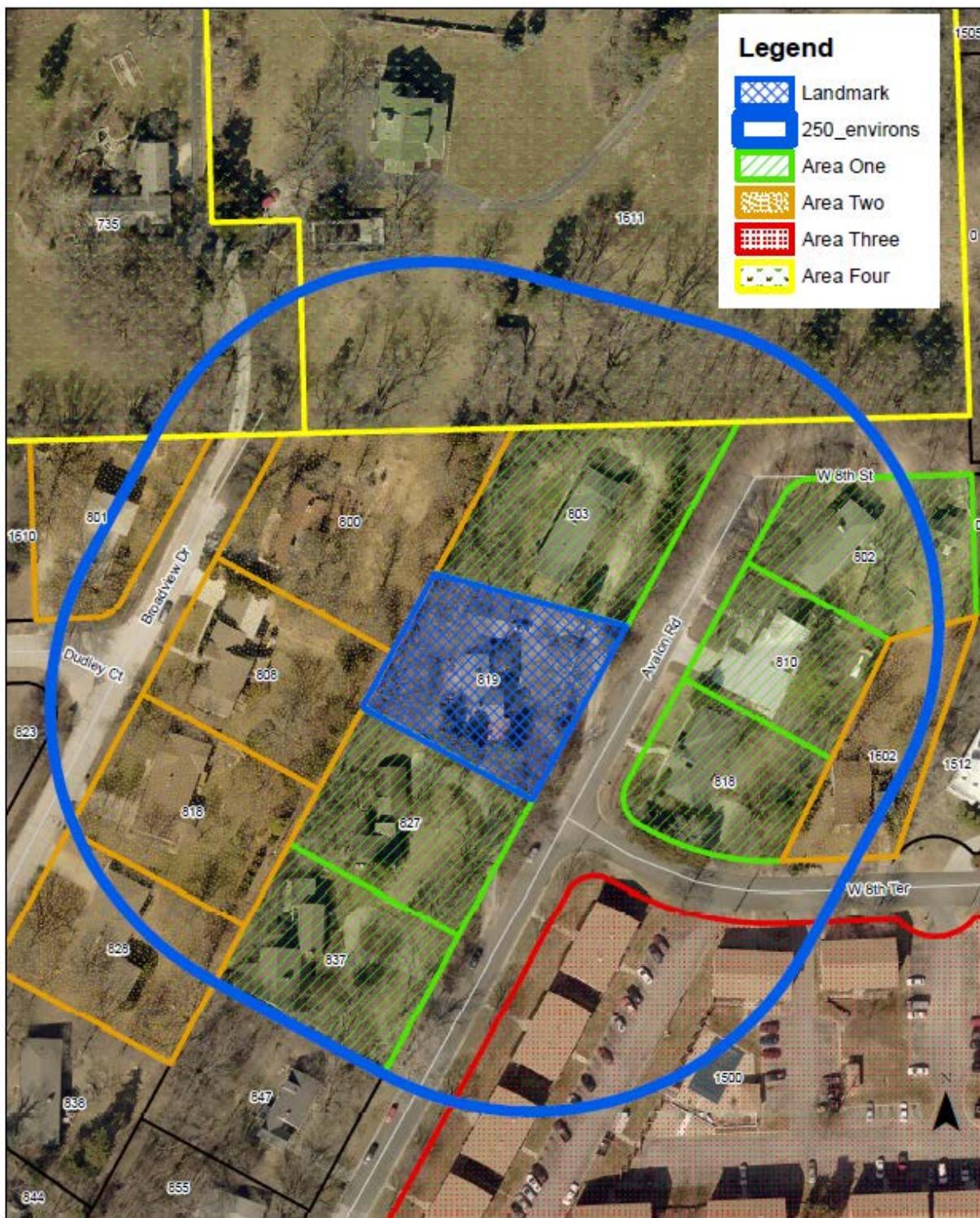
New infill construction or new redevelopment construction will be reviewed by the Historic Resources Commission. The proposed construction should meet the intent of the Criteria set forth in 22-505. The main issues in the review are the continuation of the residential character of the area including setbacks, size, scale, and massing.

### **Area Four**

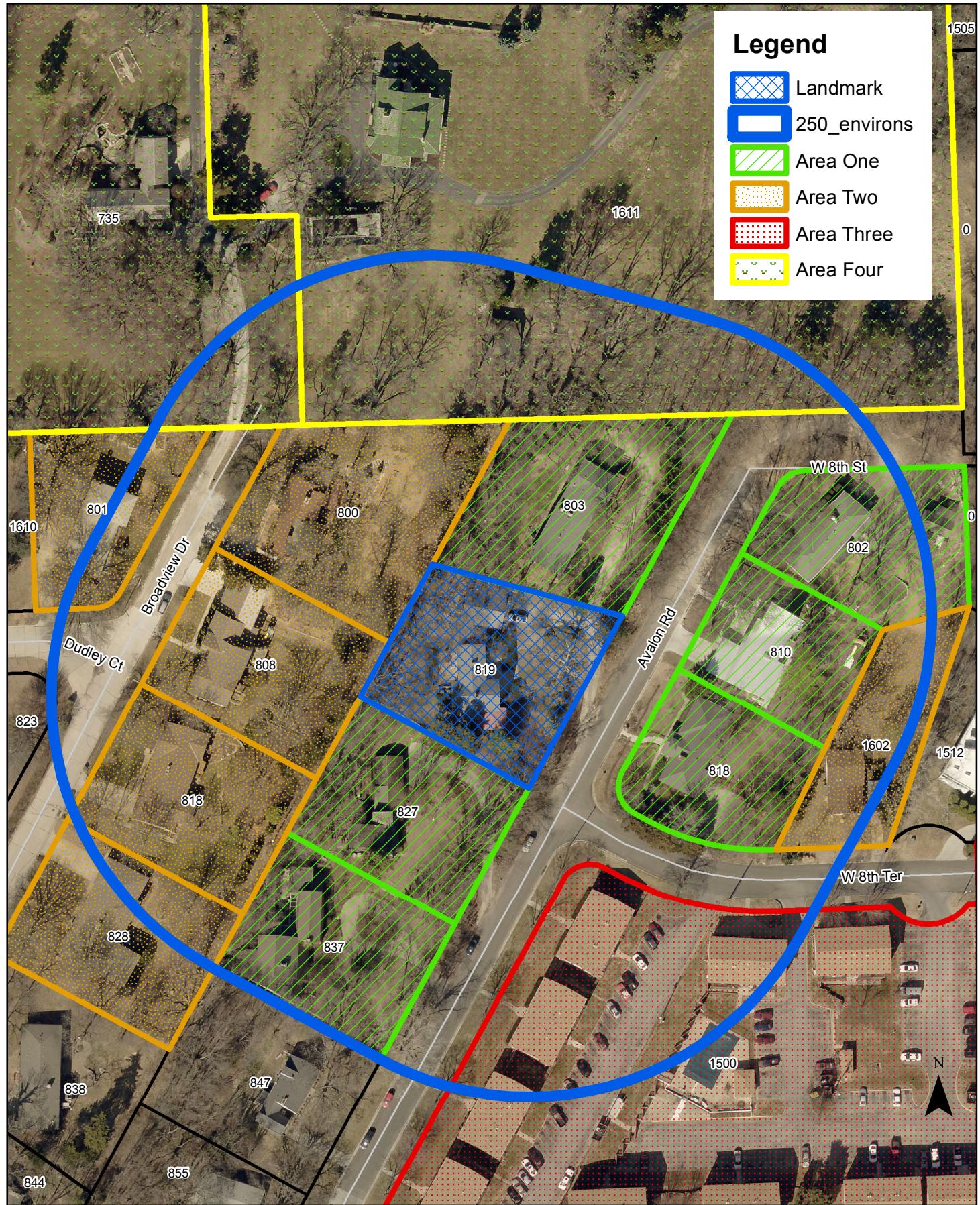
The property to the north of the dead-end streets of Avalon Road and Broadview Drive that is included within the 250' environs boundary is predominantly undeveloped land that is associated with residential structures to the north on large lots. This area has no line of sight to the listed property. The only possible impact this area could have on the landmark is out of scale development that is not compatible with the residential character and patterns of the environs of the landmark. The area should maintain the overall residential character of the historic environs and the following should apply:

All projects will be reviewed administratively by the Historic Resources Administrator. The proposed 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.

## Environs Parcels for 819 Avalon Road



# Environs Parcels for 819 Avalon Road





# City of Lawrence Douglas County

PLANNING & DEVELOPMENT SERVICES

RECEIVED

JUN 29 2016

City County Planning Office  
Lawrence, Kansas

**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))**

## LANDMARK APPLICATION

Pre-Application Meeting **Required**  
Planner \_\_\_\_\_  
Date \_\_\_\_\_

### PROPERTY INFORMATION

Name of Historic Property Patrick Mugan Residence

Address of Property 819 Avalon Road, Lawrence, KS 66044

Legal Description of Property BROADVIEW TERRACE BLK 1 LT 2 LESS:BEG AT SE COR LT 1 TH WLY  
155 FT TO SW COR SD LT 1 TH SLY 48 FT TH NELY 162 FT TH NLY  
11 FT TO PT BEG

### OWNER INFORMATION

Name(s) Olive H. Stanford; Mary S. Anderson

Contact Mary Anderson

Address 837 Avalon Road

City Lawrence State Kansas ZIP 66044

Phone ( 785 ) 393-3351 E-mail mary.stanford.anderson@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 Susan Jezak Ford

Company Citysearch Preservation

Address 3628 Holmes Street

City Kansas City State Missouri ZIP 64109

Phone ( 816 ) 531-2489 E-mail citysusan@gmail.com



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

### **DESCRIPTION OF PROPERTY**

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

Historic Use(s) Residence and garage

Present Use(s) Residence and garage

Date of Original Construction Circa 1866; 1980

Architect and/or Builder (if known) Patrick Mugan

Date(s) of Known Alterations Circa 1920; circa 1963; 1991

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

See continuation sheet.

### **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
- Other \_\_\_\_\_



**HISTORY OF THE PROPERTY** (Add additional sheets if needed)

See continuation sheets.

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

What year was the property platted? 1956

What is the name of the subdivision? Broadview Terrace

What was the zoning? Single residences

What were the land uses? Residential

What size and types of buildings existed in the area? See continuation sheet.

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

Rights were given for water, gas and sewer lines and electrical poles on easements. The area was developed within 10 years, so Avalon Road was likely paved during this time.

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



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

**Lawrence Douglas County  
Metropolitan Planning Office**

6 East 6<sup>th</sup> 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):

Diane Stomford

Date 6/28/16

Mary Anderson

Date 6/28/16

Date \_\_\_\_\_



**OWNER AUTHORIZATION**

I/WE Olive Stanford and Mary Anderson hereby referred to as the "Undersigned", being of lawful age, do hereby on this 28 day of June, 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 (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.

Olive Stanford Mary Anderson  
Owner Owner

STATE OF KANSAS  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 28 day of June, 2016  
by \_\_\_\_\_.

My Commission Expires:



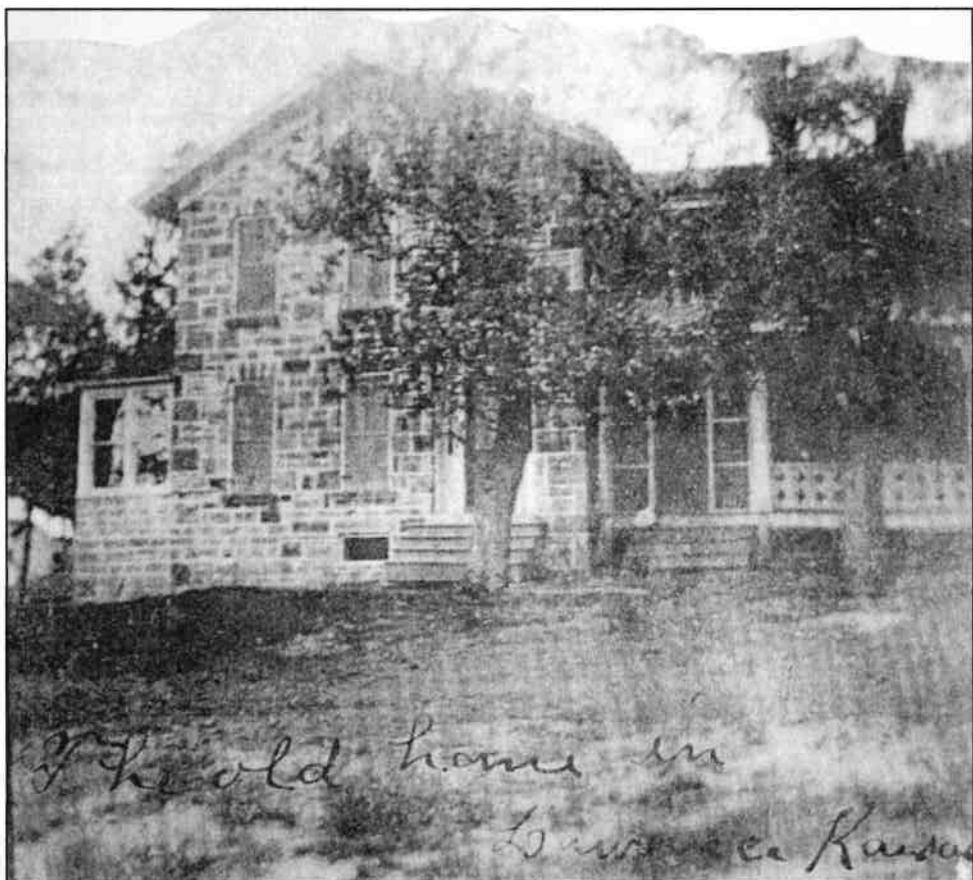
Rita M. Moore  
Notary Public

## Lawrence Landmark Application, 819 Avalon Road Continuation Sheets

### Known Alterations

The house at 819 Avalon Road was probably begun around 1866 with construction of the two-story gable-front block. The house originally had front and rear parlors in the first story and bedrooms in the second story. It was likely soon expanded with a two-story north wing for the growing Mugan family. This north wing included a basement, a dining room and kitchen in the first story and two bedrooms in the second story. The Mugans also probably converted a south first-story window to a doorway, allowing access from the front parlor to the outside. The house stands today as a two-story gable-front-and-wing home. The first story contains a front parlor, rear living room, enclosed south sunroom, dining room, kitchen and half-bath. The second story has four bedrooms and two bathrooms.

Additions that are no longer extant were likely made to the house while Armina Dudley owned it between 1885 and 1914. These include the additions of a small south sunporch and a one-story enclosed porch in the northeast juncture of the façade.



Undated photo of 819 Avalon. (Property of owner.)

The house was sold to A.R. Olmstead and his wife in 1914. The current owner attributes several alterations to the Olmsteads, who owned the house until 1944. These changes include the addition of a staircase in the north kitchen to the second story, two second-story bathrooms, the enlargement of the south sunroom and the addition of a half-bath under the main stairway.

The house had a fire in the 1960s and most of the flooring was replaced at that time. A windstorm and fallen tree also destroyed several of the house's first-story windows in the early 1960s. These have recently been replaced with wood windows that match the originals. The current owner purchased the house in 1990. She placed elements found on site in their appropriate locations, such as the front parlor's faux marble fireplace and doors containing pairs of arched windows. She removed partitions in the second story to create a larger bedroom and attached bathroom in the southwest corner of the house. The fireplace surround in the rear parlor has been recently replaced with a style appropriate for the home.

The garage on the property was built in 1980.

### **History of the Property**

Ferdinand Fuller, a 38-year-old architect from Worcester, Massachusetts, came to Lawrence in 1854 with the first party of the Massachusetts Emigrant Aid Society. Fuller, along with other members of that party, began to plat, plan and build the town of Lawrence. Ferdinand Fuller was awarded a patent on the north and south halves of the northwest quarter of Section 36, Township 12, Range 19 on September 15, 1864. Fuller sold the property outside of the Lawrence city limits to Patrick and Mary Mugan in June 1866 for \$1106.25.<sup>1</sup>

Patrick Mugan was a native of Ireland who came to Lawrence in 1857. According to the 1865 Kansas census, he was a "lime burner" living within the city of Lawrence with his wife, Mary, and four children. Mugan survived William Quantrill's 1863 raid on Lawrence by staying inside his house, according to his 1905 obituary. Mugan was also a stonemason and was credited with building "the old stone house by the lime kiln west of town," now 819 Avalon.<sup>2</sup> Mugan also frequently did stonework for the City of Lawrence, such as constructing crosswalks, culverts, gutters or curbs.<sup>3</sup>

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<sup>1</sup> Abstract of Title document.

<sup>2</sup> "Patrick Mugan Dead," *Lawrence Daily Journal*, 13 November 1905.

<sup>3</sup> *Lawrence Daily Journal*, 29 April 1869; 20 October 1869; 17 June 1873.



THE PATRICK MUGAN FAMILY, 1871. Patrick Mugan survived the raid and his wife, Mary, aided the wounded. This Irish Catholic family came from West Virginia about 1860 to Lawrence, where 11 of their 12 children were born. The Mugan family included (standing) Catherine "Katie", (seated, from left to right) Eliza, Patrick (holding young Lucy), Mollie, Mary (holding baby Robert Paul), and Ellen. By 1881, Patrick, a lime burner and builder, saw more opportunities in the fast-growing city of Kansas City and moved his family to Missouri. Katie, the older daughter, who had taught piano and attended the University of Kansas, maintained her Lawrence allegiances and attended the raid survivor reunions in 1913 and 1925. (Richard and Karen O'Dowd Collection.)

**Patrick and Mary Mugan Family, 1871.**  
*(Lawrence: Survivors of Quantrill's Raid* by Katie H. Armitage.  
Mount Pleasant, SC: Arcadia Publishing, 2010.)

The Mugan family grew to include nine children by 1880—six daughters and three sons ranging in age from one month to 22 years. The house was likely expanded soon after initial construction to accommodate the growing family.

Patrick and Mary Mugan move Kansas City in 1881. They deeded the house to their oldest daughter, Catherine (Katie) for \$2500. Catherine married Bernard Patrick O'Dowd in 1882 at the family home in Kansas City.<sup>4</sup> Catherine Mugan O'Dowd and

<sup>4</sup> *The Lawrence Gazette*, 21 December 1882.

Bernard P. O'Dowd sold the property to Armina Dudley, in 1885. The homestead included one large stone house, two small stone houses, a large barn, a lime kiln and 14 acres.

In 1914, Armina Dudley, a widow, sold the property to A.R. and Ruth Olmstead.<sup>5</sup> Olmstead, a widower, sold most of the property to Irma and James Brooks in 1944 but retained 1.31 acres, the portion that held the stone house. The house passed to his daughter, Faith Hope Lackey, in 1945. Faith Lackey died in 1960. The house changed hands four times between 1960 and its purchase by the current owner, Olive Stanford, in 1990.

**Note on Ferdinand Fuller:** The house at 819 Avalon is attributed in several local histories to Ferdinand Fuller, but it is unlikely that Fuller built this house. Instead, it is more probable that he lived in the house he built at 852 Broadview Drive. The Lawrence newspaper, *The Republican*, wrote on October 2, 1862, "F. Fuller is building a fine two-story frame dwelling, just outside of the corporation, west of town—25 feet square, containing eight rooms. Cost \$1,200." Fuller had a background as a carpenter, apprenticed at the age of 17 for four years to the trade as a carpenter and joiner.<sup>6</sup> These skills learned prior to his two terms at architectural school would have enabled him to build a frame house for his family, as mentioned in the article.

### **Development of the Area**

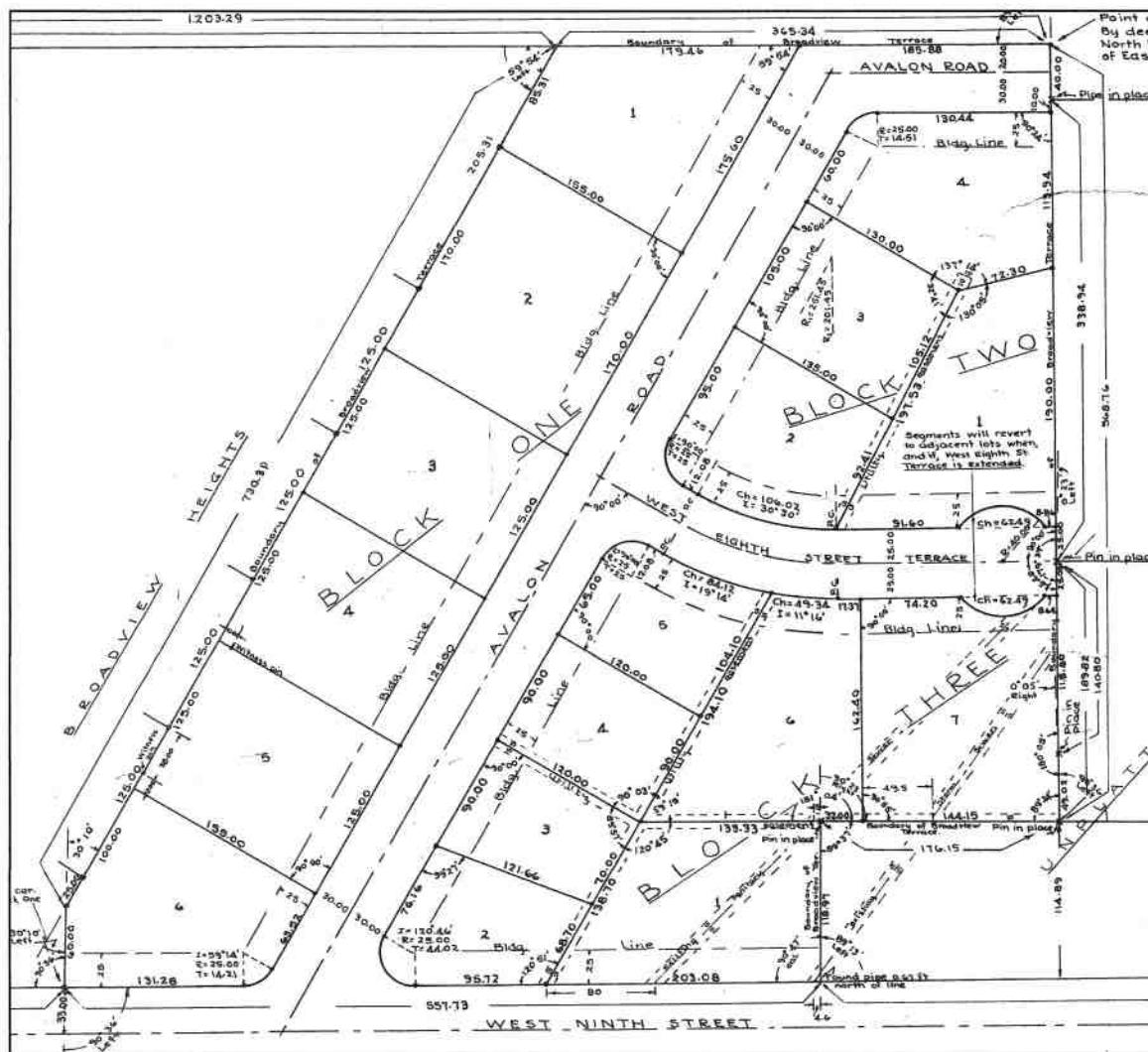
When Broadview Terrace was platted in 1956, only two houses were located in the subdivision—the house at 819 Avalon on Lot Two of Block One and another house on Lot One of Block One.<sup>7</sup> By 1966, several houses had been built on Blocks One and Two and apartment buildings were located on Block Three. The subdivision included the right to construct and maintain pipes for water, gas and sewers and poles for electricity and telephones. It is likely that these utilities were available to all lots soon after the area was platted.

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<sup>5</sup> Ruth Dudley Olmstead may have been the daughter of previous owner Armina Dudley.

<sup>6</sup> *The United States Biographical Dictionary* (Chicago & Kansas City: S. Lewis & Co., 1879) 587.

<sup>7</sup> 1954 aerial map of Broadview Terrace.



## 1956 Plat of Broadview Terrace

## Photographs



**East Façade**



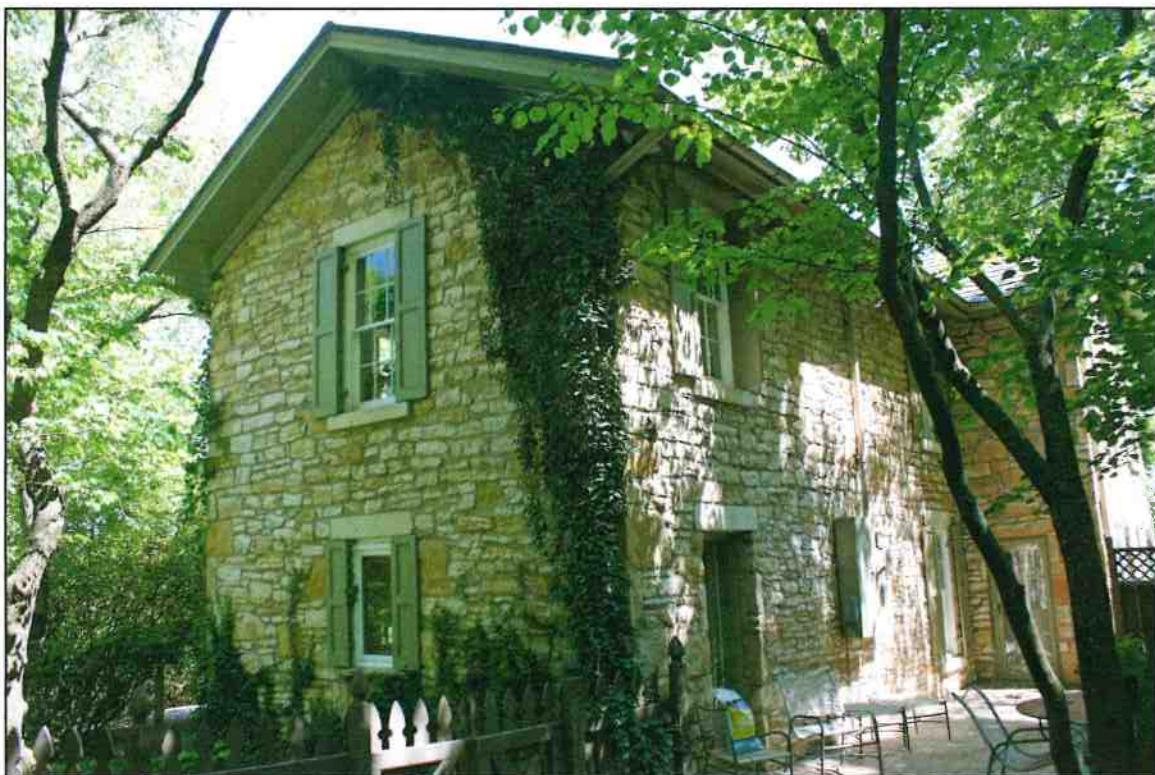
**Southeast corner**



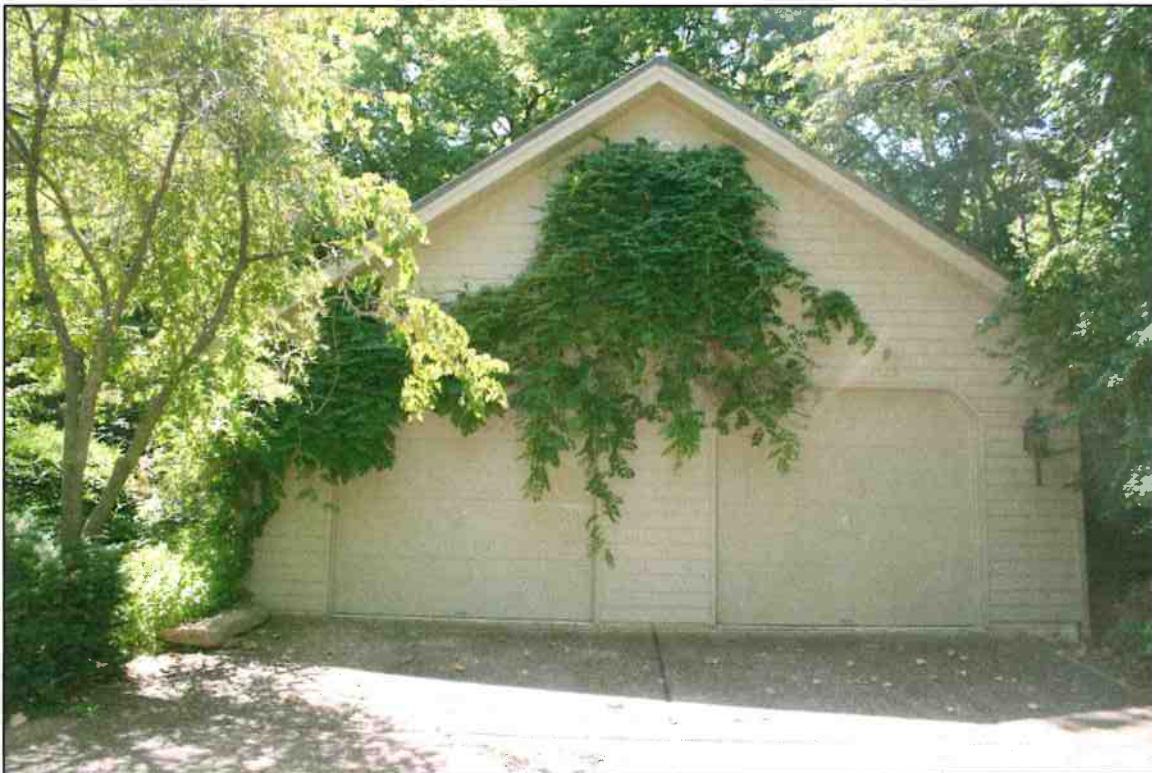
**Southwest elevation**



**West elevation**



**West and north elevations**



**Garage, east elevation**

**SUSAN JEZAK FORD**  
**CITYSEARCH PRESERVATION**  
Architectural and Historical Research  
3628 Holmes Street, Kansas City, MO 64109  
816.531.2489. [citsusan@gmail.com](mailto:citsusan@gmail.com)  
[www.susanjezakford.com](http://www.susanjezakford.com)  
July 29, 2016

Lynne Zollner  
City of Lawrence Planning & Development  
6 East 6<sup>th</sup> Street  
Lawrence, KS 66044

Lynne,

I have attached the required documents for an application of the Patrick Mugan house at 819 Avalon Road to the Lawrence Register of Historic Places. This packet includes:

- The application,
- Continuation sheets with photographs,
- A certified property owner list from the Douglas County Clerk's office,
- The \$10 application fee.

Please feel free to contact me if you have questions or concerns about these materials. When you feel that this application is complete, please send me a confirmation email.

Thank you,



Susan Jezak Ford















**HRC RESOLUTION NO. 2016-11**

**A RESOLUTION OF THE CITY OF LAWRENCE, KANSAS,  
HISTORIC RESOURCES COMMISSION RECOMMENDING THAT  
THE GOVERNING BODY OF THE CITY OF LAWRENCE,  
KANSAS, DESIGNATE 819 AVALON ROAD, LAWRENCE,  
DOUGLAS COUNTY, KANSAS, AS A LANDMARK ON THE  
LAWRENCE REGISTER OF HISTORIC PLACES.**

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

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

**WHEREAS**, on June 29, 2016, an application was filed with the City of Lawrence, Kansas, Historic Resources Commission nominating 819 Avalon Road, Lawrence, Douglas County, Kansas, ("the subject property") the legal description of which is set forth in Section 2, *infra*, for designation as a Landmark on the Lawrence Register of Historic Places;

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

**WHEREAS**, on August 18, 2016, in accordance with Section 22-404.2(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the City of Lawrence, Kansas, Historic Resources Commission conducted a public hearing to consider the nomination of the subject property for designation as a Landmark on the Lawrence Register of Historic Places; and

**WHEREAS**, at the August 18, 2016, public hearing, the City of Lawrence, Kansas, Historic Resources Commission determined that, in accordance with criteria (1) and (6) of Section 22-403(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the subject property qualifies for designation as a Landmark on the Lawrence Register of Historic Places.

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

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

**SECTION 2.** Pursuant to criteria (1) and (6) of Section 22-403(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the City of Lawrence, Kansas, Historic Resources Commission hereby recommends to the Governing Body of the City of Lawrence, Kansas, that 819 Avalon Road, Lawrence, Douglas County, Kansas, the legal description of which follows,

LOT TWO (2), LESS A TRAPEZOIDAL SHAPED PORTION LYING AT THE NORTHERNMOST END OF SAID LOT 2 DESCRIBED AS FOLLOWS: BEGINNING AT THE STEEL PIN MARKING THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, IN BROADVIEW TERRACE, AN ADDITION TO THE CITY OF LAWRENCE; THENCE IN A WESTERLY DIRECTION 155 FEET TO A STEEL PIN MARKING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1; THENCE IN A SOUTHERLY DIRECTION 48 FEET TO A STEEL PIN; THENCE IN A NORTHEASTERLY DIRECTION APPROXIMATELY 162 FEET TO A STEEL PIN; THENCE IN A NORTHERLY DIRECTION 11 FEET TO A POINT OF BEGINNING; ALL IN BLOCK ONE (1), IN BROADVIEW TERRACE, AN ADDITION TO THE CITY OF LAWRENCE, IN DOUGLAS COUNTY, KANSAS, HAVING THE ADDRESS OF 819 AVALON ROAD, LAWRENCE, KANSAS 66044,

be designated as a Landmark on the Lawrence Register of Historic Places.

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

**ADOPTED** by the City of Lawrence, Kansas, Historic Resources Commission this 18th day of August, 2016.

**APPROVED:**

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Chairperson  
Lawrence Historic Resources Commission

**ATTEST:**

---

Lynne Braddock Zollner  
Historic Resources Administrator



# McCULLOUGH DEVELOPMENT

210 N. 4<sup>th</sup> Street  
Suite C

PO Box 1088

August 17, 2016

Manhattan, KS  
66505.1088

Ph: 785.776.3804  
Fax: 785.776.3805

mdiapts@mdiproperties.com

[www.mdiproperties.com](http://www.mdiproperties.com)

Lynne Braddock Zollner, Historic Resources Administrator  
City of Lawrence Planning Office  
6 E 6<sup>th</sup> St  
PO Box 708  
Lawrence, KS 66044-0708

RE: L-16-00273 – 819 Avalon Road

Dear Lynne:

Thank you for your assistance in helping us navigate this process. It's a learning experience for us and we appreciate your willingness to share your knowledge.

We wholeheartedly support the City of Lawrence's efforts in preserving its history. At the same time, we are a business which must upgrade our buildings from time to time to ensure that our apartment homes are modern and are meeting the needs of current and future tenants.

During our phone conversation yesterday, you indicated that you would send us a letter to clarify and document your explanation of required reviews of any alteration or improvement of our property. However, since there hasn't been time to receive this additional information, we feel it is important to communicate and establish our position.

Therefore, we would like to request a variance or exception from the corresponding restrictions. If neither were to be granted, then we would vehemently oppose the nomination of 819 Avalon Road to the Lawrence Register of Historic Places.

Sincerely,

Charles H. Busch, Manager  
Village Square Apartments

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**LAWRENCE HISTORIC RESOURCES COMMISSION**  
**ITEM NO. 6: DR-16-00241**  
**STAFF REPORT**

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**A. SUMMARY**

DR-16-00241 846 Pennsylvania Street; Rehabilitation and New Addition; State Law Review and Design Guidelines 8<sup>th</sup> and Penn Redevelopment Zone review. The property is listed as a contributing structure to the East Lawrence Industrial Historic District, National Register of Historic Places. The property is also located in the 8<sup>th</sup> and Pennsylvania Urban Conservation Overlay District. Submitted by Scott Trettel for 846 Penn, LLC, the property owner of record.



**B. PROJECT DESCRIPTION**

This project was referred to the Architectural Review Committee (ARC) at the July 21, 2016 Historic Resources Commission meeting. The ARC met on August 1, 2016.

Existing Buildings

Both buildings on the site are of brick/masonry construction with poured in place concrete foundations. Each building has a two story section, corbelled brick parapets, multi-sash metal windows, flat roofs, flat overhangs, metal industrial doors, and a strong general industrial character. The building exteriors are primarily original. Some original window and door openings have been infilled with masonry or wood.

Original Request Approved on October 27, 2011 (DR-9-149-11)

A zinc coated steel framed post and beam structure that supports a light and thin intensive green roof element is the connector between the existing buildings. The green roof element serves to connect the two existing roof overhangs and provide open or enclosed space within the existing courtyard. The connector can be used to enclose up to 1300 additional square feet of multi-purpose

space. The overall height of the addition matches the lowest roof overhang of the primary structure and is approximately two feet lower than the parapet walls.

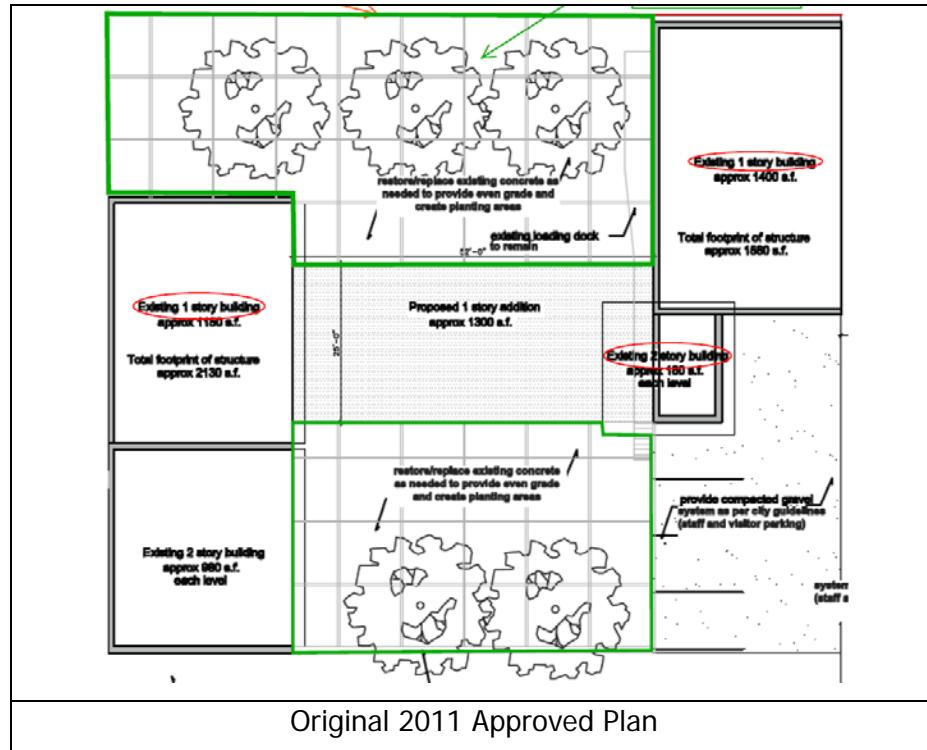
The existing opening of the primary building has had non-historic commercial storefront glazing installed. This glazing will be removed as part of this project. The secondary existing building has a very unique 'split level' design where it interfaces with the new addition. This unique element was specific to the function of Standard Oil and will be retained and preserved in its original configuration. No modifications other than environmental cleaning are proposed. The preservation of this unique element will be further enhanced by the fact that it will be well protected yet completely visible from both the exterior and interior of the addition.

The large original canopy/overhang over the western facade of the original storage building has had a wood framed extension added that is clad in residential grade metal siding embossed with a wood texture. This is not an original feature. The proposal is to replace the wood framed extension with clerestory windows, while restoring the original cantilevered roof overhang.

The utilitarian loading dock of the secondary existing structure will also be retained, preserved, and restored as part of this addition design. The deteriorated stairs on the southern end of the dock will be restored and will again serve as an entrance to both the addition and the existing building.

The roofing system and decking of the eastern half of the storage building has extremely significant deterioration. The applicant proposes to restore this roof system to its original condition.

Existing historic windows and doors will be restored or rehabilitated for thermal efficiency.





Original 2011 Approved Plan

July 21, 2016 Request

The applicant proposed the rehabilitation and new additions to two commercial/industrial buildings to accommodate a mixed use complex occupied by a design firm, a retail showroom and gallery, and a restaurant/brewery.

The applicant's work description is as follows.

The most significant feature of this proposed design, and the previous 2011 submission, is an addition, or connector/ hyphen, that serves to connect the two existing buildings. An existing roof overhang and fascia on the one story portion of the primary building faces the secondary building and aligns with the cantilevered roof overhang of the secondary buildings two story area. The large existing openings of the two buildings align and face each other. The connector addition will have cast in place concrete walls and a wood framed post and beam roof structure that supports a light and thin intensive green roof element. This primary addition/connection divides the existing open area into two smaller courtyards. The northern courtyard will not be accessible from Pennsylvania Street (except for emergency egress) and will provide a green buffer to the adjacent building. The northern courtyard will be accessed through the restaurant and may possibly have bocce courts, but will not be used for food service. The southern courtyard will receive a new pedestrian entrance from the sidewalk on 9th Street. This entrance stair will step into an open portion of the southern courtyard and serve as the primary entrance to the restaurant and secondary entrance to the gallery and office in the primary building. The main two story building will retain its current entrance on Pennsylvania Street and not have any changes to its elevations other than minor restoration to original condition. The southern courtyard will serve as an outdoor dining area and provide an accessible entrance from the sidewalk near the alley. A shade/trellis structure and several built in planters will be landscaped and the addition of two shade trees will help to enwrap the courtyard in a soft green envelope. Paving in the courtyards will be a mix of brick and cast in place pavers.

The overall height of the addition aligns with the lowest roof overhang of the primary structure and is approximately two feet lower than the existing parapet walls. The footprint of the addition is approximately equal to that of the existing primary building. The connection addition exists behind the primary facade of the existing Pennsylvania Street building, but the new addition on the west side of the masonry building in the northeast corner of the property will be seen from Pennsylvania Street. All of the additions with the exception of the addition to the west of side of the masonry building in the northeast corner of the property will be seen from 9<sup>th</sup> Street.

The brewing area addition will be formed with cast-in-place insulated concrete walls, commercial glazing and an industrial overhead door. This area will be glazed to allow visual access to the brewing area.

Modifications to the interior site elevation of the 'oil shed' will be made to allow the elevated wood framed floor to be removed and replaced with a slab on grade. This allows for the interior of this building to be on grade with the interior of the primary building and addition. The northern portion of the existing dock will be removed and two existing openings will be extended downward. The original widths of these openings will be maintained and the original lintels will also remain in place. The most unique portion of the oil pumping area, the southern portion of loading dock and two stair cases will remain unchanged and be restored.

Minor changes to the secondary elevations of the 'oil shed' in conjunction with the new floor slab include modifications of two openings on the alley. The original opening widths and lintels will be preserved. A portion of the cast concrete foundation stem walls will be removed to allow on grade access to the building. A change to the secondary elevation of the pumping area will allow for a second floor door to provide access to the grain mill area.

The materials for this project are a combination of the existing materials, new concrete work poured with custom made forms, a green roof, IPE wood siding, commercial glazing, and galvanized steel.



## Proposed Project

### Proposal Alterations after ARC Meeting

The above design will be altered to include the following changes:

1. The structure for the courtyard to the south of the new connector will be pushed back to allow a greater separation from the southern property line and the new structure.
2. The connector addition design will be altered to reduce the amount of exposed concrete surface above the glazing and if possible the column features. The wood siding will increase in this area.
3. The glazing in the connector will have an altered pattern and possibly mullions that are reduced in size if available.
4. The addition to the south of the existing structure on the eastern property line will be redesigned. This redesign will reconfigure the space, lower the height, and alter the application of the building materials. With this design, the existing roof line of the historic structure will be preserved and will continue to be dominant over the new addition. The new addition will retain the exiting southern wall of the historic building and will add glazing to the east and west of the building to accentuate the start of the new addition. The glazing pattern on the south elevation of the addition will be altered.



5. There are no changes to the addition on the north portion of the connector.

Signage plans were not submitted as part of these projects and will be reviewed under a separate

application.

## 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.*

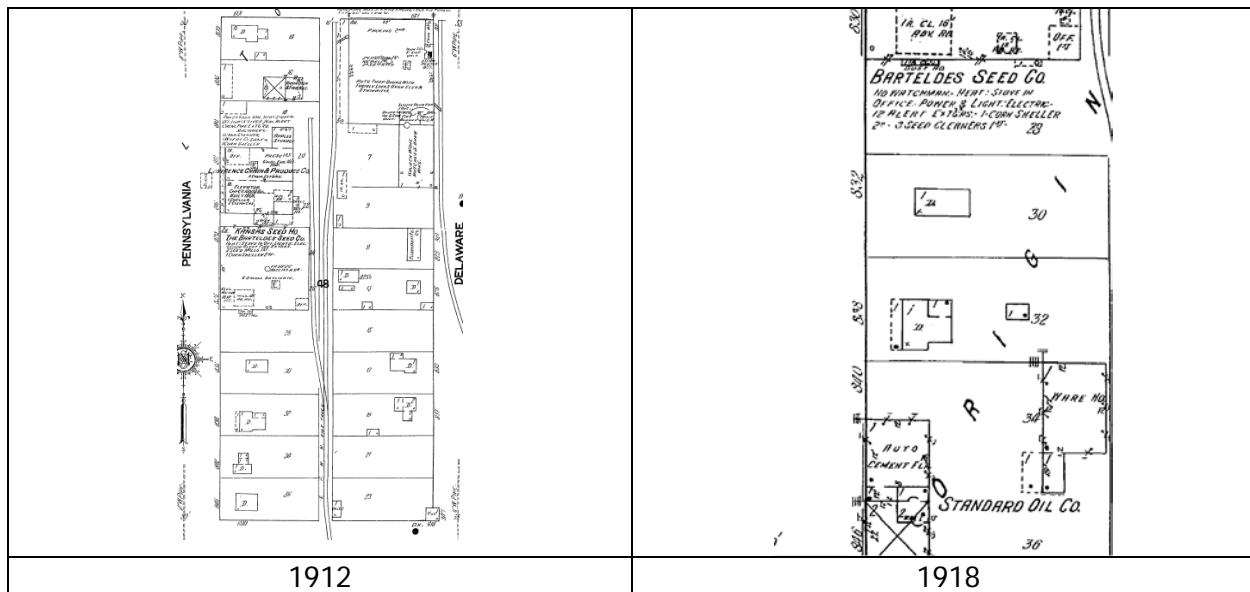
## Design Guidelines 8<sup>th</sup> and Penn Redevelopment Zone Review

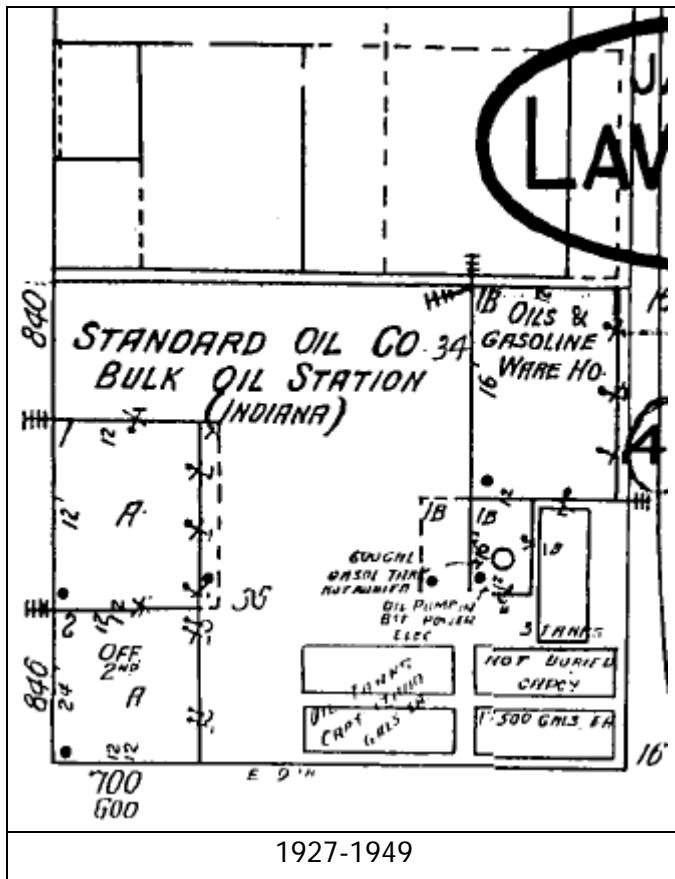
The City Commission and the Historic Resources Commission have adopted a set of *Design Guidelines 8<sup>th</sup> and Penn Neighborhood Redevelopment Zone* to review projects within the 8<sup>th</sup> and Pennsylvania Urban Conservation Overlay District.

## **D. STAFF ANALYSIS**

### History

The 1912 Sanborn Fire Insurance map for this area shows that the southern portion of the 800 block of Pennsylvania Street was developed with individual dwelling structures on individual lots. The 1918 map shows that Standard Oil Company had developed the southeast corner of the block, but the lots between the Oil Company and the Seed Company to the north continued to be two distinct lots with residential dwellings. The 1927 and 1949 maps show the layout of the subject property the same as the 1918 map with the addition of storage tanks in the southeast corner. Currently, the property is similar to the 1918 map with no storage tanks in the southeast corner.



	
1927-1949	2016

### Review of Revised Project after ARC Meeting

The identification of key features, including architectural elements and setting, are the beginning bases for project review of historic structures whether they are listed individually, as part of a district. Careful consideration of the context and the reasons for the significance of the property should be included in the overall determination of character-defining elements. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment. Once the character-defining features have been identified, the project can be reviewed using the guidelines to determine if the proposed project meets the guidelines and if the project will damage or destroy the listed property.

One of the character defining features for this historic site is the open space between the buildings that was historically used as circulation space for the Standard Oil Company. There were some above ground tanks and canopies in the southeast corner of the property but the overall visual impact of the site was two masonry structures with an open space between them.

The intent of the proposed additions to the existing structures is to provide for the new use. The property was designed for one use and the proposed uses are to accommodate a mixed use complex occupied by a design firm, a retail showroom and gallery, and a restaurant/brewery. The

property is 100' X 117' ft. and 11,700 sf.

The proposed connector addition is to create a physical link between the two historic structures. This addition will span the entire width between the buildings. In addition, the connector addition will project to the north approximately 17' on the northeast corner of the addition. This portion of the addition will be visible from Pennsylvania Street. It appears the lot has always been without dedicated green space and this pattern will mostly continue with the proposed project.

There were two main concerns for staff with the previous (2016) version of the project: the south elevation of the connector and location of the trellis to the west property line, and the southern addition to the building on the southeast corner of the site.

The work with the ARC has revised the southern elevation of the connector addition and reduced the trellis setback from the southern property line. The revised south elevation of the connector should reduce the overall visual impact of this element from 9<sup>th</sup> Street. The trellis proposed for the southern courtyard will be setback 19' from the south property line. The changes in material application and glazing in addition to the reduction in setback for the trellis addition will help to emphasize that this is a new addition and may indicate that this was historically an open space. In addition, these changes will help to create a connector that is clearly subservient to the historic structures.

The addition at the southeast corner of the property has been reduced in size, scale, and massing. The setback from the southern property line has also been reduced. The setback of the addition on the south is 15' 9". The addition roofline has been adjusted so that the historic roofline is differentiated and clearly visible. The new design of the addition reduces the visual impression of mass and scale with the alteration of the height, glazing pattern. A screen material that will run in line with the glazing to the west portion of the addition was discussed. The applicant has provided a metal grid system of a large scale to allow for the support of vegetation. If the vegetation is not installed or maintained, the metal material system will soften the proposed concrete. The connection of this addition to the historic structure has also been altered to include a glazing element to the east and west of the brick south elevation. The alteration of these elements will reduce the visual impact of the additions as a whole as viewed from 9<sup>th</sup> Street. The alteration will also create an overall new project that is clearly subservient to the historic structures.

The addition on the north elevation has not been altered.

#### **State Law Review for Revised Project**

The City of Lawrence has an agreement with the State Historic Preservation Officer to conduct reviews required under K.S.A. 75-2724 using the Secretary of the Interior's Standards. The Historic Resources Commission is charged with determining whether or not projects will "damage or destroy" historic resources.

Standards 1, 2, 9, and 10 apply to this project.

The proposed new use of the property as a complex to support the uses of a design firm, a retail showroom and gallery, and a restaurant/brewery, create the need for the size of the additions. The

amount and types of uses do not allow for the consideration of altering secondary, non-character defining interior spaces as recommended by the Secretary of the Interior. The construction of an exterior addition to a historic building may seem to be essential for a new or expanded use, but the Secretary of the Interior's guidelines emphasize that new additions should be avoided, if possible, and considered only after it is determined that the proposed need cannot be met. 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.

The new design of the project additions are differentiated from the historic structures. While large for the site and the historic use of the site, the additions create overall new construction that is subservient to the historic structures. The revised additions are more compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. Staff is of the opinion that the revised project creates a design that is compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

**Design Guidelines 8<sup>th</sup> and Penn Redevelopment Zone Review for Revised Project**

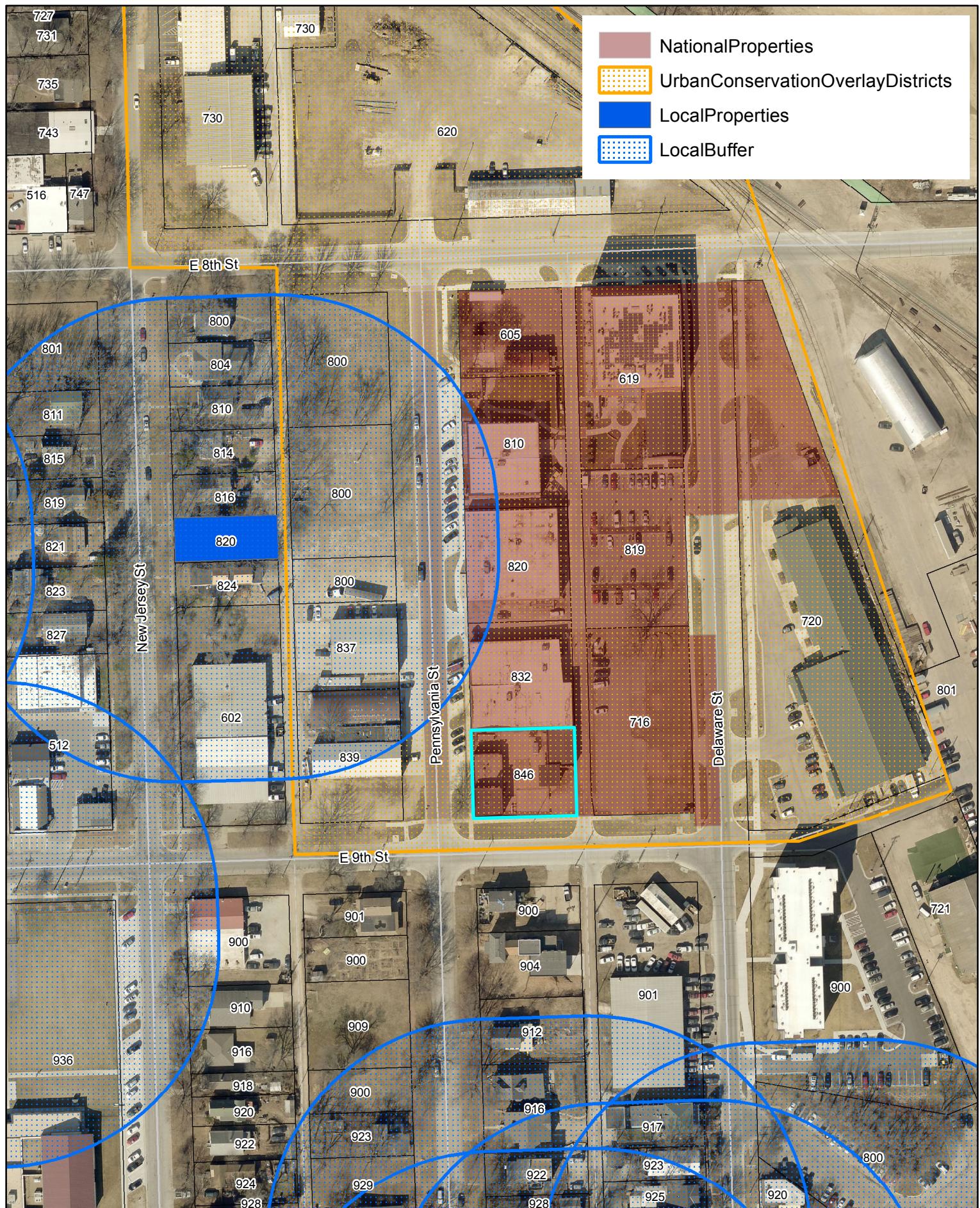
Staff evaluated the revised project in accordance with Chapter 20-308(f)(3) of the City Code and found that the project as revised and with the implementations approved by the ARC meets the overall intent of the Design Guidelines 8<sup>th</sup> and Penn Redevelopment Zone. Staff has approved this project.

**E. STAFF RECOMMENDATION**

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff recommends the Commission approve the amended project and make the determination that the amended project does not encroach upon, damage, or destroy one or more listed historic properties.

Staff also 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.

# 846 Pennsylvania Street





Revised HRC Application  
846 Pennsylvania  
LAWRENCE, KANSAS

# Introduction

## HISTORICAL RENOVATION

Erected circa 1917, the former Standard Oil bulk station complex retains two original buildings located at 846 Pennsylvania street. One being the primary office/shop structure located on the 9th and Penn. corner, and the other being a secondary storage/distribution, 'the oil shed', building located at the rear, or eastern edge of the property abutting the alley. The primary street facade of the property faces Pennsylvania street.

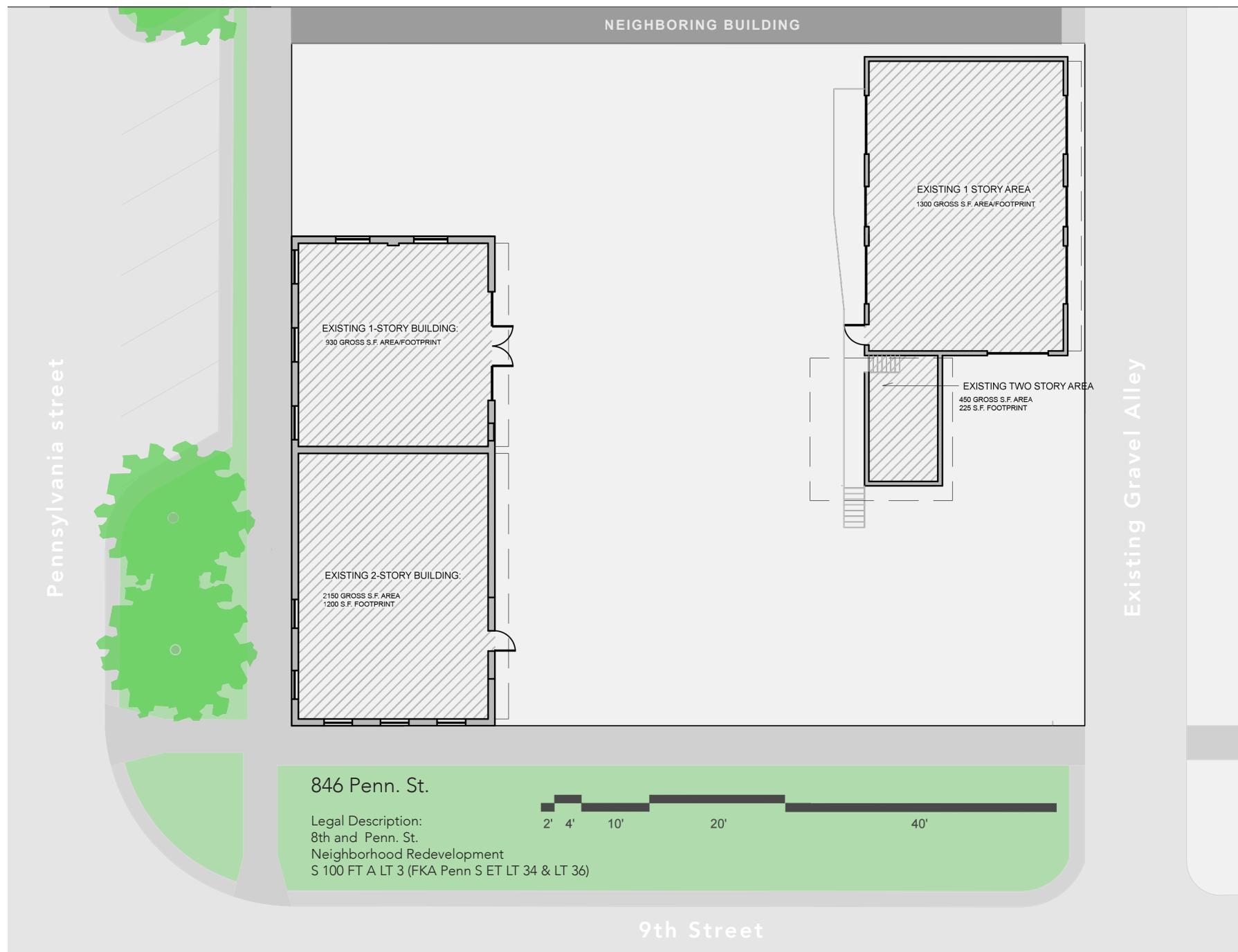
Both buildings are of brick/masonry construction with poured in place concrete foundations. Part of each building has a two story section. Corbelled brick parapets, multi-sash metal windows, flat roofs, flat overhangs, metal industrial doors, and a strong general industrial character define the built elements of this property. Generally the building exteriors remain mostly original. Some original window and door openings have been infilled with masonry or wood.

Scott Trettel, a Lawrence based architectural designer and contractor, has owned and occupied the buildings since 2011. A plan for renovation and a significant addition was submitted to the HRC in late 2011 and approved. This application is an amended version of the 2011 application that includes some changes in scope and a change of use for part of the property, but is ultimately very similar to the approved 2011 plan. Scott Trettel and his firm are experienced in rehabilitating and renovating local historical structures and are excited to see this property become an engaging addition to East Lawrence.

The goals for this amended renovation and addition proposal are very much in line with the overall goals of the neighborhood redevelopment guidelines. Those guidelines call for redevelopment that creates and retains a unique visual character that combines the historic with the new to enhance a 'sense of place' in order to be commercially successful. Fostering economic viability, encouraging redevelopment and new development are other goals clearly defined in the guidelines. This project is located in the centerpiece of the area labeled Zone 1. The redevelopment goals for this area clearly call for mixed use development that includes food service, retail, and office space. The goals of this project are to provide exactly those uses by having a portion of the property occupied by a restaurant/brewery, a professional design office, and a retail showroom/gallery space.

Much research into general historic guidelines recommended by the U.S. Department of the Interior, the Kansas Historical Society, the 8th and Penn Neighborhood Redevelopment Design Guidelines and the original historical registration documents for this property were done in the process of designing this concept. This renovation plan was developed to ensure maximum compliance with the recommendations while creating a commercially viable property that will play a significant role in the revitalization of the surrounding neighborhood.

# Existing Conditions SITE PLAN





## Existing Conditions SITE IMAGES

The existing site remains relatively close to its original state. Its original focus was for the cross circulation of trucks for oil and fuel distribution. Vehicular access to Penn. St was abandoned some time ago. Features of the site vary with respect to their existing condition. Recently constructed sidewalks bound the site on the west and south. The neighboring building to the north has been recently rehabilitated and is currently functioning as professional offices. The alley to the east is in a slightly deteriorated condition, consisting of mostly gravel with patchy pavement remaining. Much of the existing concrete pavement within this property's interior courtyard area is in disrepair. Significant cracking, abrupt changes in grade, and rusting rebar can be observed. The loading dock located on the west side of the oil storage building has significant deterioration and very significant deterioration to the access stair on its southern edge. A fence was recently added to keep pedestrians safe on the surrounding sidewalks relative to the grade changes on this site.



## Existing Conditions SITE IMAGES

Both buildings are of brick/masonry construction with poured in place concrete foundations. Part of each building has a two story section. Corbelled brick parapets, multi-sash metal windows, flat roofs, flat overhangs, metal industrial doors, and a strong general industrial character define the built elements of this property. Generally the building exteriors remain mostly original. Some original window and door openings have been infilled with masonry or wood.

Generally, the original masonry wall construction, foundations, and clay tile parapet coping are in good condition. Much of the original wood framed overhangs, fascias, soffits, and some roof decking have deteriorated, some portions have been partially repaired. The main roof systems of both buildings have been recently replaced. The remaining original metal windows have been partially restored. The original metal doors have sustained significant damage and weathering over time and will need repair.

# Existing Conditions

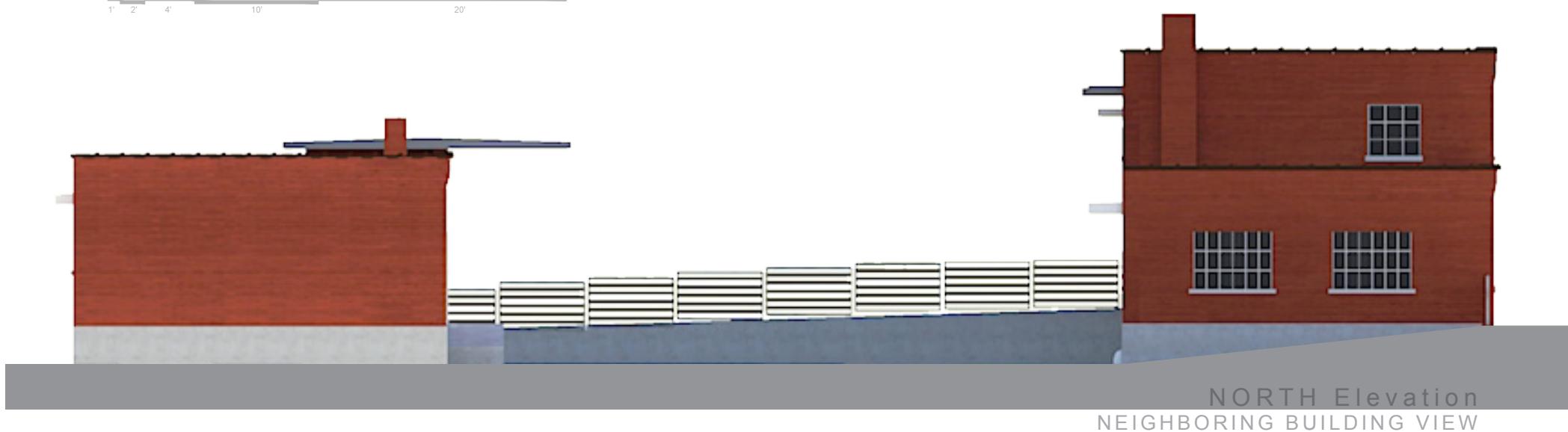
## CURRENT ELEVATIONS



West Elevation  
PENNSYLVANIA STREET VIEW

# Existing Conditions

## CURRENT ELEVATIONS





# Renovation Proposal SCHEMATIC PLAN

The rehabilitation plans proposed in this schematic design closely adhere to the current neighborhood development guidelines. These guidelines recommend that new additions differentiate themselves from the original construction yet be compatible with respect to massing, size, scale, and architectural features. They should embrace the industrial character of the buildings and their past uses, while recognizing the modern mixed uses planned for the area as part of its revitalization. The intended uses of this property as planned provide for a mixed use complex occupied by a design firm, a retail showroom and gallery, and a restaurant/brewery. The rehabilitation plans have an intentionally flexible design that also allow many possible future uses for the property without requiring further significant changes to the existing or proposed structures.

## General Current and proposed project info:

Site area 100'x117' = 11,700 S.F. Total

Existing building footprints = 3710 S.F. Total

Existing open area = 7990 S.F. (68% of site)

Addition as previously approved = 1350 S.F.

Open area as previously approved = 6640 S.F. (56% of site)

New brewing area = 450 S.F.

New kitchen area = 475 S.F.

Widening of previously approved addition = 450 S.F.

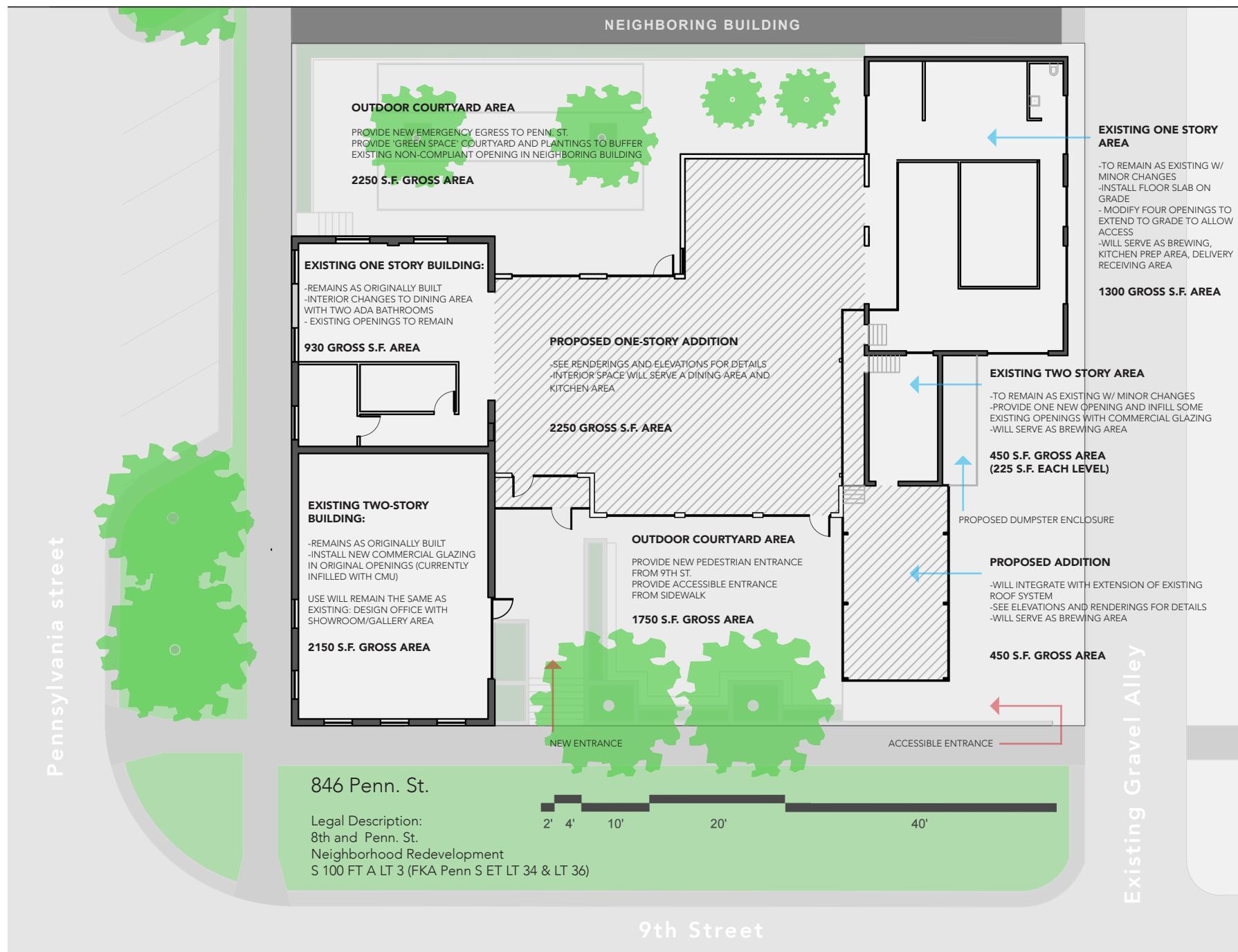
Total building footprint as proposed = 6410 S.F.

Open area as currently proposed = 5290 S.F. (45% of site)

Total new additional area proposed represents 11% decrease in open site area  
and 2700 S.F total increase in building footprint

# Renovation Proposal

## SITE PLAN

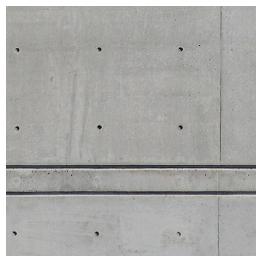


existing materials



board form concrete

proposed materials



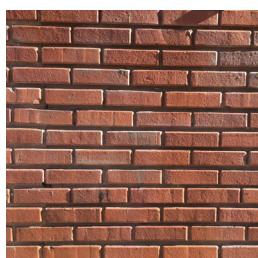
new concrete



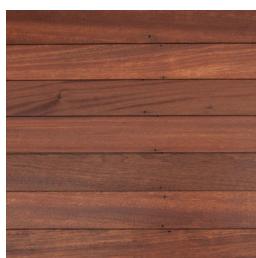
steel doors



green roof



brick masonry walls



ipe siding



industrial glazing



commercial glazing



commercial glazing



galvanized structural steel

# Renovation Proposal

## MATERIALS

The materials selected for this project are a combination of the existing materials and those that provide a contrast to help differentiate old from new, but still remain in character with the industrial nature of the property. New concrete work will be poured with custom made forms to provide simple intentional lines that enhance the visual interest of the concrete rather than formed with traditional aluminum forms used in residential construction. The green roof on the addition will certainly differentiate the new addition while helping to keep the site and building cooler/warmer and reduce some site run-off. A small amount of Ipe wood siding will be used to clad the new entry off 9th st. and will match the wood used in the existing fence. Commercial glazing and galvanized steel will also continue to reinforce the industrial character of the property while not attempting to match or re-create historical elements.

# Renovation Proposal RENDERINGS



The most significant feature of this proposed design, and the previous 2011 submission, is an addition, or connector/hyphen, that serves to connect the two existing buildings. This connector engages a relationship between the two existing roof features of each building. An existing roof overhang and fascia on the one story portion of the primary building faces the secondary building and aligns with the cantilevered roof overhang of the secondary buildings two story area. The large existing openings of the two buildings align and face each other. The intent of the proposed addition is to create a physical link between these features. This link is created by cast in place concrete walls and a wood framed post and beam roof structure that supports a light and thin intensive green roof element. The green roof element serves to connect the two existing buildings and provide enclosed space within the existing courtyard. The intensive green roof will have a medium depth of soil, approximately 6-8 inches, allowing for a more diverse variety of native plants and increasing the moisture holding capability. This improves the chances that native plantings will survive and require less maintenance.

This primary addition/connection divides the existing open area into two smaller courtyards. The northern courtyard will not be accessible from Pennsylvania St. (except for emergency egress) and will provide a green buffer to the adjacent building. The northern courtyard will be accessed through the restaurant and may possibly have bocce courts, but will not be used for food service. It should remain a relatively quiet and private space. The southern courtyard will receive a new pedestrian entrance from the sidewalk on 9th Street. This entrance stair will step into an open portion of the southern courtyard and serve as the primary entrance to the restaurant and secondary entrance to the gallery and office in the primary building. The main two story building will retain its current entrance on Penn. St. and not have any changes to its elevations other than minor restoration to original condition. The southern courtyard will serve as an outdoor dining area and provide an accessible entrance from the sidewalk near the alley. A shade/trellis structure and several built in planters will be landscaped and the addition of two shade trees will help to enwrap the courtyard in a soft green envelope. Paving in the courtyards will be a mix of brick and cast in place pavers.

# Renovation Proposal RENDERINGS



While this addition will enclose 2250 additional square feet of space, it is clearly diminutive and subservient to the existing structures. The overall height of the addition aligns with the lowest roof overhang of the primary structure and is approximately two feet lower than the existing parapet walls. The roof of the addition acts as an extension of the existing overhang. The addition is significantly lower than any portion of the existing secondary building. The footprint of the addition is approximately equal to that of the existing primary building. The addition exists completely behind the primary facade of the existing Penn. St. building and only a small portion can be seen from Pennsylvania Street however it is located deep within the site. The southern elevation of the addition can be seen from the secondary, 9th St. facade. However, the slope of 9th street combined with the lower foundation level of the addition relative to the existing retaining wall, existing fencing/railing, and proposed landscaping of the site obscure much of it when viewed from this alignment.

Structurally, the insulated cast in place walls of the addition and the wood framed roof systems are completely self supporting and self bracing. They do not require any intensive physical connections to the masonry of either existing buildings. Neoprene gasketing will provide a protective barrier between the new structures and the existing masonry while still creating a thermal and weather resistive seal. Only the edges of the connectors roof system make any type of physical connection to the existing buildings. These connections happen where roofing materials and flashings will overlap to provide a weather resistive roof system.



# Renovation Proposal RENDERINGS



This page shares more views of the northern courtyard area. This courtyard will provide a green buffer to the adjacent building including two shade trees and landscaping. The primary Pennsylvania street elevation remains intact and unchanged from original. A small portion of the addition can be seen on the interior of the site. The aerial view helps to clarify where mechanical equipment will be placed within screening elements made from materials that match the existing fencing.



rear view from ally off 9th street



aerial view from 9th street



rear view from ally off 9th street

# Renovation Proposal RENDERINGS

The secondary existing building, the former 'oil shed', has a very unique 'split level' two story design where it interfaces with the new addition. The tall area features a very unique element and large overhang that was specific to the function of pumping fuels into tall trucks by Standard Oil and will be retained and preserved nearly to its original configuration. It will now serve to house a grain mill and pump grain into the main brewing area. The main brewing area is housed in a addition to the south side of the 'oil shed'. This new addition will be the same height as the original and be housed under a roof that is simply a southern extension to the original. The unique form and proportions of the original will be celebrated in this new addition while the original portion of the oil pumping area becomes a unique part of the new addition's interior.

The brewing area addition will be formed with cast-in-place insulated concrete walls, commercial glazing and an industrial overhead door. It is heavily glazed to allow viewing of the brewing process and to allow the exterior of the oil pumping area to be highly visible from within the site and from the interior of the addition.



existing building



proposed building modification



proposed building modification viewed from inside addition

## Renovation Proposal BUILDING MODIFICATIONS

Modifications to the interior site elevation of the 'oil shed' will be made to allow the elevated wood framed floor to be removed and replaced with a slab on grade. This allows for the interior of this building to be on grade with the interior of the primary building and addition. The northern portion of the existing dock will be removed and two existing openings will be extended downward. The original widths of these openings will be maintained and the original lintels will also remain in place. The interior rendering shows how the building will interface with the new addition when finished.



existing building



proposed building modification



proposed building modification viewed from inside addition

## Renovation Proposal BUILDING MODIFICATIONS

The most unique portion of the oil pumping area, the southern portion of loading dock and two stair cases will remain unchanged and be restored. The two story area is a strong defining element of the secondary building but is also an extremely non-conforming area and a very challenging space to fit with any modern uses. This amended design has managed to capitalize on the uniqueness of the space and will return it to a functional/working space as well as making it one of the visual focal points of the new interior area. Brewers will be working to grind grain in the upper level of the pumping area. The grain will be pumped through an overhead auger system out to the main brewing area. The entire process of brewing will be on display and happen in a linear arrangement that capitalizes on exposing the inner-workings of the brewery and equipment and relating them to the physical elements of the building.



existing building



proposed building upon completion

## Renovation Proposal BUILDING MODIFICATIONS

The preservation of this unique element will be further enhanced by the fact that it will be well protected and completely visible from both the exterior and interior of the addition. The utilitarian loading dock of the oil pumping structure shall also be retained, preserved, and restored as part of this design. The badly deteriorated stairs on the southern end of the dock will be restored in accordance with historical guidelines and serve as a working circulation path for the brewers. While the addition clearly suggests its industrial nature through design, it does not attempt to mimic the construction techniques or materials of the historic structures. It is clearly differentiated as to mark its place in time and not appear to be part of the historic structures. The clerestory glazing bridges the gap between the existing canopy and the new green roof. The extension of the overhang continues the original form as it extends over the new main brewing area addition.



existing building



proposed building modification



proposed building upon completion

## Renovation Proposal BUILDING MODIFICATIONS

Minor changes to the secondary elevations of the 'oil shed' in conjunction with the new floor slab include modifications of two openings on the alley. The original opening widths and lintels will be preserved. A portion of the cast concrete foundation stem walls will be removed to allow on grade access to the building. Although this does require removal of some historical material, it does not differ from the original visual character of the building. These doors were designed for material shipping and delivery and will be used for that purpose in this scheme. The current floor height is only 40-42" above grade. Modern dock heights range from a minimum of 48" to 55" making the current floor height unsuitable for use by delivery trucks. If the current alley is paved in the future, the height of the existing docks may become even less usable. Once lowered to grade, a fork lift or hand carts can be used to manage incoming and outgoing deliveries. These changes are certainly consistent with the buildings original use and maintain a consistent pattern relative to the buildings current openings.



existing building



proposed building modification



proposed building modification viewed from inside addition

## Renovation Proposal BUILDING MODIFICATIONS

One minor change to the secondary elevation of the pumping area will allow for a second floor door to provide access to the grain mill area. The upper area is currently only accessible via an existing narrow and steep stairway. The additional opening will allow for materials and people to move from the main brewing area into the upper level of the pumping area. This change is certainly consistent with the buildings original use and maintains a consistent pattern relative to the buildings current openings. The existing space on the main level of the pumping area will house mechanical equipment which is consistent with its original use.

Although these plans are not detailed construction documents, it is their intent to convey the character and visual goals of this rehabilitation and addition. If the Planning Dept. and HRC agree that the intent of this project is applicable to the 8th and Pennsylvania Street redevelopment guidelines, and respects the guidelines of the Kansas Historical Society as well as those of the Secretary of the Interior's, detailed construction documents will be completed and re-submitted to the Planning Department for in depth review when they are submitted for a building permit.

# Renovation Proposal

## PROPOSED ELEVATIONS



# Renovation Proposal

## PROPOSED ELEVATIONS



1' 2' 4' 10' 20'



NORTH Elevation  
NEIGHBORING BUILDING VIEW



H R C R E - S U B M I T T A L  
846 Pennsylvania  
LAWRENCE, KANSAS

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SOUTH COURTYARD  
 MAIN ENTRY  
 ENTRY / HOST AREA  
 BAR AREA  
 BAR / BAR BACK  
 DINING  
 PLATE UP / SERVER PICK UP AREA  
 KITCHEN  
 DINING / EVENT AREA  
 WOMENS RESTROOM  
 MENS RESTROOM  
 NORTH COURTYARD / BOCCCE COURTS  
 BREW ROOM/GRAIN RECEIVING  
 GRAIN MILLING ROOM (UPPER FLOOR)  
 FERMENTATION AREA/KEG WASHING  
 RECEIVING AREA  
 PREP KITCHEN  
 DRY STORAGE  
 COLD STORAGE  
 STAFF RESTROOM  
 MECHANICAL  
 ACCESSIBLE ENTRY  
 GALLERY/RETAIL  
 OFFICE  
 NEIGHBORING BUILDING

Pennsylvania street

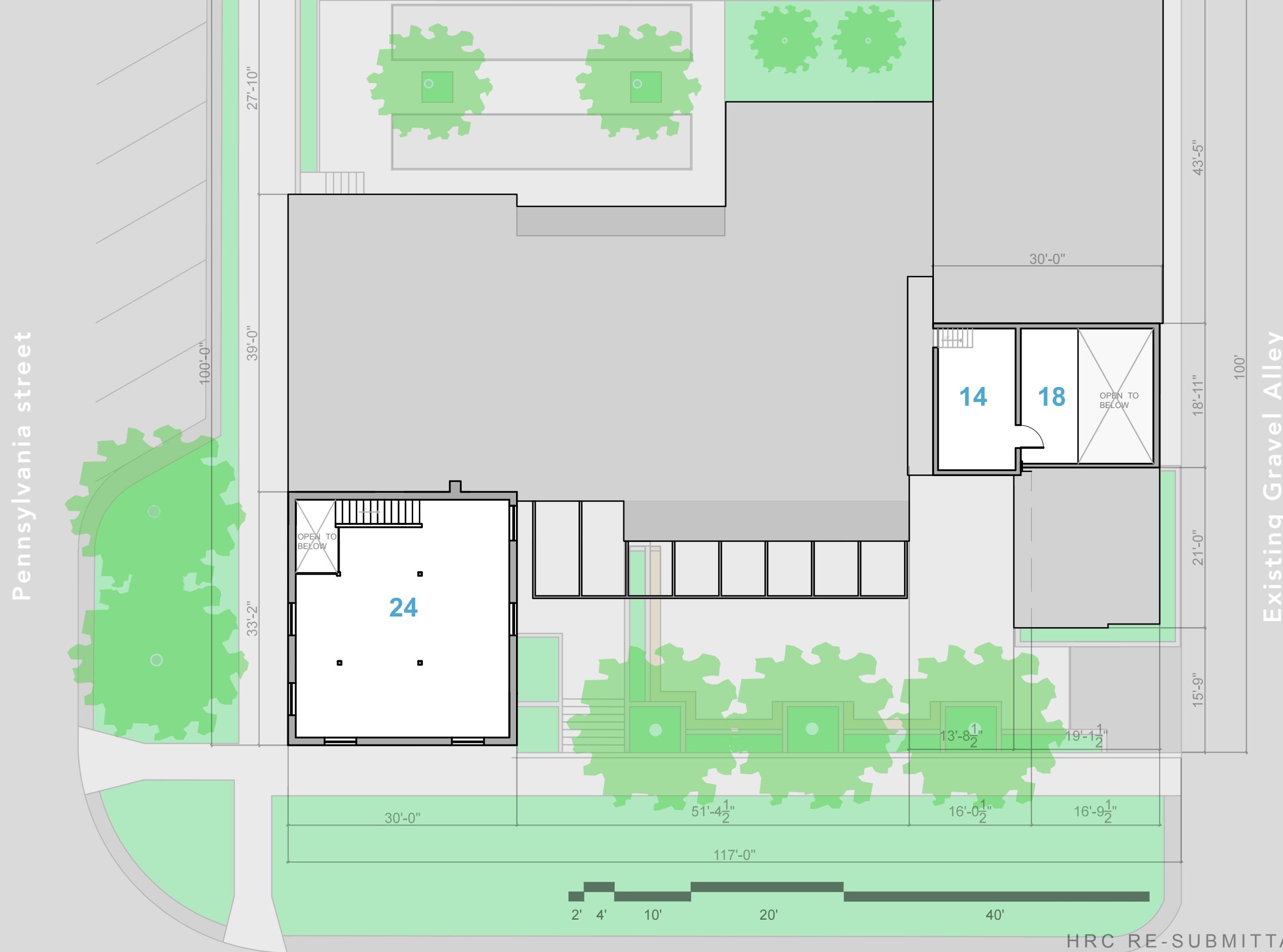


# 846 PENNSYLVANIA ST

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SOUTH COURTYARD  
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 COLD STORAGE  
 STAFF RESTROOM  
 MECHANICAL  
 ACCESSIBLE ENTRY  
 GALLERY/RETAIL  
 OFFICE  
 NEIGHBORING BUILDING

Pennsylvania street



SECOND FLOOR

# Renovation Proposal

## PROPOSED ELEVATIONS



# Renovation Proposal

## PROPOSED ELEVATIONS



Renovation Proposal  
PROPOSED RENDERINGS



Renovation Proposal  
PROPOSED RENDERINGS



# Renovation Proposal

## PROPOSED RENDERINGS

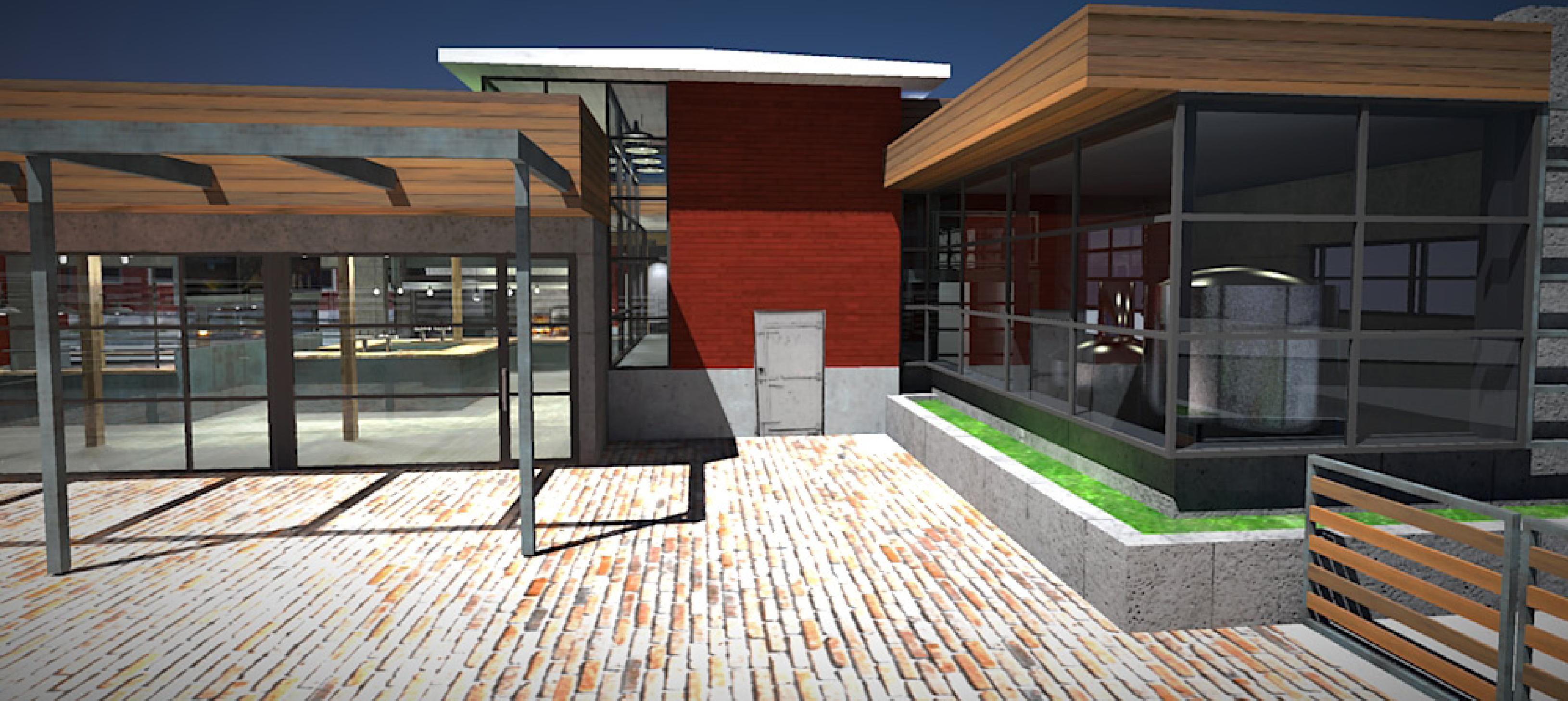


# Renovation Proposal

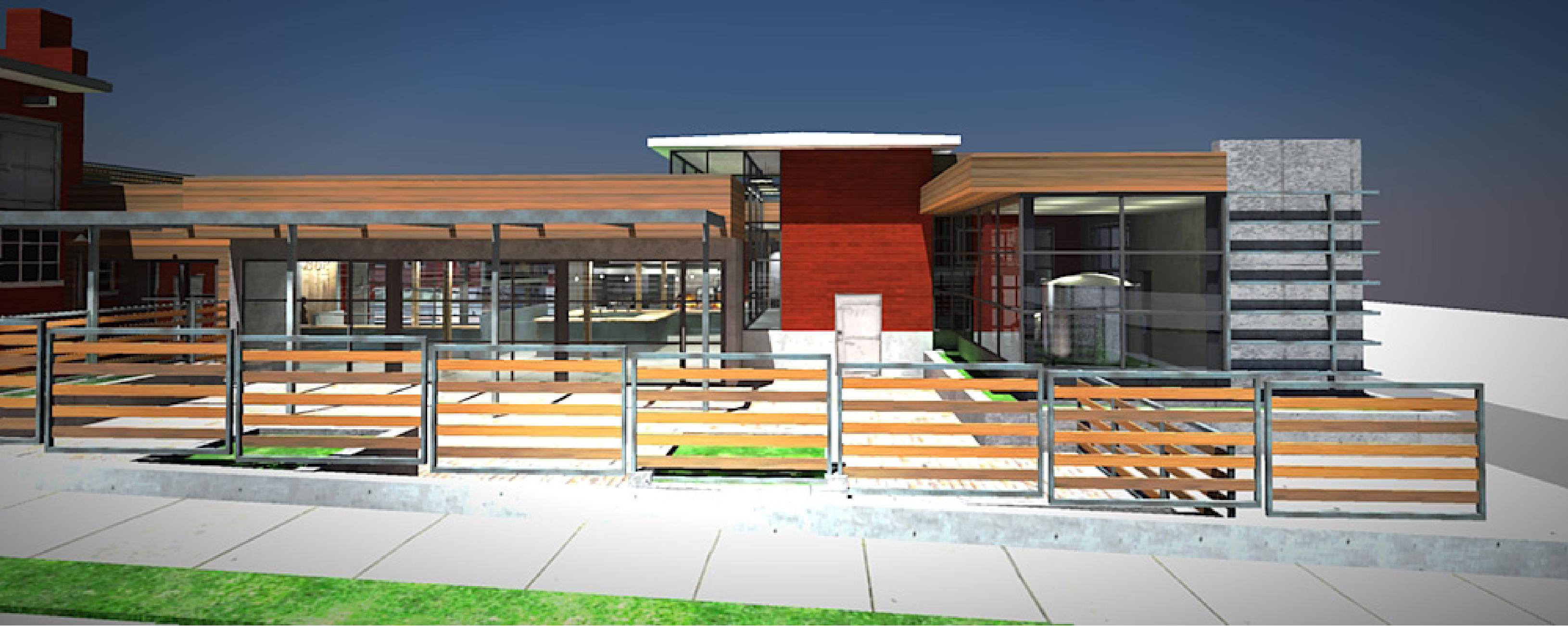
## PROPOSED RENDERINGS



Renovation Proposal  
PROPOSED RENDERINGS



Renovation Proposal  
PROPOSED RENDERINGS



Renovation Proposal  
PROPOSED RENDERINGS



Renovation Proposal  
PROPOSED RENDERINGS



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**LAWRENCE HISTORIC RESOURCES COMMISSION**  
**ITEM NO. 7: DR-16-00231**  
**STAFF REPORT**

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**A. SUMMARY**

DR-16-00231 819 New Jersey Street; Accessory Structure Demolition; Certificate of Appropriateness. The property is located in the environs of the Green and Sidney Lewis House (820 New Jersey Street), and the Edward Manter House (821 New York Street), Lawrence Register of Historic Places. Submitted by Maria Crane on behalf of herself and Juanita Garcia, the property owners of record.

**B. PROJECT DESCRIPTION**

The applicant is proposing to demolish the existing accessory structure located on the northwest corner of the lot adjacent to the alley. No replacement structure is proposed.

	
Primary Structure	Accessory Structure

The existing accessory structure located at 819 New Jersey Street is a wood frame structure resting on a board-formed concrete foundation with some stone, brick, and concrete rubble under the concrete foundation on the north side of the structure. The structure is set into the elevation change from the alley to the property where the ground level is level with the garage portion of the structure and the upper level living/storage space is level with the rear yard of the primary structure. The roof is gabled with a metal roof. The upper level and portions of the alley/west elevation of the structure are clad with wood siding. The west elevation has a sliding garage door.

## C. STANDARDS FOR REVIEW

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

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

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

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

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

*building, structure or site shall be treated with sensitivity;*

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

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

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

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

*Please note: the environs definition for this property was adopted prior to the changes in the State Preservation Law to remove the review of projects located within 500' of a property listed in the National Register of Historic Places or the Register of Historic Kansas Places.*

### **Environs for the Edward Manter House, 821 New York Street**

The Environs for the 821 New York Street, the Edward Manter House, should be reviewed in the following manner. The Environs should be divided into two areas (see attached map). The proposed project is located in Area 1 and the following standards apply:

Area 1: Maintaining the existing structures and visual appearance of the environs is the primary focus of review. Main structure demolitions would be approved only if documentation was provided that indicated that the structure was unsound and/or a certificate of economic hardship was approved.

Minor projects (minor additions, porch remodeling, window and door changes, demolition of outbuildings, etc.) will be approved administratively by the Historic Resources Administrator. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation, the Standards and Guidelines for Evaluating the Effect on Project on Environs, and the Criteria set forth in 22-205.

Major projects (major additions, new infill construction, major alterations, etc.) would be reviewed by the Historic Resources Commission. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for

Rehabilitation, the Standards and Guidelines for Evaluating the Effect on Project on Environs, and the Criteria set forth in 22-205.

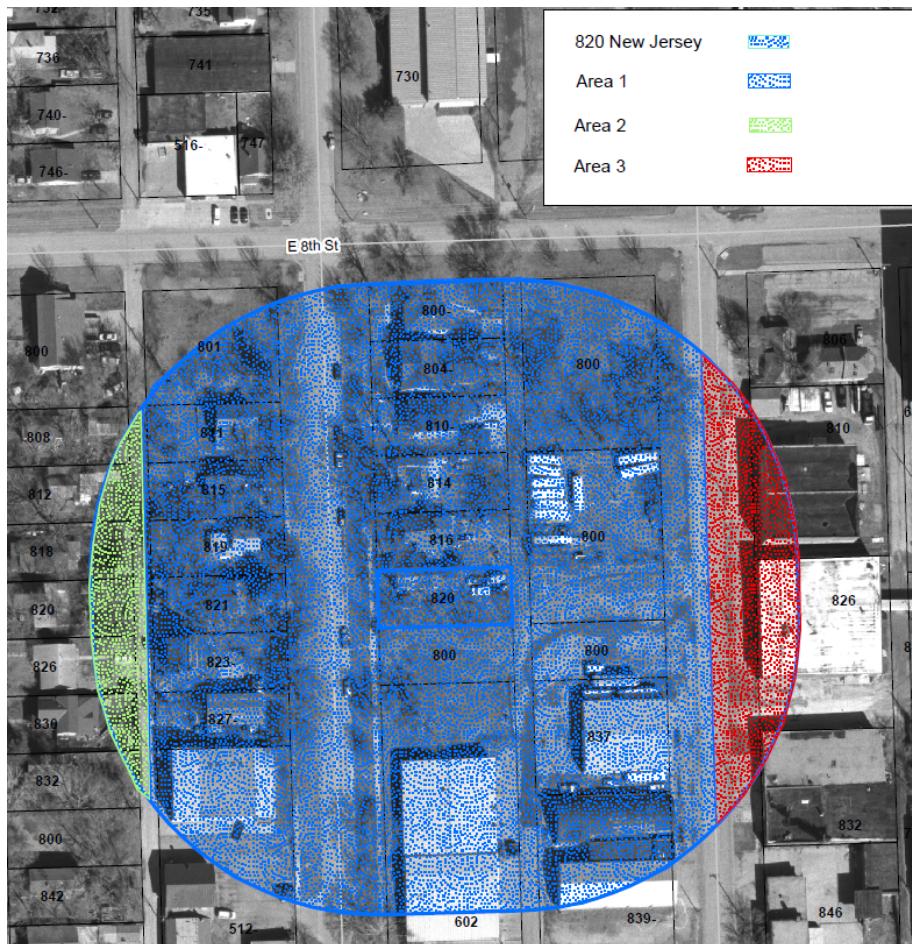


The Environs for 820 New Jersey Street are divided into three areas and the proposed demolition at 819 New Jersey is located in Area 1. Projects should be reviewed in the following manner and the following standards apply:

**Area 1:** Maintaining the existing structures and visual appearance of the environs is the primary focus of review. Main structure demolitions would be approved if documentation was provided that indicated that the structure was unsound and/or a certificate of economic hardship was approved.

Minor projects (minor additions, porch remodeling, window and door changes, demolition of outbuildings, rezonings, replats, site plans, variance requests, etc.) will be approved administratively by the Historic Resources Administrator. All design elements are important. The proposed alteration or construction should meet the intent of the the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505.

Major projects (major additions, new infill construction, major alterations, roof changes, dormers, etc.) will be reviewed by the Historic Resources Commission. All design elements are important. The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505.



#### D. STAFF ANALYSIS

The existing accessory structure located at 819 New Jersey Street is a historic structure although the construction date is unknown. There is a similar size accessory structure in a similar location and the same orientation as early as 1912 on Sanborn Fire Insurance Maps. The 1912 structure is identified as a 1 ½ story structure. The 1918 map identifies the structure as 1 story. By 1927, the accessory structure in this location is identified as 1 story with a concrete basement. Based on the construction materials and methods, it is possible that this structure was built after the structure shown on the 1918 map and may have been built between 1918 and 1927. The current owner has

owned the property since 1943. Family oral history dates the structure to this time as the grandfather of the applicant is credited with the construction of the structure.

The condition of the structure is very poor. There appears to be foundation failure, water damage, roof failure, bowing of the north foundation wall, severe deterioration of the floor structure between the alley level and the second level as well as the flooring and framing of the second level. There is separation between the foundation and the floor structure.

Demolition of historic structures is rarely positive for a neighborhood because it destroys the relationships between the structures, landscape features, and open space, and as a result the overall character of the area is diminished. When possible, staff prefers rehabilitation to retain structures and their relationship to the environs of the listed properties. If demolition is approved, it removes the opportunity for a future owner to rehabilitate the existing structure. The accessory structure located off the alley at 819 New Jersey Street is not typical of accessory structures in the east Lawrence neighborhood and in the environs of the listed property, although other structures of this type exist in the area. The structure does not maintain a high degree of integrity and while the integrity of the structure may preclude it from being a character defining element for the environs, the overall form and placement of the structure are character-defining features of the environs of the listed property. However, this area of the environs does not retain a significant pattern that is associated with the historic patterns of the area.

The poor condition of this structure can be attributed to the general decline of accessory structures of this type and the neglected maintenance and care of the structure. The decline of the structure has been ongoing for some time. Staff is of the opinion the poor condition of this structure is the result of the typical decline associated with accessory structures due to materials and construction method, and the failure of owners to properly care for the structure.

The definition of demolition by neglect described by the National Trust for Historic Preservation is the "process of allowing a building to deteriorate to the point where demolition is necessary to protect public health and safety." It is staff's opinion that the existing accessory structure located at 819 New Jersey Street has deteriorated to the point that it is a safety issue. Previous attempts to stabilize the structure are evident and are of concern for staff as they do not appear to have remedied the structural issues.

The applicant has not provided structural analysis or a simple cost replacement analysis for this accessory structure due to financial considerations. Staff has evaluated the structure and has found the following deficiencies: foundation wall failure on the north, significant cracks in the concrete walls, rotted and sagging structural members of the floor structure and the roof structure, rotted wood flooring on the second level, deteriorated siding, significant separation between the concrete foundation and wood structure, rotted framing for the second level, and structural deficiencies in the support of the second level.

The rehabilitation of this structure would likely require almost all replacement fabric and would therefore be a copy of the current structure rather than a rehabilitation project.

The building code official has reviewed the structure and has provided a memo on his findings

(included in the packet information). It is the opinion of the building official that the building is unsafe and dangerous and must be demolished or abated without unnecessary delay.

It is rare that staff will recommend demolition of an accessory structure without a replacement structure. There has been a significant loss of small accessory structures in the historic areas of Lawrence. Each request for demolition should be reviewed on a case by case basis and the approval of demolition for one property does not support the demolition of other structures. This property is located in the environs of two properties listed in the Lawrence Register and is not a listed property. Because this is an environs review, the least stringent evaluation is applied. There is a presumption that a Certificate of Appropriateness will be approved unless the proposed demolition would significantly encroach on, damage, or destroy the landmark or historic district. There is no direct line of sight to the listed properties. The alley patterns in the environs of both of the listed properties are not as prominent as they are in other parts of the neighborhood. Over time, there has been a reduction from the historic number of alley accessory structures in the environs.

As an environs review, the deterioration of this structure appears to warrant demolition at this time because of the structural deficiencies even though a replacement plan has not been submitted or approved. Staff is of the opinion that the structure poses a safety issue. The lack of integrity due to the condition of the structure also supports the demolition of the structure at this time.

#### **E. STAFF RECOMMENDATION**

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

# Memorandum

## City of Lawrence

## Planning & Development Services

**TO:** Lynne Zollner, Historic Resources Administrator

**FROM:** Barry Walthall, Building Official

**CC:** Scott McCullough, Director, Planning & Development Services  
Kurt Schroeder, Asst. Director of Planning and Development, Development Services

**Date:** August 4, 2016

**RE:** Demolition of accessory structure at 819 New Jersey

An inspection of this structure was performed on June 7, 2016, to determine the current status of any utility connections and discuss with the applicant the procedures for approval of a demolition permit. The structure is two stories with the bottom level partially below grade. The lower level exterior walls are a combination of wood, concrete and stone. Severe structural deficiencies were observed, including multiple cracks in concrete and masonry foundations, floor and walls, severe dilapidation and rotting of exterior framing elements, severely compromised structural integrity of the interior wood framed floor, and dilapidated and rotting roof framing members.

It is the opinion of the building official that the building is unsafe and dangerous and must be demolished or abated without unnecessary delay.

# 819 New Jersey Street





# City of Lawrence

PLANNING & DEVELOPMENT SERVICES

Building Safety Division  
Riverfront Plaza, Suite 110  
Lawrence, Kansas 66044  
p. (785) 832-7700  
f. (785) 832-3110  
[www.lawrenceks.org/pds](http://www.lawrenceks.org/pds)  
[buildinginspections@lawrenceks.org](mailto:buildinginspections@lawrenceks.org)

## DEMOLITION PERMIT APPLICATION

Date: 6-6-16

Site Address: 819 New Jersey Street

Legal Description: \_\_\_\_\_

Block

Lot

Subdivision

I hereby certify that, to the best of my knowledge and belief, all of the information on this application and on documents submitted in support of this application are accurate. I understand that any demolition performed that is inconsistent or in conflict with this application, the supporting documents, or the provisions of Chapter V, Article 12 of the City of Lawrence Code, Demolition of Structures is a violation of the City Code. I also understand that no demolition work shall take place until a permit has been approved by the City. I further understand that the discovery that the building or structure contains friable asbestos or materials containing friable asbestos shall be cause for the immediate revocation of a demolition permit.

Applicant Signature: Maria Crane Date: 6-6-16

Applicant Name (Print): Maria Crane Phone: (785) 843-2903

Email: \_\_\_\_\_

Property Owner Signature: Maria Crane Date: 6-6-16

Property Owner Name (Print): Maria Crane Phone: (785) 843-2903

Email: \_\_\_\_\_

Person, Firm, or Corporation responsible for the building, if is someone other than the owner:

Name (please print): \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Brief Description of Structure:

Property is on lot of main residence. It used to be a residence but is now used for storage.

Contractor Company Name: \_\_\_\_\_

Contact Name: Gene Hunter

Address: 1244 Pennsylvania

Email: \_\_\_\_\_ Phone: (785) 841-8175

There is a 30-day public comment period before any demolition work can begin. Expiration of the public comment period, along with verification from gas, electric, and water utility providers that services have been retired is necessary before a permit will be issued. This application must be signed by the record owner(s) and any contract purchaser(s).

-Please call Tunisia Crane at 785-979-1609  
when work can begin. Thank You. tia.crane@yahoo.com

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**LAWRENCE HISTORIC RESOURCES COMMISSION**  
**ITEM NO. 8: DR-16-00300**  
**STAFF REPORT**

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**A. SUMMARY**

DR-16-00300 1327 New Hampshire Street; Demolition of Accessory Structure; State Law Review. The primary structure is listed as a contributing structure to South Rhode Island and New Hampshire Streets Historic Residential District, National Register of Historic Places. The accessory structure is identified as noncontributing due to alterations. Submitted by Kyle Weiland, the property owner of record.

**B. PROJECT DESCRIPTION**

The applicant is requesting to demolish the accessory structure located at 1327 New Hampshire Street. The applicant has plans to construct a replacement structure in the approximate location but has not finalized the design of the plans. The demolition of the structure is requested prior to the completion of the new design due to the condition of the existing structure.



Primary Structure 1327 New Hampshire Street



Accessory Structure 1327 New Hampshire Street

The existing accessory structure located on the northwest corner of 1327 New Hampshire Street is a one-story, clay block building with stucco and a gabled roof with asphalt shingles. The gable ends have a large decorative shingles. The structure is approximately 16.5' X 20' and has garage openings and doors on both the east and west sides of the structure. The south elevation has two openings for windows that have been boarded. The exterior of the structure that is clad in stucco has scoring to simulate large block construction. On the interior, the clay tile block is unfinished and the mortar joints exposed.



Exterior Block with Stucco Tooling



Interior Block with Mortar Joints

### C. STANDARDS FOR REVIEW

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

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

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
2. *The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.*
3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

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

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

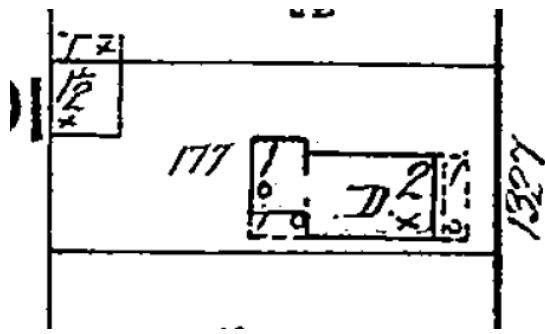
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

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

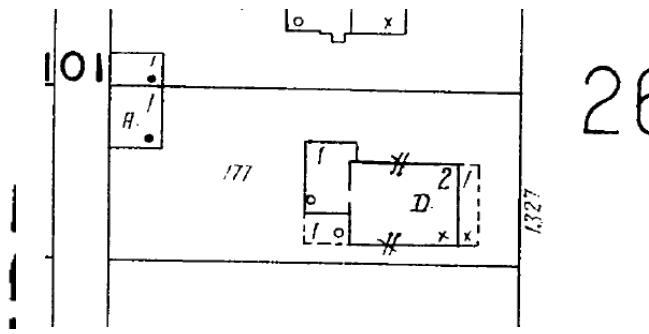
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historical property and its environment would be unimpaired.

#### D. STAFF ANALYSIS

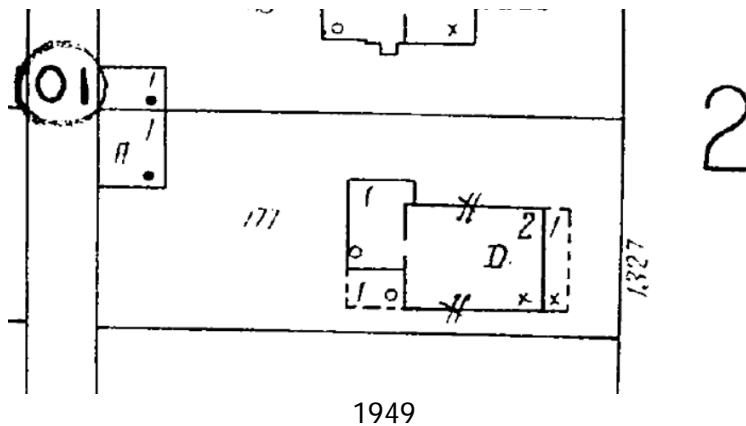
The 1918 Sanborn Map shows a 1 1/2 story accessory structure in approximately the same location as the existing structure. By 1927, a one story accessory structure is shown in approximately the same location. This location and size of a structure is also on the 1949 map. A visual inspection of the garage structure does not indicate that it has been altered from a 1 1/2 story structure to a one story structure. Staff is of the opinion that the structure was built between 1918 and 1927 based on the Sanborn maps, materials, and type of construction. The County Assessor's Office has a construction date of 1950.



1918



1927



The main structure located at 1327 New Hampshire Street is listed as a contributing structure to the South Rhode Island and New Hampshire Streets Historic Residential District, National Register of Historic Places. The garage is listed in the nomination as non-contributing due to alterations. The description in the nomination is incorrect as it identifies the structure as a concrete block structure.

The current project is a request to demolish the existing accessory structure, and no replacement structure is proposed at this time.

Demolition of historic structures is rarely positive for a neighborhood because it destroys the relationships between the structures, landscape features, and open space, and as a result the overall character of the area is diminished. When possible, staff prefers rehabilitation to retain structures and their relationship to the patterns within the district. If demolition is approved, it removes the opportunity for a future owner to rehabilitate the existing structure.

The accessory structure located at 1327 New Hampshire Street is typical of accessory structures in the district in size, scale, massing, and placement. While there may be other examples of clay block accessory structures in the district, the majority of accessory structures are wood frame with wood sheathing.

Clay block as a building material has many names including: hollow structural tile, hollow tile block, hollow building tile, structural clay tile, structural clay load-bearing wall tile, speed-tile, partition block, back-up clay block, and structural terra cotta. Typically the block is made from natural clay, or clay produced from pulverized shale, that is extruded through a die and fired in a kiln to create a hard building block. The hollow interior is divided into "cells" to give the block strength. The extrusion grooves, or ribbing, shows on all four sides of the block and helps mortar, plaster and stucco to adhere to the surface of the block. Because the historic blocks were not commonly vitrified or glazed, they deteriorate if exposed to the weather. When used above grade, the interior should have plaster directly applied and the exterior should be coated with stucco.

Clay blocks can be fragile as compared to other masonry building units. The brittle quality can make them unsuitable for buildings in areas where there is the potential for seismic events, and the clay material can weaken in areas that have extreme variations in moisture patterns. Attaching other

building materials to the clay block can be difficult, and anchoring other building materials can be problematic as the drilling often results in a "blow-out" of an area that is a much larger diameter than the intended hole.



3 Cell Clay Block Example



2 Cell Clay Block Example

The deterioration of the detached structure is largely due to the clay tile blocks used as a structural material. Many blocks of this type were used to construct garages and other structures during the early to mid-20<sup>th</sup> century. These blocks, usually reddish-brown in color and typically measuring 8" by 12-16", were less expensive and were extensively used as backup material in schools, government buildings, airports and even high-end residential properties up until the 1940s. (Companies still produce clay blocks but advise they are strictly for structural purposes. Typical uses are to form walls and then finish with another facing like brick.) Designed to eliminate the labor cost of laying standard size brick units, structural clay tile could be set quickly by a mason because it was light weight and fireproof. In addition, the block was less expensive than stone blocks. Because they are not fired long enough to have a hardened surface like a brick, they are vulnerable to the destructive effects of weather exposure if they are open to the elements. The blocks can then become soft and porous, and often spall or deteriorate quickly creating voids in the block structure that can allow water infiltration. When the spalling starts to occur, the applied stucco and mortar used on the structure begin to deteriorate and eventually fail. This failure in turn creates additional stress on the blocks and they begin to collapse. As they break, the stucco detaches from the block and allows additional exposure to moisture. The common use of the clay block diminished with the new popularity of CMU's (Concrete Masonry Units).

In addition to the failure of the clay block, the window and garage door openings do not appear to have been installed with sufficient support for the openings and the weight of the roof structure has exasperated the failure of the block. With increased water infiltration from a deteriorated roof, the structural system of the roof has failed. The concrete slab is also failing.

The poor condition of this structure can be attributed to the general decline of accessory structures of this type and the life expectancy of clay block construction that may not have been properly coated to withstand Kansas weather patterns. The structure is approximately 89 years old, which is

a testament to the construction and clay block material, but likely presented maintenance challenges as it began to deteriorate. Because there was no additional structural support, once the clay block material began to fail, the structure in its entirety started to fail. The decline of the structure has been ongoing for some time. While wood frame structures are easily repaired with available materials, the construction method and materials of this type of structure can require skills and materials that may not be readily available. The clay block used in this structure appears to have clay wall thickness that is thinner than clay blocks that are currently being produced. The cells appear to be of similar size to modern blocks, but the cells appear to be horizontal rather than vertical decreasing the strength of the units.

The applicant has provided a structural analysis of the garage detailing its structural failures. Staff had the opportunity to review the analysis and inspect the garage. Based on the information provided and the visual inspection, staff concurs with the applicant's findings that the structure is approaching structural failure. The building official for the city has provided a memo (included in the packet information) identifying that the structure should be demolished or abated without unnecessary delay as it is unsafe and dangerous. Similar clay block materials are available for rehabilitation, but the use of the replacement material could not be used in the original construction method because of the deficiencies of the block described above. The rehabilitation of this structure would require all new fabric as the existing material will likely shatter with the attempt to repair the structure. A rehabilitation of this structure is not feasible, and if it were, the loss of historic fabric would be so extensive the completed structure would be a copy of the current structure rather than a rehabilitation project.

The applicant has also provided a simple cost replacement analysis for this accessory structure. Because the structure is in such poor condition, and because using the same construction methods and materials is not recommended, staff is of the opinion that the applicant's repair cost is conservative. The replacement cost supports this opinion.

Standard 2 of the Secretary of the Interior's Standards applies to this project. Setting is essential to a historic property's significance. Interpreting the Secretary of the Interior's Standards Bulletin Number 41 explains that "drastic changes to the surrounding site diminish a historic property's ability to convey its historic significance." The loss of a historic accessory structure in this listed district does diminish the ability of the historic property to convey its historic significance. The lack of a replacement structure will continue to alter the spacial relationships in the district. While the overall location and form of this particular structure contributes to the character of the district, the structure no longer maintains sufficient integrity to continue its possible contributing property status.

It is rare that staff will recommend demolition of an accessory structure without a replacement structure. There has been a significant loss of small accessory structures in the historic areas of Lawrence. Each request for demolition should be reviewed on a case by case basis and the approval of demolition for one property does not support the demolition of other structures. Staff is concerned about the loss of unique accessory structures within the historic districts of Lawrence, like the accessory structure located at 1327 New Hampshire Street. As properties deteriorate and are updated to accommodate modern amenities, the demolition of historic garages is often desired to allow for the size of modern vehicles and additional storage or studio uses. The result has been

the disappearance of many unique building types that are definitive to the streetscapes, alleys, and neighborhoods of Lawrence. When existing accessory structures are contributing to a historic district, comprehensive documentation should be submitted to justify the demolition request. Most of the demolition requests for accessory structures within a historic district that have been approved by the HRC include a replacement structure. However, review of previous demolition requests shows the HRC has approved demolition requests for garage structures located within historic districts if the applicant provided proof that the structural integrity of the building warranted demolition and any renovation costs significantly exceeded replacement costs.

Staff is of the opinion that the severity of the structural deterioration of this accessory structure is a health and safety issue. In addition, staff is of the opinion that the structure is not a candidate for rehabilitation because of the substantial deterioration of the structural materials due to the original construction methods and materials. Although there is no replacement structure to maintain the spacial relationships of this block of the historic district, the removal of the structure that is now non-contributing due to the lack of integrity is warranted because of health and safety issues. The existing structure has been documented to staff's satisfaction with the exception of the north side. The applicant has agreed to provide photo documentation of this elevation once it is visible and before demolition.

The applicant has indicated that they are planning to complete designs and construct a replacement structure in a similar location. The new structure will be a separate review before the HRC.

#### **E. STAFF RECOMMENDATION**

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff recommends the Commission approve the project and make the determination that the project does not encroach upon, damage, or destroy one or more listed historic properties due to the lack of integrity of the structure.

# Memorandum

## City of Lawrence

## Planning & Development Services

**TO:** Lynne Zollner, Historic Resources Administrator

**FROM:** Barry Walthall, Building Official

**CC:** Scott McCullough, Director, Planning & Development Services  
Kurt Schroeder, Asst. Director of Planning and Development, Development Services

**Date:** August 3, 2016

**RE:** Demolition of accessory structure at 1327 New Hampshire

The applicant for demolition of the accessory structure at this address requested a waiver of the thirty day waiting period prior to issuance of demolition permits required by City of Lawrence Code Section 5-1206. This Code section allows the Building Official to issue a permit immediately upon receipt of a sufficient application if, in the opinion of the Building Official, conditions exist that are imminently dangerous to human life or are detrimental to public health or welfare.

An inspection of this structure was performed on July 12, 2016, to determine if conditions warranted immediate approval of a permit. Severe structural deficiencies were observed, including numerous and severe cracks in concrete and masonry foundations, floor and walls as well as serious deflection and separation at corners of masonry exterior walls. The structure is dilapidated and unsafe, but the waiting period was not waived because the standard for structures to be considered "imminently dangerous to human life" has not, in the opinion of the building official, been satisfied.

Photographs from the July 12 inspection are attached.

It is the opinion of the building official that the building is unsafe and dangerous and must be demolished or abated without unnecessary delay.

# 1327 New Hampshire Street



## 1327 New Hampshire Garage Structural Analysis

The garage in the northwest corner of the property at 1327 New Hampshire is severely structurally compromised. The structure is comprised of three clay block walls with most of the fourth wall being a garage door. The walls sit on a concrete slab for which there is no evidence of a footing. The roof structure is comprised of 2x4s as rafters on 24" centers. There are also 2x4 collar ties on 24" centers. The 2x4 rafters rest on top of a double 2x10 rim joist that sits on top of the clay block walls. The rafters have  $\frac{1}{2}$ " plywood decking with asphalt shingles on top. Listed below are the structural defects in the garage along with rationale.

- Concrete Slab
  - The slab has cracked in half running roughly down the center of the garage from East to West which has allowed the South half of the slab to settle by a few inches. This cracking and settlement is most likely due to the shrinking and swelling of the soil underneath and not having a proper footing to support the slab.
- South wall
  - The south wall has started to lean about 5% from vertical which is caused by the settlement of the slab underneath the wall.
  - The settlement of the slab and leaning of the wall has produced many stress cracks  $\frac{1}{4}$ " and wider in the wall, significantly reducing the integrity of the wall.
  - The south wall has become completely detached from the East and West walls. The double 2x10 rim joist is the only connection point at the top of the wall. This 2x10 rim joist has started to become detached from the clay block wall and the roof rafters. The 2x10 rim joist is also showing signs of rot.
- West Wall
  - Many stress cracks have developed in the wall resulting in the structural integrity to be in question. Some of these cracks are large enough to see through.
  - The 2x10 rim joist is showing signs of rot.
- North Wall
  - Some stress cracks have developed in the wall.
  - This wall is in the best condition out of the four walls but is still showing significant structural problems. Several stress cracks have formed in the wall, resulting in the structural integrity to be in question.
  - The 2x10 rim joist is showing severe signs of rot and is beginning to separate from the top of the clay block wall.
- East Wall
  - This wall mostly consists of a garage door, which appears to be in good condition.
- Roof structure

- The 2x4s appear to be in relatively good condition, except for some evidence of moisture infiltration.
- There are some leaks in the roof and daylight can be seen when looking up from inside the garage.

#### Summary

In summary, the lack of a footing under the slab in conjunction with the shrinking and swelling of the soil has caused the slab to completely crack in half, causing the south wall to lean 5% from vertical and become entirely detached from the east and west walls. The roof structure has begun to detach from the top of the south wall and is showing signs of rot and water infiltration. In my opinion, this garage is structurally unstable. I recommend removal of the structure; additional settlement of the soil underneath or continued rot in the 2x10 rim joists could cause the garage to collapse.



Below is an analysis to repair vs replace the garage in the Northwest corner of the property at 1327 New Hampshire St.

Repair Cost	
Type of Work	Estimated Cost
Foundation	
Lift Garage to remove and replace concrete	
fdn	\$20,000.00
remove and replace Concrete Fdn	\$6,000.00
Clay Block Walls	
Repair clay block walls	\$10,000.00
Repair Siding	\$1,000.00
Roof Structure	
Replace 2x10 rim joist	\$5,000.00
Repair/replace roof framing	\$1,000.00
put new sheathing on roof	\$1,000.00
Roofing	
replace asphalt shingles	\$3,000.00
Repair Total	
\$47,000.00	

Replacement Cost	
Type of Work	Estimate Cost
Foundation	
Remove old garage and fdn	\$1,200.00
Pour new fdn	\$3,000.00
Walls	
Frame new 2x4 walls (including sheathing)	\$3,000.00
Siding	\$3,500.00
Roof Structure	
Frame new roof structure (including decking)	\$2,200.00
Roofing	
install new asphalt shingles	\$3,000.00
Replacement Cost	
\$15,900.00	



Building Safety Division  
Riverfront Plaza, Suite 110  
Lawrence, Kansas 66044  
p. (785) 832-7700  
f. (785) 832-3110  
[www.lawrenceks.org/pds](http://www.lawrenceks.org/pds)  
[buildinginspections@lawrenceks.org](mailto:buildinginspections@lawrenceks.org)

## DEMOLITION PERMIT APPLICATION

Date: 7-12-16

Site Address: 1327 New Hampshire St

Legal Description: \_\_\_\_\_

Block

Lot

Subdivision

I hereby certify that, to the best of my knowledge and belief, all of the information on this application and on documents submitted in support of this application are accurate. I understand that any demolition performed that is inconsistent or in conflict with this application, the supporting documents, or the provisions of Chapter V, Article 12 of the City of Lawrence Code, Demolition of Structures is a violation of the City Code. I also understand that no demolition work shall take place until a permit has been approved by the City. I further understand that the discovery that the building or structure contains friable asbestos or materials containing friable asbestos shall be cause for the immediate revocation of a demolition permit.

Applicant Signature: Kyle Weiland

Date: 7-12-16

Applicant Name (Print): Kyle Weiland

Phone: 785-551-8744

Email: kylew1188@gmail.com

Property Owner Signature: Kyle Weiland

Date: 7-12-16

Property Owner Name (Print): Kyle Weiland

Phone: 785-551-8744

Email: kylew1188@gmail.com

### Person, Firm, or Corporation responsible for the building, if is someone other than the owner:

Name (please print): \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

### Brief Description of Structure:

One car cinder block garage with no utilities that could fall down at any time. The South wall has become disconnected from East and West walls and is leaning at a severe angle

Contractor Company Name: Owner as Contractor

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

There is a 30-day public comment period before any demolition work can begin. Expiration of the public comment period, along with verification from gas, electric, and water utility providers that services have been retired is necessary before a permit will be issued. This application must be signed by the record owner(s) and any contract purchaser(s).

# Google Maps

