



LAWRENCE HISTORIC RESOURCES COMMISSION

AGENDA FOR **DECEMBER 15, 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. November 17, 2016 Action Summary
- B. Administrative Approvals
  - 1. DR-16-00399 719 Massachusetts Street; Sign Permit; State Law Review, Downtown Design Guidelines Review and Certificate of Appropriateness
  - 2. DR-16-00457 1208 Kentucky Street; Site Plan; Certificate of Appropriateness
  - 3. DR-16-00467 809 Louisiana Street; Driveway Permit; Certificate of Appropriateness
  - 4. DR-16-00461 821 New Jersey Street, Residential Remodel; Certificate of Appropriateness
  - 5. DR-16-00470 1321 Massachusetts Street; Residential Remodel; Certificate of Appropriateness
  - 6. DR-16-00471 935 Massachusetts Street; Commercial Remodel; State Law Review
  - 7. DR-16-00473 1101 Massachusetts Street; Right of Way Permit; State Law Review

**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:** DR-16-00490 1616 Massachusetts Street; New Residential Construction; Certificate of Appropriateness. The proposed structure is in the environs of the Edward House House. Submitted by Brad Silva on behalf of Peter & Jennifer Dougherty, property owners of record.

**ITEM NO. 5: MISCELLANEOUS MATTERS**

- A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since November 17, 2016.
- B. Review of any demolition permits received since November 17, 2016.
- C. Miscellaneous matters from City staff and Commission members.



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Sam Brownback, Governor  
Jennie Chinn, Executive Director

December 5, 2016

Lynne Braddock Zollner  
Planner, Lawrence HRC  
City of Lawrence  
PO Box 708  
Lawrence, KS 66044

Re: Mugan-Olmsted House (819 Avalon Road, Lawrence, Douglas County)

Dear Lynne:

We are pleased to inform you that the Mugan-Olmsted House will be considered by the Kansas Historic Sites Board of Review for nomination to the National Register of Historic Places and Register of Historic Kansas Places at its next meeting on February 4, 2017. The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our nation's heritage.

Per the requirements of 36 CFR 60-61 and Section IV of the *Procedures for Implementation of Certified Local Governments in Kansas*, we are providing your historic resources commission the opportunity to comment on this nomination. In accordance with Section IV (C), we request receipt of the commission's recommendation report by February 3, 2017.

Should you have any questions about this nomination before the Kansas Historic Sites Board of Review meeting, please contact Amanda Loughlin, National Register coordinator, at 785-272-8681 ext. 216 or at [aloughlin@kshs.org](mailto:aloughlin@kshs.org).

Sincerely yours,

Jennie Chinn  
State Historic Preservation Officer

Patrick Zollner  
Deputy State Historic Preservation Officer

enclosure

DRAFT 12/5/2016

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

Historic name Mugan-Olmsted House

Other names/site number KHRI #045-5937

Name of related Multiple Property Listing Historic Resources of Lawrence

## 2. Location

Street & number 819 Avalon Road

not for publication

City or town Lawrence

vicinity

State Kansas Code KS County Douglas

Code 045

Zip code 66044

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination   request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets   does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

  national   statewide X local Applicable National Register Criteria: X A   B X C   D

Signature of certifying official>Title Patrick Zollner, Deputy SHPO Date  

Kansas State Historical Society

State or Federal agency/bureau or Tribal Government

In my opinion, the property   meets   does not meet the National Register criteria.

Signature of commenting official Date  

Title   State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

  entered in the National Register   determined eligible for the National Register

  determined not eligible for the National Register   removed from the National Register

  other (explain):  

Signature of the Keeper

Date of Action

Mugan-Olmsted House

Name of Property

Douglas County, Kansas

County and State

## 5. Classification

**Ownership of Property**  
(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

**Category of Property**  
(Check only one box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	<b>Total</b>

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

0

## 6. Function or Use

### Historic Functions

(Enter categories from instructions.)

DOMESTIC/Single Dwelling

DOMESTIC/Secondary Structure

### Current Functions

(Enter categories from instructions.)

DOMESTIC/Single Dwelling

DOMESTIC/Secondary Structure

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

MID-19<sup>TH</sup> CENTURY: NATIONAL FOLK HOUSE

### Materials

(Enter categories from instructions.)

foundation: STONE

walls: STONE

roof: ASPHALT

other:

Mugan-Olmsted House

Name of Property

Douglas County, Kansas

County and State

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## Narrative Description

### Summary

The Mugan-Olmsted House, 819 Avalon Road (Figure 1) in Lawrence, Douglas County, is a two-story National Folk stone house. The house occupies most of Lot 2, Block 1 of Broadview Terrace, platted in 1956. The house is nominated to the National Register of Historic Places under Criteria A & C in the areas of architecture and community development as a locally significant example of a house that evolved during development patterns associated with the growth of Lawrence between 1866 and 1956. The gable-front-and-wing house is two stories tall. Exterior stonework includes pieced lintels, sills and quoins. Interior features include an original entrance staircase, abundant millwork, fireplaces and historic wood floors. The house began with the south gable portion in 1866 but was likely soon expanded with a two-story north wing for the growing Mugan family. Other alterations include the addition and removal a south sunporch and east front porch, interior additions of bathrooms and a rear staircase, the removal of interior walls and the addition of a modern sunporch. The property includes the house and a 1980 garage. The house is in excellent condition and retains good integrity.

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### Elaboration

#### Setting

The Mugan-Olmsted House was built on a hilly 14-acre tract of rural land outside of the Lawrence city limits in the north half of Section 36, Township 12, Range 19 (Figure 2). The house is now located on the north side of Avalon Road, a narrow residential street north of West 9<sup>th</sup> Street, one of Lawrence's main east-west thoroughfares. The Broadview Terrace Addition was platted in 1956, when 117 acres north of 9<sup>th</sup> Street were added to the city limits (Figure 3). According to City of Lawrence records, almost all of the current development along Avalon Road occurred between 1958 and 1962. Except for 837 and 819 Avalon, the houses on Avalon Road are ranch and split level structures.

The remaining portion of the house's original stone barn is located at 837 Avalon Road, two lots north of the Mugan-Olmsted House. The original 20' by 40' stone barn served as a machinery shop in the 1960s but burned in 1963. The ruins were stabilized and a modern addition was added to the south side. The current owner purchased it in 1974.

#### Exterior

The stone two-story cross-gabled Mugan-Olmsted House has a prominent south east-west gable-front section, a small southwest cross gable and a large side-gabled north ell (Figure 4). Exterior walls are of irregularly coursed rough-cut limestone with large quoins at each corner. Brick chimneys pierce the asphalt roof in the center north and south rooflines. Unless noted, windows are six-over-six wood double-hungs with pieced limestone lintels, dressed stone sills and replacement functional shutters.<sup>1</sup>

The house's **east façade** is seven bays wide. Viewing from south to north (left to right), bay one in the south cross gable has a second-story window. A circa 1985 one-story frame sunporch with a flat roof and stone foundation extends from the façade's southeast juncture beyond the south and east elevations. The sunroom's east wall has five large vertical windows. Bays two, three and four form the house's south gable front, which projects forward from bays one and five. Bays two and three have windows in the first and second stories; bay three also has an arched vent in the gable peak. Bay four contains a second-story window and the house's main entrance. The paneled entrance door is surrounded by multi-paned lights and topped with a dressed stone lintel. A carriage lantern fixture hangs north of the entrance. Bays five through seven are located in the north ell, set back from the south portion of the house. The north wall of the juncture is a solid stone wall. Bay five contains a modern 10-light door topped with a solid stone lintel. Bays six and seven each contain windows in the first and second stories. The windows in the north ell have solid stone lintels and sills. A modern wood deck fronts bays four through seven with east steps leading down to the house's lawn.

The **south elevation** is three bays wide. Viewing from west to east, bays one and two have windows in the first and second stories. A slanted wood cellar door is located at ground level between the bays. Bay two also has a window opening in the basement level. Bay three has a second-story window. The modern southeast sunroom projects from the first story of bay three. The south wall of the sunroom has ten vertical windows.

The rear **west elevation** is six bays wide. Viewing from north to south, bay one has a second-story window and a first story modern glass door fronted by a modern storm door that leads to the kitchen. Bay two is a solid stone wall with a

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<sup>1</sup> Most of the first-story windows were destroyed in a tornado in the 1960s and are replacements. Second story windows appear to be original and the replacement shutters hang on original hinges.

Mugan-Olmsted House

Name of Property

Douglas County, Kansas

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metal utility box attached to the first story. Bay three has windows in both stories. Bays four, five and six extend west from the north ell. The north wall of this extension has an arched-light paneled door in the first story. Bays four and five contain windows in both stories. Bay six has a paneled door in the first story with faux muntins and a second-story window with faux muntins. Bays one through three have solid dressed stone lintels and sills; bays four through six have pieced stone lintels and solid sills. A modern wood deck fronts bays one through three.

The **north elevation** is one bay, containing a six-over-six double-hung window in the second story and a single modern casement window in the first story. A coal chute is located at ground level below the window.

Interior

The **first story** of the Mugan-Olmsted House (Figure 5) has substantial woodwork, wood floors, paneled doors and deep-set windows. Ceilings are approximately nine feet tall. Plaster walls are either painted or covered with wallpaper.

The house's entry area, approximately six feet wide, contains the house's north staircase with the original balustrade and newel post. The newel post and railing are stained wood; the staircase's risers and paneled side are painted. A modern half-bath is located under the staircase, likely added in the 1920s. A south doorway leads from the entry to the house's front parlor and a west doorway leads to the rear parlor. The front parlor (approximately 12' by 12') is in the southeast corner of the original portion of the house. The room has a west slate fireplace painted to resemble marble,<sup>2</sup> an entrance to the west rear parlor and an entrance to the south sunporch. The rear parlor (approximately 14' by 24'), west of the front parlor, spans the width of the original house. The space was originally two rooms that were combined in the 1980s. The rear parlor has an east fireplace with a recently added paneled fireplace surround.<sup>3</sup> Doorways lead to the front parlor, entry, south sunroom and north kitchen. The room has two exterior doors—one in the southwest corner and one in the northwest corner. The modern southeast sunroom has large windows on the east and south walls. The room's north and west walls are the house's original stone exterior walls. North and west doors in this room are topped with pieced stone lintels. The house's dining room (approximately 12' by 14') and kitchen (approximately 10' by 14') fill the north wing, built after initial construction but likely before 1885. The dining room, located in the west portion of the north wing, has a circa 1985 wood mantel painted to resemble marble. A modern east door leads to the front yard. The modernized kitchen north of the dining room also has west and east doors. The kitchen's floor is ceramic tile. A staircase on the west wall was added in the 1980s.

The **second story** has a small landing at the top of the main stairs. Floors in the second story are covered with grasscloth. Walls are plaster and ceilings are approximately nine feet tall. The original south portion of the house has two south bedrooms and two north bathrooms. Two additional bedrooms are located in the north wing, accessed via the kitchen stairs or through a doorway in the upper landing.

A staircase under the kitchen stairs leads to the house's full **basement**. The space has stone walls, a concrete floor and 2" by 8" ceiling joists with circular saw marks.

Garage

The garage, built in 1980, is of frame construction, has a concrete foundation and is clad in clapboards. A central cupola projects from the asphalt roof. A square entrance shed attached to the southwest corner of the rectangular garage has a stone east wall. The east gable-front entrance has two solid garage doors with a window in the gable peak. The south elevation has an east window and the gable-front potting shed extension with a paneled nine-light entrance door. The west elevation has a window in the gable peak.

Condition and Integrity

The Mugan-Olmsted House, despite its age and many owners, retains much of its architectural integrity from its period of significance. The earliest changes included the addition of the north wing in the 1870s. Early additions also include the first south sunporch and a front porch in the ell's northeast juncture, both no longer extant (Figure 6). Interior changes between 1914 and 1944 likely included the addition of the house's bathrooms and some millwork. A fire and a tornado in the 1960s required covering the second-story floors with carpet and the replacement of first-story windows. Changes in the 1980s included the addition of the kitchen staircase and the removal of walls in the rear parlor. The current owner removed second-story walls to create a master bedroom. She has been an excellent steward of the home and has reinstalled elements such as the front parlor fireplace mantel and doors that were stored on-site. The house is in excellent condition. It retains most of its original appearance and its architectural integrity.

<sup>2</sup> The fireplace mantel was found in pieces in the basement and installed by the current owner. The doorway to the south sunporch was likely converted from a window when the house's first south porch was added in the 1870s.

<sup>3</sup> Some pieces of this room's marble fireplace were found throughout the house.

Mugan-Olmsted House

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## **8. Statement of Significance**

### **Applicable National Register Criteria**

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

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

### **Areas of Significance**

ARCHITECTURE

COMMUNITY DEVELOPMENT

### **Period of Significance**

1866-1956

### **Significant Dates**

1866

### **Significant Person**

(Complete only if Criterion B is marked above.)

N/A

### **Cultural Affiliation**

N/A

### **Architect/Builder**

Patrick Mugan, builder

### **Criteria Considerations**

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

Property is:

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

### **Period of Significance (justification)**

The period of significance encompasses the date of construction by Patrick Mugan (1866) until the year the property was platted as part of the Broadview Terrace Subdivision, a residential development (1956).

### **Criteria Considerations (justification)**

N/A

Mugan-Olmsted House

Name of Property

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## Narrative Statement of Significance

### Summary

The Mugan-Olmsted House, 819 Avalon Road in Lawrence, Douglas County is nominated to the National Register of Historic Places under Criteria A & C, significant in the area of Architecture and Community Development as an example of a residence that evolved during development patterns associated with the growth of Lawrence between 1866 and 1956. Patrick Mugan, a trained stonemason, built the first portion of the house around 1866 as a gable-front dwelling in the National Folk House style. The house was soon expanded, taking on a Gable-Front-and-Wing form. The Gable-Front-and-Wing style was a common building type in the mid-1800s and the two-story version of the style was mostly popular in the northeastern and midwestern states.<sup>4</sup> The Mugan-Olmsted House is atypical in this form due to its construction of stone rather than wood, which was more common. The house continued to change through its ownership by the Mugan and Olmsted families, acquiring a front porch, south sunporch, interior bathrooms and millwork. The house is still a single-family home, retaining its architectural integrity as a significant Lawrence residence. It is eligible under the *Historic Resources of Lawrence, Douglas County, Kansas* as an example of a National Folk (Gable-front-and-wing) Residential property type.

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### Elaboration

#### History

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. 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. He sold the property to Patrick and Mary Mugan in June 1866 for \$1106.25.<sup>5</sup> Lawrence was experiencing a post-war boom during this time, with fourteen subdivisions platted between 1865 and 1872.<sup>6</sup> The Mugan property, located two miles west of downtown outside of the Lawrence city limits, was likely quite desirable for a family that wanted a rural lifestyle with the benefits of a nearby town.

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 in Lawrence, according to his 1905 obituary.<sup>7</sup> 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>8</sup> Mugan frequently did stonework for the City of Lawrence, such as constructing crosswalks, culverts, gutters or curbs.<sup>9</sup>

The Mugan-Olmsted House was 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. The Mugan family grew to include nine children by 1880—six daughters and three sons ranging in age from one month to 22 years (Figure 7). The house was likely expanded soon after initial construction with a two-story north wing to accommodate the growing family. This north wing included a dining room and kitchen in the first story and two bedrooms in the second story. The Mugans also probably added the house's first south sunporch, as seen in an undated historic photo (Figure 6).<sup>10</sup> The family would also have converted a south first-story window to a doorway, allowing access from the front parlor to the sunporch.

Patrick and Mary Mugan moved to 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>11</sup> Catherine Mugan O'Dowd and Bernard P. O'Dowd sold the property to Armina Dudley in 1885. The homestead included one large

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<sup>4</sup> Virginia S. McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 138.

<sup>5</sup> Abstract of Title document; property of owner.

<sup>6</sup> Deon Wolfenbarger and Dale Nimz, "Historic Resources of Lawrence" National Register of Historic Places multiple property documentation form (Topeka: Kansas Historical Society, 2001), E-11. Accessed online 20 October 2016 at <http://www.kshs.org/p/thematic-nominations/14634>.

<sup>7</sup> The Mugan family was likely living at 646 Louisiana during Quantrill's raid.

<sup>8</sup> "Patrick Mugan Dead," *Lawrence Daily Journal*, 13 November 1905.

<sup>9</sup> *Lawrence Daily Journal*, 29 April 1869; 20 October 1869; 17 June 1873.

<sup>10</sup> The stone sunporch was probably the handiwork of Mugan.

<sup>11</sup> *The Lawrence Gazette*, 21 December 1882.

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stone house, two small stone houses, a large barn, a lime kiln and 14 acres. No known changes occurred to the property between 1881 and 1885.

Armina and William Dudley came to Lawrence from Osage, Nebraska. According to the 1900 census, William and Armina, ages 69 and 65, had been married 45 years. The couple farmed the property. According to the 1900 census, they had one living child, Ruth Dudley Olmsted.<sup>12</sup> Ruth and her family—husband Archibald and children Phillip, 5, and Faith, 2—were living with the Dudleys in 1900.<sup>13</sup> William Dudley died of pneumonia in late 1905 at the age of 75.<sup>14</sup> In 1914, Armina Dudley, sold the property to A.R. and Ruth Olmsted.<sup>15</sup> Armina continued to live in the house with her daughter's family until her death in 1918.<sup>16</sup>

The property was a working farmstead during the tenure of the Olmsted family. Newspaper listings often announced animals or produce for sale. Cows were advertised in ads, such as, "For Sale—three fresh cows.—A. R. Olmstead, West Warren street"<sup>17</sup> or "Fresh Jersey Cow and heifer for sale. We have raised them. You'll have to see them to appreciate them. A. R. Olmstead; phone 2612 White."<sup>18</sup> The family advertised birds in 1921: "Canary Birds for sale, in full song. Mrs. A. R. Olmsted. Phone 2612 White. Als(o) Golden Seabright bantam cockerel."<sup>19</sup> The property included an orchard and the family sold apples in a 1922 classified ad that read, "Winter Apples and Jonathan apples for sale. A. R. Olmsted. Phone 2612 White, west 9<sup>th</sup> street."<sup>20</sup>

Archibald Olmsted worked as a carpenter. He is listed in Lawrence City Directories in the late 1910s and 1920s as working for the Olmsted Brothers. The business was often mentioned in local newspapers, especially during the early 1910s. *The Daily Gazette* boasted of new home construction in Lawrence in 1910, including the Olmstead Brothers in its story.<sup>21</sup> A 1912 article in the *Lawrence Daily Journal-World* listed home construction projects built during 1911 by the Olmsted Brothers at more than \$45,000 in revenue.<sup>22</sup> The business designed and built the Francis Brown home in 1914 at 2237 Massachusetts Street<sup>23</sup> and remodeled the Odd Fellows Hall in 1915.<sup>24</sup>

Many changes to the Mugan-Olmsted House are attributed to the Olmsted family. The Olmsted's early residency in the home, likely soon after their marriage in 1893, was during the latter part of Lawrence's Agriculture and Manufacturing period, 1874-1899. The predominant domestic building styles during this time were Queen Anne and National Folk.<sup>25</sup> The ornateness of the house's front porch in Figure 6 indicates that it could be Olmsted's handiwork, added after he moved into his in-laws' home. Archibald Olmsted may have also added millwork to the house, refining its interior appearance for his family, which grew to include six children. Interior bathrooms were also added to the house during the family's ownership from 1914 to 1960.

Ruth Olmsted died in 1941 at the age of 66.<sup>26</sup> Archibald Olmsted sold most of his property to Irma and James Brooks in 1944 but retained 1.31 acres, the portion that held the stone house. He deeded the house to his daughter, Faith Hope Lackey, in 1945. Faith Lackey sold the house in April 1960 after the death of her husband, Roy Lackey.<sup>27</sup>

Lawrence expanded south to 19<sup>th</sup> Street during the Quiet College Town period, 1900 to 1945. Before World War II, houses were added in new residential districts south of 15<sup>th</sup> Street, in west Lawrence, in the Oread neighborhood and in

<sup>12</sup> The family name is listed as Olmsted or Olmstead in censuses, city directories and newspaper articles. The correct version of the name—Olmsted—is used throughout this nomination.

<sup>13</sup> 1900 Federal Census, accessed at Ancestry.com 10 October 2016. Ruth and Archibald Olmsted are listed in the 1900 census as ages 27 and 30.

<sup>14</sup> "William C. Dudley Dead," *The Jeffersonian Gazette*, 13 December 1905, 1.

<sup>15</sup> Abstract of Title.

<sup>16</sup> William Dudley died in 1905. Armina and William Dudley are buried in Oak Hill Cemetery in Lawrence.

<sup>17</sup> *The Daily Gazette*, 29 June 1903, 1. Warren Street became 9<sup>th</sup> Street in 1913.

<sup>18</sup> *Lawrence Daily Journal-World*, 25 May 1920, 7.

<sup>19</sup> *Lawrence Daily Journal-World*, 15 December 1921, 7.

<sup>20</sup> *Lawrence Daily Journal-World*, 2 October 1922, 7.

<sup>21</sup> "Most A Million," *The Daily Gazette*, 2 January 1911, 1.

<sup>22</sup> "Olmsted Brothers," *Lawrence Daily Journal-World*, 1 January 1912, 6.

<sup>23</sup> "New Residence And Barn," *Lawrence Daily Journal-World*, 4 November 1915.

<sup>24</sup> "Improve Odd Fellows Hall," *Lawrence Daily Journal-World*, 31 July 1915, 2.

<sup>25</sup> Wolfenbarger and Nimz, E-18.

<sup>26</sup> "Archibald Olmsted," Ancestry.com, accessed 20 October 2016.

<sup>27</sup> Archibald Olmsted died May 16, 1960. His obituary stated that he and Faith were living at 1610 W. 5<sup>th</sup> Street in Lawrence. www.Ancestry.com, accessed 24 October 2016.

Mugan-Olmsted House

Name of Property

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University Heights west of the University of Kansas campus.<sup>28</sup> In 1951, the Lawrence Chamber of Commerce announced that the city's population had grown 60 percent since 1940.<sup>29</sup> The city continued to expand, including the annexation of 117 acres northwest of downtown in 1955. The Broadview Terrace Addition, platted on the north and south sides of Avalon Road in 1956, was part of that city expansion. The Mugan residence and barn, once rural structures, were now inside of the city limits. Between 1958 and 1962, several Ranch and Split-Level houses were built along Avalon Road, transforming the narrow road to a suburban development.

The Mugan-Olmsted House changed hands four times between 1960 and 1990, when it was purchased by the current owner, Olive Stanford. The house suffered misfortunes in the 1960s. A fire burned a portion of the house in the 1960s and most of the second-story flooring was replaced at that time, according to the current owner. A tornado 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 house's southeast sunroom was built in the 1980s. The current owner has 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.

Architecture

The Mugan-Olmsted House began as a plain but substantial gable-front stone dwelling that was soon expanded to include a two-story north wing, representing the Gable-Front-and-Wing subtype of the National Folk House style. The National Folk style, most popular from around 1850 to 1900, spreading west from the east and south areas of the country with the expansion of railroads. The two-story Gable-Front-and-Wing subtype was often the result of a side-gabled wing attached to a gable-front Greek Revival form. The style, most common in the northeastern and midwestern states, was usually of frame construction due to the increased availability of lumber.<sup>30</sup>

The Mugan-Olmsted House's form as a Gable-Front-and-Wing dwelling reflects the popularity of the style. The form provided an impressive appearance with adaptable interior spaces. The house's stone construction with pieced or dressed lintels, quoins and two stories demonstrates Patrick Mugan's background and skill as a stonemason. Mugan's property housed a lime kiln and other stone buildings, indicating the availability of limestone either on the property or nearby that was used for construction.

Lawrence has many stone houses, several of them built between 1858 and 1870 in the National Folk style. The circa 1858 Mugan-Olmsted House at 646 Louisiana Street (contributing building to the Old West Lawrence Historic District)<sup>31</sup> and the circa 1870 Luther house at 1327 New Hampshire Street (contributing building to the South Rhode Island and New Hampshire Street Historic Residential District) are good examples of two-story gable-front Folk dwellings. The original portion of the nearby circa 1860 Hardwick house at 700 California Street is a two-story gable-front-and-wing dwelling that is very similar to the Mugan-Olmsted House.

The specific dates of alterations to the Mugan-Olmsted House are not known, but the non-extant additions of the south sunporch and front porch (Figure 6) appear to represent the 1800s. The sunporch was of stone construction, likely built by Patrick Mugan before he moved from the house in 1881. Carpenter Archibald Olmsted probably added the east front porch with its ornate balustrade to the ell's juncture during the 1890s, when he began living there with his wife, Ruth, and in-laws, William and Armina Dudley.

The house's most extensive recent change—the addition of the southeast sunporch—is attributed to Stephen and Joan Craig, who purchased the house in 1982. The Craigs also combined two first-story rooms to create the rear parlor. Several small upstairs bedrooms were combined in the 1990s to create a master suite for the current owner. These interior changes do not detract from the house's overall integrity.

<sup>28</sup> Wolfenbarger and Nimz, E-29.

<sup>29</sup> Ibid., E-31.

<sup>30</sup> McAlester, 138.

<sup>31</sup> KHRI record 045-3010-00483 states, "This home is associated with Mugan, a prominent stone mason who lived here until 1868. Mugan is said to have built a number of stone homes in Lawrence." The record likely refers to Patrick Mugan; the design of 646 Louisiana is strikingly similar to 819 Avalon.

Mugan-Olmsted House

Name of Property

Douglas County, Kansas

County and State

Conclusion

The Mugan-Olmsted House retains much of its integrity in design, form, placement and materials. The house's massing, solid structure and appearance all demonstrate its original function as the home of Patrick Mugan, a stonemason. Later alterations reflect the changes that occurred as Lawrence grew and the property transitioned from a rural home and working farm to a suburban residence. The Mugan-Olmsted House is also architecturally significant as an example of a residence that evolved with the growth of Lawrence between 1866 and 1956. Despite the house's changes in appearance, it remains today as one of Lawrence's oldest and most distinctive dwellings.

Mugan-Olmsted House

Name of Property

Douglas County, Kansas

County and State

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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Abstract of Title document.

*Atlas of Douglas County, Kansas.* New York: F.W. Beers & Co., 1873.

*The Daily Gazette*, 29 June 1903.

“Improve Odd Fellows Hall.” *Lawrence Daily Journal-World*, 31 July 1915.

*Lawrence Daily Journal*: 29 April 1869; 20 October 1869; 17 June 1873.

*Lawrence Daily Journal-World*: 25 May 1920; 15 December 1921; 2 October 1922.

*The Lawrence Gazette*, 21 December 1882.

“Most A Million.” *The Daily Gazette*, 2 January 1911.

McAlester, Virginia S. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2013.

“New Residence And Barn.” *Lawrence Daily Journal-World*, 4 November 1915.

“Olmsted Brothers.” *Lawrence Daily Journal-World*, 1 January 1912.

“Patrick Mugan Dead.” *Lawrence Daily Journal*, 13 November 1905.

U.S. Federal Census, 1900. Accessed online at Ancestry.com 10 October 2016.

“William C. Dudley Dead.” *The Jeffersonian Gazette*, 13 December 1905.

Wolfenbarger, Deon and Dale Nimz. “Historic Resources of Lawrence” National Register of Historic Places multiple property documentation form. Topeka: Kansas Historical Society, 2001. Accessed online 20 October 2016 at <http://www.kshs.org/p/thematic-nominations/14634>.

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

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

Name of repository: Kansas Historical Society

Historic Resources Survey Number (if assigned): N/A

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Mugan-Olmsted House  
Name of Property

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County and State

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## 10. Geographical Data

**Acreage of Property** Less than one acre

**Provide latitude/longitude coordinates OR UTM coordinates.**

(Place additional coordinates on a continuation page.)

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

1	<u>38.968880</u>	<u>-95.254520</u>	3	<u>Latitude:</u>	<u>Longitude:</u>
	Latitude:	Longitude:			
2	<u>Latitude:</u>	<u>Longitude:</u>	4	<u>Latitude:</u>	<u>Longitude:</u>

**Verbal Boundary Description** (describe the boundaries of the property)

The property is bound by the right-of-way on Avalon Road on the southeast and by property lines on the northeast, northwest and southwest.

**Boundary Justification** (explain why the boundaries were selected)

The boundaries, which encompass the Mugan Residence, are those assigned in the 1956 platting of the property as Lot 2, Block 1 of the Broadview Terrace subdivision less a 1970 right-of-way easement.

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## 11. Form Prepared By

name/title Susan Jezak Ford/Preservation Consultant

organization Citysearch Preservation date November 9, 2016

street & number 3628 Holmes Street telephone 816-531-2489

city or town Kansas City state Missouri zip code 64109

e-mail citysusan@gmail.com

---

**Property Owner:** (complete this item at the request of the SHPO or FPO)

name Olive Stanford

street & number 819 Avalon Road telephone 785-843-4223

city or town Lawrence state Kansas zip code 66044

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Mugan-Olmsted House

Name of Property

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### **Additional Documentation**

Submit the following items with the completed form:

#### **Photographs**

Submit clear and descriptive photographs. The size of each digital image must be 1600x1200 pixels (minimum), at 300 ppi (pixels per inch) or larger. Key all photographs to a sketch map or aerial map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

#### **Photograph Log**

Name of Property: **Mugan-Olmsted House**

City or Vicinity: **Lawrence**

County: **Douglas** State: **Kansas**

Photographer: **Susan Jezak Ford**

Date

Photographed: **October 10, 2016**

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 10: East elevation. Camera pointing southwest.
- 2 of 10: East elevation. Camera pointing southwest.
- 3 of 10: South elevation. Camera pointing northwest.
- 4 of 10: West elevation. Camera pointing east.
- 5 of 10: West elevation. Camera pointing southeast.
- 6 of 10: North elevation. Camera pointing southeast.
- 7 of 10: Interior entry. Camera pointing west.
- 8 of 10: Interior front parlor. Camera pointing northwest.
- 9 of 10: Interior rear parlor. Camera pointing northeast.
- 10 of 10: Interior dining room. Camera pointing northeast.

#### **Figures**

Include GIS maps, figures, scanned images below.

- Figure 1. House location at 819 Avalon Road, Lawrence.
- Figure 2: Patrick Mugan property, 1873.
- Figure 3. 1956 Plat of Broadview Terrace Addition.
- Figure 4. Property site plan with photograph angles.
- Figure 5. First story floor plan with camera angles.
- Figure 6. Undated photograph of the Mugan-Olmsted House.
- Figure 7. Patrick and Mary Mugan Family, 1871.

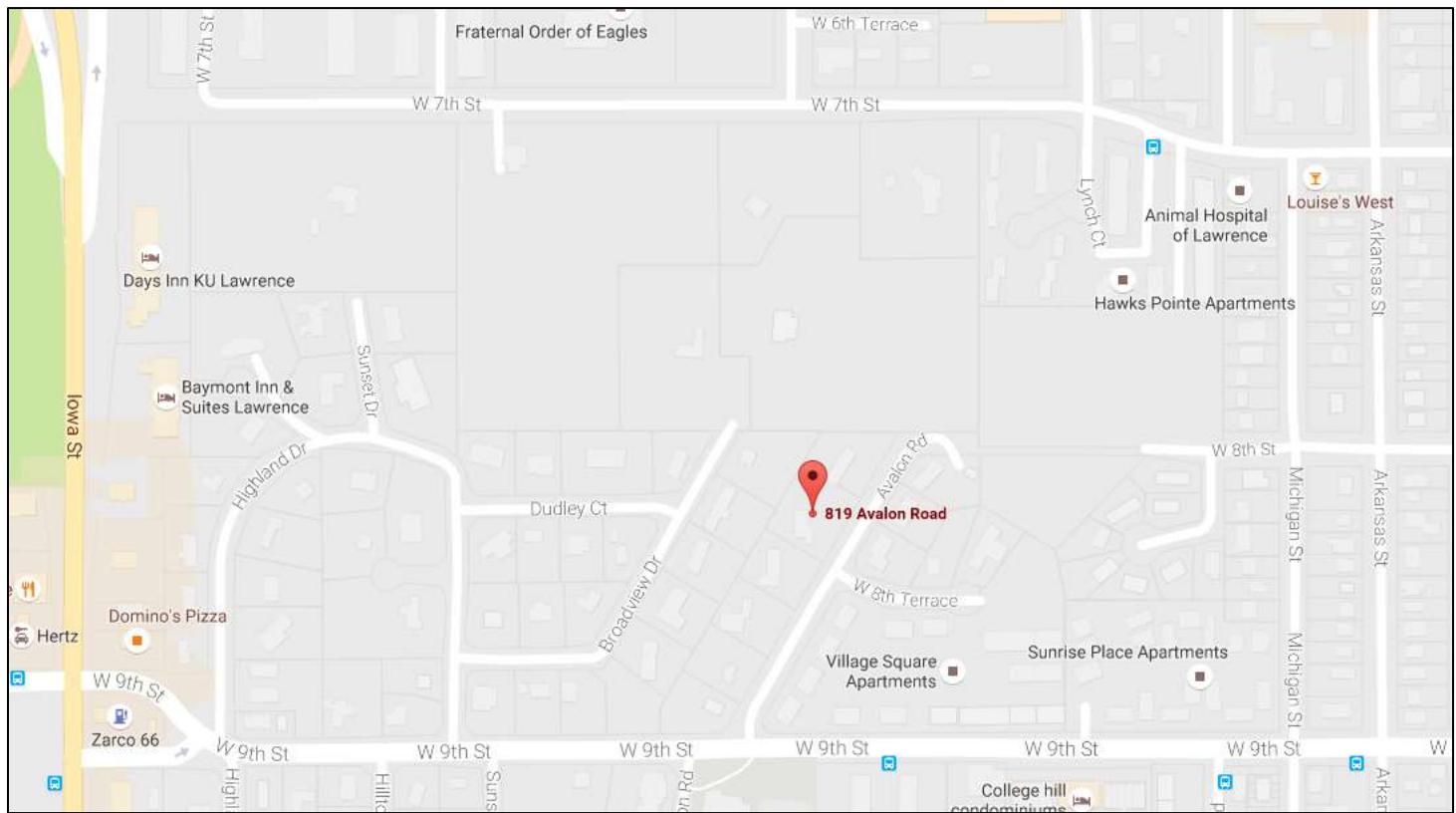
Mugan-Olmsted House

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**Figure 1: House location at 819 Avalon Road, Lawrence. (Google maps accessed 26 October 2016.)**



Mugan-Olmsted House

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Figure 2a: Patrick Mugan property in 1873 (shown in dotted line).<sup>32</sup>

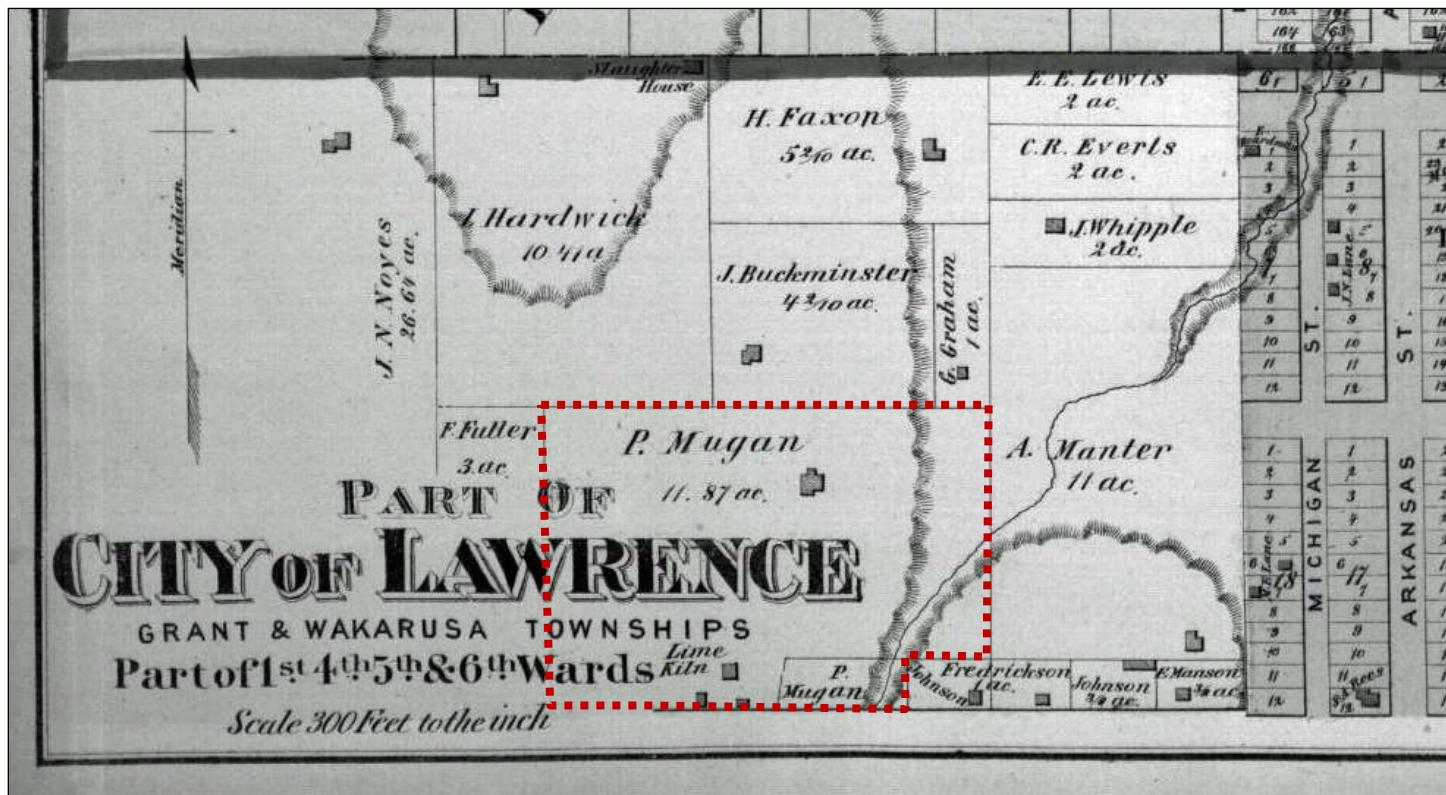


Figure 2b: Approximate overlay of Mugan's property on 2016 Lawrence property map (Douglas Co. GIS). Star indicates nominated parcel.



<sup>32</sup> *Atlas of Douglas Co. Kansas* (New York: F.W. Beers & Co., 1873), 27.

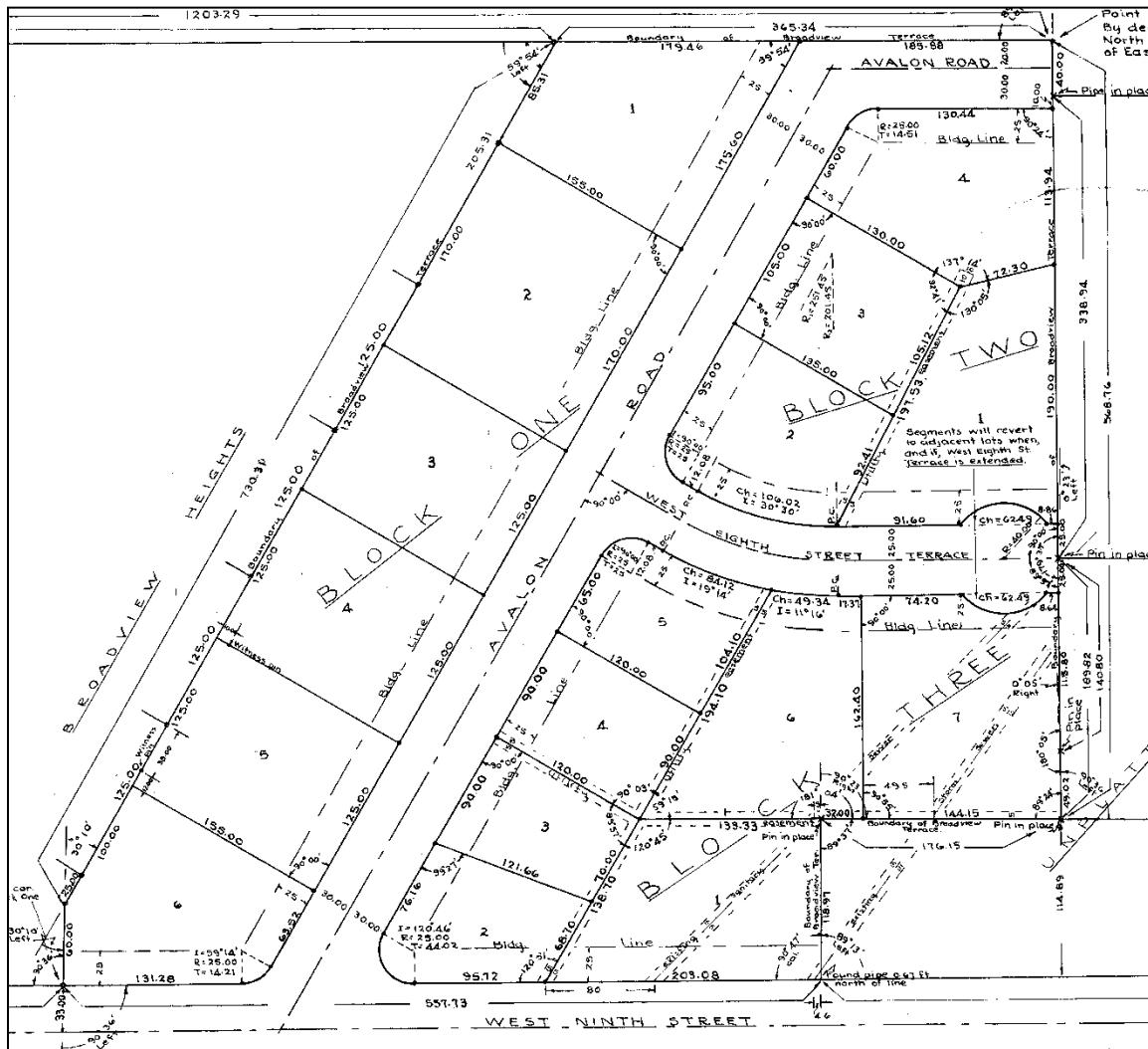
## Mugan-Olmsted House

Name of Property

## Douglas County, Kansas

**County and State**

Figure 3: 1956 Plat of Broadview Terrace Addition. (City of Lawrence.)



Mugan-Olmsted House

Name of Property

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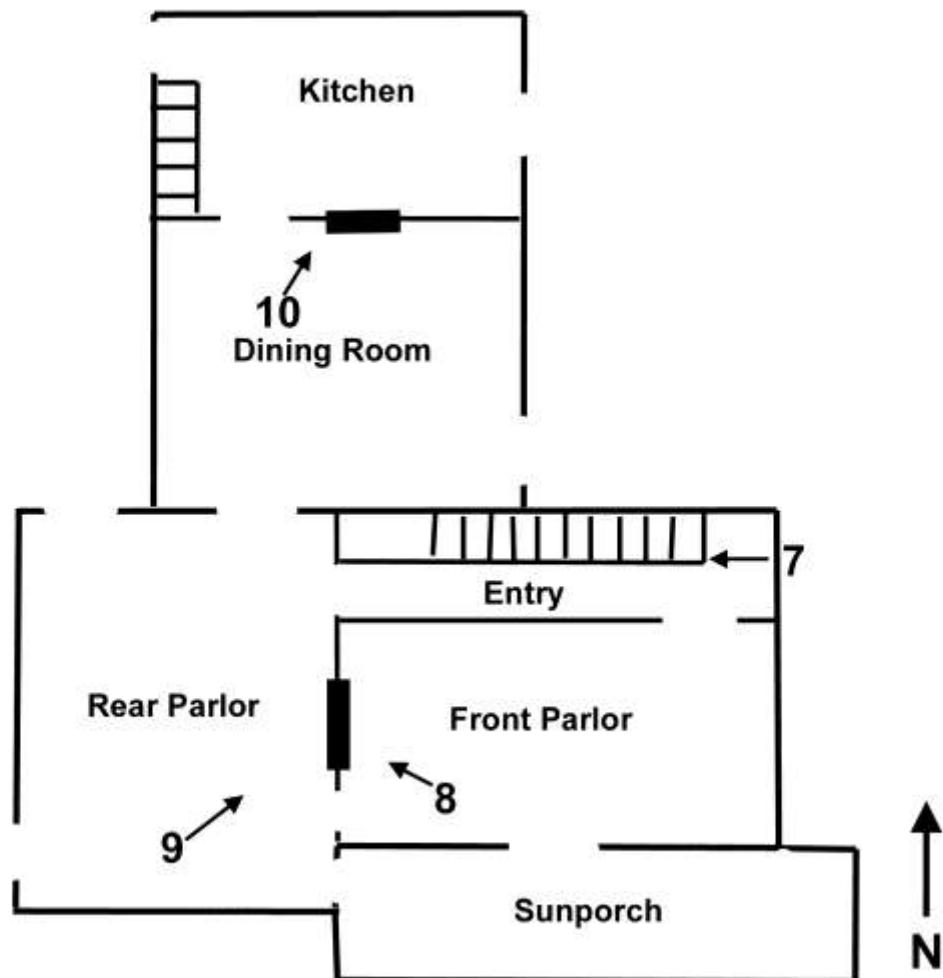
Figure 4: Property site plan with photograph angles. (Google maps accessed 3 October 2016.)



Mugan-Olmsted House  
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Figure 5: First story floor plan with camera angles. (Susan Jezak Ford, not to scale.)



Mugan-Olmsted House

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**Figure 6: Undated photograph of the Mugan-Olmsted House. (Property of owner.)**



Mugan-Olmsted House

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Figure 7: Patrick and Mary Mugan Family, 1871.<sup>33</sup>



**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 Pius), 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.)

**Boundary Map: Dotted line represents boundary (parcel perimeter).**

<sup>33</sup> Katie H. Armitage, *Lawrence: Survivors of Quantrill's Raid* (Mount Pleasant, SC: Arcadia Publishing, 2010.)

Mugan-Olmsted House

Name of Property

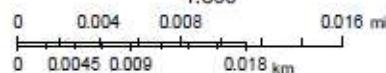
Douglas County, Kansas

County and State



December 5, 2016

1:500



Parcels	Highway label
<input checked="" type="checkbox"/> Annexation pending	Road label
<hr/> Municipal boundary	Alley label
<hr/> Municipal boundary	River label
<input type="checkbox"/> Douglas County boundary	Lake label

Douglas County, KS GIS  
Douglas County GIS

DISCLAIMER: This is not a legal survey. This map is to be used for reference purposes only, and no other use or reliance on the same is authorized.











**LAWRENCE HISTORIC RESOURCES COMMISSION  
AGENDA MEETING NOVEMBER 17, 2016 6:30 PM  
ACTION SUMMARY**

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

Staff present: Cargill, Simmons, Zollner

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**ITEM NO. 1: COMMUNICATIONS**

- A. There were no communications from other commissions, State Historic Preservation Officer, or the general public.
- B. No ex parte communications.
- C. Commissioner Hernly abstained from Administrative Approval 2 and Regular Agenda Item 7.
- D. No Committee Reports

**ITEM NO. 2: CONSENT AGENDA**

- A. October 20, 2016 Action Summary
- B. Administrative Approvals
  - 1. DR-16-00394 714 Massachusetts Street; Rental License; State Law Review
  - 2. DR-16-00399 719 Massachusetts Street; Sidewalk Dining; State Law Review and Downtown Design Guidelines Review
  - 3. DR-16-00423 734 Vermont Street; Communication Equipment; Certificate of Appropriateness and Downtown Design Guidelines Review
  - 4. DR-16-00424 732 Massachusetts Street; Sign Permit; State Law Review and Downtown Design Guidelines
  - 5. DR-16-00430 1835 Massachusetts Street; Mechanical Permit; State Law Review
  - 6. DR-16-00434 733 Massachusetts Street; Rental License; State Law Review
  - 7. DR-16-00435 820 Massachusetts Street; Rental License; State Law Review
  - 8. DR-16-00436 845 Massachusetts Street; Rental License; State Law Review
  - 9. DR-16-00437 814 Massachusetts Street; Rental License; State Law Review
  - 10. DR-16-00438 814 ½ Massachusetts Street; Rental License; State Law Review
  - 11. DR-16-00446 916 Kentucky Street; Porch Repair and Structure Rehabilitation; State Law Review and Certificate of Appropriateness
  - 12. DR-16-00447 927 Massachusetts Street; Interior Remodel; State Law Review

**ACTION TAKEN**

Motioned by Commissioner Hernly, seconded by Commissioner Buchanan, to approve the October 20, 2016 Action Summary.

Motion carried 4-0-2.

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to confirm Administrative Approvals with the exception of DR-16-00399, deferred until the December meeting.

Unanimously approved 6-0.

**ITEM NO. 3: DUE PROCESS, OPEN MEETINGS AND COMMISSIONERS' RESPONSIBILITIES**

Mr. Randy Larkin presented the item and answered questions about what constitutes a meeting and about quorum.

**ITEM NO. 4: PUBLIC COMMENT**

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA), recapped the Oread Design Guidelines and Landmarks presented and passed at City Commission on Tuesday.

**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. 5:** DR-16-00431 627 Connecticut Street; New Accessory Structure; Certificate of Appropriateness. The structure is in the environs of the Otto Fischer House and the A. J. Griffin House. Submitted by Bowden Complete Construction, LLC, property owner of record.

**STAFF PRESENTATION**

Ms. Lynne Zollner presented the item.

**PUBLIC COMMENT**

Ms. KT Walsh, speaking on behalf of herself and Kristi & John Gary Brown, says they support the project and are happy the property owners want to build a garage.

**COMMISSION DISCUSSION**

Commissioner Arp asked about the window material.

Ms. Zollner said it wasn't specified in the plans.

Commissioner Arp asked if the material needs to be a condition of approval.

Ms. Zollner said it can be approved, denied, or deferred.

Commissioner Arp if staff is concerned about the material.

Ms. Zollner said no.

Commissioner Hernly asked staff to address the window shutters.

Ms. Zollner said staff would look into it and could easily do so if allowed to work with the applicant on minor alterations as recommended.

#### **ACTION TAKEN**

Motioned by Commissioner Arp, seconded by Commissioner Quillin, to approve the project and issue the Certificate of Appropriateness noting that any significant revisions or modifications to the project shall be forwarded to the Historic Resources Commission for review and any minor alterations to the project will be reviewed administratively.

Unanimously approved 6-0.

**ITEM NO. 6:** DR-16-00454 1327 New Hampshire Street; New 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. Submitted by Kyle Weiland, the property owner of record.

#### **STAFF PRESENTATION**

Ms. Zollner presented the item.

Commissioner Hernly asked when the addition on the back was completed- he decided to abstain and left the meeting.

Commissioner Buchanan asked if there are any two story garages on the block.

Ms. Zollner said no.

#### **PUBLIC COMMENT**

Mr. Dennis Brown, LPA, said the staff report sounded conflicting. He read passages from the staff report that present some issues that the ARC might be able to address.

Ms. KT Walsh agreed with LPA's comments and concerns and appreciates staff's comment in the staff report about the size only working for this particular block. She feels the structure competes with the house.

#### **COMMISSION DISCUSSION**

Commissioner Bailey asked if the 1918 Sanborn map shows a 1 ½ story structure.

Ms. Zollner said yes.

Commissioner Arp asked if the building or the methodology changed.

Ms. Zollner explained that it's often been a matter of opinion whether a structure has a story and a half or two.

Commissioner Buchanan said the roof changed at some point.

They discussed which criteria they were struggling with.

Ms. Zollner said staff's recommendation is definitely a result of a combination of factors specific to that area.

Commissioner Arp spoke in opposition to elevated decks in historic areas.

Commissioner Buchanan agreed they need to be wary of setting any precedent.

Ms. Zollner said this deck proposal is very similar to open air porches on rear additions that did exist in some historic areas. She feels decks don't fit into one category, it depends how and when they are used. She suggested a study session could address the gray area surrounding decks on historic properties.

Commissioner Buchanan explained that she does not support porches on accessory structures.

Commissioner Arp said the proposed doesn't read as a traditional porch.

Ms. Zollner cited other projects that have been approved by the HRC that are similar but feels a study session to define those elements would be beneficial.

Commissioner Buchanan asked the property owners how important the deck is to the project.

The property owners indicated the deck was a convenient access to storage.

Commissioner Buchanan asked if a traditional attic would work for their needs.

The property owners explained the reason for the current proposal.

Commissioners Buchanan and Arp suggested the ARC should get involved to come up with a more compatible solution for the deck and storage.

Commissioner Bailey said that if the deck is just a roof and the storage access is internal, that does nothing to reduce the size of the structure.

Commissioner Arp said his main concern is the stairs that stick out from the building.

Ms. Zollner said the door to the attic space is on that side, so if you remove the deck, you still have to get over the extension to the storage door somehow. She said they'll lose the entire north storage area if the stairs are moved to the interior.

Commissioner Arp asked why they need a walk-through door for a storage area. He feels the proposed could be used for a different purpose in the future and thinks a walk-through door is unnecessary.

Commissioner Buchanan agreed.

Ms. Zollner asked what the floor to ceiling height is on the second floor.

Mr. Kyle Weiland, property owner, said in the middle the height is eight feet.

Commissioner Arp asked about sending the applicant to the ARC.

Ms. Zollner explained their options for actions on the item.

Commissioner Arp asked what the applicant's timeline is for construction.

The property owners said they intend to pour concrete before it gets too cold but they don't plan to build until the spring.

Commissioner Bailey asked who is currently on the ARC.

Ms. Zollner said Commissioners Arp and Hernly.

### **COMMISSION DISCUSSION**

Commissioner Arp said he thinks the project needs work and he's not comfortable approving it due to the size and exterior entrance to the second floor. He said in general, he's skeptical of walk-through doors over garages.

Commissioner Quillin agrees that it's on the border and would probably have to come back to HRC.

Commissioner Fry said he would not be comfortable denying the project as it does not damage, destroy, or otherwise impact the area negatively. He also does not feel this needs to go to the ARC.

Commissioner Bailey agreed, but felt it might be beneficial to find an alternative to the exterior storage entrance.

Commissioners Quillin and Buchanan agreed.

### **ACTION TAKEN**

Motioned by Commissioner Arp, seconded by Commissioner Buchanan, to defer the item and refer it to the Architectural Review Committee to address the deck, overall issues of size, width, height, and to find alternatives to a walk-through entrance to the second floor, which includes reexamining the need for an exterior staircase.

Motion carried 4-1-1.

Ms. Zollner suggested Commissioner Fry join the ARC for the next meeting.

### **ACTION TAKEN**

Motioned by Commissioner Arp, seconded by Commissioner Buchanan, to nominate Commissioner Fry to the Architectural Review Committee for this project.

Motion carried 5-0-1.

**ITEM NO. 7:** DR-16-00444 804 Pennsylvania Street; Commercial Dining Canopy; State Law Review and Design Guidelines 8<sup>th</sup> and Penn Neighborhood Redevelopment Zone Review. The structure is a contributing structure to the East Lawrence Industrial Historic District and is located in the 8<sup>th</sup> & Pennsylvania Urban Conservation Overlay District. Submitted by Ohio Mortgage Investors, LLC, property owner of record.

## **STAFF PRESENTATION**

Ms. Zollner presented the item.

## **APPLICANT PRESENTATION**

Mr. Tom Larkin, on behalf of the building owners, said he appreciates staff working with them on this project. He mentioned that they revised the setbacks and clarified materials. He said the proposed will not impact the occupancy it will just protect them from the elements.

Mr. Patrick Watkins, attorney for Bon Bon, explained what a difference the canopy structure will make given the challenges of the building and the nature of the business.

## **PUBLIC COMMENT**

Ms. KT Walsh said she's glad the restaurant is doing well and said that even a billowing blue tarp would fit in with the neighborhood.

## **COMMISSION DISCUSSION**

Commissioner Arp said it seems like a good compromise.

Ms. Zollner said staff would continue to work with the applicant to find something that will meet the standards and meet their needs. She reminded them that for State Law Review, the amendment would need to be accepted or not before approval.

Mr. Larkin agreed to the amendment.

## **ACTION TAKEN**

Motioned by Commissioner Buchanan, seconded by Commissioner Bailey, to approve the revised project, dated 11/10/2016, and make the determination that the revised 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) with the amendment of submitting a future application for any alteration, including doors or enclosure of the structure, for historic review by the City.

Motion carried 5-0-1.

Motioned by Commissioner Buchanan, seconded by Commissioner Arp, to approve the revised project, dated 11/10/2016, overturning staff's original recommendation and make the determination it meets the intent of the Design Guidelines 8<sup>th</sup> and Penn Neighborhood Redevelopment Zone Review, the development and design standards for the 8<sup>th</sup> and Pennsylvania Urban Conservation Overlay District (City Code Chapter 20-308(i)), and to direct staff to review any minor alterations 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.

Motion carried 5-0-1.

## **ITEM NO. 8: MISCELLANEOUS MATTERS**

- A. No comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since October 20, 2016.

- B. No demolition permits received since October 20, 2016.
- C. Miscellaneous matters from City staff and Commission members.

Commissioner Arp thanked Mr. Dennis Brown and City staff for working to get the Johnson Block approved.

Ms. Zollner said it is the first historic district approved in the last 25 years.

**ADJOURN 7:52 pm**

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-16-00399 719 Massachusetts Street; Sign Permit; State Law Review and Downtown Design Guidelines Review

**B. PROJECT DESCRIPTION**

Sign Permit



Proposed Location Mockup

**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-16-00457 1208 Kentucky Street; Site Plan; Certificate of Appropriateness

**B. PROJECT DESCRIPTION**

A site plan for a building relocation and new construction.

**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-16-00461 821 New Jersey Street; Residential Remodel; Certificate of Appropriateness

**B. PROJECT DESCRIPTION**

Remodel to add dormers.

**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-16-00467 809 Louisiana Street; Driveway; Certificate of Appropriateness

**B. PROJECT DESCRIPTION**

Driveway Permit

**C. STANDARDS FOR REVIEW**

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

**D. STAFF DETERMINATION**

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

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-16-00470 1321 Massachusetts Street; Residential Remodel; Certificate of Appropriateness

**B. PROJECT DESCRIPTION**

Rehabilitation and repairs including repair of porch, foundation, and roof.

**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-16-00471 935 Massachusetts Street; Commercial Remodel; State Law Review

**B. PROJECT DESCRIPTION**

Interior remodel of ceiling, bathroom and kitchen.

**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-16-00473 1101 Massachusetts Street; Right of Way Permit; State Law Review

**B. PROJECT DESCRIPTION**

Use of right of way to provide maintenance for the adjacent property.

**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 COMMISSION**  
**ITEM NO. 4: DR-16-00490**  
**STAFF REPORT**

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**A. SUMMARY**

DR-16-00490 1616 Massachusetts Street; New Residential Construction; Certificate of Appropriateness. The proposed structure is in the environs of the Edward House House. Submitted by Brad Silva on behalf of Peter & Jennifer Dougherty, property owners of record.

**B. PROJECT DESCRIPTION**

The applicant proposes to construct a new residential structure on the vacant lot located at 1616 Massachusetts Street.



The 2,129 square-foot, footprint of the structure is designed in an "L" shape with the long portion running from east to west. The structure will be setback from the north property line 5', from the south property line 20', from the east property line 30' and from the west property line 25'. The wood frame structure will be clad with fiber cement board with a 6" lap. Trim will be wood and the windows will be aluminum clad wood windows. Brick veneer will cover the chimney(s) and the foundation. The roof will be galvalume standing seam.

The west elevation has a brick veneer chimney and two large windows with transoms on the 1<sup>st</sup> above ground level and 6' tall windows that are 3' wide including trim on the 2<sup>nd</sup> story. These elements are located on the "L" portion of the structure that is closest to the west property line. The west elevation has a small step-back for a porch located on the south elevation that continues approximately 34' to the north/south portion of the "L" shaped structure. The western elevation of

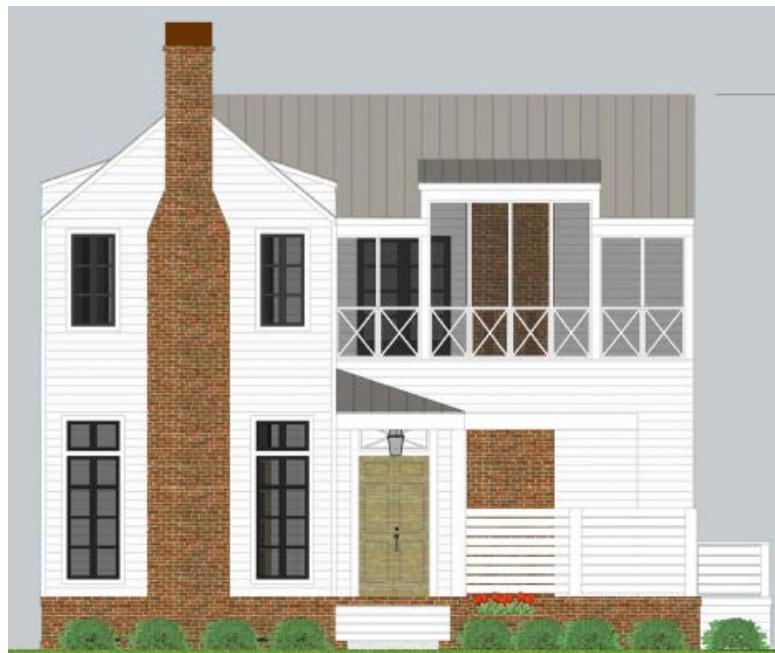
this area has the main entrance door and a large 2<sup>nd</sup> story porch. The screened porch runs the full width of this portion of the west elevation and has a shed roof dormer in the center of the porch.

The north elevation fenestration includes two windows on the 1<sup>st</sup> above ground level that are 6' tall and over 3' in width. Above these two windows on the 2<sup>nd</sup> floor are windows like the windows on the 1<sup>st</sup> floor of the west elevation. These windows are located in a shed dormer and extend below the height of the dormer side-walls. The only other fenestration on this elevation is three windows on the 2<sup>nd</sup> story that are spaced on the eastern half of this elevation and a pair of small windows also on the 2<sup>nd</sup> story.

Fenestration for the east elevation of the structure is limited to four 2<sup>nd</sup> story windows and a door on the 1<sup>st</sup> story that is covered by a shed roof.

The south elevation has two standard windows on the west side of the elevation and two full window/transom systems two the east of this portion of the "L" separated by a single leaf door. A large picture window and a two car garage door complete the fenestration for the 1<sup>st</sup> story. Two shed dormers with the large window/transom system found on the west elevation, a screened porch and two 3' X 6' windows are located on the 2<sup>nd</sup> story of this elevation.

The proposed structure also includes a finished basement under the north portion of the structure. The basement includes a bedroom on the west end. The bedroom is required to have an egress window. This window is not visible on the west elevation due to a proposed brick screening wall.



West Elevation of Proposed Structure

## C. STANDARDS FOR REVIEW

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

#### 22-505

(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:

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.*

#### Design Criteria 22-506

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

- (1) Alterations. Specific design criteria for exterior alterations of landmarks and key contributing and contributing properties within historic districts shall be based on the U.S. Secretary of the Interior's Standards for Rehabilitation, as published in Section 36, Code of Federal Regulation, Part 67, and as revised from time to time; and by further reference to such specific design criteria as the Commission may require for the designation of the landmark or historic district.
- (2) New Construction and Additions to Existing Buildings.

- (a) The design for new construction shall be sensitive to and take into account the special characteristics that the district is established to protect. Such consideration may include, but should not be limited to, building scale, height, orientation, site coverage, spatial separation from other buildings, facade and window patterns, entrance and porch size and general design, materials, textures, color, architectural details, roof forms, emphasis on horizontal or vertical elements, walls, fences, landscaping, and other features deemed appropriate by the Commission.
- (b) New buildings need not duplicate older styles of architecture but must be compatible with the architecture within the district. Styles of architecture will be controlled only to insure that their exterior design, materials, and color are in harmony with neighboring structures.
- (c) The following specific design criteria shall be used to review all applications for certificates of appropriateness for new construction or additions to existing buildings.

(3) Demolition, Relocation, and Land Surface Change.

- (a) Demolition in whole or in part of individual landmarks or any key contributory or contributory structure within an historic district shall not be permitted. Exceptions are allowed only if a structure has been substantially damaged through fire or deterioration, and if there is reasonable proof that it would not be economically or physically feasible to rehabilitate. Other exceptions may be allowed if a structure does not possess the integrity, originality, craftsmanship, age or historical significance to merit preservation. However, demolition of past additions which have not gained historical significance and which have disguised or sheathed original elements or facades are encouraged, as long as the intention is to restore such elements or facades. Demolition under this chapter shall be subject to Ordinance 5810, as amended.
- (b) Structures should not be removed from their original site. Exceptions will be allowed only if there is substantial evidence that it would not be practical or economical to utilize the building on its present site. If a structure lies in the path of a public improvement project, involving the city and if the building is worthy of preservation by virtue of its integrity, originality, craftsmanship, age, or historical significance relocation may be considered as an alternative.
- (c) Major and substantial change of land surface within the boundaries of a landmark or historic district should not be permitted. Exceptions will be allowed only if there is substantial evidence that the change would not be detrimental to the historical and architectural character of surrounding structures or landscaping.

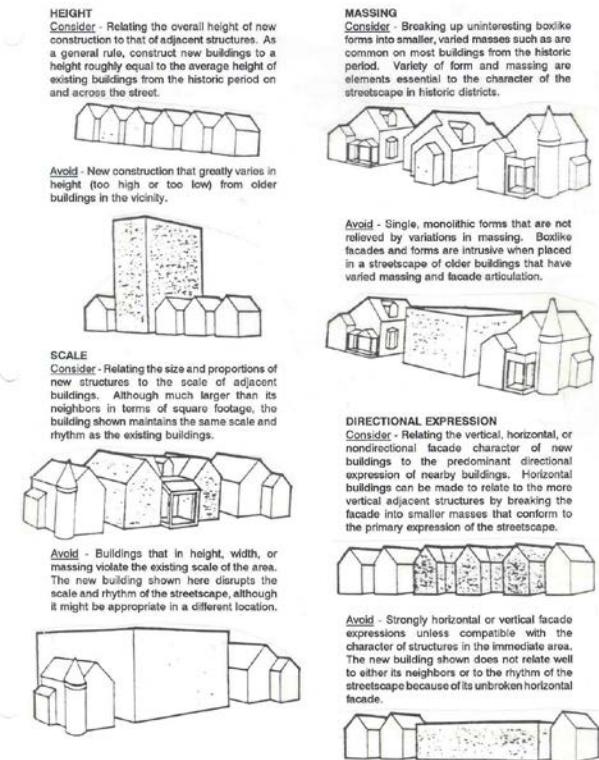
(4) Signage Guidelines. The Commission will receive copies of any appeal or request for variance regarding a sign located, or to be located, on a landmark or within an historic district, or the environs thereof. The Commission may review and comment upon such appeals or requests for variances subject to the following guidelines:

- (a) Signs should be designed and placed so as to appear an integral part of the building design, in proportion to the structure and environment, and to respect neighboring properties within historic districts;
- (b) Obscuring or disrupting important design elements is discouraged. Signs should be designed with appropriateness relative to the services of the establishment served;

- (c) Signs should be maintained if they are determined to be an original part of the building or if they have acquired significance by virtue of their age, design, materials, craftsmanship, or historical significance;
- (d) Illumination of signs should be properly shielded or diffused so as to eliminate glare and be of a low enough wattage to not detract from or set apart the structure;
- (e) Descriptive signs as an integral part of the structure are encouraged. Such signs could include building dates, historic descriptions, commemorations, etc.;
- (f) Free-standing signs may be considered, if appropriate and necessary to preserve the character of the landmark or historic district.

(5) Accessory Structures and Landscaping.

- (a) Existing characteristic features such as trees, walls, stairs, paving materials, fencing, walkways and other similar structures or site features that reflect the landmark or historic district's history and development shall be retained.
- (b) Landscaping should be appropriate to the scale and the unique features of the landmark or historic district.
- (c) Accessory structures within the boundaries of a designated landmark site shall be appropriate to and compatible with the architectural features of the primary landmark structure. Structures accessory to noncontributory buildings within a designated historic district shall be so designated as to not detract from the historical or architectural character of the district.

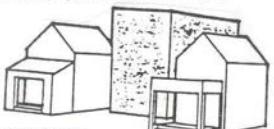


#### SETBACK

Consider - Maintaining the historic facade lines of streetscapes by locating front walls of new buildings in the same plane as the facades of adjacent buildings. If exceptions are made, buildings should be set back into the lot rather than closer to the street. If existing setbacks vary, new buildings should conform to historic siting patterns.



Avoid - Violating the existing setback pattern by placing new buildings in front of or behind the historic facade line. Avoid placing buildings at odd angles to the street, unless in an area where diverse siting already exists, even if proper setback is maintained.



#### PLATFORMS

Consider - The use of a raised platform is a traditional siting characteristic of some of the older buildings in Lawrence. This visual "pedestal" is created by retaining walls and stepped entries.



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



#### RHYTHM OF OPENINGS

Consider - Respecting the recurrent alternation of wall areas with door and window elements in the facade. Also consider the width-to-height ratio of bays in the facade. The placement of openings with respect to the facade's overall composition, symmetry, or balanced asymmetry should be carefully studied.



Avoid - Introducing incompatible facade patterns that upset the rhythm of openings established in surrounding structures. Glass walls and window and door shapes and locations shown in the example are disrespectful to the adjoining buildings.

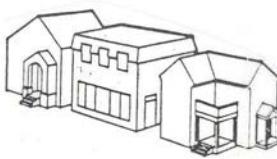


#### SENSE OF ENTRY

Consider - Articulating the main entrances to the building with covered porches, porticos, and other pronounced architectural forms. Entries were historically raised a few stops above the grade of the property and were a prominent visual feature of the street elevation of the building.



Avoid - Facades with no strong sense of entry. Side entries or entries not defined by a porch or similar transitional element result in an incompatible "flat" first-floor facade.

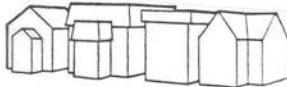


#### ROOF SHAPES

Consider - Relating the roof forms of the new buildings to those found in the area. Although not entirely necessary, duplication of the existing or traditional roof shapes, pitches, and materials on new construction is one way of making new structures more visually compatible.



Avoid - Introducing roof shapes, pitches, or materials not traditionally used in the area.

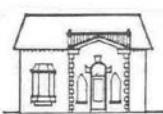


#### IMITATIONS

Consider - Accurate restoration of or visually compatible additions to existing buildings, and for new construction, contemporary architecture that well represents our own time, yet enhances the nature and character of the historic district.



Avoid - Replicating or imitating the styles, motifs, or details of older periods. Such attempts are rarely successful and, even if done well, present a confusing picture of the true character of the historical area.

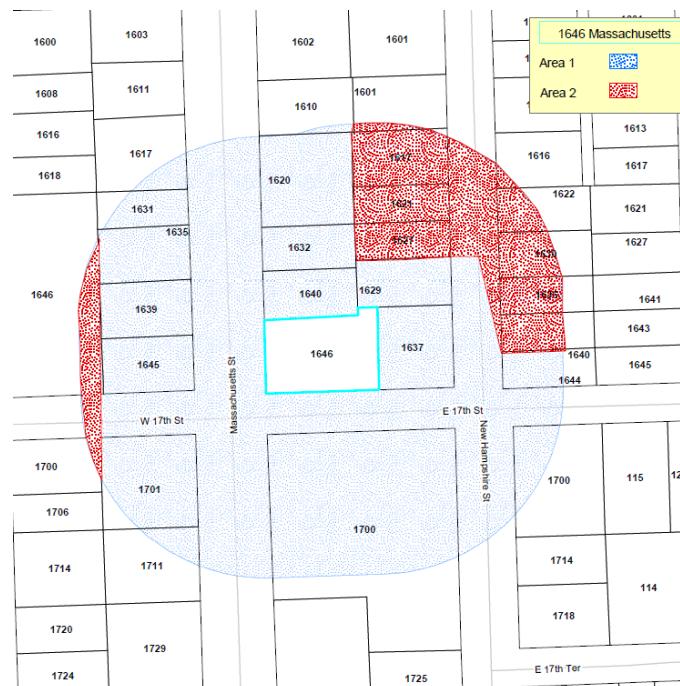


The Environs for the House House at 1646 Massachusetts Street are divided into two areas (see attached map) and the subject lot is included in Area 1. The following standards are applied to Area 1:

Maintaining the existing structures and visual appearance of the environs is the primary focus of review. Main structure demolitions may be approved if documentation is provided that indicates the structure is unsound and a replacement structure is proposed, or a certificate of economic hardship is approved.

Minor projects will be approved administratively by the Historic Resources Administrator. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation, the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505.

Major projects (demolition, new construction and additions larger than 20% of the building footprint) will be reviewed by the Historic Resources Commission. All design elements are important. The proposed alteration or construction shall meet the intent of the Secretary of the Interior Standards for Rehabilitation, the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505.

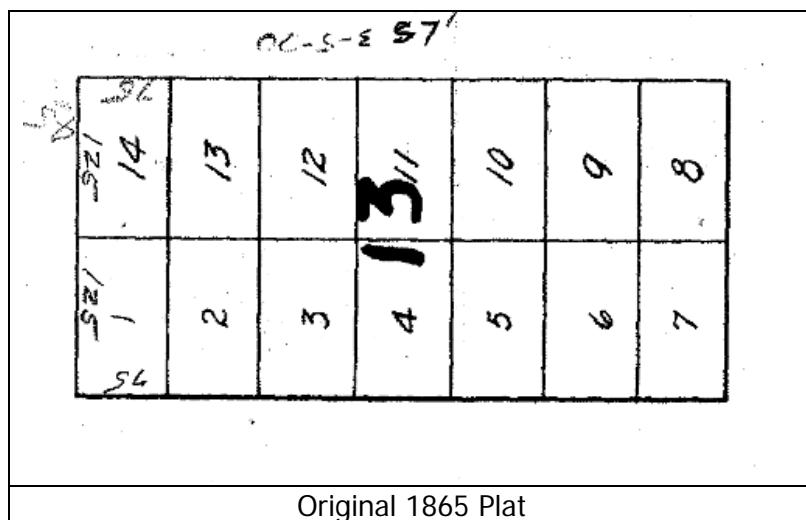


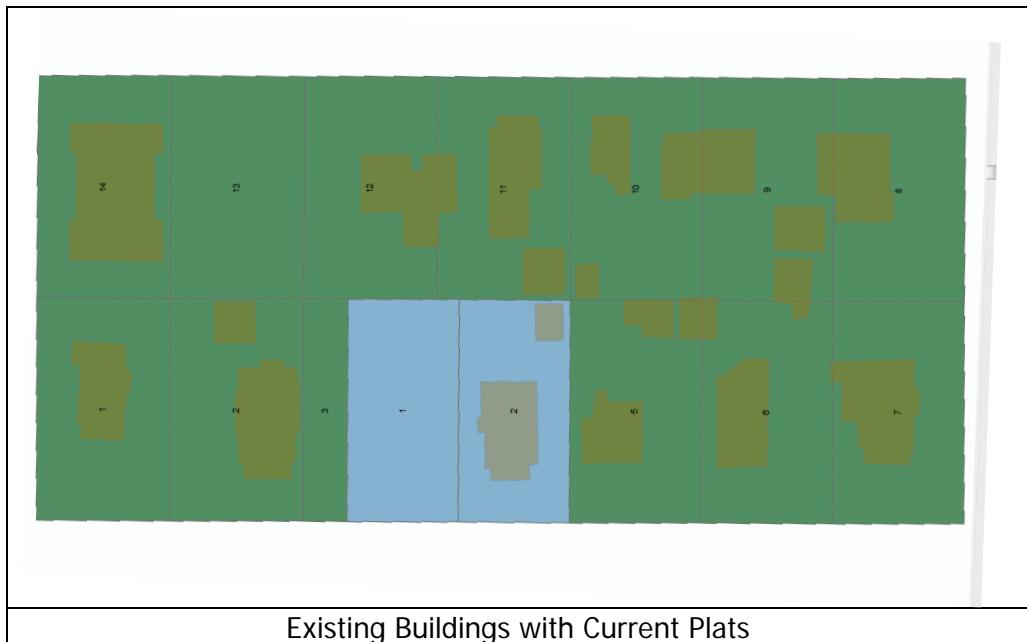
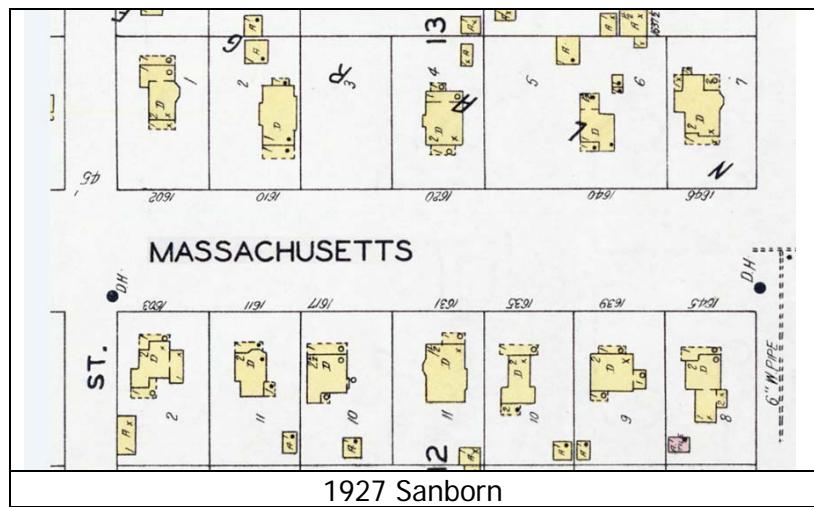


2016 East Side of 1600 Block of Massachusetts Street

#### D. STAFF ANALYSIS

The vacant property now identified 1616 Massachusetts Street is located in what was originally platted in July 1865 as Babcock's Enlarged Addition. The lots in this addition were 125' deep (east to west) and 75' wide (north to south) with no alley separating the east and west halves of each subdivision block. The 1927 Sanborn Fire Insurance map shows that the historic development was in concert with the platted lots (Sanborn maps do not typically show parcel/owner lines). In 2015, a minor subdivision of the south 50' of Lot 3 and all of Lot 4 in Block 13 of Babcock's Enlarged Addition created a new plat named the Barker Neighborhood Subdivision. The subdivision formed two lots that are 62 1/2' wide and maintain the 125' lot depth. The lot sizes are 7,821 square feet compared to the historic lot size for the original plat of 9,375 square feet. While the size of the replated lots is 1,554 square feet smaller than the original lot size, the current parcel development pattern on this east side of the 1600 block of Massachusetts Street varies from the original platted lots. The variation in the parcel sizes on the east side of the block visually dominates the platted lots because the landscaping associated with the individual property owners' parcels.







The primary structures in the area were constructed as early as 1888 and as late as 1975. The 1975 house is an anomaly as all of the other houses on this side of the 1600 block were constructed prior to 1935 with 5 of those houses constructed prior to 1900. The architectural styles in the block are varied and include Folk Victorian, Craftsman, Colonial Revival, and Queen Anne. The sizes of the primary structures in the block also vary and living areas are between 1,756 to 3,102 square feet. Like the styles and sizes of the houses, the height of the structures also varies with the tallest structure (the listed property) approximately 29' in height. Setbacks, primarily front and side, also vary with the average front yard setback approximately 30'. The greatest setback for a structure from the west property line is 44' while the smallest front setback is 23'.

### **Project Review**

Environs review for a Certificate of Appropriateness begins with a presumption that a Certificate of Appropriateness will be approved unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district.

In addition to review by 22-505, the proposed alterations and new construction should be reviewed using the design criteria in 22-506 and 22-506.1. These design criteria help to promote the standards set forth in 22-505. Specifically, 22-506(c)(2) provides review criteria for new construction. Identified criteria for new construction includes but is not limited to building scale, height, orientation, site coverage, spatial separation from other buildings, facade and window patterns, entrance and porch size and general design, materials, textures, color, architectural details, roof forms, emphasis on horizontal or vertical elements, walls, fences, landscaping, and other features deemed appropriate by the Commission. New buildings should not duplicate older styles of architecture but should be compatible with the architecture within the district and according to Chapter 22, the exterior design, materials, and color should be in "harmony" with neighboring structures.

The proposed project is located in the environs of the House House. The new structure will be highly visible from the listed property and the views from the public right of way. The location of the new structure on the same side of the street with three houses between the listed property and the new structure will block some of the view of the new construction from the listed house.



Line of Sight

Staff is of the opinion the proposed structure meets many of the guidelines for review and embraces some of the patterns in the environs of the listed property. It is sensitive to the characteristic setbacks, massing, scale, roof shapes, materials, elevated platform, and directional expressions found in the environs. While the structure is successful in many ways for this location in the environs, staff does have some concerns about some of the elements of the structure design and some of the details of the design. Specifically, staff has concerns about the height of the structure, the size of the structure, the height of the brick veneer at the ground level, the roof material size type, and the sense of entry.

#### Height

Heights of primary structures in the environs vary although the heights of adjacent structures visually appear to be harmonious in some cases due to the placement of the structures and the separation of the structures from each other. The proposed structure will be 31.4' in height from the ground to the peak of the primary roof (this does not include the additional height of the chimney). At this height, the new structure will likely be the tallest structure on this side of the block and will be noticeably taller than the structure to the north. With the current information available to staff, the proposed structure may also be taller than the listed property. While it is not mandated that a new structure be subservient to the listed property in an environs review, staff is of the opinion that the new structure should be within the range of structure heights on the east side of the 1600 block. To be within this range, the overall heights of the structures on the east side of the block should be evaluated and the height of the new structure should be reduced if necessary to fit within the range of existing heights. If the proposed structure is not within the range of heights on the block, the reduction in height will create infill that will be more compatible

with the surrounding environs. The applicant should submit the height of the other six structures on the block to evaluate the appropriate height of the proposed structure.

#### Size

The proposed new structure will be one of the largest structures in the environs of the listed property. The combination of the footprint of 2,129 square feet with the proposed height creates a structure that is very large for the reduced size lot. The design of the house, however, reduces the overall impact of the size by placing the larger part of the structure on the east side of the lot. This "L" shape design was used historically and visually lessens the impact of the overall size of the new structure. The immediate impact of the structure from the public right of way, and importantly from the listed property is a structure that appears to be only 24' wide. If the height of the structure is reduced, the appearance of the overall size and mass of the structure will be compatible with the environs of the historic district. The scale of the new structure will also be improved in relation to the existing houses in the block.

#### Platform

The guidelines specifically speak to the platform of new construction. The proposed new structure design meets the intent of this guideline by having a visual appearance of the primary structure raised above the ground with steps that vertically rise from the ground to the main entry. In addition, the design includes a brick veneer "foundation" that also creates the appearance of a raised platform. The difficulty for staff is that the height of the brick area on the structure is taller than a typical "foundation" height. At approximately 3' the visual effect of this detail creates a pedestal that is much higher than the other structures in the environs. If the height of this element were reduced to be within the average foundation heights in the environs, the platform and thus the overall structure would be more compatible with the environs.

#### Sense of Entry

The guidelines also speak specifically to the importance of the sense of entry for new construction. On the east side of the 1600 block all of the primary structures have entrances that face the west. All of these entrances are also very visible and create a pattern for the environs. The proposed design has a primary entrance that also faces the west. However, this entrance is placed approximately 35' from the west elevation that is closest to the west property line. This location decreases the compatibility of the structure by a visual disruption of the sense of entry pattern for the block. The recess of this primary entrance is very important to the overall design of the new structure. Moving the entrance closer to the west plane of the structure may not be possible. There is a side entrance on the south elevation toward the west plane of the structure, but it is not highly visible from the primary right of way. The applicant should work with the Architectural Review Committee to investigate options to create a sense of entry more compatible with the characteristic front facing entries in the environs.

#### Materials

The only concern for staff with the proposed materials for the new structure is the type of metal roof proposed. Modern metal roofs do not have the same visual quality of historic metal roofs. They typically have such large profiles that they dominate the structure and often cause significant disruption in the historic residential area. Often these metal roofs with a large valley (in depth and width) and height differentiation to the top of the curved "seam" (also wide) become the focus of

the structure. Staff generally discourages the use of modern metal roofs for these reasons. Recently modern metal roof companies have introduced roofs that decrease this overall large (height and width) profile to help reduce the overall impact of the roof on the structure. If the applicant chooses to use a metal roof, the specific roof must have a short height between the valley and seam height and must have a narrow width of valleys and ridges. This type of metal roof will decrease the impact of a modern metal roof in the environs of the listed property. A structure with architectural shingles may make the new structure more compatible with the environs.

Overall, the new structure appears to meet many of the guidelines in Chapter 22 for new construction in the environs of a listed property. However, design refinement will allow for the entire structure to meet the standards and guidelines used for new construction in the environs of the listed property. Design refinement can be very positive for both the applicant and the community as the final product meets the community expectations as reflected in the design guidelines and helps to create a project that is more harmonious with the surrounding area and often more architecturally pleasing to the applicant. Staff is of the opinion that the applicant and the Architectural Review Committee should work on the above design challenges to find a solution that will meet both the applicants' goals for the project while also meeting the applicable standards and guidelines.

#### **E. STAFF RECOMMENDATION**

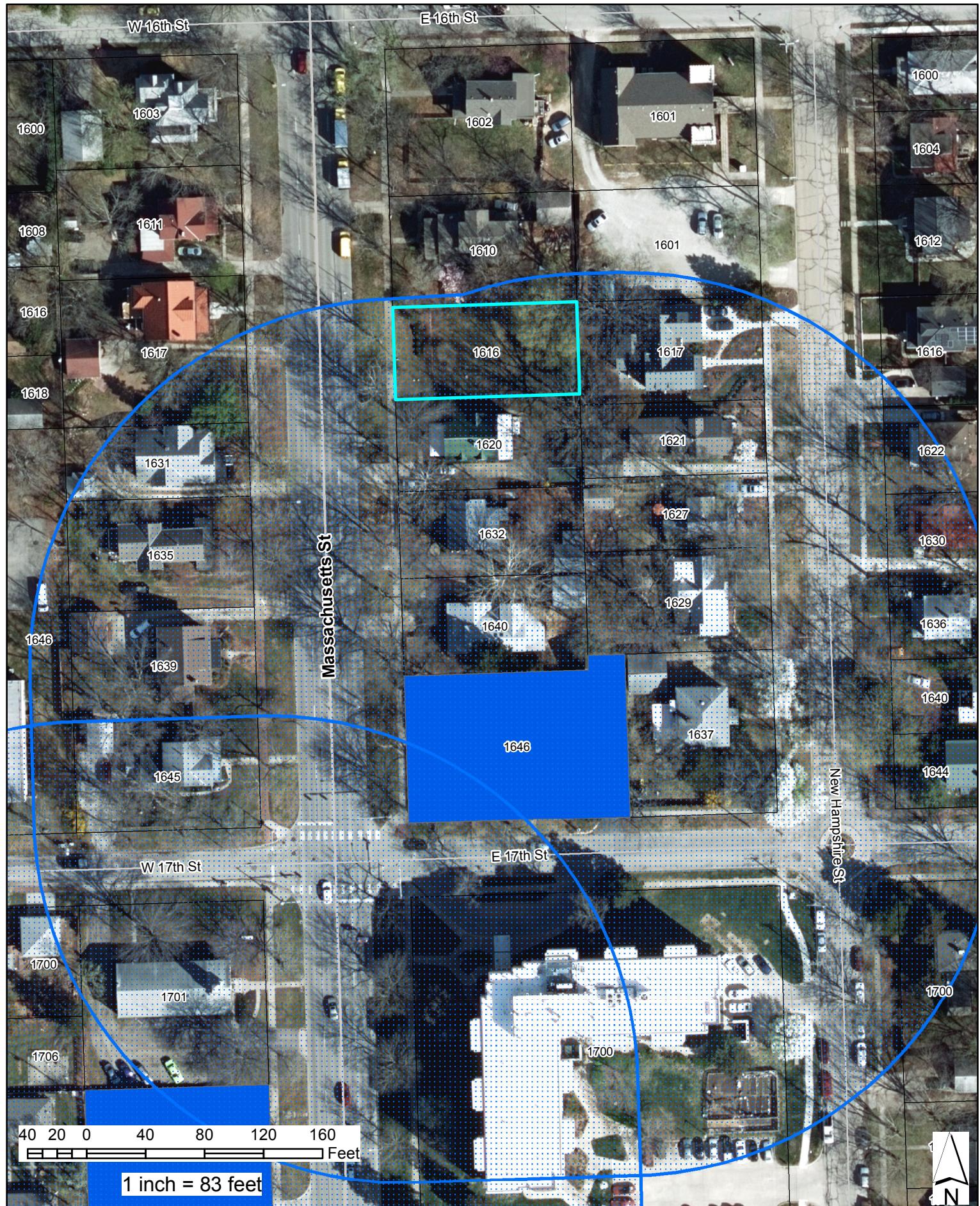
Staff recommends the Commission refer the project to the Architectural Review Committee to refine the design to meet the applicable standards and guidelines while achieving the applicants' overall project goals. Specifically staff recommends the applicant work with the ARC on the final height of the structure, the associated brick platform height, the sense of entry, and the final roof material.

**If the commission decides to issue the Certificate of Appropriateness**, the following motions may be appropriate.

In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, the Commission finds that the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs and issue the Certificate of Appropriateness for the proposed project located at 1616 Massachusetts Street.

The Commission directs the Historic Resources Administrator to review any proposed changes to the project and evaluate if the changes are significant or do not substantially comply with the approved project and the standards in Chapter 22. If the changes are minor in nature and meet the standards in Chapter 22, the Commission directs staff to review the changes at an administrative level.

# 1616 Massachusetts Street



LEGAL DESCRIPTION:  
THE SOUTH 1/6 FEET OF LOT 3 AND ALL OF LOT 4 BLOCK 13 IN BARBOCK'S ENLARGED ADDITION  
TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

DEDICATION:  
BE IT KNOWN TO ALL MEN THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED  
TRACT OF LAND, HAVE AND DO CLAIM FOR THE SAME TO BE SURVEYED AND PLATTED AS A MINOR  
SUBDIVISION UNDER THE NAME OF "BARKER NEIGHBORHOOD ADDITION" AND HAVE CAUSED THE SAME  
TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN AND FULLY DEFINED ON THIS PLAT.

JENNIFER ANN BARSTON, TRUSTEE  
TRUSTEE, JAMES ERICK RICHARD, TRUST  
CREATED UNDER AGREEMENT DATED MAY 8, 1995  
DATE

ACKNOWLEDGEMENT:

STATE OF COLORADO  
COUNTY OF PLATA  
BE IT REMEMBLED THAT ON THIS \_\_\_\_\_ DAY OF JUNE, 2015, BEFORE ME, THE  
NOTARY PUBLIC, NORMAN ZALEK, NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY PUBLIC  
WITNESS TO THE SIGNING OF THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED  
IN WRITING WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND  
YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES  
NORMAN ZALEK  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY PUBLIC  
WITNESS TO THE SIGNING OF THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED  
IN WRITING WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND  
YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

ENDORSEMENTS:

APPROVED AS A MINOR SUBDIVISION UNDER THE SUBDIVISION REGULATIONS OF THE CITY OF  
LAWRENCE AND THE DIVISION GRANTED AREA OF DOUGLAS COUNTY.

SCOTT MCCULLOUGH  
DIRECTOR, PLANNING & DEVELOPMENT SERVICES  
DATE

REVIEWED IN COMPLIANCE WITH K.S.A. 58-205.

MICHAEL D. KELLY, P.S. #889  
DOUGLAS COUNTY SURVEYOR  
DATE

THE BIS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE  
DOUGLAS COUNTY REGISTER OF DEEDS ON THIS \_\_\_\_\_ DAY OF APRIL, 2015, AND IS DULY  
RECORDED BY \_\_\_\_\_.

KAY PENNELL  
REGISTER OF DEEDS

PLAT PREPARED JANUARY, 2015



BRIAN C. ZILLON, P.S. #889  
PLAT PREPARED JANUARY, 2015  
1000 E. 10TH STREET, SUITE 100  
LAWRENCE, KS 66044  
(785) 842-2550

# BARKER NEIGHBORHOOD ADDITION

A MINOR SUBDIVISION/REPLAT OF THE SOUTH  
50 FEET OF LOT 3 AND ALL OF LOT 4, BLOCK  
13, IN BARBOCK'S ENLARGED ADDITION TO THE  
CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

NW 1/4, SEC. 6-T13S-R20E

SCALE: 1" = 20'

LOCATION MAP



MONUMENTATION:

- SET 9' 7" x 24' IRON BAR W/P #889 CAP
- FOUND AS NOTED PER PLAT

LEGEND:

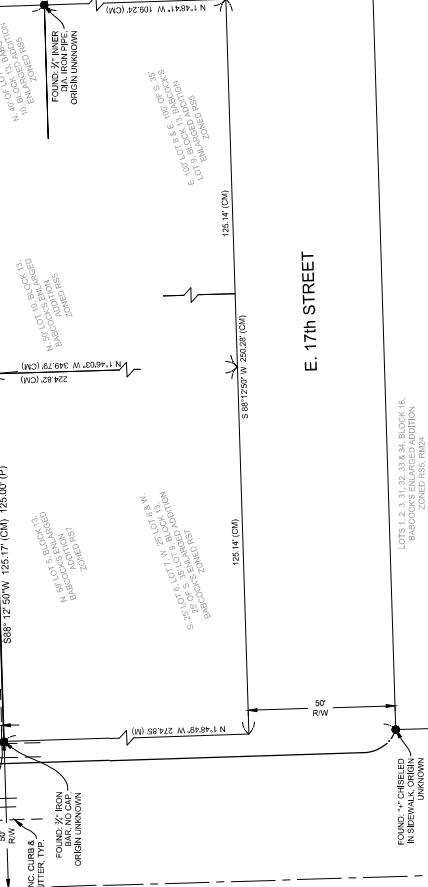
- (CM) CALCULATED FROM MEASUREMENT
- (D) DEIFIED DIMENSION
- (M) MEASURED DIMENSION
- (P) PLATED DIMENSION
- RW RIGHT-OF-WAY
- UE UTILITY EASEMENT
- GAS — NATURAL GAS LINE
- SAN — SANITARY SEWER LINE
- OW — OVERHEAD WIRE
- WL — WATER LINE

NOTES:

1. THE BASIS OF BEARING FOR THIS PLAT IS KANSAS STATE PLANE.
2. PLATED DIMENSION OF CONSTRUCTION OF ANY LOT IS NOT IN THIS PLAT.  
SUBDIVISION AT THIS PLAT IS NOT PLATED AND SHALL BE PROCESSED AS A MINOR SUBDIVISION.  
UNLESS THE ACTON MEETS THE EXPLANATIONS NOTED IN SECTION 203(c)(6)(B) OF THE PLAT.
3. TREES SHALL BE REMOVED ACCORDING TO THE PLAN  
FILED WITH THE REGISTER OF DEEDS IN DOUGLAS COUNTY.  
THE PROPERTY OWNER IS RESPONSIBLE FOR REPLANTING TREES WITHIN ONE YEAR.  
NO TREES ON THE RIGHT-OF-WAY CAN BE REMOVED WITHOUT THE PERMISSION OF THE CITY  
ROAD PROTECTION WITHIN A RADIUS OF THE STREET TRUNK.
4. NO PORTIONS OF THE LOTS ARE LOCATED WITHIN A DESIGNATED SPECIAL FLOOD HAZARD  
AREA PER FEMA MAP NUMBER 200000100, LAST REVISED AUGUST 5, 2010.

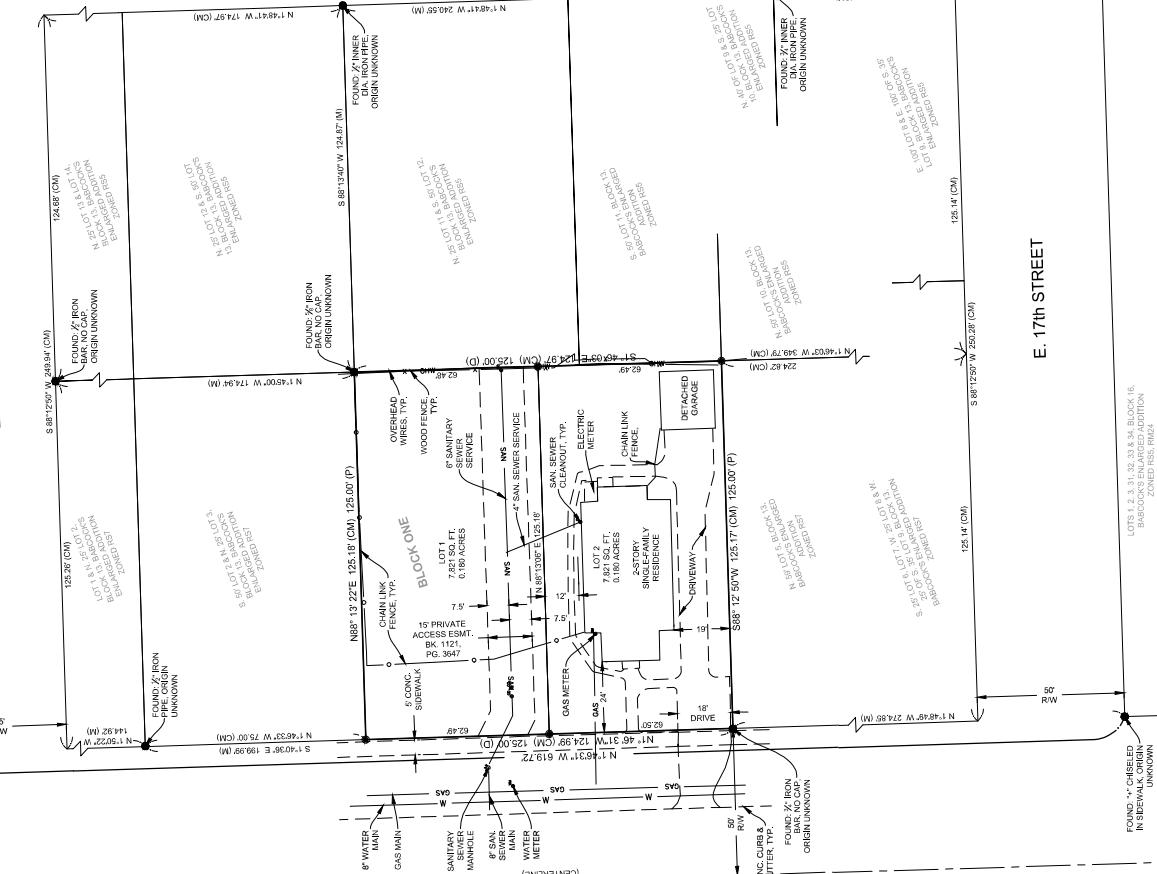
CERTIFICATION:

HEREBY CERTIFY THAT THE PLATTED AREA AND THE LOCATION MAP SHOWN HEREON ARE THE  
RESULTS OF A FIELD SURVEY PERFORMED UNDER MY DIRE SUPERVISION IN THE MONTH OF  
SEPTEMBER, 2012. THE SURVEY TEAM CONSISTED OF THE FOLLOWING SURVEYORS:  
Surveyors:



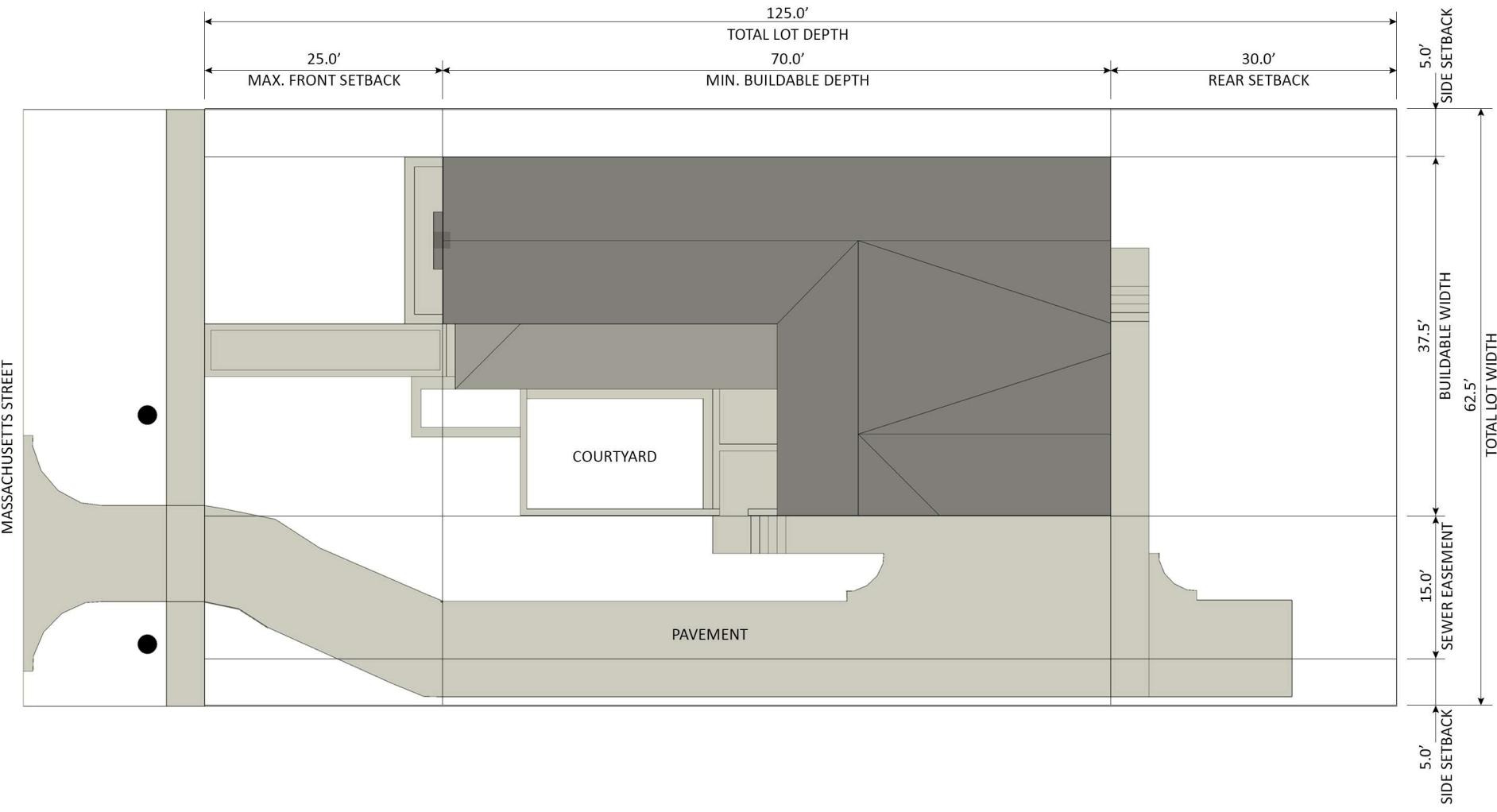
E. 16th STREET

5 1/6 ACRES BLOCK 11  
5 1/6 ACRES BLOCK 12  
5 1/6 ACRES BLOCK 13  
5 1/6 ACRES BLOCK 14



E. 17th STREET

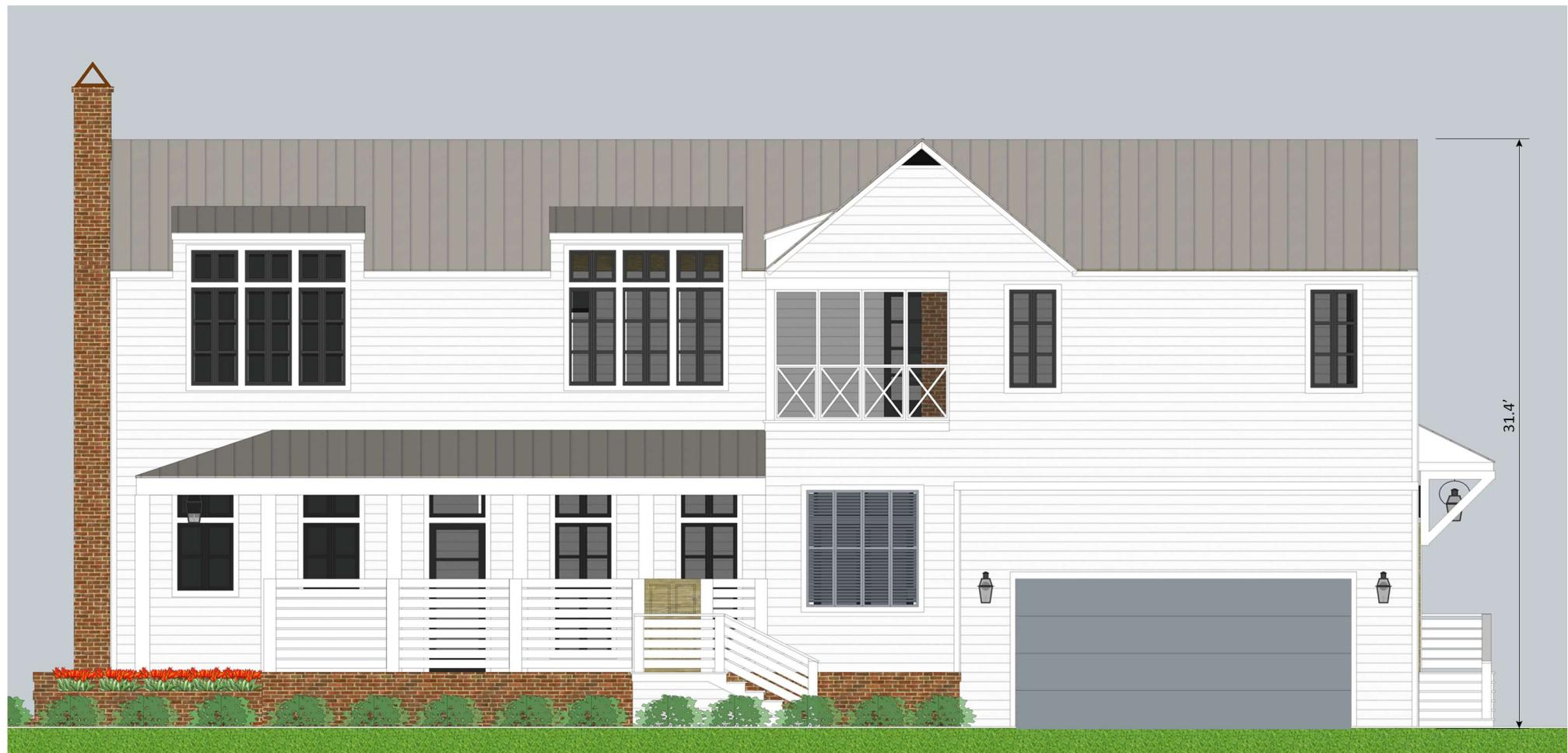
LOTS 1, 2, 3, 4, 5 & 6 BLOCK 13  
BARBOCK'S ENLARGED ADDITION  
ZONED RS-2424



## SITE PLAN

SCALE: 1/16"=1'-0"





**SOUTH ELEVATION**

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





**EAST ELEVATION**

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





**NORTH ELEVATION**

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





**WEST ELEVATION**

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



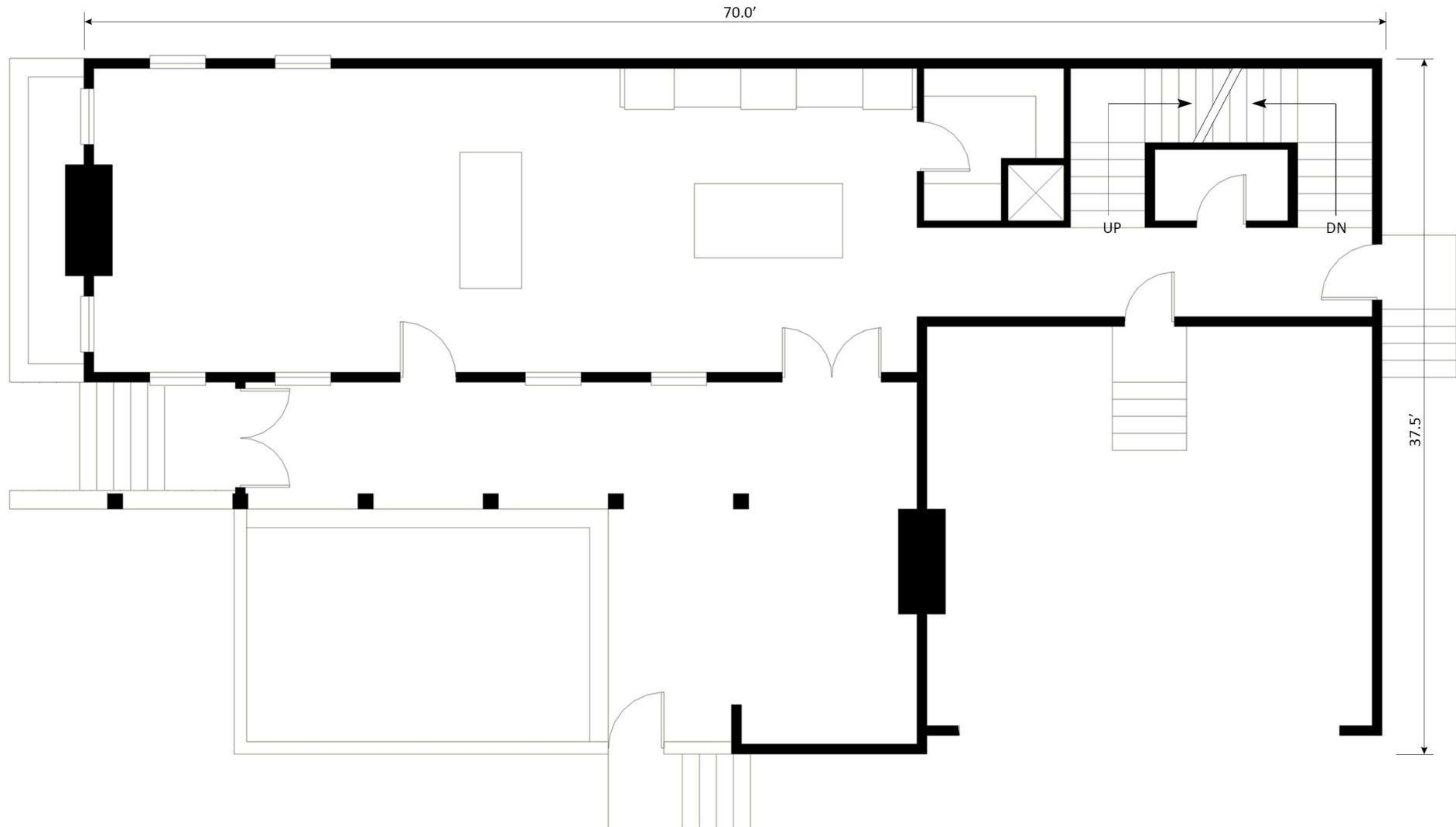








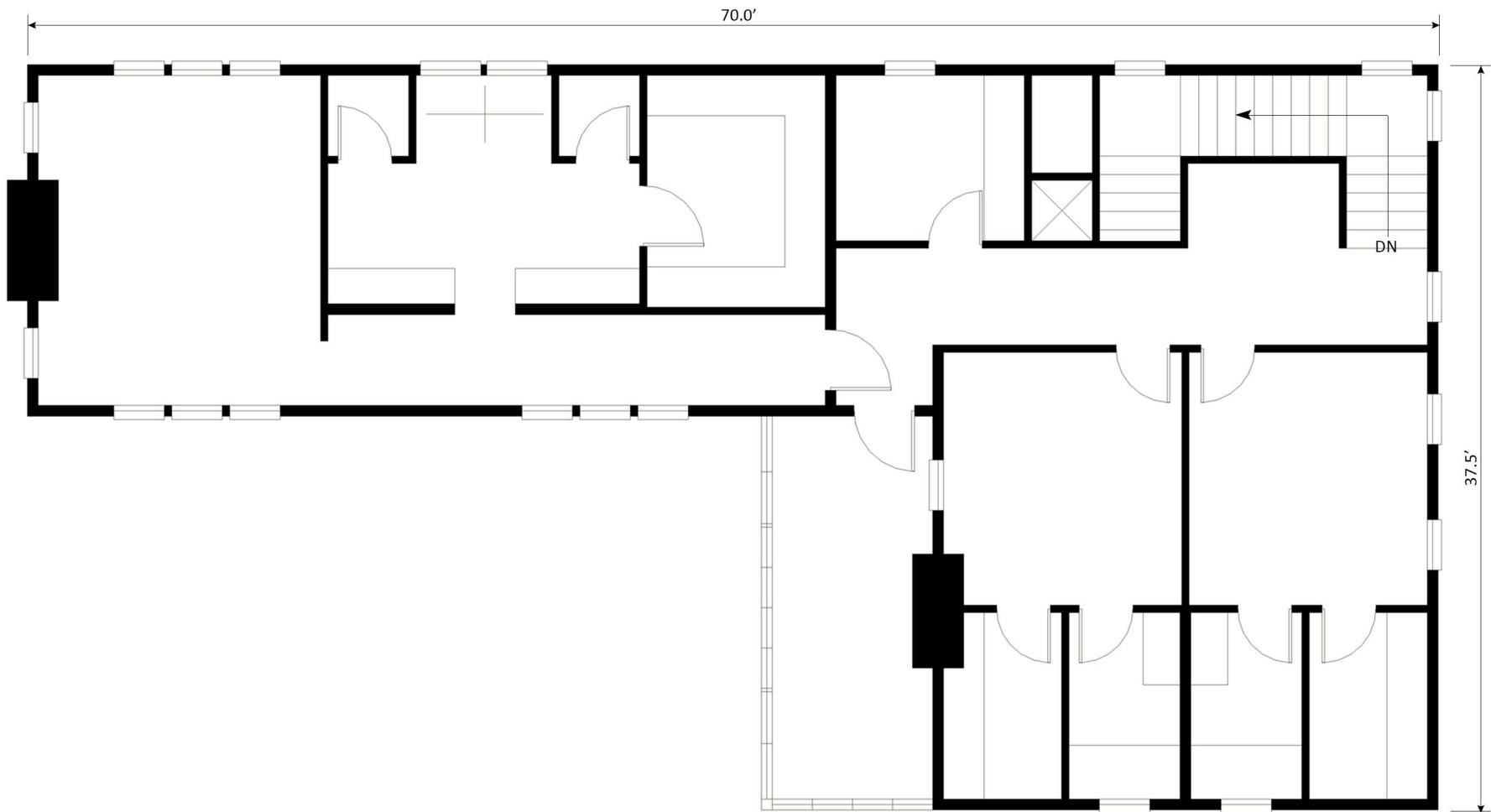




**MAIN LEVEL PLAN**

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

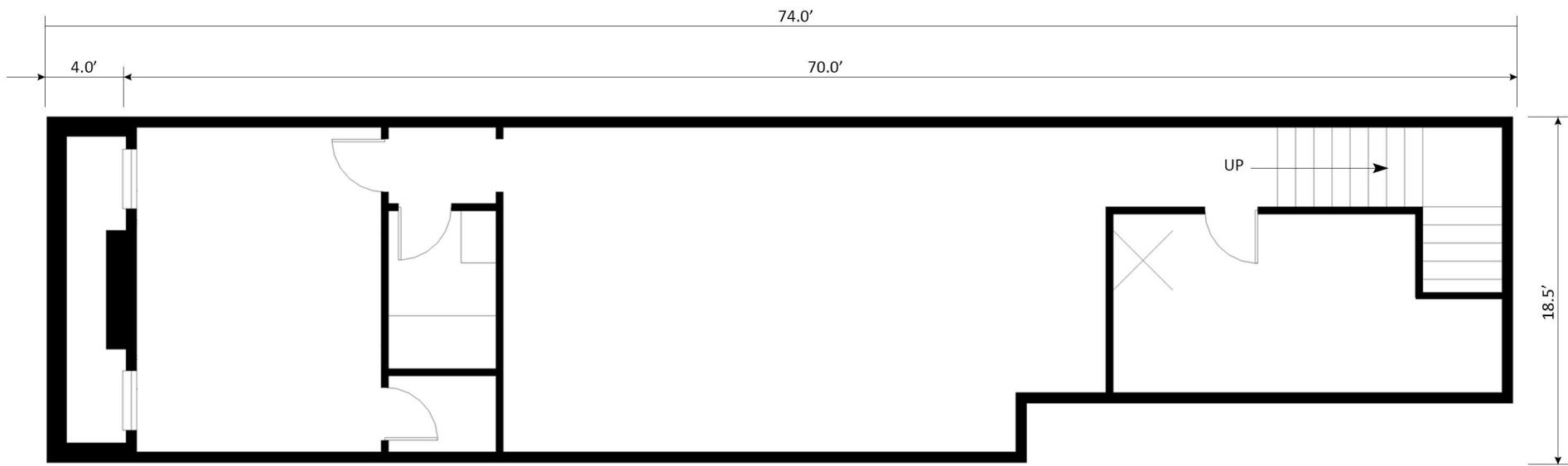




**SECOND LEVEL PLAN**

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





**BASEMENT PLAN**

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





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

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

6 East 6<sup>th</sup> St.  
P.O. Box 708  
Lawrence, KS 66044

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

Phone 785-832-3150  
Tdd 785-832-3205  
Fax 785-832-3160

## DESIGN REVIEW APPLICATION

### PROPERTY INFORMATION

Address of Property 1616 Massachusetts St. Lawrence, KS 66044  
Legal Description (may be attached) \_\_\_\_\_

### OWNER INFORMATION

Name(s) Peter & Jennifer Dougherty  
Contact Jennifer Dougherty  
Address 1620 Massachusetts St.  
City Lawrence State KS ZIP 66044  
Phone (\_\_\_\_) \_\_\_\_\_ Fax (\_\_\_\_) \_\_\_\_\_  
E-mail \_\_\_\_\_ Cell Phone (\_\_\_\_) \_\_\_\_\_

### APPLICANT/AGENT INFORMATION

Contact Brad Silva  
Company \_\_\_\_\_  
Address 11224 Delaware Pkwy. Unit 2414  
City Kansas City State KS ZIP 66109  
Phone (225) 931-5041 Fax (\_\_\_\_) \_\_\_\_\_  
E-mail brad.a.silva@gmail.com Cell Phone (225) 931-5041

Existing Zoning RS7	Existing Land Use Vacant	Proposed Land Use Residential	# of Buildings 1
Total site area 7,813 SF	Existing Building Footprint 0 SF	Proposed Building Footprint 2,153 SF	Open Space Area 5,660 SF
Existing Pavement Coverage 0 SF	Proposed Pavement Coverage 1,875 SF		

### Are you also submitting any of the following applications?

• Building Permit	• Site Plan	• Special Use Permit	• Zoning Change
• Variance	• State or Federal Tax Credit Application	Other (specify)	

**Property****Address:** 1616 Massachusetts St. Lawrence, KS 66044**Detailed Description of Proposed Project:  
(Attach additional sheets if necessary)**

This project is to build a 2 story + basement, 2,860 SF (above ground), single family residence at 1616 Massachusetts St.

The property includes a 15' sewer easement that runs parallel to the south property line. The sewer main is 12'-6" inside the south property line, effectively creating a 20' side setback from the south edge of the property.

A 10' wide concrete driveway to an attached 2 car garage will be constructed in the easement. The driveway will curve to avoid a tree in the right of way.

Main Level Living SF - 1,148 SF

Main Level Under Roof SF - 2,129 SF

2nd Level Living SF - 1,712 SF

2nd Level Under Roof SF - 1,878 SF

Basement Finished SF - 791 SF

**Reason for Request:****(Attach additional sheets if necessary)**

Certificate of Appropriateness is required for permitting.

The property is within 250' of a designated historic building.

**Architect/Engineer/Contractor Information:** Please provide name and phone number of any persons associated with the project.

Contact \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

Phone (\_\_\_\_) \_\_\_\_\_ Fax (\_\_\_\_) \_\_\_\_\_

E-mail \_\_\_\_\_ Cell (\_\_\_\_) \_\_\_\_\_

**REQUIRED ATTACHMENTS:**

- Photographs of existing structure and site**
- Scaled or dimensioned site plan with a graphic/bar scale**
- Scaled elevation drawings with a graphic/bar scale**
- Scaled or dimensioned floor plans with a graphic/bar scale**
- Materials list**
- Digital copy of application materials**

**ADDITIONAL INFORMATION MAY BE REQUIRED BASED ON THE SCOPE OF THE PROJECT**

**SIGNATURE**

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

Signature(s): Brian Sosa Date 11/13/16

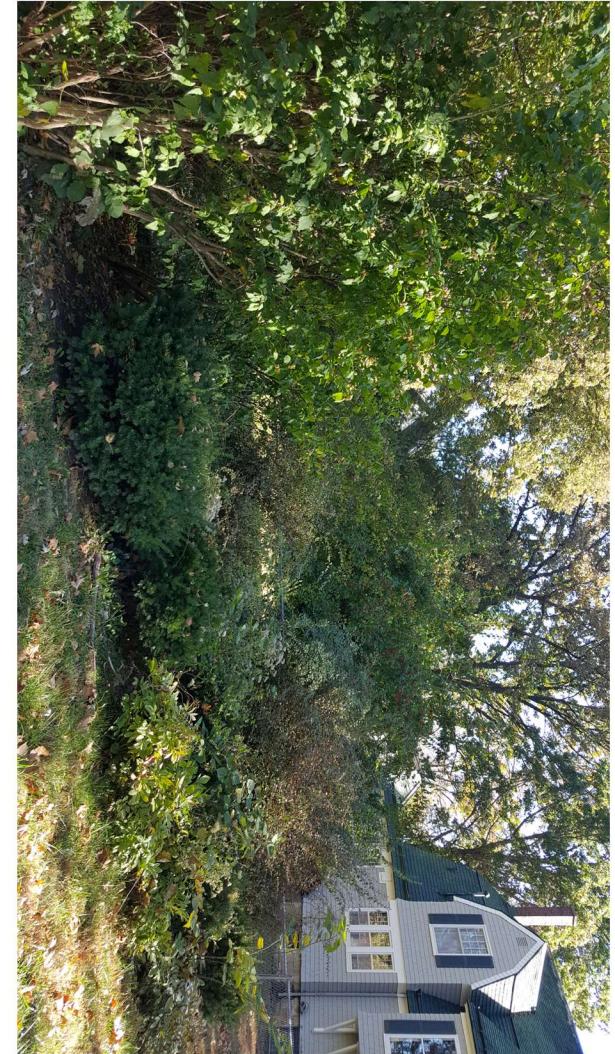
Cailan M. Silva Date 11/13/16

\_\_\_\_ Date \_\_\_\_\_

**Note: If signing by agent submit Owner Authorization Form**

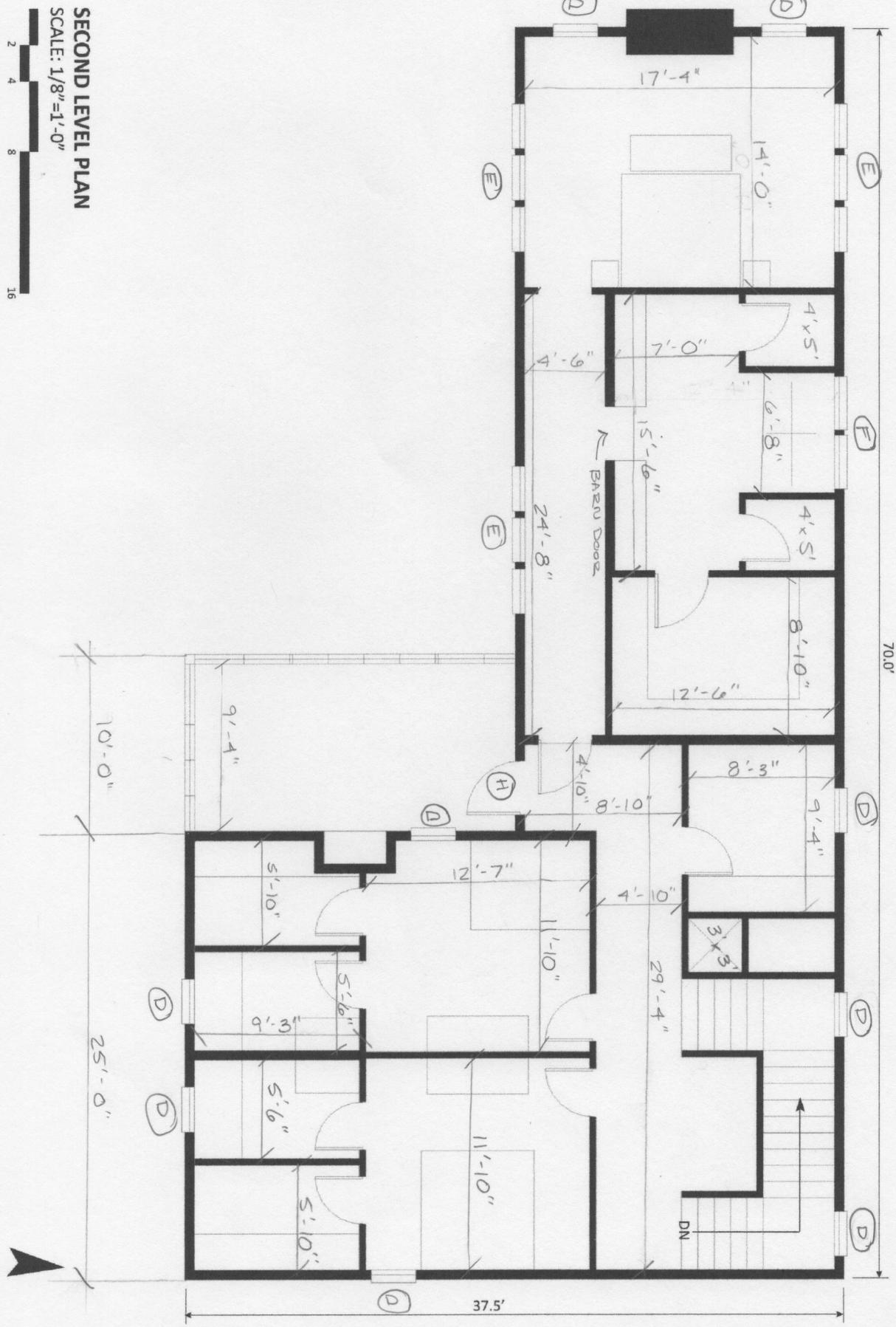
## Exterior Building Material List

Description	Location	Material	Color/Finish
Exterior Siding	All Elevations	6" Fiber Cement Board	White, Smooth
Exterior Trim	All Elevations	Painted Wood	White
Windows	All Elevations	Aluminum Clad Wood	Black
Roof		Galvalume Standing Seam	Silver Metallic
Foundation Wall	All Elevations	Brick Veneer	Red
Chimney	West Elevation	Brick Veneer	Red
Roof Gutters	All Elevations	Galvalume	Silver Metallic
Sleeping Porch	East and South Elevations	Fiberglass Wire Screen	Charcoal
Courtyard Fence	East and South Elevations	Painted Wood w/ Brick Veneer Base	White
Garage Doors	South Elevation	Steel	Grey



## SECOND LEVEL PLAN

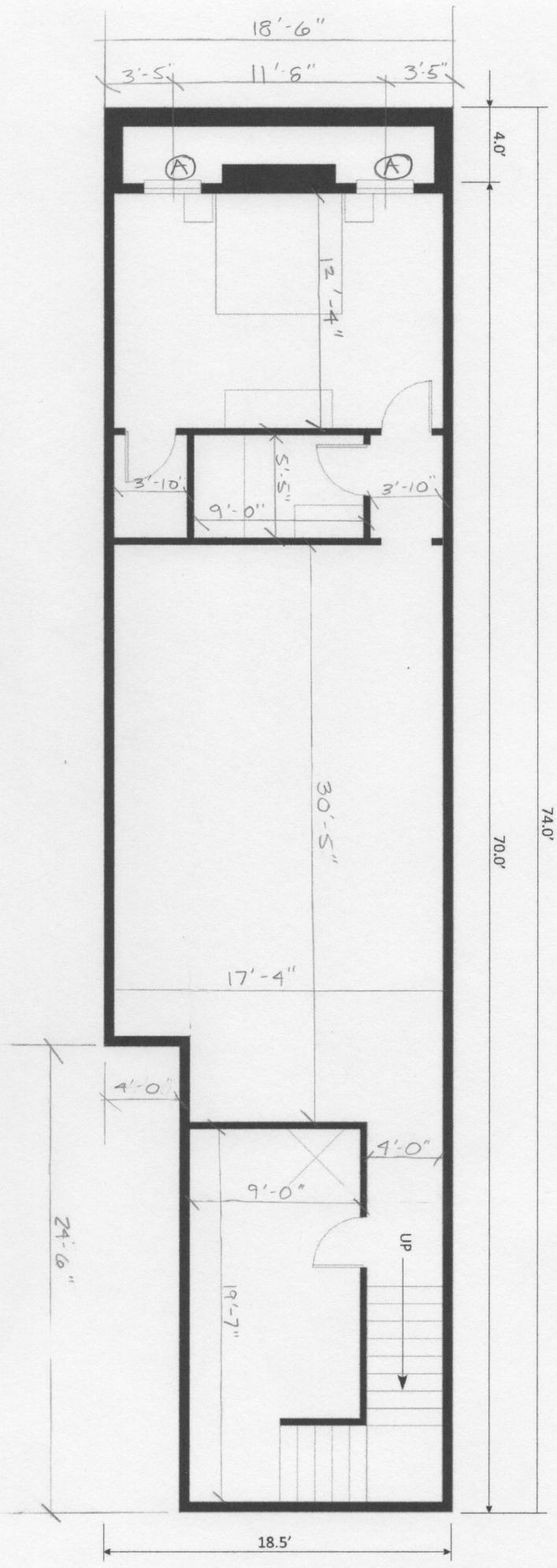
SCALE: 1/8"=1'-0"



**BASEMENT PLAN**

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

2 4 8 16



Ext Int	walls walls	drawn drawn	6.5" 4.5"	thick thick
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