



**LAWRENCE HISTORIC RESOURCES COMMISSION  
LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION  
CITY HALL, 6 EAST 6<sup>TH</sup> STREET, CITY COMMISSION MEETING ROOM  
AGENDA FOR PUBLIC & NON-PUBLIC HEARING ITEMS  
FEBRUARY 18, 2016 6:00PM - 8:00PM**

**GENERAL BUSINESS:**

**COMMUNICATIONS**

- a) Receive written communications from the public.
- b) Receive written communications from staff, Planning Commissioners, or other commissioners.
- c) Declaration of abstentions from specific agenda items by commissioners.

**NON-PUBLIC HEARING ITEMS:**

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

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

- [Draft Oread Design Guidelines](#)
- [Parking Addendum A](#)
- [Location Map](#)
- [Oread Neighborhood Plan](#) (Adopted: 2010)

**Adjourn Joint Meeting**

Lawrence/Douglas County Planning Office

**OREAD NEIGHBORHOOD  
DESIGN GUIDELINES  
CITY OF LAWRENCE, KANSAS**

16 DECEMBER 2015



Urban Development Services  
Ann Benson McGlone, LLC.

DRAFT

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LAWRENCE-DOUGLAS COUNTY PLANNING OFFICE  
OREAD NEIGHBORHOOD DESIGN GUIDELINES

**DRAFT**

December 2015

URBAN DEVELOPMENT SERVICES + ANN BENSON MCGLONE, LLC

# OREAD NEIGHBORHOOD DESIGN GUIDELINES

## ACKNOWLEDGMENTS

### CITY COMMISSION

2012

*Robert Schumm, Mayor  
Michael Dever, Vice Mayor  
Aron Cromwell  
Hugh Carter  
Mike Amyx*

2015

*Jeremy Farmer, Mayor  
Leslie Soden, Vice Mayor  
Mike Amyx  
Stuart Boley  
Matthew Herbert*

### LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION

2012

*Bruce Liese, Chair  
Bryan Culver, Vice Chair  
Chad Lamer  
Charles Blaser  
Clay Britton  
Jon Josserand  
Lara Adams Burger  
Pennie von Achen  
Richard Hird*

2015

*Clay Britton, Chair  
Patrick Kelly, Vice Chair  
Amalia Graham  
Jon Josserand  
Bryan Culver  
Julia Butler  
Jim Denney  
Pennie von Achen  
Bruce Liese  
Eric Struckhoff*

### HISTORIC RESOURCES COMMISSION

2012

*Aaron Bailey  
Chad Foster  
Leslie Tuttle  
Michael Arp  
Sean Williams  
Stan Hernly  
Tracy Quillin*

2010

*Aaron Bailey  
Chad Foster  
Michael Arp  
Stan Hernly  
Tracy Quillin*

### OREAD DESIGN GUIDELINES SUBCOMMITTEE

*Bryan Culver,  
Jon Josserand  
Chad Foster  
Stan Hernly*

### PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

*Scott McCullough, Director  
Amy Miller, Assistant Director  
Sheila Stogsdill, Assistant Director  
Michelle Leininger  
Lynne Braddock Zollner  
Jeff Crick*

### OREAD NEIGHBORHOOD COMMUNITY

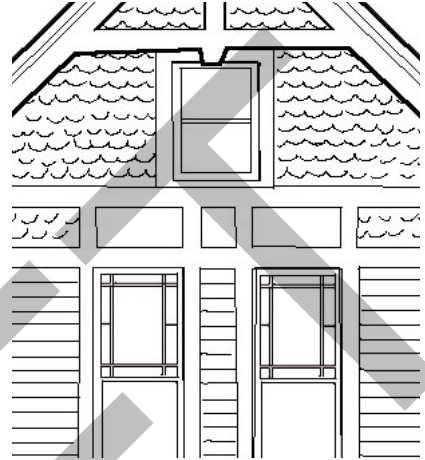
*Oread Neighborhood Association  
Oread Residents Association*

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# ORGANIZATION AND USE OF GUIDELINES



## INTRODUCTION

The introduction to these Guidelines provides a very brief background and history of the Oread Neighborhood, a description of the forces that have shaped it over time and the factors leading to the preparation of these Design Guidelines.

It is recommended that all users of the Guidelines review this section to gain an understanding of the essential design qualities of the Oread Neighborhood that are important to the community.

## CHAPTER 1

## USER'S GUIDE

Chapter 2 provides basic information on the use of the Guidelines including a description of the processes for new construction, infill redevelopment, and renovation of existing buildings and property. Specifically, this section addresses Design Review, Permitting, Variances and Penalties for Violations.

## CHAPTER 2

## CHARACTER OF THE NEIGHBORHOOD

Chapter 3 contains a general description of the character defining features of the neighborhood in three important areas.

- The public realm includes the areas that are outside the property lines, such as streets, sidewalks and alleys, landscaping, historic elements and variations by districts.
- Individual lot and site character is defined by configuration and the relationship of the principal building to the street and side yards.
- Architectural styles and related scale and size of buildings are also identified.

## CHAPTER 3

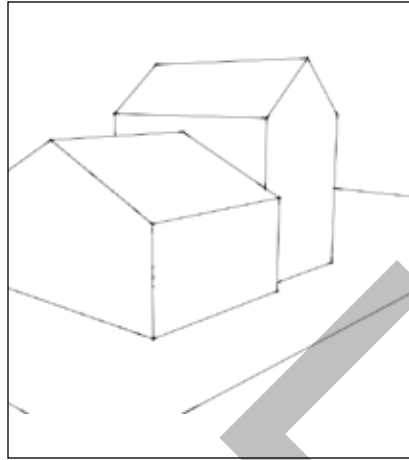


### NEIGHBORHOOD-WIDE DESIGN GUIDELINES

Chapter 4 addresses guidelines that are applicable across the neighborhood in all districts. Guidelines address:

- Public realm – streets, sidewalks, parkways, front yard landscaping, retaining walls and fences, alleys and front yard setbacks.
- Site development guidelines address the relationship of lots/buildings to one another, the development of individual lots including open space, on-site parking, main and accessory structures.
- Building guidelines address the defining architectural elements specific to each building such as massing, roof shape and slope, porches, fenestration, building materials, details, additions, exterior lighting, emergency egress and sustainability features.

### CHAPTER 4



### DISTRICT SPECIFIC DESIGN GUIDELINES

Chapter 5 identifies guidelines for variations within Stadium North (District 1), High Density (District 2) and the two historic districts – Hancock (District 4) and Oread (District 5).

### CHAPTER 5



### COMMERCIAL & MIXED USE DESIGN GUIDELINES

Chapter 6 contains guidelines for non-residential properties, addressing site development, building design, location of parking and types and design of signage.

### CHAPTER 6

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## CHAPTER 1: INTRODUCTION

The purpose of the Oread Neighborhood Design Guidelines is to provide a shared understanding of the principal design characteristics that help shape and define the Oread Neighborhood. Over time, as the neighborhood changes and evolves, these essential design characteristics will be maintained and enhanced to ensure that the unique and historic character of the neighborhood remains.

The Design Guidelines are intended to give owners, developers, design review board members, staff and elected officials a clear understanding of the expectations of the design review process. The Design Guidelines should make the review process more predictable and therefore more efficient.

The Design Guidelines are intended to encourage development that conforms to the size, orientation and setting of existing buildings in the neighborhood; reduce the need for zoning variances for structures that conform to the patterns of the existing neighborhood; identify the important physical characteristics of the neighborhood; foster development that is

compatible; conserve cultural and historic resources; maintain property values; and encourage investment.

The design guidelines are intended to be a resource to homeowners, property owners, architects, developers, Commissioners and City Staff. The guidelines should lay the groundwork for positive dialogue between the various stakeholders. It is anticipated that the guidelines will be a source of inspiration that will help property owners understand what it means to build structures that are compatible with the neighborhood.

The Goals for the Oread Neighborhood Design Guidelines are intended to capture the breadth and depth of the community's vision for their neighborhood, and can be a reminder of the neighborhood's ability to work together to achieve common solutions that benefit all. The goals were developed by the community during the public workshops.



## 1.A. BACKGROUND & 1.B. COMMUNITY PARTICIPATION



Much of the neighborhood is occupied by students living in traditional larger single-family residences.



The Oread Neighborhood Plan, approved in 2010, seeks to retain the character of the neighborhood.

### A. BACKGROUND AND NEIGHBORHOOD PLAN

The Oread Neighborhood is situated between a thriving downtown and the University of Kansas. The neighborhood is attractive to home owners as well as students because of the proximity to both the university and downtown. These same attributes make it attractive to landlords, developers and others looking for investment opportunities. Each of these different interest groups has a vision and interest in the development of the neighborhood.

The Oread Neighborhood differs significantly from adjacent single family neighborhoods in that the majority of Oread Neighborhood is zoned multi-family. The higher density brings more concerns about parking, trash, privacy, noise and code compliance. As residences are enlarged or converted to rental units, issues have been raised concerning the design integrity of the neighborhood.

In an attempt to address these concerns the City/County Planning Commission recommended and the City Commission adopted a Neighborhood Plan for Oread in 2010. Through a lengthy inclusive process, many of the neighborhood issues and concerns were identified. An action plan was developed to systematically address these issues. It was recognized at that time that the Oread Neighborhood consisted of five distinct areas whereby design guidelines would be beneficial. Accordingly, an implementation plan was established to create overlay districts to address the specific needs of certain areas. These guidelines address the specific needs of each overlay area.

## B. COMMUNITY PARTICIPATION

These guidelines were developed in a collaborative manner with input from community interest groups and City Staff. A community meeting and three community workshops were held to determine the community's interest, concerns, priorities and goals regarding the physical development of their neighborhood.

The meetings were attended by a mixture of people who both owned property and lived in the neighborhood, or who owned property and invested in the neighborhood. There was very little attendance by people who rented in the neighborhood. Most of the participants had been actively involved in the earlier neighborhood planning process.

Attendees were asked what was the one thing they would change about their neighborhood, what their favorite architectural feature was, what was the top design priority that needed to be resolved and what were their worries about adopting design guidelines.

The community also had an opportunity to react to a variety of housing types, densities and styles to help establish the level of community preferences, interest and support for alternative housing forms. The guidelines are a direct result of the community input.

These guidelines are exclusive to the Oread Neighborhood and are a direct reflection of the diversity and interest of the people who compose this distinctive place.



Initial community meeting on April 13, 2012.



Community workshop on April 14, 2012.



Community Workshop on April 14, 2012.



## 1.C. WHY HAVE DESIGN GUIDELINES & 1.D. HISTORY OF PLANNING



Guidelines should encourage changes that are compatible with the neighborhood.



Guidelines should encourage quality development.



Guidelines should protect unique character.

### C. WHY HAVE DESIGN GUIDELINES?

- To sustain the unique character of a place
- Assure that changes to the neighborhood are in keeping with that character
- Encourage quality development which protects investment and helps attract other quality developers
- Establish clear development expectations for both neighbors and developers
- Reduce tensions related to development/redevelopment within the neighborhood
- Establish a framework for change
- Create a cohesive neighborhood attractive to both homeowners and developers
- Encourage creativity and a diverse range of architecture within a framework of community expectations

### D. STRONG HISTORY OF COMMUNITY PLANNING

The Design Guidelines are built on a strong history of community planning. Beginning in 1979, the neighborhood created the original Oread Neighborhood Plan. In 1998 the neighborhood participated in the city-wide *Horizon 2020*, a Comprehensive Plan for Lawrence and Unincorporated Douglas County. The Hancock Historic District was listed in the National Register of Historic Places in 2004 and in 2007 the Oread Historic District was placed on the National Register of Historic Places. An updated Neighborhood Plan was adopted in 2010.

These Design Guidelines are based on the Goals, Policies and Implementation Strategies outlined in the Oread Neighborhood Plan of 2010. Listed on the following page are those policies and strategies that are specific to the overlay district design guidelines.

**2010 OREAD NEIGHBORHOOD PLAN DESIGN GUIDELINE EXCERPTS**

**3.1.1.1 Land Use Policies**

B. Create overlay district(s) to establish appropriate standards for specific areas regarding density, bulk, massing, and scale, building coverage, mix of housing types, and parking requirements.

E. New development should respect the historic integrity of the neighborhood.

**3.1.1.2 Land Use Implementation Strategies**

A. Encouraging more owner occupants and families to locate in the planning area is an important key to the long-term health of the neighborhood. Families can bring an increased level of stability and contribute to the diversity of the character of the area. (Policy 3.1.1.1.A)

1. Action - Amend the Land Development Code to permit by right detached dwellings (single-dwelling use) in multi-dwelling zoning districts (RM) with certain standards.

B. There is growing concern about congregate living. Parking, building lot coverage, and number of bedrooms permitted are some of the issues that have been identified. (Policy 3.1.1.1.B and Policy 3.1.1.1.C)

1. Action - Amend the Land Development Code to address neighborhood concerns while maintaining congregate living as a feasible option for owners and students.

C. There are areas of the neighborhood that are zoned more intensely than the historical development pattern and zoning regulations are not always consistent with development expectations. ....

1. Action - Create an overlay district(s) that establish standards to regulate bulk and mass of structures, maintain open space on individually platted lots, and regulate parking.

2. Action - Create an overlay district(s) that provides greater latitude to certain areas (generally most closely adjacent to KU) to develop more densely by allowing increased building heights, etc. 3.1.2 Goal 2 – Preservation

**3.1.2.1 Preservation Policies**

A. Continue the preservation and protection of historic resources in the neighborhood.

B. Infill structures should be compatible with the massing, scale, and bulk of the historic structures in the surrounding area.

C. Historic infrastructure should be preserved and repaired. (eg. stone curbs, hitching posts, steps, brick streets and sidewalks).

**3.1.2.2 Preservation Implementation Strategies**

B. Utilization of the Lawrence Register of Historic Places will help with the protection of identified historic resources. (Policy 3.1.2.1.A and Policy 3.1.2.1.E)

1. Action - Consider creating a local ordinance historic district with design guidelines for the Hancock Historic District.

2. Action - Consider creating design guidelines for the Lawrence Register, Oread Historic District.

## 1.E. GOAL OF THE DESIGN GUIDELINES

### 1.E. GOALS OF THE DESIGN GUIDELINES

The Goals for the Oread Neighborhood Design Guidelines are intended to capture the breadth and depth of the community's vision for their neighborhood, and can be a reminder of the neighborhood's ability to work together to achieve common solutions that benefit all. The goals were developed by the community during public workshops.

1

Retain existing historic character.



2

Preserve the visual continuity of each district within the neighborhood.



3

Create a framework so that mixed residential uses can thrive.



4

Distinguish the difference between historic development patterns and current zoning regulations.





5

Recognize differing densities in different parts of neighborhood.



6

Ensure that additions, alterations and infill are compatible.



7

Encourage good design without stifling creativity.



8

Protect private property values and investment.



9

Better utilize and enhance alleys.



## 1.F. PROCESS

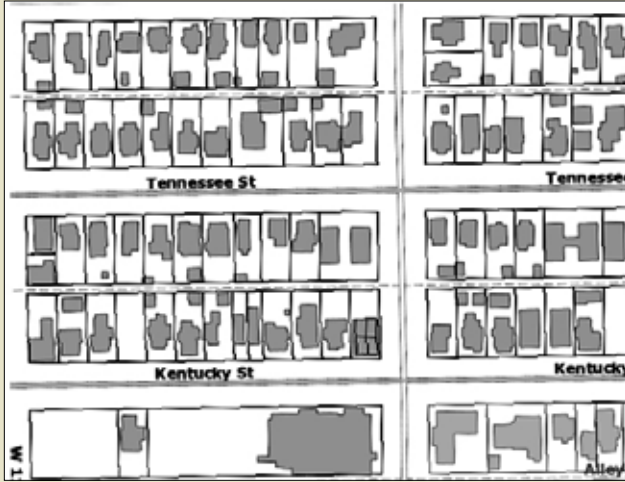


Figure-ground plane analysis shows a fairly dense neighborhood.



Historic block pattern.



Character of the neighborhood.

## F. THE PROCESS USED FOR ESTABLISHING THE OREAD DESIGN GUIDELINES.

### F1. Historic Patterns

Before determining if a new development, addition or remodel is in keeping with the neighborhood character, it is important to understand the distinctiveness of the historic development pattern and character. That way a project may be examined in terms of how well and to what extent it follows these patterns. A community workshop was held to examine and define the current and historic characteristics and patterns of each district. This was done through a process that engaged the community in determining and verifying the findings.

### F2. Character Areas

The characteristics of the Oread Neighborhood were sub-divided into three categories – the public realm, the development of the lot and site, and the design of buildings. The historic patterns that occur in each of these three areas are described in Chapter 3.

### F3. Tolerance for Change

After determining the patterns that make Oread a unique and beautiful neighborhood, the consultant team explored the community's tolerance for change and diversity away from the original patterns. After reviewing myriad illustrations of public amenities, housing densities and building styles, there was a general consensus that not all of the examples would be appropriate to the Oread Neighborhood. This process helped to clarify and refine the expectations of the community. Chapter 4 describes the specific community expectations through a series of neighborhood wide design guidelines.



## F4. Neighborhood Characteristics

According to the 2010 Neighborhood Plan, there are five distinct character districts within the Oread Neighborhood by which these guidelines will be applied. The most typical of the neighborhood conditions and patterns can generally be found in the largest district - District 3. It is the district of medium density with District 1 being less dense and District 2 being more dense. District 3 is not a designated historic area, unlike the Oread and Hancock Historic Districts, although it does contain historic properties some of which fall under the historic review.



Oread Neighborhood.

## F5. Distinct Districts

These Design Guidelines use District 3 as the normal condition or neighborhood-wide standards. Variations to that norm, which vary in the other districts are described in Chapter 5.



Public Realm - street, sidewalks, front yard.

## F6. Hierarchy of Patterns

These guidelines look at existing character patterns in a methodical order. First, the guidelines examine the Public Realm, then the Development of the Lot or Site, and finally examine the design character of individual structures. The idea is that by first looking at the broader public issues, narrowing in on the relationships to surrounding lots, and lastly the design of the structure, the applicant and HRC Staff will begin to make decisions and determinations will be made in a systematic way.



Development of the lot and site - relationship of primary building to street and neighbors.



## 1.F PROCESS



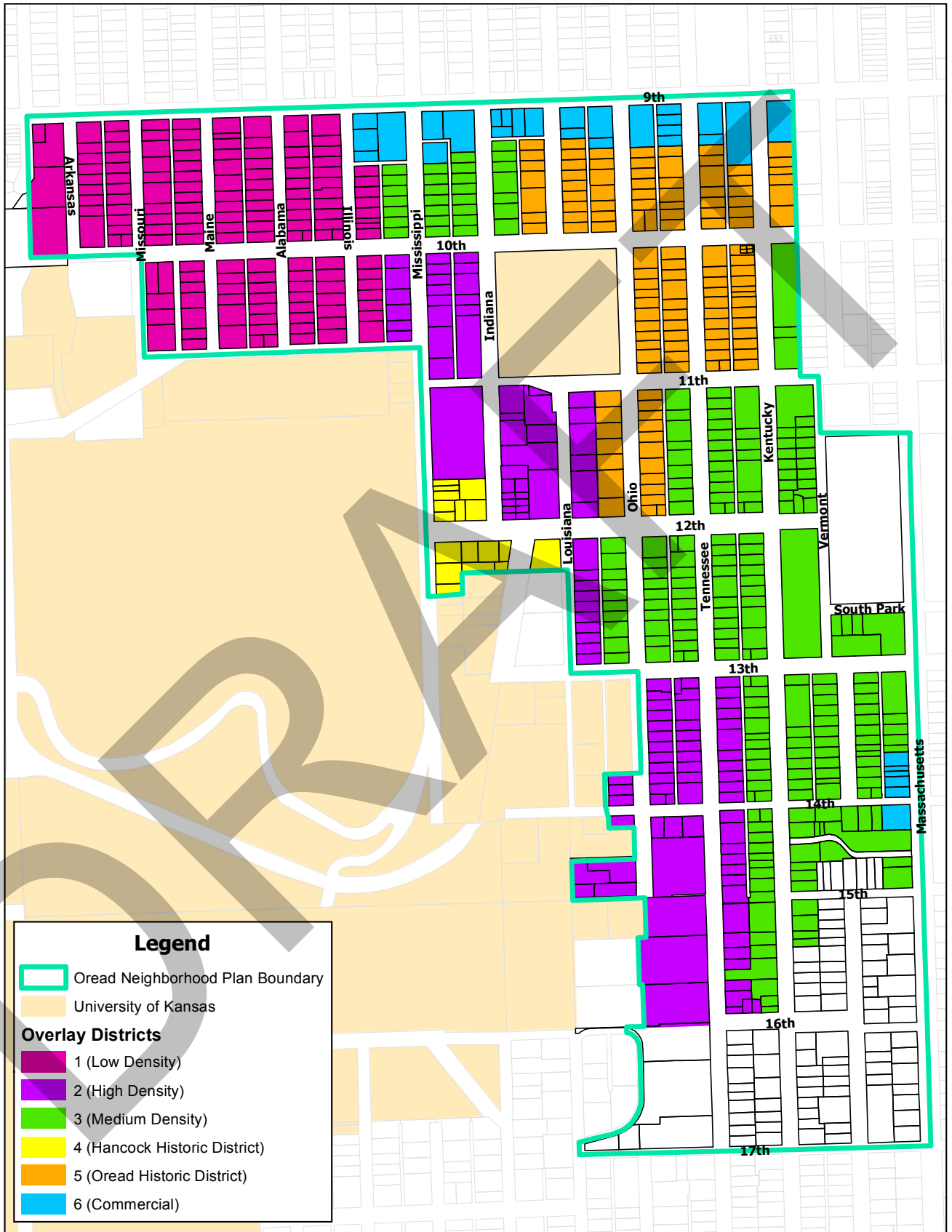
Design of the structure: roof, porch, doors, windows, etc.

### **G. THE FIVE DISTRICTS OF THE OREAD NEIGHBORHOOD PLAN**

This section reflects the district boundaries that were established by the 2010 neighborhood planning process. The design guidelines are written for these specific districts and in no way tried to redefine or change boundaries.

Starting with a map of the entire neighborhood, there are individual district maps that generally describe the character areas of the districts. Chapter 3 has more in-depth information regarding neighborhood character.

The portions of the map within the boundary that are left white are parts of the Oread Neighborhood Overlay do not require additional standards.



**Legend**

- Oread Neighborhood Plan Boundary
- University of Kansas

**Overlay Districts**

- 1 (Low Density)
- 2 (High Density)
- 3 (Medium Density)
- 4 (Hancock Historic District)
- 5 (Oread Historic District)
- 6 (Commercial)

DISTRICT ONE



## District 1 Low Density

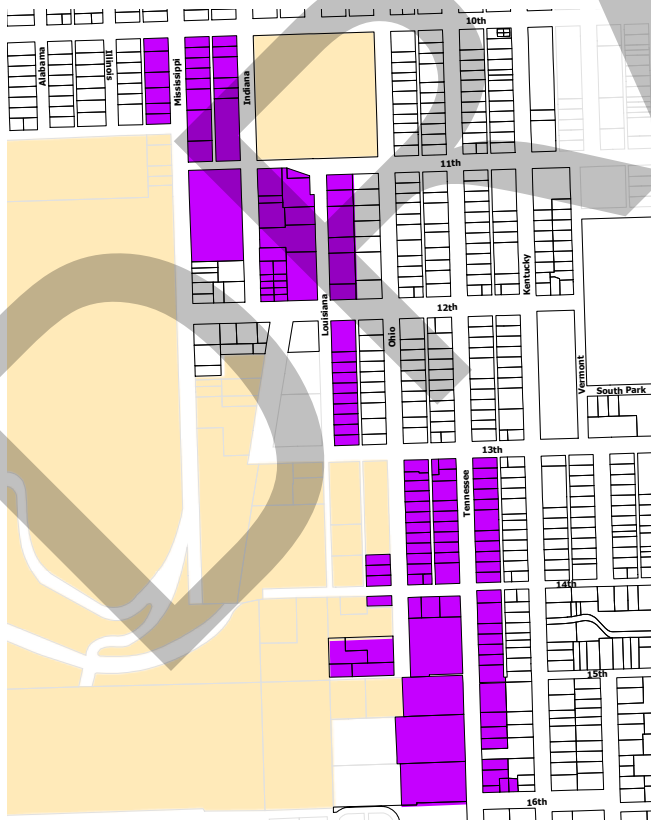
Located just north of the University of Kansas, this district is predominately single family residences with intermittent duplexes, triplexes and quadplexes. The district is less dense (6 or less dwelling units per acre) than most parts of Oread, with smaller scale homes, larger yards, and houses spaced farther apart. The many one story homes in this area give it a unique character.

The district is composed of a wide variety of architectural styles constructed over a long period. Here you will find Victorian Queen Annes, Craftsman Bungalows, and 20th Century Revival Tudors. This was the last area of Oread to develop so Post-War Minimal Traditional houses are unique to this area. More recent apartments exist on the fringes.

The tree lined streets are slightly narrower and the houses closer to the street giving a comfortable and more intimate scale to this part of the neighborhood. Direct adjacency to campus puts parking pressure on the area, especially during football games.



DISTRICT TWO



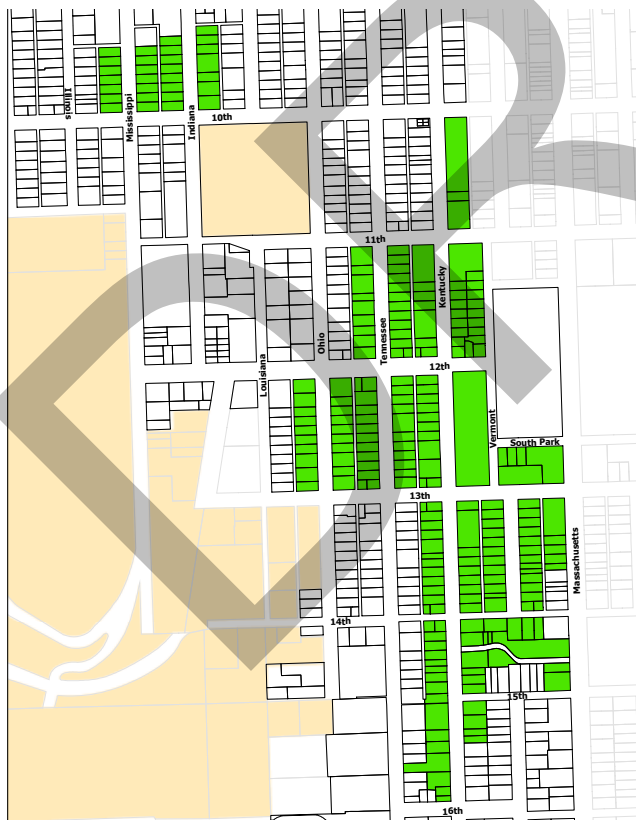
## District 2 High Density

District 2 is located adjacent to the east side of the University of Kansas campus. It has the highest density (16+ dwelling units per acre) of any Oread district. The proximity to campus has made it a prime location for apartments, multi-dwelling residential and mixed-use developments.

The character of the neighborhood is diverse. There are large Greek houses, Scholarship Halls, and multi-dwelling complexes that are of a “campus” scale. Interspersed are substantial pockets of older homes, converted to congregate or multi-dwelling uses. The character of this area is distinctly different with larger scale structures, fewer street trees, and hilly terrain. Off-street parking is more visible due to lack of alleys. The prominent homes are large “Comfortable House” Foursquares with wide eaves and deep porches.

Apartment complexes in this area, constructed in the 70’s and ‘80’s, are now approaching 30 to 40 years in age and offer re-development potential and opportunities for improvements in the neighborhood.

DISTRICT THREE



## District 3 Medium Density

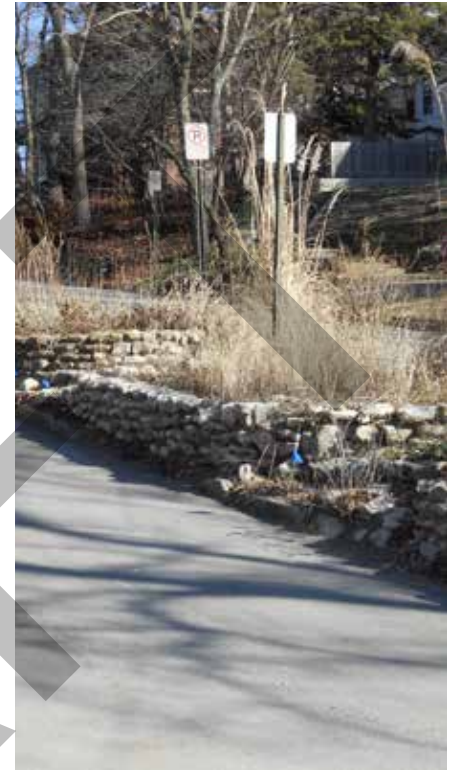
District 3 is located mainly on the eastern edge of the Oread Neighborhood. It serves as the basis for the design guidelines for all the districts in the overlay area. The other district guidelines are modifications to this standard.

Here the streets are lined with stately trees that create a magnificent canopy. Most off-street parking is accessed from the alleys, so driveways are rare. The homes sit back from the street with simple, elegant facades. Wide, shaded porches add to the character. The original single family homes, constructed between the 1880's and the turn-of-the-century, are generally two stories and represent a wide array of styles and sizes. Many have been converted to multi-dwelling uses. Others have been replaced with modern apartments (7 to 15 dwelling units per acre).

Older commercial buildings and more recent professional buildings can be found near Massachusetts Street.



## HANCOCK HISTORIC DISTRICT



## District 4

### Hancock Historic District

Hancock Historic District is a unique and charming area of the Oread Neighborhood located on a substantial rise that overlooks the University of Kansas.

This small district boasts a beautiful and historic public improvement project that adds to the allure of the area: a pair of curved stone steps ascends from Mississippi Street to W. 12th Street in the grand fashion of the City Beautiful Movement. At the top of the stairs on W. 12th Street a planter of native stone forms a charming esplanade in the center of the street until it intersects with Indiana Street.

The homes in this district are mature and stately, perched on top of the hill overlooking the campus. Most of the lots are larger than those found in the rest of neighborhood, creating a more landscaped setting for most of the homes. The variety of styles, mostly 20th century revivals, add to the character.

# OREAD HISTORIC DISTRICT



## District 5 Oread Historic District

Oread Historic District is listed in the National Register of Historic Places. It is a charming and distinguished area with some of the oldest homes in the City. There are excellent examples of the Italianate, Queen Anne, Craftsman, and 20th Century Revival styles side by side with the more vernacular National Folk and Foursquare homes. They range in size from grand to simple.

The streets are lined with tall deciduous trees. On the west side of the streets, the houses are set back with elevated front yards. Dominant porches and shade dappled yards add to the appeal of this area. On the east side of the streets, the homes are placed closer to the street with shallow front yards that are relatively flat. Parking is off the alleys so driveways are rare.

Remnants of the historic past remain. Some streets are still paved with the original brick. Hitching posts and stone steps can still be found.

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# 2

## CHAPTER 2 : USER'S GUIDE

The User Guide provides property owners, architects/engineers/designers and others with an overview and general description of the steps to be used when considering new development, redevelopment, additions, and renovations to existing buildings in the Oread Neighborhood. The User's Guide is meant to assist anyone contemplating improvements to property and buildings in an orderly process of evaluation, study of alternatives, and recommendations for City Staff and the Historic Resources Commission.

# A

## HOW TO USE THE OREAD NEIGHBORHOOD DESIGN GUIDELINES



### 1 The Owner Initiates a Project

These guidelines only take effect when an owner decides to undertake a change to their property. An owner is not required to make changes to meet the guidelines. However, once an owner has decided to begin a development project in the Oread Neighborhood, these Design Guidelines are applied and are intended to assist in making the design review process as smooth and efficient as possible.

### 2 Confirm the Zoning is Appropriate for the Intended Use

The underlying zoning for the property must support the intended use or the project will not be able to proceed. Zoning regulations will apply to all properties and it is a good idea to be familiar with the general regulations.

### 3 Read Chapter 1 to Understand the Intent of the Design Guidelines

Chapter 1 will help an owner understand the community's vision for their neighborhood. It will also help an owner understand how these guidelines are part of a more comprehensive plan for the city.

### 4 Review the Neighborhood Boundaries and Locate the Property

Determine which Overlay District in which the property is located. Read the description of that specific district in Chapter 1 to get an overview of the design characteristics common in that particular area of the neighborhood.

# 5

### Read Chapter 3 to Become Familiar with the Established Patterns

Chapter 3 sets the model for prioritizing the guidelines by establishing a hierarchy of review. The hierarchy includes the character of the Public Realm, the character of individual lots, and the character of the architecture.

# 6

### Read Chapter 4 for the Neighborhood Wide Design Guidelines

This chapter is the heart of the Design Guidelines that applies to all districts. First read the section on the Public Realm and make sure the project fits within the larger framework of the neighborhood. Then focus on the next section which deals with the development of the site. Finally read the section on the architecture to ensure the project will fit into the architectural character of the neighborhood.

# 7

### If the Project is in District 1, 2, 4, or 5 - Review Chapter 5

Chapter 5 describes conditions that are unique to the individual districts. In addition to the neighborhood-wide design guidelines in Chapter 4, districts 1, 2, 4, and 5 have district-specific guidelines as noted in Chapter 5.

# 8

### If the Project is Commercial - Review Chapter 6

The guidelines for commercial and mixed-use properties are located in this chapter.

# B UNDERSTANDING THE PRINCIPALS AND APPLICABILITY OF DESIGN REVIEW

The following design principals apply to all projects, both public and private, within the Overlay District boundaries of the Oread Neighborhood.



1

The Oread Design Guidelines are to be utilized to plan projects. Additionally, the guidelines establish criteria for City Staff and the Historic Resources Commission and City Commission to review and evaluate various development applications including site plans, rezoning, and plats, building permits, and Certificates of Appropriateness, in a fair and timely manner.

2

The guidelines apply when improvements to the exterior of structures and sites requiring City review, such as a site plan, rezoning, plats, and building permit are submitted. When improvements do not require City review, the guidelines provide recommendations for improvements such as landscaping and fences.

3

Given the variations between districts and the variety of architecture, each project will be evaluated on a case-by-case basis.

4

Structures that contain original, character defining features shall be more carefully reviewed than those structures that do not contain features consistent with the historic patterns of design.



## CHAPTER 2 USERS'S GUIDE TO DESIGN GUIDELINES

5

Individual guidelines should be looked at in relation to the purpose and goals of the guidelines. The intent of the guidelines is important and solutions should be reviewed in that light recognizing that creative solutions may meet the intent of the guideline without specific adherence.

6

The "shall" statements offer relatively little flexibility, unless choices are provided within the statements themselves. The "should" or "may" statements offer flexibility and indicate that the City is open to design features that are equal to or better than those stated so long as the intent is satisfied.

7

The Design Guidelines are not applied retroactively. The Design Guidelines are applied to proposed improvements.

8

Existing structures that have non-contributing elements are encouraged to make alterations that will improve the overall appearance of the building.

9

Projects that have received approval elsewhere in the district do not necessarily act as a precedent for proposed projects. All proposals will be evaluated on a case-by-case basis.

10

City staff and the Historic Resources Commission and City Commission have the authority and discretion to examine the whole situation, or extenuating circumstances, and approve projects that do not meet the letter of these guidelines. Where exceptions are granted, staff will clearly document the reasons.

11

Nothing in these Design Guidelines will be construed to prevent routine maintenance or repair, nor shall it be construed to prevent the City of Lawrence from performing work that is required for public safety. However, the City agrees to take into consideration the historic and neighborhood importance of these guidelines and will strive to meet the community's intent as expressed in these guidelines.

## 2.C REVIEW PROCESS

# C REVIEW PROCESS

The following is the basic process laid out in a step by step manner to help guide the applicant through the design review process with the Lawrence-Douglas County Planning Office.

# 1

### APPLICANT

Applicant decides to begin a project in the Oread Neighborhood.

Gather all available information about the lot/site and building(s), including a concept plan (or boundary improvements survey) and zoning designation.

# 2

### APPLICANT / CITY STAFF

Meet with City staff to review objectives for the project and initial conclusions regarding applicable zoning standards, general, and district specific guidelines.

Review with staff any additional issues pertinent to the project such as provisions of utility services, streets, alleys, etc.

# 3

### APPLICANT / ARCHITECT-ENGINEER-DESIGNER / CITY STAFF

Incorporate staff comments and complete a design that you believe meets the intentions and criteria of the Design Guidelines for the neighborhood and the district. Work with your project designer, architect, or engineer to prepare a design for the proposed project and submit the appropriate application.

City staff may administratively approve the design at this point. Depending on the scale and scope of the project, or compliance with the Design Guidelines, the project may need to be submitted to Historic Resources Commission for review.

# 4

### APPLICANT / HISTORIC RESOURCES COMMISSION

If city staff is unable to approve the project, the applicant may appeal to HRC for review in a public meeting. The HRC will review the project for compliance with the intentions and criteria of the Design Guidelines.

A person aggrieved by City staff's decision determining whether the Development/Design Standards have been met, may file a written appeal with the Historic Resources Commission within 10 working days after the decision is rendered.

# 5

### APPLICANT / CITY COMMISSION

A person aggrieved by a Historic Resources Commission decision determining whether the Development/Design Standards are met, may file a written appeal with the City Commission within 10 working days after the decision has been rendered. Within 30 days after the City Commission's final decision, in passing upon an appeal pursuant to this Section, any person aggrieved by the decision may file an action in District Court to determine the reasonableness of the decision.

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# 3

### CHAPTER 3: CHARACTER of the OREAD NEIGHBORHOOD

One of the first steps in maintaining and enhancing the character of a neighborhood is to understand the basic features and attributes that make up the general traits of a place. Knowing why a certain place is special makes it easier to identify and verbalize why some structures seem to “fit in” and others don’t.

This chapter describes the character of the Oread Neighborhood on three basic levels, from the broader neighborhood to the more specific structures. The first level of scrutiny begins at the **Public Realm**. This can generally be described as that area where the public has access to the neighborhood. It can be both a physical access, such as on streets, alleys, and sidewalks, as well as a visual access of front yards and to some extent the side yards. The public realm encompasses the space between the front of one house and the front of another house across the street. It can be thought of as a great outdoor room created with facades of houses being the walls and the tree canopy being the roof. Another aspect of the Public Realm is the alleys. Because they provide vehicular access to most of the properties, alleys become “the

other front door.” A place where neighbors meet neighbors, alleys can also be shared space of the Public Realm.

The second level of scrutiny of the neighborhood character is to understand the **lot** and **site** elements how buildings are placed relative to each other and the neighboring site. The location of driveways, parking, accessory structures, of trees, and fences contribute to the patterns of the individual lot.

Finally this chapter looks at the character of the **Architectural styles**. There are certain styles and forms that are consistently found within the neighborhood. Understanding the massing, materials, patterns and ornamentation of existing buildings will inform and direct the construction of new buildings. This does not mean that new buildings need to replicate old styles, but that new construction is influenced by the defining characteristics found in the structures already within the neighborhood.

### 3.A. GENERAL DESCRIPTION



Front yards have an open feeling.



The streets are defined by tall, canopy trees.

#### A. GENERAL DESCRIPTION OF OREAD

The Oread Neighborhood is a diverse neighborhood situated between a vibrant downtown and the campus of the University of Kansas. It is filled with beautiful old homes, shade covered streets and residents who care deeply about what happens in their neighborhood.

The neighborhood is one of the oldest in the city and boasts two historic districts and many individually listed historic properties. The majority construction occurred between 1877 and 1945, the period of significance. Although there are a wide range of architectural styles represented, the neighborhood is a harmonious blending of architectural forms.

#### B. CHARACTER OF THE PUBLIC REALM

**NOTE: Historic patterns should be based on the Period of Significance.**

*Only properties built within the period of significance should be used to establish patterns. Incongruent, later construction in the neighborhood should not be used as precedents to set patterns or a gradual character transformation will occur.*

*In Districts 2 - 5 use buildings built before 1929 as examples to establish pattern. These properties can be identified on historic maps. In District 1, use buildings built before 1945 to establish historic patterns.*

The Public Realm is the area that can be seen from the streets, alleys, and sidewalks. It includes streets, sidewalks, parkways and front yards.

##### B1. Topography

The neighborhood gets its name from Mount Oread, a significant geological rise above the Kansas River. The significant change in elevation is an important character defining feature of the neighborhood. The steep hill begins at Tennessee Street and rises to the west



## CHAPTER 3 CHARACTER OF THE OREAD NEIGHBORHOOD

and begins rising from W. 9th Street to the south. The natural elevation change was embraced by the early builders and houses were placed well above the street, the front yards following a natural grade up to a sidewalk and up again to the front porches. Houses literally step up the hill on streets like Louisiana or W. 12th.

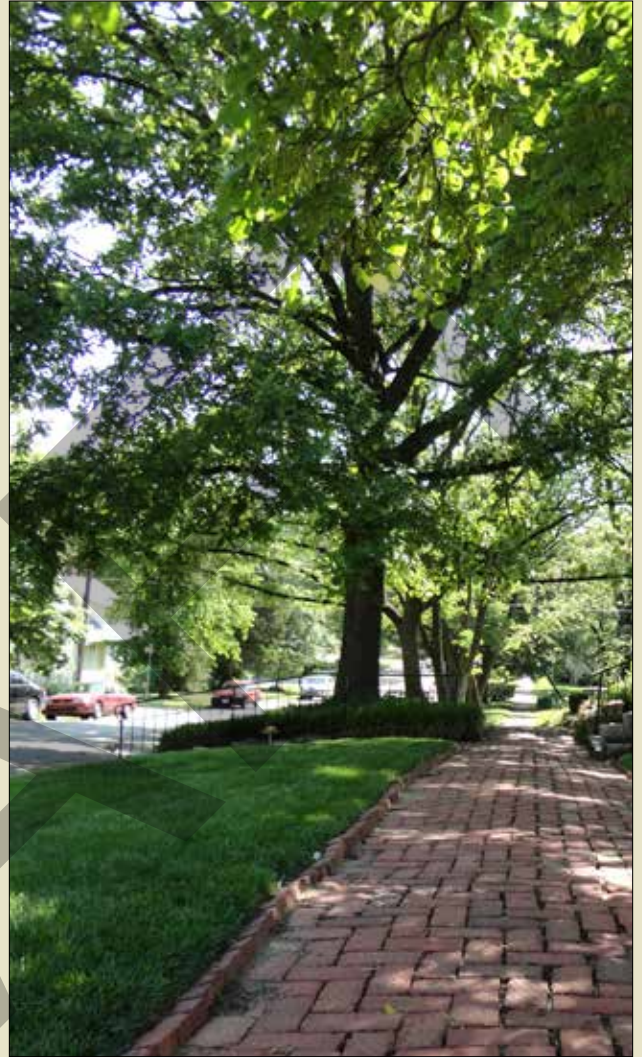
At the apex of the hill was Old College (currently Gertrude Sellards Pearson and Corbin Residence Halls) the site of the original college. Also located at the top of the hill is the new Oread Hotel, a number of residences, as well as scholarship halls and Greek houses associated with the university.

There have been some significant changes to the topography in recent years that have altered the character of the neighborhood. Large pieces of hillside have been removed to create flat parking and building sites.

### B2. Network of Streets and Sidewalks

The Oread Neighborhood reflects the original street and block configuration of Lawrence that was laid out in 1854. The primary blocks run north/south with the residential lots facing east or west. This layout is a character defining feature of the neighborhood.

The streets are laid out in a rigid grid pattern. This very inflexible grid occurs despite the great change in elevation caused by the presence of Mount Oread. The result is streets that have remarkably steep grades, seemingly straight up the hill. These steep streets are a character defining feature. Many residents and students alike who describe the Oread Neighborhood refer to the steep incline of the streets.



Sidewalks are separated from the street with a wide parkway. Many of the original brick sidewalks are still common.



Neighborhood topography.



### 3.B. CHARACTER OF THE PUBLIC REALM



Lawns and boulevards are generally graded down to the sidewalk and curb.



Significantly sloped sites are often more heavily landscaped.



Typical front yard landscaping.

Buildings materials of both the sidewalks and the streets vary. A significant character defining material is the red brick streets and sidewalks. These streets and sidewalks give the neighborhood a character not found in newer developments.

Sidewalks in Oread are almost always situated away from the curb with a planting area located between the street and the sidewalk. This greenspace is called a parkway. Although parkways can also be referred to as right-of-ways; the term parkway is a more descriptive name for the greenspace common between street and curb.

This pattern of connected sidewalks separated from the street by a planting area is a character defining feature of the neighborhood. Within this overall neighborhood pattern there are a great variety of conditions and experiences that exist from block to block. Some of the obvious variables include the vertical location of the sidewalk and the distance from the street. However, within a particular block there is a constant pattern, which does not necessarily match what is happening across the street.

#### B3. Landscape

The landscape of the public realm consists of both the planting areas between the sidewalks and the street, and the front yards. It also includes those special areas of unique street features, including wide sidewalks and stairways.

Landscaping is an important part of the character of the Oread Neighborhood. The stately deciduous trees that line the streets create a canopy of shade and shadow that gives depth and character to the neighborhood. The large trees are generally planted in the parkway with smaller ornamental trees closer to the



houses, although there are blocks where the larger trees are located in the front yard. Where trees have been removed or are missing there is an abrupt change in the landscape, the light quality and the ambiance of the street.

Parkways and front yards are generally grass or low plantings that allow for a clear view of the house beyond. The exception is on the significantly sloped sites with large parkways that are landscaped more densely with native trees and shrubs.

### B4. Fences and Retaining Walls

Front yard fences are rare in the Oread Neighborhood. Front lawns that gently merge, one into another down the block, is by far the most typical condition. Those historic fences that do exist are cast iron or wooden picket, usually no higher than 42 inches, with significant spacing between the pickets. This spacing makes the fences appear transparent which is a character defining feature. In recent years there has been a proliferation of front yard fences on newer or renovated structures that are taller than the older fences.

Some historic retaining walls exist in the neighborhood. These are low, usually not higher than 24 inches, made of native limestone with a planting bed behind that allows plants to trail over the wall. They are usually located within the front yard at the edge of the sidewalk. The exception is the very large, limestone retaining walls around Old College.



Front yard fences are not that common.



A more traditional style fence.



Retaining walls were traditionally low and made of native stone.

### 3.B. CHARACTER OF THE PUBLIC REALM



Hitching posts are still commonly found.



Brick streets and stone curbs are important to neighborhood character.



Most parking is uncovered since many of the garages are no longer in existence.

#### B5. Historic Elements

Sprinkled throughout the neighborhood's Public Realm are interesting artifacts from different periods of history. These are important character defining features. These individual items give the neighborhood a place in time, and attest to the age and dignity of the residences. Items such as hitching posts and limestone curbs are a wonderful reminder of just how old this neighborhood is. Limestone curbs are a valuable asset that are often found today only in upscale developments.

Stairs leading from street to the sidewalk, or from the sidewalk to front porches contribute to the character of the public realm. Bricks with various stamped names of manufacturers or the "City of Lawrence" add to the charm of the neighborhood.

#### B6. Alleys

Alleys are an important part of the neighborhood's Public Realm. Because most parking occurs off the alley, it assumes an important role in the interface of neighbor to neighbor. It is the primary access for residents, while front doors are generally reserved for use by visitors and guests.

Alleys are both paved and unpaved. Most are not in good condition, often marked by potholes and deteriorating asphalt. Since garbage collection also occurs in most alleys, the alleys bear the added burden of twice weekly heavy garbage truck use.

Garbage receptacles vary greatly, even within a block. Some units share large receptacles, some have the medium receptacles, and others have numerous standard garbage cans.



## CHAPTER 3 CHARACTER OF THE OREAD NEIGHBORHOOD

Rear fences exist intermittently along the alleys. The frequency varies between the different areas of the neighborhood. Where they do exist, they are often privacy fences. In general, landscaping and other aesthetic amenities are not present in the alleys. Occasionally someone will have planted a tree or a small flower bed, but these are the exception rather than the rule.

Lighting in the alleys is provided by individual property owners and some utility pole lighting.

Alley parking will be discussed in a later section on the characteristics of individual lots.

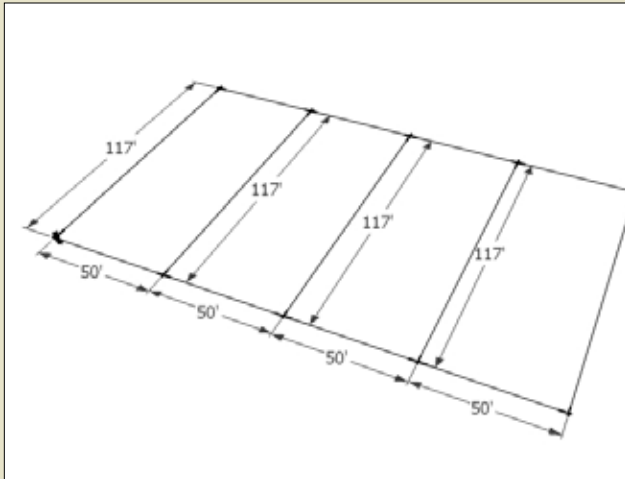


Some units use large dumpsters for alley garbage pickup.



One of the more traditional garages.

### 3.C. CHARACTER OF INDIVIDUAL LOTS



The typical lot measures 50' wide by 117' deep. Variations do exist.



Figure-ground plan analysis shows a fairly dense and fully built out neighborhood.



A newer structure that has been built to the current side yard setback increases density.

### C. CHARACTER OF INDIVIDUAL LOTS

#### C1. Lot Configuration

The consistent size and shape of lots in the Oread Neighborhood create a recognizable pattern that gives definition to the neighborhood. Those properties that are different from the original grid pattern, in size or shape, appear unrelated and contrasting.

The original lots were rectilinear. In general the width along the street face was 50 feet and the depth of the lot was 117 feet.

Over the years some lots have been combined and reconfigured, but for the most part the individual lots still remain. Lot consolidation is the exception rather than the rule. In a few instances corner lots were subdivided and a second home was added that faced the side street. In the late 20<sup>th</sup> Century, lots were combined and apartment houses were built that drastically changed the character of some districts.

There is some variation in lot size between districts. Although slight, these differences can be perceived in the spacing and rhythm of the streetscape, and help to delineate the character of each district.



## CHAPTER 3 CHARACTER OF THE OREAD NEIGHBORHOOD

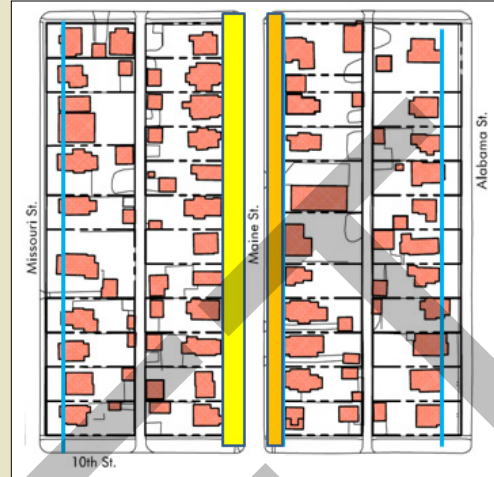
### C2. Principal Building

The character of a neighborhood is often determined by the location of the principal building on the site. How close the building is to the street and how close the building is to the neighboring structures are essential elements in determining character.

#### a. Relationship to Street

The location of the principal building to the street outlines the basic shape of the public realm. The outdoor volume that exists is framed by the existing faces of the structures on either side. In an existing neighborhood, like the Oread Neighborhood, the general pattern of front yard setbacks has long been established. City-wide zoning codes do not reflect these established patterns, but rather the patterns of new greenfield developments on the edge of town. Therefore, to maintain the character defining features of the Oread Neighborhood, it is important to establish and define the existing pattern.

The pattern is not as cleanly defined in later developments. Even in the original pattern there is a certain variation between the faces of the main structures along the street. That said, the variation is within a range that can be clearly defined.



The average front yard set back varies within each block and on each side of the block.

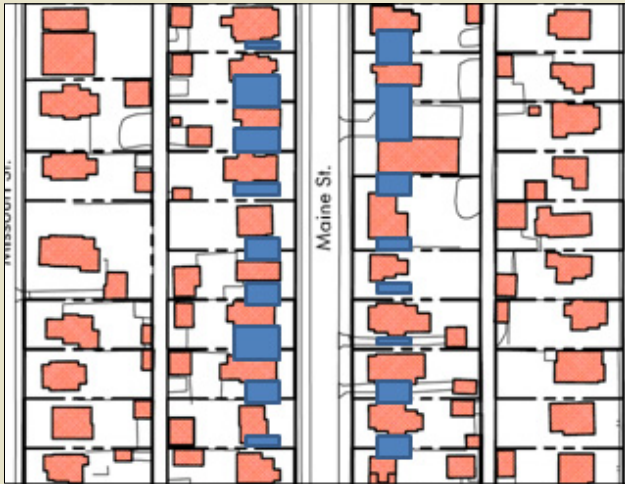


Typical block face.



House to sidewalk and sidewalk to curb distances help define the character.

### 3.C. CHARACTER OF INDIVIDUAL LOTS



Blue blocks show the variation in how much open space there is between structures.



The rhythm of the blue blocks (side yard open space) establishes neighborhood character.



Green denotes open space behind the structure, some of which is used for surface parking.

#### b. Relationship to Side Yards

The location of the principal building to the side yards also has a tremendous impact on the character of a neighborhood. The distance between buildings is important because it affects the views and light quality of both the principal building and the adjacent house.

There is a pattern or rhythm of building – space – building that varies from district to district. Tighter spaced buildings are found in the oldest part of the neighborhood where residences were constructed in the 1800’s. A typical distance is 12 feet. After the turn of the century the homes were spaced with slightly more distance between buildings with approximately 15 feet between buildings. And those homes built in the 1920’s to 1940’s are spaced even farther apart, around 20 feet. This evolving change in spacing is part of the character differences that help differentiate the districts of the neighborhood.

Interestingly, there are also a number of buildings that were originally constructed off-center on their lot. Pushed to either one side or another, they are practically built to the lot line. They represent charming deviations from the norm, but should not be viewed as precedents for future development.

#### C3. Open Space and Rear Yards

Unlike the rear yards of post war houses, the rear yards of houses built at the end of the 19th century and the beginning of the 20th century were functional. Carriage houses, out houses, and kitchen gardens played a significant role in the rear yards of houses. The front of the house served a more prominent social function. Front porches were for gatherings, visiting and passing a quiet evening with family. Back porches were for washtubs and laundry, canning and



## CHAPTER 3 CHARACTER OF THE OREAD NEIGHBORHOOD

crocks, and served the utilitarian needs of a family.

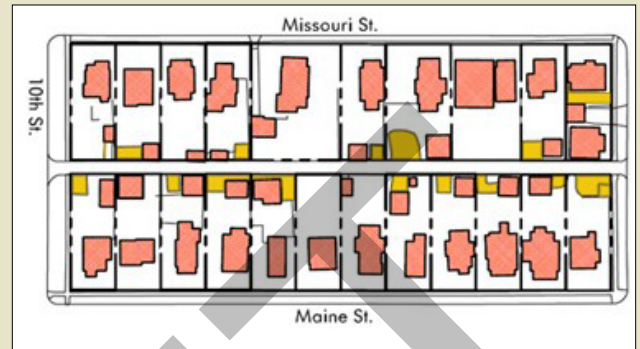
Modern Lawrence continues this utilitarian function for rear yards. Although parking for automobiles has replaced the carriages, rear yards with spacious green lawns are the exception rather than the rule. Social gatherings typically still happen on the front porch rather than in the rear yard.

On large lots, the rear yards and open space still offer respite from the urban lifestyle. Maps showing the footprint of houses allude to a significant open space in the rear yards, but closer examination shows that the open space is in actuality modern parking space.

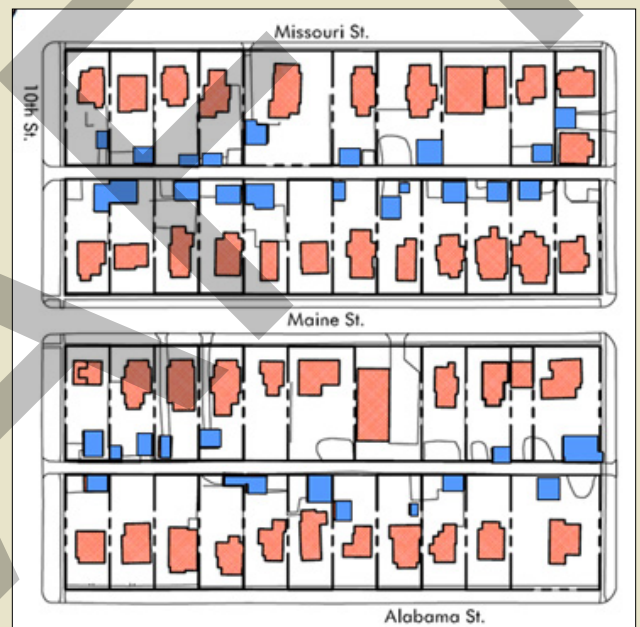
### C4. Accessory Structures

Accessory structures in the Oread Neighborhood are often undersized wooden garages built in the early 20th century. Small in scale, they are more than likely used for storage than for automobiles. Often located on the rear lot line, they are reminders of another era in time. In the historic districts, these outbuildings take on a more significant role, adding character and a connection to the past.

A few larger, more elaborate carriage houses still exist. These are part of the charm of the neighborhood and should be retained.



Gold denotes surface parking.



Blue denotes accessory structures.



Historic accessory structures like this carriage house are important to the character of a neighborhood.

### 3.D. CHARACTER OF THE ARCHITECTURE



Parking pads in the front yard diminish neighborhood character.



Parking lots have crept up to the rear doors.



Front yards have been converted to parking.

#### C5. Driveways & Parking

Driveways do not exist in many parts of the Oread Neighborhood. Where they do exist historically, they are narrow, no larger than 10 feet in width. In a block face the driveways would historically occur on the same side of every house in the block. Side by side drives are rare. Ribbon driveways, with a grass median, can still be found in the neighborhood.

Curb cuts have been made along the street to allow front yard parking when alleys do not exist, interrupting the flow of front yard. Cars are sometimes parked over the sidewalk when the driveway is off of the street.

Some of the less pleasing newer parking arrangements have resulted in cars parked double stacked, driveways have been constructed that are overly wide allowing for cars to be parked in what used to be the front lawn.

Parking occurs most often in the rear of lots, directly off the alleys and is set back from the primary structure. A variety of patterns exist to try and maximize parking at the rear of lots. Sometimes the pattern is intentional and defined. Haphazard parking arrangements worked out between tenants is not pleasing from an aesthetic perspective. Parking that is allowed to encroach into the backyard open space with cars parked adjacent to the back door is the least desirable.

Paving standards have changed over time. As a result, some are concrete while others are gravel and dirt and these exist on a variety of grade elevations.

Parking off of alleys is not efficiently laid out resulting in a loss of open space which causes excessive runoff.



## CHAPTER 3 CHARACTER OF THE OREAD NEIGHBORHOOD

### D. CHARACTER OF THE PERIOD OF SIGNIFICANCE

The architectural character of the buildings within the Oread Neighborhood is an important component in defining the overall character of the neighborhood.

The size and shape of the original homes, the shape of roofs, the size and placement of windows, the location of the front door, the type of foundation, the building materials, the location and details of porches all contribute to the existing character. It is therefore important to understand and be familiar with the historic patterns of design so that additions and new construction can work within the framework of established precedents.

The style and form descriptions that follow are not meant to be rigid parameters but are intended to provide property owners with a sense of the important design factors of a particular style. In the planning and design of alterations, additions, and new construction, they provide clear direction of the priority design characteristics. If an open porch across the entire facade is a character defining feature, an owner may conclude that enclosing the front porch is not going to be an acceptable idea.

If an owner is planning to construct a new building on an existing lot, the style guidelines will give guidance as to what it means to “fit in” to the existing character. Massing shape and size, roof forms, window patterns and sizes are articulated so that the designer can establish a framework within which to work.

Much of the information was compiled from a number of architectural style resources including: *A Field Guide to American Houses* by Virginia & Lee McAlester and *Identifying American Architecture* by John J.G. Blumenson.



A wide variety of architectural styles exist in the Oread Neighborhood.



Details are what help provide this area with its unique sense.

### 3.D. CHARACTER OF THE ARCHITECTURE

## NATIONAL FOLK - GABLE FRONT



The National Register nomination of the Oread Historic District identifies the National Folk style of architecture as the single largest housing type found in the Oread Neighborhood. Homes of this type were built for working and middle class citizens. Simple in form, these vernacular homes were often adorned with ready-made details that were brought in by railroad.

Two prominent sub-types that can be found in the Oread Neighborhood are the Gable-Front and the Gable-Front and Wing. The simple gable front is believed to have derived from the earlier Greek Revival Style, where the triangular gable end imitates the pediments of Greek temples.

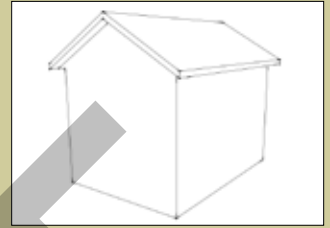
In Oread, there are many types of style elements that are applied to the gable front form including Craftsman, Prairie, and Colonial Revival. Most of the detail appears in the porches and gables.



## CHAPTER 3 CHARACTER OF THE OREAD NEIGHBORHOOD

### **a. Massing**

The massing of the front elevation is a simple rectangle, taller than it is wide. The front wall extends to the gable roof line, generally with the same material. Sometimes decorative shingles are used in the gable. Gable front houses in Oread are both one and two stories.



### **b. Facades**

The facades are generally symmetrical with the door offset from the center.



### **c. Roof Pitch**

The roof is generally a very simple shape with one ridge running from front to back. The roof pitch is generally greater than 6:12.



### **d. Foundation**

The foundation is raised above the ground level by 2 to 4 feet. The foundations are masonry either stone or brick.



### **e. Porch**

A one story porch is usually applied across the front facade. The porch roof is hipped or shed.



### **f. Windows**

Windows are wood, double hung, typically one-over one, but early houses are two-over-two.



### 3.D. CHARACTER OF THE ARCHITECTURE

## NATIONAL FOLK - GABLE FRONT & WING



A variation of the gable front is created with the addition of a wing. An additional side-gabled wing is added at right angles to the gable front and set back from the projecting facade. This form creates an “L” and it is common to have a porch with a shed roof within the “L”. This sub-type is sometimes called an “L Plan”.

Gable Front and Wing, like the Gable-Front, often incorporate details from other styles. Common elements in this form are derived from the Queen Anne, Craftsman, and Second Empire styles.

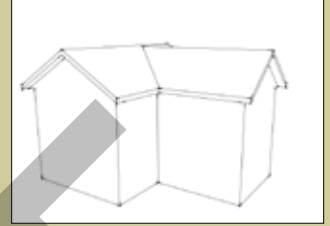
Gable front with wings can be either one or two stories, small or large scale. The porches in Oread are generally one story, but a two-story porch is appropriate to the form.



## CHAPTER 3 CHARACTER OF THE OREAD NEIGHBORHOOD

### **a. Massing**

The front gable massing is rectangular, taller than it is wide. Generally in Oread Neighborhood the proportion is 3 to 4, width to height. The majority of houses of this sub-type are two stories, but both one and one-and-a-half can be found.



### **b. Roofs**

The roof is generally a simple shape with one major ridge line that is consistent in both wings. The roof pitch is generally greater than 6:12.



### **c. Foundation**

The foundation is raised above the ground level by 18 inches to 24 inches. The foundations are generally masonry either stone or brick.



### **d. Porch**

A one story porch is usually placed in the "L". The porch roof is shed.



### **e. Front Door**

The front door is located in the wing, under the porch and rarely on the front gable elevation.



### **f. Windows**

Windows are wood, double-hung, typically one-over-one, but early houses are two-over-two.



### 3.D. CHARACTER OF THE ARCHITECTURE

## LATE VICTORIAN - ITALIANATE



There are a number of “high style” Victorian residences within the Oread Neighborhood. These were the homes of the upper middle class and wealthy citizens. They can be distinguished by their more elaborate detailing and by an exuberant use of decorative masonry, ornate wood cornices and ornamental porches.

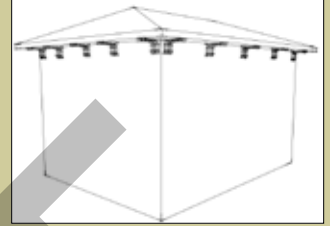
Italianate architecture began as part of the picturesque movement in England, a romantic movement away from the rigid classical revivals. It was thought to evoke images of rural Italian farmhouses, and coincided with a general fascination with foreign cultures introduced through a number of International Expositions that were held beginning in the 1850’s.

The simple block massing, low-pitched roofs, pronounced cornice and exuberant detailing above the doors and windows helps distinguish this beautiful style.

## CHAPTER 3 CHARACTER OF THE OREAD NEIGHBORHOOD

### **a. Massing**

The massing of Italianate residences in Oread are almost all two story, square or rectangular, boxed-shaped structures, although there are examples of center gables and towers.



### **b. Roofs**

Roofs are low pitched and generally hipped, with large over-hanging eaves that are supported by decorative brackets that are often paired.



### **c. Symmetrical Facade**

The houses are three part - a central front door with a window on each side. Italianate can also be five part - two windows are either side of a central door.



### **d. Cornices**

The cornices are embellished with a large trim board, often with raised panels or moulding. Large eave brackets, are dominant features. The brackets are often found in pairs and are usually quite elaborate.



### **e. Windows**

Windows in Italianate are almost always vertical in proportion. They are commonly one over one double hung, or two over two. Window tops are often rounded or have segmental arches.



### **f. Porches**

Porches are generally one story and located across the entire front facade. Smaller porches centered on the front door are also appropriate for Italianate. Column, balustrade and spindles are often quite elaborate.





### 3.D. CHARACTER OF THE ARCHITECTURE

## LATE VICTORIAN - QUEEN ANNE



Another popular sub-type of “high style” Victorian is Queen Anne. According to the National Register nomination for the Oread District, over thirty percent of the homes in the Oread Neighborhood are Queen Anne.



Queen Anne is an exuberant, creative style that was originally developed by Richard Norman Shaw in England around 1870. The American version that dominated Midwest towns and cities typically was constructed of wood lap siding and wood shingles, although brick, timbers and shingles were also used. The Queen Anne plan is asymmetrical and expressed on the outside with nooks, bay windows, towers, wrapping porches and a variety of building materials. An array of window types and sizes are incorporated into the facade.



## CHAPTER 3 CHARACTER OF THE OREAD NEIGHBORHOOD

### **a. Massing**

The massing is irregular and asymmetrical. Generally in Oread Neighborhood the massing is taller than it is wide. There is usually a front facing gable, turret or a projecting, round porch element. Queen Anne houses in Oread are both one and two stories.



### **b. Roofs**

The roofs are generally steeply pitched with multiple cross gables. The ridge lines of various parts of the house are usually not aligned.



### **c. Change in Exterior Materials**

A change of building materials is often used to differentiate the various wall surfaces. Wood siding and decorative wood shingles are typical materials used in the Oread Neighborhood.



### **d. Walls**

Wall surfaces are not flat. Various devices such as bays, projections, overhangs, and towers are incorporated to avoid a flat wall.



### **e. Porches**

A one story porch is usually applied across the front facade. The porch roof is either hipped or shed. The wood posts, spindles and balustrades are often highly carved.



### **f. Doors and Windows**

The front door is rarely centered on the house and is often located behind the front facade on a wing or projection. Windows are wood, double hung, typically two-over-two. Typically windows do not align with windows on another floor.



### 3.D. CHARACTER OF THE ARCHITECTURE

## CRAFTSMAN



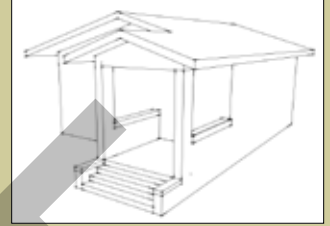
Gustav Stickley, began publishing a magazine in 1901 called *The Craftsman*, promoting the honesty of handcrafted goods, the use of genuine materials, and the straightforward expression of structural elements. In 1902 he started featuring house designs by various architects that promoted both Craftsman architecture and his own furniture products. The magazines' success rapidly spread the popularity of the Craftsman style. Pattern books and pre-cut lumber packages began to appear throughout the country helping make Craftsman the dominant residential architecture from 1905-1920.

Craftsman houses generally have a low-pitched roof with wide overhanging eaves, exposed rafters and roof beams and often use knee brackets to support the large overhangs. One story Craftsman are called "bungalows." In the Oread Neighborhood, it is common to find craftsman inspired detailing on a variety of housing types.

## CHAPTER 3 CHARACTER OF THE OREAD NEIGHBORHOOD

### **a. Massing**

The massing is rectangular and usually wider than it is tall. There are often one if not two front facing gables.



### **b. Roofs**

The roofs are generally low-pitched. If there is a cross gable - the ridge lines are aligned. If the main roof is a cross gable, there is often a gabled porch or dormer.



### **c. Foundation**

The foundation is raised above the ground level by 2-4 feet. The foundations typically have an articulated water-table at the level of the first floor joists.



### **d. Porches**

A one story porch is usually featured on the front facade, and can be across the entire length or only across a portion of the front elevation. The porch roof is typically an extension of the main roof, or it can be a secondary gable. Porch columns are typically short, square and often rest upon massive piers or upon a solid porch balustrade.



### **e. Front Door**

The front door is generally wide, often over 3 feet. Three windows above a projecting ledge with supports are a common pattern.



### **f. Windows**

Windows are wood, double hung, typically one over one, but they may feature a more intricate pattern of mullions in the upper sash. The windows may be wider than typical windows.





### 3.D. CHARACTER OF THE ARCHITECTURE

## FOURSQUARE



The Foursquare form is prevalent in the Oread Neighborhood. It was a very popular style from 1900 to 1920. The name is derived from the plan which typically has four rooms of equal size arranged in a square. Four more rooms of equal sizes are placed on the second floor. The result is a cube. Once elevated onto a foundation, the general proportion is taller than it is wide. The roof is pyramidal, often with a central gable facing the front of the house.



The Foursquare is a common form that allows for a variety of stylistic elements to be applied. It is most commonly associated with the Prairie style where it is known in some parts of country as the Prairie Foursquare or the American Foursquare. The Prairie style usually has a low pitched roof, deep eaves, contrasting caps on railing, and contrasting wood trim between stories. A one story porch with massive columns is placed across the full length of the front facade.

Other stylistic elements have been applied to foursquares in the Oread Neighborhood, including Italianate, Queen Anne, and Colonial Revival.



## CHAPTER 3 CHARACTER OF THE OREAD NEIGHBORHOOD

### **a. Massing**

The massing is two-story square, it is shaped like a cube. Generally a clear pattern of four rooms over four rooms can be discerned.



### **b. Roofs**

Roofs are either pyramidal or hipped. The slope is dependent on the style. Italianate and Prairie are low pitched, Queen Anne and Colonial Revival usually have steep pitch.



### **c. Foundations**

Foundations are commonly made of stone. Rough cut native limestone is typical for many of the Foursquare homes. Foundations are usually 18 to 36 inches above grade.



### **d. Porches**

Porches are almost always present in Oread Foursquares. They are one story and added to the front facade. They are the full width of the facade. Wide steps lead to the porch. The steps are rarely narrower than 6 feet, and can be as wide as 10 feet.



### **e. Dormers**

A large central dormer is often placed on the front facade, centered in the roof not necessarily aligned with windows or doors below. The dormer ridgeline is always below the ridgeline of the main house.



### **f. Windows and Doors**

Due to the layout of the room there is typically a front door with side lights centered on one of the front rooms. A window (or pair of windows) is then centered on each of the rooms facing the street. The windows are still vertical in proportion but are wider than the Victorian style.



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# 4

## CHAPTER 4 : NEIGHBORHOOD WIDE DESIGN GUIDELINES

The Design Guidelines are intended to help maintain and enhance the character of the Oread Neighborhood by providing direction in the design and construction of structures within the entire neighborhood.

The character of each District within Oread has subtle and not-so-subtle variations. Chapter 4 deals with the norm and Chapter 5 deals with the exceptions and specifics of each district.

The guidelines laid out in Chapter 4 represent the overall character of Oread and therefore apply throughout the overlay districts. They represent the essence of the design character of the entire area.

The guidelines deal first with the larger issues of the Public Realm, then move to the design of the site/lot, and then finally to the design of the structure on the lot. This pattern of addressing how the design fits into the neighborhood then into the block will hopefully put the design of the structure into perspective.

Designs should be aligned with the patterns for the neighborhood and should be in context with other structures on the block. Then the architectural style and detailing can be discussed in a productive manner. Then architectural detail can be refined to achieve a context sensitive design.



## 4.A. PUBLIC REALM GUIDELINES



Public Realm is from the building face through the front yard and across the street to the other building face.



Stone curbs and brick streets should be retained.



Streetscape contain real grass and are planted with tall canopy trees.

### A. PUBLIC REALM GUIDELINES

Goal: Maintain natural and built elements that are character defining elements including topography, vegetation and historic public works when possible. (Earth work can occur for subterranean development but upon completion the original topographic elevations are restored.)

#### A1. Street and Alley Patterns and Materials (including curbs)

- a. Improvements in the public right-of-way should retain stone curbs, stone steps and hitching posts.
- b. Improvements in the public right-of-way should retain historic materials, brick streets, and support rehabilitation.
- c. Street width should be maintained and not increased.
- d. The street grid shall remain intact. Streets should not be blocked to create cul-de-sacs.

#### A2. Sidewalks

- a. Public improvement projects should retain brick sidewalks.
- b. Herringbone or running bond patterns with a soldier course along edges should be used. If a pattern exists in the block, that pattern should be used.
- c. Brick sidewalks should be set on 4-5 inches of compact base materials (e.g. sand or limestone screenings).
- d. Brick sidewalks should shift to accommodate tree roots as opposed to cutting major tree roots.
- e. Sand should be used as fill material between bricks, not mortar.

### Streetscape (Rights-of-Way)

Parkways should be planted with living plant materials, grass or low growing ground cover (no more than 12 inches high).

#### A3. Street Trees

- a. Trees should match the character of existing street trees, and be compatible with approved trees on the City list. Typically these are canopy trees.
- b. Trees should be placed in the middle of the parkway or towards the sidewalk leaving room for people to get out of cars.
- c. Trees should be placed no closer than 5 feet from the curb and should adhere to city traffic guidelines for sight triangles at intersections.

#### A4. Front Yard Landscaping

- a. Front walk
  - i. Front walk should link the public sidewalk to the front door in a mostly direct route.
  - ii. The front walk should be at least 36 inches wide and no more than 60 inches wide.
  - iii. Materials for the walk should be concrete, brick or a relatively smooth paving stone and not gravel.
- b. Landscaping
  - i. Front yards (between the street and the front facade) should be mostly grass or low ground cover. Shrubs should be limited to foundation plantings.
  - ii. Front lawns should be graded down to the sidewalk without the use of a retaining wall when possible.
  - iii. Where space allows, front yards should be planted with canopy trees. Ornamental trees should be placed closer to the house.



A row of tall canopy trees creates a great sense of enclosure along this street.



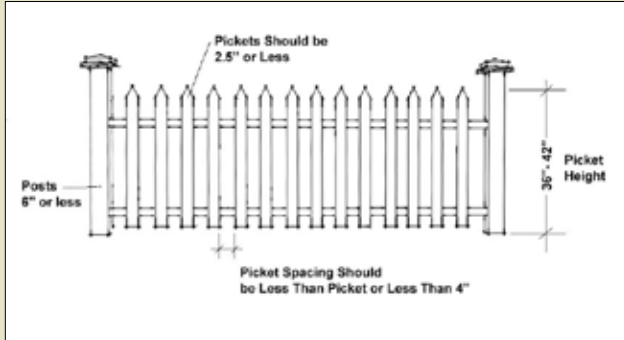
Front yards generally contain lawn with low growing plants.



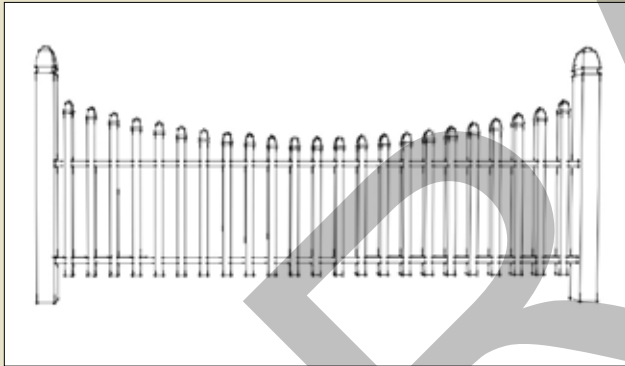
Yards are often graded down to the sidewalk without the use of retaining walls.



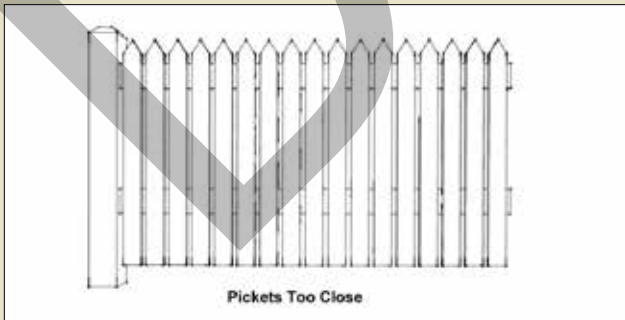
## 4.A. PUBLIC REALM GUIDELINES



Front yard wooden fences should be more open than closed and between 36" and 42" tall.



Wooden pickets should be vertical but height can vary.



Close pickets are only appropriate for rear yard fences.

## A5. Fences and Retaining Walls

### a. Front Yard Fences

- i. Fences should use materials such as:
  - (1) Masonry or stone
  - (2) Ornamental iron
  - (3) Woven wire in a historic pattern
  - (4) Wood picket
  - (5) Hedges
  - (6) Chain link and vinyl should not be used

### ii. Height

Fences should be between 36 and 42 inches tall.

### iii. Pickets

- (1) Pickets should be vertical and should not occupy more than 50% of the fence panel.
- (2) The pickets or materials should not be more than 2.5 inches wide at its widest point. Ornamental iron fences should be more delicate than these standards.
- (3) Picket spacing should be less than a picket width or no more than 4 inches.

### iv. Posts

Posts should be no more than 6 inches wide.

### b. Side Yard Fences

- i. Side yard fences may be 100% opaque and may be any material listed in A5, a.
- ii. Fences erected behind the front building line shall not be over 4 feet in height to the rear building line of the neighboring dwelling, or to the rear of the dwelling located on the same site as the fence, whichever is the greater distance from the front property line.

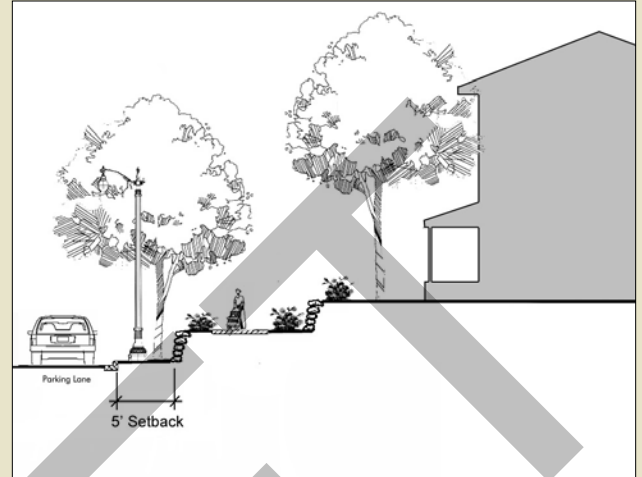
### c. Rear Yard Fences

- i. Rear yard fences can be 100% opaque and can be any material listed in A5, a.
- ii. Rear yard fences may be 6 feet tall.



### d. Retaining Walls

- i. Retaining wall materials should be native Kansas limestone. Rough concrete modular units are also allowed and should be no larger than 6 inches high. Railroad ties or landscape timbers are out of character and should not be used.
- ii. Retaining walls should not be more than 30 inches in height.
- iii. When more height is needed, retaining walls should be broken into a series of shorter walls to avoid one massive wall and to allow a planting area between the walls.
- iv. Retaining walls should start back 5 feet from curb face when at street level.



Retaining walls should handle grade changes in stages and not all at once. Leave areas in front of retaining walls for plantings.

### A6. Other Elements

#### a. Mailboxes

Cluster mailboxes, for multi-dwelling structures, that sit on pedestal bases should be set behind the front wall plane of the structure that is closest to the front lot line and should not be in the front yard.

#### b. Utility Service Boxes

Above ground utility service boxes that need to be in the front yard should be subterranean or earth tones, and/or screened with landscaping.

#### c. Solid Waste Collection

- i. Trash and recycling carts shall be screened with some type of landscaping or fencing so that the receptacles are not visible from the public right-of-way.
- ii. Where alley service is not available, trash carts should be stored in back of the front wall plane closest to the street.



A good example of a stepped retaining wall in Oread.



Cluster mail boxes should be located behind the front wall of the structure.

## 4.A. PUBLIC REALM GUIDELINES



Rainwater collection should be located behind the front facade.



Landscaping along an alley.

### d. Alley-Side Solid Waste Collection

#### i. Locations

Dumpster locations shall be close to the lot line and along the edge of the alley. Adjoining property owners should work together to establish combined locations.

#### ii. Screening

The dumpster should be screened by opaque fencing material that is compatible with the adjacent structure. Screening should be 6 feet in height.

#### iii. Surfacing

Dumpster pads shall be concrete, level and continuous with the alley surface to allow for drainage to alley. Curbs around the inside of the pad are recommended.

### e. Rainwater Collection and Detention

Collection barrels and tanks should be located behind the front wall plane of the structure and not in the front yard.

See Addendum A

Diagram showing allowed parking configuration when accessing parking via alley.

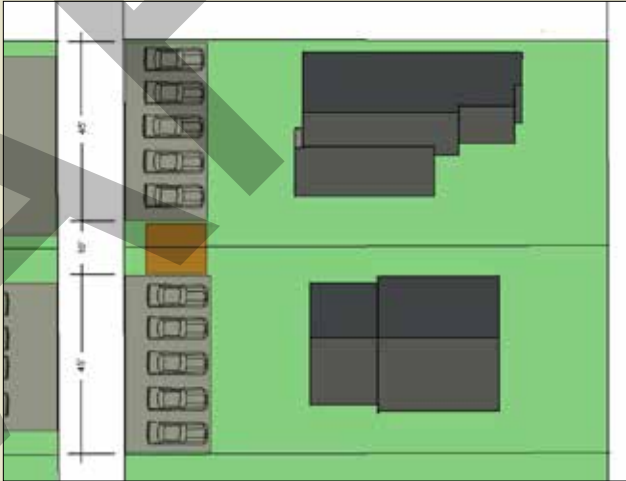


Diagram showing parking configuration to accommodate shared dumpster.



A good example of a dumpster screened with native stone walls.

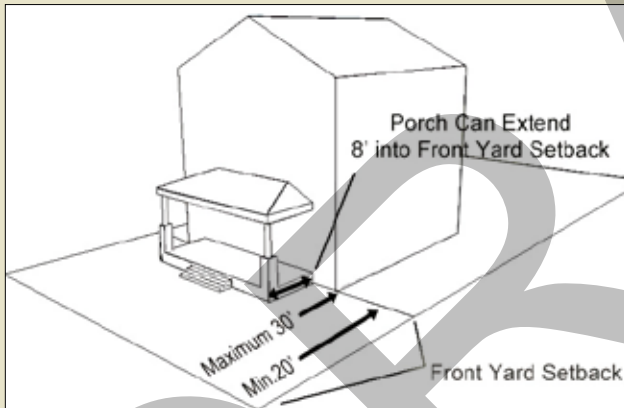
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## 4.B. SITE DEVELOPMENT GUIDELINES



Principal structures shall face the street.



Front yard setback should be between 20' and 30'.

### B. DEVELOPMENT OF THE LOT AND SITE GUIDELINES

Goal: Maintain the established pattern of lot development. Combining lots into larger parcels is not appropriate, except as allowed in Chapter 5.B. Respect and maintain the traditional relationship of a structure to the street and to neighboring properties, the common orientation of structures, the established configuration of open space, and the placement of parking in the rear.

#### B1. Lot Consolidation

- i. Lots in all districts except District 5 shall not be combined as part of redevelopment to construct duplex and other higher-intensity forms of housing.
- ii. Combinations shall be permitted if they reestablish the historic 50 foot wide lot pattern that is traditionally seen within the neighborhood and do not remove historic structures.

#### B2. Front Yard Setbacks

- a. Principal Structure
  - i. The entry of the Principal structures shall face a street.
  - ii. Structures shall be constructed no closer than 20 feet to the front property line and should be no farther than 30 feet from the front property line.
  - iii. Portions of porches that extend beyond the principal structure shall not be included in setback calculations.
- b. Porch Encroachment
  - i. A porch may encroach up to 8 feet into the required front yard setback.
  - ii. The total area of any encroachment of the porch into a front yard or a side yard adjacent to a street shall not exceed 150 square feet.

## CHAPTER 4 NEIGHBORHOOD WIDE DESIGN GUIDELINES

### B3. Side Yard Setbacks

The combination of side yard setbacks should be no less than 15 feet, with a minimum of 5 feet on each side.

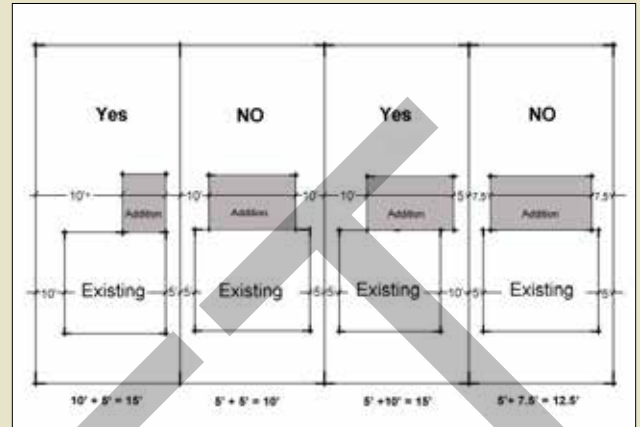
### B4. Specific Lot Guidelines

#### a. Open Space

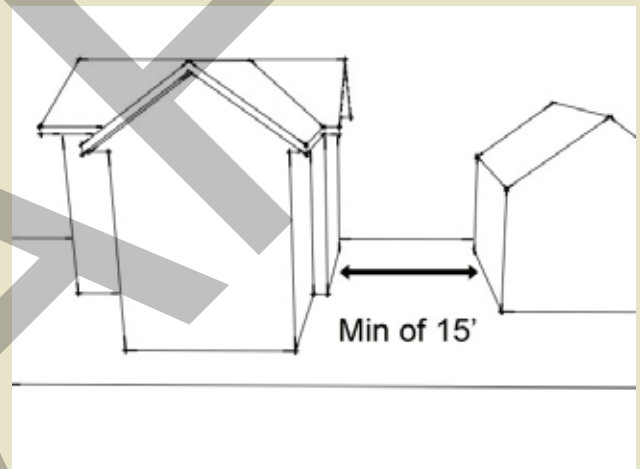
- i. There shall be a minimum of 15 feet of open space between the principal structure and an accessory structure or a parking pad.
- ii. Lots with no alley access may use the 15 feet of open space between the primary structure and the accessory structure for parking.

#### b. Parking Configuration and Location (when there are no alleys behind lots)

- i. No additional curb cuts shall be constructed if one already exists. To relocate a curb cut, the old curb cut shall be eliminated.
- ii. All parking areas shall be located behind the front facade.
- iii. Driveways to detached dwellings and duplex structures shall be no more than 12 feet wide but can flare out.
- iv. Parking behind the front facade surface may be permeable paving.
  - (1) Brick
  - (2) Geotech paving systems
  - (3) Permeable concrete
- v. Shared driveways are encouraged. Shared driveways to detached dwellings and duplex structures should not be wider than 12 feet.



Combined side yard setbacks should be 15' or greater with a 5' minimum.



A minimum of 15' open space should be maintained between the principal structure and accessory structure or parking.



There shall be no parking in the front yards.

## 4.B. SITE DEVELOPMENT GUIDELINES



An acceptable example showing depth of parking stall should be no more than 25' from rear lot line.

See Addendum A

See Addendum A

- c. Parking Configuration and Location (when parking is accessed off alleys.)
  - i. The depth of uncovered parking spaces should be not more than 25 feet from the rear lot line.
  - ii. Bumper blocks or a 6 inch curb shall be used.
  - iii. The parking surface may be permeable pavement.
  - iv. New curb cuts from the street shall not be permitted.
  - v. Any new covered parking structure shall be a garage and not a carport, and shall not exceed more than 2 car capacity.
  - vi. Parcels shall have only one garage.
  - vii. Detached Dwellings and Duplexes may construct parking spaces in accordance with the diagrams in Addendum A.
  - viii. All Multi-Dwelling Structures shall be required to construct a parking lot in accordance with the Land Development Code and the guidelines of this document.



### B5. Principal Building Orientation

- a. Front Door Location
  - i. The front door should face the street to maintain the pattern of the neighborhood.
  - ii. When multiple units are within the same building, one door shall face the street.
  - iii. When more than one door faces the street one door should be more dominant than the other.
- b. Common Green Space
  - i. In multi-unit structures and rowhouses, the green space should be between the front facade and the street.
  - ii. In courtyard housing, the common greenspace should be in the courtyard.



Front doors shall face the street.



Common greenspace can be shared by all tenants.

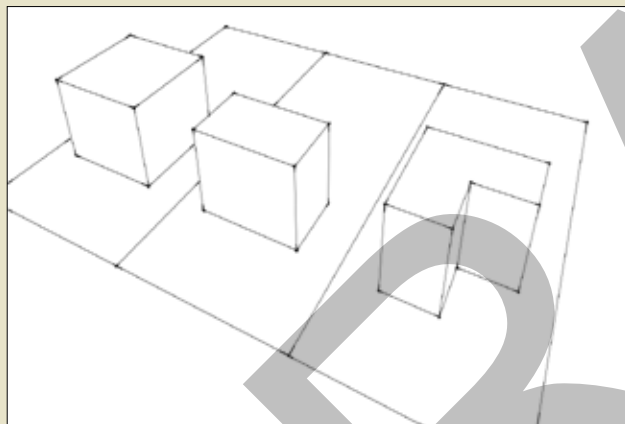


A good example of how common greenspace can be planting areas, rather than lawns.

## 4.C. ARCHITECTURAL GUIDELINES



Recognize and respect historic elements.



Three basic massing forms, square, rectangle, and "L" plan.



Exposed foundation wall shall be brick or stone.

### C. ARCHITECTURAL GUIDELINES

Goal: New construction, additions and remodels should be compatible with the neighborhood, reinforcing the existing patterns and enhancing the established character.

#### C1. General

- a. New construction in the Oread Neighborhood should recognize and respect the historic elements and patterns that exist within the neighborhood. The design of new structures should respond to the character of existing structures, using them as a source of inspiration for new designs.
- b. New construction should avoid trying to create an artificial history by duplicating styles and designs that are not associated with the neighborhood. For example, while the Spanish Revival style is appropriate within the period of significance (1877-1945), because it is not found in significant amounts in the neighborhood, it is not appropriate for Oread.

#### C2. Massing and Form

- a. The main form of the principle structure should be a simple square, a rectangle or an "L-Plan" with an uncomplicated roof form, that has minimal roof plane changes.
- b. The proportions of the front facade shall be taller than it is wide.

#### C3. Foundations

- a. Height  
First floor elevation shall be a minimum of 18 inches above grade on the front of the principle structure.
- b. Materials
  - i. Exposed concrete shall be clad in brick or stone.

## C4. Roofs

### a. Form

Primary roof form shall either be a gable end, cross gable, hipped, pyramidal, or gambrel.

### b. Dormers

Dormers shall be designed so that there is a relationship in type and alignment to windows on the main building.

- i. Dormers may be front facing and centered, but shall not occupy more than 40% of the roof plane. In other words, dormers shall not be so large as to appear to be adding an additional story to a structure.
- ii. Dormers on the side shall not occupy more than 60% of the roof plane.
- iii. New dormers shall not exceed the height of the original roof.

### c. Roof Pitch

Primary roof line shall be between 5:12 to 12:12 in slope depending on the style of the house.

### d. Roof Materials

Roof materials shall be one of the following:

- i. Dimensional asphalt shingle roofs that emulate wood shingles.
- ii. Real clay tiles
- iii. Slate tiles
- iv. Terra-cotta tiles
- v. Standing seam metal roofs with a double munch or double lock seam, no more than 1.5 inches high and no more than 18 inch wide pans.
- vi. Grade A, smooth machine cut, real wood shingles treated with fire retardant. Shingles should be about 3/8 inch thick by about 5 inches wide.

### e. Eaves and Overhangs

Overhangs shall be provided and shall be between 16 inches and 36 inches to provide shade over windows in summer months.



Primary roof form shall either be a gable end, cross gable, hipped, pyramidal, or gambrel.



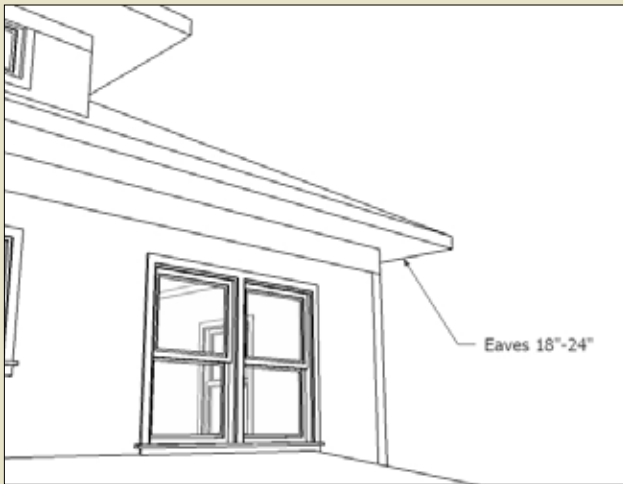
New dormers shall not exceed height of the original roof.



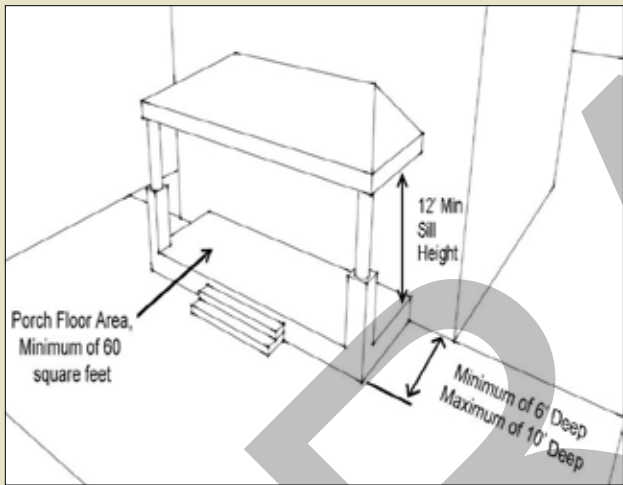
Clay tile roof.



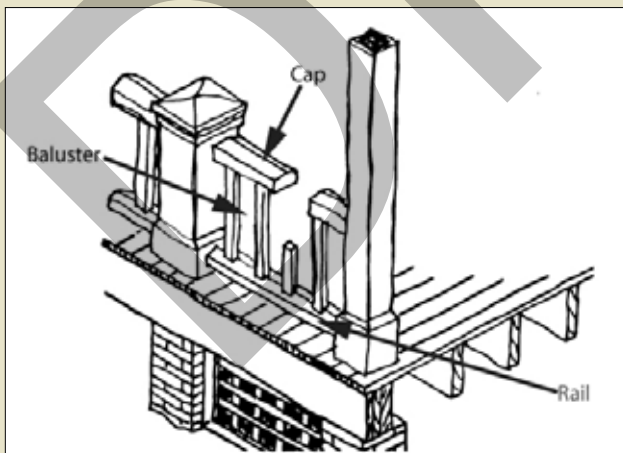
## 4.C. ARCHITECTURAL GUIDELINES



Eaves should extend by 18" to 24" from the wall.



Porches can be 6' to 10' deep with a minimum deck area of 60 square feet.



Porch balustrades should be 50% or more opaque material with no more than 2" of spacing between balusters.

## C5. Porches (Front and Street Side)

- a. Porches  
All ground floor dwelling units shall have a porch.
- b. Location  
Porches shall be located at and accessible from the first floor level of the structure.
- c. Porch Size  
Porches should cover at least half of the first floor facade facing the street horizontally and should have a minimum deck surface area of 60 square feet.
- d. Depth of Porch  
The minimum depth of the porch shall not be less than 6 feet and the maximum depth of the porch should not exceed 10 feet.
- e. Porches Bulk  
Porches should appear to be "added on to the building" rather than cut out of the building. Porches should have their own roof that isn't integral to the rest of the building.
- f. Porch Roofs  
100% of the front porch shall be covered by a roof or a pergola.
- g. Porch Railings and Balusters
  - i. All porches should have a railing.
  - ii. Railings should not exceed 36 inches in height measured from the floor of the porch.
  - iii. Baluster spacing should be continuous between columns.
  - iv. Balusters should be composed of 50% or more opaque material.
  - v. Spacing between balusters should be no more than 2 inches.
  - vi. Balustrades should include a cap or rail on top.

## CHAPTER 4 NEIGHBORHOOD WIDE DESIGN GUIDELINES

### h. Porch Steps

Front stairs shall appear as one set of stairs even if there is more than one housing unit in the structure.

### i. Open Porch

The front porch shall be open and not enclosed by any materials except screens.

### j. Height of Porch Floor

The floor of the front porch shall be raised above grade and no lower than one step below the first floor.

### k. Porch Roof Height

The sill of a roof or trellis should be set at the second story/floor.

### l. Porch Columns

Porch columns should match the proportion, detailing, and size of the porch massing they are supporting. Porch columns shall have capitals and bases. Capitals and bases shall be proportional to the size of the column and shall be detailed in a manner to match the overall architectural style and period of the structure, providing a balanced and finish look. The horizontal spacing between columns is typically no greater than  $1\frac{1}{2}$  times the height of each column, and not less than  $\frac{3}{4}$  of the column height. Fiberglass columns shall not be permitted.

### m. Porch Foundation

i. The porch shall be supported by columns or foundation walls affixed to the ground. The columns should be no less than 16 inches by 16 inches.

ii. The space between the foundation columns shall be infilled with wood siding, lattice, brick or stone.

### n. Painted Wood

All exposed wood used for porches should be painted, not stained. The



Porch details should be commensurate with the load they support, such as this example.



The load being supported by the columns should be expressed in the design of the structure. Columns and their bases should be evident.



A good example illustrating how front doors shall be prominent and face the street.

## 4.C. ARCHITECTURAL GUIDELINES



A good example of how windows centered in bay.



Leave 7" of space between grouped windows with 4.5" trim around windows.



Wood siding and wood shingles are common wall cladding.

exception is that floor decking can be stained.

### C6. Fenestration

- a. Front Doors
  - i. Front door shall be prominent and face the street.
  - ii. Front door should contain glass in character with the style of the house. Side lights and transom lights may be used.
  - iii. Doors into separate units in the same buildings should be situated so that one door is prominent.
- b. Windows
  - i. Operable windows should be single or double-hung windows.
  - ii. Windows should comprise 35% of the front facade.
  - iii. Windows shall be made of wood or aluminum-clad wood. The profiles and jamb conditions shall resemble the original wood windows in detailing and profile thickness.
  - iv. Windows facing the street shall have all the same sill and/or head height on each floor of the structure.
    - (1) Accent or feature windows are an exception.
    - (2) Windows along stair cases should follow the pitch of the stairs.
  - v. Windows should maintain a 2:1 height to width ratio.
  - vi. Windows should be laid out symmetrically on each wall plane that faces the street.
  - vii. Smaller windows should be grouped together in lieu of using one large single pane window.
  - viii. Grouped windows should be separated by a no less than a 5 ½ inch wide trim piece.
  - ix. Window should have trim that represents the architectural style of the structure.
  - x. Shutters should be the size as the window they are adjacent to so if



## CHAPTER 4 NEIGHBORHOOD WIDE DESIGN GUIDELINES

they were to be closed they would cover the windows. Single or double shutters may be used.

### C7. Building Wall Materials

- a. Wood
  - i. Horizontal wood or cementitious wood siding shall have a 4 to 7 inch exposure and a smooth finish, not a wood-grained texture.
  - ii. Wood shingles should be in a vertical pattern with 3-7 inch reveal.
  - iii. Wood shingles should be primarily used as second story cladding, on attic dormers, gable ends and porch roof gables.
  - iv. Grooved panel siding should not be used.
- b. Brick & Block
  - i. Brick should be no larger than 2 2/3 inch tall X 8 inch long with mortar joints no larger than 1/2 inch.
  - ii. Concrete masonry units (CMU) or concrete block shall not be used as an exposed exterior material.
  - iii. Brick should not be used on upper floors unless brick is found on the floors below.
- c. Stone
  - i. Synthetic stone should not be used, except in lintel applications.
  - ii. Stone should be in the scale of other stone found in the neighborhood and should have the appearance that they could have been laid by hand.
- d. Combinations

Creative combinations of the above may be used to reflect natural textures, so long as they meet the overall objective of conveying a sense a permanence, human scale and proportion.

### C8. Architectural Details and Features

- a. Columns, lintels, sills, rafters, door



Brick is a common wall material.

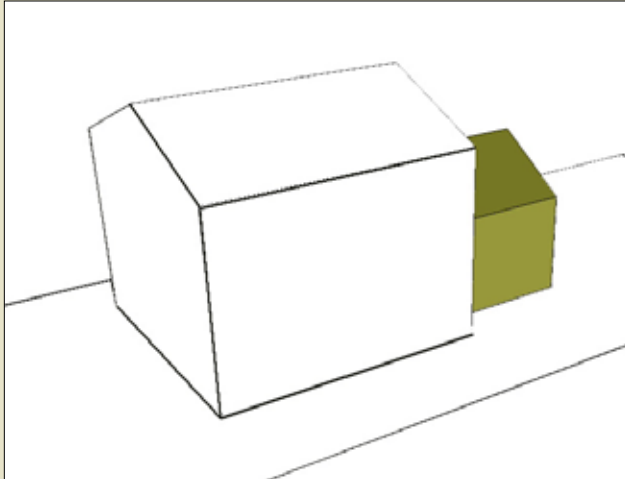


Use of native stone is appropriate for walls or accents or both. Use of synthetic stone can be appropriate for accents.



Wood shingles used on gable end.

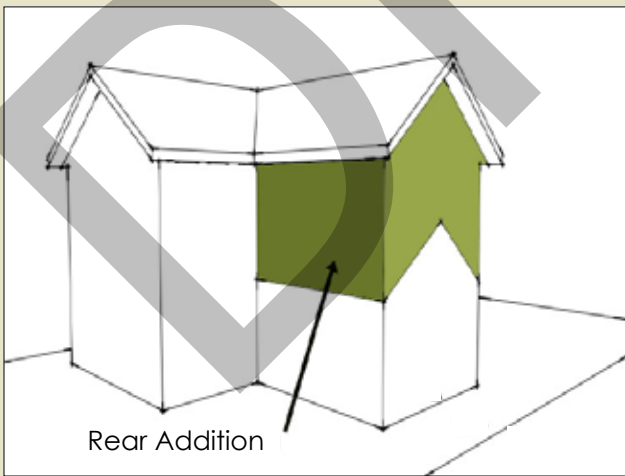
## 4.C. ARCHITECTURAL GUIDELINES



Additions should be placed inconspicuously on the least character-defining elevation.



Place additions away from public streets.



Second story additions shall not project past the existing first story wall.

surrounds, decorative gable-ends, etc., should be used to add visual interest to a structure.

- b. Appropriately scaled details should be used.
- c. Details should be consistent with the design and style of the building.

### C9. Additions

- a. Additions in General
  - i. Additions may include projecting bays, bay windows, dormers, a room or an entire wing.
  - ii. New additions shall not be so large as to overwhelm the original structure because of location, size, height or scale.
  - iii. New additions shall not obscure or demolish character defining features of the original structure.
  - iv. Building additions should be in keeping with the original architectural character, mass, scale, and materials.

#### b. Location of Additions

- i. Additions shall be located inconspicuously on the least character-defining elevation.
- ii. Additions should be to the rear of the existing structure.
- iii. Additions should be recessed behind the front facade by a minimum of 5 feet if it is not possible to place the addition to the rear.
- iv. Additions shall avoid filling in the spaces between projecting elements that create a flat or projecting front facade.

#### c. Second Story Additions

- i. Second story additions shall comply with the minimum interior or combined side yard setbacks:
- ii. Additions shall not project past the existing first story wall.

## CHAPTER 4 NEIGHBORHOOD WIDE DESIGN GUIDELINES

### d. Massing of Addition

- i. Design of additions shall be compatible with the style of the primary structure.
- ii. The addition should be relatively the same scale as, or subordinate to, the original house.
- iii. Additions that exceed the height of the original structure should be subordinate in massing and scale.
- iv. Roof forms, pitches, and overhangs that are similar to the original structure should be used.
- v. Window types, shapes, and proportions should be similar to those of the original structure.

### e. Exterior Materials

- i. The selection of exterior materials shall be compatible with the primary building.
- ii. See C7 for materials.



A acceptable example of how additions should be subordinate to the primary structure.



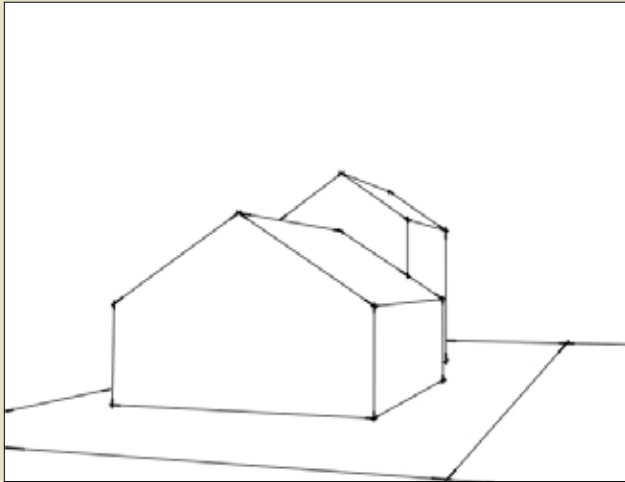
Additions should relate in scale to other elements of the house. The addition is a similar scale to the porch.



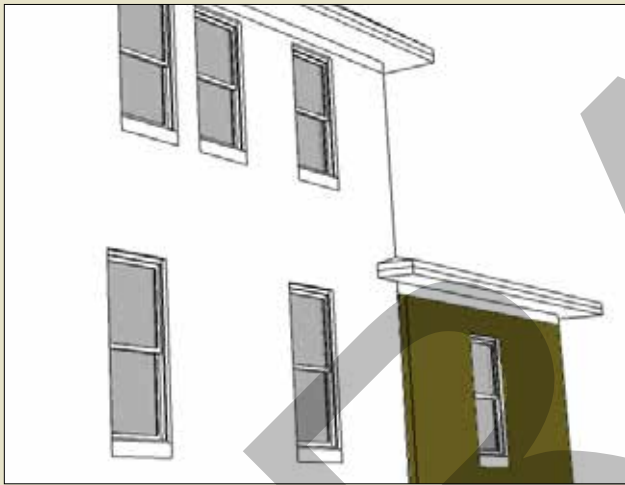
Here an unacceptable addition overwhelms the original building.



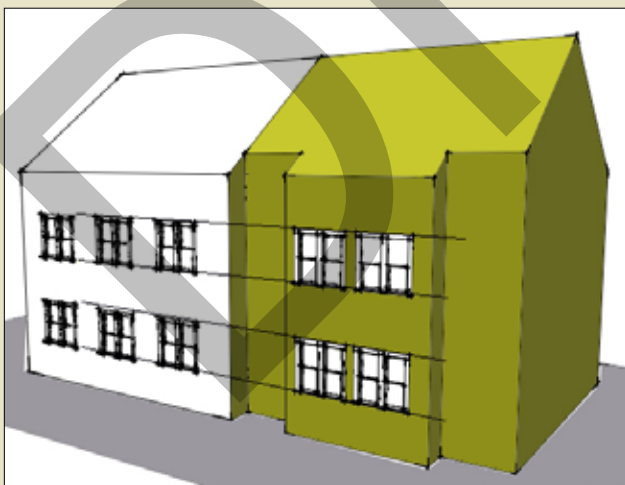
## 4.C. ARCHITECTURAL GUIDELINES



Roofs on additions should match the pitch of the main body of the house.



Additions should have the same size eaves and windows and should be in the same proportions.



Match window types, shapes, and proportions similar to those of the original structure.

- f. Distinguish New From Existing Structures
  - i. An addition shall be discernible from, yet compatible with, the existing structure.
  - ii. Differentiation should be achieved through a break in roofline, cornice height, wall plane, change in materials, siding profile, or window type.
  - iii. A vertical change should be established between the original portions of the house and the addition to avoid one long wall plane. This change should run from the foundation through to the roof line.

### C10. Decks and Balconies

- a. Decks and balconies shall be on the rear of the structure and recessed from the side elevation a minimum of 2 feet.
- b. Decks shall not be constructed above the first story.
- c. Balconies constructed above the first floor/story shall be limited to no more than 60 square feet.

### C11. Fire Escapes

## CHAPTER 4 NEIGHBORHOOD WIDE DESIGN GUIDELINES

- a. Ramps, lifts, and accessible entrances should be designed in such a way to avoid damage to character-defining features of a building.
- b. Fire escapes should be located at the rear of the structure.
- c. Fire escapes should be metal.

### C12. Energy Efficiency

- a. Construction of any new structures or alterations to existing structures should be done in such a way as to maintain character while maximizing energy efficiency.
- b. Maximizing energy efficiency should not be motivation to demolish a historic, contributing, or potentially contributing structure, or to change a structure in such a way that its historic features are modified or removed.

### C13. Architectural Barriers and Accessibility

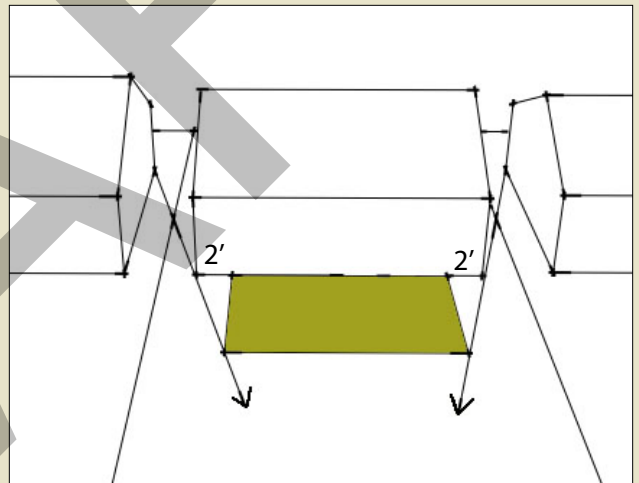
- a. Accessibility to properties should be achieved with careful and creative design solutions when needed or required.
- b. Ramps, lifts, and accessible entrances should be designed in such a way to avoid damage to character-defining features of a building.

### Mechanical Equipment

- c. New mechanical equipment should be located a minimum of 10 feet behind the front facade of the structure.
- d. When mechanical equipment must be attached to the exterior wall, historic exterior wall material should be minimally affected. For masonry walls, all attachments shall anchor into the mortar rather than the masonry unit.
- e. Rainwater collection systems should be located behind the primary facade. They should use traditional materials such as

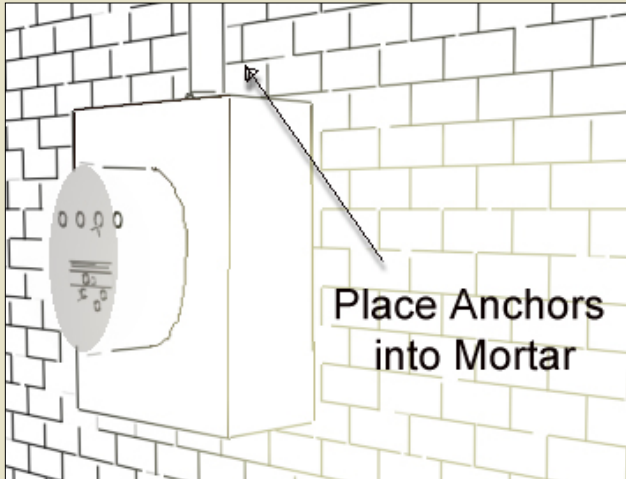


An unacceptable example showing why all decks should be on the rear of the structure and not visible from the front yard.



Decks should be recessed a minimum of 2' from the side elevation.

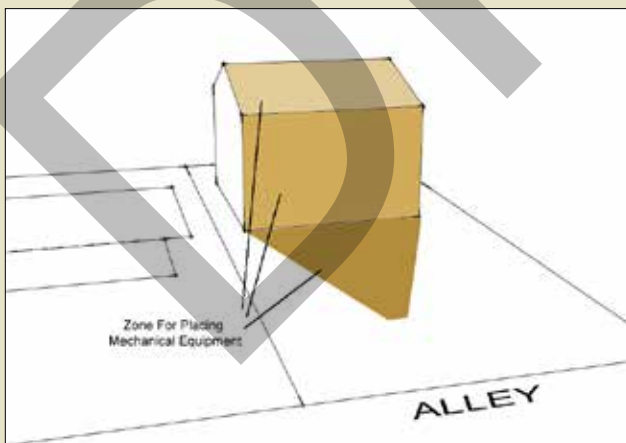
## 4.C. ARCHITECTURAL GUIDELINES



Place anchor in a way that minimizes damage to the structure.



Photovoltaic and solar thermal panels should be in scale with the existing structure's roof line and should be in same plane as the roof line.



All mechanical utilities should strive to be located to not be visible from the street.

metal and wood.

- f. Photovoltaic and solar thermal installations shall be designed to be in scale with the existing structure's roofline, and shall not damage historical architectural features or materials. These roof systems shall be on the same plane as the roof.
- g. Photovoltaic, solar thermal and satellite dishes (external systems) should be located on ancillary/secondary structures or new additions.

### C14. Exterior Lighting

- a. Exterior lighting should be incorporated into renovations or new construction.
- b. Lights shall only shine directly onto the property to which they are attached. They shall not shine onto an adjacent property.
- c. Lights should be shielded as to not glare on adjacent properties, so that "dark skies" are maintained and light does not bleed beyond the property lines. Lights shall only shine directly onto the property to which they are attached.



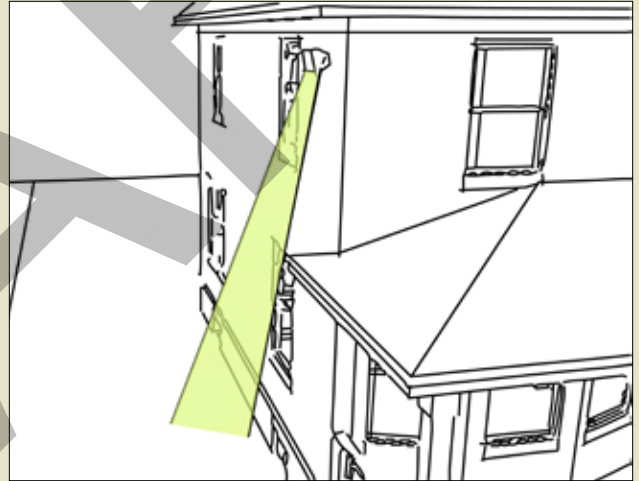
## CHAPTER 4 NEIGHBORHOOD WIDE DESIGN GUIDELINES

They shall not shine onto an adjacent property.

- d. Lighting may be included on buildings, along pathways and walkways, along the edge of the alleys and parking, and on porches.
- e. Constant level of light should provide reasonably good visibility. Harsh bright spots and shadows should be avoided.



Low voltage lighting along paths and on porches is appropriate.



Exterior lighting shall not shine onto adjacent property.

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## 4.D DEMOLITION OF EXISTING STRUCTURES



Rehabilitation of an existing structure.



Character defining features.

### D. DEMOLITION OF EXISTING STRUCTURES

Goal: Demolition of historic structures is rarely positive for a neighborhood because it destroys the relationships between the structures, landscape features, and open space, and as a result the overall character of the area is diminished. Demolition removes the opportunity for a future owner to rehabilitate the existing structure.

- D1. Character-defining structure(s) shall not be demolished.
- D2. Features that define the character of a listed property shall be retained.
- D3. When removal of a character-defining feature or structure is necessary, a new feature or structure that is compatible with the district shall be installed.
- D4. Plans for compatible replacement of features or structures shall accompany a request for demolition of character-defining features or structures.
- D5. Open space, such as a parking lot or park, shall not be created by demolition of any character-defining structure(s).
- D6. Character-defining structure(s) shall not be demolished and replaced with a historic building from off site.
- D7. Principal and Accessory Structures that are 50 years old or older at the time of demolition application shall be reviewed by the Historic Resources Commission in accordance with the Secretary of the Interior Standards to make a determination on demolition. Structures which are not 50 years old or older at the time of application may be approved by staff.

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# 5

## CHAPTER 5: DISTRICT SPECIFIC DESIGN GUIDELINES

The Oread Neighborhood contains a number of unique districts.

Each of these districts have their own special character. Chapter 4 provides guidelines that were applicable neighborhood wide and apply to all districts. Chapter 5 will address the unique character of each district.

The intent of Chapter 5 is to help manage changes in each specific district, so that over time the design character of each district within the Oread Neighborhood will remain distinct.

Chapter 5 addresses the guidelines that are exclusive to Districts 1, 2 and both Historic Districts. District 3 will use the Chapter 4 guidelines for residential development and will refer to Chapter 6 for the commercial guidelines. If Chapter 5 is silent on any given subject, then it may be assumed that the guidelines of Chapter 4 apply.

The Historic District Guidelines are specifically written for the restoration, rehabilitation, and renovation of existing buildings within a historic district. They address additions to contributing and non-contributing buildings, and they address some particular aspects of new construction within an historic district.

It is recommended that Chapter 4 be read prior to Chapter 5, so that a comprehensive understanding of the design guidelines is achieved before embarking on a new project.

## 5.A. DISTRICT 1



District 1 Boundary Map.



Residential structures are spaced farther apart in District 1.



Residential structures are of a more modest scale in District 1.

### A. DISTRICT 1- LOW DENSITY

The following design guidelines are unique to District 1 and only apply to this distinctive area known as Stadium North.

District 1 is a unique district within the Oread Neighborhood. Primarily zoned RM12D, the residential structures are spaced farther apart and are generally of a more modest scale than other parts of the neighborhood. There is a strong desire by neighborhood residents to protect the feel and character of the district by maintaining the scale of the existing houses.

The intent of these specific guidelines is to retain the scale of the original detached dwellings in the neighborhood, while allowing for the density permitted by the Land Development Code. The streetscape, the size and location of structures and the feel of the neighborhood from the public realm should remain unchanged.

Historically, lots within District 1 were drawn to encourage the construction of single-family residential structures along the streets. Any alterations to the lots shall be done to maintain or restore the historic pattern and use of district.

Lots presently platted and meeting the requirements for duplex development under the provisions of the Land Development Code, a lot having a minimum of 7,260 square feet, may maintain the ability to construct this type of use. Within District 1, lots shall not be created or modified to accommodate the construction of duplexes or other higher intensity residential dwellings.



# CHAPTER 5 DISTRICT SPECIFIC DESIGN GUIDELINES

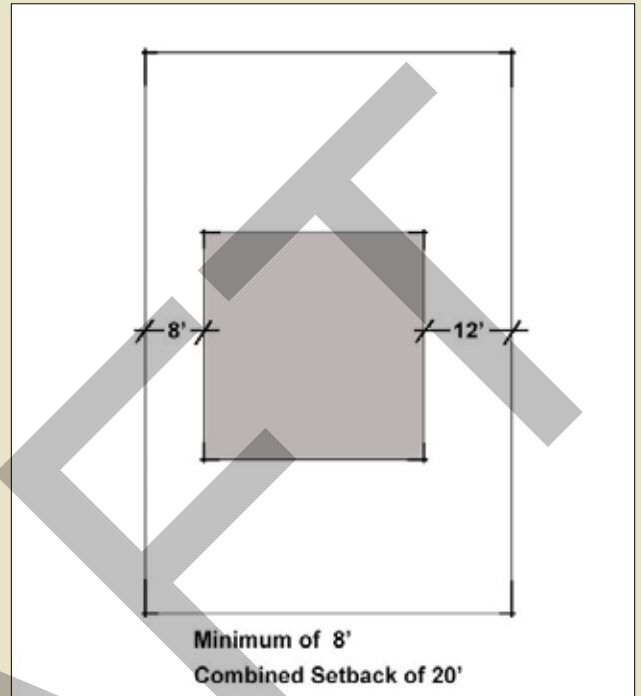
## A1. Sideyard Setbacks

### a. Primary Structure

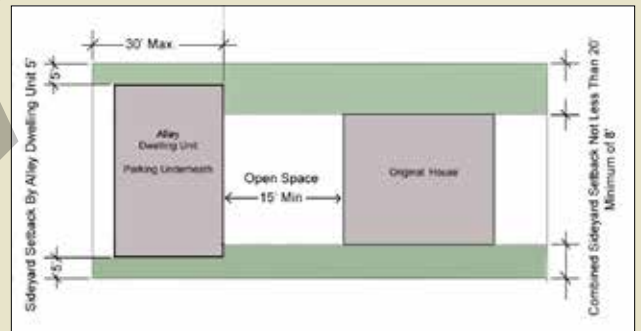
The minimum combined side yard setback for District 1 shall be 20 feet. The minimum per side shall be 8 feet. This allows for flexibility in locating the house on the lot and retains the diversity of the existing pattern.

### b. Alley Dwelling

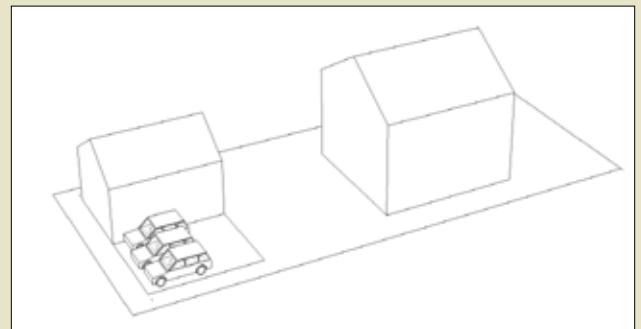
The side yard set back shall be 5 feet for a distance of 30 feet from the rear property line.



Total side yard setback should be 20' wide. Minimum is 8'.



Setbacks for alley dwelling options.

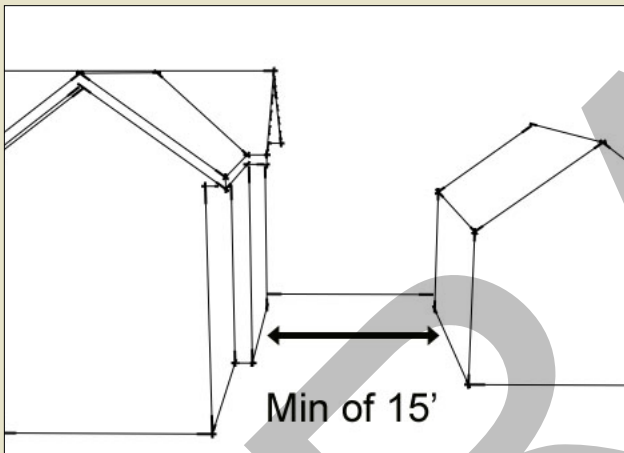


Alley dwelling to be located at rear of property. Total square footage should be no larger than the primary structure.

## 5.A. DISTRICT 1



A good example of maintaining open space.



Maintain at least 15' of open space between structures.

### A2. Open Space

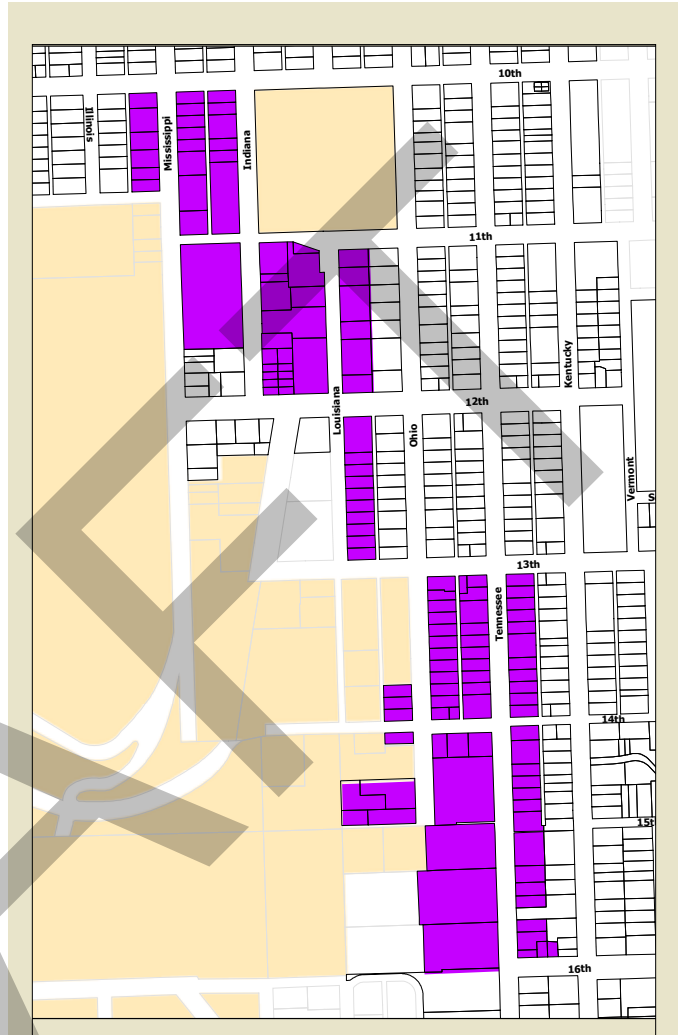
- a. Open space shall be defined as the space between a primary structure and the alley.
- b. Open space shall not used for parking.
- c. There should be a minimum of 15 linear feet between the garage, parking pad, alley dwelling and the primary structure.

**B. DISTRICT 2 - HIGH DENSITY**

The following design guidelines are unique to District 2 and only apply to this distinctive area adjacent to the eastern edge of the University of Kansas.

District 2 is a unique district within the Oread Neighborhood. Primarily zoned RM32, this area has seen a number of the original homes demolished and replaced with apartment buildings. Many of these apartments date from the 1960's and 1970's.

The intent of these specific guidelines is to ensure that all new buildings are compatible with the scale and character of the Oread Neighborhood while allowing for a greater density of development.



District 2 Boundary Map.



Oread Hotel.



## 5.B. DISTRICT 2



Structure constructed after the "Period of Significance".



Lot consolidation for larger structures.



Parking should be accessed through the alley.

### B1. Demolition of Existing Structures

- a. Demolition of an existing structure may be appropriate in District 2 if the structure is not listed on the National Register of Historic Places, State or Local listings.
- b. Demolition may be appropriate if the structure was constructed after the "Period of Significance" of the Neighborhood, 1877-1945, as discussed in Chapter 3.

### B2. Lot Consolidation

- a. Lot consolidation shall not involve alley closures or street closures.
- b. Lot consolidation shall not involve the interruption of the established street grid pattern or the creation of a cul-de-sac.
- c. Lot consolidation, which includes demolition, may be appropriate if it consistent with the guidelines in the Demolition of Existing Structures section above.

### B3. Access Standards

- a. Parking should be accessed through the alley.
- b. Where an alley is not present, parking and driveway access shall be consistent with the rest of the block.
- c. Driveways shall be at a residential scale.
- d. Entrances to garages, and subterranean garages should be accessed through the alley where feasible.

**B4. Parking Standards**

- a. Parking shall not be located in the front yard.
- b. Parking lots should be screened along the public street.

**B5. Service Standards**

Services, including all utility access and above ground equipment, trash carts, and dumpsters should be located on alleys, where alleys exist.

**B6. Frontage Standards for Multi-Dwelling Structures**

- a. Each ground floor residential unit that is adjacent to the street shall be oriented with front entrances to the street accessed through a front door that faces the street.



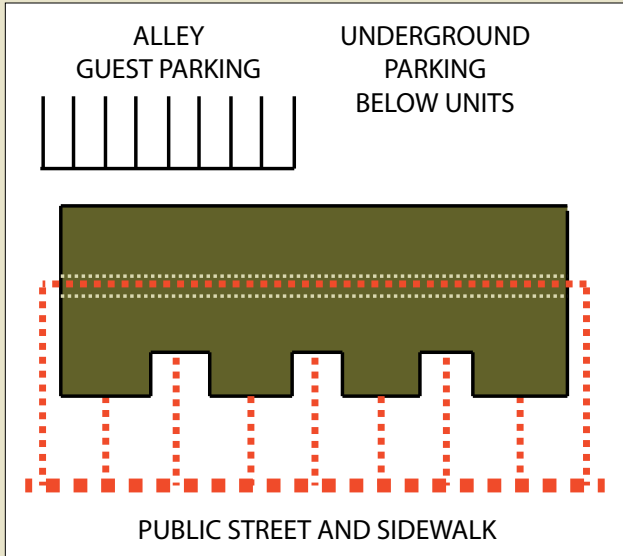
Parking shall not be located in the front yard.



Multi-dwelling structure has individual front doors.

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## 5.B. DISTRICT 2



"House scale" elements and masses relate to the neighborhood.



Apartments shall step down to smaller scale residences.

### B7. Building Size and Massing Standards

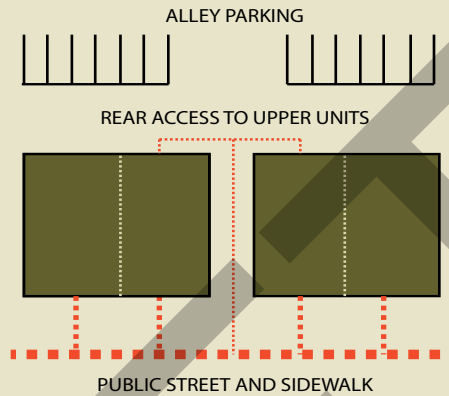
- The facade of large buildings shall be no greater than 40 feet wide after which the building shall be set back a distance of at least 8 feet for the next 20 feet, before returning to the initial setback. This is to reflect the size of a typical Oread house and the side yard spacing between houses. These offsets should be expressed from the foundation through the roof line.
- New construction should be composed of "house scale" elements and masses that relate to the scale of the original neighborhood. Porches, dormers, and projecting bays can help achieve this standard.
- Windows should be vertical in proportion. The scale should be similar to historic windows which are generally 5 feet minimum in height. Windows may be paired.
- Roofs should be pitched.
- New structures should step down to within 1 story of adjacent structures.



# CHAPTER 5 DISTRICT SPECIFIC DESIGN GUIDELINES

## DUPLEX / TRIPLEX / FOURPLEX

Attached dwellings giving a large single-dwelling appearance.



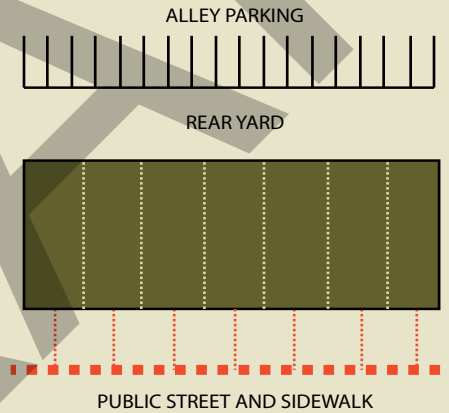
**Stories:** 2 - 2.5

**Parking:**  
In individual garages to rear or garages via alley.

**Porches/Yards:**  
Porches and stoops front the street. Private patios to the rear.

## ROW HOUSES

Attached dwellings, multi level, typically in rectangular form.



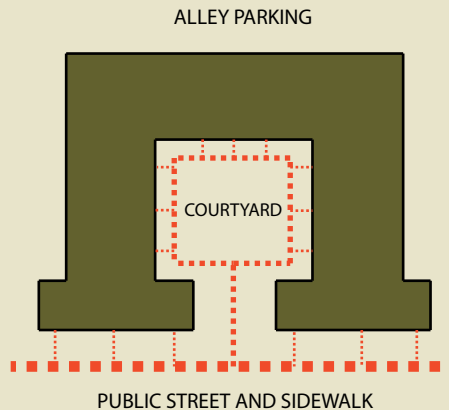
**Stories:** 2 - 3

**Parking:**  
In individual garages at rear or garages via alley.

**Porches/Yards:**  
Private yards in front and/or rear.

## COURTYARD HOUSING

Attached dwellings around a central interior courtyard.



**Stories:** 2 - 3

**Parking:**  
In individual garages to rear or underground garages

**Porches/Yards:**  
Units facing streets have porches and all others have stoops fronting the interior court.

## 5.C. HISTORIC DISTRICTS

### C. OREAD AND HANCOCK HISTORIC DISTRICTS

Work within the Oread and Hancock Historic Districts shall follow the Neighborhood Wide Design Guidelines of Chapter 4 as well as the more stringent guidelines for Historic Districts that are set forth below. The Design Guidelines are based upon the Secretary of Interior's Standards for Preservation, Rehabilitation, Restoration, or Reconstruction, as appropriate.

These Standards can be found on the National Park Service website.

These standards apply to all properties and new construction within the Historic Districts.

For additional guidance, the National Park Service publishes the Interpreting the Standards Bulletins and Preservation Briefs, available from the National Park Service website.



Oread Neighborhood Historic District Boundary Map.



Hancock Historic District Boundary Map.

### C1. Demolition

- a. New construction shall meet the standards of section C6.
- b. Historic structures should not be demolished
- c. If beyond repair, a cost analysis and structure analysis and economic analysis will be required as part of the demolition application process

### C2. Respect and Retain Original Historic Style and Features

- a. Historic features, including character-defining elements, original scale and massing, shall be retained.
- b. Stylistic elements that were not originally present shall not be added.
- c. Alterations that have no historic basis and that seek to create the appearance of a different architectural period or a false sense of history shall be avoided.
- d. Non-historic alterations that detract from original historic style should be removed.



A good example of details that are well proportioned to the structure.



Preserve original details when possible.



When replacing elements make sure they match the originals in proportion, scale, mass and materials.



## 5.C. HISTORIC DISTRICTS



### C3. Repair or Replace?

A project should demonstrate that the least intrusive treatment option that is feasible is being used. The Secretary's Standards lay out a prioritization for the treatment of historic materials:

- a. When to Preserve:  
Deteriorated historic features and architectural elements shall be repaired rather than replaced.
- b. When to Rehabilitate:  
If an original architectural feature has become deteriorated beyond repair, the replacement shall match the historic feature in size, scale, profile, and finish.
  - i. Synthetic or composite replacement materials shall match the original in size, scale, profile, and finish.
  - ii. Compatible recycled historic materials may be used provided that the replacement material is compatible with the historic style and character of the resource.
- c. When to Replace:
  - i. Replaced elements shall match the original in size, scale, profile, and finish.
  - ii. An entire missing building should not be reconstructed.
  - iii. Missing architectural features may be restored using photographs, historic architectural drawings, or physical evidence as a guide. Physical evidence may include other matching elements that remain on the building or a "ghost" showing where the missing element historically was attached.
- d. When to Construct New:
  - i. New construction shall not demolish or significantly alter an existing contributing resource.
  - ii. New construction may be appropriate on an empty lot or to the rear of a contributing resource.

### C4. Restoration, Rehabilitation, Renovation of Contributing Structures

#### a. Facade

- i. Original elevations of the structure that are visible from the public right-of-way shall be maintained.
- ii. Appearance, character, arrangement of architectural features, design or materials shall not be changed except to restore a structure to its original appearance.
- iii. Architectural features shall not be added to a structure if they were never present.

#### b. Building Walls

- i. Damaged walls shall be repaired with like materials that match in color and texture with the weathered material of the original structure.
- ii. Only those sections that are deteriorated beyond repair should be replaced.
  - (1) Traditional building materials shall be replaced with traditional building materials. For example stucco ages differently than Exterior Insulation and Finish Systems (EIFS) and over time the EIFS looks significantly different than stucco.
  - (2) Natural building materials that age naturally and weather well should be used. For example synthetic stone does not age in the same manner as real stone. Over time the synthetic stone does not retain the characteristics of real stone.



Retain the appearance, character and arrangement of architectural features, such as in this example.



Unlike this example, walls should be repaired with like materials that match in color, texture, and construction method



A good example of using traditional building materials.

## 5.C. HISTORIC DISTRICTS



An unacceptable example of vinyl siding concealing original features.



Masonry should not be painted.

- iii. Aluminum, vinyl or other synthetic siding shall not be used as a replacement for a primary building material. Artificial siding materials can cause irreparable damage to underlying materials and structural members.
- iv. Unpainted masonry shall not be painted. Moisture may become trapped between the paint and masonry, causing deterioration of the underlying materials.
- v. Simulated modern materials that attempt to emulate traditional materials should not be used.



## CHAPTER 5 DISTRICT SPECIFIC DESIGN GUIDELINES

### b. Roofs

- i. The original shape and slope of the roof as seen from the street shall be maintained. The shape and slope of the original roof is an important character defining feature of the structure.
- ii. Roofing materials should duplicate the appearance and profile of the original materials.
  - (1) The color of the new roofing material should be comparable to the color of the original material.
  - (2) The existing roofing may be replaced with roofing materials that historically would have been appropriate for the building form and style.
- iii. Original decorative roof elements, such as exposed rafter ends, bargeboards, or cornices shall be maintained.
- iv. Decorative roof elements that were not historically present should not be added.
- v. Gutters should be made of copper, galvanized steel or aluminum. Gutters should be half-round or ogee in shape.

### c. Dormers

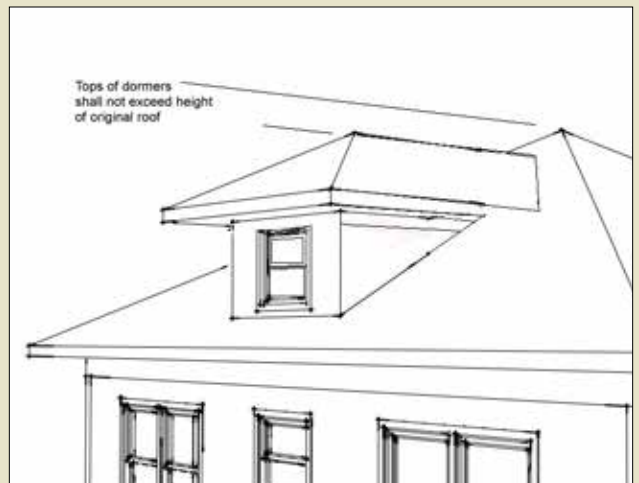
- i. Dormers shall be appropriately sized so as not to overwhelm or dramatically change the character of an historic structure.
- ii. Dormers should be centered over windows on a lower level.
- iii. Dormers should be constructed of lighter materials such as wood, never of brick or stone.
- iv. Windows should be placed in the center of the dormers at least 6 inches from the side edge.



These fiberglass shingles are approximately the scale of the original roofing shingles.



Maintain original decorative roof elements such as these cast roofing tiles.



Keep dormers below the crest of the original roof line.

## 5.C. HISTORIC DISTRICTS



Retain original porch details such as the balustrade, columns, and porch skirting.



Balustrades are composed of a series of balusters that collectively make a screen that is slightly more opaque than transparent.



If a front porch is screened, it shall be constructed so that the primary architecture elements, such as columns and balustrades are readily visible from the street.

### e. Porches

- i. Original front porch elements such as columns, balustrades and decorative trim shall be retained.
- ii. Damaged elements shall be repaired using materials that match the original.
- iii. Only those elements deteriorated beyond repair should be replaced.
- iv. Sufficient documentation should be used to accurately reproduce missing original porch elements. Paint shadows of original profiles, original porch features, examples that remain, or old photos can assist in determining historical designs.
- v. Porch elements that were not historically present shall not be added.
- vi. Front porches should not be enclosed.
- vii. Screened front porches shall be constructed so that the primary architecture elements, such as columns and balustrades are readily visible from the street.
- viii. The addition of screen material should be reversible and should not damage any historic features.

## CHAPTER 5 DISTRICT SPECIFIC DESIGN GUIDELINES

### f. Doors

- i. Original door openings on the front elevation shall not be enlarged or enclosed.
- ii. Doors should not be moved or added.
- iii. Original door openings that have been enclosed may be restored.
- iv. Original doors, jambs, decorative door surrounds, sidelights, and transoms should be retained and repaired using materials that match the original.
- v. Doors and surrounds that have deteriorated beyond repair should be replaced with door surround, sidelight, or transom that match the style, materials, and finish of the original door.
- vi. Inappropriate doors and surrounds shall be replaced with door surround, sidelight, or transom that match the style, materials, and finish of the original door.
- vii. If there is no documentary evidence of the original door, the replacement should reflect the style and period of the house.
- viii. Solid wood doors with recessed panels and frames, and glass lights should be used.



Location, style and size of doors are important character defining features.



Retain original doors, door surrounds, side lights and transoms, like this example.



A good example of a solid wood door with glass lights.



## 5.C. HISTORIC DISTRICTS



Window placement and patterns are character defining features.



Retain and repair original windows, window surrounds and screens using materials that match the original.

### g. Windows and Screens

- i. Original window openings on the front elevations shall not be enlarged or enclosed.
- ii. Window openings on the front elevations should not be moved or added.
- iii. Original window openings that have been enclosed should be restored.
- iv. Original windows, window surrounds, and screens shall be retained or repaired using materials that match the original.
- v. When original windows or screens are deteriorated beyond repair, replacement windows shall maintain the same size, profile, configuration, finish and details as the original windows.
- vi. Replacement materials:
  - (1) Windows should be made of wood.
  - (2) Aluminum clad windows may be used.
  - (3) Solid PVC windows shall not be used.
- vii. Replacement window profiles and jamb conditions should match the original wood windows in detailing and profile thickness.
- viii. The jamb should be recessed from the front facade at the same depth as the original windows.

## CHAPTER 5 DISTRICT SPECIFIC DESIGN GUIDELINES

- ix. Divided light windows should match the size and pattern of the original window.
  - (1) True divided lights or dimensional mullions that emulate the historic shape should be used.
  - (2) Dimensional mullions shall be placed on the outside of the glass.
  - (3) Window mullions shall not be inserted inside the glass.
- x. Interior storm windows should be used to maintain the historic exterior appearance of the window.
- xi. Storm windows should be installed so that they do not damage historic jambs and surrounds.



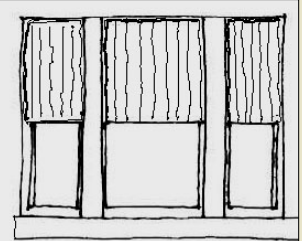
A good example of painted, wooden storm windows that are appropriate for this application.

- h. Chimneys
  - i. Original chimneys shall be retained.
  - ii. New chimneys should not be visible on the front of the house as seen from the street.

Acceptable



Unacceptable



Divided light windows should match the size and pattern of the original windows.



Original chimneys should be retained. If adding a chimney, do this on the back of the building so it's not visible from the street.

## 5.C. HISTORIC DISTRICTS



A good example of how character-defining features on the front of the building shall be preserved.



An unacceptable addition at the rear of the property.

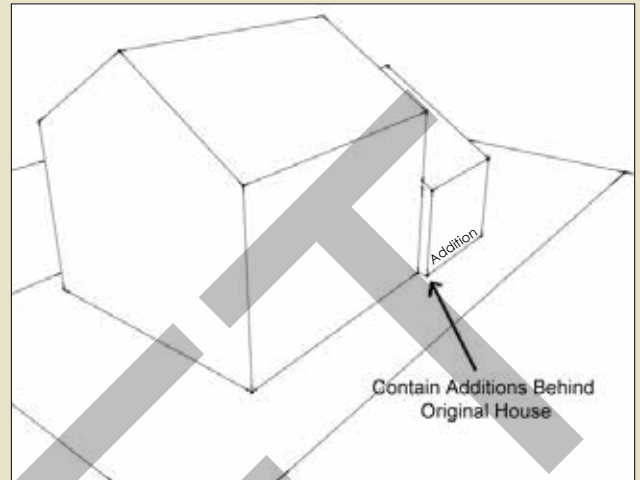
### C5. Additions to Contributing Structures

- a. Location and Height
  - i. All character-defining features on the front of the building shall be preserved.
  - ii. Additions shall not project in front of or align to the original front facade.
  - iii. The roof form of the addition shall not be visible above the ridgeline of the original roof when the front of the historic building is viewed from the street.
  - iv. Additions should not overwhelm or overshadow the existing building.
  - v. Additions should appear subordinate and be located as inconspicuously as possible.
  - vi. Additions should reinforce the original historic character, and should not destroy significant historic features.
  - vii. An addition should complement the scale and massing of the original historic building.
  - viii. Features on the sides of the house that are easily seen from the street should be retained.

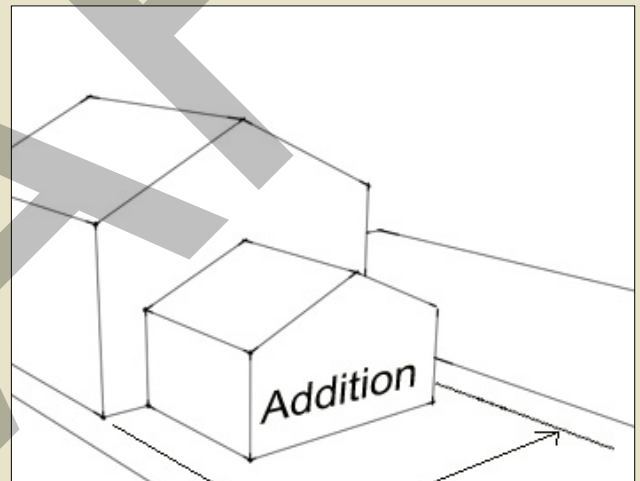


## CHAPTER 5 DISTRICT SPECIFIC DESIGN GUIDELINES

- ix. Original building material should be retained when constructing an addition.
- x. Additions should be located behind the original rear facade of the historic building.
- xi. Additions should not be wider than the original house.
- xii. Two-story additions to one-story homes should be built at the rear of the historic building to preserve the original one-story character.
- xiii. The roof height of the addition should be as low as possible to minimize visual impact.
- xiv. The addition should be set back behind the ridgeline of the original roof if the original roof is side-gabled, hipped, or pyramidal in form.
- xv. The minimum setback between the front facade and the addition should be a minimum of 15 feet if the original structure is front-gabled or has a flat roof form.
- xvi. Additions should be compatible in size, scale, massing and materials to the original structure and the adjacent historic structures.

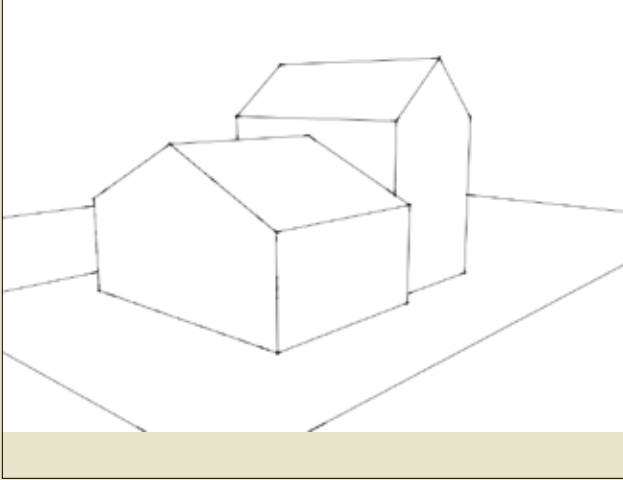


Additions should not be wider than the original house.



Roof height should be as low as possible.

## 5.C. HISTORIC DISTRICTS



Make the addition compatible with the original (not a replicate) and at the same time it should be vaguely obvious that it's an addition.



Contemporary additions may be appropriate.

- b. Design and Style of New Additions
  - i. Additions shall be compatible with the historic structure, but should not replicate or give a false sense of history.
  - ii. A contemporary design may be appropriate when:
    - (1) The addition is not visible from the street, or
    - (2) The addition does not overwhelm or obliterate the historic building or its architectural features.
  - iii. Contemporary designs should respect the scale, forms, and patterns of the original construction.

## CHAPTER 5 DISTRICT SPECIFIC DESIGN GUIDELINES

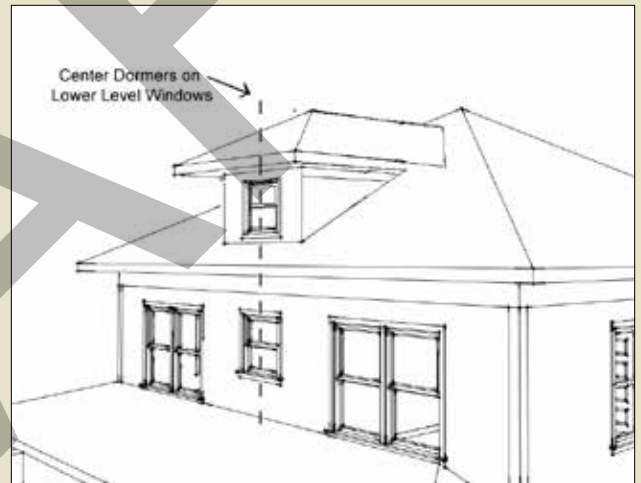
- iv. Additions that are visible from the street shall:
  - (1) Have windows that are the same proportion to the walls,
  - (2) Floor-to-floor heights that are similar,
  - (3) Fenestration patterns, and bay divisions compatible with those on the existing house.

### c. Dormers

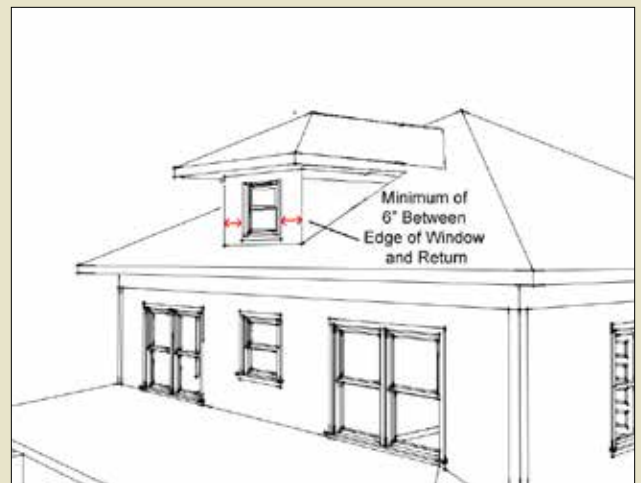
- i. Dormers shall be appropriately sized so as not to overwhelm or dramatically change the character of an historic structure.
- ii. Dormers should be centered over windows on a lower level.
- iii. Dormers should be constructed of lighter materials such as wood, never of brick or stone.
- iv. Windows should be placed in the center of the dormers at least 6 inches from the side edge.
- v. Dormers should not be located on the main front façade .



Dormers should be appropriately scaled so not to overwhelm or dramatically change the character.



Center dormers on lower level windows.



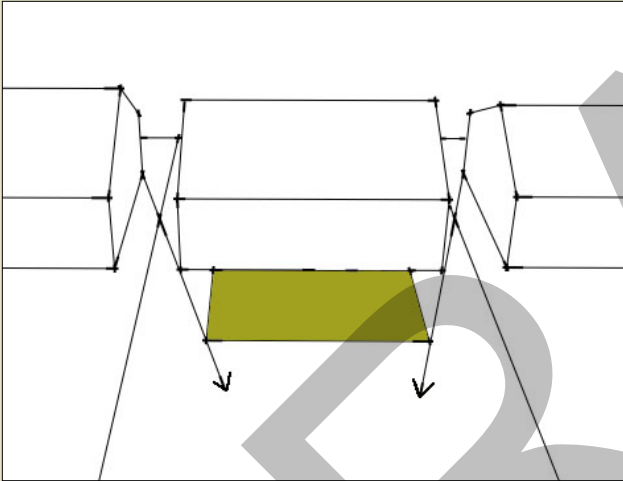
Leave at least 6" between the edge of the window and the outer wall surface.



## 5.C. HISTORIC DISTRICTS



A good example of how a slight recess helps distinguish the addition from the original.



Back porches and decks should not be visible from the street.

### c. Exterior Walls

- i. Additions that are visible from the street (either from the front or from the side) shall be compatible with the exterior wall materials and the architectural styles of the original house.
- ii. Additions should be differentiated from the original structure by varying:
  - (1) Width and profile of wood siding
  - (2) Shape and depth of brick
  - (3) Size of mortar joints
  - (4) Texture
  - (5) Color
  - (6) Slight recess
  - (7) Change in materials
  - (8) Vertical trim board
  - (9) Other appropriate method

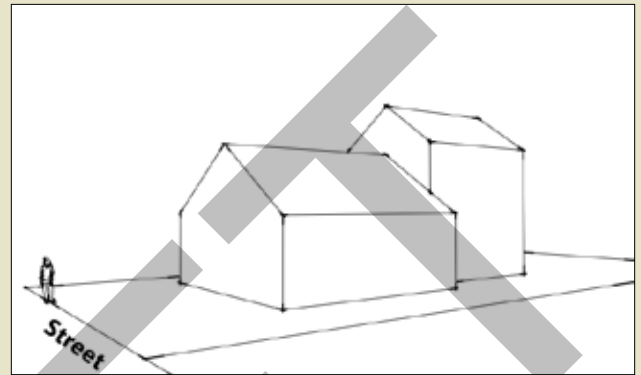
### d. Porches & Decks

- i. Front porches shall not be added to contributing structures if one never existed.
- ii. Back porches and decks should not be visible from the street when the house is viewed from the public right-of-way.

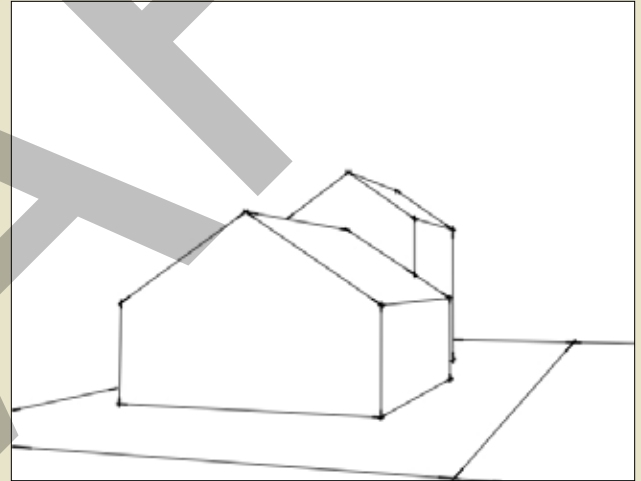
## CHAPTER 5 DISTRICT SPECIFIC DESIGN GUIDELINES

### e. Roofs

- i. The ridgeline of the addition should not be visible from the street.
- ii. New roofs should be simple in style and should be compatible with the roof of the contributing structure.
- iii. The slope of the new roof should match the slope of the existing house.
- iv. Roof materials should match or be similar to the roof on the existing house in color, scale, and texture.



The roof of the addition should not be visible from the street.



The slope of the new roof should match the slope of the existing.

## 5.C. HISTORIC DISTRICTS



When constructing an addition the windows should emulate the windows of the existing structure in terms of proportions, pattern, configuration, profile and finish.



False mullions inserted between the glass in windows with no profile are not appropriate.



Wood screens are appropriate for windows.

### f. Windows and Screens

- i. Windows should emulate the windows of the existing structure in terms of fenestration pattern, size, configuration, profile and finish.
- ii. Windows with false mullions inserted between the glass in windows with no profile should not be used.
- iii. Windows with mullions attached to the outside of glass, both interior and exterior, should have a spacer between the glass.
- iv. Anodized or dark coated metal screen should be used to minimize their visual presence.
- v. Window materials:
  - (1) Windows should be made of wood.
  - (2) Aluminum clad windows may be used.
  - (3) Solid PVC windows shall not be used.



- g. Exterior Doors
  - i. Exterior doors should be compatible with those of the contributing structure.
  - ii. Hollow core doors should not be used.

### C6. Non-Contributing Structures

- a. When a structure is designated “non-contributing” it does not necessarily indicate that the building has no inherent value, nor does it imply that the building does not play a role in defining the character of the neighborhood. A building can be designated non-contributing because:
  - i. Of its age.
  - ii. It has received unsympathetic remodeling.
  - iii. The structure does not have any character defining features of the neighborhood.
  - iv. It is ill sited.
  - v. It is of a style or design that is foreign to the district.
- b. Some non-contributing buildings can be renovated and become contributing buildings.



Doors in an addition should complement those of the existing house.



Inappropriate alterations and additions can be removed.

## 5.C. HISTORIC DISTRICTS



Modifying newer building to make them look old is not appropriate.



An inappropriate example of new infill being incompatible with the neighborhood.



Infill construction should incorporate proportions, materials and architectural styles typical of the historic districts.

- c. Alterations and Additions to Non-contributing Structures
  - i. Inappropriate alterations or additions to a historic non-contributing building may be removed to return the building to its historic appearance, based upon physical or photographic evidence.
  - ii. Historic elements and features should not be added to a non-contributing building to make it appear older or to change styles.
  - iii. When a non-contributing building is being modified or remodeled the New Construction guidelines (see below) should be followed so that the building might be made more compatible with the neighborhood.

### C7. New Construction

- a. Designed in Context with the Historic District
  - i. New construction should be compatible with the primary design characteristics of the district.
  - ii. Siting lot, as well as the massing, proportions, roofs, fenestration patterns, materials and architectural styles should reflect what is historically found in the District.

## CHAPTER 5 DISTRICT SPECIFIC DESIGN GUIDELINES

- b. New construction styles should be based on the architectural styles outlined in Chapter 3 of this document.
- c. Contemporary design and style may be appropriate in the historic district if the building respects the scale, massing, proportions, patterns, and materials prevalent among contributing houses within the District.
- d. Exterior Walls
  - i. The exterior wall material of new construction should be constructed of materials that can be found on contributing buildings within the existing historic district.
  - ii. Primary building materials such as wood, brick and stone should be used in comparable ways that they were used on historic buildings.



New construction should be based on the architectural styles outlined in Chapter 3.



Vary shapes and textures to add interest to exterior walls.



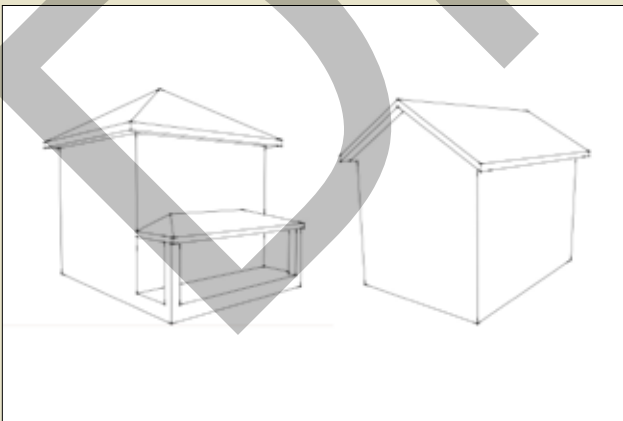
## 5.C. HISTORIC DISTRICTS



Porches are common character defining features among contributing buildings, such as in this good example.



A good example of how roof details such as dormers, eaves and soffits should also specifically relate to the architectural styles of the neighborhood.



Roof forms should relate to the architectural style of the new construction.

- e. Porches
  - i. New construction should have a front porch.
  - ii. Porch columns, railings, balustrades and detailing should relate to the architectural style of the new building.
- f. Roofs
  - i. Roofs should reflect the character of the roofs on contributing houses within the district.
  - ii. Roof form and materials should relate to the architectural style of the new construction.
  - iii. Roof details such as dormers, eaves and soffits should specifically relate to the architectural style of the new construction.

## CHAPTER 5 DISTRICT SPECIFIC DESIGN GUIDELINES

### g. Windows

- i. Windows in new construction should reflect the patterns of windows in historic buildings within the District.
- ii. The depth of the windows from the wall surface should be similar to those in historic buildings within the Districts.
- iii. The style of windows in new construction should relate to the architectural style of the new construction.
- iv. False mullions attached to or inserted between the glass in windows should have a spacer between the glass.
- v. Screen frames should be made of wood.
- vi. Anodized or dark coated metal screen should be used to minimize their visual presence.
- vii. Recycled windows from a compatible historic period may be used.



Windows in new construction should reflect the patterns of windows in contributing buildings.



Screen frames should be made of wood with bronze or dark metal screen.



Using recycled windows is appropriate.



Doors shall be visible from the street.



Garages and accessory structures shall be detached and located in the rear yard.



Exterior materials should be wood or cementitious board.

#### h. Doors

- i. Front doors shall be visible from the street.
- ii. Solid wood doors with or without lights should correspond to the style and design of the house.
- iii. Doors with panels and recesses may be used.
- iv. Flat unadorned doors shall not be used on the primary facade.
- v. Recycled doors from a compatible historic period may be used.

#### i. Garages & Accessory Buildings

- i. Garages and accessory structures should be detached.
- ii. Garages and accessory structures shall be located in the rear yard.
- iii. Garages and accessory structures should be compatible in scale for the property and subordinate to the main structure.
- iv. Garages and accessory structures should be sited to reflect and correspond to the historic patterns of the block on which they are located.
- v. Exterior materials should be wood or cementitious board.



## CHAPTER 5 DISTRICT SPECIFIC DESIGN GUIDELINES

- iv. Garage doors should reflect the overall character of the district.
- v. Garages doors should be made of wood or painted metal to resemble the wooden doors common to the neighborhood.



Garage doors should reflect the style of the main house and character of the district.

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CHAPTER 6: COMMERCIAL AND MIXED-USE



District 6 Boundary Map.

The goal of commercial and mixed use design guidelines is twofold: 1) to create a pleasing and attractive urban design setting where businesses can succeed; and, 2) maintain the existing character of the residential neighborhood. The commercial uses should be scaled to serve the neighborhood, providing business opportunities for convenience that would be primarily accessed on foot.

These guidelines are intended to be used only if there is commercial on the ground floor. If the first floor is not commercial then the guidelines in Chapter 4 should be followed.

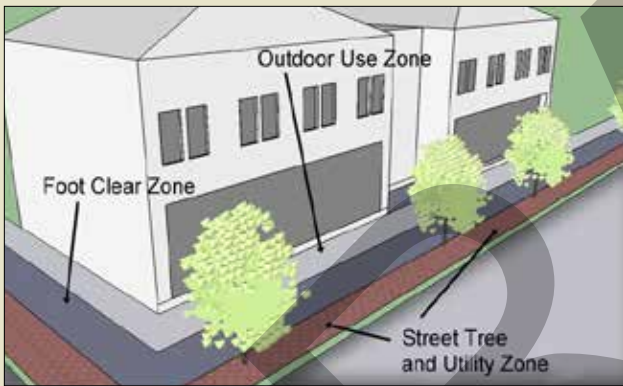
Section 20-1108 of the Land Development Code sets forth requirements in the MU Zoning District. These guidelines further define and clarify and supplement the Development Code specifically for the Oread Neighborhood.



## 6.A. COMMERCIAL PUBLIC REALM



Mixed use structure integrating residential and commercial uses within the same structure.



The sidewalk space shall be composed of a "Street and Furniture Zone", "Clear Zone", and "Outdoor Zone".



A good example of how corner buildings should locate at the lot lines.

### A. PUBLIC REALM

#### A1. Zones

The area in front of the structure shall be composed of a "Street Tree and Furniture Zone", a "Clear Zone" and an "Outdoor Use Zone." See illustration.

#### A2. Trees

- a. Redevelopment should encourage canopy trees in the "tree zone."
- b. Tree spacing should strive to meet the rhythm and placement of trees along the rest of the street.

#### A3. Surfacing

- a. Surfacing should include a mixture of different material to create visual interest in the Public Realm.
- b. Materials may include:
  - i. Concrete
  - ii. Brick
  - iii. Tree grates
  - iv. Planting beds
  - v. Permeable paving
  - vi. Slate
  - vii. Stone

#### A4. Landscaping

- a. All plant material shall be real and living.
- b. Planting beds should contain lower growing vegetation to maintain views of first floor storefronts.

### B. SITE DESIGN

#### B1. Setback

The front of the building shall be located in order to accommodate the Public Realm.

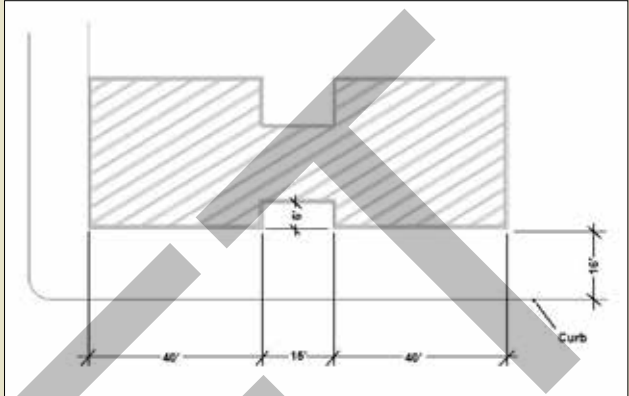
#### B2. Corner Buildings

Corner buildings should locate at the lot lines.

C. BUILDING DESIGN

C1. Massing

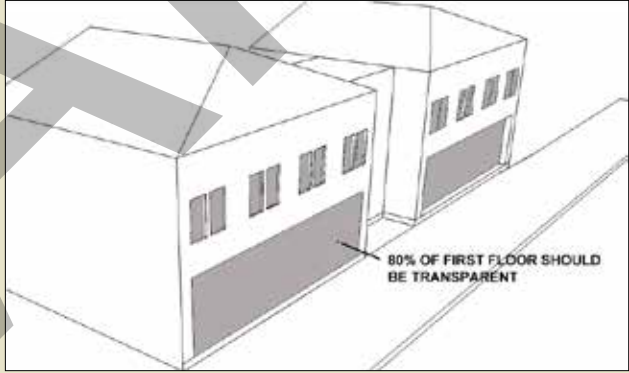
The front facade should be a distance of 40 feet after which the building should be set back a distance of at least 6 feet for 15 feet and then it can return back to the original facade (see figure). The goal here is to emulate the typical building and side yard setback rhythm found in nearby residential fabric. These offsets should be expressed from the foundation through to the roof line.



The building should be composed of 40' bays separated by a 15' wide recess.

C2. First Floor

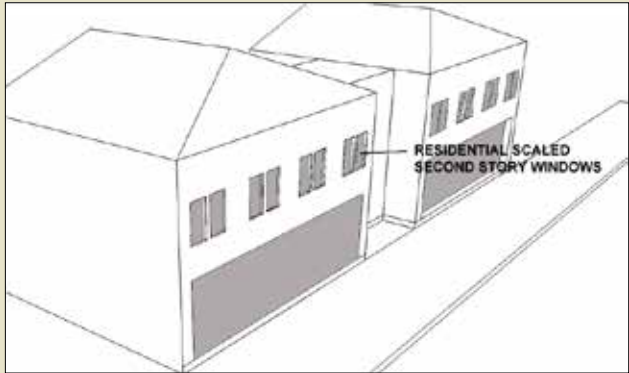
- a. The top of the foundation should be differentiated from the rest of the building with a "water table" or a change of materials between the foundation and upper floors.
- b. Foundations should be covered in real stone or brick, laid so that it appears to be load bearing.
- c. The first floor should be taller relative to other floors in the structure.
- d. The door to the first floor commercial space should be parallel to, visible from, and directly accessible to the front sidewalk.
- e. The first floor commercial spaces should be 70% or more clear glass.
- f. Smoked, frosted or tinted glass shall not be used.



First floor should be at least 80% clear, non frosted and non tinted glass.

C3. Upper Floors

- a. The upper floors should appear to be more residential in nature.
- b. Windows should be taller than they are wide.



Upper floors should be more residential in appearance and about twice as tall as wide.

## 6.A. COMMERCIAL PUBLIC REALM



An unacceptable example of varying building materials.



Roof lines should be more residential in nature.



Parking lots should be behind the building and incorporate permeable paving.

- c. Group individual windows if more light is desired.
- d. Upper floor windows should comprise between 20% and 30% of the facade.

### C4. Materials

- a. Materials should avoid being monolithic in appearance and should be of human scale.
- b. Materials should be:
  - i. Stone
  - ii. Brick
  - iii. Tile
  - iv. Wood
  - v. Non-Corrugated Metal
  - vi. Glass
- c. Plastic, fiberglass and other substitute materials should not be used because they do not age or weather gracefully. Cementitious wood siding is acceptable.

- d. Highly reflective, shiny materials should not be used.

### C5. Roof Line

- a. The roof should appear to be more residential in nature.
- b. Flat roofs with cornices typical of downtown commercial buildings should not be used with the exception of the structures along Massachusetts Street.

## D. PARKING LOCATION

- D1. All parking should be behind the structure or in the interior of the block.
- D2. Parking should be accessed via the alley and not via additional curb cuts.
- D3. Parking should use permeable paving.



**E. SIGNAGE**

All provisions of the City of Lawrence’s sign ordinance Chapter V, Article 18 shall apply. In addition, the following standards shall apply:

**E1. Types**

The following types of signs shall be permitted:

- a. A-Frame
- b. Projecting
- c. Wall
- d. Surface mounted
- e. Works of art

**E2. Amount and Size of Signage**

- a. Businesses may have a total of three different types of signs.
- b. The total amount of signage per business shall not exceed 50 square feet.
- c. No one sign shall exceed 20 square feet.

**E3. Awnings**

- a. Signs may be placed on an awning.
- b. Awnings shall not be back lit.
- c. Plastic is not an acceptable material.

**E4. Projecting Signs**

- a. Projecting signs may have two faces but only the square footage of one side shall count towards total sign square footage allocation.
- b. The maximum area shall not exceed 12 square feet.
- c. The sign shall not project more than 4 feet from the structure.



Signage.



A good example of awning signs.



Projecting signs.

## 6.A. COMMERCIAL PUBLIC REALM



Pedestrian scale projecting signs.

- d. The height at the top of the sign shall not exceed 15 feet from the sidewalk.
- e. The sign shall not project above a second story window sill.

### E5. Lighting of Signs

- a. Gooseneck reflectors and lights shall be permitted on surface mounted signs, wall signs, and works of art.
- b. Lights shall be equipped with proper glass lenses concentrating the illumination upon the area of the sign or work of art so as to prevent glare upon the street or adjacent property.
- c. Internally illuminated and back-lighted signs shall not be used.

### E6. Ground mounted signs shall not be used.

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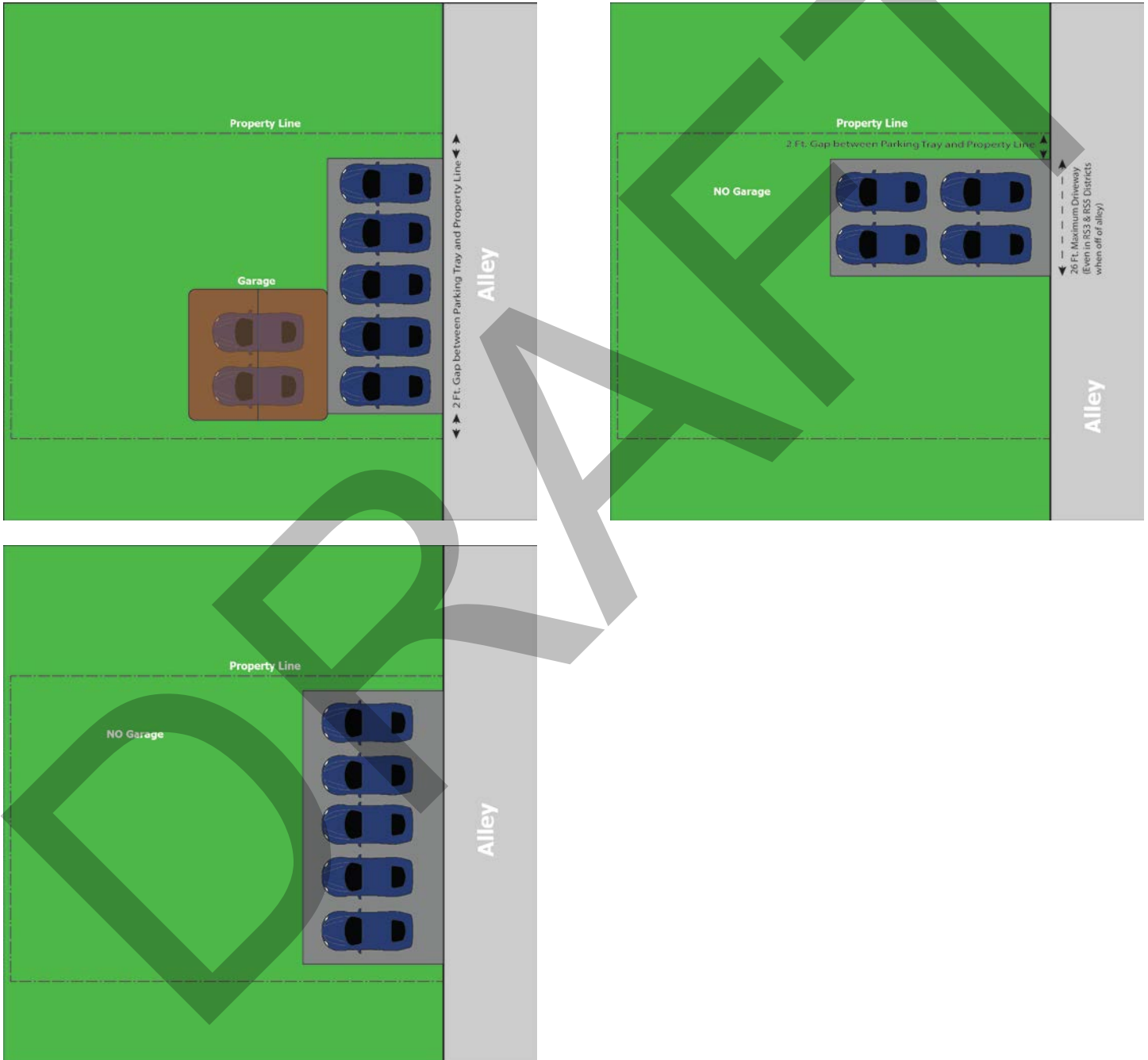
■ PRESERVATION

■ ARCHITECTURE

■ URBAN DESIGN

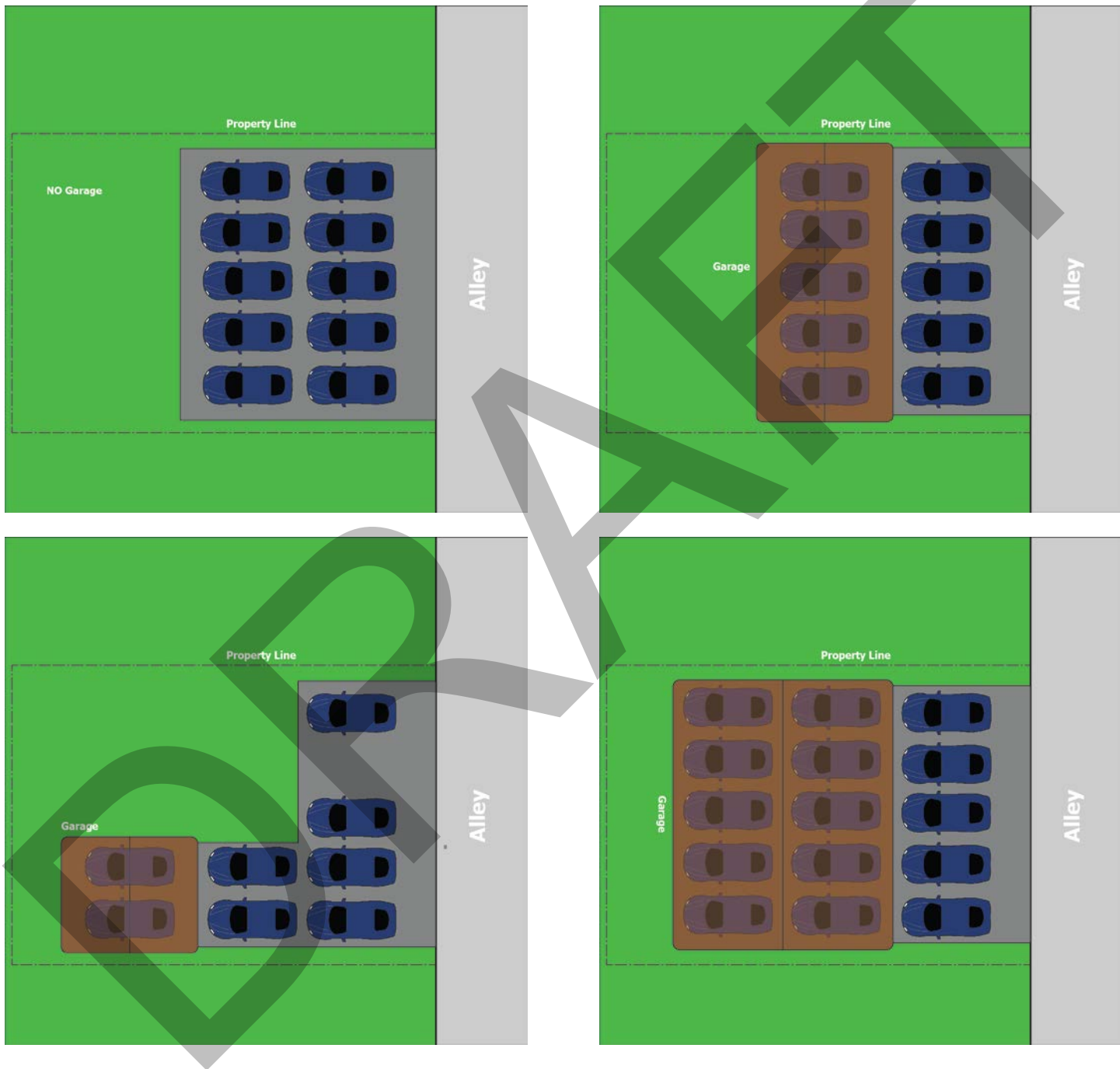
# ADDENDUM A: PARKING DIAGRAMS

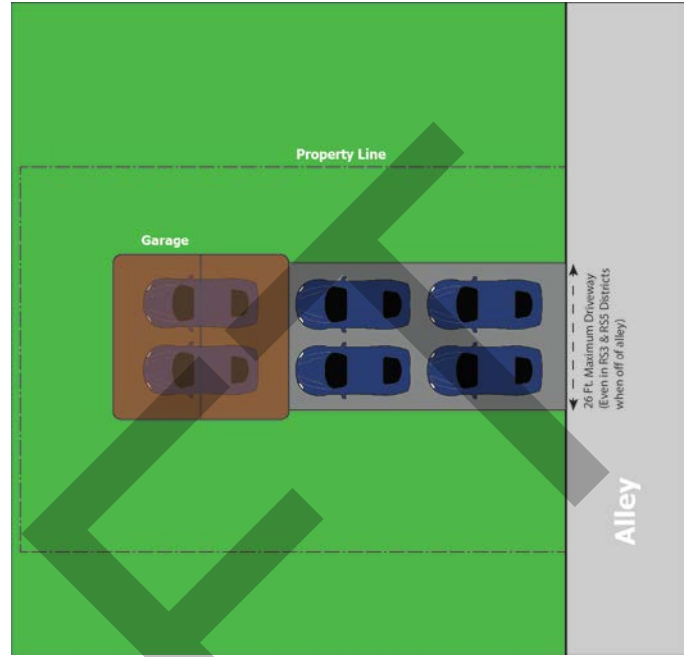
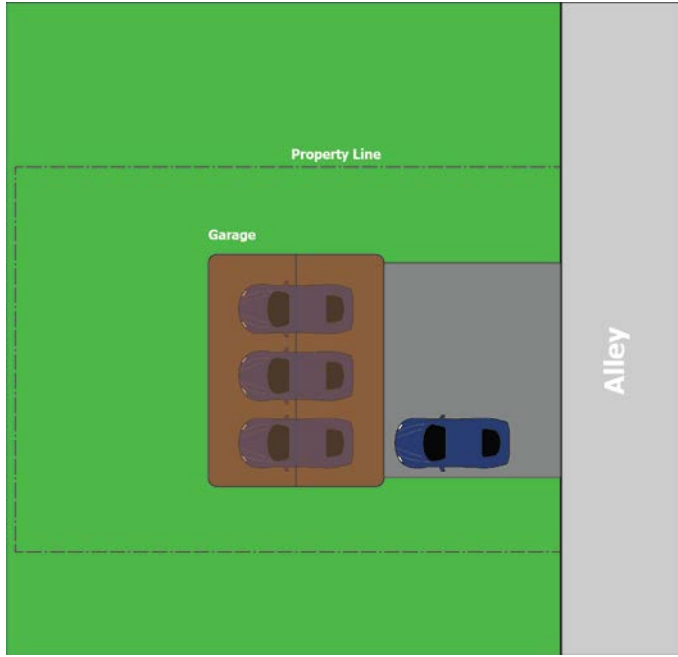
The following parking examples are **PERMITTED** in the Oread Neighborhood Design Guidelines for Detached Dwellings and Duplex uses only. All other uses require compliance with the parking lot design standards of the Land Development Code.






The following parking examples are **NOT PERMITTED** in the Oread Neighborhood Design Guidelines.





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# Oread Neighborhood Plan

Lawrence-Douglas County Planning Office

Planning Commission Approved 1/27/10  
City Commission Approved 9/21/10





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## Section 1: Introduction

### 1.1 Purpose

The purpose of the *Oread Neighborhood Plan* is to outline specific goals, policies and recommendations for the planning area shown on Map 1-2, while being consistent with the overall adopted comprehensive plan for the community. The scope of the *Oread Neighborhood Plan* comprehensively addresses land use, historic preservation, infrastructure, and neighborhood atmosphere. It establishes a multi-year vision with supportive goals, policies and actions.

The Oread Neighborhood is a place where a diverse array of people live, work, study and celebrate. Existing compatibility with its character, maintaining housing variety and maintaining neighborhood scale commercial areas are important. Supporting a healthy and safe environment is essential for the neighborhood to maintain its sense of community. Creative solutions to address crime, owner occupants, landlords and structural neglect are recommended as part of the implementation of this plan.

The plan outlines future land uses for the planning area to be used as a long-term guide for urban development and redevelopment. This plan does not rezone property upon adoption. Development requests are typically made by the property owners and/or developers that have stake in such property and wish to develop or redevelop.

## 1.2 Description of Planning Area

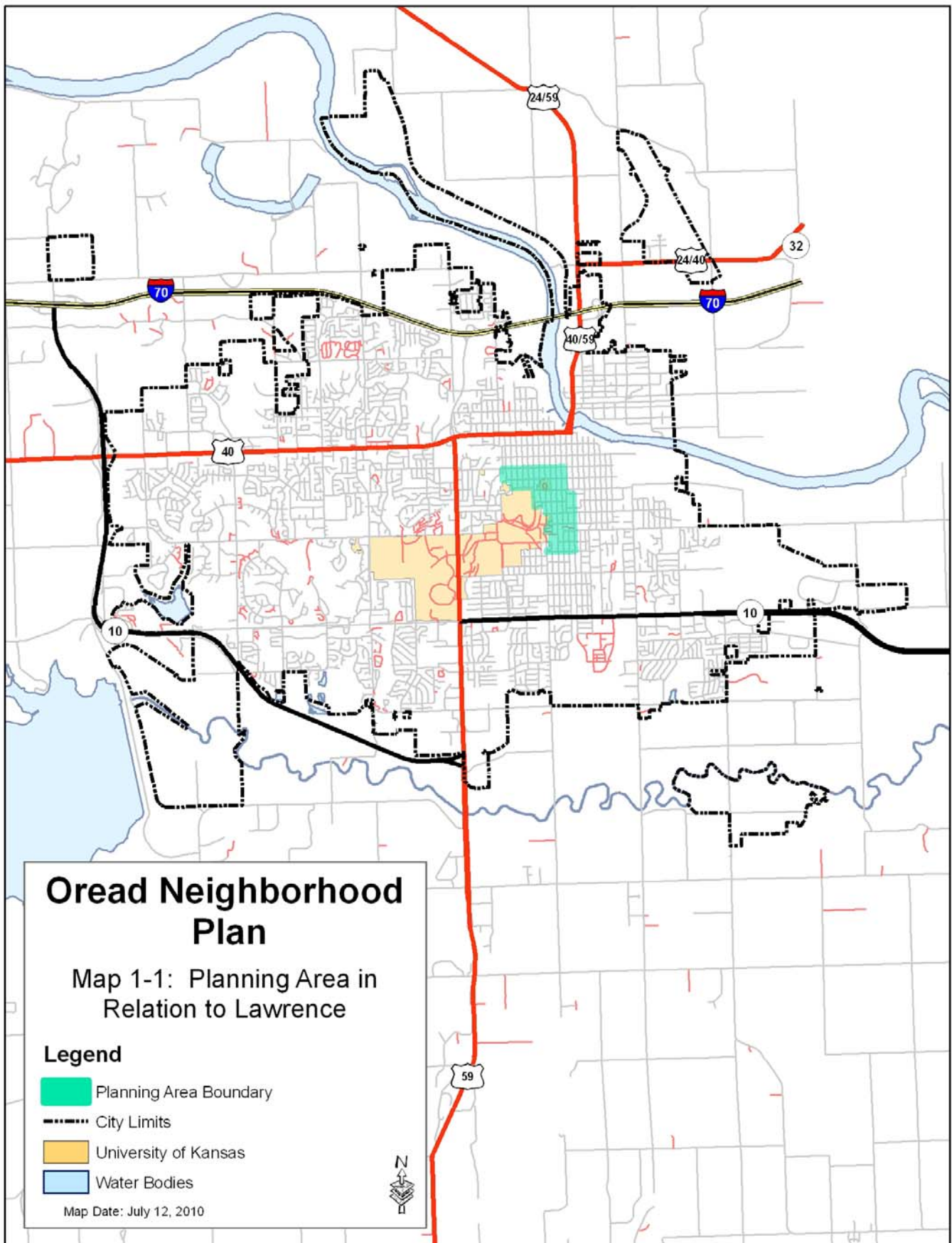
The *Oread Neighborhood Plan* planning area is located in central Lawrence, with the main campus of the University of Kansas on the west and downtown Lawrence on the northeast. The planning area contains approximately 239 acres. The planning area boundaries are shown on Map 1-2.

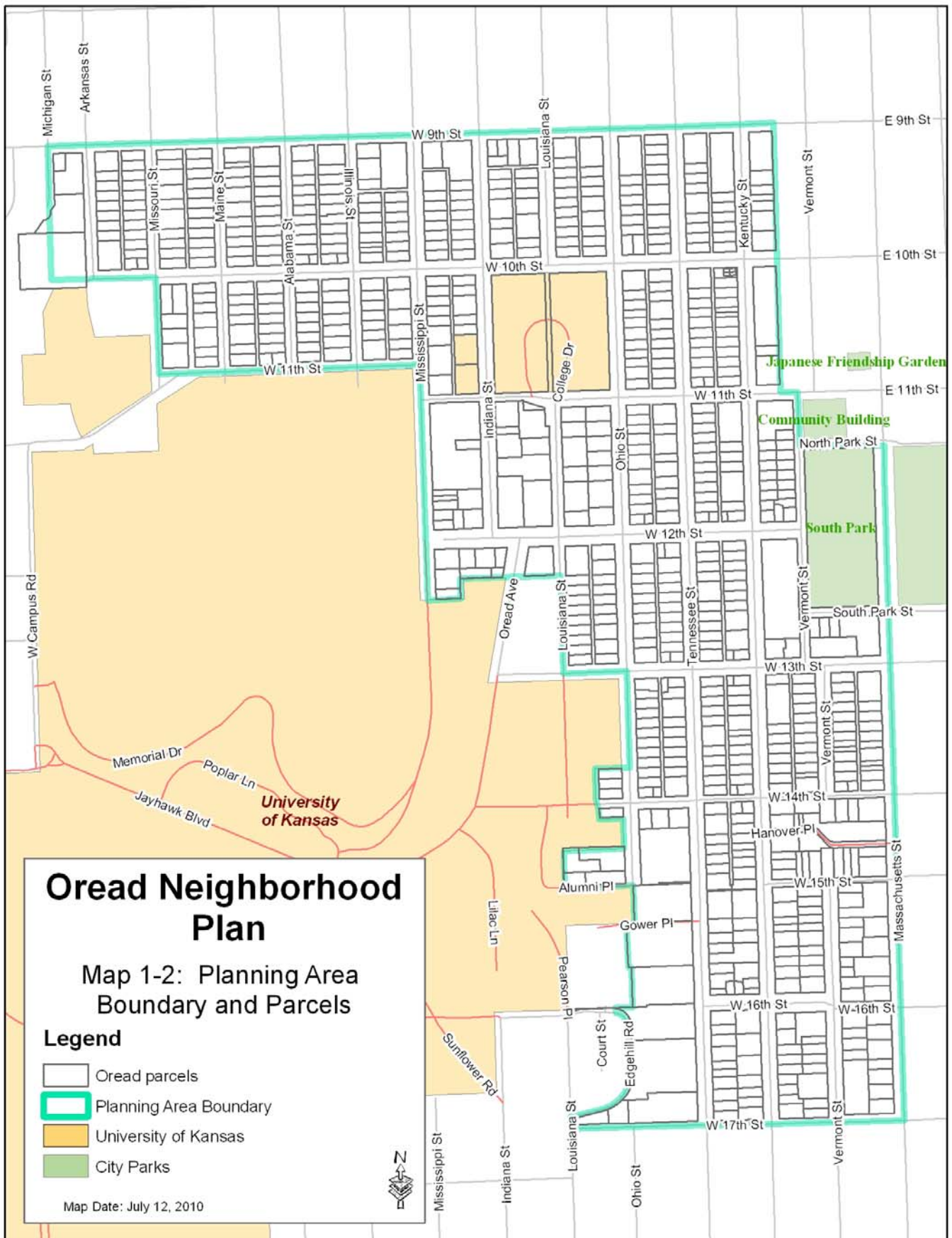
The neighborhood has historically had a mix of uses with the dominant character as residential in a variety of structure types. The planning area also includes commercial uses along the northern boundary along W. 9<sup>th</sup> Street between Vermont and Illinois Streets. Over the years, the housing in the neighborhood has become predominately rental in nature and referred to by some as the "student ghetto" because of the increase in crime, large student population, and the neglect of some structures.

North of the planning area is predominantly residential and some commercial uses. East of the planning area is commercial and residential uses. South of the planning area is residential and west of the planning area is the University of Kansas main campus. While the areas described are outside of the planning area boundaries, they influence the land use development patterns within the Oread Neighborhood area.

The planning area contains mostly small ownership parcel sizes as part of the Original Town Plat. The planning area parcel composition is illustrated in Map 1-2.







### 1.3 Background and History

Lawrence was laid out by A.D. Searle in 1854 on relatively level ground located between the two valleys of the Kansas and Wakarusa Rivers. He used a grid system of eighty feet wide streets, except for three major thoroughfares which were planned to connect blocks reserved for public or quasi-public uses, such as parks and a college. South Park was formed by combining four blocks into one park. Though this plan was revised just one year later, the basic grid pattern of streets, combined with the reservations for parks, schools, and public buildings, remained a significant factor in Lawrence's future development. Also, plans for a college west of the Oread Neighborhood moved forward in 1856 when Amos A. Lawrence donated notes and stocks for the foundation of a proposed "Free State College". A large portion of the planning area was platted in the Original Townsite, Oread Addition, Lane's Addition and Babcock's Addition plats in the early 1860's.



George & Ann Bell House  
1008 Ohio Street

On August 21, 1863, William Quantrill led a large group of men in an attack against Lawrence. The result was the destruction of † the majority of structures in the central portion of the town and the deaths of nearly one hundred fifty people. The George and Annie Bell House at 1008 Ohio Street survived from this earliest settlement period.

After Quantrill's raid, there were several factors which contributed to a residential construction boom in Lawrence. Mail service improved significantly, telegraph service arrived in 1863, and a railroad was secured in 1864. The end of the Civil War not only saw the return of soldiers, but also new settlers were pouring into Lawrence. The city's population rose from 1,645 in 1860 to 8,320 in 1870. The Oread Neighborhood appealed to the upper middle class citizens and they looked to an area of town that had room for large homes to reflect their newly acquired wealth.

In addition to its proximity to downtown, other factors affected the development of the neighborhood. The first permanent public school building in Lawrence was built on the northeast edge of the neighborhood. Central School was constructed in 1865 on the southwest corner of 9th and Kentucky Streets. The western boundary of the neighborhood was completed in 1866 with Governor Robinson's gift of land for the University of Kansas. The first classes were held in the North College Hall in 1866, which was built north of the campus between 10<sup>th</sup> and 11<sup>th</sup> Streets and Ohio and Indiana Streets, to make use of an existing foundation. The university and its growth would continue to affect the neighborhood in the coming decades.

The proximity of the university clearly influenced the development patterns of the neighborhood. Many of the residents in the neighborhood between 1874 and 1899 were university students. The first campus dormitory was not built until 1923 so several homes were operated as congregate living. Families with university age students also moved into the neighborhood so that their children could attend KU and live nearby.

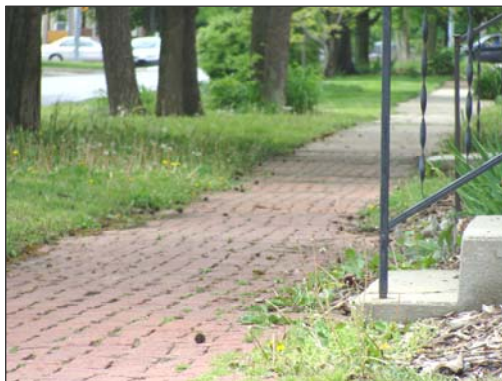
The University of Kansas began to take on a greater importance in the local economy after 1900. While the





town was growing at a slow rate, the number of students enrolled at the university was increasing dramatically. This caused a number of commercial properties catering to students to spring up around the campus. This created a concern among the nearby property owners as well as city officials which resulted in the first Lawrence Planning Commission and zoning ordinance to be created for Lawrence in June 1926. The 1926 zoning ordinance allowed for apartments, congregate living, and fraternity and sorority houses in the neighborhood. As a result, a large number of students lived in the area immediately east and northeast of the university. The Oread Neighborhood was therefore increasingly associated with student housing after the turn of the century with many of these structures being private congregate living uses. As in the previous decades, families moved to the neighborhood so their children would be close to campus.

In addition to student residents, the neighborhood remained popular for university professors as well. After the turn of the century important business leaders in Lawrence were moving into the Oread neighborhood and building new residences. Middle class families were also attracted to the area.



The Oread Neighborhood was still attractive for families during the early twentieth century. In addition to electricity, water and sewer, the streets and even some alleys were paved, curbing was introduced, and stone or brick sidewalks were installed. During the 1930's and again in the post-war boom of the 1940's and 1950's, many of the larger homes were converted to apartments and cooperatives or fraternity and sorority houses. Eventually many of the homes began to suffer from lack of maintenance. By the 1970's, however, new residents interested in rehabilitating historic homes

began moving back into the neighborhood and in 1977 the Oread Neighborhood Association was created. The neighborhood association has used community Development Block Grant funds to build alley parking, dumpster pads and screening, repair steps, and for other projects. This was used to assist the neighborhood in crime prevention, provide dumpster pads, repair of stairs and various other projects. The growing appreciation for historic buildings resulted in several buildings returning to single-family use and being rehabilitated. The new residents of the Oread Neighborhood worked to establish Lawrence's preservation ordinance and nominated the east side of the 1000 block of Ohio Street and the west side of the 1000 block of Tennessee Street as the first local historic district.

Today the planning area is primarily residential in character with a variety of housing types to accommodate the diversity of people calling the neighborhood home. The area contains commercial areas on the edge along W. 9<sup>th</sup> and also a few commercial areas mixed into the interior of the neighborhood. Most recently a commercial development is being constructed at the corner of Indiana Street and W. 12<sup>th</sup> Street. This development contains a mix of residential, commercial and hotel use.



## 1.5 Policy Framework

*Horizon 2020* serves as the overall planning guide and policy document for this plan. In addition to *Horizon 2020*, guiding policy is also obtained in other adopted physical element plans. Together, these plans provide the general “umbrella” policies under which this plan is developed. Listed, these plans are:

- *Horizon 2020*, the Comprehensive Plan for Lawrence and Unincorporated Douglas County. Lawrence-Douglas County Metropolitan Planning Office. 1998 as amended.
- *Transportation 2030*, Lawrence/Douglas County Long Range Transportation Plan. Lawrence/ Douglas County Metropolitan Planning Office and Parsons Brinkerhoff. March 26, 2008.
- *Lawrence-Douglas County Bicycle Plan*, Lawrence/Douglas County Metropolitan Planning Office. May 2004.
- *Oread Neighborhood Plan*, Lawrence-Douglas County Planning Office. March 21, 1979.
- United States Department of the Interiors National Register of Historic Places Registration Form for the Oread Neighborhood Historic District. Three Gables Preservation. August 2007.
- *Lawrence Parks & Recreation Department A Comprehensive Master Plan*. Leon Younger & PROS. 2000.
- *City of Lawrence, Kansas Water Master Plan*. Black & Veatch. December 2003.
- *City of Lawrence, Kansas Wastewater Master Plan*. Black & Veatch. December 2003.
- *2008-2013 Capital Improvement Plan*. City of Lawrence. June 26, 2007.

## Section 2 - Existing Conditions

The inventory and analysis of existing conditions in this plan are intended to serve as a resource and background for the recommendations included in Section 3 of this plan.

### 2.1 Land Use and Density

#### 2.1.1 Existing Land Uses

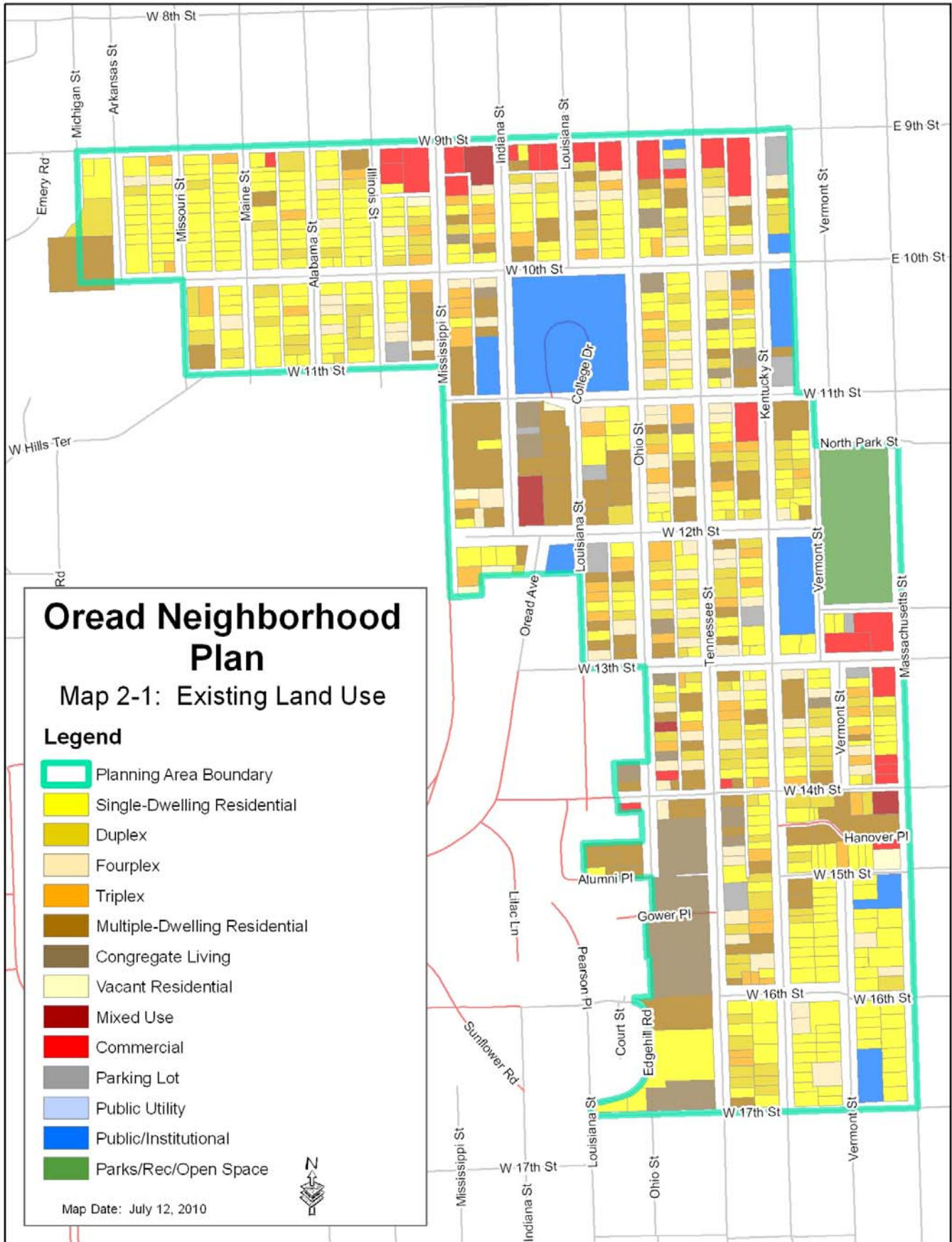


There are currently a variety of land uses within the planning area. The planning area has approximately 161 acres of land dedicated to uses other than public rights-of-way. The source information for the existing land use summary and map are based on the County Appraisers land use code and updated by planning staff. The largest land use within the planning area is the residential land uses which encompass roughly 127 acres or almost 80% of the planning area. Approximately 18% of the planning area is owner occupied housing. Residential land uses are further broken down into single-dwelling, duplex, triplex, fourplex, congregate living and multiple-dwelling

residential land uses. The neighborhood also has commercial within the boundaries along W. 9<sup>th</sup> Street and other small locations within the planning area. The existing land uses are shown on Map 2-1 and the planning area breakdown is described in Table 2-1.

Table 2-1 Existing Land Use Summary

Land Use	Acres	Percent of Acreage
Single-Dwelling Residential	51.19	32%
Duplex	16.63	10%
Triplex	10.09	6%
Fourplex	12.44	8%
Congregate Living	10.81	7%
Multiple-Dwelling Residential	26.23	16%
Vacant Residential	1.08	1%
Mixed Use	1.90	1%
Commercial	8.06	5%
Parking Lot	2.96	2%
Parks/Rec/Open Space	6.43	4%
Public/Institutional	14.26	9%
<b>Total Acres</b>	<b>162.07</b>	<b>100%</b>

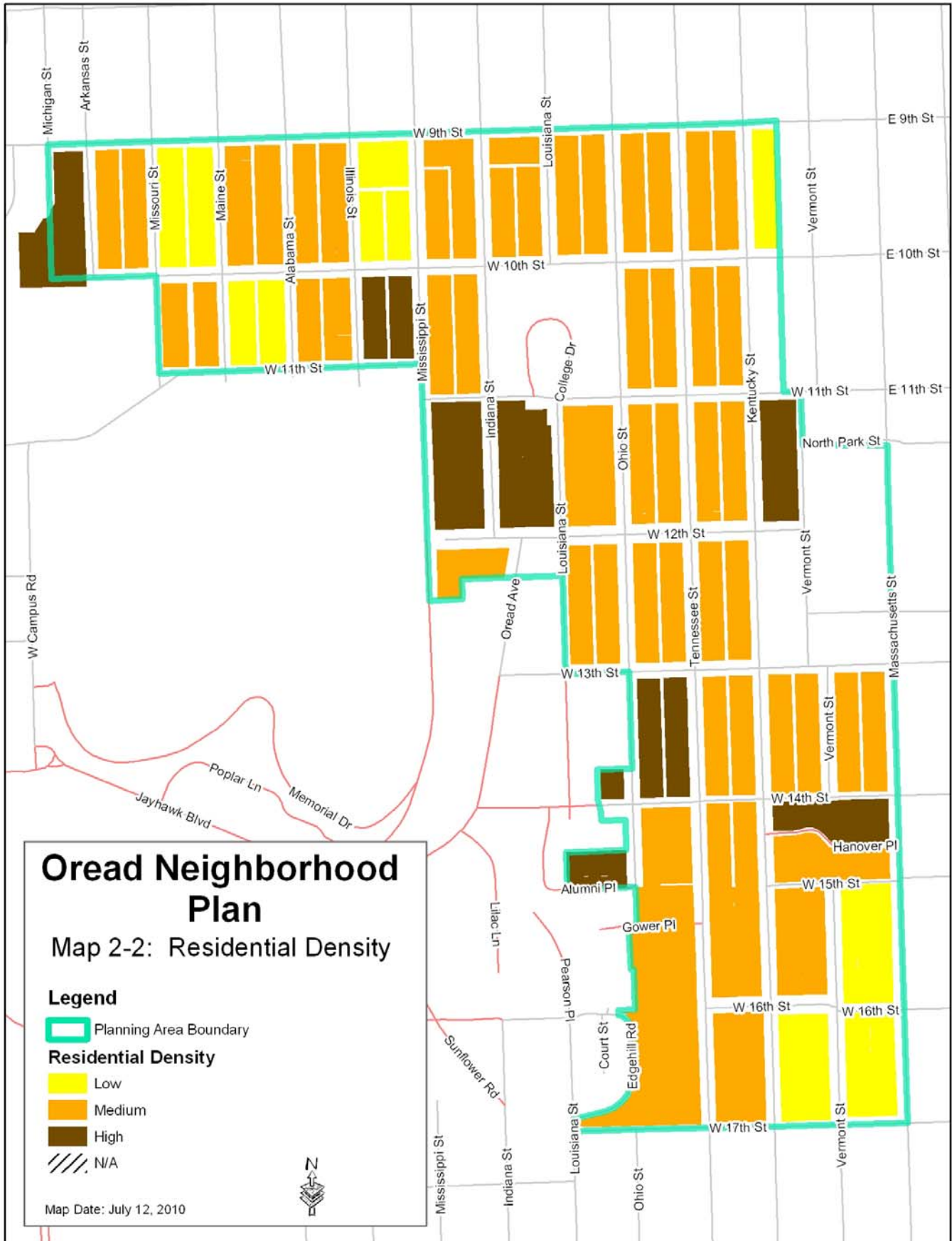


### *2.1.2 Existing Residential Density*

Densities are calculated on a gross density based on units per acre. Residential densities on a block by block basis for the planning area are shown in Map 2-2. The number of units for each residential structure was derived from Douglas County Appraiser records and the acreage is calculated to the centerline of each blocks' adjoining streets. Only blocks that are primarily residential are included in the calculations and KU residential dormitory uses are not included. Identified congregate living uses were assigned a count of 1 unit per 4 bedrooms and therefore a congregate living with 8 bedrooms received a unit count of 2. A fraternity or sorority use was assigned a count of 1 unit per four occupants.

Each block is given a rating of low-density, medium-density or high-density. Low-density is described as 6 or few units per acre, medium-density as 7-15 units per acre and high-density as 16 or more units per acre. These density designations are defined in *Horizon 2020*, Chapter 5 – Residential Land Use.





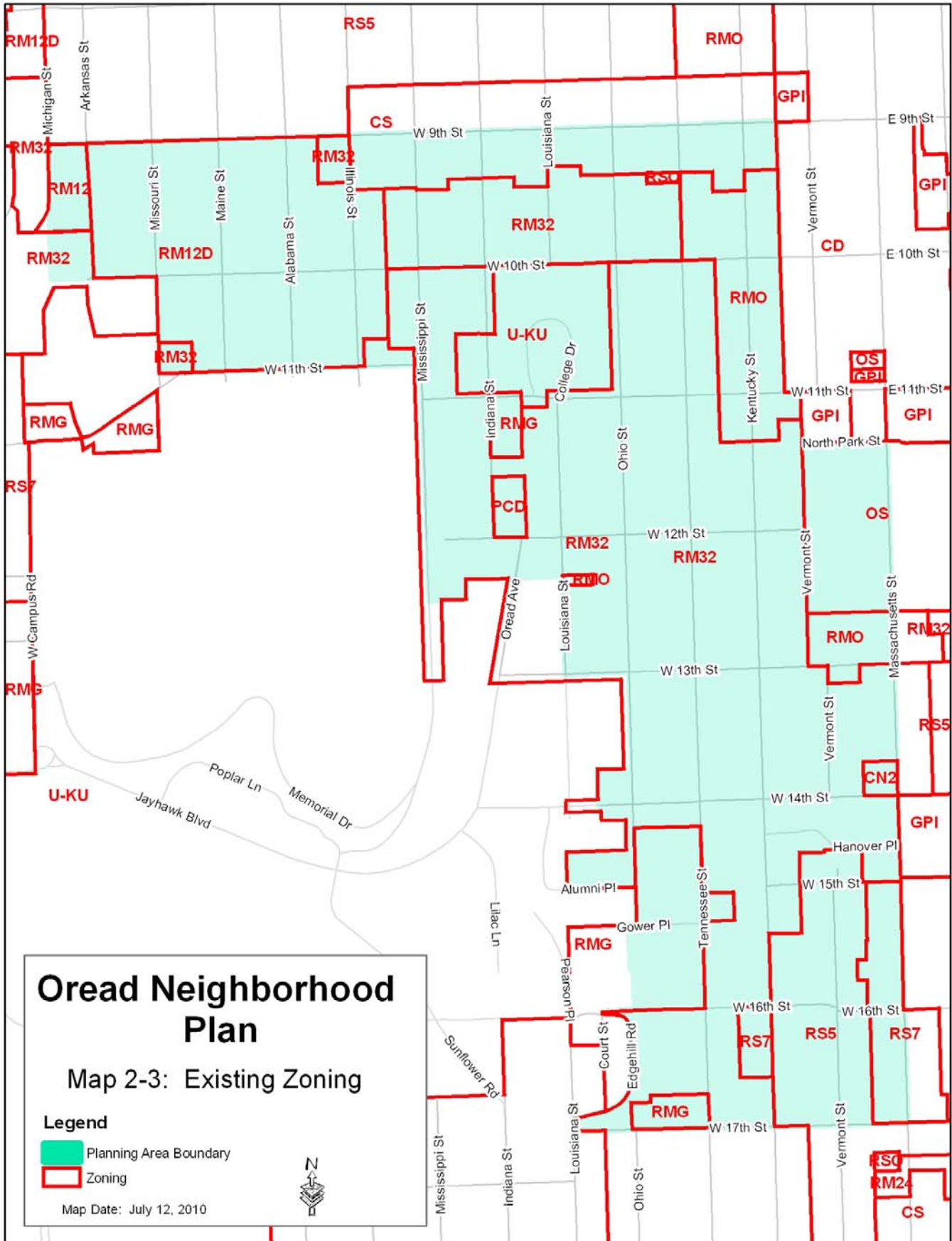
## 2.2 Zoning Patterns

The planning area encompasses approximately 239 acres of land including public rights-of-ways and incorporates a wide range of zoning designations. The majority of the planning area is zoned one of four types of multi-dwelling residential district listed below in Table 2-2. The planning area also includes areas of single-dwelling residential and commercial zonings. See Map 2-3.



Table 2-2 Zoning Classifications

Zoning	District Name	Comprehensive Plan Designation
RS7	Single-Dwelling Residential (7,000 sq. feet per dwelling unit)	Low-Density Residential
RS5	Single-Dwelling Residential (5,000 sq. feet per dwelling unit)	Low- or Medium-Density Residential
RSO	Single-Dwelling Residential-Office (2,500 sq. feet per dwelling unit)	Low- or Medium-Density Residential
RM12/RM12D	Multi-Dwelling Residential (12 dwelling units per acre)	Medium-Density Residential
RM32	Multi-Dwelling Residential (32 dwelling units per acre)	High-Density Residential
RMG	Multi-Dwelling Residential-Greek Housing	High-Density Residential
RMO	Multi-Dwelling Residential-Office (22 dwelling units per acre)	High-Density Residential
CN2	Neighborhood Shopping Center	Neighborhood Commercial Center
CS	Strip Commercial	N/A
PCD	Planned Commercial District	N/A
OS	Open Space	N/A
U-KU	University-Kansas University	N/A
OS	Open Space	N/A



## 2.3 Historic Resources



The neighborhoods surrounding downtown were among the first to develop in Lawrence. Many of the structures date back to the late 1800's and early 1900's. The city of Lawrence currently has five types of preservation designations possible for historic properties. These designations include an Urban Conservation Overlay District (UCO), Lawrence Register of Historic Places (Local), Register of Historic Kansas Places (State), the National Register of Historic Places (National) and a National Historic Landmark. The Oread Neighborhood has properties listed under all of the different protection types except for the National Historic Landmark

designations and Urban Conservation Overlay District. See Table 2-3. Once a structure is listed on the National Register of Historic Places, it is automatically placed on the Register of Historic Kansas Places.

Properties listed in the Lawrence Register of Historic Places are protected by Chapter 22 of the Code of the City of Lawrence. The City's historic preservation ordinance and the state historic preservation statutes require projects within a certain distance of the listed property be reviewed for possible effects on the listed property. Structures or sites located within 250 feet of a property listed on the Lawrence Register of Historic Places are considered to be within the environs of the listed property and are subject to review under Chapter 22. Structures or sites located within 500 feet of a property listed on the Register of Historic Kansas Places or the National Register of Historic Places are considered to be within the environs of the listed property and subject to state law review. The review of changes to historic properties and their environs is conducted by the Lawrence Historic Resources Commission (HRC). See Map 2-4 and Map 2-5.

The Kansas Historic Preservation Act (KSA-75-2715-75-2726), under the State of Kansas requires the State Historic Preservation Officer (SHPO) be given the opportunity to comment on proposed projects affecting historic properties or districts. Currently, the city of Lawrence has entered into an agreement with the State Historic Preservation Officer for the HRC to conduct reviews required by this statute in Lawrence. This provides for the protection of properties listed on the Register of Historic Kansas Places and the National Register of Historic Places. This statute also provides for the review of projects located in the "environs" (notification boundary identified as 500 feet) of the listed properties.

Only a portion of the planning area has been assessed for the identification of historic resources.

The Oread Neighborhood has other historic elements within the neighborhood. These elements include hitching posts, limestone curbs, stairs, and brick streets. Map 2-6 identifies the locations of the brick streets and specifically, the blocks where the brick is exposed.

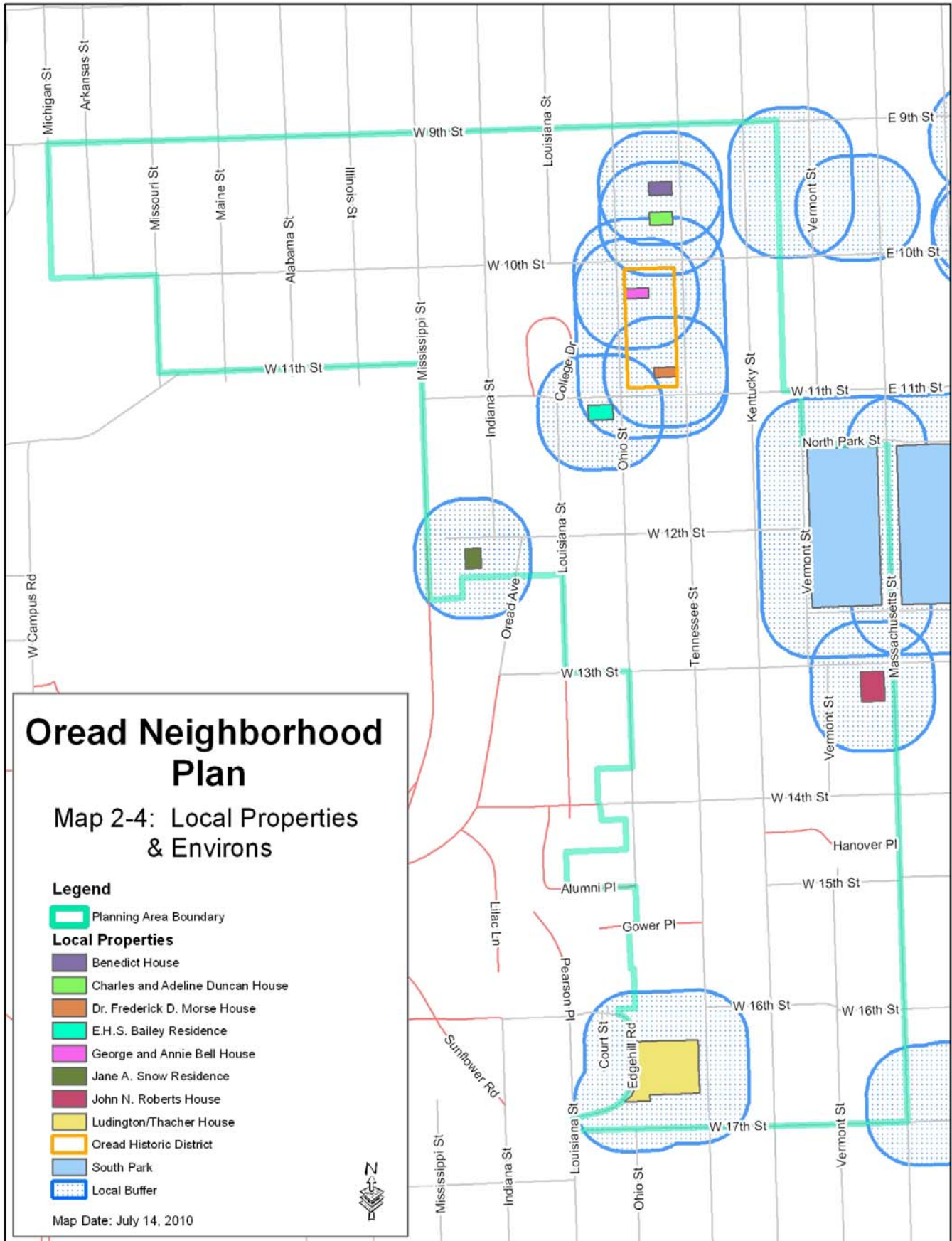
A survey to identify historic resources has been initiated for the area immediately north of the KU football stadium.





Table 2-3 Oread Listed Historic Properties

Name	Location	Listing(s)
Benedict House	923 Tennessee Street	Local, State & National
Charles and Adeline Duncan House	933 Tennessee Street	Local, State & National
Col. James and Eliza Blood House	1015 Tennessee Street	State & National
Dr. Frederick D. Morse House	1041 Tennessee Street	Local, State & National
E.H.S. Bailey Residence	1101 Ohio Street	Local & State
George and Annie Bell House	1008 Ohio Street	Local, State & National
Hancock Historic District		State & National
Jane A. Snow Residence	706 W 12 <sup>th</sup> Street	Local, State & National
John N. Roberts House	1307 Massachusetts Street	Local, State & National
John Palmer and Margaret Usher House	1425 Tennessee Street	State & National
Lawrence's Downtown Historic District	Massachusetts Street	State & National
Ludington/Thacher House	1613 Tennessee Street	Local, State & National
Michael D. Greenlee House	947 Louisiana Street	State & National
Oread Historic District		Local
Oread Historic District		State & National
South Park	1141 Massachusetts Street	Local
William Priestly House	1505 Kentucky Street	State & National



## Oread Neighborhood Plan

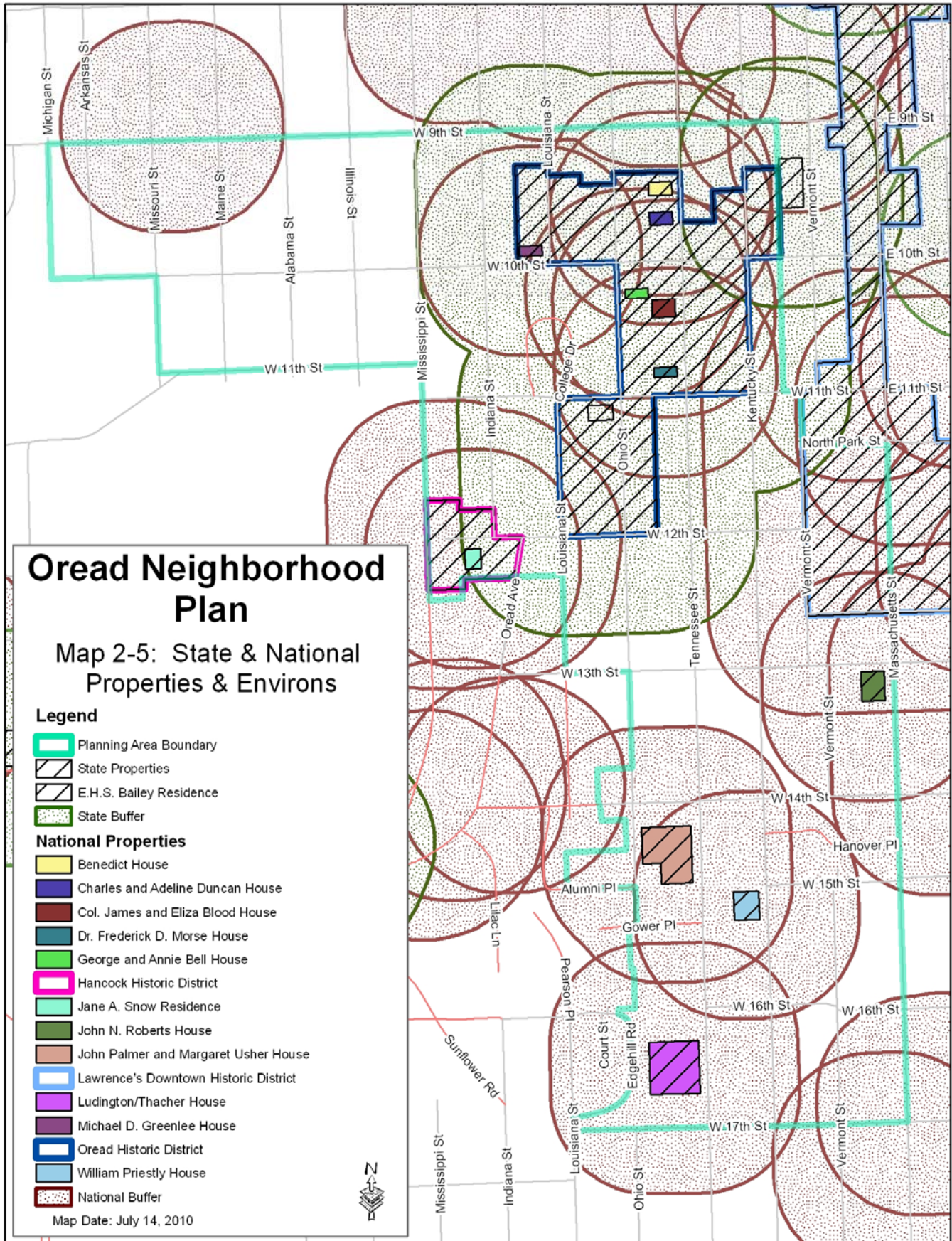
### Map 2-4: Local Properties & Environs

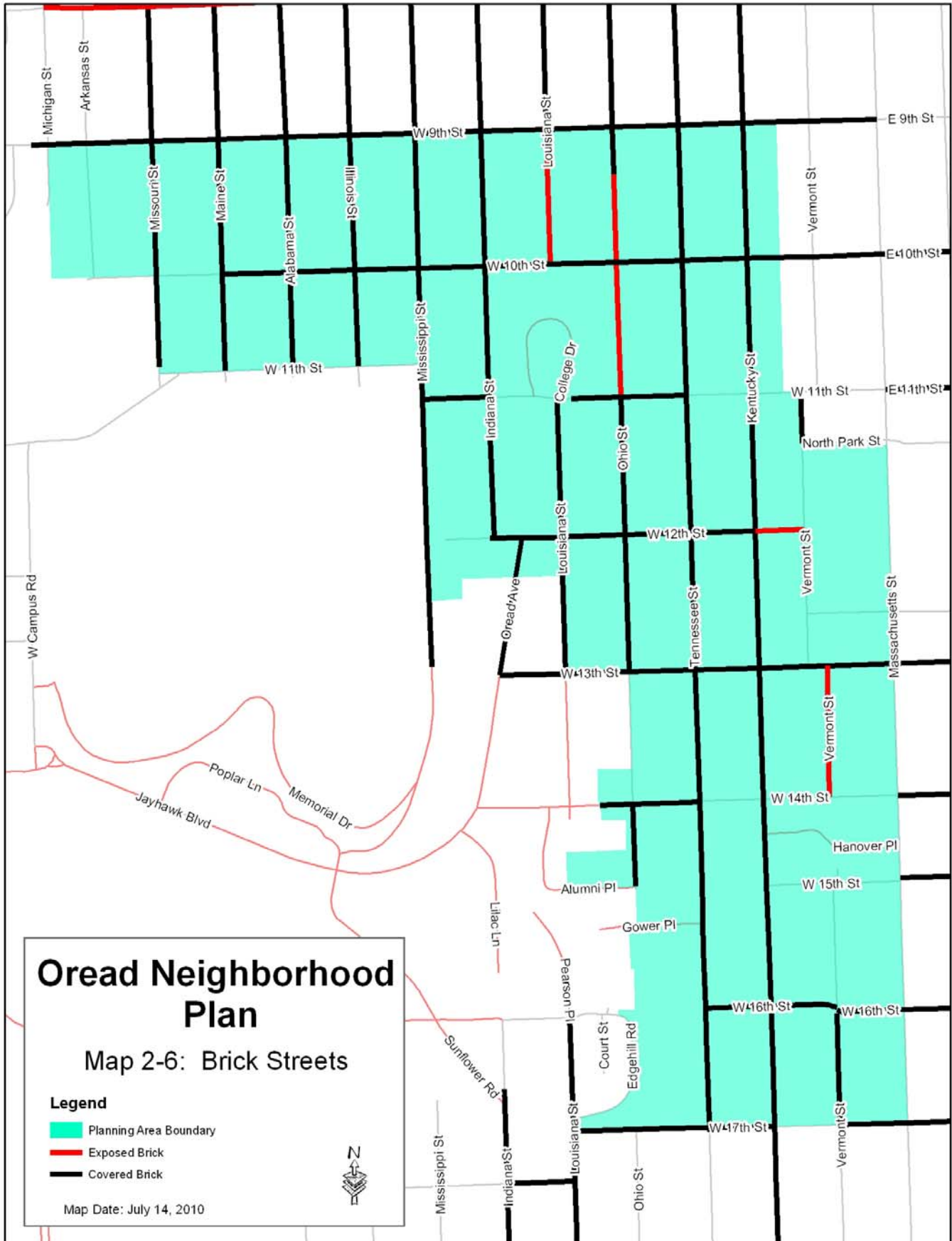
**Legend**

- Planning Area Boundary
- Local Properties**
- Benedict House
- Charles and Adeline Duncan House
- Dr. Frederick D. Morse House
- E.H.S. Bailey Residence
- George and Annie Bell House
- Jane A. Snow Residence
- John N. Roberts House
- Ludington/Thacher House
- Oread Historic District
- South Park
- Local Buffer

Map Date: July 14, 2010









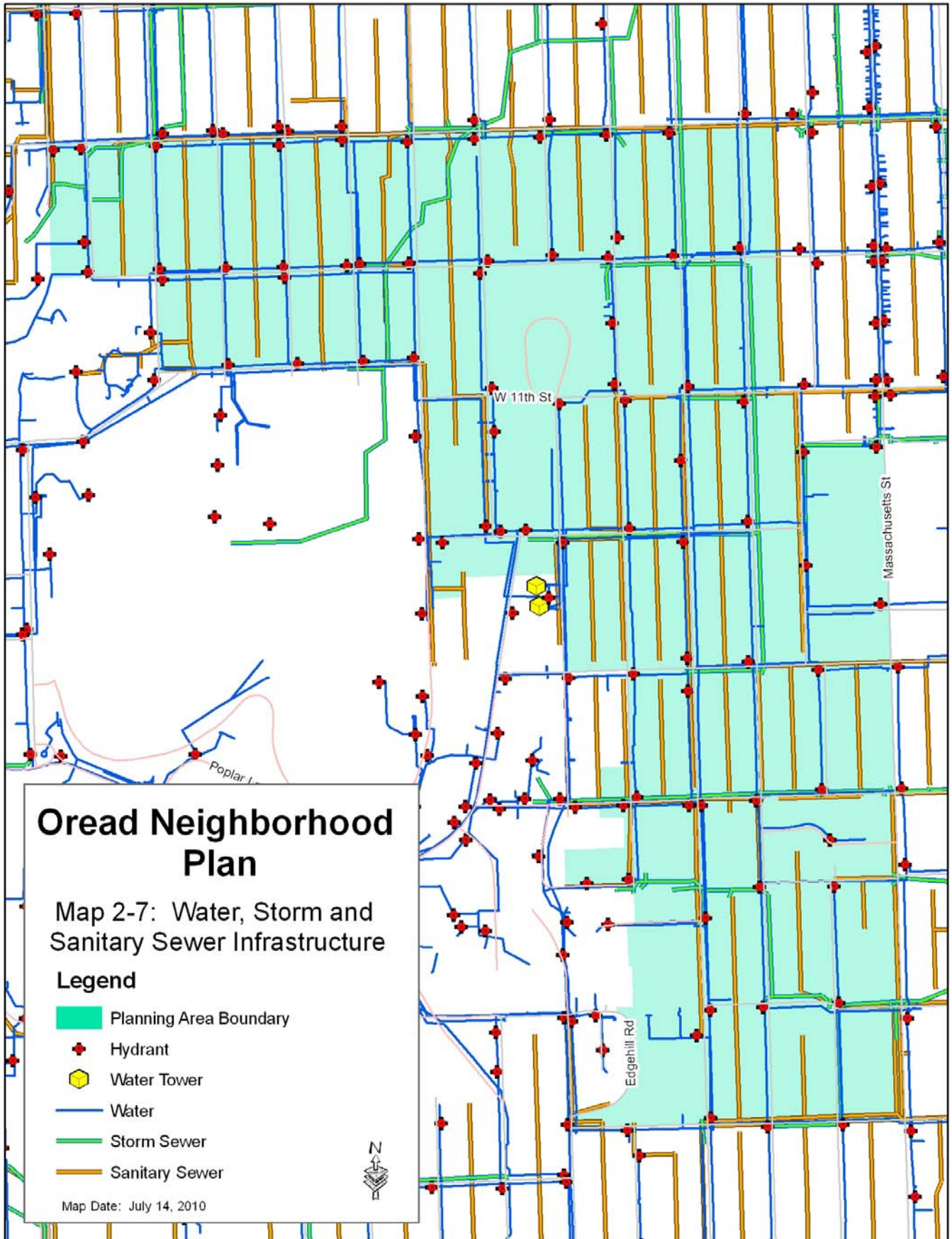
## **2.5 Infrastructure**

### *2.5.1 Water, Sanitary Sewer and Stormwater Infrastructure*

A summary of the existing utilities are shown on Map 2-8. Municipal water is provided to the properties within the planning area. Two water storage towers are located just outside of the planning area on the west side of the 1200 block of Louisiana Street.

Municipal wastewater is provided to the properties within the planning area.

A summary of the existing infrastructure is shown on Map 2-7.



### 2.5.2 *Trash*

Trash has been an issue in the neighborhood for a long period of time. Discussion is typically related to the use of dumpsters, cans and their locations. Inconsistencies with collection facilities, location of pick-up, and certain behavioral issues of people who live and visit the neighborhood for large events have all contributed to trash issues in the neighborhood.



The type of collection facilities and pick up location depends on many factors. If there is an improved alley in the block, trash pick-up will be made off the alley. The Public Works Solid Waste Division determines the type of collection facility structures will use, whether it is cans or a dumpster. Dumpsters are not necessarily linked to specific addresses. Many of the dumpsters are jointly used by many properties and the Solid Waste Division will place more dumpsters at locations where continuous overflow is noted.

Currently the city Solid Waste Division picks up trash in the majority of the neighborhood twice a week, on Tuesday and Friday, and every day during the move in and move out times of the year at KU. In addition to the traditional trash pick-up, most Fridays the Solid Waste staff will walk certain street and alleys and pick up trash by hand.

The Environmental Code of the City of Lawrence has recently been updated to improve the trash abatement violations process. This provides a more immediate notice to help accelerate the compliance and allows for a shorter time period for property owners to come into compliance with the violation.

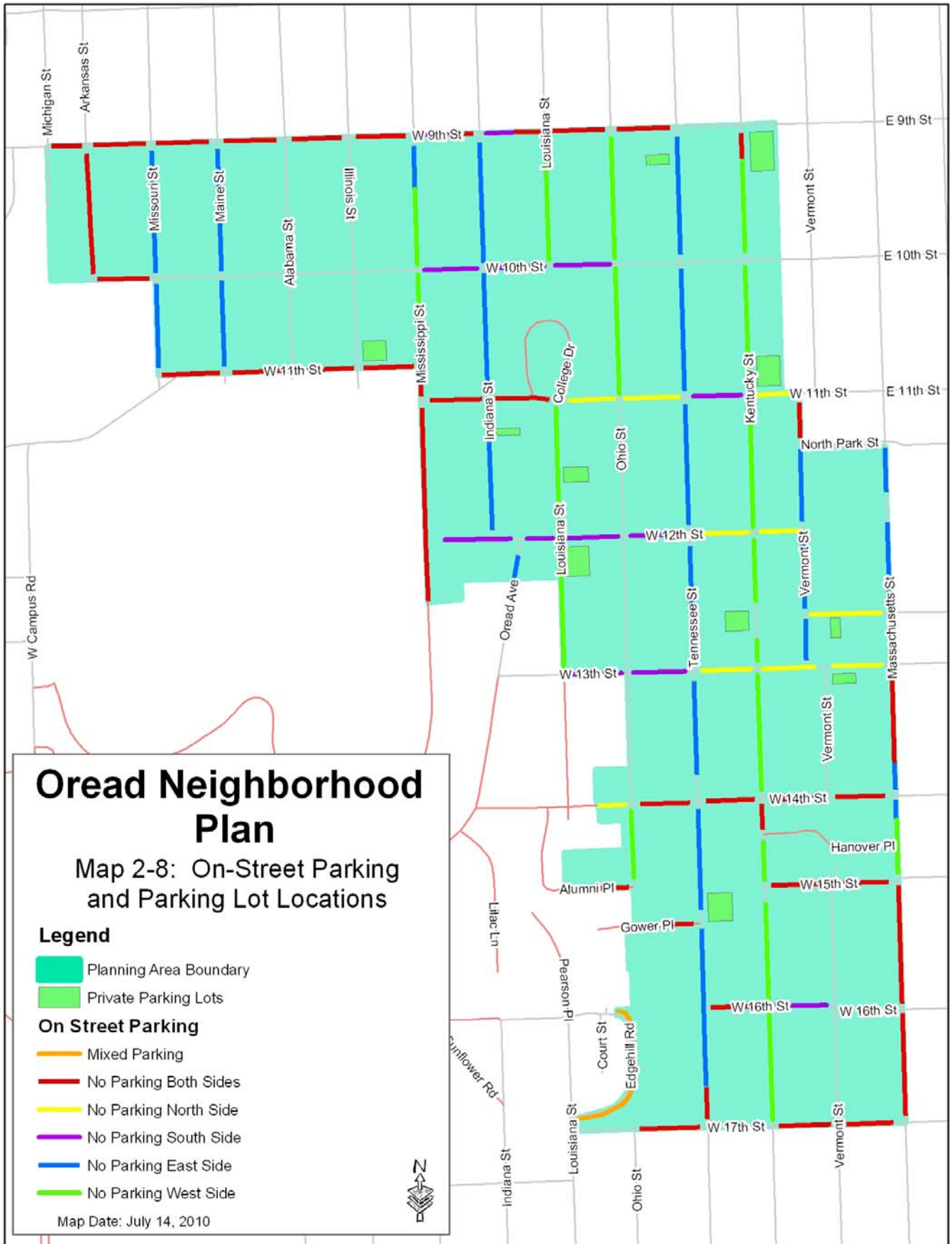
### 2.5.3 On and Off-Street Parking



On and off-street parking is provided throughout the Oread Neighborhood. Parking space is an issue in the neighborhood. Alleys generally allow for off-street parking, however increasing densities prior to required increases in off-street parking and greater car ownership means many residents must park on the streets. Residents compete for street parking with students commuting to KU or living in the scholarship and residence halls. The KU scholarship halls built in the 1950s had no parking because it was assumed that students living there would not own automobiles; the parking space at Corbin-GSB cannot accommodate the

demand. Map 2-8 illustrates locations of both private and public lots and shows on-street parking availability. Streets not shown with a color have parking available on both sides of the street.

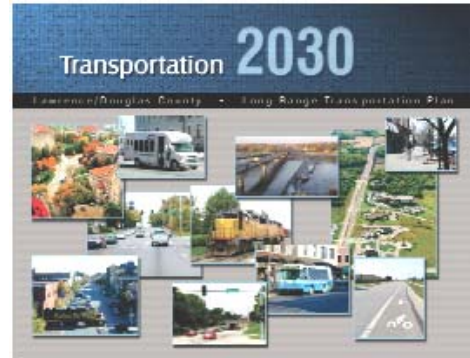




## 2.5.4 Transportation

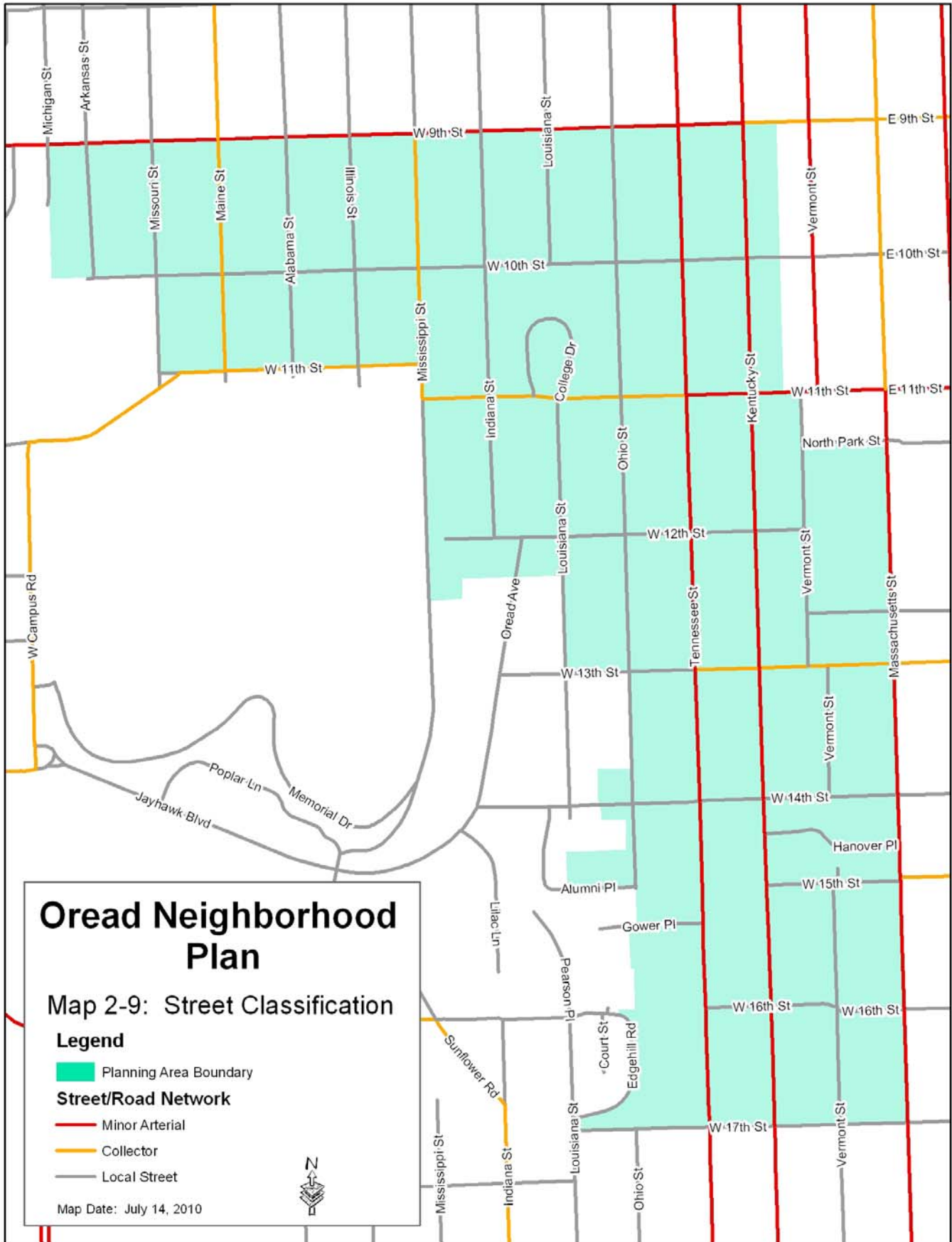
### 2.5.4.1 Streets

*Transportation 2030* (T2030) is the comprehensive, long-range transportation plan for the metropolitan area. T2030 designates streets according to their functional classification or their primary purpose. These functional classifications are shown on Map 2-9. The classification system can be described as a hierarchy from the lowest order, (local streets) that serve to provide direct access to adjacent property, to (collector streets) that carry traffic from local streets, to major thoroughfares (arterial streets) that carry traffic across the entire city. Freeways and expressways are the highest order of streets and are designed with limited access to provide the highest degree of mobility to serve large traffic volumes with long trip lengths.



T2030 shows minor arterial, collector and local streets in the planning area. T2030 is updated at least every 5 years.

The existing street pattern in the planning area is a standard grid pattern with the majority of the blocks having alleys.



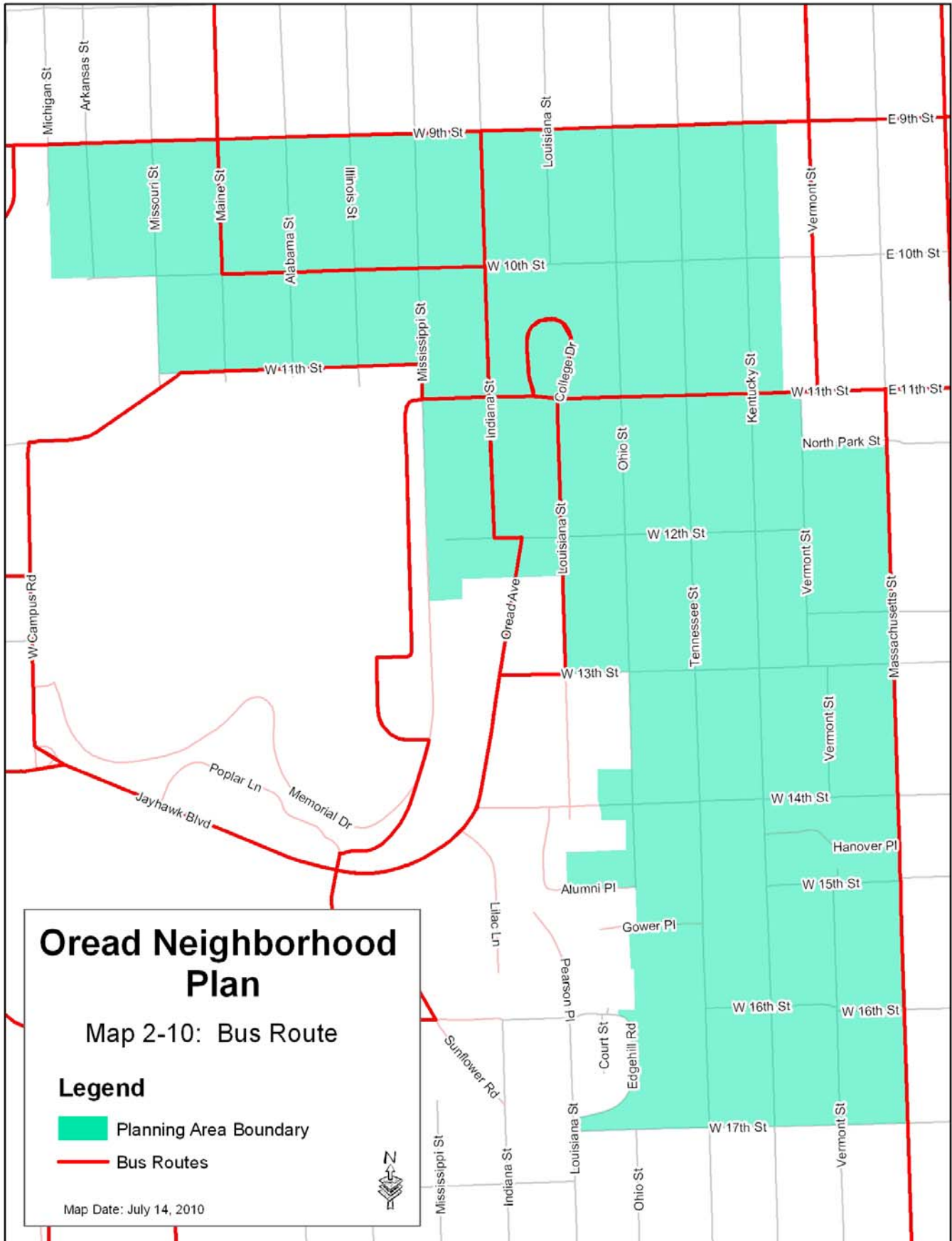
#### 2.5.4.2 Transit



Lawrence and KU have recently completed efforts to have a coordinated public transportation system (The T and KU on Wheels) which operate throughout the city. The coordinated system will better help serve KU and the Lawrence community. A bus system allows people to travel to other areas of the city without relying on a personal automobile.

This system has many routes that travel through the northwestern portion of the planning area. The southern area remains largely not served except for the route that runs along Massachusetts Street. The routes are shown on Map 2-10. A transfer point is located at W. 9<sup>th</sup> Street and Massachusetts Street adjacent to the planning area. This serves as a major hub and center point for the rest of the system.

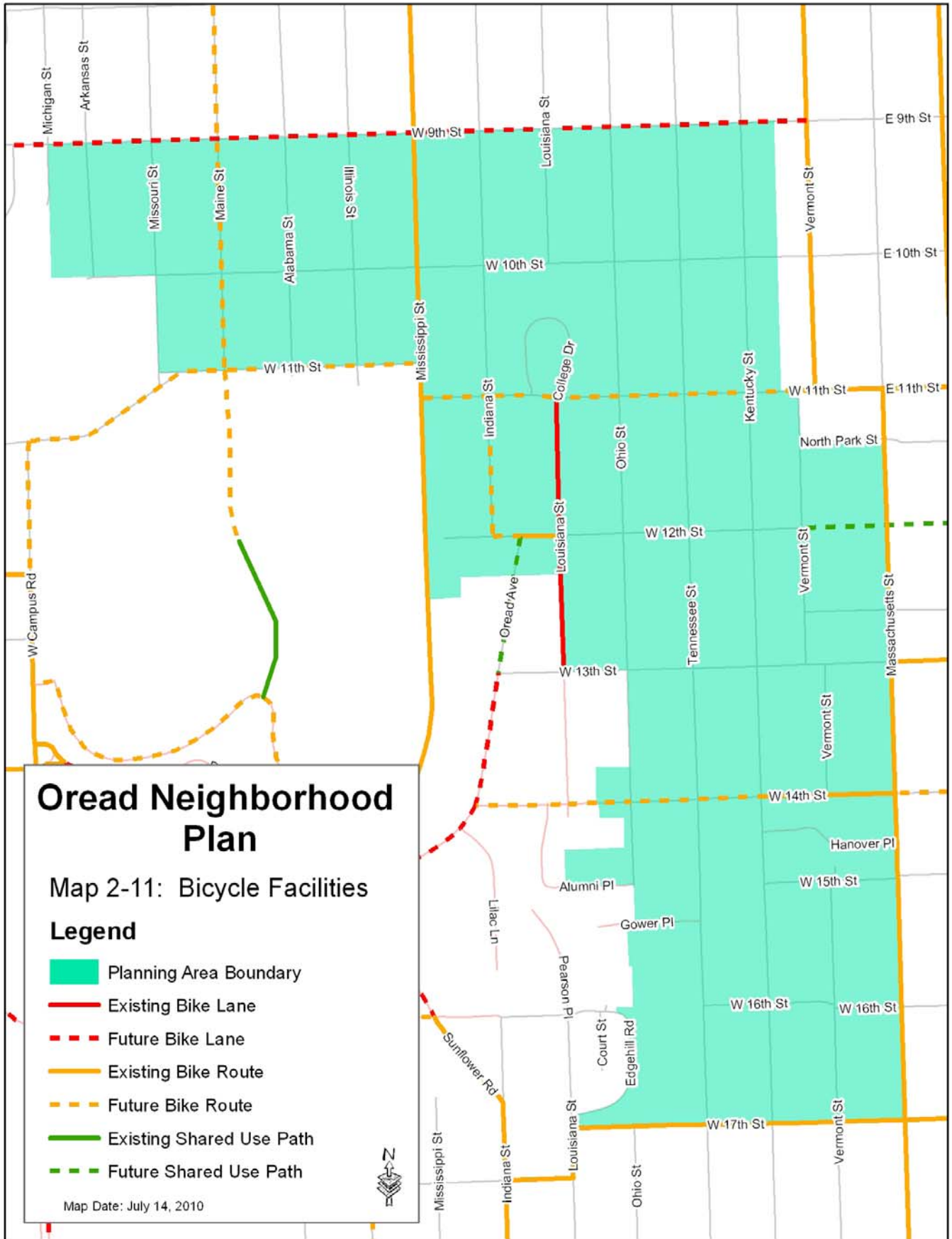




### 2.5.4.3 Bicycle Facilities

Lawrence and Douglas County have a joint bicycle plan for the community, the *Lawrence-Douglas County Bicycle Plan* and is currently in the process of being updated. This plan identifies existing and future bicycle routes, lanes, and shared use paths and the map has recently been updated. A bicycle route is a network of streets to enable direct, convenient and safe access for bicyclists. A bicycle lane is a separate space designated with striping, signage or pavement markings for exclusive use by bicycles within a street. A shared use path is a separate path, typically adjacent to and independent of the street and is intended solely for non-motorized travel. These facilities are shown on Map 2-11.





# Oread Neighborhood Plan

Map 2-11: Bicycle Facilities

## Legend

- Planning Area Boundary
- Existing Bike Lane
- Future Bike Lane
- Existing Bike Route
- Future Bike Route
- Existing Shared Use Path
- Future Shared Use Path

Map Date: July 14, 2010



## 2.6 Public Community Facilities

Community facilities are services provided by government agencies for the benefit of, and use of, the community. The community facilities including public services, schools, fire/medical, law enforcement, developed parks, etc. are shown on Map 2-12.



The planning area is served by Lawrence-Douglas County Fire & Medical Station Number 1, a facility located at 764 Kentucky Street. Law enforcement is provided by the City of Lawrence Police Department which is located in the Law Enforcement Center in downtown Lawrence.

The planning area is located within the Lawrence Public School District (USD 497). The students currently within the planning area attend either Cordley Elementary or Hillcrest Elementary for elementary school (kindergarten through 6th grades); Central Junior High or West Junior High for junior high (7<sup>th</sup> through 9<sup>th</sup> grades); and Free State High or Lawrence High for high school (10<sup>th</sup> through 12<sup>th</sup> grades). Additionally, St. John's Catholic School is located within the planning area. This private school serves children in preschool through 6<sup>th</sup> grade.

Kansas University's main campus is located adjacent to the planning area to the west and the university also owns property within the planning area. KU is a public university that also offers services to the community.

South Park is partially located within the planning area and is bisected by Massachusetts Street. South Park includes a recreational center, a playground, butterfly garden and wading pool.







## **Section 3 – Goals, Policies and Implementation Strategies**

The Oread Neighborhood planning area is anticipated to continue in the future to be a neighborhood with a mix of residential housing types as the dominate land uses and various mixed use and commercial areas. Preserving the existing housing stock, increasing homeownership and improving property maintenance will be important for the future.

The goals, policies and implementation strategies for this plan were the result of three public meetings. At these public meetings, attendees were asked to brainstorm, comment and “vote” on items to prioritize.

### **3.1 Goals, Policies and Implementation Strategies**

#### Goals

Goals are broad statements of ideal future conditions that are desired by the community. Policies are guiding principles that provide direction for decisions to be made regarding the planning area in order to meet the goals. These policies are in addition to the policies in *Horizon 2020* and are only applicable to the property within the *Oread Neighborhood Plan* planning area. The implementation strategies outline action steps that could help meet the goals and policies of the plan.

#### Policies

The policy statements below are provided to help guide the development and redevelopment of the Oread Neighborhood area. “Should” and “encouraged” statements identify the items that are strongly recommended to be incorporated into development within the planning area. Other statements are items that should be considered for the neighborhood to achieve the stated goals.

#### Implementation Strategies

The Implementation strategies are actions to help achieve the goals and policies of the plan.

##### **3.1.1 Goal 1 – Land Use**

Maintain a variety of housing types to provide a balance in the diversity of people living in the neighborhood while maintaining strong neighborhood scale commercial areas.

###### 3.1.1.1 Land Use Policies

- A. Maintain and stabilize the strongest concentrations of owner-occupied housing and encourage owner occupancy throughout the neighborhood.
- B. Create overlay district(s) to establish appropriate standards for specific areas regarding density, bulk, massing, and scale, building coverage, mix of housing types, and parking requirements.
- C. Explore creative ideas to deal with parking congestion in the neighborhood that address commuter parking and issues with parking for uses that lack appropriate off-street parking.
- D. Maintain the existing commercial areas in their current locations in the planning area and support new mixed and light commercial uses, if they are determined to not be detrimental to existing downtown commercial uses.
- E. New development should respect the historic integrity of the neighborhood.

### 3.1.1.2 Land Use Implementation Strategies

- A. Encouraging more owner occupants and families to locate in the planning area is an important key to the long-term health of the neighborhood. Families can bring an increased level of stability and contribute to the diversity of the character of the area. (Policy 3.1.1.1.A )
  - 1. Action  
Amend the *Land Development Code* to permit by right detached dwellings (single-dwelling use) in multi-dwelling zoning districts (RM) with certain standards.
  - 2. Action  
Explore tax incentive programs to support owner occupancy throughout the neighborhood.
- B. There is growing concern about congregate living. Parking, building lot coverage, and number of bedrooms permitted are some of the issues that have been identified. (Policy 3.1.1.1.B and Policy 3.1.1.1.C)
  - 1. Action  
Amend the *Land Development Code* to address neighborhood concerns while maintaining congregate living as a feasible option for owners and students.
- C. There are areas of the neighborhood that are zoned more intensely than the historical development pattern and zoning regulations are not always consistent with development expectations. Most platted lots in the area are approximately 5,850 square feet and can not support the maximum density permitted for the zoning district. For example, a 5,850 square foot lot that is zoned RM32 would permit 32 dwelling units per acre by code. Based on the lot size, the property could develop with 4 units. Setbacks, parking, and building height requirements would also have to be taken into consideration when developing the lot.

In addition, increasing the number of dwelling units on the lot and maximizing the structure size by building to setback lines and occupying space that formerly was open have become common place. Oftentimes the mass and scale of the new structure is out of context with the historical pattern of development in the Original Town Site area and surrounding structures. (Policy 3.1.1.1.C and Policy 3.1.1.1.E)

- 1. Action  
Create an overlay district(s) that establish standards to regulate bulk and mass of structures, maintain open space on individually platted lots, and regulate parking.
- 2. Action  
Create an overlay district(s) that provides greater latitude to certain areas (generally most closely adjacent to KU) to develop more densely by allowing increased building heights, etc.

D. Parking is a major issue in the planning area. This complicated issue has different facets including commuter parking and appropriate parking for new uses. (Policy 3.1.1.1.C)

1. Action

Develop a parking system to help address commuter parking.



### **3.1.2 Goal 2 - Preservation**

Preserve and improve the character of the neighborhood by encouraging the preservation of existing historic structures and features and by supporting infill development that is compatible with the surrounding neighborhood.

#### 3.1.2.1 Preservation Policies

- A. Continue the preservation and protection of historic resources in the neighborhood.
- B. Infill structures should be compatible with the massing, scale, and bulk of the historic structures in the surrounding area.
- C. Historic infrastructure should be preserved and repaired. (eg. stone curbs, hitching posts, steps, brick streets and sidewalks).
- D. Explore educational opportunities to promote and inform citizens of the benefits of protecting historic resources and existing programs to assist in protection.
- E. Support planning efforts that identify and protect the area's historic resources.

#### 3.1.2.2 Preservation Implementation Strategies

- A. A survey to identify existing historic resources within the planning area. (Policy 3.1.2.1.A, Policy 3.1.2.1.C and Policy 3.1.2.1.E)
  - 1. Action  
Complete a historic survey for the area north of the football stadium.
  - 2. Action  
Complete a historic survey of the remainder of the planning area and encourage the listing of additional historic resources.
  - 3. Action  
If historic resources are identified as a product of historic resources surveys, update the *Oread Neighborhood Plan* to reflect the new resources.
- B. Utilization of the Lawrence Register of Historic Places will help with the protection of identified historic resources. (Policy 3.1.2.1.A and Policy 3.1.2.1.E)
  - 1. Action  
Consider creating a local ordinance historic district with design guidelines for the Hancock Historic District.
  - 2. Action  
Consider creating design guidelines for the Lawrence Register, Oread Historic District.
  - 3. Action  
Encourage property owners to list historic structures in the Lawrence Register of Historic Places.

C. An overlay district(s) could help in guiding proper infill development. (Policy 3.1.2.1.B)

1. Action

Consider creating an overlay district(s) to give proper guidance to infill development. The district(s) could address such issues as the mass, scale and bulk of the development as well as imperious and pervious coverage.

D. Brick streets and sidewalks and steps are important elements of the historic infrastructure in the area. Restoring brick streets, whether covered or uncovered, and sidewalks will enhance the historic character of the area. (Policy 3.1.2.1.C)

1. Action

Include the restoration of brick streets in the city's brick streets program and Capital Improvement Plan (CIP).

2. Action

Seek grants that will assist in the restoration of brick streets, sidewalks, stone curbs, steps, and hitching posts.

### **3.1.3 Goal 3 - Infrastructure**

Promote improvements and maintenance of existing infrastructure on a regular basis, and upgrade infrastructure when redevelopment occurs.

#### 3.1.3.1 Infrastructure Policies

- A. Streets and sidewalks should be maintained and repaired on a regular basis.
- B. Increased pedestrian lighting in the neighborhood should be considered as a safety measure for the area.
- C. Sidewalk gaps should be identified and included in plans to complete them.

#### 3.1.3.2 Infrastructure Implementation Strategies

- A. Public Works is responsible for ongoing street maintenance. Property owners are responsible for maintaining sidewalks in front of their property. (Policy 3.1.3.1.A and Policy 3.1.3.1.C)
  - 1. Action  
Allocate funds yearly to the Public Works maintenance budget for street repair and replacement.
  - 2. Action  
Increase owner compliance of repairing sidewalks or seek alternative programs for city-wide sidewalk repair.
- B. Increased pedestrian activity will help make the area safer. Considerations should be given to providing a well lit path from campus to downtown. New lighting should be scaled appropriately to provide safety while minimizing impacts on adjoining residences and historic character. (Policy 3.1.3.1.B)
  - 1. Action  
Seek grants and other funding to help pay for pedestrian lighting for a path from campus to downtown.

### **3.1.4 Goal 4 – Neighborhood Atmosphere**

Promote a healthy and safe living, working, studying, and celebrating environment with a sense of community.

#### 3.4.1 Neighborhood Atmosphere Policies

- A. Strive to maintain property owner compliance with housing/nuisance standards.
- B. Encourage property owners to participate in housing rehabilitation activities.
- C. Encourage landlords to responsibly address problems with tenants.
- D. Neighborhood clean-up should be an ongoing priority for the neighborhood.
- E. Explore alternative trash policies to help keep the area cleaner.
- F. Strive to improve residents' behavior regarding trash, celebrations and day-to-day activities.
- G. Support programs that encourage permanent housing for the homeless.
- H. Explore public safety programs that support safe and friendly celebrations in the area.

#### 3.1.4.2 Neighborhood Atmosphere Implementation Strategies

- A. Property maintenance is one of the issues that can impact the viability of an area. Well maintained structures provide strength and confidence to neighbors that the area is healthy and vibrant. This confidence will help property owners make ongoing decisions to continue to invest in the neighborhood. Continued investment contributes to improved property values.

The city currently inspects rental units in single-dwelling zoning districts for their rental inspection program. Discussions to expand the program have recently been held but not implemented. (Policy 3.1.4.1.A and Policy 3.1.4.1.B)

##### 1. Action

Support the expansion of the rental registration and inspection program to address areas of blight and demolition by neglect in the planning area.

##### 2. Action

Maintain information on Community Block Grant Programs (CDBG) rehabilitation programs in the neighborhood association newsletter.

##### 3. Action

Explore stricter code language for enforcement of blighted properties and support additional enforcement staff for enforcement.

- B. Incentives to encourage the rehabilitation of the existing housing stock in the neighborhood would benefit the planning area. Incentives could provide the extra encouragement for property owners who want to rehabilitate existing structures but lack the resources. (Policy 3.1.4.1.B)



1. Action
 

Implement the use of programs, such as the Neighborhood Revitalization Program, as an incentive option to encourage rehabilitation. The program is a property tax rebate program used in Kansas communities to reimburse a certain percentage of property taxes for the rehabilitation.
  2. Action
 

Promote and educate owners about tax incentive programs available for historic properties.
- C. Property clean-up is an ongoing responsibility for property owners and tenants. Neighborhood property owners, renters and service groups are potential sources for volunteer labor. (Policy 3.1.4.1.D )
1. Action
 

Continue sponsorship of volunteer neighborhood clean-up days.
  2. Action
 

Identify and employ service groups and student groups that may be willing to help with a volunteer "adopt a block" clean up programs.
  3. Action
 

Develop a predictable schedule, while taking into consideration the break schedule for KU, for street sweeping and restrict parking accordingly.
- D. Trash pick up is an issue in the area. The city currently picks up trash in the alley where properties have alley access. Concerns were raised for those properties without alley access and the location of trash cans in front yards. Concerns were also raised about dealing with the additional trash during large events in the area (e.g. KU football games). (Policy 3.1.4.1.E)
1. Action
 

A trash strategy for the area should be developed regarding storage of trash cans in front yards and include policies for handling trash for large events in the area. Attention should be paid to where trash receptacles are located on properties. Properties without alley access should discreetly store trash receptacles in the side or rear yard.
  2. Action
 

Review the *Land Development Code* to ensure appropriate dumpster and trash enclosure standards for any multi-family or congregate living structure that includes more than 4 bedrooms.
- E. Inappropriate resident behavior should be addressed so as to not negatively impact the neighborhood. (Policy 3.1.4.1.F)

1. Action  
Step-up neighborhood outreach efforts to educate residents about being good neighbors. Good neighbor pamphlets should be routinely distributed.
2. Action  
Seek grants that will help pay for additional police officer presence in the area during large events (e.g. KU football games).
3. Action  
Continue enforcement of the Disorderly House Nuisance Ordinance.

### 3.2 Implementation Priority Schedule

The priority of the actions for the plan was identified through an exercise completed at a public meeting. The table below lists the actions in priority order from the highest priority item being first.

Table 3-1 Implementation Schedule

Action	Who	When
Consider creating an overlay district(s) to: <ul style="list-style-type: none"> <li>- provide a greater latitude to certain areas (generally most closely adjacent to KU) to develop more densely by allowing increased building heights, etc. [Land Use 3.1.1.2(C)(2)]</li> <li>- give proper guidance to infill development. The district(s) could address such issues as the mass, scale and bulk of the development as well as imperious and pervious coverage. [Preservation 3.1.2.2(C)(1)]</li> <li>- establish standards to regulate bulk and mass of structures, maintain open space on individually platted lots, and regulate parking. [Land Use 3.1.1.2(C)(1)]</li> </ul>	Oread Neighborhood Association, Planning Commission, Historic Resources Commission, City of Lawrence	2011
Review the <i>Land Development Code</i> : <ul style="list-style-type: none"> <li>- to address neighborhood concerns while maintaining congregate living as a feasible option for owners and students. [Land Use 3.1.1.2(B)(1)]</li> <li>- to ensure appropriate dumpster and trash enclosure standards for any multi-family or congregate living structure that includes more than 4 bedrooms. [Neighborhood Atmosphere 3.1.4.2(D)(2)]</li> <li>- to permit by right detached dwellings (single-dwelling use) in multi-dwelling zoning districts (RM) with certain standards. [Land Use 3.1.1.2(A)(1)]</li> </ul>	Planning Commission, City of Lawrence	2010
Allocate funds yearly to the Public Works maintenance budget for street repair and replacement. [Infrastructure 3.1.3.2(A)(1)]	City of Lawrence	Ongoing
Support the expansion of the rental registration and inspection program to address areas of blight and demolition by neglect in the planning area. [Neighborhood Atmosphere 3.1.4.2(A)(1)]	City of Lawrence	TBD
Explore stricter code language for enforcement of blighted properties and support additional enforcement staff for enforcement. [Neighborhood Atmosphere 3.1.4.2(A)(3)]	City of Lawrence	1-3 years

Action	Who	When
Seek grants that will assist in the restoration of brick streets, sidewalks, stone curbs, steps, and hitching posts. [Preservation 3.1.2.2(D)(2)]	Oread Neighborhood Association, City of Lawrence	Ongoing
Seek grants and other funding to help pay for pedestrian lighting for a path from campus to downtown. [Infrastructure 3.1.3.2(B)(1)]	Oread Neighborhood Association, City of Lawrence, KU	1-5 years
Implement the use of programs, such as the Neighborhood Revitalization Program, as an incentive option to encourage rehabilitation. The program is a property tax rebate program used in Kansas communities to reimburse a certain percentage of property taxes for the rehabilitation. [Neighborhood Atmosphere 3.1.4.2(B)(1)]	City of Lawrence	1-5 years
Seek grants that will help pay for additional police officer presence in the area during large events (e.g. KU football games). [Neighborhood Atmosphere 3.1.4.2(E)(2)]	City of Lawrence, KU	Ongoing
Maintain information on Community Block Grant Programs (CDBG) rehabilitation programs in the neighborhood association newsletter. [Neighborhood Atmosphere 3.1.4.2(A)(2)]	Oread Neighborhood Association	Ongoing
Complete a historic survey of the remainder of the planning area and encourage the listing of additional historic resources. [Preservation 3.1.2.2(A)(2)]	City of Lawrence, Historic Resources Commission	1-5 years
Develop a parking system to help address commuter parking. [Land Use 3.1.1.2(D)(1)]	City of Lawrence, Oread Neighborhood Association, KU	1-2 yrs
Complete a historic survey for the area north of the football stadium. [Preservation 3.1.2.2(A)(1)]	Planning Commission, City of Lawrence, Historic Resources Commission	Ongoing
If historic resources are identified as a product of historic resources surveys, update the <i>Oread Neighborhood Plan</i> to reflect the new resources. [Preservation 3.1.2.2(A)(3)]	Planning Commission, City of Lawrence, Historic Resources Commission	Ongoing
Include the restoration of brick streets in the city's brick streets program and Capital Improvement Plan (CIP). [Preservation 3.1.2.2(D)(1)]	City of Lawrence	Ongoing
Increase owner compliance of repairing sidewalks or seek alternative programs for city-wide sidewalk repair. [Infrastructure 3.1.3.2(A)(2)]	Property owners, City Code Enforcement, City of Lawrence	Ongoing



Action	Who	When
Continue sponsorship of volunteer neighborhood clean-up days. [Neighborhood Atmosphere 3.1.4.2(C)(1)]	Oread Neighborhood Association	Ongoing
Identify and employ service groups and student groups that may be willing to help with a volunteer "adopt a block" clean up programs. [Neighborhood Atmosphere 3.1.4.2(C)(2)]	Oread Neighborhood Association	Ongoing
Develop a predictable schedule, while taking into consideration the break schedule for KU, for street sweeping and restrict parking accordingly. [Neighborhood Atmosphere 3.1.4.2(C)(3)]	City of Lawrence	Ongoing
A trash strategy for the area should be developed regarding storage of trash cans in front yards and include policies for handling trash for large events in the area. Attention should be paid to where trash receptacles are located on properties. Properties without alley access should discreetly store trash receptacles in the side or rear yard. [Neighborhood Atmosphere 3.1.4.2(D)(1)]	Oread Neighborhood, City of Lawrence	1-2 years
Step-up neighborhood outreach efforts to educate residents about being good neighbors. Good neighbor pamphlets should be routinely distributed. [Neighborhood Atmosphere 3.1.4.2(E)(1)]	Oread Neighborhood Association, City of Lawrence, Development Services, KU	Ongoing
Promote and educate owners about tax incentive programs available for historic properties. [Neighborhood Atmosphere 3.1.4.2(B)(2)]	City of Lawrence, Historic Resources Commission	Ongoing
Continue enforcement of the Disorderly House Nuisance Ordinance. [Neighborhood Atmosphere 3.1.4.2(E)(3)]	City of Lawrence, City of Lawrence Police Department	Ongoing
Consider creating a local ordinance historic district with design guidelines for the Hancock Historic District. [Preservation 3.1.2.2(A)(1)]	City of Lawrence, Historic Resources Commission	1-5 years
Consider creating design guidelines for the Lawrence Register, Oread Historic District. [Preservation 3.1.2.2(A)(2)]	City of Lawrence, Historic Resources Commission	1-5 years
Encourage property owners to list historic structures in the Lawrence Register of Historic Places. [Preservation 3.1.2.2(A)(3)]	City of Lawrence, Historic Resources Commission	Ongoing
Consider creating design guidelines for the Lawrence Register, Oread Historic District. [Preservation 3.1.2.2(B)(2)]	City of Lawrence, Historic Resources Commission	1-5 years

Action	Who	When
Encourage property owners to list historic structures in the Lawrence Register of Historic Places. [Preservation 3.1.2.2(B)(3)]	City of Lawrence, Historic Resources Commission	Ongoing
Explore tax incentive programs to support owner occupancy throughout the neighborhood. [Land Use 3.1.1.2(A)(2)]	City of Lawrence	1-3 years
Maintain and work toward a greater collaboration with KU regarding long-range planning efforts.	City of Lawrence, KU	Ongoing

## Section 4 – Future Land Use and Overlay Districts

This section outlines the recommended land uses for the planning area and identifies proposed overlay districts. Land use descriptions and overlay district elements are explained on the subsequent pages. Map 4-1 is an illustration to help visually identify the recommended land uses in the *Oread Neighborhood Plan* planning area and Map 4-2 illustrates the proposed boundaries of the different overlay districts.

### 4.1 Future Land Use

The land use descriptions are more detailed information regarding the different land use categories. The official definitions, density and dimensional standards, and the permitted uses within each zoning district are outlined in the *Land Development Code* for the City of Lawrence. Map 4-1 and the text descriptions must be used in conjunction with one another in order to obtain the complete recommendation for each particular area.

#### 4.1.1 *Low-Density Residential*

The intent of the low-density residential use is to allow for detached dwelling residential uses.

Density: 6 or fewer dwelling units per acre

Intensity: Low

Zoning Districts: RS7 (Single-Dwelling Residential), RS5 (Single-Dwelling Residential), RM12D (Multiple-Dwelling Duplex Residential) [Area north of the stadium only]

Primary Uses: Detached dwellings, manufactured home residential-design

#### 4.1.2 *Medium-Density Residential*

The intent of the medium-density residential use is to allow for a variety of types of residential options for the area.

Density: 7-15 dwelling units per acre

Intensity: Medium

Zoning Districts: RS3 (Single-Dwelling Residential), RS5 (Single-Dwelling Residential), RM12 (Multiple-Dwelling Residential), RM12D (Multi-Dwelling Duplex Residential), RM15 (Multi-Dwelling Residential), PD (Planned Development Overlay)

Primary Uses: Detached dwellings, attached dwellings, cluster dwellings, manufactured home residential-design, zero lot line dwellings, duplex, multi-dwelling structures, congregate living, group home, civic and public uses

#### 4.1.3 *High-Density Residential*

The intent of the high-density residential use is to allow for compact residential development.

Density: 16+ dwelling units per acre

Intensity: High

Zoning Districts: RM15 (Multi-Dwelling Residential), RM24 (Multi-Dwelling Residential), RM32 (Multi-Dwelling Residential), RMG (Multi-Dwelling Residential-Greek Housing), PD (Planned Development Overlay)

Primary Uses: Attached dwellings, zero lot line dwellings, congregate living, multi-dwelling structures, Fraternity or sorority house, group home, civic and public uses

#### 4.1.4 *Residential/Office*

The intent of the residential/office use is to accommodate mixed use development of administrative and professional offices with varying degrees of residential. This may be achieved by the use of work/live units.

Density: 6-22 dwelling units per acre

Intensity: Medium-high

Zoning Districts: RSO (Single-Dwelling Residential-Office), RMO (Multi-Dwelling Residential-Office), MU (Mixed Use), PD (Planned Development Overlay)

Primary Uses: Work/live units, non-ground floor dwellings, attached dwellings, multi-dwelling structures, civic and public uses, office

#### 4.1.5 *Mixed-Use District*

The intent of the mixed-use district use is to accommodate a mix of uses designed to maintain the character of the surrounding neighborhood and achieve integration with adjacent land uses.

Intensity: Medium-High

Zoning Districts: MU (Mixed Use), PD (Planned Development Overlay)

Primary Uses: non-ground floor dwellings, civic and public uses, eating and drinking establishments, general office, retail sales and services, hotels

#### 4.1.6 *Inner-Neighborhood Commercial*

The intent of the inner-neighborhood commercial district is to accommodate small-scale commercial uses intended to serve adjacent residents. *Horizon 2020* identifies the west side of the intersection of W. 14<sup>th</sup> Street and Massachusetts Street as an Inner-Neighborhood Commercial Center.

Intensity: Medium

Zoning Districts: MU (Mixed Use), CN1 (Inner Neighborhood Commercial District), CN2 (Neighborhood Commercial Center District)

Primary Uses: Work/live units, non-ground floor dwellings, multi-dwelling structures, civic and public uses, office uses, eating and drinking establishments, retail sales and services

#### 4.1.7 *Neighborhood Commercial Center*

The intent of the neighborhood commercial use is to allow for retail and service uses. This designation is located along W. 9<sup>th</sup> Street at the northern edge of the planning area.

Intensity: Medium-High

Zoning Districts: MU (Mixed Use), CN1 (Inner Neighborhood Commercial District), CN2 (Neighborhood Commercial Center District), CS (Commercial Strip District), PD (Planned Development Overlay)

Primary Uses: non-ground floor dwellings, multi-dwelling structures, civic and public uses, eating and drinking establishments, office uses, eating and drinking establishments, retail sales and services, gas and fuel sales



*4.1.8 Public/Institutional*

The intent of the public/institutional use is to allow for public, civic, and utility uses.

Intensity: Variable

Zoning Districts: GPI (General Public and Institutional), U-KU (University – Kansas University)

Primary Uses: Cultural center/library, school, utilities, recreational facilities, utility services, college/university

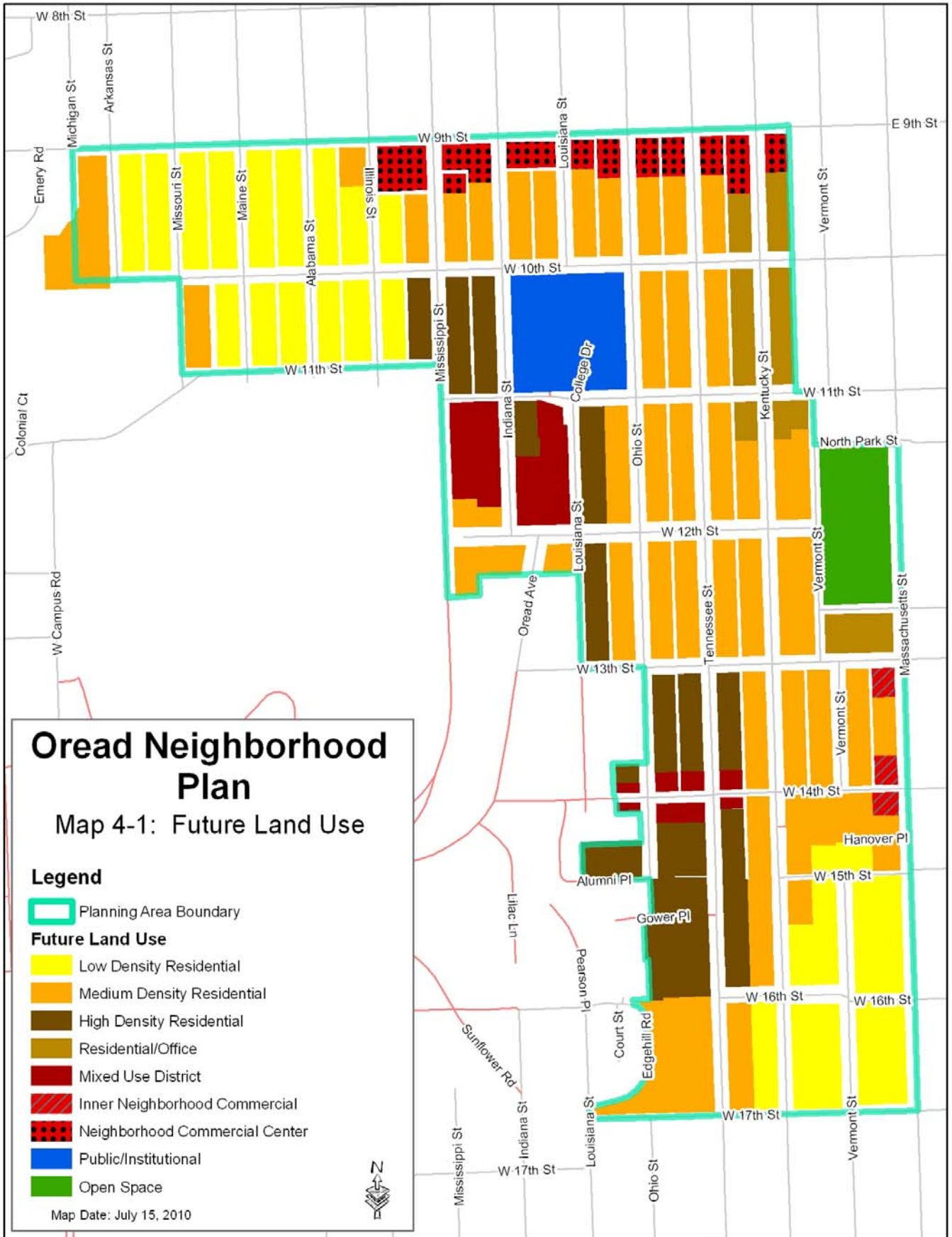
*4.1.9 Open Space*

The intent of the open space/floodplain use is to provide space for public recreational facilities and natural area preservation.

Intensity: Low

Zoning Districts: GPI (General Public and Institutional District), OS (Open Space),

Primary Uses: cultural center, active recreation, passive recreation, nature preserve, entertainment and spectator sports, participant sports and recreation outdoor, private recreation



## 4.2 Overlay Districts

The *Oread Neighborhood Plan* recommends the implementation of 5 overlay districts. Overlay districts are zoning overlays that are used in conjunction with the base zoning districts and include design guidelines. The overlay districts are tools for dealing with special situation for accomplishing special zoning goals. This plan recommends 2 different types of overlay districts, the Urban Conservation Overlay District and the Historic District Overlay. The overlay districts are intended to: encourage development that conforms to the size, orientation and setting of existing buildings in a neighborhood or area; reduce the need for zoning variances for development that conforms to the size, orientation and setting of existing buildings in a neighborhood or area; provide building setbacks, lot dimensions and related physical characteristics; foster development that is compatible with the scale and physical character of original buildings in a neighborhood or area through the use of development/design standards and guidelines; and conserve the cultural resources, historic resources and property values within an identified neighborhood or area.

The proposed overlay districts are illustrated on Map 4-2 and the elements listed below. These elements are intended to be addressed for that specific area in the overlay standards.

### 4.2.1 *Urban Conservation Overlay Districts*

#### 4.2.1.1 District 1 (Low-Density)

District 1 is the area north of the football stadium that is generally identified on the future land use map as low-density and a small amount of medium-density residential.

- A. Minimum lot size for duplex
- B. Minimum required parking number and location
- C. Maximum number of bedrooms permitted in each dwelling unit of a duplex
- D. Maximum lot coverage
- E. Lot size (assembly)
- F. Alley access as opposed to street access
- G. Setbacks

#### 4.2.1.2 District 2 (High-Density)

District 2 is generally the area directly adjacent to KU on the west side of the planning area. This area is mainly identified as high-density and mixed use on the future land use map.

- A. Minimum parking requirements for uses
- B. Massing, scale, bulk, and articulation for new development
- C. Maximum lot coverage
- D. Height and density maximum increase
- E. Larger structures located on corners of certain streets
- F. Lot size (assembly)
- G. Alley access as opposed to street access
- H. Setbacks

#### 4.2.1.3 District 3 (Medium-Density)

District 3 is generally located between District 2 and the eastern side of the planning area. This area is mainly identified as medium density and residential-office on the future land use map.

- A. Limit size of building additions
- B. Maximum lot coverage
- C. Minimum required parking number
- D. Massing, scale, and bulk for new development
- E. Lot size (assembly)
- F. Alley access as opposed to street access
- G. Setbacks

#### 4.2.2 *Historic District Overlay*

##### 4.2.2.1 District 4 (Hancock Historic District)

District 4 is generally located at the western side of the planning area at the end of W. 12<sup>th</sup> Street. The majority of this district is a National Historic District but it is recommended to be listed on the Lawrence Register of Historic Places.

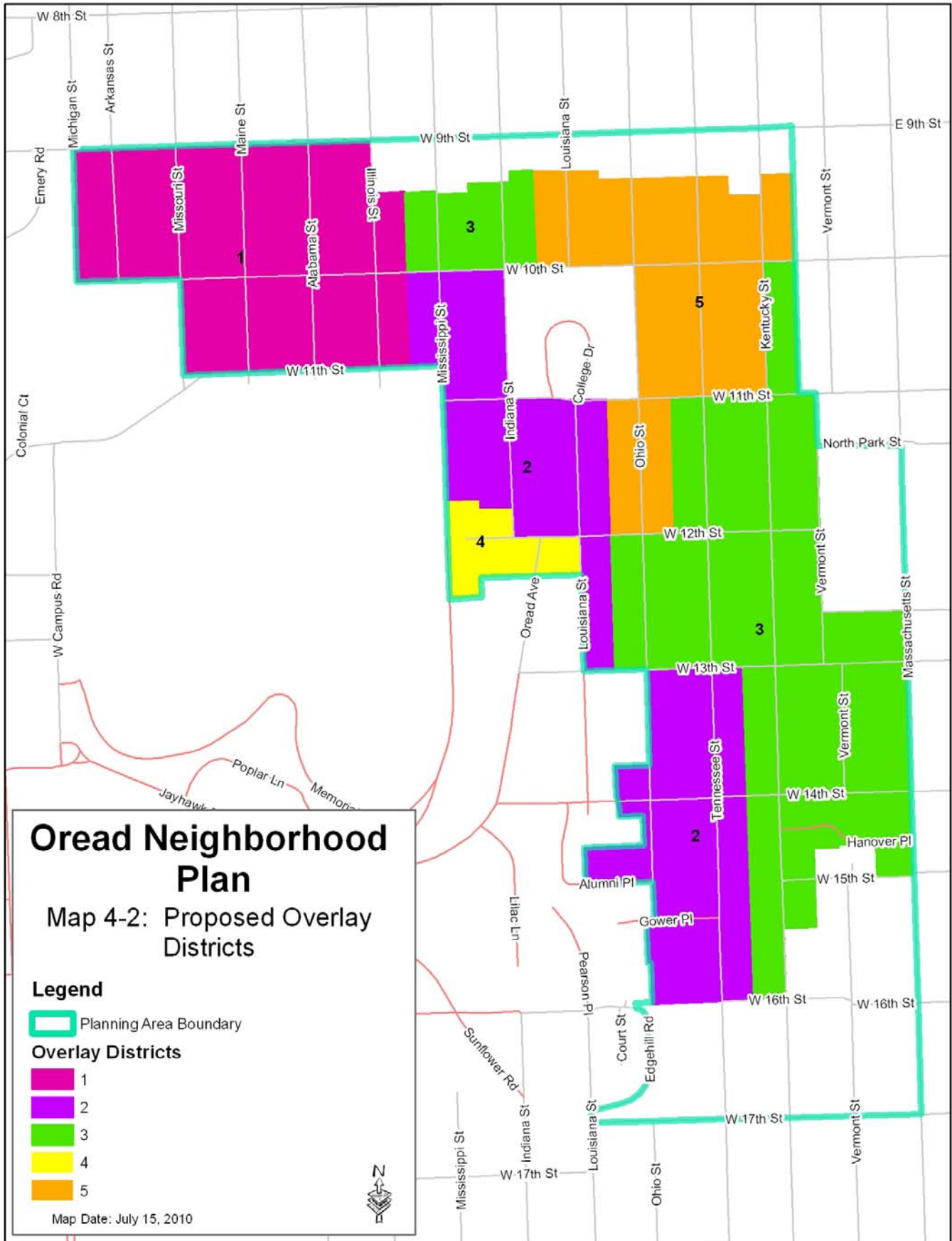
- A. Minimum parking requirements for uses
- B. Massing, scale, bulk, and articulation for new development
- C. Maximum lot coverage
- D. Setbacks
- E. Compatible materials
- F. Lot size (assembly)
- G. Limit size of building additions

##### 4.2.2.2 District 5 (Oread Historic District)

District 5 is generally located on the north and eastern side of the planning area. The majority of this area is a National Historic District but it is recommended to be listed on the Lawrence Register of Historic Places.

- A. Minimum parking requirements for uses
- B. Massing, scale, bulk, and articulation for new development
- C. Maximum lot coverage
- D. Setbacks
- E. Compatible materials
- F. Lot size (assembly)
- G. Limit size of building additions
- H. Alley access as opposed to street access






**From:** [Jeff Crick](#)  
**To:** [Caitlyn Cargill](#)  
**Subject:** FW: I plan on appearing at the CC meeting in opposition to a area wide sanction on existing property. I a landowner want have their property historic it's their choice.  
**Date:** Thursday, January 14, 2016 12:50:35 PM  
**Attachments:** [OutlookEmoji-&#X1f608.png](#)

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**From:** SAMUEL FIELDS [mailto:applebail@hotmail.com]  
**Sent:** Thursday, 14 January, 2016 5:02 AM  
**To:** Jeff Crick  
**Subject:** I plan on appearing at the CC meeting in opposition to a area wide sanction on existing property. I a landowner want have their property historic it's their choice.

 You bat shit crazy liberal wingnuts are not going to dictate to property owners.

Sam Fields  
7858651414

**From:** [Jeff Crick](#)  
**To:** [Caitlyn Cargill](#)  
**Subject:** FW: some comments on the Oread Design Guidelines  
**Date:** Friday, January 15, 2016 8:46:51 AM  
**Attachments:** [Oread\\_neighborhood\\_guidelines.xlsx](#)

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**From:** marci francisco [mailto:[maf@sunflower.com](mailto:maf@sunflower.com)]  
**Sent:** Friday, 15 January, 2016 8:39 AM  
**To:** Jeff Crick  
**Cc:** Scott McCullough  
**Subject:** some comments on the Oread Design Guidelines

Thanks so much for the good work on this document, and having a public meeting for comments.

I've attached the spreadsheet I put together with specific comments; please let me know if you have any questions.

I'll ask Marcia Epstein about the date of the adoption of the local historic district in Oread (she and I worked on the initial application) and I'll try to put together some substitute wording for open space between the structure and the alley.

marci francisco

- 4 C. WHY HAVE DESIGN GUIDELINES?  
Establish a framework for *both preservation efforts and for* change.
- D. STRONG HISTORY OF COMMUNITY PLANNING  
*The first local historic district in Lawrence made up of the 1000 blocks of Ohio and Tennessee in the Oread Neighborhood was established in 199?.*
- 13 District 2 The character of the neighborhood is diverse. There are large Greek houses, Scholarship Halls, and multi-dwelling complexes that are of a "campus" scale *and a hotel*.  
*Some* apartment complexes in this area, constructed in the 70's and 80's, are now approaching 30 to 40 years in age...
- 16 District 5 *Most* parking is off the alleys so driveways are rare.
- 38 C5. Driveways & Parking:  
**Parking that is allowed to encroach into the backyard open space with cars parked adjacent to the back door is the least desirable.**  
Parking *lots* off of alleys (is) *that are* not efficiently laid out result(ing) in a loss of open space which causes excessive runoff.
- 54 A2. e. Sand, *not mortar*, should be used as fill material between bricks.
- 57 A6. c. *Street-side* Solid Waste Collection  
change ii to i: Where alley service is not available, trash *and recycling* carts should be stored in back of the front wall plane closest to the street.  
change i to ii: Trash and recycling carts shall be screened with some type of landscaping or fencing so that the receptacles are not visible from the public right-of-way.
- 58 A6. d. i. Dumpster *and recycling cart* locations shall be close to the lot line and along the edge of the alley.
- 110 i.i. (Garages and) Accessory structures shall be located in the rear yard.  
*Garages shall be located in the rear yard of lots that have alleys.*



I thought the guidelines were very clear and well thought out, with a few exceptions.

Suggested edits

Page 13 mention the Oread Hotel in the district 2 description

Page 16 The west side 1000 block of Tennessee and east side 1000 of Ohio were the first Lawrence local historic district, in 1991 I believe.

Page 82 The definitions of open space seem confusing.

A. says it is “the space between a primary structure and the alley”.

B. says it “shall not be used for parking”

C. says a “minimum of 15 feet between the garage , parking pad, alley dwelling and the primary structure”.

Also, alley dwellings are not mentioned anywhere else except 81 and 82. One of the neighbors thought all references to them were to be taken out.

We would like to propose a review of the guidelines after 3-5 years.

Thanks, Kyle Thompson



# City of Lawrence

PLANNING & DEVELOPMENT SERVICES

THE LAWRENCE HISTORIC RESOURCES COMMISSION AND THE LAWRENCE DOUGLAS COUNTY PLANNING COMMISSION WILL HOLD A STUDY SESSION ON THE OREAD DESIGN GUIDELINES ON **FEBRUARY 18, 2016** IN THE CITY COMMISSION ROOM OF CITY HALL, 6 E. 6TH STREET, AT **6:00 P.M.**

LAWRENCE HISTORIC RESOURCES COMMISSION  
**REVISED** AGENDA FOR **FEBRUARY 18, 2016**  
CITY HALL, 6 E 6<sup>TH</sup> STREET  
**8:00 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.

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

**ITEM NO. 3: CONSENT AGENDA**

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

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

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

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

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

**ITEM NO. 8: MISCELLANEOUS MATTERS**

- A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since January 21, 2016.
- B. Review of any demolition permits received since January 21, 2016.
- C. Architectural Review Committee approvals since January 21, 2016.
- D. General public comment.
- E. Miscellaneous matters from City staff and Commission members.

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

**LAWRENCE HISTORIC RESOURCES COMMISSION  
AGENDA MEETING DECEMBER 17, 2015 6:30 PM  
ACTION SUMMARY**

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Commissioners present: Arp, Buchanan-Young, Hernly, Quillin  
Staff present: Cargill, Simmons, Zollner

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**ITEM NO. 1: COMMUNICATIONS**

- A. There were no communications from other commissions, the State Historic Preservation Officer, or the general public.
- B. Disclosure of ex-parte communications.

Commissioner Buchanan-Young said she discussed Item 5 with Mr. Werner. Commissioner Hernly said he also discussed Item 5 with the applicant before Mr. Werner was hired on the project.

Ms. Zollner invited those commissioners with ex-parte communications to share any information that has not been presented in the packet.

- C. Declaration of abstentions for specific agenda items by Commissioners.

Commissioner Hernly said he would abstain from Item 4.

**ITEM NO. 2: CONSENT AGENDA**

- A. November 19, 2015 Action Summary
- B. Administrative Approvals
  - 1. DR-15-00422 333 W 9<sup>th</sup> Street; Sign Permit; Certificate of Appropriateness
  - 2. DR-15-00543 1900 Louisiana; Site Plan; Certificate of Appropriateness
  - 3. DR-15-00554 841 Massachusetts Street; Interior Alterations; State Law Review
  - 4. DR-15-00561 643 Massachusetts Street; Mechanical Permit; State Law Review
  - 5. DR-15-00563 801 Massachusetts Street; Sign; State Law Review, Certificate of Appropriateness, and Downtown Design Guidelines Review
  - 6. DR-15-00568 913 Rhode Island Street; Sign Permit; State Law Review and Certificate of Appropriateness
  - 7. DR-15-00570 922 Kentucky Street; Deck Replacement; State Law Review and Certificate of Appropriateness
  - 8. DR-15-00586 705 Ohio Street; Mechanical Permit; State Law Review
  - 9. DR-15-00593 721 Massachusetts Street; Plumbing Permit; State Law Review

**ACTION TAKEN**

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



Unanimously approved 4-0.

**ITEM NO. 3:** DR-15-00419 637 Tennessee Street; New Carport; State Law Review and Certificate of Appropriateness. The property is a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places. The property is also located in the environs of the Henry Martin House, 627 Ohio Street. Submitted by Tony Backus for Alan Terry and Lydia Diebolt, the property owners of record.

**ITEM NO. 4:** DR-15-00597 1030 Ohio Street; Addition, Garage Demolition and New Construction, and Variance Requests; State Law Review and Certificate of Appropriateness. The primary structure listed as a contributing structure and the accessory structure is listed as a non-contributing structure to the Oread Historic District, National Register of Historic Places. The structures are also located in the Oread Historic District, Lawrence Register of Historic Places. Submitted by Abel Leon for Kolibri Ventures LLC, the property owner of record.

### **STAFF PRESENTATION**

Ms. Zollner presented the item.

Commissioner Arp asked about the stacked parking and how it's defined.

Ms. Zollner explained the definition of stacked parking.

Commissioner Arp asked if it results in a reduction in spaces.

Ms. Zollner said that is correct.

### **APPLICANT PRESENTATION**

Mr. Mike Myers, Hernly Architects, explained the overall project proposal and background.

Commissioner Arp asked about the correlation between the proposed parking configuration and the Oread Design Guidelines.

Mr. Myers said the Draft Oread Design Guidelines allow four cars parked in the tray and two in the garage. He feels they've done a good job of providing a convenient and orderly parking area. He talked about the existing parking problems in the neighborhood and displayed photos of current parking situations.

Commissioner Arp said he'd like to see the project proposal.

Mr. Myers presented photos of the existing structure and the proposed parking and garage project. He said he's having a hard time seeing staff's view at least for the environs. He feels they've met the neighbors halfway and he displayed the draft guidelines with proposed stacked parking language.

Commissioner Buchanan-Young asked about provisions to accommodate runoff during construction.

Mr. Myers said they would follow any city requirements on erosion control and they'd be happy to work with the neighbors on any issues.

### **PUBLIC COMMENT**

Ms. Marcia Epstein, 1041 Tennessee Street, said the 1000 block of Ohio is on the National Register and is the first City district, and for those reasons it should have higher standards. She supports the garage removal for safety reasons, and appreciates the amended basement plan for only two bedrooms instead of four, which might mitigate any noise issues. She does not support stacked parking in any historic district and doesn't believe the garage in front of the parking tray is appropriate since it's not a single family use. She is in favor of a variance for a few parking spaces.

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA), said LPA agrees with staff. They have no problems with the project except the stacked parking and placement of the new garage.

Mr. Kyle Thompson, 1041 Tennessee Street, mentioned a letter to the Board of Zoning Appeals (BZA) from Arthur Neis, a neighbor opposing the project. He said the Draft Oread Design Guidelines are still going through a process of approval and most Oread residents will be opposed to the stacked parking. He said most of the photos Mr. Myers displayed were on the 1100 block and were the result of a Federal project to concrete the whole alley for parking. He does not support the proposed stacked parking.

Mr. Myers said the letter from Mr. Neis was referring to the previous project submittal and doesn't know he's seen their revisions. He pointed out that the current proposal was in response to concerns from neighbors. In response to comments made by Mr. Brown, he disagrees that the stacked parking introduces a new form to the neighborhood.

### **COMMISSION DISCUSSION**

Commissioner Quillin asked for more information regarding the Draft Oread Design Guidelines

Ms. Zollner said the Oread Neighborhood Plan began eight years ago, which recommended overlay zoning districts, similar to Downtown. She said parking has been a challenge, and the committee could not come to a consensus as to what is appropriate and where. She pointed that the addendum to the Draft Oread Design Guidelines provides some parking alternatives and was designed to allow feedback from the community.

Commissioner Quillin asked if the HRC has approved any similar parking scenarios.

Ms. Zollner said no, staff could not find anything of this nature.

Commissioner Arp asked for clarification as to the purpose of the garage

Ms. Zollner said the lot is only 40 ft wide so they can only get four parking spaces without stacking.

Commissioner Arp asked if they can't stack parking without the garage.

Ms. Zollner said that was right.

Commissioner Arp asked if the variance for parking is to reduce the number of spaces provided in relation to the number of bedrooms.

Ms. Zollner said yes.

Commissioner Arp asked if the variance could be a good solution that would prevent any encroachment on the primary structure.

Commissioner Buchanan-Young said she's in favor of supporting the variance.

Mr. Myers said when a dwelling is rented, you want to provide parking, but he doesn't feel the neighbors would support the variance. He said they're trying to be good neighbors and landlords but are skeptical they could get that variance.

Commissioner Buchanan-Young said stacked parking will cause problems for the tenants.

They discussed the pros and cons of stacked parking and the issue of tenants parking on the street.

Commissioner Buchanan-Young said, unlike the proposed project, all of the garages on the block are right off the alley.

Mr. Myers they're only moving it nine feet from the alley.

Ms. Zollner said the BZA hasn't been terribly supportive of parking variances in the Oread due to existing parking issues.

Commissioner Quillin said she wouldn't feel comfortable approving a parking form that hasn't been approved previously and without final design guidelines for fear that it would set a precedent.

Commissioner Arp agreed.

Commissioner Buchanan-Young said even if they approve the project with conditions they would still have to find another solution than what's currently proposed.

Commissioner Arp said the way the staff report reads, stacked parking is not recommended.

Mr. Myers said stacked parking is allowed as an interpretation to the Development Code.

Commissioner Buchanan-Young said she just doesn't see the parking approved under the Secretary of Interior's standards.

Commissioner Arp said the stacked parking seems contingent based on the placement of the garage.

Mr. Myers asked if the Commission prefers they develop a six car parking lot instead.

Commissioner Arp asked if that would be allowable.

Ms. Zollner said it would still have to come before the Commission. She said explained that just because something is allowed by zoning, that doesn't mean it won't impact a historic property, which is what the HRC is charged with determining.

Commissioner Arp said it feels like a real encroachment on the historic district.

Mr. Myers asked if the item can be deferred due to lack of a full Commission.

Ms. Zollner said the applicant can defer the item to a certain date and time.

Mr. Myers asked staff about the appeal process if the project is denied and how long that might take.

Ms. Zollner explained that the denial of the State Law Review would be appealed to the City Commission and they would have to find that there is no feasible or prudent alternative to the project. If the Certificate of Appropriateness is denied, that is also appealed to the City Commission but is heard *de novo*, but typically both items are heard at the same time. She said the time frame would be three to four weeks at the earliest.

Commissioner Buchanan-Young asked how the applicant moves forward if the project is approved with the condition that they find an alternative solution.

Commissioner Quillin asked if they can appeal a condition.

Ms. Zollner said yes, it would still be appealed to the City Commission.

Mr. Myers said even if they agree to approve the house project, which is the time sensitive portion, they can't build it if they can't provide parking.

Commissioner Arp asked what the standards are for "feasible and prudent".

Ms. Zollner said "feasible" refers to options that are alternatives to what the project is proposing, "prudent" is more difficult because but the city commission can look at financial information while the HRC can't.

### **ACTION TAKEN**

Motioned by Commissioner Buchanan, seconded by Arp, to approve the State Law Review for DR-15-00597 with conditions as outlined in the staff report, with an emphasis on Conditions 1, 2, & 3.

Motion carried 3-0-1.

Motioned by Commissioner Buchanan, seconded by Commissioner Arp, to approve the Certificate of Appropriateness for DR-15-00597 with conditions as outlined in the staff report with an emphasis on Conditions 1, 2, & 3.

Motion carried 3-0-1.

Motioned by Commissioner Buchanan-Young, seconded by Commissioner Arp, to approve the State Law Review for DR-15-00577 as outlined in the staff report.



Motion carried 3-0-1.

Mr. Myers asked if the approval provides a process to get permits for the work that is approved.

Ms. Zollner said it would depend on whether the applicant intends to meet Amendment 1 and/or if they want the HRC to remove that condition of approval and he can come back with a garage and parking. She said they can also ask to work with the Architectural Review Committee (ARC) on Item 1 but it would be difficult without a plot plan.

Mr. Myers asked if the site plan could be approved administratively.

Ms. Zollner said anything that meets Amendment 1, like the reduction to four parking spaces stacked, can be approved administratively.

**ITEM NO. 5:** DR-15-00591 826 Pennsylvania Street; Addition and Rehabilitation; State Law Review, Certificate of Appropriateness and Design Guidelines 8<sup>th</sup> and Penn Redevelopment Zone Review. The property is located in the East Lawrence Industrial Historic District, National Register of Historic Places. The property is also located in the 8<sup>th</sup> and Pennsylvania Urban Conservation Overlay District and in the environs of Green and Sidney Lewis House (820 New Jersey Street), Lawrence Register of Historic Places. Submitted by Paul Werner Architects for 826 Penn LLC, the property owner of record.

### **STAFF PRESENTATION**

Ms. Zollner presented the item.

Commissioner Arp asked if the lack of definition of materials is a concern for staff.

Ms. Zollner said those details aren't entirely flushed out yet, but they don't appear to be patterns and materials that are compatible with the historic district.

### **APPLICANT PRESENTATION**

Mr. Paul Werner, Paul Werner Architects, said their goal is to figure out how big the addition can be, and the details like windows and doors can be worked through with staff. He showed a historic photo of the building, and noted the current shape of the building has unfortunately caused structural problems for the project moving forward. He went through the staff report and commented on staff's concerns. He feels a mixed use building would complement other properties in the area. He explained that they need enough structure development to make the project work.

Commissioner Hernly asked if they tried to calculate the original height of the building.

Mr. Werner said it was about 33 ft.

Commissioner Hernly asked for the current height of the structure.

Mr. Werner said about 18-20 ft.

Commissioner Hernly asked if they are adding to or replacing the roof structure.

Mr. Werner said they plan to add to the roof structure.

Commissioner Arp said the 8<sup>th</sup> & Penn Guidelines refer to new additions being subservient to the building. He asked how this project meets that guideline.

Mr. Werner said he struggles with the historic nature of the current structure due to its deterioration. He questioned why the limit for additions in the neighborhood is 3 stories/40 ft.

Commissioner Arp said it seems like the new addition isn't subservient to the primary structure.

Mr. Werner said their first proposal was a bit aggressive but would like to think there's a solution without chopping off the 3<sup>rd</sup> floor.

Commissioner Arp questioned which version of the building they consider to be historic, the current structure or the former structure before it deteriorated.

Mr. Werner that's a great question and something they are struggling with.

Commissioner Arp suggested the project might not be ready for a decision by the Commission.

### **PUBLIC COMMENT**

Mr. Dennis Brown, LPA, questioned whether this is a complete application, and considered the option to defer until a more complete application is submitted. He encouraged commissioners to give feedback about height and the applicant to continue to work with staff.

Ms. KT Walsh said she concurs with Mr. Brown, and feels a one story addition would be ok but not two. She feels it encroaches upon the Sydney Lewis Green house. She asked for discussion regarding the parapets.

### **COMMISSION DISCUSSION**

Commissioner Buchanan-Young pondered how a three story building to the north might change their perspective on this proposal.

Commissioner Arp said that sounds theoretical but he understands her point.

Commissioner Buchanan-Young suggested it might not be the time for this project if it would behoove them to wait for an addition next door.

Commissioner Quillin said she needs more information on the final design.

Mr. Werner said nobody submits anything as a final design. He understands their comments regarding the need for more information, but he would like to know if the height and mass is appropriate.

Commissioner Hernly said it's worth talking about height. He said it's unique because the height used to be 33 ft and going to 40 ft wouldn't have been an entire story. He feels what's left of the building makes it challenging. He said he would be more supportive of something that takes the four walls of the original building to their original height and then worked backward from there. He feels it would be easier to make a third story less dominant when it's sitting on top of two stories as opposed to the current building.

They discussed the historic building and viewed the historic photo of the building.

Ms. Zollner said they have three different reviews, and while they have more leeway with the guidelines for the overlay district, the State Law Review requires adherence to the Secretary of Interior's standards. She said they can do rehabilitation, restoration, preservation, or recreation. She explained that recreating the second story will come with a different set of standards. She explained the background on the original design guidelines for the area.

Commissioner Buchanan-Young said a taller building in the middle of the block doesn't mesh with the anchor buildings.

Commissioner Arp reminded them of the similar nature of the Vermont Street project.

Commissioner Arp asked if the appropriate height is a difference of a matter of feet.

Ms. Zollner said looking at the guidelines for the overlay district and specifically from the preservation brief, an appropriate addition would be very small.

Commissioner Arp asked if a one story addition is possible if the original height was first restored.

Ms. Zollner said no.

Commissioner Quillin said a rooftop addition cannot be more than one story in height.

Ms. Zollner explained that you can't mix and match recreation with an addition.

Mr. Werner said the existing building footprint is over 10,000 sq ft versus the original footprint of 35,000 sq ft. He feels there should be a way to recreate the second story while adding a setback third story since this is a non-contributing structure.

Commissioner Arp asked if they've defined materials for the proposed third story.

Mr. Werner said no.

Commissioner Hernly pondered a solution that would allow for the recreation of the second story, to bring the building to its original height, while adding a smaller third story. He said they could do a rehabilitation without fully replicating the second story.

Ms. Zollner said that is correct, but they would still be adding two stories to a one story building.

Commissioner Arp asked about leniency in the guidelines.

Commissioner Quillin said she's struggling with the guideline that says rooftop additions cannot be more than one story in height.

Commissioner Arp asked if the roof is in its original location.

Mr. Werner said no and that's part of the problem.

Commissioner Hernly said the top of the parapet is about 2 feet into the window sill, and the question is whether they're adding two stories if they're going back to the original height and then adding a story on top.

Commissioner Arp said that argument could be made that they're only working with half of what was there.

Mr. Adam Williams, applicant, said the proposed project would bring the structure closer to its original height of 33 ft versus its current height of 18 ft.

Commissioner Arp said he doesn't recall a similar situation to base their argument but feels they could make a legitimate argument in favor of the proposal but it's too early to approve the overall project.

Commissioner Quillin feels any third story would need to be very subservient to the rest of the building.

Commissioner Arp agreed and feels if the missing portion is recreated it needs to be differentiated from the original structure.

Commissioner Hernly said they can defer the item for now.

Ms. Zollner emphasized that commissioners need to be deliberate in their thought process in how they are meeting, or not meeting, the standards.

Commissioner Hernly said at this point it's on the applicant to figure out how to modify the design so it would meet the guidelines. He feels right now it does not, but it could.

Commissioner Quillin feels the scale and massing is not appropriate as presented.

Ms. Zollner said it would be most appropriate to defer the project so the applicant can work with the ARC on design refinement and then it can come back to the Commission for approval.

Commissioner Arp said a deferral is also preferable from a procedural standpoint.

Mr. Werner said they'd much rather defer as well.

Commissioner Arp said he feels there's a way it could be a three story building while adhering to the guidelines.

Commissioner Quillin said they would also need to see the revised design.

### **ACTION TAKEN**

Motioned by Commissioner Hernly, seconded by Commissioner Arp, to defer the item until more information is provided by the applicant.

Unanimously approved 4-0.



**ITEM NO. 6:** DR-15-00596 726 Louisiana Street; Addition; State Law Review and Certificate of Appropriateness. The property is a contributing structure to the Old West Lawrence Historic District, National Register of Historic Places. The property is also located in the environs of the Jacob House Residence (805 Ohio Street), Lawrence Register of Historic Places.

**STAFF PRESENTATION**

Ms. Zollner presented the item.

**APPLICANT PRESENTATION**

Ms. Susan Chaney, property owner, said they're thrilled about the project and they're not married to the length of the porch. She explained the history of the house and its current condition.

Commissioner Arp said it sounds like they're willing to work with the ARC on the back porch.

**No public comment**

**COMMISSION DISCUSSION**

Commissioner Hernly asked if it's appropriate to match the stone foundation.

Ms. Zollner said the stone won't be an exact match and will differentiate the old from the new.

**ACTION TAKEN**

Motioned by Commissioner Arp, seconded by Commissioner Buchanan-Young, to approve the project with conditions as outlined in the staff report.

Unanimously approved 4-0.

Motioned by Commissioner Arp, seconded by, to approve the Certificate of Appropriateness with conditions as outlined in the staff report.

Unanimously approved 4-0.

**ITEM NO. 7: MISCELLANEOUS MATTERS**

- A. There were no Board of Zoning Appeals applications received since November 19, 2015.
- B. There were no demolition permits received since the November 19, 2015 meeting.
- C. Architectural Review Committee approvals since November 19, 2015.

Ms. Zollner said they did a final review by email for the Eldridge expansion project and the ARC had a consensus so the site plan will be approved and released for building permit.

- D. General public comment.

Ms. KT Walsh asked about the years of significance for the 826 Pennsylvania project and if it matters when it's non-contributing.

Ms. Zollner said yes, the years of significance are relevant.

Ms. Walsh asked what year the historic photo of that building was taken.

Commissioner Hernly said he doesn't know the exact year but similar photos are up at the Spencer Museum of Art.

Ms. Walsh mentioned a stone building at Quarry Park that has been completely restored.

E. Miscellaneous matters from City staff and Commission members.

Ms. Katherine Simmons said the Citizen Advisory Committee is reworking the plans for the 9<sup>th</sup> Street project, heeding all comments from City staff and the HRC. She said it will come back to the Commission in March. She explained that they took the curve out of the street, and some sidewalks will maintain existing brick. She said it will go to the East Lawrence Neighborhood Association the first Monday in March and the Cultural Arts Commission the following Wednesday.

Ms. Zollner mentioned the Draft Oread Design Guidelines, the public meeting scheduled in January and the joint HRC/Planning Commission meeting in February.

Commissioner Arp asked how a joint meeting works.

Ms. Zollner explained that they will only discuss the design guidelines at the February meeting but will take action at the joint March meeting.

Commissioner Arp asked if they will be voting separately on the guidelines and the addendum.

Ms. Zollner said it will all be together.

**ADJOURN 9:07 PM**

**LAWRENCE HISTORIC RESOURCES COMMISSION  
AGENDA MEETING JANUARY 21, 2016 6:30 PM  
ACTION SUMMARY**

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

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**ITEM NO. 1: COMMUNICATIONS**

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

**ITEM NO. 2: CONSENT AGENDA**

- A. December 17, 2015 Action Summary
- B. Administrative Approvals
  - 1. DR-15-00340 733 Tennessee Street; Porch Enclosure; State Law Review
  - 2. DR-15-00600 1200 Oread Communications Equipment; Certificate of Appropriateness
  - 3. DR-15-00611 727 Massachusetts Street; Rehabilitation; State Preservation Law Review, Certificate of Appropriateness, and Downtown Design Guidelines Review

**ACTION TAKEN**

Motioned by Commissioner Buchanan-Young, seconded by Commissioner Bailey, to confirm the Administrative Approvals and defer the December 17, 2015 Action Summary.

Unanimously approved 4-0.

- ITEM NO. 3:** DR-15-00594 832 Pennsylvania Street; Rehabilitation; State Law Review, Certificate of Appropriateness and Design Guidelines 8<sup>th</sup> and Penn Redevelopment Zone Review. The property is listed as a non-contributing structure to the East Lawrence Industrial Historic District, National Register of Historic Places. The property is also located in the environs of the Green and Sidney Lewis House (820 New Jersey Street), Lawrence Register of Historic Places and in the 8<sup>th</sup> and Pennsylvania Urban Conservation Overlay District. Submitted by Tom Larkin for Pennsylvania Street Investors, LLC, the property owner of record.

**STAFF PRESENTATION**

Ms. Zollner presented the item.

**APPLICANT PRESENTATION**

Mr. Tom Larkin, property owner, said he'd be happy to answer any questions.

### **PUBLIC COMMENT**

Ms. KT Walsh said she concurs with staff's recommendation. She heard there was a deep pit left from chicken slaughtering in the basement, and asked the applicant if that is true.

Mr. Larkin said there's a historic cistern there but not a pit.

### **ACTION TAKEN**

Motioned by Commissioner Buchanan-Young, seconded by Bailey, to approve the State Law Review for the project as outlined in the staff report.

Unanimously approved 4-0.

Motioned by Buchanan-Young, seconded by Commissioner Bailey, to approve the Certificate of Appropriateness for the project as outlined in the staff report.

Unanimously approved 4-0.

**ITEM NO. 4:** DR-15-00633 726 Massachusetts Street; New Addition; State Law Review, Certificate of Appropriateness and Downtown Design Guidelines Review. The property is listed as a non-contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places, and is located in the environs of Miller's Hall (723-725 Massachusetts Street) and the House Building (729 Massachusetts Street), Lawrence Register of Historic Places. The property is also located in the Downtown Urban Conservation Overlay District. Submitted by Chris Cunningham of Treanor Architects for D. Ann Murphy, the property owner of record.

### **STAFF PRESENTATION**

Ms. Zollner presented the item.

### **APPLICANT PRESENTATION**

Mr. Chris Cunningham, Treanor Architects, explained the purpose of the project and new business plan.

Commissioner Buchanan-Young asked about ventilation.

Mr. Cunningham said yes, they've discussed all code requirements with Building Safety and Fire.

**No public comment.**

### **COMMISSION DISCUSSION**

Commissioner Foster asked if signage is part of this request.

Ms. Zollner said no. If they submit signage that doesn't meet the guidelines it will come before the Commission or they will work with staff.

### **ACTION TAKEN**

Motioned by Commissioner Bailey, seconded by Commissioner Fry, to approve the State Law Review for the project as outlined in the staff report.



Unanimously approved 4-0.

Motioned by Commissioner Bailey, seconded by Commissioner Fry, to approve the Certificate of Appropriateness for the project as outlined in the staff report.

Unanimously approved 4-0.

**ITEM NO. 5: MISCELLANEOUS MATTERS**

- A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since December 17, 2015.

*22-205 (B) (12) identifies the HRC may review and comment on proposed applications that affect proposed or designated landmarks and historic districts.*

Commissioner Buchanan-Young asked how historic structures are defined for the purpose of commenting on the aforementioned items.

Ms. Zollner said it is a historic resource as identified in the Code, so it would need to be a listed structure or be within the environs of a listed structure.

1. **Z-15-00643**: Consider a request to rezone approximately 0.28 acres (12,513 SF) from RM32 (Multi-Dwelling Residential) District to MU-PD (Mixed-Use with Planned Development Overlay) District, located at 1137 Indiana Street.

**PDP-15-00644**: Consider a Preliminary Development Plan for HERE Kansas LLC, located at 1137 Indiana Street. The plan proposes to replace an existing 12 unit apartment with a 12,688 SF parking structure that includes a total of 96 spaces. 12 surface spaces and 84 spaces in the structure.

Ms. Zollner explained the projects.

Commissioner Foster asked if they recently reviewed parking or a driveway for property to the south.

Ms. Zollner pointed out the property to the south that they recently reviewed and said they are still working on that project. She suggested they send comment to the Planning Commission that the HRC is reviewing the project and will provide comment at a later date.

Commissioner Foster asked if staff is able to provide comments from the Commission by Monday.

Ms. Zollner said they will take communications until 10:00 am on Monday, but she would like them to know that comments are coming before that time.

**ACTION TAKEN**

Motioned by Commissioner Bailey, seconded by Commissioner Buchanan-Young, to send a communication to the Planning Commission that the HRC will review the project at their February meeting and will provide comments soon thereafter.

Unanimously approved 4-0.

2. **B-16-00005:** 1030 Ohio Street; Reduction in the required number of parking spaces from 6 spaces to 4 spaces to support a 6 bedroom duplex.

Commissioner Buchanan-Young asked if they will not rebuild the garage.

Ms. Zollner said that's correct, their variance request is to reduce the parking from six spaces to four.

Commissioner Bailey asked if they will tear down the existing garage.

Ms. Zollner said yes.

Commissioner Buchanan-Young asked if there will be any discussion about the retaining wall.

Ms. Zollner said that would be submitted and reviewed with the building permit.

**ACTION TAKEN**

Motioned by Commissioner Fry, seconded by Commissioner Bailey, to direct staff to draft a communication in support of the variance to the Board of Zoning Appeals.

Unanimously approved 4-0.

- B. There were no demolition permits received since the December 17, 2015 meeting.
- C. There were no Architectural Review Committee approvals since December 17, 2015.
- D. There was no general public comment.
- E. Miscellaneous matters from City staff and Commission members.

Ms. Zollner said the Lawrence Historic Resources Commission and the Lawrence Douglas County Planning Commission will hold a study session on the Oread Design Guidelines on February 18, 2016 in the City Commission Room of City Hall, 6 E. 6<sup>th</sup> Street, at 6:00 p.m.

Ms. Zollner provided an update on the 9<sup>th</sup> Street Corridor project.

They discussed the current proposal and changes.

Commissioner Bailey asked about the validity of the State Law Review.

Ms. Zollner said they still review properties on the State and National registers, they just removed the State environs component.

Ms. KT Walsh encouraged commissioners to think creatively about parking solutions for issues that will arise when plans for a grocer at the old Borders building begin to move forward.

**ADJOURN 7:15 PM**

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-15-00648 615 Alabama Street; New Porch; Certificate of Appropriateness

**B. PROJECT DESCRIPTION**

Construction of a new front (east elevation) porch.

**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-15-00649 938 Rhode Island Street; Interior Rehabilitation; State Law Review

**B. PROJECT DESCRIPTION**

Interior Rehabilitation

**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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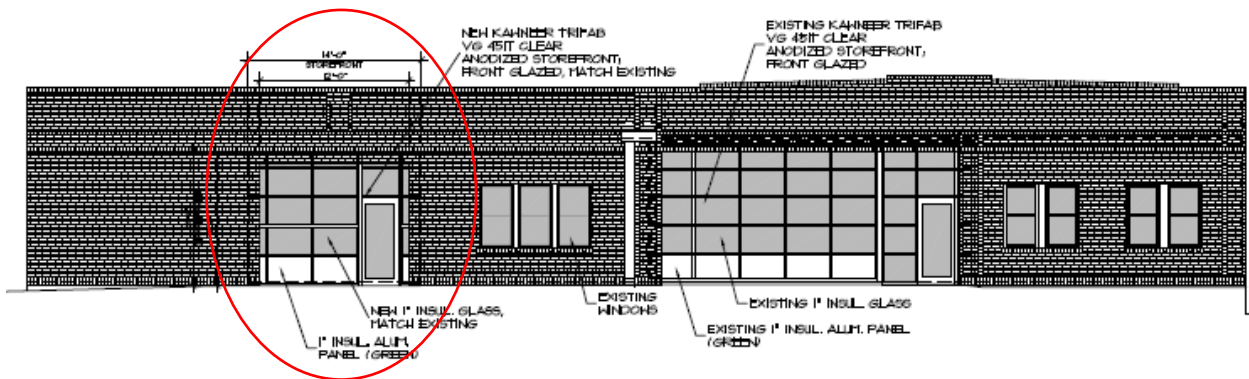
**A. SUMMARY**

DR-16-00001 and DR-16-00004; 832 Pennsylvania Street; Site Plan and Exterior Alterations; State Law Review, Design Guidelines 8<sup>th</sup> and Penn Redevelopment Zone Review, and Certificate of Appropriateness

**B. PROJECT DESCRIPTION**

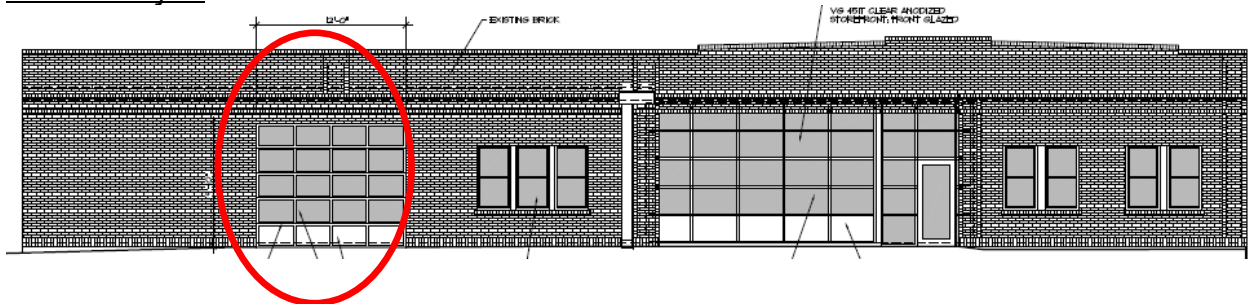
The site plan is to expand the existing *Office* use and add *Personal Convenience* uses.

A previous staff administrative review approved the infill of the garage door on the west elevation of the structure (DR-15-00451) on 10-05-2015.



The new proposed exterior alteration review is for a revised project for the wood-boarded, garage door opening to an aluminum overhead door that will match the existing storefront system located on this same elevation.

Revised Project



**C. STANDARDS FOR REVIEW**

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

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

Design Guidelines 8<sup>th</sup> and Penn Redevelopment Zone (8<sup>th</sup> and Pennsylvania Urban Conservation Overlay District)

**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).

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

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

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**LAWRENCE HISTORIC RESOURCES  
ADMINISTRATIVE REVIEW  
STAFF REPORT**

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**A. SUMMARY**

DR-16-00010 631 Louisiana Street; Inflow/Infiltration Abatement Permit; State Law Review

**B. PROJECT DESCRIPTION**

Inflow/Infiltration Abatement Permit

**C. STANDARDS FOR REVIEW**

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

**D. STAFF DETERMINATION**

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

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**LAWRENCE HISTORIC RESOURCES COMMISSION**  
**ITEM NO. 4: L-15-00631**  
**STAFF REPORT**

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**A. SUMMARY**

L-15-00631 Public hearing for consideration of placing the structure located at 643 Indiana Street, the Wilder-Clark House, on the Lawrence Register of Historic Places. Adopt Resolution 2016-01, if appropriate. Submitted by Lindsey Crick on behalf of Daniel and Phyllis Watkins, the property owners of record.

Legal Description of the nominated property: LANE'S FIRST ADD BLK 2(LT 24 FT WIDE)LT 1 & LT 2(LT 50 FT WIDE); ALSO INDIANA STREET S 22 FT LT 165

The public hearing for the nomination of the structure to the Lawrence Register of Historic Places will be held at 8:00 p.m., or thereafter, in the City Commission Room at Lawrence City Hall located at 6 E 6<sup>th</sup> Street.

**B. HISTORIC REGISTER STATUS**

643 Indiana Street is listed in the National Register of Historic Places as part of the Old West Lawrence Historic District. The Old West Lawrence Historic District was listed in the National Register of Historic Places in 1972 prior to the practice of identifying contributing and non-contributing structures. Because there is no official determination for contributing and non-contributing properties in the district, staff and the State Historic Preservation Office (SHPO) have identified structures as contributing and non-contributing on a case-by-case basis. In 1991, a survey of the district provided a list of proposed contributing and non-contributing structures. This list is used by the SHPO to help classify contributing structures, but it has never been approved by the National Park Service as an amendment to the National Register Nomination. Staff continues to evaluate structures in the district on a case-by-case basis.

**C. REVIEW CONSIDERATIONS**

**1) History Summary**

The structure located at 643 Indiana Street was constructed c.1895. According to the 1991 Historic Resources Survey, information in the property file at the Watkins Museum of History, and the application submitted with the nomination form, the structure was likely built for J.F. Wilder (James Francis Wilder) as he was the owner of record for the property in 1895 when there was a significant increase in property valuation. Wilder and his brother Charles Wilder formed the Wilder Brothers Shirt Manufacturing Company. According to city directory entries, Wilder is listed as residing at this address in 1896, 1898, 1900/1901, 1905, and 1907. The Wilder Brothers Shirt Manufacturing Company is significant in Lawrence's history for their success and eventual construction of the structure located at 612 New Hampshire Street often referred to as the Reuter Organ building.



By 1911, the directories list Whitsed C. Laming and his wife as residents. The property identification in city directories includes: Edwin S. Peckham (president of Peckham Clothing Company at 807 Massachusetts Street); the Rumsey Brothers Funeral Home, Ambulance Service and Undertakers; possibly a boarding house; and by 1940, Carroll and Pearl Clark. Mrs. Clark is known for founding the Old West Lawrence Neighborhood Association in 1961.

See additional historical information about the property in the attachment to the nomination form.

## **2) Architectural Integrity Summary**

This c. 1895 structure incorporates many of the architectural design elements that are indicative of the Queen Anne style of architecture. According to the nomination, exterior alterations have been made to the structure. A south porch that shows on the 1927 Sanborn Fire Insurance map was reconstructed in 1994 without a roof that is implied by the Sanborn map. The rear (west elevation) porch has also been altered. The identified alterations are on secondary elevations and are in similar footprints to original patterns of the historic structure.

For an architectural description, see the attachment to the nomination form.

The structure maintains integrity of location and design that make it worthy of preservation.

## **3) Context Description**

The lots that have been combined into a parcel for the structures (primary and accessory) located at 643 Indiana Street are platted as part of the Original Townsite, Wyandotte Reserve No. 12, and Lane's 1<sup>st</sup> Addition (1865).

643 Indiana Street is an example of the Queen Anne architectural style of residential structures that were constructed during the historic context associated with the development of Lawrence Agriculture and Manufacturing, Foundations of Stability Period (1874-1899) as defined by the Historic Resources of Lawrence, Douglas County, Kansas Multiple Property Documentation Form (MPDF).

The area surrounding the Wilder-Clark House was developed as a residential area and is currently residential zoning and uses.

The Wilder-Clark House is located in the Old West Lawrence Historic District listed in the National Register of Historic Places. The nomination identifies the area as a residential neighborhood that is significant for architecture.

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

643 Indiana Street is zoned RS5, Single Dwelling Residential District. The primary purpose of the district is to accommodate predominantly single detached dwelling units on individual lots. The district is also intended to create, maintain and promote housing opportunities for individual households, although it does permit some non-residential uses that are compatible with residential neighborhoods. The current

use of the property is a *detached dwelling* (single dwelling unit). This use is allowed in the RS5 district. To the north, south, east, and west of the property is RS5 zoning and the uses are residential.

## 5) Fiscal Comments

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

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

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

## 6) Positive/Negative Effects of the Designation

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

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

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

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

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

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

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

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

*(2) Its location as a site of a significant local, county, state, or national event;*

***(3) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;***

The structure is associated with James Francis Wilder of Wilder Brothers Shirt Manufacturing Company, and Pearl Clark, founder of the Old West Lawrence Neighborhood Association.

*(4) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;*

*(5) Its identification as a work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state or nation;*

***(6) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;***

643 Indiana Street is an example of the Queen Anne architectural style of residential structures that were constructed during the historic context associated with the development of Lawrence Agriculture and Manufacturing, Foundations of Stability Period (1874-1899) as defined by the Historic Resources of Lawrence, Douglas County, Kansas Multiple Property Documentation Form (MPDF).

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

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

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

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

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

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

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

#### **E. RECOMMENDATION:**

Staff recommends the Wilder-Clark House, located at 643 Indiana Street, for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criteria #3 and #6 as described in Section 22-403.

If the Historic Resources Commission recommends this property for local nomination, the Commission

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

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

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

The Wilder-Clark House is significant for its architecture and its association with J.F. Wilder and Pearl Clark.

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

The structure maintains significant integrity of location and design that make it worthy of preservation.

- (3) *In the case of a nominated landmark found to meet the criteria for designation:*

- (A) *The significant exterior architectural features of the nominated landmark that should be protected; and,*

Stone foundation; wood lap and wood shingled siding, wood windows and surrounds, all elements of the east/main elevation porch, bay window projection, fenestration patterns, eaves, decorative brackets, roof shapes, and chimneys.

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

Alterations to the roof form, siding, windows and surrounds, alterations to the east porch, eaves, brackets, or chimneys should require a *Certificate of Appropriateness*.

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

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

The HRC may also adopt ***An Analysis of the Environs for 643 Indiana Street*** and delineate how environs review will be conducted in relation to the listed property.

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



A primary goal of the HRC is to build a Register of properties which show the diversity and growth of Lawrence since its inception. The nomination of this property is another step toward registering a wide variety of historic properties which together present a visual history of Lawrence's past. The goal of the Lawrence Register of Historic Places is to represent all socioeconomic strata; businesses and industries which illustrate the diversity that has been prevalent in Lawrence since its inception.

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

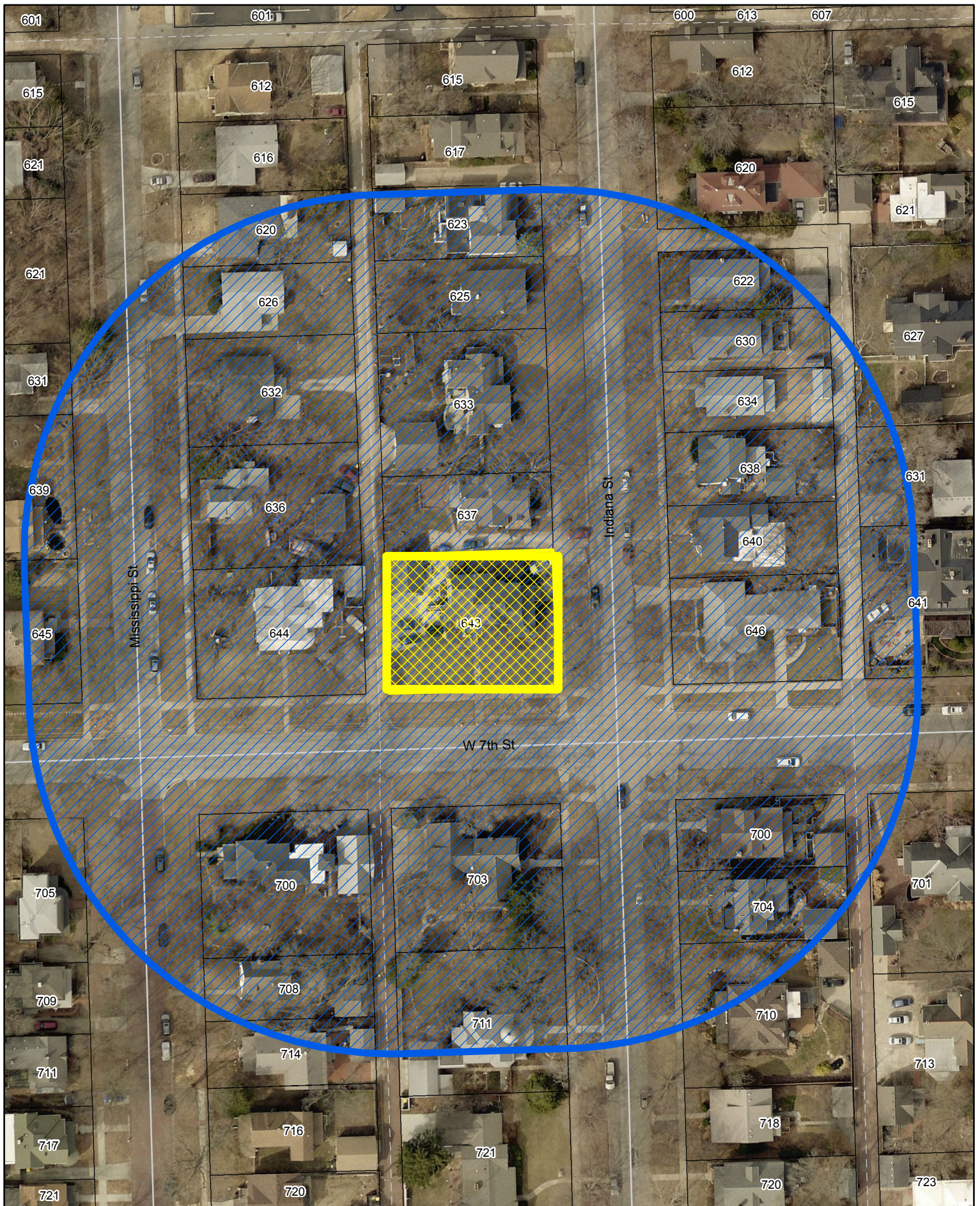


# 643 Indiana Street





# Environs of 643 Indiana Street





## **Analysis of Environs of 643 Indiana Street, Wilder-Clark House**

### ***Step One***

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

According to the application for Historic Landmark Designation, the property was constructed c. 1895. The property is being nominated to the Lawrence Register of Historic Places under local criteria three and six. Local criteria three is *identification with a person or persons who significantly contributed to the development of the community, county, state, or nation*. Local criteria six is *embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant*.

The importance of the structure's association with people who significantly contributed to the development of Lawrence is a defined period of significance in accordance with the timeframe of the person's association with the structure. For 643 Indiana Street, the associations are for J.F. Wilder and Pearl Clark.

The importance of this structure's visual and physical characteristics influences the environs definition process in that it is a prominent residential structure in the Old West Lawrence Historic District. The structure's architectural significance is important in the environs definition process because it is an excellent example of a Queen Anne architectural style residential. The structure also maintains a high degree of integrity.

Period of Significance for Association with J.F. Wilder: 1895 - 1917

Period of Significance for Association with Pearl Clark: 1940-1975

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

### ***Step Two***

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

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

**Natural Features** The property is located in the original townsite of Lawrence. The environs consist of platted lots on relatively flat ground. There were no significant natural features in the environs of the subject property except the natural ravine (now Watson Park) that separated this residential area from the commercial downtown.

**Property Boundaries and Ownership Patterns** The area surrounding 643 Indiana Street was platted into typical original townsite lots of 50 ft by 117 feet. The property ownership changed during the period of significance. However, the traditional pattern of multiple property owners within the environs has remained constant over the period of significance.

**Land Use Patterns and Zoning** Land use on in the surrounding area during the period of significance was primarily single family residential. Downtown Lawrence was not in the immediate environs of the property but was in close proximity. A zoning ordinance plan was enacted in June of 1927. The subject property was zoned for residential use with the 1927 zoning ordinance.

**Circulation Patterns** The streets in the area reflect the traditional grid pattern of the original town site. With the introduction of the automobile at the turn of the century, streets began to be paved with brick. The brick-paved streets typically had stone curbs. Garages were located on the rear of the lot lines and accessed from the alley. Sidewalks were typically constructed of brick, with a few areas of stone slab paving.

**Planned Vegetation Patterns** The planned vegetation patterns were lawns around the houses. Street trees were common before the 1920s. Residential areas had flower beds, kitchen gardens, trees, shrubs, etc.

**Signs and Pedestrian amenities** Typically the historic signs were street name signs. The only pedestrian amenities were stone and cast iron hitching posts and stone steps to provide assistance in getting in and out of carriages.

**Primary Structures** The primary structures in the environs of the property were predominantly single-family residences. The structures were typically 1, 1 ½, and 2 stories in height and constructed of wood or masonry materials. Various styles were represented in the area.

**Secondary Structures.** Secondary structures were nearly always carriage houses or garages, smoke houses, sheds, and garden structures. There may have been a few kitchen buildings. They would have been constructed of brick, stone, or wood. They typically would have been 1 to 2 ½, stories in height. There were also retaining walls, and wood and iron fences that generally marked property line boundaries.

**Outdoor Activity Spaces** Central Park to the east was the public park for the area. Clinton Park was to the northwest of the area. A number of residences had enough land to provide outdoor activity spaces on private grounds.

**Utilities and Mechanical Equipment** Electrical and telephone lines were common by 1937. Water and sewer and natural gas lines were buried underground.

**Views** The views to the listed property were typical of urban lots. Properties were visible through the small breaks between residential structures.



### *Step Three*

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

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

**Natural Features** There are no significant natural features in the environs of the subject property except the natural ravine (now Watson Park) that separated this residential area from the commercial downtown.

**Property Boundaries and Ownership Patterns** Property boundaries and ownership patterns along Indiana Street reflect the 50 ft. by 117 ft original townsite lots under multiple ownerships.

**Land Use Patterns and Zoning** Land use and zoning support individual dwellings on individual lots. The property is zoned RS5 - Single Dwelling Residential District.

**Circulation Patterns** The circulation patterns have not changed. Access to the properties is still primarily from the state and numbered named streets and alleyways.

**Planned Vegetation Patterns** The planned vegetation patterns are lawns, trees, shrubs, and flower beds. The area includes large street trees lining the streets and foundation plantings. Landscaped areas, particularly in the rear yard, have been partially replaced with parking areas to accommodate the increased number of automobiles.

**Signs and Pedestrian amenities** The signs within the area are almost entirely street names and traffic control signs. Some hitching posts and stone steps are still in place on a few of the streets.

**Primary Structures** The primary structures surrounding the subject property are generally the same as were present during the period of significance. There have been a few modern residential buildings introduced into the area.

**Secondary Structures** Some of the secondary structures associated with the residential uses remain. The number of secondary structures has been reduced to provide for additional parking areas. Most of the front yard fences have been removed. New rear yard privacy fences have been constructed.

**Outdoor Activity Spaces** Central Park now named Watson Park remains a city park for the area. A portion of Clinton Park remains, but part of the park is used for the site of Pinckney Elementary School. The amount of private green outdoor activity space has been reduced. There are numerous private patios, and several decks at the rear of the residences.

**Utilities and Mechanical Equipment** There are storm sewer inlets, traffic signs and some street lighting along the streets in the area. Water meter and manhole covers are typical

throughout the area. Fire hydrants are located along the streets. Electrical and telephone lines are both above ground and below ground in the area.

**Views** Views to and from the subject property have not changed significantly from the time of construction.

#### *Step Four*

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

**Natural Features** The natural features remain the same.

**Property Boundaries and Ownership Patterns** The platting of the property has not changed. The ownership patterns in the area have changed.

**Land Use Patterns and Zoning** The land use and zoning patterns have not changed. There was a period of time when the area supported more multi-family uses, but the pattern has reverted back to single family uses.

**Circulation Patterns** Street and sidewalk patterns have changed very little, but the paving materials have changed in some areas.

**Primary Structures** Primary structures remain the same.

The majority of the structures along Indiana Street retain many of their original features.

**Secondary Structures** Overall, the number of secondary structures has been reduced. Some secondary structures have been replaced with new structures. New rear yard decks and patio areas have been constructed. The introduction of rear yard privacy fences is common in the area.

**Outdoor Activity Spaces** There is less green outdoor activity area space than was present during the period of significance. There is more private manmade outdoor activity space present in the side and rear yards of the residences.

**Utilities and Mechanical Equipment** The character of the utilities and mechanical equipment in the area is not obviously different than in the period of significance.

**Views** The views to and from the subject property have not changed significantly.

## *Conclusion*

The Environs for 643 Indiana Street, the Wilder-Clark House, should be reviewed in the following manner.

Maintaining the existing structures and visual appearance of the environs is the primary focus of review. Main structure demolitions would be approved only if documentation was provided that indicated that the structure was unsound and/or a certificate of economic hardship was approved.

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

Major projects (major additions, new infill construction, major alterations, roof changes, etc.) will be reviewed by the Historic Resources Commission. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior's Standards for Rehabilitation and the Criteria set forth in 22-505, 22-506, and 22-506.1.



Pre-Application Meeting Required Planner _____ Date _____ Application Number _____ L- _____ Date Received _____ _____
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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

**APPLICATION FOR LANDMARK DESIGNATION IN  
THE LAWRENCE REGISTER OF HISTORIC PLACES**

**1. Property Nomination Information**

<b>Historic Property Name:</b>	Clark Residence
<b>Property Address:</b>	643 Indiana Street
<b>City, State, Zip Code:</b>	Lawrence, Kansas 66044
<b>Legal Description:</b>	LANE'S FIRST ADD BLK 2 (LT 24 FT WIDE) LT 1 & LT 2 (LT 50 FT WIDE); ALSO INDIANA STREET S 22 FT LT 165 (U02251,4642 & 4643 COMBINED 1988)

**2. Applicant Information**

<b>Name:</b>	Daniel and Phyllis Watkins c/o Lindsay Crick
<b>Street Address:</b>	219 N 5th St.
<b>City, State, Zip Code:</b>	Lawrence, Kansas 66044
<b>Home Phone:</b>	513-257-4892
<b>Work Phone:</b>	
<b>Email Address:</b>	lindsaycrick@gmail.com

**3. Owner Information**

<b>Name:</b>	Daniel and Phyllis Watkins
<b>Street Address:</b>	643 Indiana Street
<b>City, State, Zip Code:</b>	Lawrence, Kansas 66044
<b>Home Phone:</b>	
<b>Work Phone:</b>	
<b>Email Address:</b>	danwatkins@danwatkinslaw.com

**Is this an owner initiated nomination?:**  Yes  No

**If not, has the owner been notified by the applicant of this nomination?:**  Yes  No

**If sponsored by an organization:**

**Organization Name:** Lawrence Preservation Alliance

**Organization Address:** P.O. Box 1073

**Organization City, State, Zip Code:** Lawrence, Kansas 66044

4. This property is being nominated for its:  
 Historic Significance:   
 Architectural Significance:   
 Association with an Important Local, State or National individual or event:

5. Historic Background Information

<b>Date Built:</b> 1895	<b>Estimated Documented</b> <input type="checkbox"/>	<b>Source:</b> National Register Nomination	<b>Comments:</b>
<b>Date of Building Alterations or Additions:</b> See attachments	<b>Estimated Documented</b> <input type="checkbox"/>	<b>Source:</b> Owner	<b>Comments:</b>

Description of Building Additions or Alterations:

<b>Original Owner:</b> James Francis Wilder	<b>Source:</b> NR Nomination & Watkins Museum Files
<b>Original Builder or Architect:</b> Unknown	<b>Source:</b>
<b>Original Use:</b> Residence	<b>Source:</b> NR Nomination & Watkins Museum Files

6. Architectural Significance

See attachments

7. Historic Significance

See attachments

8. Authorization and Certification

I, the undersigned do hereby have the legal authority to submit this nomination and I certify that the information provided on this application is true and correct to the best of my knowledge.

Signature: Jan Watkins 11/20/18 Date:

Signature: Phyllis Watkins 11-20-15 Date:





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

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

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

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Tdd 785-832-3205  
Fax 785-832-3160

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**INFORMATION REQUIRED FOR SUBMITTAL WITH APPLICATION FOR NOMINATION  
TO THE LAWRENCE REGISTER OF HISTORIC PLACES**

Use the checklist below to be sure your application is complete.

- Application Form
- Certified property owner list from County Clerk's office for properties within 250' of the requested property for nomination.
- Photographs of each elevation of the structure.
- Legal description of nominated property.
- If the property is listed on the State and/or National Registers of Historic Places, copies of the applications for nomination and pertinent resources materials.
- Any additional documentation you believe is relevant to this nomination which you would like considered in the review process.
- The fee for application processing is \$10.00 for landmark nominations and \$50.00 for district nominations.



# **APPLICATION FOR LANDMARK DESIGNATION IN THE LAWRENCE REGISTER OF HISTORIC PLACES**

643 Indiana Street  
Lawrence, Kansas 66044

## **Architectural Significance**

This large, two and a half story house in Old West Lawrence is a well-preserved example of the Queen Anne style of architecture that was popular between approximately 1880 and 1910. The house has a rusticated stone foundation with clapboard or weatherboard siding. There is a band of scalloped shingles between the first and second floors, with these same shingles appearing on each of the gables. The roof is complex mixture of gable and hipped roof forms and is clad with asphalt shingles; the roof also contains multiple, red brick chimneys. All windows are 1-over-1, with the exception of a few decorative windows (primarily in the gables).

The front facade has a full-width, wrap-around porch with a shed roof that has two gabled projections, one at the front entry location and the other at the corner where the porch wraps to the west. This porch is supported by turned columns and has a great deal of architectural detail, especially the spandrel fans located in each of the gables. The porch also has spandrel and bracket detailing that runs its entire length, as well as a decorative balustrade.

There is an additional entry on the south elevation of the house, as well as another entryway on the west elevation that is set into a small shed roofed addition/enclosed porch.

At the northwest corner of the property is a one and a half story, two-car garage that has matching siding and shingle detail in the gable ends. The garage access is from the south side of the structure. The south gable end has two windows, and the garage's eaves have exposed rafter tails with brackets at the gable ends.

Overall, this property has a high degree of architectural integrity worthy of placement on the Lawrence Register of Historic Places. Additionally, it is listed as a contributing structure within the Old West Lawrence National Register District.

# **APPLICATION FOR LANDMARK DESIGNATION IN THE LAWRENCE REGISTER OF HISTORIC PLACES**

643 Indiana Street  
Lawrence, Kansas 66044

## **Historic Information**

*(All information is from the "643 Indiana St." vertical file at the Watkins Museum)*

This home was built ca. 1895 for James Francis Wilder, more commonly known as J. F. Wilder. Wilder came to Lawrence from Troy, New York in 1870 along with his wife, Abigale Betsy Bogardus Wilder. In 1873, his brother Charles followed, and after his arrival, the two formed the Wilder Brothers Shirt Manufacturing Company.

Wilder Brothers produced made to order garments, especially men's shirts. Business grew rapidly, and they soon had traveling salesmen that covered Kansas, Colorado, New Mexico, and Texas. Uniform shirts were sold to fire companies; miners purchased wool flannel; and bartenders often purchased "fancy" shirts made to order just for them.

Following their initial success, J.F. and Charles built a laundry next to their original location to provide a local and mail-order laundry service. In 1881, they began constructing a new, three-story building with a basement at 612 New Hampshire Street (later home to Reuter Organ Company). When it opened in 1883, the building provided space for a cutting room, space for two dozen sewing machines, a trimming room, laundry room, ironing room, a shipping room, and an office. The building also showcased steam heat and gas lighting.

By the mid-1880s, Wilder Brothers employed approximately 100 people, and began producing women's garments. At the end of the decade, the business was one of the largest of its kind in the nation devoted to made to order shirts and garments. However, by the late 1890s, business began to decline due to a lack of effort to modernize. Charles passed away in 1899, and by 1917, J.F. sold the business to Rahn & Lyman, who then removed the plants to Topeka. Wilder then sold his two Indiana Street residences, the Wilder Brothers factory building and grounds, plus land in Western Kansas, to his son-in-law, John McCurdy, and John's brother, Charles.

643 Indiana Street was owned by J.F. Wilder for approximately twenty-two years. Following the sale of the house in 1917, J.F. lived with Charles McCurdy until passing away in May 1918. In the 1920s, the house was home to Rumsey Brothers Funeral Home, and later was supposedly operated as a boarding house before being converted back to a single-family residence. From 1940 to 1975, the house was home to Carroll and Pearl Clark. Mrs. Clark is known for founding the Old West Lawrence Association.

**APPLICATION FOR LANDMARK DESIGNATION IN THE LAWRENCE REGISTER OF  
HISTORIC PLACES**

643 Indiana Street  
Lawrence, Kansas 66044

**Alterations According to Property Owner**

The garage and back driveway were constructed in 1987. There previously was a barn in the back, but the current owners understand that it burned down at some point. The current owners reconstructed the south porch in 1994. It originally had a roof on it. They also reconstructed the whole back porch area in early 2000's to extend a landing for the lift to connect with. Mark Russell did the plans for each of these projects and aimed to keep the reconstruction as consistent as possible with the original. Additionally, a patio area was constructed in 1994.

**Kansas State Historical Society  
Historic Sites Survey**

**HISTORIC BUILDING INVENTORY FORM**

SEE INSTRUCTIONS

**1. NAME**  
 COMMON: *Clark Residence*  
 AND/OR HISTORIC:

**2. LOCATION**  
 STREET AND NUMBER: *643 Inidana*  
 CITY OR TOWN: *Lawrence* CONGRESSIONAL DISTRICT:  
 STATE: *Ks.* CODE: COUNTY: *Douglas* CODE:

**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work In progress
PRESENT USE (Check One or More as Appropriate).			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

**4. OWNER OF PROPERTY**  
 OWNER'S NAME: *Mr. & Mrs. Carroll D. Clark*  
 STREET AND NUMBER: *same*  
 CITY OR TOWN: STATE: CODE:

**5. LOCATION OF LEGAL DESCRIPTION**  
 COURTHOUSE, REGISTRY OF DEEDS, ETC.:  
 STREET AND NUMBER:  
 CITY OR TOWN: STATE: CODE:

**6. REPRESENTATION IN EXISTING SURVEYS**  
 TITLE OF SURVEY: *Inventory of Historic Sites*  
 DATE OF SURVEY: *1976*  Federal  State  County  Local  
 DEPOSITORY FOR SURVEY RECORDS:  
*Kansas State Historical Society*  
 STREET AND NUMBER: *120 W 10<sup>th</sup>*  
 CITY OR TOWN: *Topeka, Ks. 66612* STATE: CODE:



## 7 DESCRIPTION

CONDITION	(Check One)					(Check One)
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered			<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site

Present appearance: *Same as original*

Number of stories 3 Basement yes Length 70' Width 50' Height 50'

Foundation material:

Exterior wall material: *White wooden lap siding + dark green wooden shingles*

Color of exterior:

Type (shape) of roof: *Gabled*

Color of roof: *Dark green*

Roof materials: *Asphalt shingles*

Windows: material, form *wood frames painted white, clear glass. Frames or screens are gray. Ornate cut glass above main window on S.E. corner of window.*

Doors: materials, form *Main entr. - single, wood, varnished with ornate frosted glass + prism edge glass.*

Lintels and sills: type, shape, material *Wood*

Eaves and cornice: *Case has ornate work of exposed rafters + support members.*

Chief exterior features: (towers, turrets, bays, porches, entrances, unusual detailing)

*Large porch enclosed the front portion of the house, ornate wood features.*

Architectural style: *Victorian*

Explain how the present exterior appearance differs from the original.  
What additions and alterations have been made?

SEE INSTRUCTIONS

**SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

- |  |                                       |                                       |                                       |
|--|---------------------------------------|---------------------------------------|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century  | <input type="checkbox"/> 17th Century | <input type="checkbox"/> 19th Century |                                       |

SPECIFIC DATE(S) (If Applicable and Known) *1890's*

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> Aboriginal     | <input type="checkbox"/> Education              | <input type="checkbox"/> Political           | <input type="checkbox"/> Urban Planning                |
| <input type="checkbox"/> Prehistoric    | <input type="checkbox"/> Engineering            | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify)               |
| <input type="checkbox"/> Historic       | <input type="checkbox"/> Industry               | <input type="checkbox"/> Science             | <input checked="" type="checkbox"/> Western Settlement |
| <input type="checkbox"/> Agriculture    | <input type="checkbox"/> Invention              | <input type="checkbox"/> Sculpture           | _____  |
| <input type="checkbox"/> Architecture   | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____  |
| <input type="checkbox"/> Art            | <input type="checkbox"/> Literature             | <input type="checkbox"/> Theater             | _____  |
| <input type="checkbox"/> Commerce       | <input type="checkbox"/> Military               | <input type="checkbox"/> Transportation      | _____  |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music                  |  | _____  |
| <input type="checkbox"/> Conservation   |   |  | _____  |

SEE INSTRUCTIONS

Date of construction:

Architect:

Builder:

Cost:

Other construction data:

First occupant:

Original usage: *Residence*

Other occupants, if known:

Other usages, if any:

Present use: *Residence*

Future plans, if known:

Reason(s) the place is significant:

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Local contact person:

Written sources:

10. GEOGRAPHICAL DATA

Sketch Map: Draw a map showing the building or site in relationship to streets or roads. Label all streets and include a north arrow.

Sketch the shape of the building, indicating porches, additions, and entrances. Include north arrow.

Acreage:

Outbuildings:

Neighborhood, or environment:

Is the property endangered? If so, by what?

11. FORM PREPARED BY

NAME AND TITLE:

ORGANIZATION

DATE

1976

STREET AND NUMBER:

CITY OR TOWN:

STATE

CODE

**633 Indiana Street (continued)**

agent, J. R. Holmes) and his wife Mary I. (1923, 1925/26); Edward F. Sullivan (binder, KU Library) and his wife L. Margaret (1927/28, 1929/30). The dwelling was recorded on the 1927 Sanborn Map. Ed Scheurick Construction was issued a building permit (#18680) to remodel the dwelling on 1/21/1983.

Two story, cross gable, brick Folk House National dwelling on rusticated stone foundation. Entrance to dwelling is located in north end of facade. A two story, clapboard sheathed gable addition projects from north elevation. Chamfered column porch projects from east elevation of addition. Clapboard sheathed, flat roofed second story above porch. A concrete walk leads from public sidewalk to two concrete steps at building entrance. One and a half story, end-gable garage located on SW corner of property. Garage entrance located in south elevation. Fenestration in gable ends.

**637 Indiana Street (244) Contributing**

The property was recorded as unimproved in the 1873 Atlas of DG Co. A significant increase in property tax valuation occurred in 1908 when E. F. Rogers was the owner of record. In 1908/09, 1911, 1913/14, 1915, and 1917 J. Frank Wilder (Wilder Bros. Steam Laundry, Shirt Mnfg. & Mens Furnishings, 612 N.H.) and his wife Abbie were listed as residents of this location. Oscar D. Moore (contractor, 637 Indiana) and his wife Lenora were listed as occupants in 1919. In 1923, 1925/26, and 1927/28 Harry L. Kane (prop., Kane's Cash Grocery, 904 Mass.) and his wife Mella M. were listed as residents. Harry Kane was listed as the owner of the property in 1923, 1925/26, and 1927/28. Lawrence Kane was also listed as a resident in 1927/28. By 1929/30 Mella M. Kane (widow of Harry) was listed as owner and occupant. The dwelling was recorded on the 1927 Sanborn Map.

Two story, gambrel with cross gable, frame Colonial Revival dwelling on rusticated stone foundation. Entrance to dwelling is located under southeast corner of gambrel. A flat roof porch supported by Tuscan columns on rusticated stone piers projects from east end of south elevation. A brick chimney pierces roof centrally. Clapboards sheathe first story, shingles sheathe second story. A gable dormer projects from south roof slope above porch. A concrete walk leads from public sidewalk to two concrete steps at entrance. A concrete driveway runs along south edge of property.

**643 Indiana Street (245) Key contributing**

J. F. Wilder was the owner of record when a significant increase in property tax valuation occurred in 1895. James Frank Wilder (Wilder Bros. Shirt Mnfg. & Steam Laundry, 612 N. H.) was listed as residing at this address in 1896, 1898, 1900/01, 1902/03, 1905, and 1907. James Frank Wilder was listed as the treas., Atlas B. & L. Association in 1898 and the director of the Lawrence National Bank in 1900/01. Mrs. Abbie Wilder (wife of J. F.) was listed as resident in 1898 through 1907. In 1911 Whitsed C. Laming, his wife Mattie, Foster Laming, and Edith Laming (student, KU) were listed as residents of this address. Edwin S. Peckham (pres., Peckham Clothing Co., 807 Mass.) and his wife Marie were listed as occupants in 1913/14, 1915, 1917 and 1919. In 1923, 1925/26, 1927/28 and 1929/30 the Rumsey Bros. Funeral Home, Ambulance Service & Undertakers were listed at this address. In addition, Charles B. Rumsey, his wife Mabel and Mrs. Delia C. Rumsey (widow of Lawson) were also listed as residents in 1923, 1925/26, 1927/28, and 1929/30. The dwelling was recorded on the 1927 Sanborn map. Natural Breeze was issued a building permit (#24731) to remodel the dwelling on 8/28/1987.





**3. SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

- |  |                                       |  |  |
|--|---------------------------------------|--|--|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century            | <input checked="" type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century  | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century |  |

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |  |                                      |   |  |
|--|--------------------------------------|---|--|
| <input type="checkbox"/> Aboriginal              | <input type="checkbox"/> Education   | <input type="checkbox"/> Political      | <input type="checkbox"/> Urban Planning  |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Phi-  | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic                | <input type="checkbox"/> Industry    | losophy                                 | _____                                    |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Invention   | <input type="checkbox"/> Science        | _____                                    |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape   | <input type="checkbox"/> Sculpture      | _____                                    |
| <input type="checkbox"/> Art                     | Architecture                         | <input type="checkbox"/> Social/Human-  | _____                                    |
| <input type="checkbox"/> Commerce                | <input type="checkbox"/> Literature  | itarian                                 | _____                                    |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Military    | <input type="checkbox"/> Theater        | _____                                    |
| <input type="checkbox"/> Conservation            | <input type="checkbox"/> Music       | <input type="checkbox"/> Transportation | _____                                    |

STATEMENT OF SIGNIFICANCE

Subsequent to the passage of the Kansas-Nebraska Act in 1854, organizations were formed in New England to encourage and assist the emigration to Kansas of people opposed to the expansion of slavery. The New England Emigrant Aid Association sent Charles H. Branscomb and Charles Robinson (later the first governor of the state) to locate a suitable site for a settlement. They were soon followed by the first group of 29 settlers who arrived at the present location of Lawrence on August 1, 1854, and camped on a hill which they named Mount Oread after a seminary in Massachusetts. (It was on this site that the University of Kansas was later established.) After a day or two the group moved on to the town site and pitched their tents on what is now the west side of Massachusetts street. After the arrival of a second group of 114 in September, the two groups united and organized a town association on September 18, taking the name of their new city from Amos A. Lawrence, one of the trustees of the Emigrant Aid Association.

A. D. Searle started to survey the town site on September 25. Trustees were selected on October 9 to guide the affairs of the Lawrence Association, and on October 17 the members of the association drew for city lots. Construction of simple buildings began immediately thereafter.

Lawrence was the main center of Free State thinking and leadership in Kansas Territory, and as such it was often the focal point for the hatreds and violence of Proslavery settlers and Missouri "Border Ruffians." The city and its inhabitants were several times threatened with destruction and death by besieging forces of irregulars. The government of the territory was controlled by the Proslavery element and created all possible hardships for the Free State people in Lawrence. On May 1, 1856, a Proslavery force burned a number of buildings, destroyed the printing presses of Free State publications and plundered the town.

Perhaps the most infamous event in the history of Lawrence was the raid by Quantrill's guerillas on August 21, 1863. The citizens of Lawrence were caught off guard and generally without the means at hand to defend themselves. Approximately 143 people were murdered and another 30 seriously wounded. The raiders, according to survivors' accounts, passed by those who offered armed resistance and claimed the defenseless for their victims. Almost the entire business district

SEE INSTRUCTIONS

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Old West Lawrence Historic District encompasses all or parts of 12 city blocks near the center of Lawrence, Kansas. The major portion of the district lies in six city blocks bordered on the north by Sixth street, on the east by Tennessee, on the south by Eighth street and on the west by Indiana. Included in this residential neighborhood are about 50 residential structures of distinction.

The houses in the district reflect the distinctive characteristics of late 19th century Kansas architecture. A mixture of styles typical of this era in Kansas history as well as a cross section of building materials in common use can be found in the district. The district contains a significant and very distinguishable blending of style, form, character and construction. Examples of Victorian style, Eclectic assemblages, Italianate Renaissance style, and simple utilitarian Frontier architecture exist in peaceful coexistence in this area. Building materials range from massive stone masonry through brick construction to wood framing replete with intricate pattern and scroll designs embellishing stately two and three story mansions. Magnificent porches, soaring towers and bay windows typical of the period of construction are visible everywhere.

The fine structures are further enhanced by understanding site development and landscaping, establishing a dignity not readily found in today's residential communities. The close proximity of so many important houses and the fine care they have received make this district outstanding.

Restoration and preservation of many of the buildings, notably by their owners, has helped to revive interest in the district's potential by showing both the financial feasibility and the architectural merit of such improvements. There has been virtually no unsympathetic renovation.

Concern for the integrity of the district recently inspired the area residents to petition the city not to replace their original brick paved streets with modern concrete.

This district is the most unique collection of period residences in Kansas and by virtue of its breadth of architectural styles and building materials becomes a significant segment in the architectural heritage of the state.

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Continuation Sheet) No. 1

STATE	
Kansas	
COUNTY	
Douglas	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

2. The boundaries of the Old West Lawrence Historic District are as follows:

From the midpoint of the intersection of Tennessee and Sixth streets, the boundary runs south down the center of Tennessee street to a point about 392 feet south of the midpoint of the Eighth street intersection, then west to the alley west of Tennessee and north up the center of the alley to the middle of Eighth street, then one-half block west to the midpoint of the Eighth street-Ohio street intersection and south down Ohio about 140 feet, then west to the alley west of Ohio street and south down the alley about 85 feet, then west to the center of Louisiana street and north 85 feet, then west one and one-half blocks to the center of the alley west of Indiana street (which is the southwest corner of the district), then north up the center of the alley approximately two blocks to a point about 100 feet south of the east-west alley, then east across Indiana to the next alley, north to the center of Sixth street, and east two and one-half blocks to the beginning point.

8. was looted and burned to the ground. Nearly 100 homes were destroyed and most of the others were looted. Slowly the grief-stricken survivors came to grips with the situation and began to clean up and rebuild. Indicative of their spirit was the attitude reflected in a sign on a harness shop: "Established 1855; stood the drought of 1860; totally destroyed in 1863; defies all competition in 1864."

The end of the Civil War brought new settlers, economic recovery and a building boom. At the time of Quantrill's raid the main residential area was east of Massachusetts street. After the war an area west of Massachusetts became the fashionable part of town where many of the prominent and prosperous built their large homes. The neighborhood now designated as the Old West Lawrence Historic District was included in this post Civil War residential development and is the only part of it which has withstood the encroachments of business, university and multiple family housing.

Although all of what is now the Old West Lawrence Historic District was included in the October, 1854, survey map of Lawrence City by A. D. Searle, not all of the district was in the original Lawrence townsite. Official plat maps show that several blocks are in Lane's First Addition. James Lane was one of the prominent Free State leaders in Lawrence and one of the first two United States senators from Kansas. Through the use of political influence Lane was able to acquire the land adjoining the original townsite on the

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Continuation Sheet) No. 2

STATE	
Kansas	
COUNTY	
Douglas	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

8. west. He had a previously granted patent invalidated and then claimed the land for himself. (Lane shot and killed Gaius Jenkins on June 3, 1858, in a dispute over this claim.) Lane's First Addition was developed as the city expanded westward after the Civil War.

The great majority of the homes in the Old West Lawrence Historic District were erected between 1870 and 1920, although examples can be found outside both dates. Several of the stone houses in the Vernacular style were built in the early 1860's, and at least one--646 Louisiana--was burned by Quantrill's raiders and later rebuilt. Predominant in the district are the frame or brick Italianate homes of the late 1860's and 1870's. Many of the homes built at the end of the 19th century are large pretentious structures in the Victorian Baroque style. Although houses of later construction can be found in the district, they blend into the neighborhood and do not detract from the atmosphere created by the older, more ornate homes.

The homeowners of this neighborhood take pride in their fine old homes and have united to form the Old West Lawrence Association. Street signs have been placed identifying the area as Old West Lawrence. (The area thus identified is larger than the historic district; the boundaries of the district were drawn after careful on-the-scene study showed that the organization included a number of blocks which had some modern commercial buildings and other structures out of keeping with the general atmosphere of a historic residential district.) One of the primary purposes of the association is to block attempts fostered by various commercial interests to change the city zoning ordinances to permit business and apartment development in the neighborhood.

The Old West Lawrence Historic District is important to the heritage of the city of Lawrence and the state of Kansas. Architecturally, this neighborhood demonstrates the development and transition of Kansas residential styles from the 1860's to the early 20th century. No other neighborhood in the state has yet been identified where such a large number of 19th century homes still stand in excellent condition and without detrimental encroachments by businesses and modern housing developments.

9. Cordley, Richard, A History of Lawrence, Kansas (Lawrence, Lawrence Journal Press, 1895).
- Crafton, Allen, Free State Fortress (Lawrence, The World Co., 1954).
- Frontier of Freedom: A Story of Lawrence (Lawrence, The World Co., 1955).
- Gladstone, Thomas H., Kansas; or Squatter Life and Border Warfare in the Far West (London, G. Routledge and Co., 1857), pp. 20-36.

**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

Blackmar, Frank W., "The Annals of an Historic Town," Annual Report of the American Historical Association 1893 (Washington, D. C., Government Printing Office, 1894), pp. 486-499.

Bright, John D., editor, Kansas--The First Century (New York, Lewis Historical Publishing Co., 1956), pp. 121-128.

Caldwell, E. F., compiler, A Souvenir History of Lawrence, Kansas, 1898 (Kansas City, Mo., Lawton and Burnap, 1898).

Connelley, William E., editor, "The Lane-Jenkins Claim Contest," Kansas Historical Collections, v. 16 (1923-1925), pp. 21-176.

**10. GEOGRAPHICAL DATA**

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES			
CORNER	LATITUDE		LONGITUDE			
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	38°	58'	24"	95°	14'	36"
NE	38°	58'	24"	95°	14'	21"
SE	38°	58'	05"	95°	14'	21"
SW	38°	58'	05"	95°	14'	36"

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 40 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE

**11. FORM PREPARED BY**

NAME AND TITLE: Richard D. Pankratz, Planner  
Charles L. Hall, Architectural Consultant

ORGANIZATION: Kansas State Historical Society DATE: October 14, 1971

STREET AND NUMBER: 120 West Tenth Street

CITY OR TOWN: Topeka STATE: Kansas 66612 CODE: 20

**12. STATE LIAISON OFFICER CERTIFICATION**

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National  State  Local

Name: Nyle H. Miller  
 Title: Executive Secretary, Kansas State Historical Society  
 Date: November 30, 1971

**NATIONAL REGISTER VERIFICATION**

I hereby certify that this property is included in the National Register.

\_\_\_\_\_  
 Chief, Office of Archeology and Historic Preservation

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
 Keeper of The National Register

Date: \_\_\_\_\_

SEE INSTRUCTIONS



NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Continuation Sheet) No. 3

STATE	
Kansas	
COUNTY	
Douglas	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

9. Holloway, J. N., History of Kansas (Lafayette, Indiana, James, Emmons and Co., 1868), pp. 317-338.  
History of the State of Kansas (Chicago, A. T. Andreas, 1883), pp. 312-330.  
Nineteenth Century Houses in Lawrence, Kansas (Lawrence, University of Kansas Museum of Art, 1968).  
One Hundred Years of History Significant to Kansas (Lawrence, The World Co., 1954).  
"Souvenir Program of the 75th Anniversary of the Founding of Lawrence" (Lawrence, the World Co., 1929).

9+

8

7

6

1460' or 1500'

395'

Tennessee

Ohio

Louisiana  
1125'

Indiana

Mississippi

(827)

(805)

(812)

(802)

(801)

(620)

(619)

alley



P

Park

DOUGLAS COUNTY

OLD WEST LAWRENCE HIST. DIST.

045-3010-0028

600 Indiana	045-3010-0429**
601 Indiana	045-3010-0524** NC
612 Indiana	045-3010-0428** NC
615 Indiana	045-3010-0525**
617 Indiana	045-3010-0527**
620 Indiana	045-3010-0048
622 Indiana	045-3010-0426
623 Indiana	045-3010-0528
625 Indiana	045-3010-0529
630 Indiana	045-3010-0425
633 Indiana (Lanning House)	045-3010-0054
634 Indiana	045-3010-0424 NC
637 Indiana	045-3010-0531
638 Indiana	045-3010-0532 NC
640 Indiana	045-3010-0533 NC
643 Indiana (Clark House)	045-3010-0053
646 Indiana	045-3010-0536 NC
700 Indiana	045-3010-0447
703 Indiana	045-3010-0562 NC
704 Indiana	045-3010-0036
710 Indiana	045-3010-0039
711 Indiana (Van Vleck House)	045-3010-0052
718 Indiana	045-3010-0444 NC
720 Indiana	045-3010-0443
721 Indiana	045-3010-0564 NC
724 Indiana	045-3010-0038
728 Indiana	045-3010-0441
734 Indiana (Dodd House)	045-3010-0051
737 Indiana	045-3010-0034
742 Indiana (J.S. McKay House)	045-3010-0050
743 Indiana	045-3010-0566
746 Indiana	045-3010-0438
800 Indiana	045-3010-0537
801 Indiana (Anderson House)	045-3010-0071
808 Indiana	045-3010-0538**
809 Indiana	045-3010-0035**
812 Indiana	045-3010-0539**
815 Indiana	045-3010-0570**
816-818 Indiana	045-3010-0540** NC
817-8171/2 Indiana	045-3010-0571** NC
820 Indiana	045-3010-0541**

\*\* OLD WEST LAWRENCE RESURVEY AREA, NOT ON NR

OLD WEST LAWRENCE HISTORIC DISTRICT

821 Indiana	045-3010-0572**
824 Indiana	045-3010-0542** NC
825 Indiana	045-3010-0573** NC
828 Indiana	045-3010-0543** NC
829 Indiana	045-3010-0574**NC
833 Indiana	045-3010-0575** NC
836 Indiana	045-3010-0544** NC
837 Indiana	045-3010-0576**
846 Indiana	045-3010-0545** NC
847 Indiana	045-3010-0577** NC
600 Ohio	045-3010-0041
603 Ohio (Godwin House)	045-3010-0019
610 Ohio	045-3010-0671
615 Ohio (Phillip Reed House)	045-3010-0065
618 Ohio	045-3010-0673
620 Ohio	045-3010-0674
622 Ohio	045-3010-0675
625 Ohio	045-3010-0676
626 Ohio	045-3010-0677
627 Ohio (Wyatt House)	045-3010-0066
630 Ohio	045-3010-0678
631 Ohio	045-3010-0501
636 Ohio	045-3010-0679
637 Ohio	045-3010-0502
638 Ohio	045-3010-0680
640 Ohio	045-3010-0681
641 Ohio	045-3010-0503
645-645 1/2 Ohio	045-3010-0504
646 Ohio	045-3010-0682 NC
700 Ohio	045-3010-0683
701 Ohio	045-3010-0505
704 Ohio	045-3010-0684
705 Ohio	045-3010-0506
708 Ohio	045-3010-0685
709 Ohio	045-3010-0507
712 Ohio	045-3010-0686 NC
717 Ohio (Waid Apartments)	045-3010-0068
718 Ohio	045-3010-0687
720 Ohio	045-3010-0033
721 Ohio	045-3010-0509
725 Ohio	045-3010-0510
726 Ohio	045-3010-0589 NC
728 Ohio	045-3010-0727
729 Ohio	045-3010-0511
735 Ohio	045-3010-0512
738 Ohio	045-3010-0731 NC

\*\* OLD WEST LAWRENCE RESURVEY AREA, NOT ON NR

OLD WEST LAWRENCE HISTORIC DISTRICT

739 Ohio	045-3010-0513
740 Ohio	045-3010-0690
742 Ohio	045-3010-0032
745 Ohio (Bess Stone Activity Center )	045-3010-0067
746 Ohio	045-3010-0692
800 Ohio	045-3010-0693
805 Ohio (Ragle House)	045-3010-0014
806 Ohio	045-3010-0694** NC
809-811 Ohio	045-3010-0516** NC
812 Ohio	045-3010-0695** NC
815-817 Ohio	045-3010-0517** NC
816 Ohio	045-3010-0696** NC
819 Ohio	045-3010-0518 **NC
820 Ohio	045-3010-0697** NC
821 Ohio	045-3010-0519**
824 Ohio	045-3010-0698**
825 Ohio	045-3010-0520**
828 Ohio	045-3010-0699 **NC
829 Ohio	045-3010-0418**
830 Ohio	045-3010-0700**
832 Ohio	045-3010-0701**
833 Ohio	045-3010-0419** NC
847 Ohio	045-3010-0420 **NC
600 Louisiana (Seaver House)	045-3010-0042
601 Louisiana (Town Manor Apartments )	045-3010-0029
607 Louisiana	045-3010-0468
608 Louisiana	045-3010-0469
612 Louisiana	045-3010-0470
615 Louisiana (R. Johnston House)	045-3010-0064
620 Louisiana	045-3010-0472
621 Louisiana	045-3010-0473
624 Louisiana	045-3010-0474
627 Louisiana	045-3010-0475
628 Louisiana	045-3010-0477
631 Louisiana	045-3010-0479
638 Louisiana (Johnson House)	045-3010-0063
641 Louisiana	045-3010-0481 NC
642 Louisiana	045-3010-0482
646 Louisiana	045-3010-0483 NC
701 Louisiana (Funk House )	045-3010-0016
702 Louisiana (Shumway House )	045-3010-0061
712 Louisiana	045-3010-0486
713 Louisiana (Pozdo House )	045-3010-0015
716 Louisiana	045-3010-0487
720 Louisiana	045-3010-0488
723 Louisiana (Lewis House )	045-3010-0005

\*\* OLD WEST LAWRENCE RESURVEY AREA, NOT ON NR



OLD WEST LAWRENCE HISTORIC DISTRICT

726 Louisiana	045-3010-0043
731 Louisiana (Bonner House)	045-3010-0062
736 Louisiana	045-3010-0490
740 Louisiana	045-3010-0491
743 Louisiana	045-3010-0012
746 Louisiana	045-3010-0492
800 Louisiana	045-3010-0493 NC
801 Louisiana	045-3010-0448
804 Louisiana	045-3010-0494
809 Louisiana	045-3010-0449 **
812 Louisiana (Apartments )	045-3010-0030
813 Louisiana	045-3010-0450 **
817 Louisiana	045-3010-0451 NC **
818 Louisiana	045-3010-0496 NC **
820 Louisiana	045-3010-0497 **
821 Louisiana	045-3010-0452 **
824 Louisiana	045-3010-0498 NC **
825 Louisiana	045-3010-0453 **
828 Louisiana	045-3010-0499 **
831 Louisiana	045-3010-0454 NC **
832 Louisiana	045-3010-0423 **
835 Louisiana	045-3010-0455 **
838 Louisiana	045-3010-0421 **
841 Louisiana	045-3010-0456 NC **
842 Louisiana	045-3010-0422 NC **
603 Tennessee (Dr. Kimbrough House)	045-3010-0040
615 Tennessee (Wickberg House )	045-3010-0011
621 Tennessee	045-3010-0715
637 Tennessee	045-3010-0037
639 Tennessee (M.M. Penny House)	045-3010-0069
641-645 Tennessee (Penny House)	045-3010-0009
701 Tennessee	045-3010-0720
705 Tennessee	045-3010-0721
707 Tennessee	045-3010-0722
715 Tennessee	045-3010-0723
721 Tennessee	045-3010-0724
727 Tennessee	045-3010-0726
731 Tennessee	045-3010-0729
733 Tennessee	045-3010-0730
741 Tennessee	045-3010-0732
745 Tennessee	045-3010-0733
801 Tennessee (Rankin House )	045-3010-0070
815 Tennessee	045-3010-0736
817 Tennessee	045-3010-0737
821 Tennessee	045-3010-0738
827 Tennessee	045-3010-0740

\*\* OLD WEST LAWRENCE RESURVEY AREA, NOT ON NR

OLD WEST LAWRENCE HISTORIC DISTRICT

831 Tennessee	045-3010-0741**
833 Tennessee	045-3010-0742**
837-839 Tennessee	045-3010-0743** NC
847 Tennessee	045-3010-0744**NC
601-601 ½ Mississippi	045-3010-0591**
615 Mississippi	045-3010-0594**
621 Mississippi	045-3010-0597**
631 Mississippi	045-3010-0599**NC
632 Mississippi	045-3010-0600**
636 Mississippi	045-3010-0601**
639 Mississippi	045-3010-0602**
644 Mississippi	045-3010-0603**
645 Mississippi	045-3010-0604**
700 Mississippi	045-3010-0605**
705 Mississippi	045-3010-0606**NC
708 Mississippi	045-3010-0607**
709 Mississippi	045-3010-0608**
711 Mississippi	045-3010-0609**
714 Mississippi	045-3010-0611**
716 Mississippi	045-3010-0612**
717 Mississippi	045-3010-0613**
720 Mississippi	045-3010-0614**
721 Mississippi	045-3010-0615**
725 Mississippi	045-3010-0616**NC
726 Mississippi	045-3010-0617**
730 Mississippi	045-3010-0619**NC
733 Mississippi	045-3010-0620**
734 Mississippi	045-3010-0622**
736 Mississippi	045-3010-0625**NC
739-741 Mississippi	045-3010-0623**NC
740 Mississippi	045-3010-0624**
746 Mississippi	045-3010-0626**
800-802 Mississippi	045-3010-0627**NC
801 Mississippi	045-3010-0628**
805 Mississippi	045-3010-0629**
808 Mississippi	045-3010-0630**
812 Mississippi	045-3010-0631**
815 Mississippi	045-3010-0632**NC
816 Mississippi	045-3010-0633**
817 Mississippi	045-3010-0634**
820 Mississippi	045-3010-0635**
821 Mississippi	045-3010-0636**
824 Mississippi	045-3010-0637**NC
827 Mississippi	045-3010-0638**
828 Mississippi	045-3010-0639**NC

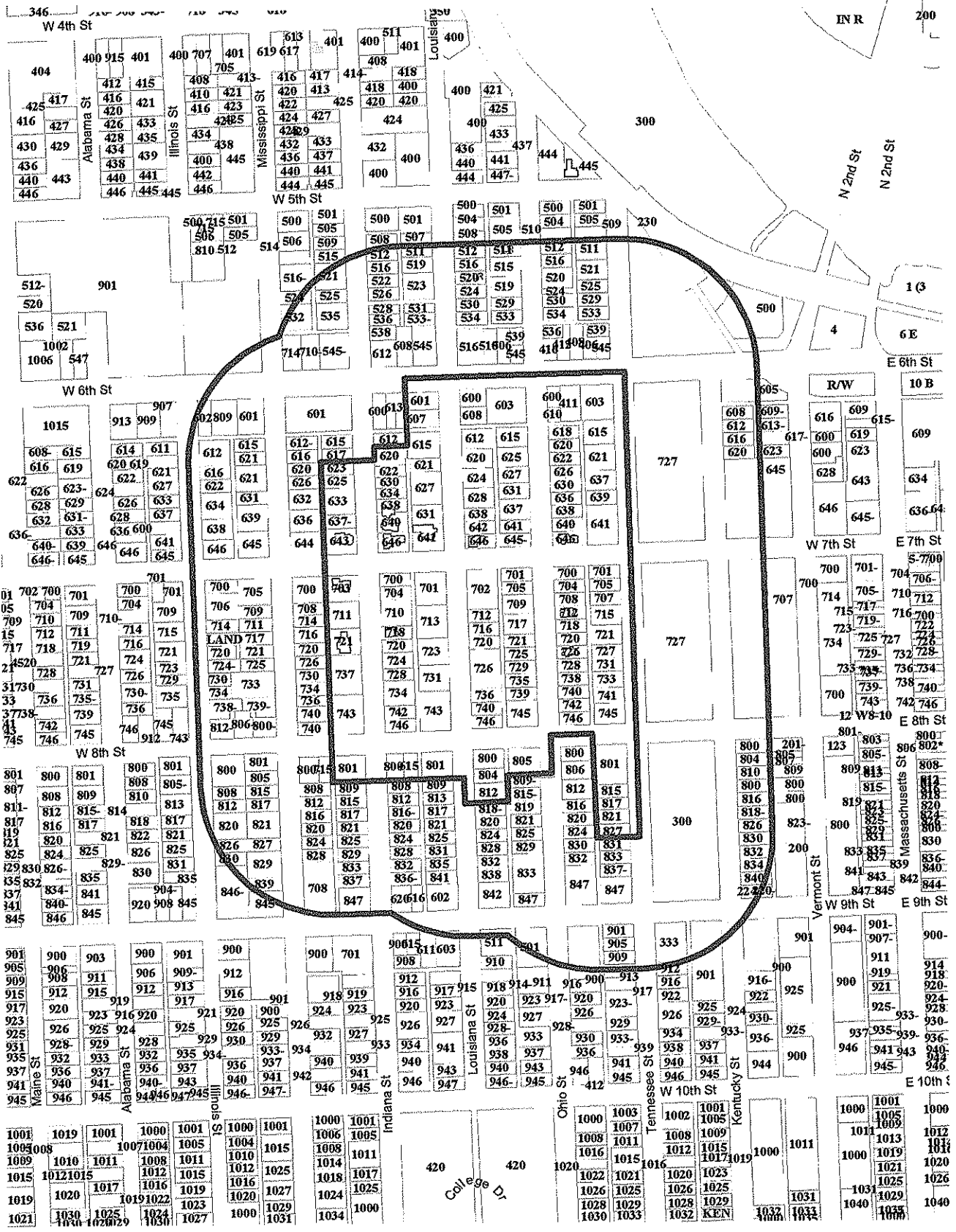
\*\* OLD WEST LAWRENCE RESURVEY AREA, NOT ON NR

OLD WEST LAWRENCE HISTORIC DISTRICT

829 Mississippi	045-3010-0640**
839 Mississippi	045-3010-0641**
845 Mississippi	045-3010-0642**NC
615 W 8th	045-3010-0550
411 W 6th	045-3010-0553**
800-802 W 8th	045-3010-0560**NC
708 W 9th	045-3010-0561**NC
715 W 8th	045-3010-0559**

\*\* OLD WEST LAWRENCE RESURVEY AREA, NOT ON NR

# Boundaries for Old West Lawrence Historic District



Non-Contributing  
 Contributing  
 Proposed District Boundary

SR Kansas Register of Historic Places  
 LR Lawrence Register of Historic Places  
 NR National Register of Historic Places



Old West Lawrence Historic District

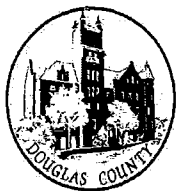
## Douglas County

620 Indiana (Frank W. Cutter Residence) (C);  
622 Indiana (R.C. Grittle Residence) (C);  
623 Indiana (Henry Saunders Residence) (C);  
625 Indiana (Jerry G Simmons Residence) (C);  
630 Indiana (Charles W. Sparr House) (C);  
633 Indiana (Lanning House) (C);  
634 Indiana (P. Waldo Durr Residence) (NC);  
637 Indiana (James Frank Wilder Residence) (C);  
638 Indiana (Martz Residence) (NC);  
640 Indiana (C.H. Cutter Residence) (NC);  
643 Indiana (Clark House) (C);  
646 Indiana (Wagner Residence) (NC);  
700 Indiana (Charles Starkweather Residence) (C);  
703 Indiana (Friedo Barteldes Residence) (NC);  
704 Indiana (Alfred Athay Residence) (C);  
710 Indiana (Herbert Bullene Residence) (C);  
711 Indiana (Samuel Moore Residence(hist)/Piller Residence(common) (C);  
718 Indiana (Louisa Barnes House) (NC);  
720 Indiana (Frank Vaughn Residence) (C);  
721 Indiana (Weakley Residence) (NC);  
724 Indiana (Albert Fischer Residence) (C);  
728 Indiana (Ada Kunkel Residence) (C);  
734 Indiana (Dodds Residence) (C);  
737 Indiana (Arthur D Weaver Residence) (C);  
742 Indiana (J.S. McKay House) (C);  
743 Indiana (Hiram Towne/Fischer Residence) (C);  
746 Indiana (Joseph Windsor Residence) (C);  
800 Indiana (W. Herbert Beatty Home) (C);  
801 Indiana (Anderson Home) (C);  
600 Ohio (H.N. Phelps Residence) (C);  
603 Ohio (William T. Sinclair Home) (C);  
610 Ohio (Anna Rowlands Residence) (C);  
615 Ohio (Phillip Reed House) (C);  
618 Ohio (Abe Levy Residence) (C);  
620 Ohio (Wilder Metcalf Home) (C);  
622 Ohio (Smith Residence) (C);  
625 Ohio (David Robinson Residence) (C);  
626 Ohio (Thomas Fitch Residence) (C);  
627 Ohio (Wyatt House(common)/Henry Martin Residence(hist.) (C);  
630 Ohio (Charles W Sparr Residence) (C);  
631 Ohio (Francis W Jaedicke Home) (C);  
636 Ohio (Lemuel King Residence) (C);  
637 Ohio (Frank Webster Residence) (C);  
638 Ohio (Francis W Jaedicke Residence) (C);



640 Ohio (James A. Flint Residence) (C);  
641 Ohio (George Osborn Home) (C);  
645-645 ½ Ohio (Elizabeth Simmons Residence) (C);  
646 Ohio (Taylor Residence) (NC);  
700 Ohio (F. Eggert Residence) (C);  
701 Ohio (William Shale Residence) (C);  
704 Ohio (Ridley Pearson Residence) (C);  
705 Ohio (William E Spalding Residence) (C);  
708 Ohio (J.G. Jeffries Home) (C);  
709 Ohio (Samuel J. Churchill Residence) (C);  
712 Ohio (NC);  
717 Ohio (Hiram Towne Residence (hist)/Waid Apartments(common) (C);  
718 Ohio (Rankin Residence) (C);  
720 Ohio (Charles Worthington Residence) (C);  
721 Ohio (W.G. Melville Residence) (C);  
725 Ohio (Wesley Callahan Residence) (C);  
726 Ohio (NC);  
728 Ohio (W.H. Nichols Residence) (C);  
729 Ohio (Henry Martin Residence (hist.)/McMahon-Peterson Residence (common) (C);  
735 Ohio (Early F. Huddleston Residence) (C);  
738 Ohio (John Carlson Residence) (NC);  
739 Ohio (David Watt Residence) (C);  
740 Ohio (A.H. Whitcomb Residence) (C);  
742 Ohio (Joseph McConnell Residence) (C);  
745 Ohio (Theodore Poehler Residence (hist.)/Bess Stone Activity Center(common) (C);  
746 Ohio (R.S. Griffith Residence) (C);  
800 Ohio (Phillip H. Pierce Residence) (C);  
805 Ohio (Jacob House Residence (hist.)/Ragle House(common) (C);  
600 Louisiana (Nelson Stevens Residence (hist.)/Seaver House(common) (C);  
601 Louisiana (Otto B. Gufler Residence) (C);  
607 Louisiana (Max Wihelmi Jr. Residence) (C);  
608 Louisiana (Myron Manley Residence) (C);  
612 Louisiana (Isabella Osborn Residence) (C);  
615 Louisiana (W.H. Abrams Residence (hist)/R. Johnston House (common) (C);  
620 Louisiana (Ross Residence)(C);  
621 Louisiana (H.J. Taylor Residence) (C);  
624 Louisiana (Ira Brown Residence) (C);  
628 Louisiana (William H. Fleisher Residence) (C);  
631 Louisiana (Elmer B Pearson Residence) (C);  
638 Louisiana (Albert Knittle Residence) (C);  
641 Louisiana (Samuel Pearson Residence) (NC);  
642 Louisiana (Alonzo Young Residence) (C);  
646 Louisiana (NC);  
701 Louisiana (George Innes House) (C);  
702 Louisiana (Alexander Marks Residence/Shumway Home) (C);  
712 Louisiana (M.G. Beach Residence) (C);

713 Louisiana (Albert Henley Residence/Pozdo House) (C);  
716 Louisiana (Frank W. Anderson Residence) (C);  
720 Louisiana (Edward Jennings Residence) (C);  
723 Louisiana (Lewis House) (C);  
726 Louisiana (Solomon Marks Residence) (C);  
731 Louisiana (William Bigger Residence/Bonner House) (C);  
736 Louisiana (Hon. Samuel D Bishop Residence) (C);  
740 Louisiana (William McKee Residence) (C);  
743 Louisiana (John Sultiff Residence) (C);  
746 Louisiana (Henry Rushner Residence) (C);  
800 Louisiana (A.J. Anderson Residence) (C);  
801 Louisiana (John Henley Residence) (C);  
804 Louisiana (Edward R. Keith Residence) (C);  
812 Louisiana (William S. Dick House) (C);  
603 Tennessee (James Mitchell/Dr. Kimbrough House) (C);  
615 Tennessee (Wickberg/Fuller House) (C);  
621 Tennessee (Protsch Residence) (C);  
637 Tennessee (James W. Green House) (C);  
639 Tennessee (M.M. Penny House) (C);  
641-645 Tennessee (Penny House) (C);  
701 Tennessee (Jacob House Residence) (C);  
705 Tennessee (William E. Spalding Residence) (C);  
707 Tennessee (Willis E. Maynerd Residence) (C);  
715 Tennessee (Gertrude & Janet Welch Residence) (C);  
721 Tennessee (Fredrick H. Smithmeyer Residence) (C);  
727 Tennessee (C);  
731 Tennessee (C);  
733 Tennessee (Frank Hester Residence) (C);  
741 Tennessee (Mary Helen Harrison Residence) (C);  
745 Tennessee (C);  
801 Tennessee (Rankin House) (C);  
815 Tennessee (C);  
817 Tennessee (C);  
821 Tennessee (C);  
827 Tennessee (C);  
615 W 8<sup>th</sup> St. (C);



**JAMIE SHEW**  
**DOUGLAS COUNTY CLERK**  
1100 Massachusetts  
Lawrence, KS 66044

**Marni Penrod**-Chief Deputy Clerk  
**Benjamin Lampe**-Deputy Clerk Elections

December 10, 2015

A CERTIFIED PROPERTY OWNERSHIP LIST WITHIN 250 FT OF 643 INDIANA ST  
(U04642A). 12/10/2015. REQUESTED BY LINDSAY CRICK.

JOHN R. NICHOLS  
DOUGLAS COUNTY CLERK'S OFFICE  
1100 MASSACHUSETTS ST  
LAWRENCE, KS 66044

785-832-5147

[jnichols@douglas-county.com](mailto:jnichols@douglas-county.com)

Douglas County Real Estate Division  
County Clerk's Office. I do hereby certify  
the Property Ownership listed hereto, to be  
true and accurate.

JOINPIN	SYSCALACRE	owner1	owner2	address	city	state	zip	plate	PID	Quickrefid	situs
067-25-0-40-28-005.00-0	0.24173616	MILLER TIMOTHY A	DUTTON TAMARA L	620 INDIANA ST	LAWRENCE	KS	66044	U02237A	023-067-25-0-40-28-005.00-0	R4866	620 INDIANA ST
067-25-0-40-27-012.00-0	0.13432937	SWANSON MARK R	SWANSON KATHLEEN A	617 INDIANA ST	LAWRENCE	KS	66044	U02236	023-067-25-0-40-27-012.00-0	R4860	617 INDIANA ST
067-25-0-40-27-003.00-0	0.13431349	DETTBARN AUGUST J C	DETTBARN CANDACE E	PO BOX 1175	LAWRENCE	KS	66044	U02270	023-067-25-0-40-27-003.00-0	R4849	616 MISSISSIPPI ST
067-25-0-40-27-011.00-0	0.13434310	CARSON MARY F		623 INDIANA ST	LAWRENCE	KS	66044	U02238	023-067-25-0-40-27-011.00-0	R4859	623 INDIANA ST
067-25-0-40-27-004.00-0	0.13432702	SUTTON GRANT G		620 MISSISSIPPI ST	LAWRENCE	KS	66044	U02272	023-067-25-0-40-27-004.00-0	R4850	620 MISSISSIPPI ST
067-25-0-40-26-011.01-0	0.26861933	DETTBARN AUGUST J C Jr	DETTBARN CANDACE E	PO BOX 1175	LAWRENCE	KS	66044	U02271A	023-067-25-0-40-26-011.01-0	R4844	621 MISSISSIPPI ST
067-25-0-40-28-006.00-0	0.11129201	MILLER TIMOTHY A	DUTTON TAMARA L	620 INDIANA ST	LAWRENCE	KS	66044	U02241	023-067-25-0-40-28-006.00-0	R4867	622 INDIANA ST
067-25-0-40-28-012.00-0	0.33647217	ARENSBERG TOM	LARSON ANITA F	627 LOUISIANA ST	LAWRENCE	KS	66044	U02102	023-067-25-0-40-28-012.00-0	R4875	627 LOUISIANA ST
067-25-0-40-27-010.00-0	0.13435728	MASSAD JOHN P		1506 PARK AVE APT 1	BALTIMORE	MD	21217	U02240	023-067-25-0-40-27-010.00-0	R4858	625 INDIANA ST
067-25-0-40-27-005.00-0	0.13434146	STEWART MARY E	STEWART CLARENCE R JR	626 MISSISSIPPI ST	LAWRENCE	KS	66044	U02274	023-067-25-0-40-27-005.00-0	R4851	626 MISSISSIPPI ST
067-25-0-40-28-007.00-0	0.11296646	SEDLOCK CHARLES M	MESHEL LEDA C	1101 WAGON WHEEL RD	LAWRENCE	KS	66049	U02241-01A	023-067-25-0-40-28-007.00-0	R4868	630 INDIANA ST
067-25-0-40-27-009.00-0	0.26877058	ARNOLD THOMAS E	ARNOLD FRANCES A	633 INDIANA ST	LAWRENCE	KS	66044	U02242	023-067-25-0-40-27-009.00-0	R4857	633 INDIANA ST
067-25-0-40-27-006.00-0	0.20152584	KOUNAS NICK		787 E 1300 RD	LAWRENCE	KS	66046	U02276A	023-067-25-0-40-27-006.00-0	R4852	632 MISSISSIPPI ST
067-25-0-40-26-010.00-0	0.13433747	WEBB DEBRA R	WEBB ROSE E	910 RAYMOND PL	COLORADO SPRINGS	CO	80905	U02275	023-067-25-0-40-26-010.00-0	R4843	631 MISSISSIPPI ST
067-25-0-40-28-008.00-0	0.11218774	CARLSON HAROLD E JR	CAMPBELL LYNN M	2132 LEARNARD AVE	LAWRENCE	KS	66046	U02244A	023-067-25-0-40-28-008.00-0	R4869	634 INDIANA ST
067-25-0-40-26-009.00-0	0.26871580	LEHMANN MARK E	LEHMANN DIANA L	PO BOX 442200	LAWRENCE	KS	66044	U02277A	023-067-25-0-40-26-009.00-0	R4841	639 MISSISSIPPI ST
067-25-0-40-28-011.00-0	0.18561784	PINE DEBORAH J	ELDRIDGE MARK G	631 LOUISIANA ST	LAWRENCE	KS	66044	U02107-01A	023-067-25-0-40-28-011.00-0	R4873	631 LOUISIANA ST
067-25-0-40-28-009.00-0	0.13725373	MILLER TIMOTHY A	DUTTON TAMARA L	620 INDIANA ST	LAWRENCE	KS	66044	U02247A	023-067-25-0-40-28-009.00-0	R4870	638 INDIANA ST
067-25-0-40-27-007.00-0	0.22853978	WILSON JEFFREY T	STOCKETT MARIE L	636 MISSISSIPPI ST	LAWRENCE	KS	66044	U02278B	023-067-25-0-40-27-007.00-0	R4853	636 MISSISSIPPI ST
067-25-0-40-27-008.00-0	0.14515179	DILL MELANIE A	DILL RODNEY S	637 INDIANA ST	LAWRENCE	KS	66044	U02248A	023-067-25-0-40-27-008.00-0	R4855	637 INDIANA ST
067-25-0-40-28-010.00-0	0.13457365	KELLY JOHN H	KELLY SANGEETHA L	640 INDIANA ST	LAWRENCE	KS	66044	U02249-01A	023-067-25-0-40-28-010.00-0	R4871	640 INDIANA ST
067-25-0-40-28-011.01-0	0.28494126	HEDGES BLAKE A	HEDGES KRISTIN V	1037 VERMONT ST	LAWRENCE	KS	66044	U04638A	023-067-25-0-40-28-011.01-0	R4874	641 LOUISIANA ST
067-25-0-40-27-008.01-0	0.25807016	WATKINS DANIEL L	WATKINS PHYLLIS A	643 INDIANA ST	LAWRENCE	KS	66044	U04642A	023-067-25-0-40-27-008.01-0	R4856	643 INDIANA ST
067-25-0-40-26-009.01-0	0.26873375	FRYDMAN JOHN	MARTIN-FRYDMAN LAURIE	645 MISSISSIPPI ST	LAWRENCE	KS	66044	U04646A	023-067-25-0-40-26-009.01-0	R4842	645 MISSISSIPPI ST
067-25-0-40-27-007.01-0	0.24184472	RUPP GREGORY A	ROTH JENNIFER C	644 MISSISSIPPI ST	LAWRENCE	KS	66044	U04644A	023-067-25-0-40-27-007.01-0	R4854	644 MISSISSIPPI ST
067-25-0-40-28-010.01-0	0.19884226	WOLFE ESTHER		646 INDIANA ST	LAWRENCE	KS	66044	U04640A	023-067-25-0-40-28-010.01-0	R4872	646 INDIANA ST
067-36-0-10-16-001.00-0	0.33682319	LOOMIS BURDETT A	LOOMIS MICHEL T	701 LOUISIANA ST	LAWRENCE	KS	66044	U04690A	023-067-36-0-10-16-001.00-0	R7372	701 LOUISIANA ST

JOINPIN	SYSCALACRE	owner1	owner2	address	city	state	zip	plate	PID	Quickrefid	situs
067-36-0-10-16-002.00-0	0.13476044	WOLFE CONSTANCE	NOVOSEL JOHN JR	700 INDIANA ST	LAWRENCE	KS	66044	U04713	023-067-36-0-10-16-002.00-0	R7373	700 INDIANA ST
067-36-0-10-15-001.00-0	0.26936685	KRAHN JOSEPH		703 INDIANA ST	LAWRENCE	KS	66044	U04665	023-067-36-0-10-15-001.00-0	R7356	703 INDIANA ST
067-36-0-10-15-002.00-0	0.26932824	MORLEY MICHAEL T	CANDELA ANGELA C	700 MISSISSIPPI ST	LAWRENCE	KS	66044	U04688-01A	023-067-36-0-10-15-002.00-0	R7357	700 MISSISSIPPI ST
067-36-0-10-14-001.00-0	0.28723465	MURPHY HONORA C TRUSTEE		705 MISSISSIPPI ST	LAWRENCE	KS	66044	U04650A	023-067-36-0-10-14-001.00-0	R7335	705 MISSISSIPPI ST
067-36-0-10-16-003.00-0	0.13470540	CLARK STEVEN J	CLARK ELIZABETH B	704 INDIANA ST	LAWRENCE	KS	66044	U04712	023-067-36-0-10-16-003.00-0	R7374	704 INDIANA ST
067-36-0-10-16-004.00-0	0.26938558	TATE BRADFORD L	TATE SUSAN F	710 INDIANA ST	LAWRENCE	KS	66044	U04710A	023-067-36-0-10-16-004.00-0	R7375	710 INDIANA ST
067-36-0-10-15-017.00-0	0.26935958	PILLER LYNN	PILLER SALLY F	711 INDIANA ST	LAWRENCE	KS	66044	U04667A	023-067-36-0-10-15-017.00-0	R7371	711 INDIANA ST
067-36-0-10-15-004.00-0	0.11848478	GREEN LYNNE		708 MISSISSIPPI ST	LAWRENCE	KS	66044	U04688	023-067-36-0-10-15-004.00-0	R7358	708 MISSISSIPPI ST
067-36-0-10-15-005.00-0	0.12386459	KIRKENDALL ERIC D	KIRKENDALL MARY E	714 MISSISSIPPI ST	LAWRENCE	KS	66044	U04686	023-067-36-0-10-15-005.00-0	R7359	714 MISSISSIPPI ST
067-36-0-10-15-006.00-0	0.16155208	DOERCK ZABRINA	DOERCK JASON	716 MISSISSIPPI ST	LAWRENCE	KS	66044	U04684	023-067-36-0-10-15-006.00-0	R7360	716 MISSISSIPPI ST



POL WITHIN 250 FT OF 643 INDIANA ST (U04642A)

TIN JEAN A

YOST FLEDA A TRUSTEE

ALBRIGHT ANDREA  
ADAMS LANCE J

MONROY AMY  
STEPHENS CECILY

TITUS PAUL

HURST IAN  
HURST MANNAH

SUTTON GRANT G

MILLER  
DUTTON

DE  
DE J C Jr  
E E

MILLER TIMOTHY A  
DU

W  
S  
LEH  
LEH

Mississippi St

Indiana St

W 7th St

ANDRADE RICHARD  
POIRIER AIMEE

IAEL T  
GELA C

DOERCK ZABRINA  
DOERCK JASON

HUSTON DAN  
HUSTON SAASHA

LEEN C TRUSTEE

VAN VLIET MARK J

WINTER WINTON A JR

GIS MAP DISCLAIMER: Maps are for graphical purposes only and do not represent a legal  
guarantee. While every effort has been made to ensure that these data are accurate and reliable  
state of the art, Douglas County cannot assume liability for any damages caused by any errors or omissions in the data, nor as a result of the failure of the data to  
function on a particular system. Douglas County makes no warranty, expressed or implied, nor  
does the fact of distribution constitute such a warranty.

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MAJURE JANET E

CARTTAR ROSALEA P  
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SOUTHARD JEFFREY S  
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**HRC RESOLUTION NO. 2016-01**

**A RESOLUTION OF THE CITY OF LAWRENCE, KANSAS, HISTORIC RESOURCES COMMISSION RECOMMENDING THAT THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS, DESIGNATE 643 INDIANA STREET, LAWRENCE, DOUGLAS COUNTY, KANSAS, AS A LANDMARK ON THE LAWRENCE REGISTER OF HISTORIC PLACES.**

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

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

**WHEREAS**, on December 29, 2015, an application was filed with the City of Lawrence, Kansas, Historic Resources Commission nominating 643 Indiana Street,

LANE'S FIRST ADDITION BLOCK 2 (LOT 24 FEET WIDE) LOT 1 & LOT 2 (LOT 50 FEET WIDE) AND ALSO INDIANA STREET SOUTH 22 FEET LOT 165

("the subject property") for designation as a Landmark on the Lawrence Register of Historic Places;

**WHEREAS**, the current owners of record of the subject properties support the nomination;

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

**WHEREAS**, at the February 18, 2016 public hearing, the City of Lawrence, Kansas, Historic Resources Commission determined that, in accordance with criteria (3) and (6) of Section 22-403(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the subject property qualifies for designation as a Landmark on the Lawrence Register of Historic Places.

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

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

**SECTION 2.** Pursuant to criteria (3) and (6) of Section 22-403(A) of the Code of the City of

Lawrence, Kansas, 2015 Edition, and amendments thereto, the City of Lawrence, Kansas, Historic Resources Commission hereby recommends to the Governing Body of the City of Lawrence, Kansas, that 643 Indiana Street,

LANE'S FIRST ADDITION BLOCK 2 (LOT 24 FEET WIDE) LOT 1 & LOT 2 (LOT 50 FEET WIDE) AND ALSO INDIANA STREET SOUTH 22 FEET LOT 165

("the subject property"), be designated as a Landmark on the Lawrence Register of Historic Places.

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

**ADOPTED** by the City of Lawrence, Kansas, Historic Resources Commission the 18<sup>h</sup> day of February 2016.

**APPROVED:**

\_\_\_\_\_  
Chairperson  
Lawrence Historic Resources Commission

**ATTEST:**

\_\_\_\_\_  
Lynne Braddock Zollner  
Historic Resources Administrator

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**LAWRENCE HISTORIC RESOURCES COMMISSION**  
**ITEM NO. 5: L-15-00632**  
**STAFF REPORT**

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**A. SUMMARY**

L-15-00632 Public hearing for consideration of placing the structure located at 2301 Massachusetts Street, the Carl A. Preyer House, on the Lawrence Register of Historic Places. Adopt Resolution 2016-02, if appropriate. Submitted by Lindsey Crick of the Lawrence Preservation Alliance on behalf Michael Sizemore and Georgia Gavito, the property owners of record.

Legal Description: LOTS 1 & 2 OF THE BREEZEDALE ADDITION TO THE CITY OF LAWRENCE KANSAS

The public hearing for the nomination of the structure to the Lawrence Register of Historic Places will be held at 8:00 p.m., or thereafter, in the City Commission Room at Lawrence City Hall located at 6 E 6<sup>th</sup> Street.

**B. HISTORIC REGISTER STATUS**

2301 Massachusetts Street is listed in the National Register of Historic Places as a contributing structure to the Breezedale Historic District.

**C. REVIEW CONSIDERATIONS**

**1) History Summary**

See National Register Nomination Section 8.

**2) Architectural Integrity Summary**

The structure located at 2301 Massachusetts Street, the Carl A. Preyer House, is a good example of a Four Square form with architectural detailing that creates an eclectic blend of Neo-Classical and Craftsman architectural styles.

See National Register Nomination Section 7.

The nomination includes information of possible alterations from the current owner based on observations. The majority of these alterations were on the rear (west) elevation of the structure and are not highly visible from the public right-of-way. The alteration on the north side of the structure was the removal of a brick, mechanical, interior-slope chimney.

The structure maintains a high degree integrity of location and design that make it worthy of preservation.

### **3) Context Description**

The house was constructed c. 1910 during the Quiet University Town period as defined by Historic Resources of Lawrence, Douglas County, Kansas Multiple Property Documentation Form (MPDF).

The property is part of a residential subdivision developed by Charles E. Sutton in 1909. The Breezedale subdivision is still a residential subdivision with residential properties to the north, south, east and west. The property is part of the Breezedale Neighborhood.

The proposed development pattern for the area was and is currently individual structures on individual lots. The lots were platted as 50' X 125', 6250 sf lots. The plat included the area from Vermont Street to what is now Barker Avenue and from 23<sup>rd</sup> Street to Indian Avenue. The properties that were constructed as part of the original development have similar size, scale, massing, materials, and setbacks. This portion of the development still exists today, but the construction of structures completed after the original development are typically smaller. Properties in the subdivision continued to be constructed as late as the 1950s with a few in the 1960s.

The area surrounding the property has a very similar context as it did at the time of construction with the exception of 23<sup>rd</sup> Street which has expanded and has a significant amount of traffic.

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

2301 Massachusetts Street is zoned RS5, Single Dwelling Residential District. The primary purpose of the district is to accommodate predominantly single detached dwelling units on individual lots. The district is also intended to create, maintain and promote housing opportunities for individual households, although it does permit some non-residential uses that are compatible with residential neighborhoods. The current use of the property is a *detached dwelling* (single dwelling unit). This use is allowed in the RS5 district. The properties to the north, south, and east of the property are also zoned RS5. The properties to the west are zoned RS7. To the north, south, east and west of the property are residential uses.

### **5) Fiscal Comments**

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

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

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



## 6) Positive/Negative Effects of the Designation

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

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

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

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

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

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

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

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

2301 Massachusetts Street, the Carl A. Preyer House, is part of the development of the Breezedale Subdivision and is significant for its association with the early twentieth century suburban development of Lawrence.

- (2) *Its location as a site of a significant local, county, state, or national event;*
- (3) *Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;*
- (4) *Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;*
- (5) *Its identification as a work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state or nation;*
- (6) *Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;***

The structure is a good example of a Four-Square form with architectural detailing of Neo-Classical and Craftsman architectural styles.

- (7) *Its embodiment of design elements that make it structurally or architecturally innovative;*
- (8) *Its unique location or singular physical characteristics that make it an established or familiar visual feature;*
- (9) *Its character as a particularly fine or unique example of a utilitarian structure; including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance.*

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

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

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

- (1) *Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation as set forth in section 22-403;*
- (2) *Explanation of the integrity or lack of integrity of the nominated landmark or historic district;*
- (3) *In the case of a nominated landmark found to meet the criteria for designation:*
  - (A) *The significant exterior architectural features of the nominated landmark that should be protected; and,*
  - (B) *The types of construction, alteration, demolition, and removal, other than those*

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

#### **E. RECOMMENDATION:**

Staff recommends the Carl A. Preyer House, located at 2301 Massachusetts Street, for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criteria #1 and #6 as described in Section 22-403.

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

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

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

The Preyer House is significant for its architecture and its association with Charles Sutton's Breezedale development.

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

The structure maintains significant integrity of location and design that make it worthy of preservation.

- (3) *In the case of a nominated landmark found to meet the criteria for designation:
  - (A) *The significant exterior architectural features of the nominated landmark that should be protected; and,**

Roof forms, wood shingled siding, stone sheathing and foundation, all elements of the front (east) porch, wood windows and surrounds, fenestration pattern, stone chimney, large overhanging eaves, bay projections, and dormers.

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

Alterations to the roof forms, wood shingled siding, stone sheathing and foundation, all elements of the front (east) porch, wood windows and surrounds, stone chimney, large overhanging eaves, bay projections, and dormers should require a *Certificate of Appropriateness*.

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

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

The HRC may also adopt ***An Analysis of the Environs for 2301 Massachusetts Street*** and delineate how environs review will be conducted in relation to the listed property.

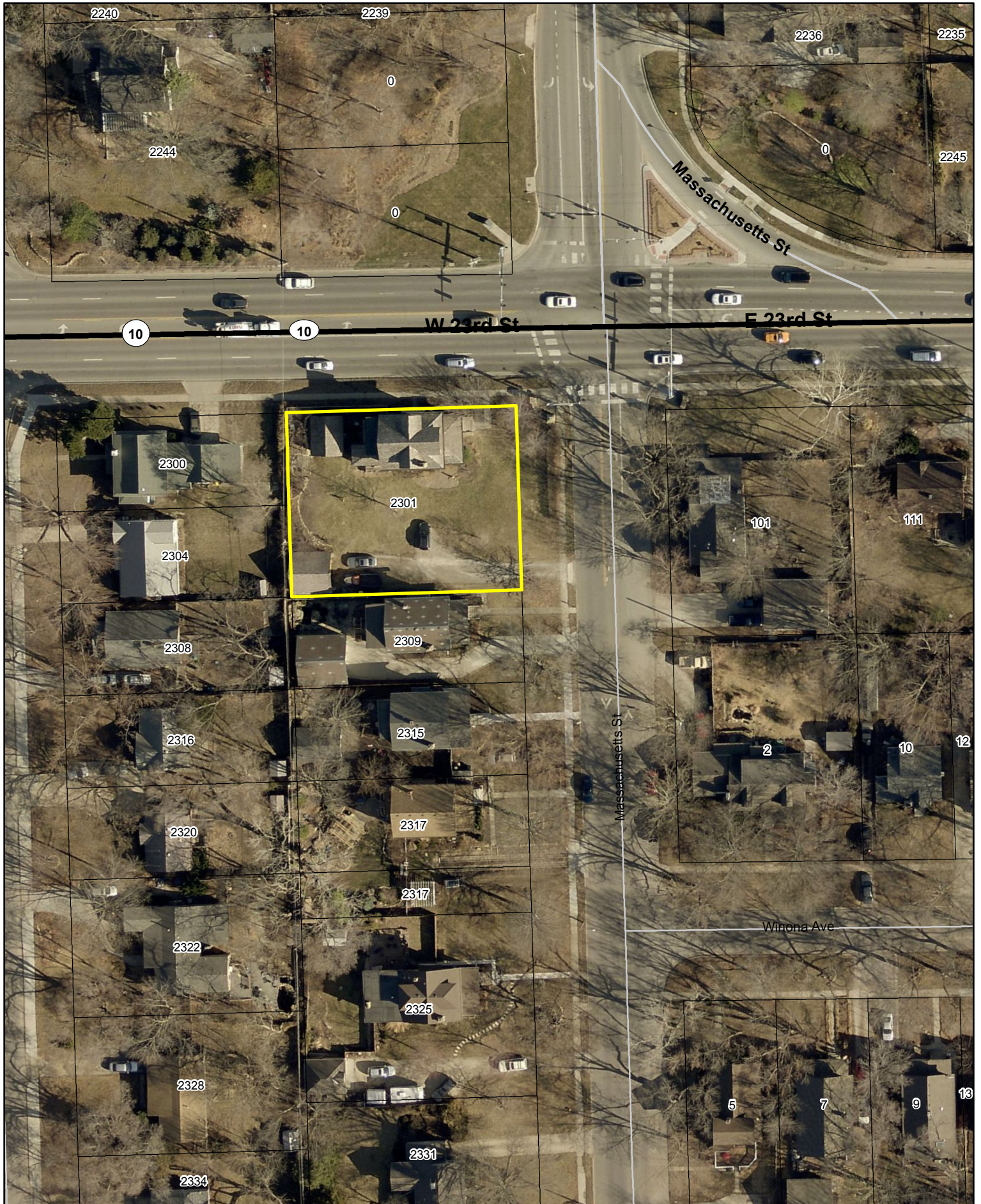
- (6) *The relationship of the nominated landmark or historic district to the on-going effort of the commission to identify and nominate all potential areas and structures that meet the criteria for designation.*

A primary goal of the HRC is to build a Register of properties which show the diversity and growth of Lawrence since its inception. The nomination of this property is another step toward registering a wide variety of historic properties which together present a visual history of Lawrence's past. The goal of the Lawrence Register of Historic Places is to represent all socioeconomic strata; businesses and industries which illustrate the diversity that has been prevalent in Lawrence since its inception.

- (7) *A map showing the location of the nominated landmark.*  
See attached



# 2301 Massachusetts Street









## **Analysis of Environs of 2301 Massachusetts Street, Carl A. Preyer House**

### *Step One*

#### *Historical Significance and Context*

According to the application for Historic Landmark Designation, the property was constructed in 1910. The property is being nominated to the Lawrence Register of Historic Places under local criteria one and six. Local criterion one is for *character, interest, or value as part of the development, heritage or cultural characteristics of the community, county, state, or nation*. Local criterion six is a buildings *embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant*.

The importance of this structure's visual and physical characteristics influences the environs definition process in that it is a prominent building in the central core. The structure's architectural significance is important in the environs definition process because it is good example of a Four-Square form with architectural detailing of Neo-Classical and Craftsman architectural styles. The structure also maintains a high degree of integrity.

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

Period of Significance for value as part of the development of Lawrence: 1909-1921.

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

### *Step Two*

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

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

**Natural Features** The environs consisted of relatively flat ground. At the time of construction, most of the lots were undeveloped lots.

**Property Boundaries and Ownership Patterns** The area surrounding 2301 Massachusetts Street was platted in 1909 as Breezedale An Addition to Lawrence Kansas. The lots were divided into 50' X 125' lots. The subdivision was created as a residential subdivision with detached dwellings on individual lots although some of the early construction, like the Preyer House, utilized two lots.

**Land Use Patterns and Zoning** Land use on in the surrounding area during the period of significance was mainly open space with the beginning of residential development. There was no zoning for this area. In 1884, the United States Indian Industrial Training School (now Haskell Indian Nations University) opened to the east (one block) of where 2301 Massachusetts Street would be constructed. The school grounds, while not in the environs of 2301 Massachusetts Street, consisted of large open spaces and several simple structures.

**Circulation Patterns** The streets in the area reflect the traditional grid pattern of the original town site.

**Planned Vegetation Patterns** The planned vegetation patterns were lawns and landscapes around houses.

**Signs and Pedestrian amenities** The entry markers to the Breezedale neighborhood had "Breezedale" incorporated into the markers that were also shaped as pedestrian benches. Sidewalks were part of the Breezedale subdivision. During the early development of the subdivision, there was a large development sign advertising the lots for sale.

**Primary Structures** The primary structures in the environs of the property were single-family residences. The structures were primarily 2 stories in height and constructed of wood and masonry materials. The majority of the styles were vernacular forms with detailing representing various architectural styles. Craftsman detailing was the primary influence.

**Secondary Structures.** Secondary structures were nearly always garages, barns, sheds, and garden structures. The majority of these structures were wood framed with wood sheathing.

**Outdoor Activity Spaces** There was no defined outdoor activity space. However, as the subdivision was not developed at the time of construction, there were large adjacent open spaces in the immediate vicinity.

**Utilities and Mechanical Equipment** Gas and electrical services were available in this area during the date of construction period.

**Views** The views to the listed property were expansive because there was very little development in the area.

### *Step Three*

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

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

**Natural Features** There are no major natural features. The area is predominately flat.

**Property Boundaries and Ownership Patterns** Property boundaries and ownership patterns reflect the proposed development pattern of the subdivision with individual dwellings on individual lots. The area to the north of the property has been altered to include the removal of residential lots to accommodate the intersection of 23<sup>rd</sup> Street and Massachusetts Street. Some of the lots have been combined, but the combined lots have individual structures.

**Land Use Patterns and Zoning** Land use in the surrounding area is residential. The current zoning is residential. The land use patterns are consistent with the current zoning. While not in the 250' environs, Haskell Indian Nations University is to the east and is zoned for a university use.

**Circulation Patterns** The circulation patterns have not changed significantly. Access to the properties is still primarily from 23<sup>rd</sup> Street and Massachusetts Street. While the majority of lots have access to an east/west or north/south street, there are no alleys between the properties.

**Planned Vegetation Patterns** The planned vegetation patterns include street trees and heavily landscaped yards. Vegetation patterns are random and almost exclusively determined by the individual lot owner.

**Signs and Pedestrian amenities** Signs within the area are almost entirely street names, and traffic control signs. The only pedestrian amenities are the sidewalks and the benches that are part of the area markers.

#### **Primary Structures**

The majority of the structures on Massachusetts Street are residential. The structures range in size from 1, 1 ½ and 2 stories. The styles of structures are varied.

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

**Outdoor Activity Spaces** Outdoor activity space is very limited with the closest park, Park Hill Park, to the southwest.

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

**Views** Views to and from the listed property are typical for modern subdivisions.

#### ***Step Four***

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

**Natural Features** The natural features remain the same.

**Property Boundaries and Ownership Patterns** The property boundaries and ownership patterns are the same with the exception of the expansion of 23<sup>rd</sup> Street and the green spaces to the north to allow for intersection improvements.

**Land Use Patterns and Zoning** The land use and zoning patterns have not changed.

**Circulation Patterns** Street patterns have not changed.

**Primary Structures** Primary structures continue to range in size and style.

**Secondary Structures** Overall, the numbers of secondary structures has been reduced and are limited mainly to the rear of yards in the form of sheds or garages.

**Outdoor Activity Spaces** There is less green outdoor activity area space than was present during the period of significance for the development.

**Utilities and Mechanical Equipment** The character of the utilities and mechanical equipment in the area is different than in the period of construction. The large traffic lights at the intersection of Massachusetts Street and 23<sup>rd</sup> Street obscure the entrance into the subdivision.

**Views** The differences in the views of the area are created by the infill construction and the alterations of the intersection of Massachusetts Street and 23<sup>rd</sup> Street.



## *Conclusion*

The 250' area around the Preyer House is residential. Although the surrounding area of the Preyer House is all residential, some of the residential properties do not have a line of site to the Preyer House. The Environs for 2301 Massachusetts Street, the Preyer House, should be divided into two areas and reviewed in the following manner.

### Area One Line of Sight Residential Area

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.

Minor projects will be approved administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1.

Major projects (demolition of main structures, new infill construction, significant additions, public improvements, etc.) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1.

### Area Two No Line of Sight Residential Area

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.

All projects with the exception of demolition, partial demolition, new construction, and new additions greater than 20% of the existing structure will be reviewed and approved by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1.

Major projects (demolition, partial demolition, new construction, and new additions greater than 20% of the existing structure) will be reviewed and approved by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1.



Pre-Application Meeting Required Planner _____ Date _____ Application Number _____ L- _____ Date Received _____ _____
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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

**APPLICATION FOR LANDMARK DESIGNATION IN  
THE LAWRENCE REGISTER OF HISTORIC PLACES**

**1. Property Nomination Information**

<b>Historic Property Name:</b>	Carl A. Preyer Residence
<b>Property Address:</b>	2301 Massachusetts Street
<b>City, State, Zip Code:</b>	Lawrence, Kansas 66046
<b>Legal Description:</b>	BREEZEDALE LTS 1 & 2 (U06229 & 30 COMBINED 1988)

**2. Applicant Information**

<b>Name:</b>	Michael B. Sizemore c/o Lindsay Crick
<b>Street Address:</b>	219 N 5th St.
<b>City, State, Zip Code:</b>	Lawrence, Kansas 66044
<b>Home Phone:</b>	513-257-4892
<b>Work Phone:</b>	
<b>Email Address:</b>	lindsaycrick@gmail.com

**3. Owner Information**

<b>Name:</b>	Michael B. Sizemore & Georgia Gavito
<b>Street Address:</b>	2301 Massachusetts St.
<b>City, State, Zip Code:</b>	Lawrence, Kansas 66046
<b>Home Phone:</b>	
<b>Work Phone:</b>	816-823-1725
<b>Email Address:</b>	michael.sizemore@gsa.gov

**Is this an owner initiated nomination?:**  Yes  No

**If not, has the owner been notified by the applicant of this nomination?:**  Yes  No

**If sponsored by an organization:**

**Organization Name:** Lawrence Preservation Alliance

**Organization Address:** PO Box 1073

**Organization City, State, Zip Code:** Lawrence, Kansas 66044

4. This property is being nominated for its:  
 Historic Significance:   
 Architectural Significance:   
 Association with an Important Local, State or National individual or event:

5. Historic Background Information

<b>Date Built:</b> Ca. 1910	<b>Estimated Documented</b> <input checked="" type="checkbox"/> <input type="checkbox"/>	<b>Source:</b> National Register Nomination	<b>Comments:</b> Outbuilding, ca. 1910; Garage, ca. 1910
<b>Date of Building Alterations or Additions:</b> See attachment	<b>Estimated Documented</b> <input checked="" type="checkbox"/> <input type="checkbox"/>	<b>Source:</b> Current Owner	<b>Comments:</b> Outbuilding possibly built in two parts, with the North-South part being original; See attachment for more details

Description of Building Additions or Alterations:

<b>Original Owner:</b> Carl A. Preyer	<b>Source:</b> National Register Nomination
<b>Original Builder or Architect:</b> Charles E. Sutton	<b>Source:</b> National Register Nomination
<b>Original Use:</b> Private Residence	<b>Source:</b> National Register Nomination

6. Architectural Significance

See Attachments

7. Historic Significance

8. Authorization and Certification

I, the undersigned do hereby have the legal authority to submit this nomination and I certify that the information provided on this application is true and correct to the best of my knowledge.

Signature:  Date: 11/11/15  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_



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

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**INFORMATION REQUIRED FOR SUBMITTAL WITH APPLICATION FOR NOMINATION  
TO THE LAWRENCE REGISTER OF HISTORIC PLACES**

Use the checklist below to be sure your application is complete.

- Application Form
- Certified property owner list from County Clerk's office for properties within 250' of the requested property for nomination.
- Photographs of each elevation of the structure.
- Legal description of nominated property.
- If the property is listed on the State and/or National Registers of Historic Places, copies of the applications for nomination and pertinent resources materials.
- Any additional documentation you believe is relevant to this nomination which you would like considered in the review process.
- The fee for application processing is \$10.00 for landmark nominations and \$50.00 for district nominations.



## **APPLICATION FOR LANDMARK DESIGNATION IN THE LAWRENCE REGISTER OF HISTORIC PLACES**

2301 Massachusetts St.  
Lawrence, Kansas 66046

### **Architectural Significance**

This property is listed as a contributing structure within the Breezedale Historic District on the National Register of Historic Places. It is architecturally significant as a well-preserved example of a "Comfortable House," which is defined in the multiple property nomination, "Historic Resources of Lawrence, Douglas County, Kansas," as a housing style and type built in a suburban setting from 1890 to 1930. The term was popularized by Alan Gowns, and is a type found more commonly south of downtown Lawrence. A "Comfortable House" typically combines architectural forms and ornamentation, which prevents a distinct architectural classification. 2301 Massachusetts Street is a Foursquare-type house with a combination of Neo-Classical and Craftsmen detailing. More information is available in the attached pages from the National Register Nominations for the "Historic Resources of Lawrence" and the "Breezedale Historic District."

### **Alterations based on observations made by the owner**

The main structure has been modified/added onto, probably very early in its life- possibly even shortly after it was constructed. Most changes have occurred on the west elevation. A portion of the west volume was original (sleeping porch, smaller first level space - maybe an enclosed porch?). The way the first level floor is framed suggests there was also access to the basement from this location. This west volume was expanded at some point later (possibly in the 1920s/30s) to enlarge the first floor space. This expansion is over a crawl-space and uses CMU construction for its foundation. Changes over the last 20 years include modifications to the back door and placement of windows on the south side of this addition, as well as removal of the "full-height" sleeping porch windows and replacement with clerestory casements. The north-side brick, mechanical chimney also was removed because it had deteriorated significantly and was causing substantial structural issues with the house. Overall, though the primary structure retains a lot of architectural integrity.

The accessory structure (defined as "Outbuilding" in the Breezedale Historic District Nomination) directly to the west was possibly built a little later than the main house. It was originally a single room, but at some point (maybe in the 1940s?) converted into a small studio apartment with an addition to the south for a small kitchen and bathroom. The addition was poorly constructed and rotting (and non-conforming) so it was removed around 2005. The hole left behind after removing the addition was infilled with French doors.

The garage structure (defined similarly in the Breezedale Historic District Nomination) is possibly a combination of parts from different dates. The roof structure does not appear to be original. The east wall has multiple layers of siding, though the structure has a fairly continuous concrete floor and symmetrical windows.



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### National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

#### 1. Name of Property

Historic name Breededale Historic District  
Other name/site number \_\_\_\_\_

#### 2. Location

Street & number 2301-2401 Massachusetts Street  not for publication  
City or town Lawrence  vicinity  
State Kansas Code KS County Douglas Code 045 Zip code 66046

#### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  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  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)  
Patrick Zollner 12/12/07  
Patrick Zollner, Deputy State Historic Preservation Officer Date  
**Kansas State Historical Society**  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional Comments.)  
\_\_\_\_\_  
Signature of commenting official /Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

#### 4. National Park Service Certification

I hereby certify that the property is  
 entered in the National Register. Edson H. Beall Signature of the Keeper Date of Action 1-31-08  
 See continuation sheet.  
 determined eligible for the National Register  
 See continuation sheet.  
 determined not eligible for the National Register  
 removed from the National Register  
 other, (explain:)

Breededale Historic District  
Name of Property

Douglas County, Kansas  
County and State

**5. Classification**

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

- private
- public-local
- public-State
- public-Federal

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

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
12	5	buildings
		sites
		structures
2		objects
14	5	total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

Historic Resources of Lawrence, KS

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

0

**6. Function or Use**

**Historic Functions**  
(Enter Categories from instructions)

**Current Functions**  
(Enter categories from instructions)

DOMESTIC: Single Dwelling

DOMESTIC: Single Dwelling

DOMESTIC: Secondary Structure

DOMESTIC: Secondary Structure

RECREATION & CULTURE: Work of Art

RECREATION & CULTURE: Work of Art

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

**Materials**  
(Enter categories from instructions)

Late 19<sup>th</sup> & 20<sup>th</sup> Century Revivals: Classical Revival

Foundation: STONE: Limestone; CONCRETE

Late 19<sup>th</sup> & Early 20<sup>th</sup> Century American Movements:

Walls: STONE: Limestone; BRICK; WOOD: Shingle

Bungalow/Craftsman

Roof: ASPHALT; WOOD: Shingle

Other:

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

Breededale Historic District

Name of Property

Douglas County, KS

County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

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

- 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 likely to yield, information important in prehistory or history.

**Criteria Considerations**

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

Property is:

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

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**Areas of Significance**

(Enter categories from instructions)

Community Planning and Development

Architecture

**Period of Significance**

1910-1945

**Significant Dates**

1910

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Sutton, Charles E.

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**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 # \_\_\_\_\_

**Primary location of additional data:**

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

Name of repository:

\_\_\_\_\_

Breezedale Historic District  
Name of Property

Douglas County, KS  
County and State

**10. Geographical Data**

Acreage of Property 2 acres

**UTM References**  
(Place additional UTM references on a continuation sheet.)

1

1	5	3	0	6	1	8	0	4	3	1	2	6	0	0
Zone		Easting						Northing						

2

1	5	3	0	6	2	2	0	4	3	1	2	6	0	0
Zone		Easting						Northing						

3

1	5	3	0	6	2	2	0	4	3	1	2	3	8	0
Zone		Easting						Northing						

4

1	5	3	0	6	1	6	0	4	3	1	2	3	8	0
Zone		Easting						Northing						

See continuation sheet

**Verbal Boundary Description**  
(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**  
(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

Name/title Dale E. Nimz

Organization For the City of Lawrence Date August 26, 2005

Street & number 1928 Countryside Lane Telephone 785-842-8992

City or town Lawrence State KS Zip code 66044

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with SHPO or FPO for any additional items)

**Property Owner**

Name See attached list

Street & number \_\_\_\_\_ Telephone \_\_\_\_\_

City or town \_\_\_\_\_ State \_\_\_\_\_ Zip code \_\_\_\_\_

**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. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

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National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

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Breezedale Historic District  
Douglas Co., Kansas

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**Summary**

The Breezedale Historic District, located on the west side of Massachusetts Street south of 23rd Street, includes at least four houses constructed for developer Charles E. Sutton circa 1910, three houses from the same period in the early twentieth century, and two infill houses constructed after World War II. There are seven contributing residences, five contributing outbuildings, two non-contributing residences, three non-contributing outbuildings, and two contributing objects. All the non-contributors are compatible in use, material, and scale with the significant contributing resources. Residences in the district have a uniform setback and orientation.

The district is located at the southern end of Massachusetts Street. Massachusetts Street is the primary north/south artery in the historic Lawrence city plan. The street stretches from the Kansas River and the downtown central business district on the north to its southern terminus at an entrance to Haskell Indian Nations University. The terrain is generally level and the residences in the district are shaded by many mature trees.

The north boundary of the district is defined by 23rd Street, a major east-west artery, to the north. Two prominent stone markers facing 23rd Street flank the entrance to Breezedale Addition. The western boundary is defined by the rear property line of the lots facing Massachusetts; there are no alleys. The southern boundary is defined to exclude several contemporary houses dating from the post-World War II period on the west side of Massachusetts Street extending to Indian Street. On the east side of Massachusetts, the streetscape is comprised of modest residences compatible in use, material, and scale with the architectural character of the historic district. These residences date from the early twentieth century to circa 1970.

None of the residential properties in the district or adjacent neighborhood are already designated. The significant buildings contributing to the district are well-preserved examples of some of the residential property types outlined in Section F of the multiple property document, "Historic Resources of Lawrence, Douglas County, Kansas" (MPS).<sup>1</sup> Contributing buildings meet the property type description and registration requirements as defined in Section F.

The contributing residences are examples of the "Comfortable House," a term that refers to the profusion of styles built in suburban settings in the United States from about 1890 to about 1930. Found throughout Lawrence, these residences are the predominant house type in the Lawrence neighborhoods developed in the early twentieth century south of the downtown business district. Typically, residences of this type freely combined forms and ornament, making distinct classifications based on architectural

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<sup>1</sup> Deon Wolfenbarger and Dale Nimz, "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Document (1997).



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Breezedale Historic District  
Douglas Co., Kansas

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style difficult.<sup>2</sup> Some examples of the main subtypes, based primarily on form, are found in the Breezedale Historic District. The *Foursquare* is a two-story building, two rooms wide and two rooms deep, with a pitched roof. Ornamental features and details may be borrowed from the Neo-Classical, Craftsman, Prairie, and other styles. The *Bungalow* typically was a one-story or one-and-a-half-story house noted for a porch roof extending from the main house and sweeping over a front porch. Craftsman features ornament the porch, windows, exposed rafters, and eave brackets.

**Property Inventory**

The following properties are included in the historic district:

2301 - 2401 MASSACHUSETTS STREET -- WEST SIDE

**1. Carl A. Preyer Residence**, 2301 Massachusetts, circa 1910, contributing.

This is a rectangular two-story *Foursquare*-type house with an eclectic blend of Neo-Classical and Craftsman ornamental features. The house has a rough-cut rubble stone foundation surmounted by a hipped roof with flared eaves and intersecting gable roof dormers covered with asphalt shingles. The first floor is constructed of rough-cut rubble native stone blocks laid in ashlar bond. The second floor is wood-frame construction covered with wood shingles. A rear wing with second floor sleeping porch has weatherboard on the first floor and shingle sheathing on the second. There is a stone exterior chimney near the southeast corner of the building and an interior brick chimney in the north side.

The front porch has a low-hipped roof with flared eaves. The sides of the porch, steps, and two square end posts are constructed of rough rubble stone. The porch floor is concrete. The paneled and glazed wooden front entrance door is flanked by sidelights. Ornamental features include flat arches with keystones over the masonry openings, a projecting stair bay window to the north, a three-part Palladian dormer window with a central round-arched sash and cornice returns on the roof dormers. The house has a one-story shed-roofed rear addition on a concrete block foundation to the southwest.

**1b. Outbuilding**, 2301 Massachusetts, circa 1910, contributing.

Directly behind the house stands a one-story outbuilding with an intersecting gable roof. It is wood frame construction covered with weatherboard. There appear to be two sections with the oldest forming a wing oriented north-south and another section oriented east-west. The older north wing has a concrete foundation with narrow wooden sheathing and the south block has wider car sheathing. The outbuilding has wooden double-hung windows.

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<sup>2</sup> "Historic Resources of Lawrence, Douglas County, Kansas," F-8.

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**1c. Garage**, 2301 Massachusetts, circa 1910, contributing.

There is a one-story wood-frame and weatherboard garage with a gable roof at the southwest corner of this property. The front entrance has two large wooden rolling doors facing east. The garage has a concrete block foundation.

**2. Ada McPherson Residence**, 2309 Massachusetts, circa 1910, contributing.

This is a rectangular two-story *Foursquare*-type house with Craftsman ornamentation. It has a gable roof covered with asphalt shingles and rough-cut native stone foundation. The first floor is constructed of coursed rough-cut native stone with deep-raked joints and the second floor is constructed of wood frame and weatherboard. To the north, there is a projecting stair bay with paired windows. There is an exterior stone chimney at the southeast corner. The rear wing has a shed roof and the rear entrance opens to a modern wooden deck.

The front porch and two end posts are constructed of coursed stone with concrete steps and floor. The railing consists of upright stones set in the floor with a concrete railing. The porch has a gable roof with an ornamental molding and cornice return. The overhanging front gable is ornamented with Craftsman eave brackets and the side eaves have ornamental rafter tails. The wooden glazed front door is flanked by sidelights. Generally, the house has 4/1 glazed double-hung windows.

**2b. Garage**, 2309 Massachusetts, date unknown, contributing.

There is a garage on the northwest corner of the property. This is a one-story wood-frame and weatherboard structure with a gable roof oriented east-west covered with corrugated metal roofing. The garage has a concrete foundation. The original entrance to the east has three folding paneled wooden doors. A panel of three modern wooden glazed doors has been installed in the south wall.

**3. A. P. Baecher Residence**, 2315 Massachusetts, circa 1921, contributing.

This is a rectangular two-story *Foursquare*-type house with Craftsman ornamentation. It has a gable roof covered with asphalt shingles. The house has a foundation and first story constructed of rough-cut stone blocks laid in ashlar bond. The second story is wood-frame construction covered with wooden shingles. A rear wing has modern plywood sheathing on the first floor and wood shingle sheathing on the second. The front porch gable end and front gable end are stuccoed. There is a projecting stair bay to the north with a single window and a shed-roofed bay window to the southwest. The house has a central interior brick chimney and an exterior stone chimney at the southeast corner of the building. Generally, there are 4/1 double-hung windows with original wooden storm windows.

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Breezedale Historic District  
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The front gable porch has stone walls, concrete steps, floor, and railing. The front overhanging eave is ornamented with eave brackets and the side eaves have ornamental rafter tails. The front wooden entrance door is flanked by sidelights. There are 6/1, 4/1, and 3/1 windows in the front façade.

**3b. Garage**, 2315 Massachusetts, circa 1921, contributing.

There is a one-story gable-roofed garage oriented east-west at the northwest corner of the property. It is wood-frame construction covered with wooden shingles and a concrete foundation. The main entrance facing east has a paneled glazed overhead door flanked by a small glazed paneled wooden entrance door.

**4. L. S. Woolsey Residence**, 2317 Massachusetts, circa 1910, contributing.

This is a rectangular two-story *Foursquare*-type house with classical and Craftsman ornamentation. It has a gable roof with flared eaves covered by asphalt shingles. The foundation and first floor are constructed of coursed rough-cut stone blocks. The second floor is wood-frame construction covered with wooden shingles. The gable ends and rear wing are covered with wooden shingles. There is a projecting hipped-roof stair bay with paired windows in the north side. There is a rear wing with hipped roof. The porch and two square end posts are constructed of rough-cut stone blocks with a concrete floor, steps and cap on the stone railing. There is a rear brick interior chimney in the northwest corner.

The front eave has wooden crown molding forming an ornamental cornice return. The front wooden entrance door has a glazed panel and is flanked by sidelights with ornamental glass. It has a modern wooden paneled storm door. The front windows are wooden double-hung sash with an upper ornamental diamond sash.

**5. Charles E. Sutton Residence**, 2325 Massachusetts, circa 1910, contributing.

This is a rectangular two-story *Foursquare*-type house with classical ornamentation. It has a projecting sidegable roof and a front hipped roof dormer covered with asphalt shingles. The foundation and first floor are constructed of rough-cut stone blocks laid in ashlar bond. There are flat-arched masonry openings in the basement. The shed-roofed rear wing is stuccoed with a second floor sleeping porch. There is a projecting stair bay with a gable roof and a bank of three windows to the north and a projecting bay window with a gable roof in the southwest corner of the building. There is an exterior chimney constructed of rough-cut stone blocks at the southeast corner.

The front gable-roofed porch and square end posts are constructed of rough-cut stone blocks with a concrete floor, steps, and cap on the stone railing. The modern wooden entrance door has an original

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wooden storm door and is flanked by sidelights with ornamental glass. Second floor windows are 1/1 double-hung wooden sash with an upper ornamental diamond pane. The front roof dormer has three windows with upper ornamental 8-light sash.

**5a. Garage, 2325 Massachusetts, non-contributing**

There is a garage at the southwest corner of the property with a hipped roof and front gable roof dormer covered with asphalt shingles and a concrete foundation. The garage is wood-frame construction covered with modern plywood sheathing. It has a modern synthetic garage door.

**6. Residence, 2331 Massachusetts, circa 1950, non-contributing.**

This is a rectangular one-story *Minimal Traditional*-style house with a side gable roof covered with asphalt shingles and attached end garage. It is wood frame construction with wooden shingle sheathing and a concrete foundation. There is an interior central brick chimney. The main entrance has an ornamental door surround with fluted flat columns. The 8/12 double-hung windows appear to be wooden.

**7. William Kopp Residence, 2341 Massachusetts, circa 1917, contributing.**

This is a rectangular one-story *Craftsman*-type house with a side gable roof and a prominent intersecting front gable porch. The building is wood frame construction covered with wooden shingles in ornamental coursing. It has a stucco foundation (probably on concrete block or brick). There is a rear gable wing with a shed-roofed rear entrance to the southwest and projecting gable-roofed bays centered in the north and south side. There is an external river rock chimney to the southeast and an internal river rock chimney in the ridge of the rear wing.

The front porch has round river rock battered piers, a wooden floor and railing, and end posts composed of four square built-up posts with ornamental projecting caps. The wooden entrance door has nine small upper lights and a modern aluminum storm door. The front and side gables have broad overhanging eaves with ornamental beams. There are large front windows with upper ornamental multi-pane sash. The porch gable end is ornamented with square paired multi-pane windows. First floor windows are double-hung wooden 1/1 sash and the attic windows are 3/1 wooden sash.

**7b. Garage, 2341 Massachusetts, circa 1917, contributing.**

This is a rectangular one-story garage with a gable roof oriented east-west. The building is wood frame construction covered with wooden shingles. It has a concrete foundation. The garage has a broad eave overhang with ornamental rafter tails. There is a modern synthetic 16-panel glazed overhead door.

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**8. Residence, 2347 Massachusetts, circa 1960, non-contributing.**

This is a rectangular one-story house with a side gable roof covered with asphalt shingles. It is wood frame construction with wide synthetic sheathing and a concrete foundation. There is some imitation stone sheathing ornamenting the entrance. A projecting bay to the southeast may have been a garage that has been converted to living space. This bay has a large fixed window flanked by two casement windows. The house has a modern paneled entrance door with two small upper lights. There is a large tripartite central window beside the entrance. Other windows are 2/2 double-hung windows with ornamental shutters.

**8b. Outbuilding, 2347 Massachusetts, date unknown, non-contributing**

**8c. Outbuilding, 2347 Massachusetts, date unknown, non-contributing**

**9. Albert and Leona Brewer Residence, 2401 Massachusetts, circa 1911, contributing.**

This is a rectangular two-story *Foursquare*-type house with classical and Craftsman ornamentation. It has a gable roof and cross-gable roof dormers covered with asphalt shingles. There is a two-story rear wing with an upper sleeping porch. The first floor is brick masonry and the second floor is wood frame construction. The house has a foundation of rough-cut coursed stone blocks with a projecting tooled cut-stone water table. The first floor is constructed of tan-gray brick and the second floor is wood frame construction covered with synthetic siding. There is a brick exterior chimney to the southeast and a projecting gable bay window to the southwest.

The front entrance porch has square corbelled brick posts with a cut stone base set on rough-cut stone piers. There are stone steps and wooden tongue and grooved porch flooring. The wooden glazed front entrance door is flanked by sidelights. There are ornamental eave brackets. The first floor front window has an ornamental leaded glass upper panel with wooden double-hung 8/1 second floor windows and 4/1 attic windows.

**9b. Garage, 2401 Massachusetts, circa 1970, non-contributing**

This is a rectangular one-story building with a hipped roof oriented north-south with the entrance facing south. It is wood frame construction covered with plywood sheathing on a concrete foundation. There are paired rolling entrance doors.

**10a. Entrance monument (West), 1909, contributing**



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Two monumental pillars on each side of the intersection of 23rd and Massachusetts Street mark the primary entrance to the Breezedale Addition. The west pillar is slightly higher and has a curved seat with "Breezedale" spelled out in large embedded metal letters. The seat is flanked by two square pillars approximately seven feet high. The seat is constructed of stone and concrete. The pillars are constructed of large coursed rough-cut native stone blocks. There is a modern metal cross surmounting the southeast pillar.

**10b. Entrance monument (East), 1909, contributing**

Across the street to the east is a similar monument. This consists of two separate end pillars and curved wall sections with a gap and concrete walk between them. The north pillar is approximately seven feet tall and the south pillar is approximately ten feet tall. The walls and the pillars are constructed of rough-cut stone blocks.

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Douglas Co., Kansas

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*Significance*

The Breezedale Historic District, located on the west side of Massachusetts Street south of 23rd Street, Lawrence, Douglas County, Kansas, is eligible for listing on the National Register of Historic Places under Criterion A for its significant historical association with the early twentieth century suburban development of Lawrence. Also, the district is eligible for listing under Criterion C for architecture as a significant assemblage of early twentieth residential buildings in Lawrence, Kansas. This nomination is being submitted as part of the multiple property listing "Historic Resources of Lawrence, Douglas County, Kansas." The residences that contribute to the sense of time and place in the district are representative examples of the "Comfortable House," a term that refers to the profusion of styles and types built in suburban settings in the United States from 1890 to 1930. Found throughout Lawrence, these residences are the predominant house type in the Lawrence neighborhoods south of downtown. Typically, residences of this type freely combined forms and ornament, making distinct classifications based on architectural style difficult.<sup>3</sup> The period of significance begins with the construction of the first house in 1910 and ends with 1945, as defined by the multiple property listing.

*Historical Context*

Extending an early twentieth century trend of southern and western residential expansion, Charles E. Sutton developed the Breezedale Addition at the southern end of Massachusetts Street and the streetcar route. The plat for Breezedale was recorded May 12, 1909.<sup>4</sup> In an unusual venture for Lawrence, Sutton reportedly built five homes with similar architectural character between 1909 and 1910. This was the first attempt in Lawrence to create an identifiable suburban neighborhood.<sup>5</sup>

At this time, Lawrence was described as the "trading metropolis for a rich and populous agricultural county." The Lawrence Journal boasted in 1910, "Lawrence is conceded on all hands to be the most beautiful residence city in Kansas. Its homes present a uniformity in good architecture, a tasteful construction, and in delightful surroundings, rarely seen in any city in the country."<sup>6</sup> However, Breezedale was so far from the town center of Lawrence that the addition developed slowly over the next three decades. Not long after Breezedale Addition was opened, there was a pause in the chronological development of residential subdivisions during the early twentieth century. The town recorded twenty-nine additions and subdivisions between 1901 and 1919, primarily in the south part of

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<sup>3</sup> Deon Wolfenbarger and Dale Nimz, "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Document (1997), F-8. Cited Alan Gowans, The Comfortable House (Cambridge, MA: MIT Press, 1987), xiv.

<sup>4</sup> Plat Records, Book 3, 17. Register of Deeds, Douglas County.

<sup>5</sup> Stan Hernly, "Cultural Influences on Suburban Form: With Examples from Lawrence, Kansas," M. Arch. Thesis, University of Kansas (1984), 112.

<sup>6</sup> Lawrence Daily Journal special edition "Live Lawrence," (November 1910), 8.

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Lawrence. However, only seven new plats were recorded after 1920 — the first in 1925 and the last two in 1938.<sup>7</sup>

Sutton followed the example set by Charles B. Hosford, who came to Lawrence in 1906 and formed an investment and mortgage company in 1910. Reviewing Hosford's career in 1929, the Lawrence Journal-World reported, "one of the principal contributions to the city has been the residential development carried on by this firm. Eight additions and subdivisions have been developed and placed on the market by them."<sup>8</sup> The report commented that Hosford's first and second additions in 1906 were probably the first made to the town of Lawrence in twenty years. Hosford's additions extended the southern limits of the town and built up blocks on either side of Massachusetts Street between Nineteenth and Twenty-Second Streets.

Construction of an electric streetcar system in Lawrence during the fall of 1909 stimulated the development of suburban residential neighborhoods such as the Breezedale Addition. After the great 1903 flood, the earlier horse-car street railway ended its operations. Six years later, the Lawrence Light and Railway Company organized to build an electric trolley system. In September, 1909, the company opened its main route from the Santa Fe Railroad depot near the south side of the Kansas River to the southern end of Massachusetts Street. After 1927, however, the company gradually replaced the streetcars with buses.

*Breezedale Addition*

On June 23, 1909, the Lawrence Daily Journal reported, "the word "Go" was sounded shortly after noon today when the first work was begun on the local electric line, and from now on until the line is completed and cars are running it means that Lawrence will be the center of activity in part of Kansas." Rebutting those who had declared that the line would never be built to the south part of town, the Journal commented on June 26, "the fact that work actually began first on Lee street and is now progressing on South Massachusetts street means much to Lawrence. The laying of the big heavy steel double tracks assures that the service is to be prepared for a larger service. It also is certain that the interurban now being constructed as far as DeSoto will have its depot on the south side of town and also will have service on Massachusetts street. It is given out from good authority that the electric line will also be extended to Haskell Institute and give a splendid service to that section of the city. Lawrence is to have a complete and splendid electric line as quickly as men, money, and rails can make them."

A few days later on June 30, the Journal boasted, "rapidly the wonderful growth continues southward ... the south part of town will be the most valuable and handsomest residence section of Lawrence." The

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<sup>7</sup> Hernly, "Suburban Form," Appendix B, 215.

<sup>8</sup> "Hosford Business Was Opened in 1906," Lawrence Journal-World October 10-11, 1929, p. 18, col. 1.

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writer stated that more than fifty homes were being constructed and predicted that more than that number would be started in the near future. "Time was when people looked askance at South Lawrence, but now it is rightfully coming into its own. Judging by the activity in South Lawrence property the talk of a 'boom' might not be stated without great variation for the truth, but the fact is that the south part of town is just a natural growth, rapid to be sure, but nevertheless a healthy and substantial growth. The increase in population and the benefits of the street railway in making outside property desirable is one of the chief issues in the quick making of South Lawrence."

Later on September 14, the Journal described a last chance sale of lots by the Hosford Investment Company in the fair grounds, or race track, addition. The writer commented, "Messrs. Hosford and Brook have done wonders in building up South Lawrence. They have accomplished what many said was the impossible... And they have pushed--and then some, for they have built houses, and thereby showed their faith in the property they were pushing." Apparently, Charles E. Sutton followed the same sales plan by building the first houses in Breezedale Addition.

One of the essential steps in marketing the lots and houses in South Lawrence was the success of the Lawrence street railway. On September 19, 1909, the first electric car ran over the several miles of completed track. As the Journal boasted on September 20, "the road-bed is splendid, the cars beautiful and up-to-date, the power more than sufficient, the cars well manned with experienced men and with efficient, big men at the head of its big half-million dollar corporation, Lawrence now boasts as good a street railway as can be found in any city of equal size in the West." The reporter concluded that the event marked a new era in the history of the city and a new spirit of progress. "It meant a larger and greater Lawrence. The skeptics were vanquished and the optimists ruled. For more than two decades Lawrence had dreamed of its street railway and now the dream has become a reality." At this time, the track had been laid from the Santa Fe Depot to Massachusetts Street with a double track from Winthrop to Banks Street and a track completed to Hosford's Addition, Breezedale, and the extreme limit of Massachusetts Street.

Vital links between the street railway, the development of South Lawrence, and the new Breezedale Addition were emphasized in a September 22 article, "The South Side," on the front page of the Journal. "The street cars have made the southside. Yesterday carload after carload of people were taken to the south end of the line and for the first time saw the many improvements that were being made there." Much of the report described Breezedale, the terminal of the line, where "the McQuary-McNeil Investment Company have been doing a great work and spending thousands of dollars in building up a great addition."

As the Journal concluded, "Breezedale has long been looked upon by the investors as the future fine residence portion of Lawrence and the present summer has seen this then seemingly a vision become a reality. Five handsome modern residences are nearing completion... They are built upon the latest

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architectural design and are as fine as any residences in the city." The report described workmen putting down granitoid sidewalks in front of the homes and grading the streets. Work had begun on the "fine artistic gateway which is being erected. This will make Breezedale the Park addition to the city and will make a fitting terminal for the line."

The Journal praised the tremendous investment and the faith Mr. C. E. Sutton and the McQuary-McNeil firm had in Lawrence and the south side. "They are spending more than \$20,000 on houses which are being erected in Breezedale. They are spending \$1,800 on an ornamental gateway and entrance." In their two additions, Breezedale and South Ridge, they were installing "ten thousand feet of granitoid walks, ten thousand feet of sewer, ten thousand feet of water and gas pipes." Finally, the newspaper announced, "this property is selling at bottom prices now. The opening of the street car line with its rapid service to the South Side is making this property more valuable than ever every day."<sup>9</sup>

In 1913, a commemorative booster publication praised Charles E. Sutton as a man "who wins and inspires success." As a reporter described him, Sutton was "a man of vigor, snap, and one full of energy, a man ever ready to size up a project and be able to gauge its possibilities in big figures. Some men are born with a capacity for big business and [sic] then able to train their minds for the execution of carefully laid plans."

As a younger man, Sutton was in poor health and came to his father's ranch in Russell County, Kansas. Later, he rented a farm of 720 acres adjoining the town, purchasing the property three years after. By 1905 he had acquired over 8,500 acres of improved land. In 1906 Mr. Sutton sold some 4,000 acres of the Sutton Ranch and moved to Lawrence where he purchased the Thummel Farm of 480 acres, five miles north of Lawrence. Later he added the tract, now known as "Breezedale" to his holdings, recording the plat for Breezedale Addition on May 12, 1909, and building five unusually attractive homes there.<sup>10</sup>

A photograph illustrating the booster publication showed the stone monuments at the entrance to Breezedale and five residences to the south along the west side of Massachusetts Street. With the information currently available, it is not possible to confirm that Charles Sutton built all five of the earliest houses in Breezedale Addition. The southernmost one of these would be the Albert Brewer residence. Since Brewer was a brick mason and the first floor of this house is the only one constructed of brick, he may have built the residence. Possibly, Charles Sutton financed the construction. Whatever the exact sequence, Brewer was recorded as the owner in 1911. The scattered trees in this photo are few and relatively small. The main sources of information about the initial construction and ownership of houses in the Breezedale Addition are the Douglas County tax assessment rolls for Lawrence and city

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<sup>9</sup> "The South Side," Lawrence Daily Journal, "22 September 1909, p. 1, col. 5.

<sup>10</sup> Lawrence: Today and Yesterday, 41.



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directories. Because of the distance from the central business and residential districts, the Breezedale Addition was not covered in the 1927 Sanborn insurance map of Lawrence.

Brief histories of the nine homes included in the Breezedale historic district follow.

- 1. Carl A. Preyer Residence**, 2301 Massachusetts, circa 1910, contributing. Because of its prominent corner location, it appears that this was the first house in the Breezedale Addition. Preyer was recorded as the owner of Lot 1 with a taxable value of \$25.05 in 1910. Since adjacent unimproved lots were valued at \$1.80, the house was completed by the end of 1910. Preyer acquired Lot 2 from Charles Sutton in 1914. Carl and Frances Preyer were listed as residents of 2401 [sic] Massachusetts in 1911. Mr. Preyer was an instructor at the University of Kansas. Frank Preyer, a student, was listed as boarding at the residence.
- 2. Ada McPherson Residence**, 2309 Massachusetts, circa 1910, contributing. Charles Sutton was the owner of Lot 3 from 1910 until 1915 when Mrs. Ada McPherson acquired the property. The house was constructed in 1910 when the taxable value was \$20.00. John D. and Lorene McNeill were tenants in 1911. Mr. McNeill was a partner in the Dale-McNeill Realty Company. Howard and Jessie Morton and their daughters, Lucie (a student) and Ruth also lived there.
- 3. A. P. Baecher Residence**, 2315 Massachusetts, circa 1921, contributing. Sutton was the owner of Lot 4 from 1910 to 1912. J. D. Bowersock, a prominent Lawrence entrepreneur and Congressman, was the owner from 1913 to 1920. Apparently, the lot was unimproved with a value of only \$2.00 until 1921 when A. P. Baecher acquired the property and the value increased to \$39.00. Herbert and Lotta Hill were the tenants from 1926 to 1928. Mr. Hill was a salesman for the Hamilton Motor Company.
- 4. L. S. Woolsey Residence**, 2317 Massachusetts, circa 1910, contributing. Sutton was the owner of Lot 5 in 1910 and the property value was \$20.00 indicating that the house was constructed that year. Lew and Mary Woolsey were listed as the residents in 1911. Their children, Helen, a student at the University of Kansas, and Arthur, an electrician, were listed as boarding with them. Oliver F. and Gertrude Ulrich were listed as residents in 1917 and 1917. Mr. Ulrich was a clerk for the Burham-Munger-Root Manufacturing Company. Owen and Blanche Maloney were the tenants from 1926 to 1928. Mr. Maloney was a department manager for the Lawrence Journal-World.
- 5. Charles E. Sutton Residence**, 2325 Massachusetts, circa 1910, contributing. Sutton was the owner in 1910 when the property value was \$25.95 indicating that the house was constructed that year. Charles and Elizabeth Sutton were listed as the residents in the 1917 and 1919 city directories. Their children, Agnes and Elizabeth, both students, boarded at the address. Mr. Sutton was listed as a stockman. However, Elizabeth W. Sutton was recorded as the owner from 1918 to 1922. Charles and

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May Penwell acquired the property in 1924. Henry B. and Grace Ober were listed as the residents of 2425 [sic] Massachusetts from 1911 to 1915.

**6. Residence**, 2331 Massachusetts, circa 1950, non-contributing.

**7. William Kopp Residence**, 2341 Massachusetts, circa 1917, contributing. Charles Sutton was recorded as the owner of Lots 111 and 112 from 1910 to 1912. H. B. and G. H. Ober were the owners in 1913. When William Kopp acquired the property in 1914, the value was only \$1.50. The house was constructed in 1917 when the value increased to \$22.50. William and Pauline Kopp were listed as the residents from 1917 to 1928. Kopp was a tinner employed at Grayson & Reinisch in 1917; later he was listed as proprietor of a sheet metal works.

**8. Residence**, 2347 Massachusetts, circa 1960, non-contributing.

**9. Albert and Leona Brewer Residence**, 2401 Massachusetts, circa 1911, contributing. Albert Brewer acquired Lots 114 and 115 from Charles Sutton in 1911. The property value of Lot 114 increased from \$1.35 in 1910 to \$48.85 in 1911 making this the most expensive house in the district. Mr. Brewer was listed as a brick masonry contractor in 1914 and 1915. The Brewers were listed as residing at 801 Alabama in west Lawrence in 1915. Sarah Lewellen acquired the property in 1915 and the directory listed James C. and Sarah Lewellen as residents from 1915 to 1919. Mr. Lewellen was employed at Haskell Institute. Paul Laptad acquired the property in 1922 and lived there through 1930. Paul and May Laptad, their children Agnes (teacher), Marguerite (stenographer), and Robert (farmer) all lived at the address in 1926.

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## Verbal Boundary Description

The Breezedale Historic District encompasses 2 acres of land, which includes 10 properties. The districts boundaries are as follows:

Beginning at the northwest corner of the property of 2301 Massachusetts Street, then proceeding south along the west property lines of 2301, 2309, 2315, 2317, 2325, 2331, 2341, 2347, and 2401 Massachusetts Street to the southwest corner of the property of 2401 Massachusetts Street, then proceeding east along the south property line of 2401 Massachusetts Street, then proceeding north along the east property lines of 2401, 2347, 2341, 2331, 2325, 2317, 2315, 2309, and 2301 Massachusetts Street, including the two stone monuments on the SW and SE corners of the intersection of Massachusetts Street and 23<sup>rd</sup> Street, then west along the north property line of 2301 Massachusetts to the point of beginning.

## Boundary Justification

The Breezedale Historic District includes the area platted by developer Charles E. Sutton in 1909. The nominated area includes a significant collection of building and structures that are connected both historically and aesthetically.

## Property Owner Information

1. **Carl A. Preyer Residence**, 2301 Massachusetts, circa 1910, contributing  
Michael B. Sizemore  
Georgia Gavito  
2301 Massachusetts Street  
Lawrence, KS 66046
2. **Ada McPherson Residence**, 2309 Massachusetts, circa 1910, contributing  
Erik A. Lundquist  
Nancy Biles  
2309 Massachusetts Street  
Lawrence, KS 66046
3. **A. P. Baecher Residence**, 2315 Massachusetts, circa 1921, contributing  
Ryan M. Pope  
2315 Massachusetts Street  
Lawrence, KS 66046

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4. **L. S. Woolsey Residence**, 2317 Massachusetts, circa 1910, contributing  
Alex & Tina Conchola  
2317 Massachusetts Street  
Lawrence, KS 66046
5. **Charles E. Sutton Residence**, 2325 Massachusetts, circa 1910, contributing  
James & Constance Jeans  
2325 Massachusetts Street  
Lawrence, KS 66046
6. **Residence**, 2331 Massachusetts, circa 1950, non-contributing  
Isabelle S. Tait  
2331 Massachusetts Street  
Lawrence, KS 66046
7. **William Kopp Residence**, 2341 Massachusetts, circa 1917, contributing  
Douglas Romary  
2341 Massachusetts Street  
Lawrence, KS 66046
8. **Residence**, 2347 Massachusetts, circa 1960, non-contributing  
John & Elizabeth Weslander  
2347 Massachusetts Street  
Lawrence, KS 66046
9. **Albert and Leona Brewer Residence**, 2401 Massachusetts, circa 1911, contributing  
Robert & Mary Matthews  
2401 Massachusetts Street  
Lawrence, KS 66046
10. **Entrance monuments**, 1909, contributing  
City of Lawrence  
6 E. 6<sup>th</sup>  
Lawrence, KS 66044



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**PHOTO LABELS**

**Breezedale Historic District, Lawrence, Douglas County, Kansas**

Photographer: Dale Nimz  
1928 Countryside Lane, Lawrence, KS 66044

Location of negatives: Kansas State Historic Preservation Office

**Exterior**

- Photo 1: Carl A. Preyer Residence, 2301 Massachusetts, Lawrence, Douglas County, KS, view of house from south southeast, 07/20/2005.
- Photo 2: Carl A. Preyer Residence, 2301 Massachusetts, Lawrence, Douglas County, KS, view of house and outbuilding from northwest, 07/20/2005.
- Photo 3: Outbuilding, 2301 Massachusetts, Lawrence, Douglas County, KS, view from east, 07/20/2005.
- Photo 4: Ada McPherson Residence, 2309 Massachusetts, Lawrence, Douglas County, KS, view of house from southeast, 08/19/2005.
- Photo 5: Ada McPherson Residence, 2309 Massachusetts, Lawrence, Douglas County, KS, view of house from northeast, 08/19/2005.
- Photo 6: Outbuilding, 2309 Massachusetts, Lawrence, Douglas County, KS, view from southeast, 08/19/2005.
- Photo 7: A. P. Baecher Residence, 2315 Massachusetts, Lawrence, Douglas County, KS, view from southeast, 08/19/2005.
- Photo 8: A. P. Baecher Residence, 2315 Massachusetts, Lawrence, Douglas County, KS, view from northeast, 08/19/2005.
- Photo 9: Outbuilding, 2315 Massachusetts, Lawrence, Douglas County, KS, view from southeast, 08/19/2005.

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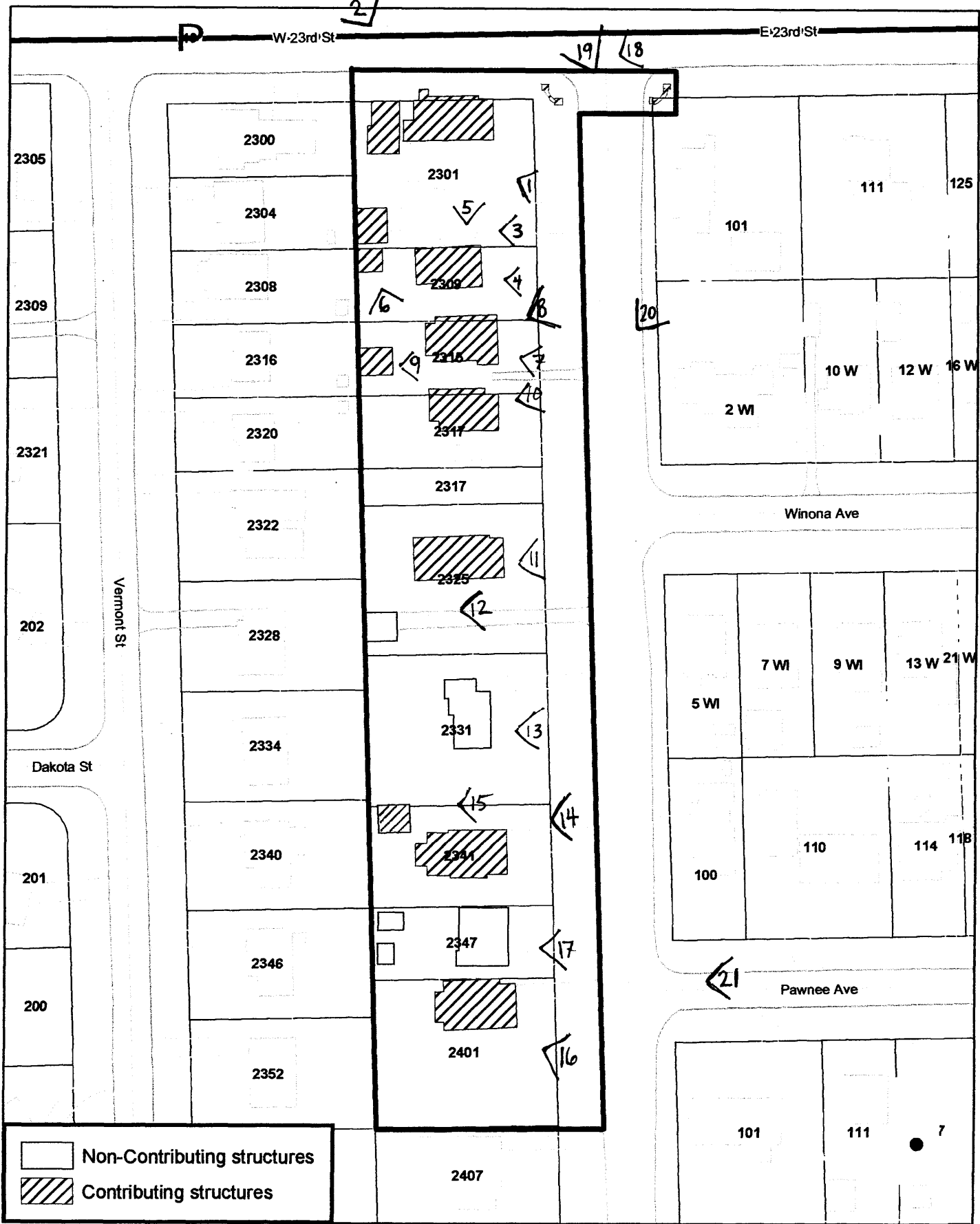
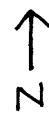
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- Photo 10: L. S. Woolsey Residence, 2317 Massachusetts, Lawrence, Douglas County, KS, view from northeast, 08/19/2005.
- Photo 11: Charles E. Sutton Residence, 2325 Massachusetts, Lawrence, Douglas County, KS, view from east, 08/19/2005.
- Photo 12: Outbuilding, 2325 Massachusetts, Lawrence, Douglas County, KS, view from northeast, 08/19/2005.
- Photo 13: Residence, 2331 Massachusetts, Lawrence, Douglas County, KS, view from southeast, 08/19/2005.
- Photo 14: William Kopp Residence, 2341 Massachusetts, Lawrence, Douglas County, KS, view from northeast, 07/20/2005.
- Photo 15: Outbuilding, 2341 Massachusetts, Lawrence, Douglas County, KS, view from east, 07/20/2005.
- Photo 16: Albert Brewer Residence, 2401 Massachusetts, Lawrence, Douglas County, KS, view from southeast, 08/19/2005.
- Photo 17: Residence, 2347 Massachusetts, Lawrence, Douglas County, KS, view from east, 07/20/2005.
- Photo 18: Entrance monument (west), Lawrence, Douglas County, KS, view from northeast, 08/19/2005.
- Photo 19: Entrance monument (east), Lawrence, Douglas County, KS, view from southwest, 07/20/2005.
- Photo 20: Massachusetts streetscape, Lawrence, Douglas County, KS, view from northeast, 08/19/2005.
- Photo 21: Massachusetts and Pawnee intersection, Lawrence, Douglas County, KS, view from east, 08/19/2005.

# Breezedale Historic District



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Historic Resources of Lawrence, Douglas County, Kansas

*The "Comfortable" House*

The "Comfortable" House, a term popularized by Alan Gowans, refers to the profusion of styles and types built in suburban settings from 1890-1930. Some of these houses were built either from partial or total prefabrication, or from plans published nationwide in plan books or magazines, hence their other common name of "pattern book" or "plan book" houses. Found throughout Lawrence, these buildings are the predominant housing type in neighborhoods south of downtown. These residences freely combined forms and ornament, making distinct classifications based on architectural style difficult.<sup>1</sup> Some of the main subtypes, based primarily on form, are as follows.

*Princess Anne*



The Princess Anne house was commonly constructed after the turn of the century, and is derivative of the more pretentious Queen Anne style which preceded it. The name (popularized by *Old House Journal*) alludes to the simpler treatment, particularly on the exterior siding materials.<sup>2</sup> Generally two- to two-and-a-half stories, the Princess Anne house was still asymmetrically massed, like the Queen Anne house, but was generally clad with simple clapboards (or sometimes shingles, or both). By contrast, the Queen Anne residences of the late nineteenth century featured a variety of siding materials, often on the same house, in order to break up the texture exterior surface. The Princess Anne house retained the irregular roofline of the Queen Anne style, corresponding with the asymmetrical floor plan, as well as the steeply pitched roofs. Wrap-around front porches are another feature which the two styles had in common. Gone, however, were the elaborate jig-sawn decorations and turned spindlework found on Queen Anne residences. In its place were a few classically inspired features, such as classical porch columns and dentils, which foretold the soon-to-be-changing fashions in American residential architecture.

<sup>1</sup> Alan Gowans, *The Comfortable House* (Cambridge, MA: The MIT Press, 1987), p. xiv

<sup>2</sup> *Old House Journal*, July 1982.



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The curving lanes and paths took advantage of the natural rise and fall of the land. The circular drive at the top of the main hill provided a northern panorama of the Kansas River valley. Their arrangement of large lots were planned to emphasize family monuments, and they [the designers] used the natural beauty of the location, along with the trees, shrubs, and flowers that they added, to create the effect they desired.<sup>1</sup>

As residential neighborhoods expanded, other public spaces and landscapes such as Bismarck Grove and Haskell Institute were developed during the late nineteenth century. Bismarck Grove was a tract in the countryside originally associated with the Kansas Pacific repair shops on the east side of North Lawrence. The grove became a popular community gathering place and hosted such formal meetings as the Odd Fellows Lodge convention in 1876, a National Temperance convention in 1878, and regional fairs held by the Western National Fair Association from 1880 to 1888. Because of low farm prices in the 1890s and management problems, the fairs were discontinued. Eventually, the grounds were sold in 1900 to a private owner, Captain W.S. Tough, for use as a supply station for his horse and mule market in Kansas City.<sup>2</sup>

Just beyond the southern city limits of Lawrence, Haskell Institute, a national Indian Training School, was opened September 1, 1884. This boarding school had 280 students by January, 1885. Three fine stone buildings were erected in the late 1880s. Because the school was intended to be self-supporting and to train Native American youth in agriculture, the property included cropland and pastures. The campus setting in a pastoral landscape has persisted to the present.<sup>3</sup>

### **A Quiet University Town, 1900-45**

#### *Introduction*

By the turn of the century, Lawrence had matured; its commercial and industrial interests had stabilized. In 1910 a promotional issue of the Lawrence Daily Journal boasted that the town was

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<sup>1</sup>Cathy Ambler, "A Place Not Entirely of Sadness and Gloom: Oak Hill Cemetery and the Rural Cemetery Movement," Kansas History 15:4 (Winter 1992-93), p. 243, 253.

<sup>2</sup>Dary, Lawrence: An Informal History, pp. 207-208; Jimmie L. Lewis, "Bismarck Grove, Lawrence, Kansas, 1878-1900" M.A. thesis University of Kansas (1968), p. 134.

<sup>3</sup>Thelma Haverty, Buildings on the Haskell Campus: Past & Present (Lawrence, KS: Haskell Press, 1975), p. 3.

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“the trading metropolis for a rich and populous agricultural county.”<sup>1</sup> During this period, there was a trend toward centralization of some types of businesses in the downtown, although small neighborhood businesses also proliferated. The town lost many of its most important manufacturing establishments by the turn of the century. When manufacturing in Lawrence was assessed in 1940, four of the surviving plants were dependent on agricultural products (flour and feed milling, vegetable canning, vinegar and dairy products).<sup>2</sup> During this period, the town’s population grew at a slow gradual rate. There were 12,374 Lawrence residents in 1910, only 12,456 in 1920, 13,726 in 1930, and 14,390 residents in 1940. While Lawrence did not lose population, the town’s rate of growth was much slower than the larger urban centers of Kansas City and Topeka.

Early in the twentieth century, city leaders made some long overdue improvements in the urban infrastructure. Local publisher E.F. Caldwell boasted in 1898 that, “a complete system of water works has been put in, uniform street grades have been established, a number of streets have been macadamized, a great mileage of curbing and guttering, and stone and brick sidewalks laid.” Despite Caldwell’s praise, macadam or gravel paving had never been satisfactory. During the 1890s there was simultaneous agitation for paving the streets and for building up a fund for an electric trolley transportation service. Paved streets were necessary for efficient trolley operation and brick was the preferred paving material if it could be obtained locally. After the city made a commitment to pave Massachusetts Street in the summer of 1899, the McFarlane brick plant in Lawrence was expanded to provide durable paving brick. John and Ben McFarlane, along with other prominent Lawrence citizens, became directors of the Lawrence Vitriified Brick and Tile Company which operated into the 1920s.<sup>3</sup>

Improvements in public facilities were matched by development in the transportation system. Beginning first with the downtown commercial area, the system encouraged the development of outlying residential neighborhoods. After the great 1903 flood, the horsecar street railway ended its operations. Six years later, the Lawrence Light and Railway Company organized to build an electric trolley system for Lawrence. Besides the main route from the Union Pacific depot to the southern end of Massachusetts Street and branches on Indiana Street and Mississippi to Kansas University, a line was extended in 1910 to Woodlawn Park in East Lawrence. Later, an electric

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<sup>1</sup>Middleton, “Manufacturing in Lawrence,” p. 109; quotation from “Live Lawrence,” November, 1910, p. 1.

<sup>2</sup>Ibid., p. 194, 197.

<sup>3</sup>E.F. Caldwell, Souvenir History (1898), n.p.; Middleton, “Manufacturing in Lawrence,” p. 165, 167.

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interurban railway, the Kansas City, Kaw Valley, and Western, was built in 1916. This line ran from the depot in North Lawrence along the north side of the river to Kansas City. The streetcar system in Lawrence reached its maximum extent during the years from 1922 to 1927. After that the company gradually replaced trolleys with buses. In 1935 passenger service on the Kansas City interurban was discontinued.<sup>1</sup>

In 1909, when Lawrence had about one hundred automobiles, the owners formed an auto club. Later in the late 1920s and 1930s, growing use of the automobile stimulated the dispersal of services along traffic corridors. This urban development remains to be studied. By the end of 1927, Lawrence was connected by two paved roads to Topeka and one to St. Joseph, Missouri. Along with the proliferation of automobiles during this period, the opening of a municipal airport in 1929 also represented another new transportation trend.<sup>2</sup> Popular use of the automobile was reflected in the development of auto service garages and dealerships which were constructed on the edges of downtown, particularly in the 600 block of Massachusetts and on New Hampshire Street.<sup>3</sup> With the decline of manufacturing in the north end of downtown, the most important businesses during the twentieth century were agricultural services and auto-related businesses. The Reuter Organ Company which relocated to Lawrence in 1920 was an exception.

In 1921 the Kansas legislature passed the first state zoning enabling act which authorized cities over 20,000 to zone. As a smaller town, Lawrence also wanted zoning authority and by 1927 the state law was revised to allow towns of all sizes to zone.<sup>4</sup> During this period, public concern about the commercial development along Ninth Street and adjacent to the University of Kansas led to the appointment of the Lawrence Planning Commission in 1925 and the institution of the first city zoning ordinance in June, 1926. Community leaders responded to "a general alarm that Kansas University would be completely surrounded by 'business houses' unless some sort of regulations were adopted."<sup>5</sup> By 1930 the first Lawrence city plan pointed out that,

the city has spread from the original site to the hills on the west beyond the promontory on which the University is located on the south, and to the tributary on the east, with

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1. Carl Thor, "Chronology of Public Transit in Lawrence, Kansas," (May 1980), p.

<sup>2</sup>Dary, *Lawrence: An Informal History*, p. 263, 326.

<sup>3</sup>Wolfenbarger, "Downtown Survey," pp. 50-51.

<sup>4</sup>Hernly, "Suburban Form," p. 133.

<sup>5</sup>Bartholomew and Associates, "Comprehensive Plan: Lawrence, Kansas" vol. 1 (St. Louis: Bartholomew and Associates, 1963), p. 40-41.

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some population beyond the valley outside the corporate limits. It has also covered a portion of the flat land to the north of the Kaw River.<sup>1</sup>

By 1930 the population of Lawrence (13,708) was distributed 15% north of the river, 35% north of 12<sup>th</sup> Street west of Massachusetts, 17% north of 12<sup>th</sup>, east of Massachusetts, 17% south of 12<sup>th</sup>, east of Massachusetts, and 16% south of 12<sup>th</sup>, west of Massachusetts Street. Planners recommended construction of a major thoroughfare system to provide for "the increasing demands of present day automobile traffic" but this was not implemented. They also noted that there was "no direct or convenient approach to the University of Kansas from the growing district on the south side." Following a recommendation in this plan, a street was later opened along the southern route of the street car line.<sup>2</sup> This new access to the University facilitated the development of University Place and other residential additions south of campus.

Like other Kansas communities, Lawrence was profoundly affected by the Depression beginning in 1929. There was virtually no building for years except for those projects financed by the state and federal government. In the 1930s, federal assistance was used to improve the municipal water system, enlarge the library, improve parks, and to pave streets.<sup>3</sup> Between 1933 and 1937, the Public Works Administration initiated twelve projects in Lawrence and Douglas County. Enrollment dropped at the University of Kansas in the early 1930s, and faculty salaries were cut, but enrollment later increased and by 1939 the Lawrence Journal-World pointed out the importance of the University as "one of the city's major industries."<sup>4</sup>

#### *Commerce*

The first two decades of the twentieth century were years of relative prosperity and growth manifested in the public buildings that were constructed. In downtown Lawrence, the Douglas County Courthouse, the old Public Library (1904), and the old Post Office (1912) are surviving landmarks from these years. Of the surviving downtown buildings dating from this period, almost twice as many were constructed during the years from 1900 to 1920 as during the next twenty-five years. These different phases of commercial development were based first on a stable local economy and gradual population growth followed by the nation-wide Depression of the 1930s.

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<sup>1</sup>A City Plan for Lawrence, Kansas: Report of the City Planning Commission (Kansas City, MO: Hare and Hare, 1930), p. 6.

<sup>2</sup>City Plan (1930), p. 10, 18, 38.

<sup>3</sup>Nimz, "Living With History," p. 95.

<sup>4</sup>Dary, Lawrence An Informal History, pp. 331-334.



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During the early twentieth century, many storefronts, especially those constructed in the citybuilding period after 1863, were remodeled to give a more modern, up-to-date appearance.<sup>1</sup> While the two-part commercial block was still the most important form, the majority of surviving one-part commercial block buildings in the downtown were constructed after the turn of the century.<sup>2</sup> In addition to brick for paving, durable pressed and gas-fired brick was widely available for building construction during the early twentieth century. Concrete, a new material, gradually replaced stone for foundations. Concrete and steel-framed commercial buildings appeared in Lawrence at this time.

Within the central business district during the years from 1900 to 1915, there were three clusters of black businesses that increasingly served a mostly black clientele. Businesses operated by African-Americans were located in the 600 block of Massachusetts Street, on 9<sup>th</sup> Street between Vermont and New Hampshire, and the 800 block of Vermont. There was a high turnover in black businesses because of their lack of capital. Businesses offered limited opportunity because of the declining black population in Lawrence; entrepreneurs could not succeed with black patronage alone.<sup>3</sup>

*Residences*

As the Lawrence Daily Journal boasted in 1910, "Lawrence is conceded on all hands to be the most beautiful residence city in Kansas. Its homes present a uniformity in good architecture, a tasteful construction and in delightful surroundings." Few of these homes were for rent, "most of them having been built to be occupied by the owners, which means good construction and well-kept grounds."<sup>4</sup> Many smaller houses were replaced by larger residences in the Oread neighborhood.<sup>5</sup> In the late nineteenth century, younger and more prosperous residents tended to move to the residential districts developing in west and south Lawrence. The development of new residential districts south of 15<sup>th</sup> Street was a significant trend during this period.

As the 1922 School Survey reported,

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<sup>1</sup>Wolfenbarger, "Downtown Survey," p. 50.

<sup>2</sup>Wolfenbarger, "Downtown Survey," p. 18.

<sup>3</sup>Zavelo, "Black Entrepreneurs in Lawrence, Kansas, 1900-1915," (1975), pp. 30-31, 36, 46.

<sup>4</sup>Lawrence Daily Journal, "Live Lawrence," (November, 1910), p. 1.

<sup>5</sup>Gray, "Heart of Oread Survey Report," p. 10. Early in this period, east-west streets in Lawrence were given numbers instead of names. See Lawrence city ordinance #973, "Renaming certain streets in Lawrence, Kansas," (December 13, 1913).



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the desirable vacant lots available for future residences are for the most part west of Illinois street and north of the University, and in the territory south of the vicinity of 15<sup>th</sup> Street... It is an interesting fact that Lawrence is only about 50% occupied. Not more than one-half of all the lots in the city are occupied.<sup>1</sup>

The densely-settled area of the city was a zone three blocks wide on either side of Massachusetts extending south to the vicinity of 19<sup>th</sup> Street. Satisfactory elementary schools in Lawrence included Cordley (1914) and New York (1868). The report recommended condemnation of Quincy and McAllaster schools constructed in 1868. Since the part of town north of the river was sparsely settled, the report recommended that Woodlawn School (1867) should be abandoned, Lincoln School (1914) expanded and the two districts combined.<sup>2</sup>

During this period building continued in west Lawrence and Oread. Residences were constructed in the earlier Folk House National and Queen Anne styles, but the largest number of new houses represented the twentieth-century revival and American movement styles such as the Prairie, Craftsman, Colonial and Tudor Revival styles.<sup>3</sup> During the university town period, brick for residential construction was widely available and relatively inexpensive in the first two decades. Concrete replaced stone for residential foundations. Blocks cast in imitation of stone were an innovation. There are a few examples in Lawrence of houses built entirely of these blocks. In the 1920s, stucco was introduced as an alternative exterior material.

Prospects in east Lawrence were hurt by removal of the Leavenworth, Lawrence, and Galveston Railroad bridge located northeast of the neighborhood. In December, 1893 repair work began on the bridge, but it was in such bad condition that train traffic was suspended. Eventually, the crossing was abandoned and the tracks were torn out in February, 1895. Removal of the tracks hurt the east Lawrence businesses that had grown up near the railroad. Another blow to economic vitality and residential values was the closing of the Barb Wire manufacturing plant in March, 1899. The loss of jobs in the manufacturing enterprises located on the Kansas River also contributed to the neighborhood's decline.

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<sup>1</sup>School Survey of Lawrence, Kansas (Lawrence: Kansas State Printing Plant, 1922), p. 56.

<sup>2</sup>School Survey (1922), p. 66, 68, 70-71.

<sup>3</sup>Benjamin and Enslinger, "Resurvey of Old West Lawrence," p. 20; Gray, "Heart of Oread Survey," pp. 29-30.

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By this time, east Lawrence was associated with vice and crime. As described by Lizzie Goodnight in 1903, "on the east side of Massachusetts Street in the seven and eight hundred blocks of Pennsylvania and Delaware Streets is a district known as the East Bottoms."<sup>1</sup> The "bottoms" were associated with illegal liquor sales, gambling, and sub-standard housing. By 1917 social scientists F.W. Blackmar and E.W. Burgess extended the image to the whole neighborhood in commenting that, "unfortunately, Lawrence has its 'bötoms,' with all their geographical, economic, moral significance."<sup>2</sup>

In 1917 the fourth ward including the north part of east Lawrence had the highest proportion of foreign-born residents, rented houses, and mortgaged homes in Lawrence. New residential construction continued in the south part of the neighborhood with few new homes constructed in the older part to the north. Because of the neighborhood's maturity and the effects of the Depression in the 1930s, there was little construction during the years from 1930 to 1945. After the turn of the century, there was greater variety in the types of houses constructed in east Lawrence. National Folk and Victorian style houses were built, but pattern or plan-book houses increased in number after the first decade. By the 1920s, bungalows and foursquares comprised more than half of the extant houses in east Lawrence.<sup>3</sup>

Downtown businesses, west, and south Lawrence benefitted from the growth and increasing importance of the University of Kansas beginning in the early twentieth century, but east and North Lawrence did not. North Lawrence was damaged by the two "great floods" of 1903 and 1951 as well as several lesser floods. When the Kansas River inundated North Lawrence in 1903, residents fled across the bridge south into Lawrence and after the bridge was washed away, most were evacuated by small boats. On June 1, "the Kaw River was ten miles wide just east of Lawrence." Part of the original North Lawrence town site was lost to the river in that flood. The riverfront was unappreciated as a notable landscape feature. Instead, Lawrence was geographically and socially separated by the river. According to the Lawrence Social Survey published in 1917, the floods of 1903, 1904, and 1908 intensified the "social and economic chasm between the two sections of the community."<sup>4</sup>

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<sup>1</sup>I.E. Quastler, Railroads of Lawrence, Kansas (Lawrence, KS: Coronado Press, 1979), p. 344, 347; Lizzie E. Goodnight, "Negroes of Lawrence," M.A. thesis University of Kansas (1903), p. 10.

<sup>2</sup>F.W. Blackmar and E.W. Burgess, Lawrence Social Survey (Topeka, KS: Kansas State Printing Plant, 1917), p. 8.

<sup>3</sup>Wolfenbarger, "East Lawrence Survey," p. 13, 15.

<sup>4</sup>Blackmar and Burgess, Lawrence Social Survey, p. 8.

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In the University Town period, Lawrence was a mature community with social and residential stratification by occupation. At the time Wards 1 and 2 were located west of Massachusetts Street, Wards 3 and 4 in East Lawrence, and Wards 5 and 6 in North Lawrence. Blackmar and Burgess pointed out,

The second ward has by far the largest proportion of the professional group. The first ward leads in number both of business men and of employees. The third and fourth wards possess the largest proportion of men in the skilled trades. The proportion of unskilled laborers rises to one-third of the men in the fourth ward and to over one-half of the men in North Lawrence, while in the second ward the ratio falls to 1 in 10.<sup>1</sup>

In the early twentieth century, African-Americans in Lawrence were not strictly segregated, but their residences were dispersed in clusters throughout the town. Most men were laborers, teamsters, and janitors. Most families lived in rented sub-standard houses. Racial separation, however, was instituted in churches, schools, and places of recreation.<sup>2</sup>

A leader in this trend toward southern and western residential development was C.B. Hosford, who began developing real estate in 1906 and incorporated his investment and mortgage company in 1910. Later, the Lawrence Journal World concluded that, "one of the principal contributions to the city has been the residential development carried on by this firm. Eight additions and sub-divisions have been developed and placed on the market by them."<sup>3</sup> At the southern end of Massachusetts Street and the streetcar line where the main street intersected with 23<sup>rd</sup>, Charles E. Sutton developed Breezedale Addition.<sup>4</sup> On the site of the Poehler estate, Elmhurst, Sutton built five homes with similar architectural character between 1906 and 1913. This was the first attempt in Lawrence to create an identifiable suburban neighborhood.<sup>5</sup> However, the addition situated far from the center of Lawrence near the pastoral landscape of Haskell Institute grew slowly over the next three decades. At the terminus of the

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<sup>1</sup>Ibid., p. 29.

<sup>2</sup>Goodnight, "Negroes of Lawrence," p. 6, 14; Donald B. Zavelo, "Black Entrepreneurs in Lawrence, Kansas, 1900-1915," B.A. honors thesis (1975), pp. 3-4, 9, 11.

<sup>3</sup>Lawrence Journal World October 10-11, 1929, p. 8.

<sup>4</sup>Lawrence: Yesterday and Today (Lawrence, KS: Lawrence Daily Journal-World, 1913), p. 41.

<sup>5</sup>Hernly, "Suburban Form," p. 112.

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east streetcar route in far east Lawrence, Fairfax and Belmont Additions were platted at the intersection of 13<sup>th</sup> and Prairie Streets.<sup>1</sup>

South of the University, University Place was platted in 1887 when a streetcar route was proposed on Louisiana and Illinois, 17<sup>th</sup> and 18<sup>th</sup>, but the addition was not actually developed until after 1910. E.W. Sellards promoted University Place in 1914 as a neighborhood offering a "beautiful view, fresh air, near the University--an Ideal spot for a home." The oldest extant residence in the neighborhood is the Italianate Benjamin Akers residence constructed in 1874. Another notable landmark is "The Outlook" built by banker J.B. Watkins in 1913. This Neoclassical mansion is now the University Chancellor's residence. Several other houses in the Craftsman and Colonial Revival styles constructed from ca. 1910 to the 1930s were the homes of University professors.<sup>2</sup>

In the chronological development of residential subdivisions in Lawrence, there was a pause between the prosperous early decades and modest growth during the 1920s and 1930s. There were twenty-nine additions and subdivisions recorded between 1901 and 1919, primarily in the south part of Lawrence. Only seven new plats were recorded after 1920--the first in 1925 and the last two in 1938. These included some of the first residential developments adjacent to the University to the west and the first to break out of the western grid pattern. Given Court platted in 1926 had the first loops and curving roads. Westhills Number 1(1931) had the earliest winding roads with lots that were not strictly oriented to the four cardinal directions. Colonial Court (1935) had the first true cul-de-sac in the city's residential development.<sup>3</sup>

Although the first plan for the original University campus was presented by Professor F.O. Marvin in 1897, the 1904 George Kessler plan for long-range campus development was even more significant. Kessler proposed to organize future building around a huge central administration building. This focal point was eventually realized in the construction of Strong Hall. Kessler also projected the development of "Dormitories or Other Buildings," "Club Houses," and "Homes of Faculty" on the west ridge of Mount Oread.<sup>4</sup> In this respect, the Kessler

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<sup>1</sup>Hernly, "Suburban Form," p. 100.

<sup>2</sup>Advertisement in Lawrence Daily Journal World May 16, 1914. Cited in "University Place Homes Tour," brochure (1992). Kansas Collection, Spencer Research Library, University of Kansas.

<sup>3</sup>Hernly, Appendix B, p. 215.

<sup>4</sup>Marvin's plan was discussed in the University Weekly November 13, 1897. A view of the Kessler plan was reproduced in Robert Taft, Across the Years on Mount



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plan foreshadowed the eventual development of both University-related facilities and significant residential districts west of the campus. Individual professors in the School of Engineering and the Department of Architecture influenced campus planning and the construction of residential districts west of campus.

With an innovative curvilinear street pattern and irregular building orientation, the development of University Heights west of the campus demonstrated modern trends in suburban design and residential styles. In 1909 Ralph W. Cone, a sociology professor, subdivided the northern 8.7 acres of a 24-acre farm tract. Cone instituted protective covenants regarding location, use, occupancy, and minimum cost of residences that were enforced by an association of lot owners. The first house, a Prairie style, was constructed in 1910 at 1505 Crescent Drive for George and Martha Hood. Hood was a professor of engineering. Two other houses were completed in 1911 and then none until 1924. A landmark from that year was a Tudor style house for Goldwin Goldsmith, the director of the Department of Architecture.<sup>1</sup> The subdivision was replatted in 1928 and the main street was renamed Crescent Road. University Heights was not annexed into the city of Lawrence until 1947.<sup>2</sup>

The first paved road between Lawrence and Topeka was completed by August 22, 1922. West Lawrence was divided by street improvements for automobile traffic. In 1944 a plan to make 6th Street a through route for east-west traffic on Highway 40 was proposed to reduce congestion at 7<sup>th</sup> and Massachusetts. Although the PTA and Board of Education opposed this routing in front of Pinckney Elementary School, the state highway commission eventually authorized the relocation in 1950. To solve the traffic hazard, the commission agreed to construct a pedestrian underpass with ramps opposite Pinckney School.<sup>3</sup> Construction of this trafficway divided the Pinckney neighborhood from what is now known as Old West Lawrence. North Lawrence was affected by the paving of the intersections of highways 10, 73W, and U.S. Highway 40 just north of the city limits. This improved the connection between the road leading out of Lawrence and the main road linking Kansas City and Topeka.<sup>4</sup>

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<sup>1</sup>Oread (Lawrence: University of Kansas, 1941), pp. 164-165, notes pp. 188-189.

<sup>2</sup>Elaine Warren, "University Heights Part Two, 1906 to 1996," unpub. paper Architecture 600 (May 13, 1996). Kansas Collection, Spencer Research Library, University of Kansas, pp. 1-7

<sup>3</sup>Warren, "University Heights Part Two," pp. 15-16, 25.

<sup>4</sup>Lawrence Journal World, May 22, 1944; November 7, 1944; September 4, 1950.

<sup>5</sup>Lawrence Journal-World January 14, 1930.





**JAMIE SHEW**  
**DOUGLAS COUNTY CLERK**  
1100 Massachusetts  
Lawrence, KS 66044

**Marni Penrod-Chief Deputy Clerk**  
**Benjamin Lampe-Deputy Clerk Elections**

December 10, 2015

A CERTIFIED PROPERTY OWNERSHIP LIST WITHIN 250 FT OF 2301  
MASSACHUSETTS ST (U06229A). 12/10/2015. REQUESTED BY LINDSAY CRICK.

JOHN R. NICHOLS  
DOUGLAS COUNTY CLERK'S OFFICE  
1100 MASSACHUSETTS ST  
LAWRENCE, KS 66044

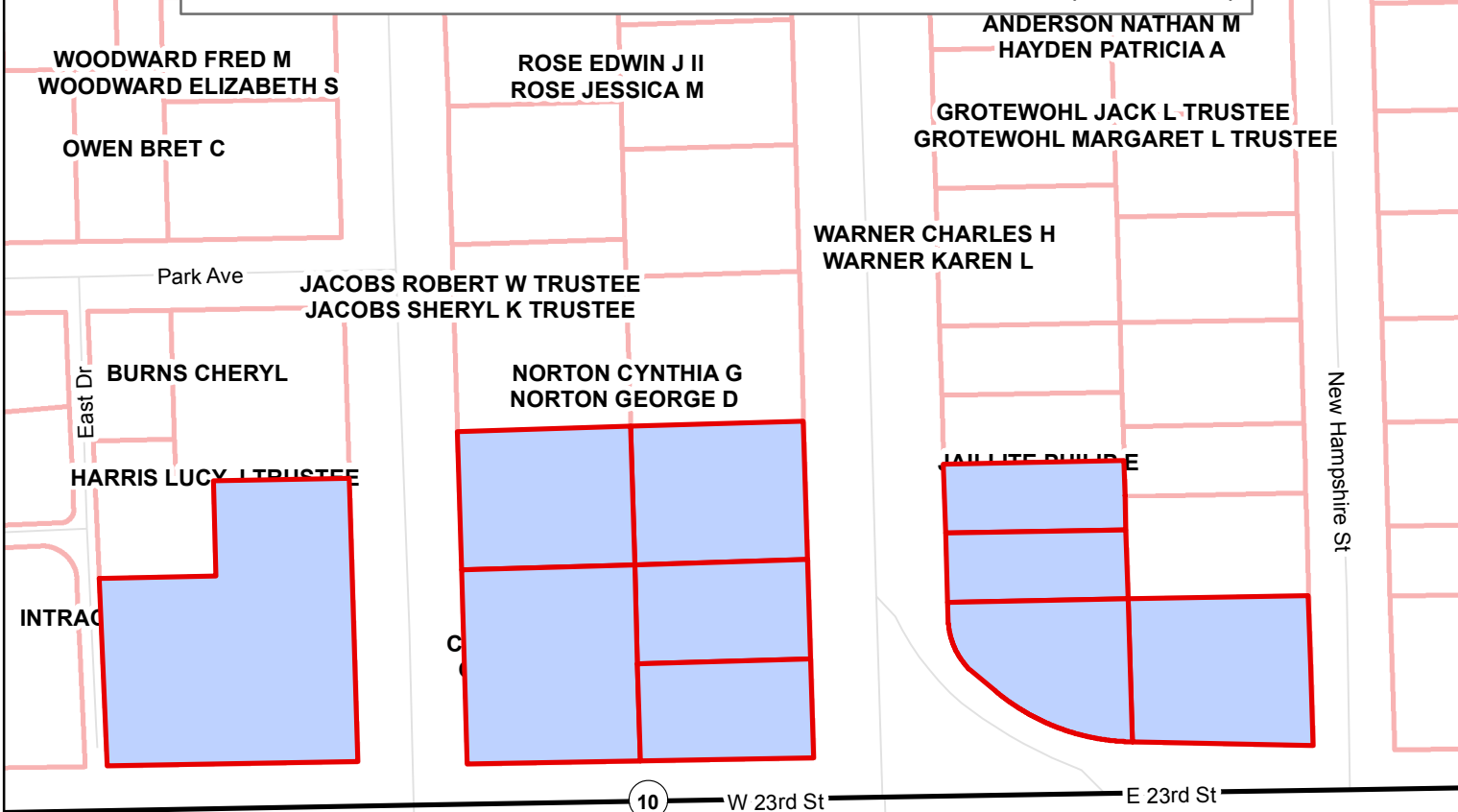
785-832-5147

[jnichols@douglas-county.com](mailto:jnichols@douglas-county.com)

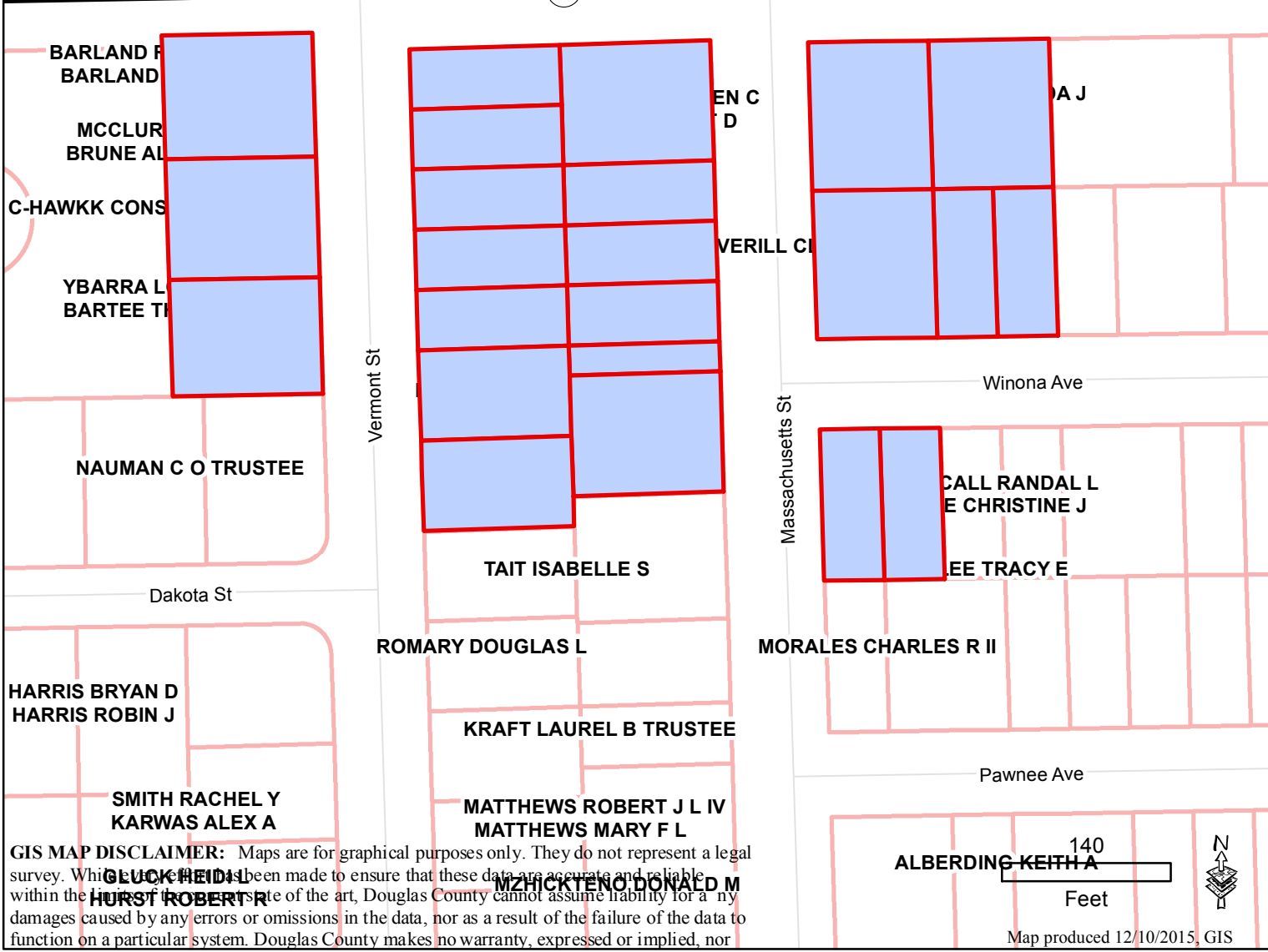
Douglas County Real Estate Division  
County Clerk's Office. I do hereby certify  
the Property Ownership listed hereto, to be  
true and accurate.

JOINPIN	SYSCALACRE	owner1	owner2	owner3	address	city	sta	zip	plate	PID	Quickrefid	situs
103-06-0-30-33-013.00-C	0.28693589	BAILEY SCOTT R	BAILEY KRISTY K		1548 N 1000 RD	LAWRENCE	KS	66046	U02961	023-103-06-0-30-33-013.00-C	R22805	2239 MASSACHUSETTS ST
103-06-0-30-33-009.00-C	0.28693676	HARRIS LUCY J TRUSTEE			2240 VERMONT ST	LAWRENCE	KS	66046	U02962	023-103-06-0-30-33-009.00-C	R22801	2240 VERMONT ST
103-06-0-30-34-006.00-C	0.14921273	MEAD CHARLES D	MEAD LOIS F		1548 N 1000 RD	LAWRENCE	KS	66046	U02792	023-103-06-0-30-34-006.00-C	R22819	2232 MASSACHUSETTS ST
103-06-0-30-32-004.00-C	0.72100339	INTRACHAT PALLOP			2245 VERMONT ST	LAWRENCE	KS	66046	U06352A	023-103-06-0-30-32-004.00-C	R22792	2245 VERMONT ST
103-06-0-30-34-007.00-C	0.14924364	RAITERI CHARLES E	RAITERI JANICE N		2236 MASSACHUSETTS ST	LAWRENCE	KS	66046	U02793	023-103-06-0-30-34-007.00-C	R22820	2236 MASSACHUSETTS ST
103-06-0-30-33-012.00-C	0.20587661	CITY OF LAWRENCE			PO BOX 708	LAWRENCE	KS	66044	U02965	023-103-06-0-30-33-012.00-C	R22804	0 MASSACHUSETTS ST
103-06-0-30-33-010.00-C	0.40422115	COTTIN THOMAS J	COTTIN LINDA L		2244 VERMONT ST	LAWRENCE	KS	66046	U02963A	023-103-06-0-30-33-010.00-C	R22802	2244 VERMONT ST
103-06-0-30-34-009.00-C	0.31597225	NICCCUM JON S	NICCCUM ANN M		2245 NEW HAMPSHIRE ST	LAWRENCE	KS	66046	U02795.5A	023-103-06-0-30-34-009.00-C	R22822	2245 NEW HAMPSHIRE ST
103-06-0-30-34-008.00-C	0.23862064	CITY OF LAWRENCE			PO BOX 708	LAWRENCE	KS	66044	U02794A	023-103-06-0-30-34-008.00-C	R22821	0 MASSACHUSETTS ST
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103-07-0-20-05-001.00-C	0.29553700	BARLAND RAYMOND F	BARLAND EMMA D		2305 VERMONT ST	LAWRENCE	KS	66046	U09116	023-103-07-0-20-05-001.00-C	R23179	2305 VERMONT ST
103-07-0-20-01-006.00-C	0.28330398	ROPER KENNETH F			111 E 23RD ST	LAWRENCE	KS	66046	U06236A	023-103-07-0-20-01-006.00-C	R23094	111 E 23RD ST
103-07-0-20-01-007.00-C	0.28296449	OHAYER ELLEN C	LIND BRENT D		101 E 23RD ST	LAWRENCE	KS	66046	U06234A	023-103-07-0-20-01-007.00-C	R23095	101 E 23RD ST
103-07-0-20-04-001.00-C	0.28693707	SIZEMORE MICHAEL B	GAVITO GEORGIA		2301 MASSACHUSETTS ST	LAWRENCE	KS	66046	U06229A	023-103-07-0-20-04-001.00-C	R23152	2301 MASSACHUSETTS ST
103-07-0-20-04-002.00-C	0.14346890	KOENIG CHRISTOPHER			1136 E 1200 RD	LAWRENCE	KS	66047	U06314	023-103-07-0-20-04-002.00-C	R23153	2300 VERMONT ST
103-07-0-20-04-003.00-C	0.14346911	YOE ELLA M			2304 VERMONT ST	LAWRENCE	KS	66046	U06315	023-103-07-0-20-04-003.00-C	R23154	2304 VERMONT ST
103-07-0-20-05-021.00-C	0.28693745	MCCLURE FEI F	BRUNE ALBERT W		PO BOX 3141	LAWRENCE	KS	66046	U09117	023-103-07-0-20-05-021.00-C	R23195	2309 VERMONT ST
103-07-0-20-04-027.00-C	0.14347542	LUNDQUIST ERIK A	BILES NANCY		2309 MASSACHUSETTS ST	LAWRENCE	KS	66046	U06231	023-103-07-0-20-04-027.00-C	R23178	2309 MASSACHUSETTS ST
103-07-0-20-04-004.00-C	0.14347617	HAGELA LLC			2902 FREDERICK AVE	SAINT JOSEPH	MO	64506	U06316	023-103-07-0-20-04-004.00-C	R23155	2308 VERMONT ST
103-07-0-20-01-010.00-C	0.14169274	BARTON JARED L	BARTON ELIZABETH M		12 WINONA AVE	LAWRENCE	KS	66046	U06249	023-103-07-0-20-01-010.00-C	R23098	12 WINONA AVE
103-07-0-20-01-009.00-C	0.14160429	FUGETT DAVID P	FUGETT VICKI V		10 WINONA AVE	LAWRENCE	KS	66046	U06248	023-103-07-0-20-01-009.00-C	R23097	10 WINONA AVE
103-07-0-20-01-008.00-C	0.28295805	AVERILL CLARA J			2 WINONA AVE	LAWRENCE	KS	66046	U06246	023-103-07-0-20-01-008.00-C	R23096	2 WINONA AVE
103-07-0-20-04-026.00-C	0.14347636	FOARD ERIC M	FOARD AMELIA A		2315 MASSACHUSETTS ST	LAWRENCE	KS	66046	U06232	023-103-07-0-20-04-026.00-C	R23177	2315 MASSACHUSETTS ST
103-07-0-20-04-005.00-C	0.14347711	BEASLEY GARY W			2336 RIDGE CT	LAWRENCE	KS	66046	U06317	023-103-07-0-20-04-005.00-C	R23156	2316 VERMONT ST
103-07-0-20-05-020.00-C	0.27835328	YBARRA LORETTA M	BARTEE THOMAS W		2321 VERMONT ST	LAWRENCE	KS	66046	U09118	023-103-07-0-20-05-020.00-C	R23194	2321 VERMONT ST
103-07-0-20-04-025.00-C	0.14347542	CONCHOLA TINA			2317 MASSACHUSETTS ST	LAWRENCE	KS	66046	U06233	023-103-07-0-20-04-025.00-C	R23176	2317 MASSACHUSETTS ST
103-07-0-20-04-006.00-C	0.14347617	BEASLEY GARY W			2336 RIDGE CT	LAWRENCE	KS	66046	U06318	023-103-07-0-20-04-006.00-C	R23157	2320 VERMONT ST
103-07-0-20-04-024.00-C	0.07173780	CONCHOLA TINA			2317 MASSACHUSETTS ST	LAWRENCE	KS	66046	U06332	023-103-07-0-20-04-024.00-C	R23175	2317 MASSACHUSETTS ST
103-07-0-20-04-007.00-C	0.21521445	YODER JOSEPH A	PHELAN JOAN K		2322 VERMONT ST	LAWRENCE	KS	66046	U06319A	023-103-07-0-20-04-007.00-C	R23158	2322 VERMONT ST
103-07-0-20-04-023.00-C	0.28695205	HUDSON BRUCE			2325 MASSACHUSETTS ST	LAWRENCE	KS	66046	U06333A	023-103-07-0-20-04-023.00-C	R23174	2325 MASSACHUSETTS ST
103-07-0-20-02-011.00-C	0.14423879	BENNETT AARON T	BENNETT CAROLINE R		7 WINONA AVE	LAWRENCE	KS	66046	U06259	023-103-07-0-20-02-011.00-C	R23118	7 WINONA AVE
103-07-0-20-02-012.00-C	0.14432275	KASS HILLARY K	KASS DOUGLAS J		920 N 750 RD	LAWRENCE	KS	66047	U06258	023-103-07-0-20-02-012.00-C	R23119	5 WINONA AVE
103-07-0-20-04-008.00-C	0.21521445	LANGDON JEROME T TRUSTEE	LANGDON DEBORAH M TRUSTEE		21050 W 106TH ST	OLATHE	KS	66061	U06320-01A	023-103-07-0-20-04-008.00-C	R23159	2328 VERMONT ST

**POL WITHIN 250 FT OF 2301 MASSACHUSETTS ST (U06229A)**



10 W 23rd St E 23rd St



**GIS MAP DISCLAIMER:** Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the state of the art, Douglas County cannot assume liability for any damages caused by any errors or omissions in the data, nor as a result of the failure of the data to function on a particular system. Douglas County makes no warranty, expressed or implied, nor does the fact of distribution constitute such a warranty.

140 Feet

ALBERDING KEITH A

Map produced 12/10/2015, GIS  
© Douglas County, Kansas 2013

**HRC RESOLUTION NO. 2016-02**

**A RESOLUTION OF THE CITY OF LAWRENCE, KANSAS, HISTORIC RESOURCES COMMISSION RECOMMENDING THAT THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS, DESIGNATE 2301 MASSACHUSETTS STREET, LAWRENCE, DOUGLAS COUNTY, KANSAS, AS A LANDMARK ON THE LAWRENCE REGISTER OF HISTORIC PLACES.**

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

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

**WHEREAS**, on December 29, 2015, an application was filed with the City of Lawrence, Kansas, Historic Resources Commission nominating 2301 Massachusetts Street,

LOTS 1 & 2 BREEZEDALE ADDITON TO THE CITY OF LAWRENCE, KANSAS

("the subject property") for designation as a Landmark on the Lawrence Register of Historic Places;

**WHEREAS**, the current owners of record of the subject properties support the nomination;

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

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

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

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

**SECTION 2.** Pursuant to criteria (1) and (6) of Section 22-403(A) of the Code of the City of

Lawrence, Kansas, 2015 Edition, and amendments thereto, the City of Lawrence, Kansas, Historic Resources Commission hereby recommends to the Governing Body of the City of Lawrence, Kansas, that 2301 Massachusetts Street,

LOTS 1 & 2 BREEZEDALE ADDITON TO THE CITY OF LAWRENCE, KANSAS

("the subject property"), be designated as a Landmark on the Lawrence Register of Historic Places.

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

**ADOPTED** by the City of Lawrence, Kansas, Historic Resources Commission the 18<sup>h</sup> day of February 2016.

**APPROVED:**

\_\_\_\_\_  
Chairperson  
Lawrence Historic Resources Commission

**ATTEST:**

\_\_\_\_\_  
Lynne Braddock Zollner  
Historic Resources Administrator



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**LAWRENCE HISTORIC RESOURCES COMMISSION**  
**ITEM NO. 6: DR-16-00020**  
**STAFF REPORT**

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**A. SUMMARY**

DR-16-00020 1910 Haskell Avenue; New Construction; Certificate of Appropriateness. The property is located in the environs of the Robert H. Miller House (1111 E 19<sup>th</sup> Street), Lawrence Register of Historic Places. Submitted by Mark Abeln of Abeln & Associates Architects, P.A. for PACS Properties LLC, the property owner of record.

**B. PROJECT DESCRIPTION**

The applicant proposes to construct a new standalone structure in the parking area of the shopping center located at 1910 Haskell Avenue.

The 130' X 70' (91 sf) structure will be clad with multiple colors of split-faced CMU with sections of flat metal panels. Included in the CMU design will be courses of a CMU accent color to give detail to the elevations. An additional detail to break the overall flat CMU surfaces will be the change in CMU color to represent pilasters. The 2' parapet will be clad with EIFS. The flat roof will be metal.

Fenestration for the north elevation of the structure will include a glazed entry door, three window shaped panels of an accent color, and two utilitarian doors. The fenestration on the south elevation is limited to one double utilitarian door and two window shaped panels of an accent color. The west elevation, the identified front of the structure, will have three of the window shaped panels of an accent color, a glazed storefront system, and two faux windows.

The northwest corner of the structure will have the upper 12' as part of the corporate signage with flat metal panels and the bottom 10' will be a combination of the storefront system and CMU with differing colors.



Proposed Location Looking Toward the Listed Property

## 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

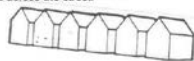
(C) In considering any application for a certificate of appropriateness and in reviewing and commenting on matters before other bodies, the Commission shall consider the standards for review listed above and the following:

- (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.

**HEIGHT**  
**Consider** - Relating the overall height of new construction to that of adjacent structures. As a general rule, construct new buildings to a height roughly equal to the average height of existing buildings from the historic period on and across the street.



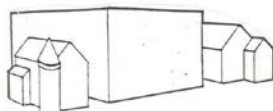
**Avoid** - New construction that greatly varies in height (too high or too low) from older buildings in the vicinity.



**SCALE**  
**Consider** - Relating the size and proportions of new structures to the scale of adjacent buildings. Although much larger than its neighbors in terms of square footage, the building shown maintains the same scale and rhythm as the existing buildings.



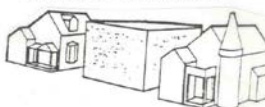
**Avoid** - Buildings that in height, width, or massing violate the existing scale of the area. The new building shown here disrupts the scale and rhythm of the streetscape, although it might be appropriate in a different location.



**MASSING**  
**Consider** - Breaking up uninteresting boxlike forms into smaller, varied masses such as are common on most buildings from the historic period. Variety of form and massing are elements essential to the character of the streetscape in historic districts.



**Avoid** - Single, monolithic forms that are not relieved by variations in massing. Boxlike facades and forms are intrusive when placed in a streetscape of older buildings that have varied massing and facade articulation.



**DIRECTIONAL EXPRESSION**  
**Consider** - Relating the vertical, horizontal, or nondirectional facade character of new buildings to the predominant directional expression of nearby buildings. Horizontal buildings can be made to relate to the more vertical adjacent structures by breaking the facade into smaller masses that conform to the primary expression of the streetscape.



**Avoid** - Strongly horizontal or vertical facade expressions unless compatible with the character of structures in the immediate area. The new building shown does not relate well to either its neighbors or to the rhythm of the streetscape because of its unbroken horizontal facade.



**SETBACK**

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



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



**PLATFORMS**

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



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

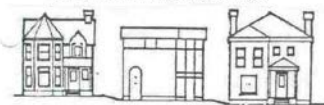


**RHYTHM OF OPENINGS**

**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.

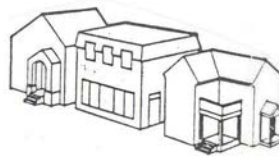


**SENSE OF ENTRY**

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



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

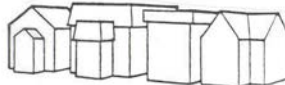


**ROOF SHAPES**

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



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



**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.





There is no environs definition for the Robert H. Miller House (1111 E 19<sup>th</sup> Street), the listed property.



Alley Behind the Shopping Center Toward the Miller House

#### **D. STAFF ANALYSIS**

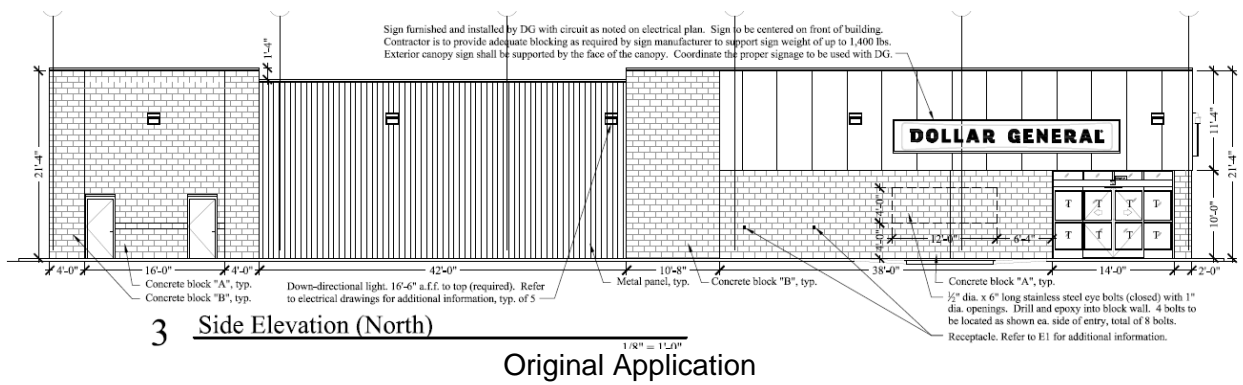
The existing shopping mall was constructed in 1965. Prior to this date, the area was an open field. In 1989, the property was platted as the "Mini-Center A Subdivision in Lawrence Kansas." The shopping mall L-style is typical for a 1960's suburban mall. The malls were designed for large numbers of cars and were typically oriented to the parking area.

#### **Project Review**

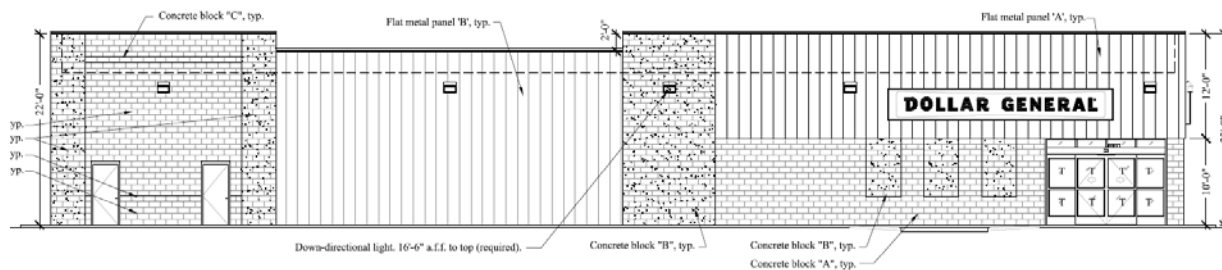
Environs review for a Certificate of Appropriateness begins with a presumption that a Certificate of Appropriateness will be approved unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district. Significantly is not defined in the definition section of Chapter 22.

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.

The proposed project is located in the environs of the Miller House. There is no environs definition for this listed property. While the new structure may be visible from the northwest corner of the listed property parcel, the existing shopping center buildings should block the new construction from the listed house location.



The applicant has been diligently working with staff to alter the submitted above proposed project. The resulting design is the project design described in Section B above.



### 3 Side Elevation (North)

1/8" = 1'-0"

#### Revised Drawing

Alterations to the original application include: the addition of window size panels in an accent color, alteration to the metal siding to be flat panel metal siding, increase in the parapet to 2', and the inclusion of faux windows on the west elevation.

The proposed new structure is a standard standalone rectangular, block-form structure typical for modern suburban corporate retail buildings. These block-form structures rarely have four sided architecture. The overall solid mass, scale, and rhythm of openings of the structures make them non-compatible for the environs of historic resources.

The applicant has worked with staff to identify and incorporate architectural design elements for this building to help mitigate the typical block-form structure. The applicant submitted a design that began this process by having accent colors that give the appearance of pilasters or breaks in the overall wall plane. Metal panels also helped to break the lack of architectural detail, mass, and scale of the structure. The revised application includes new architectural features to the structure to increase the appearance of four sided architecture and to help reduce the mass while adding scale. These elements include: accent colors of CMU for window size panels, accent CMU colors for courses toward the top and bottom of the walls; change in material from large rib, corrugated metal siding to flat panel metal siding, and the increase in the EFIS parapet to 2'.

The revised proposed structure includes design elements that increase the appearance of four sided architecture. The accent panels, faux windows, and accent CMU courses help to add scale to the structure by introducing horizontal elements that work with the vertical elements of the accent colored faux pilasters. The introduction of scale to the structure helps to reduce the mass of the block form. While there is no articulation of the wall planes, the change in colors and materials help to give a visual appearance of separation on the wall planes. The flat roof is not typical for the residential environs. However, there are flat roof commercial and civic structures in the area including the shopping mall.

The landscaping aspects of this project will be reviewed with the submitted site plan. (SP-16-00018)

Overall, the new commercial structure meets the intent of the guidelines in Chapter 22 for new construction in the environs of a listed property.

Staff is of the opinion that the new construction, as described and shown in the revised application and drawings, will not significantly encroach on, damage, or destroy the landmark or its environs.

## **E. STAFF RECOMMENDATION**

### **Certificate of Appropriateness**

In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, staff recommends the Commission find that the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs and issue the Certificate of Appropriateness for the proposed project located at 1910 Haskell Avenue.

Staff also recommends that the Commission direct 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 should direct staff to review the changes at an administrative level.



# 1910 Haskell Avenue







RECEIVED  
  
JAN 19 2016  
  
City County Planning Office  
Lawrence, Kansas

**SITE PLAN  
APPLICATION**

Pre-Application Meeting  
Planner \_\_\_\_\_  
Date \_\_\_\_\_  
Fee \_\_\_\_\_  
\$50 for new site plan  
\$25 for renewal

Provide application materials in both print and electronic format.

**A pre-application meeting is required prior to the submittal of the site plan application.**

**OWNER INFORMATION**

Name(s) COLBY SERIES I, LLC  
Contact TYLER OLIVER  
Address 13356 METCALF AVE,  
City OVERLAND PARK State KS ZIP 66213  
Phone (913) 738-9106 Fax (913) 738-9101  
E-mail tyler@colbycapitalllc.com Mobile (\_\_\_\_) \_\_\_\_\_

**APPLICANT/AGENT INFORMATION**

Contact MARK ABELN  
Company ABELN & ASSOCIATES ARCHITECTS, P.A.  
Address 11827 W 112TH STREET, SUITE 220  
City OVERLAND PARK State KS ZIP 66210  
Phone (913) 345-8833 Fax (913) 345-8898  
E-mail mabeln@abelnarchitects.com Mobile/Pager (\_\_\_\_) \_\_\_\_\_

**PROPERTY INFORMATION**

Legal Description (may be attached) ATTACHED  
  
Address of Property 1910 HASKELL AVENUE  
Description of Existing Improvements or Structures EXISTING PARKING LOT FOR  
ADJACENT RETAIL STORES

Existing Zoning <u>CN2</u>	Existing Land Use <u>COMMERCIAL RETAIL</u>	Proposed Land Use <u>SAME</u>	
Total site area <u>35,162 SF +/-</u>	Current Appraised Value	Existing Building Footprint <u>NONE</u>	Open Space Area <u>35,162 SF +/-</u>

SP-16-00018



# of Buildings 1	Estimated Cost of Construction \$ 890,000 +/-	Proposed Building Footprint 9,100	Pavement Coverage 16,872 SF +/-
<b>Are you also submitting any of the following applications?</b>			
• <u>Building Permit</u>	<u>Subdivision Plat</u>	• Special Use Permit	• Zoning Change
• Variance	• Other (specify)		

**Description of Project:**

**Property Address:** 1910 HASKELL AVE

**Detailed Description of Proposed Project:  
(Attach additional sheets if necessary)**

A NEW COMMERCIAL RETAIL BUILDING IN AN EXISTING COMMERCIAL PARKING LOT WHICH INCLUDES ADDITIONAL EXISTING RETAIL BEHIND THE PROPOSED BUILDING. A TRASH ENCLOSURE AND SERVICE DELIVERY AREA ARE ALSO PROVIDED AS WELL AS A REVISED PARKING LAYOUT TO INCLUDE GRASS AREAS AND SIGNAGE.

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

TO PROVIDE BUSINESS/RETAIL SERVICES TO THE COMMUNITY AND FURTHER IMPROVE DEVELOPMENT WITHIN THE AREA, SPECIFICALLY AT THIS LOCATION / STREET CORNER.





**OWNER AUTHORIZATION**

I/WE AJAY M. SUVARNA, PACS PROPERTIES LLC, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 8<sup>TH</sup> day of JAN, 2016, make the following statements to wit:

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

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

2. I/We the undersigned, have previously authorized and hereby authorize ABELN & ASSOCIATES ARCHITECTS, P.A. (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding 1910 HASKELL AVE., LAWRENCE, KS 66046 (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

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

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

Ajay Suvarna  
 Owner \_\_\_\_\_ Owner \_\_\_\_\_

STATE OF KANSAS  
 COUNTY OF JOHNSON

The foregoing instrument was acknowledged before me on this 8 day of Jan, 2016  
 by Ajay Suvarna

My Commission Expires:

Denny Ewert  
 Notary Public



**LEGAL DESCRIPTION – Lawrence, Kansas**

TRACT 1:

Lot 1-A, as shown by the plat of survey of the Lot Split of Lots 1 & 2, in Mini-Center Addition, filed in Plat Book P-15, at Page 142, in the office of the Register of Deeds of Douglas County, Kansas.

TRACT 2:

Lot 2A, as shown by the plat of survey of the Lot Split of Lots 1 & 2, in Mini-Center Addition, filed in Plat Book P-15, at Page 142, in the office of the Register of Deeds of Douglas County, Kansas.

TRACT 3:

Lots 3 and 4, in Mini Center Addition, an Addition to the City of Lawrence, as shown by the recorded plat thereof, in Douglas County, Kansas.





**JAMIE SHEW**  
**DOUGLAS COUNTY CLERK**  
1100 Massachusetts  
Lawrence, KS 66044

**Marni Penrod**-Chief Deputy Clerk  
**Benjamin Lampe**-Deputy Clerk Elections

January 7, 2016

A CERTIFIED PROPERTY OWNERSHIP LIST WITHIN 200 FT OF MINI-CENTER  
ADDITION, TRACTS 1-3 . 01/07/2016. REQUESTED BY MATT UNGER OF ABELN &  
ASSOCIATES ARCHITECTS.

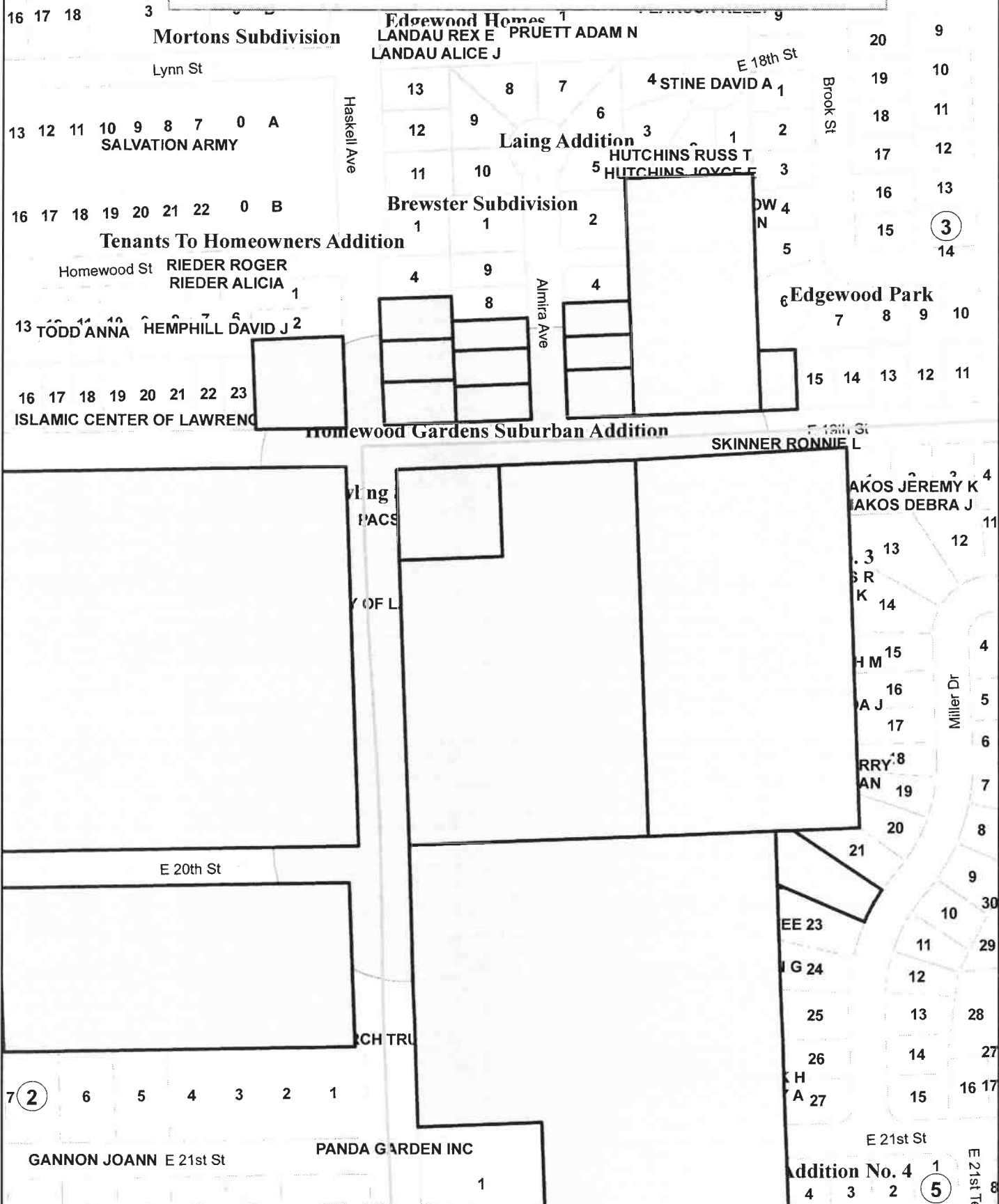
JOHN R. NICHOLS  
DOUGLAS COUNTY CLERK'S OFFICE  
1100 MASSACHUSETTS ST  
LAWRENCE, KS 66044

785-832-5147

[jnichols@douglas-county.com](mailto:jnichols@douglas-county.com)

Douglas County Real Estate Division  
County Clerk's Office. I do hereby certify  
the Property Ownership listed hereto, to be  
true and accurate.

**POL WITHIN 200 FT OF MINI CENTER ADDITION TRACTS 1-3**



**GIS MAP DISCLAIMER:** Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and complete within the limits of the survey, Douglas County cannot assume liability for any damages caused by any errors or omissions in the data, nor as a result of the failure of the data to function on a particular system. Douglas County makes no warranty, expressed or implied, nor does the fact of distribution constitute such a warranty.

Map produced 1/7/2016, GIS © Douglas County, Kansas 2013

JOINPIN	SYSCALACRE	owner1	owner2	owner3	address	city	sta zip	plate	PID	Quickrefid	situs
103-05-0-20-07-018.00-0	1.90817784 BURROUGHS WILLIAMS REV TRUST	GRAUERHOLZ JAMES W			PO BOX 147	LAWRENCE	KS 66044	U13320	023-103-05-0-20-07-018.00-0	R20983	1100 E 19TH ST
103-05-0-20-06-004.00-0	0.19192894 WILLIAMS AMANDA M				1820 HASKELL AVE	LAWRENCE	KS 66044	U11937	023-103-05-0-20-06-004.00-0	R20943	1820 HASKELL AVE
103-05-0-20-07-015.00-0	0.13996968 GRAUERHOLZ JAMES				PO BOX 147	LAWRENCE	KS 66044	U11946	023-103-05-0-20-07-015.00-0	R20980	1824 ALMIRA AVE
103-05-0-20-06-009.00-0	0.14234835 BOWYER JANET K				3954 MARSHALL RD	OTTAWA	KS 66067	U11941	023-103-05-0-20-06-009.00-0	R20948	1833 ALMIRA AVE
103-05-0-20-07-016.00-0	0.13997040 GRAUERHOLZ JAMES W				PO BOX 147	LAWRENCE	KS 66044	U11945	023-103-05-0-20-07-016.00-0	R20981	1828 ALMIRA AVE
103-06-0-10-13-016.00-0	0.51788821 ISLAMIC CENTER OF LAWRENCE INC				1917 NAISMITH DR	LAWRENCE	KS 66046	U10834A	023-103-06-0-10-13-016.00-0	R21795	1800 HASKELL AVE
103-05-0-20-06-005.00-0	0.18901723 OSBORN JAMIE		ORTIZ DOLORES		1826 HASKELL AVE	LAWRENCE	KS 66044	U11936	023-103-05-0-20-06-005.00-0	R20944	1826 HASKELL AVE
103-05-0-20-06-008.00-0	0.16796490 ORTIZ STEPHEN R				1839 ALMIRA AVE	LAWRENCE	KS 66044	U11940	023-103-05-0-20-06-008.00-0	R20947	1839 ALMIRA AVE
103-05-0-20-07-019.00-0	0.13870068 MORGAN ROBERT E				1110 E 19TH ST	LAWRENCE	KS 66046	U11828	023-103-05-0-20-07-019.00-0	R20984	1110 E 19TH ST
103-05-0-20-07-017.00-0	0.20205060 LASH CAROLE				1844 ALMIRA ST	LAWRENCE	KS 66044	U11944	023-103-05-0-20-07-017.00-0	R20982	1844 ALMIRA AVE
103-05-0-20-06-006.00-0	0.19388003 SILLS LARRY W		SILLS NYLA J		17580 W 113TH ST	OLATHE	KS 66061	U11935	023-103-05-0-20-06-006.00-0	R20945	1002 E 19TH ST
103-05-0-20-06-007.00-0	0.17080673 BANKS RETA M				1010 E 9TH ST	LAWRENCE	KS 66044	U11939	023-103-05-0-20-06-007.00-0	R20946	1010 E 19TH ST
103-05-0-30-10-001.00-0	5.03013683 DAILEY DENNIS M		DAILEY JUDITH A		1111 E 19TH ST	LAWRENCE	KS 66046	U13323	023-103-05-0-30-10-001.00-0	R21388	1111 E 19TH ST
103-05-0-30-10-003.01-0	5.07933215 PACS PROPERTIES LLC				1900 HASKELL AVE	LAWRENCE	KS 66046	U13322CA	023-103-05-0-30-10-003.01-0	R21391	1910 HASKELL AVE NO 1
103-05-0-30-10-002.00-0	0.58639889 PACS PROPERTIES LLC				1900 HASKELL AVE	LAWRENCE	KS 66046	U13322A01	023-103-05-0-30-10-002.00-0	R21389	1900 HASKELL AVE
103-06-0-40-01-001.00-0	8.63020532 CITY OF LAWRENCE				PO BOX 708	LAWRENCE	KS 66044	U11950A01	023-103-06-0-40-01-001.00-0	R22859	1941 HASKELL AVE
103-05-0-30-06-022.00-0	0.31414891 HARVEY JENNIFER R				2011 MILLER DR	LAWRENCE	KS 66046	U12081	023-103-05-0-30-06-022.00-0	R21318	2011 MILLER DR
103-05-0-30-10-004.00-0	8.31451903 PINE TREE TOWNHOUSES		COOPERATIVE INC		149 PINECONE DR	LAWRENCE	KS 66046	U13332CA	023-103-05-0-30-10-004.00-0	R21392	149 PINECONE DR
103-06-0-40-02-001.00-0	3.61314033 INDEPENDENCE INC				2001 HASKELL AVE	LAWRENCE	KS 66046	U11773	023-103-06-0-40-02-001.00-0	R22860	2001 HASKELL AVE



### CERTIFICATE OF MAILING

**THE FOLLOWING IS TO BE COMPLETED AND SUBMITTED BY THE APPLICANT.**

Name of Project: DOLLAR GENERAL

Address of Project 1910 HASKELL AVENUE

I hereby certify that I have read and understood the attached requirements for public notification of a proposed site plan and that I have executed all requirements.

Furthermore, I hereby certify that a true and correct copy of the foregoing "Notice to Property Owners" was mailed to the attached list by depositing said copy in the United States Mail, proper postage prepaid, on the following date: JANUARY

  
Signature

1/11/16  
Date

MARK ABELN  
Printed Name

**THE FOLLOWING IS TO BE COMPLETED BY PLANNING STAFF:**

Application Number \_\_\_\_\_



City of Lawrence  
Douglas County  
PLANNING & DEVELOPMENT SERVICES

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

832-3160

<http://www.lawrenceks.org/pds/>

**PROPERTY OWNERSHIP LIST CERTIFICATION**

As required by Article 13, Section 20-1301(q) of the Development Code, the applicant is responsible for providing certified Ownership information (including names and mailing addresses) of all real property owners within a defined radius from the subject property. The Planning Department is required by the Development Code to use the submitted Ownership list to mail notice of the public hearing to surrounding property owners regarding this Application.

**Ownership Information**

The applicant is responsible for providing certified Ownership information. Current Ownership information shall be obtained from the Douglas County Clerk. Ownership information will be considered current if it is **no more than 30 days old** at the time an application is submitted to the Planning Department.

**Radius of Notification**

The Ownership list shall include the record Owner of the subject property and all Owners of property located within 200 feet of the subject property. If the subject property is adjacent to the City limits the area of notification shall be extended to at least 1,000 feet into the unincorporated area.

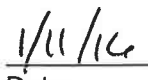
A map of the "Radius of Notification" can be obtained **at the Applicant's request** at the Planning Office. The map indicates ownership of each property and can be used to check the accuracy and completeness of the Ownership List. The map will be supplied **at the Applicant's expense. Allow 10 business days** to receive the map.

**THE FOLLOWING IS TO BE COMPLETED AND SUBMITTED BY THE APPLICANT.**

I certify that I have read and understood the above information and that the submitted Ownership list:

1. was a) obtained from and b) certified by the Douglas County Clerk,
2. is current (**no more than 30 days old**), and
3. includes all property owners within the required notification radius of the subject property.

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date

**MARK ABELN**  
\_\_\_\_\_  
Printed Name



# **Abeln & Associates Architects, P.C.**

---

MARK L. ABELN, President  
11827 W. 112<sup>th</sup> Street, Suite 220  
Overland Park, Kansas 66210  
(913) 345-8833 Fax (913) 345-8898

January 11, 2016

NAME

(see property owner list)

RE: Dollar General - Site Plan  
1910 Haskell Avenue  
Lawrence, Kansas

To Whom It May Concern:

A site plan is being submitted to the Lawrence-Douglas County Planning Office on January 14, 2016 for Dollar General, located at 1910 Haskell Avenue. The proposed plan is for a new commercial retail building in the existing parking lot, which includes an updated parking lot design and service delivery area for the new store. Construction is currently scheduled to commence in the Summer of 2016.

This letter is being sent to all owners of property within 200' of, or a Registered Neighborhood Association encompassing, the proposed development described further in this letter. It is being sent for the purpose of informing the notified person and other interested parties about the proposed development. This letter is being provided solely to advise nearby landowners of the pending proposed development. This letter does not grant the recipient and/or landowners any additional rights to challenge this proposed development beyond those granted as part of the normal appeals process. For further information, contact Mark Abeln at (913) 345-8833 or the Lawrence-Douglas County Planning Office at (785) 832-3150.

If you have further questions or comments please feel free to call.

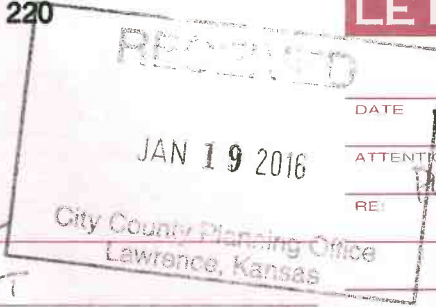
Sincerely,

Mark L. Abeln, R.A., President  
Abeln & Associates Architects, P.A.

**ABELN & ASSOCIATES ARCHITECTS, P.A.**  
 11827 WEST 112TH STREET, SUITE 220  
 OVERLAND PARK, KS 66210

**LETTER OF TRANSMITTAL**

Phone (913) 345-8833  
 Fax (913) 345-8898



DATE: 1/18/16 JOB NO.: 1564  
 ATTENTION: Planning + Development Services  
 RE:

TO: City of Lawrence  
 6 EAST 10TH STREET  
 LAWRENCE, KS, 66004

Douglas Ganssler  
 LAWRENCE, KS

WE ARE SENDING YOU  Attached  Under separate cover via UPS the following items:  
 Shop drawings  Prints  Plans  Samples  Specifications  
 Copy of letter  Change order

COPIES	DATE	NO.	DESCRIPTION
1	1/14/16	-	SITE PLAN APPLICATION + FEE of \$1160
2	1/14/16	-	SITE PLAN SUBMITTAL DOCUMENTS SP1, SP2, SP3

THESE ARE TRANSMITTED as checked below:  
 For approval  Approved as submitted  Resubmit \_\_\_\_\_ copies for approval  
 For your use  Approved as noted  Submit \_\_\_\_\_ copies for distribution  
 As requested  Returned for corrections  Return \_\_\_\_\_ corrected prints  
 For review and comment  \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_  PRINTS RETURNED AFTER LOAN TO US

**REMARKS**  
 \_\_\_\_\_  
 \_\_\_\_\_  
 PDF FILES HAVE BEEN SENT TO:  
 dewest@lawrenceks.org  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

COPY TO \_\_\_\_\_

SIGNED: *Maellie M. [Signature]*

*If enclosures are not as noted, kindly notify us at once.*

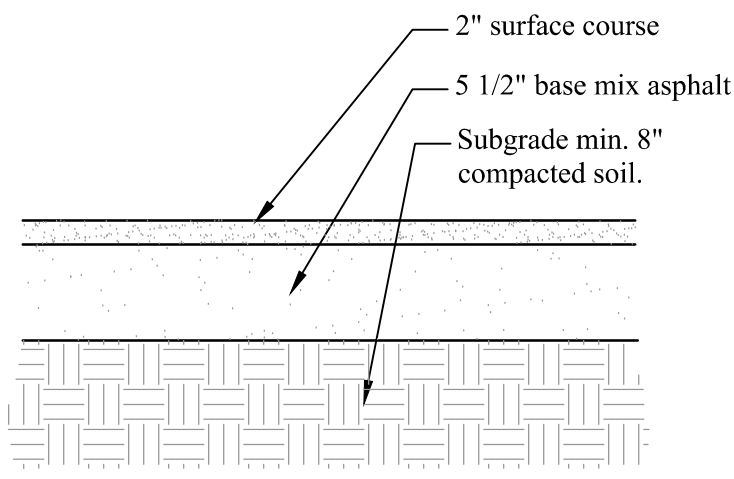




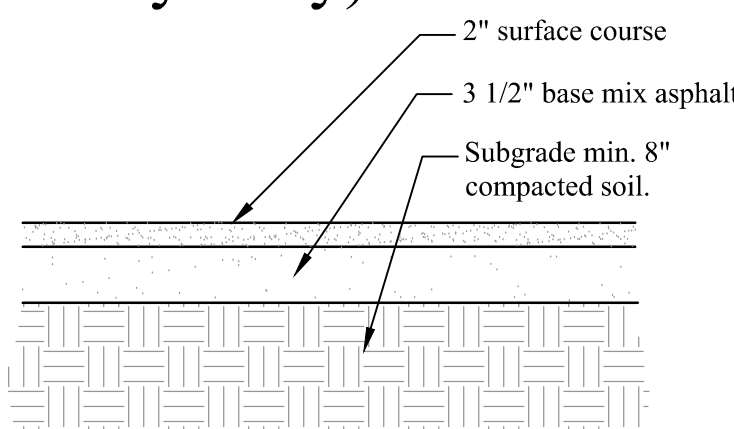




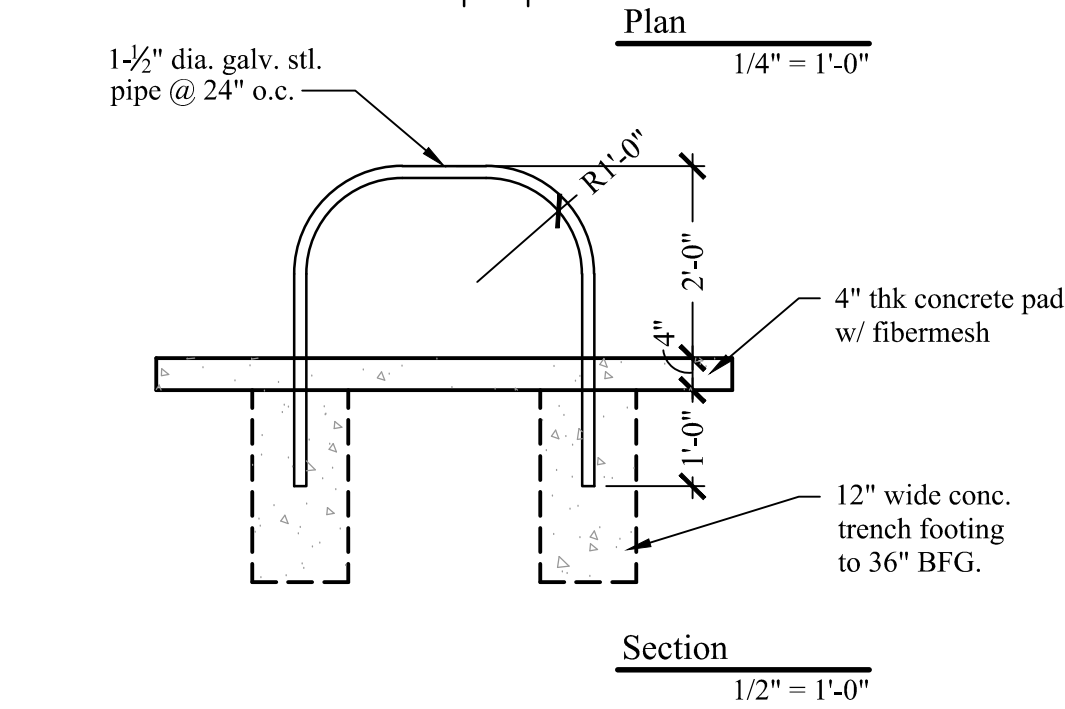
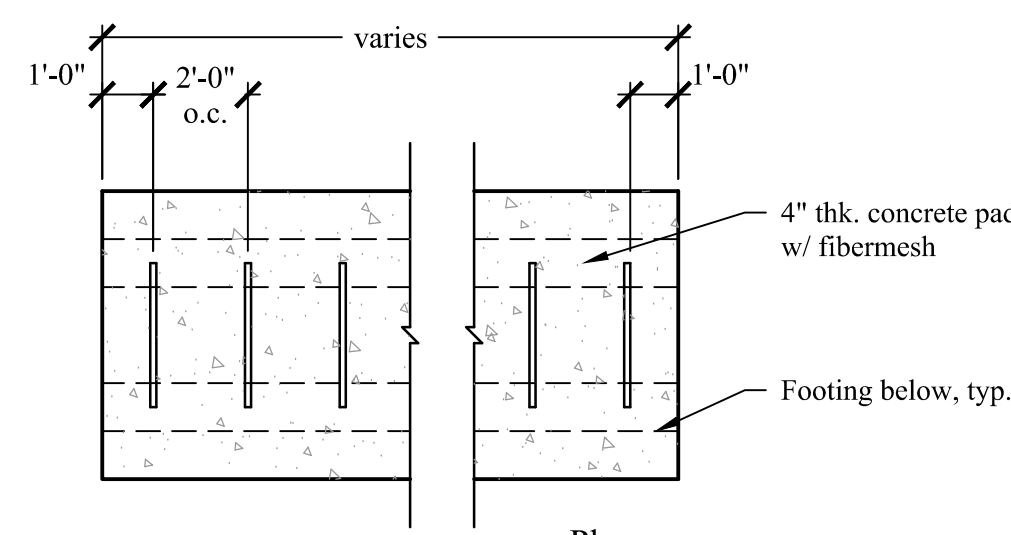




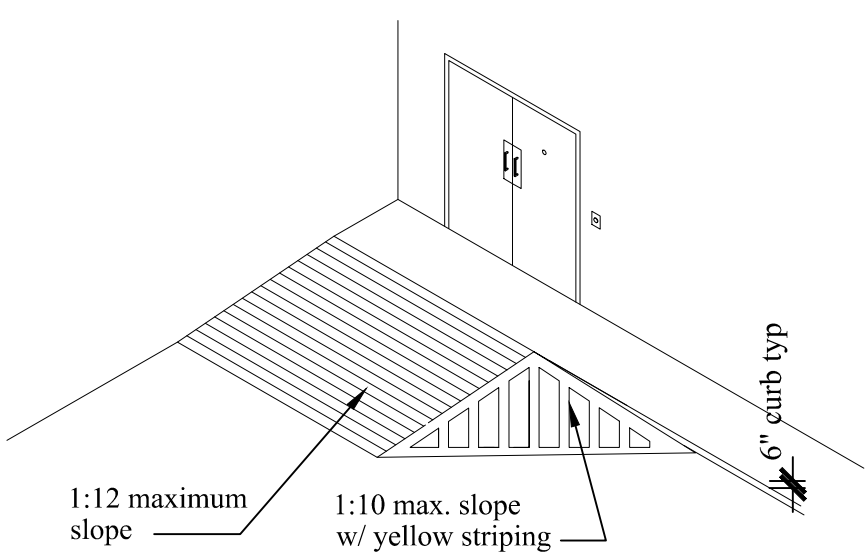
**17 Paving @ Driveway Areas (Heavy Duty)**  
1" = 1'-0"



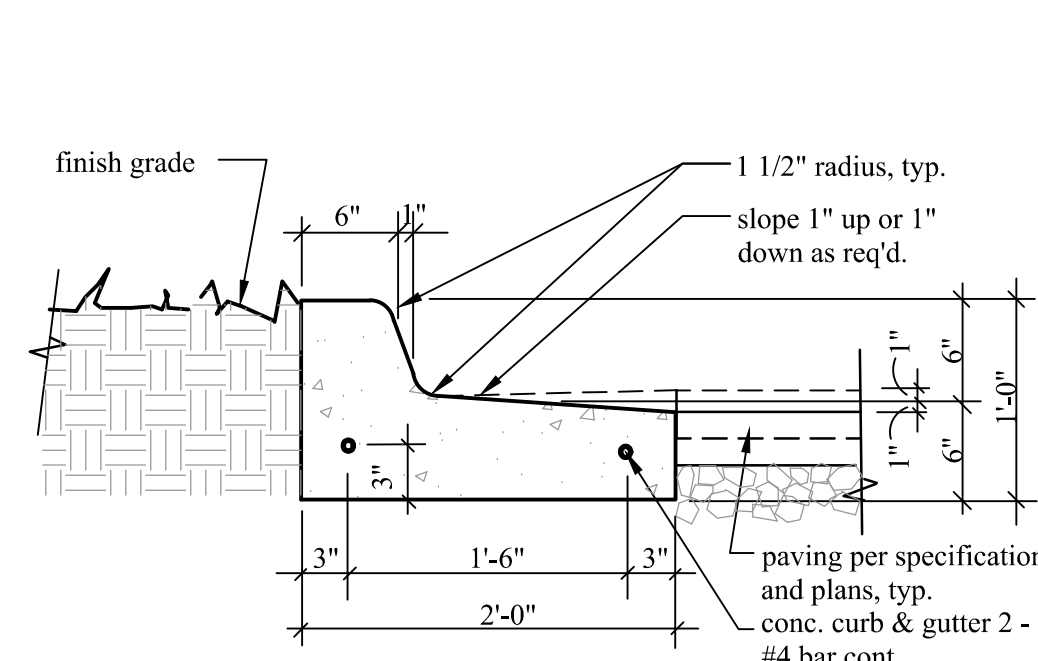
**16 Paving @ Parking Areas (Light Duty)**  
1" = 1'-0"



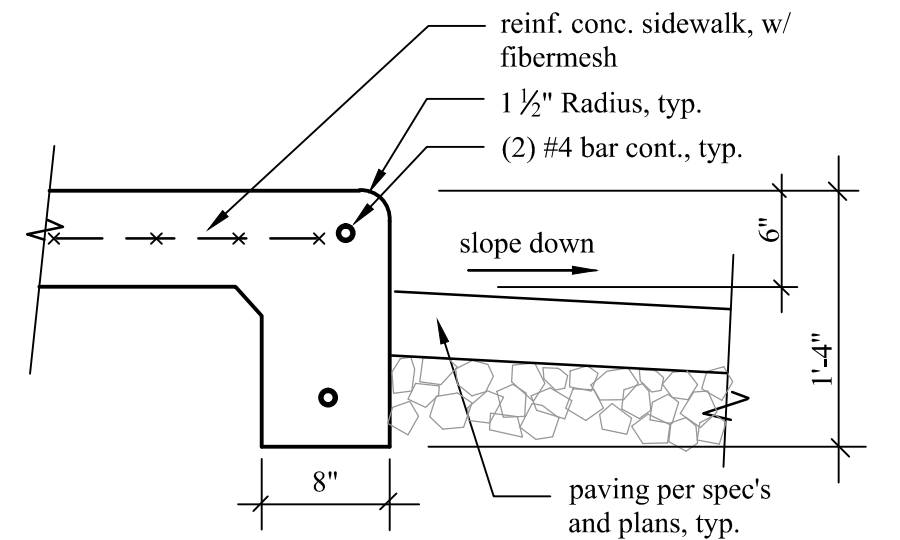
**15 Bike Rack Detail**  
1/2" = 1'-0"



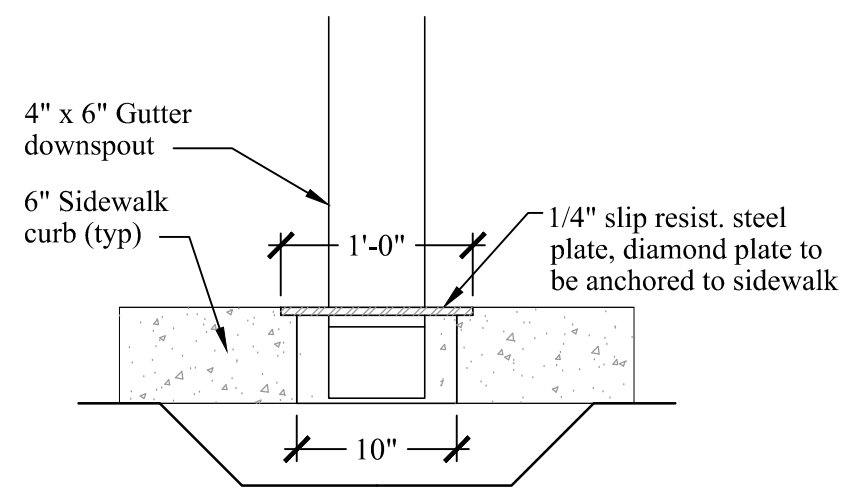
**5 Service Ramp Detail**  
1/8" = 1'-0"



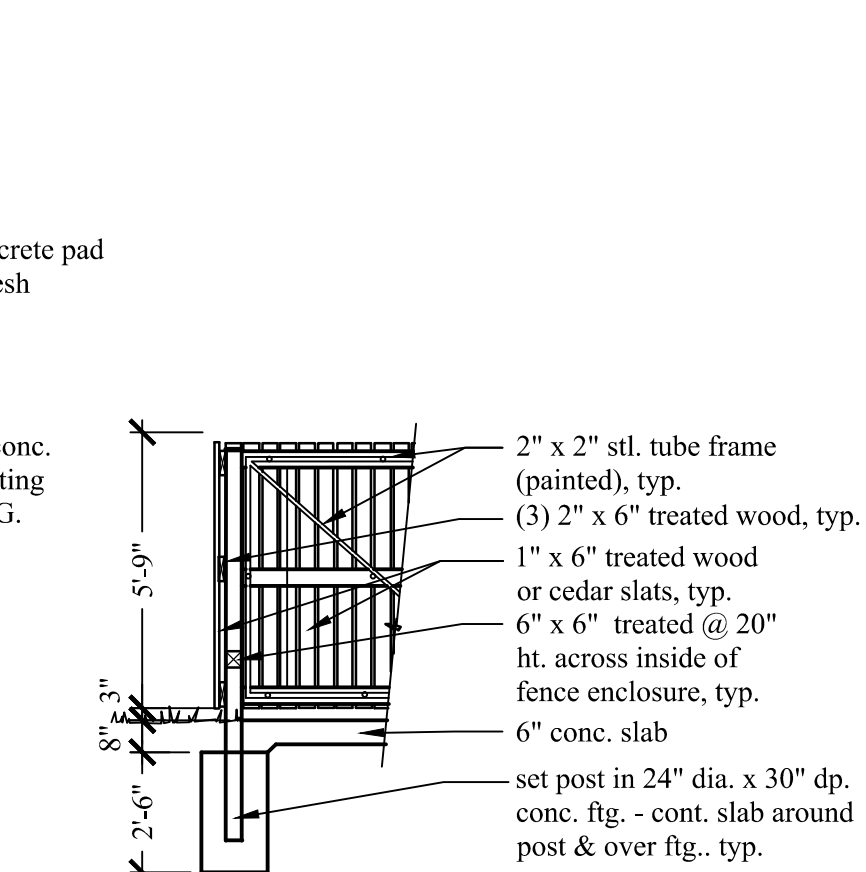
**14 Curb Detail**  
1" = 1'-0"



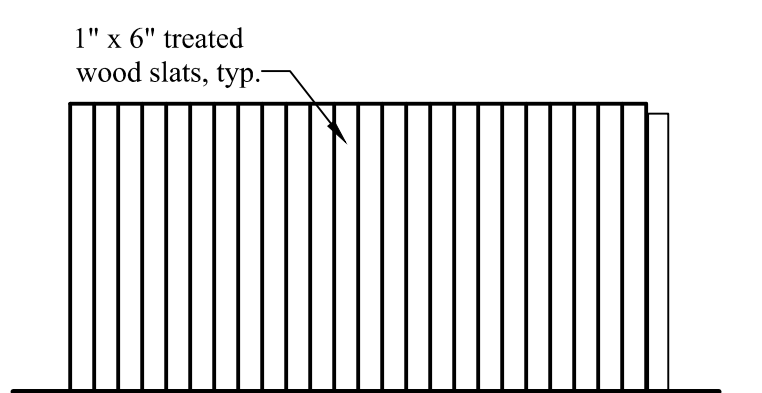
**13 Turn Down Curb Detail**  
1" = 1'-0"



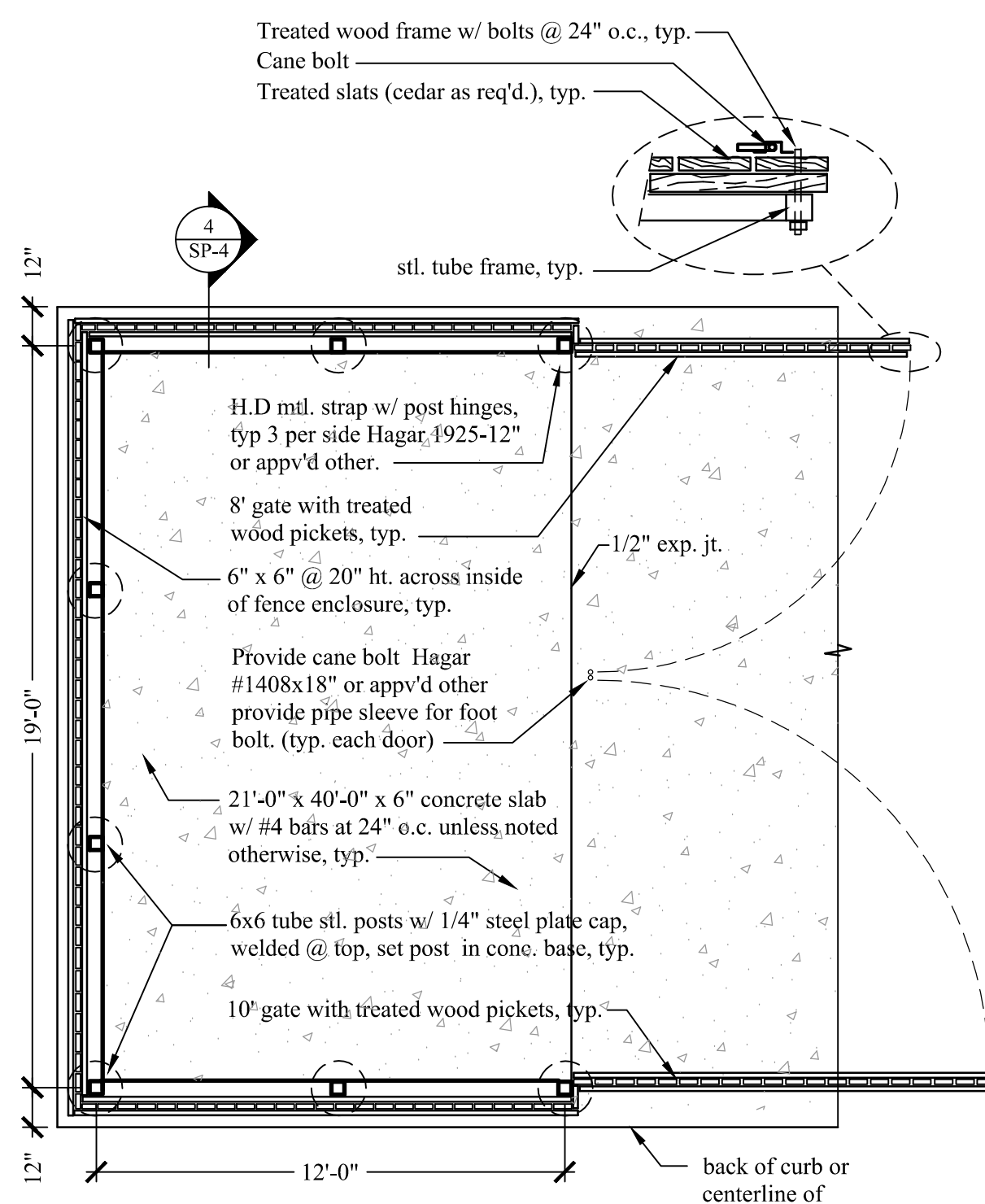
**12 Sidewalk Trench Drain Detail**  
1" = 1'-0"



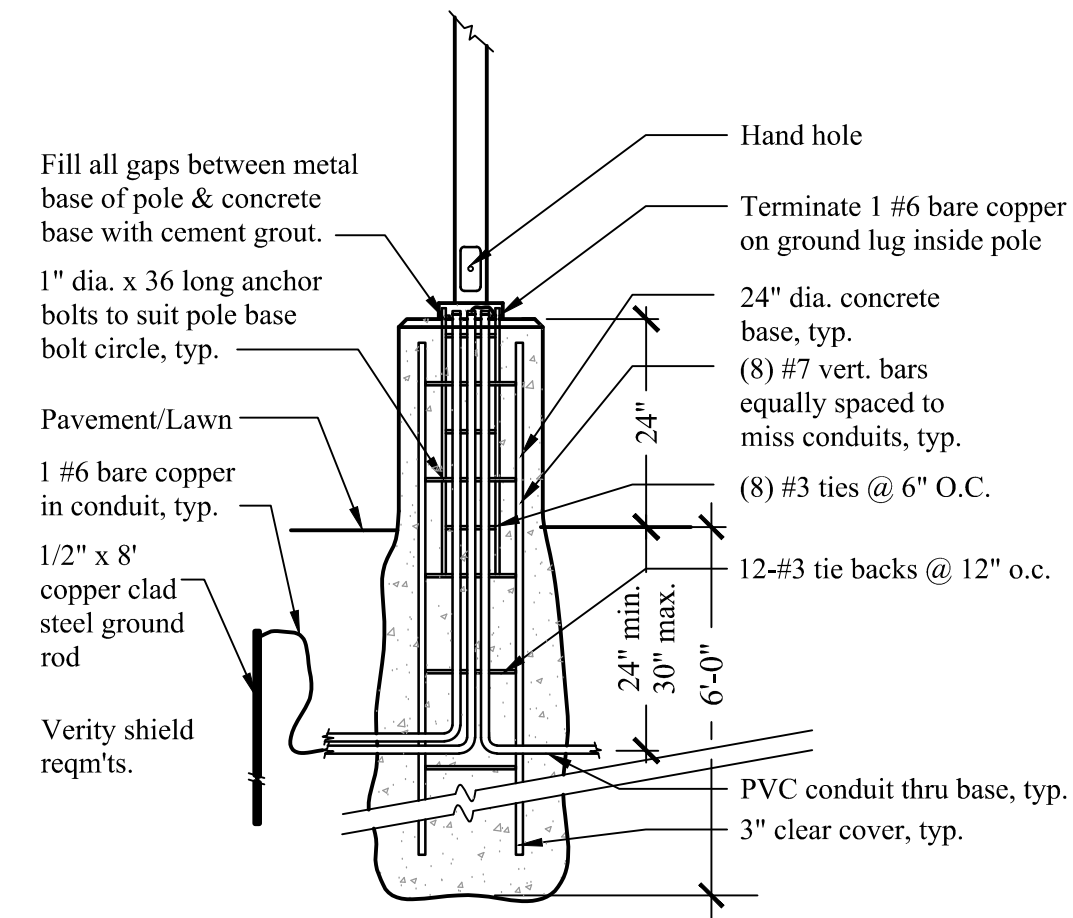
**4 Trash Enclosure Section**  
1/4" = 1'-0"



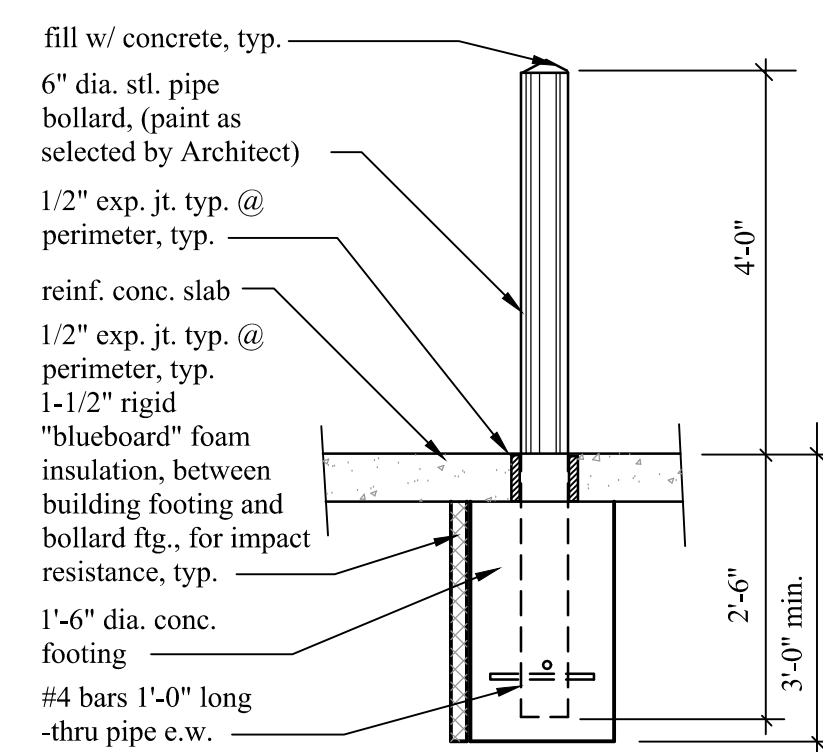
**3 Trash Enclosure Elevation**  
1/4" = 1'-0"



**2 Trash Enclosure Plan**  
1/4" = 1'-0"



**11 Light Pole Support Detail**  
N.T.S.

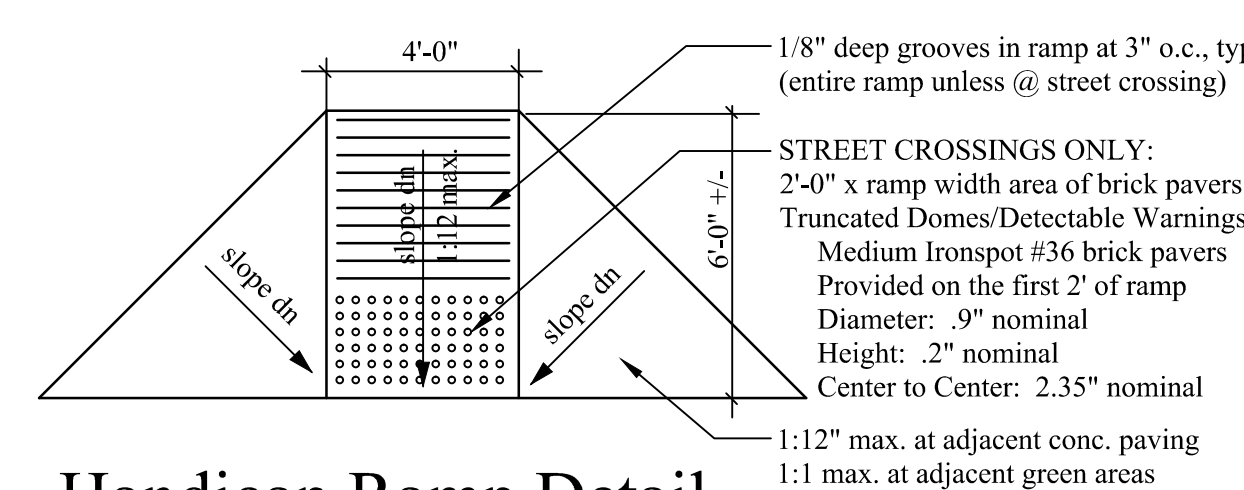


**7 Pipe Bollard Detail**  
1/2" = 1'-0"

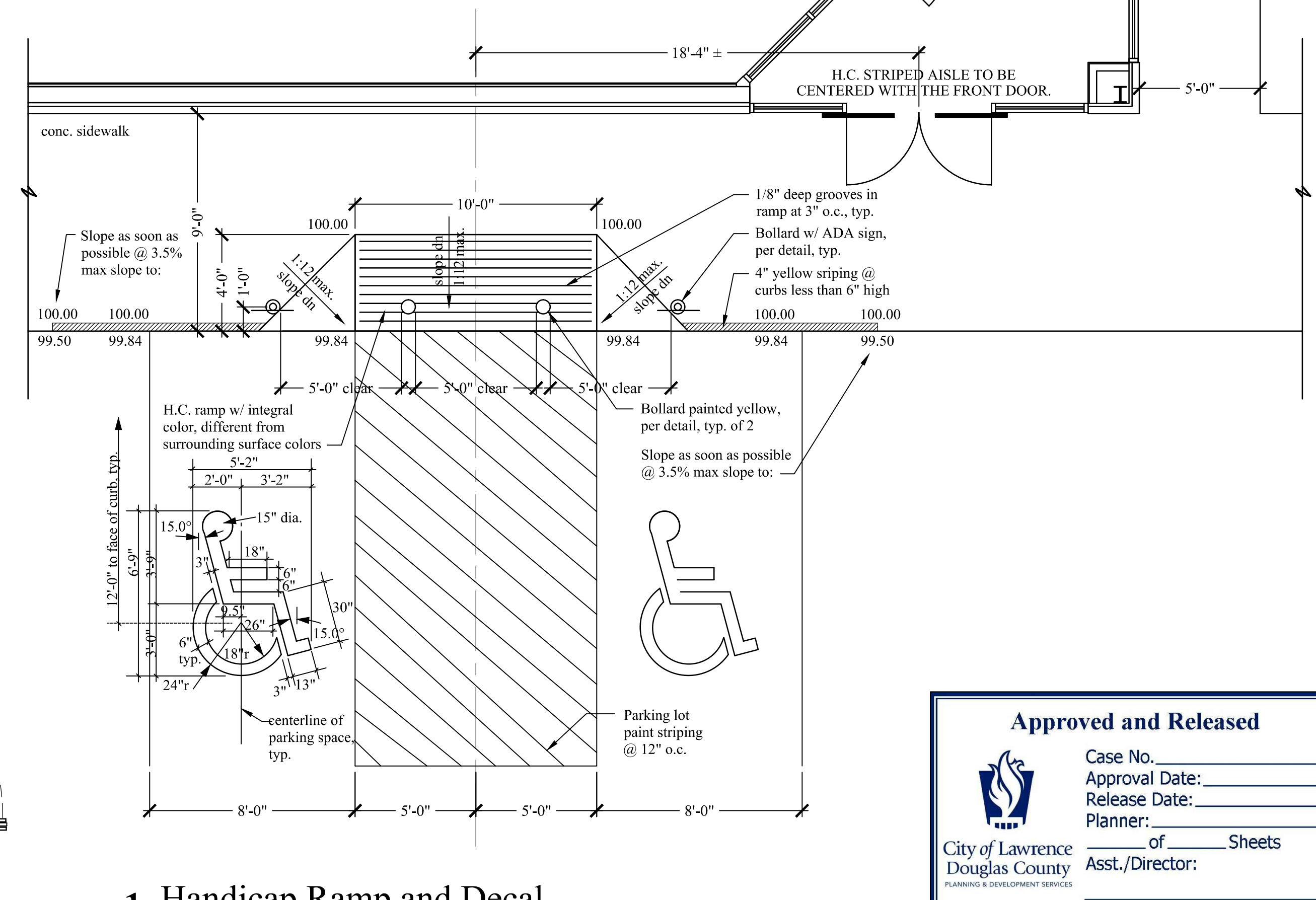


THIS SIGN IS TO BE PROVIDED AND INSTALLED BY THE DEVELOPER OR CONTRACTOR AT THE BEGINNING OF CONSTRUCTION PROJECT.

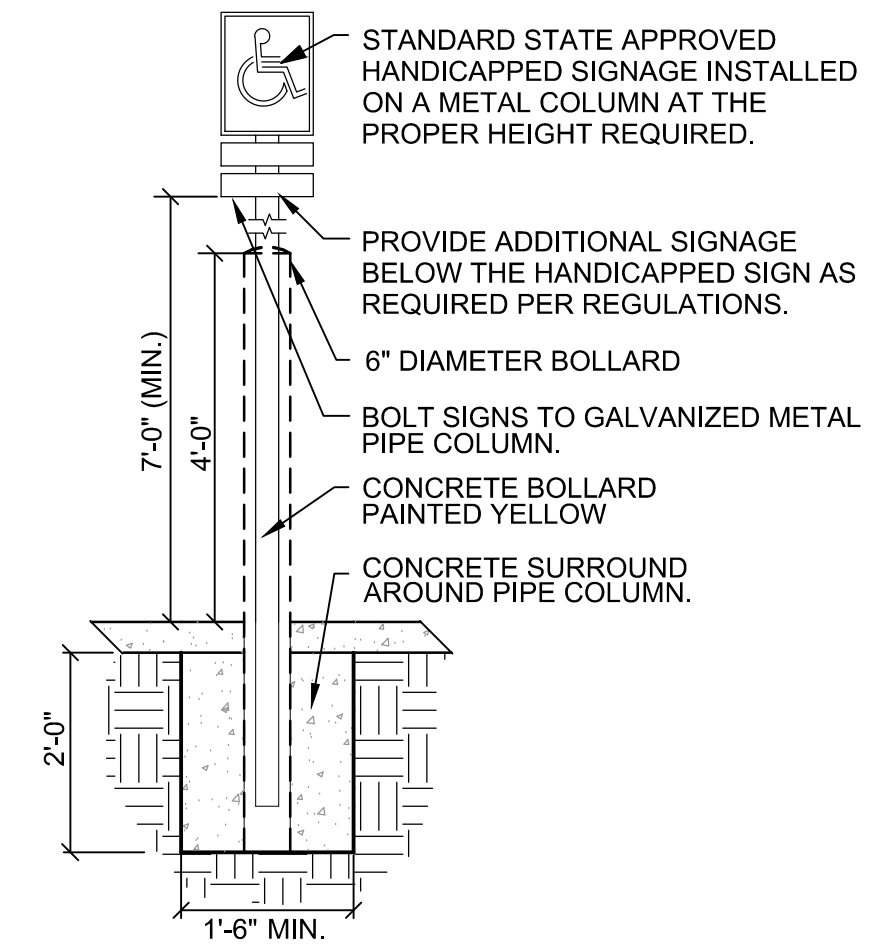
**10 Construction Sign Detail**  
1/2" = 1'-0"



**6 Handicap Ramp Detail**  
1/4" = 1'-0"



**1 Handicap Ramp and Decal**  
1/4" = 1'-0"



**9 Handicap Parking Sign Detail**  
1/2" = 1'-0"

**Approved and Released**

Case No. \_\_\_\_\_  
Approval Date: \_\_\_\_\_  
Release Date: \_\_\_\_\_  
Planner: \_\_\_\_\_ of \_\_\_\_\_ Sheets  
Asst./Director: \_\_\_\_\_

City of Lawrence  
Douglas County  
PLANNING & DEVELOPMENT SERVICES

11827 W. 17th Street  
Overland Park  
Kansas 66210  
**Abeln & Associates**  
Architects, P.A.  
(913) 345-8833  
FAX (913) 345-8808

MLA/MMU

**DOLLAR GENERAL**  
19TH ST 7 & HASKELL AVE  
LAWRENCE, KANSAS

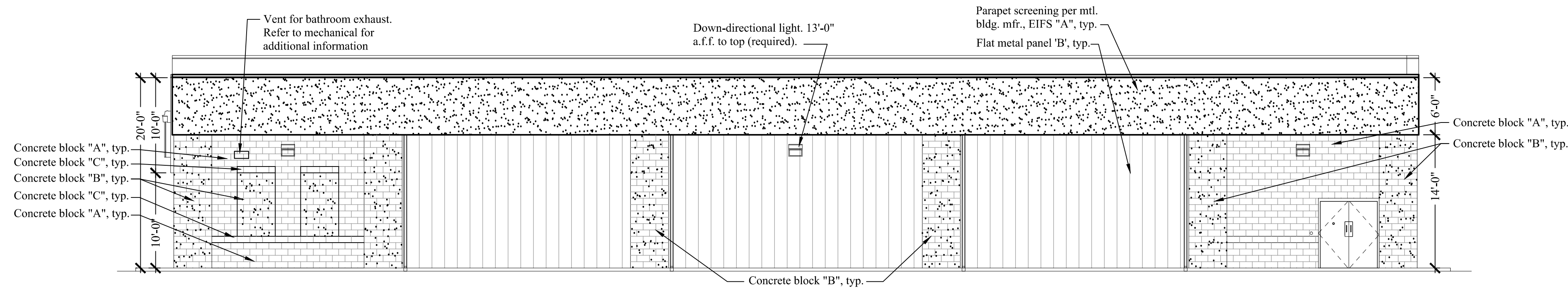
Project # - 1564

**DATE**

January 14, 2016  
revisions

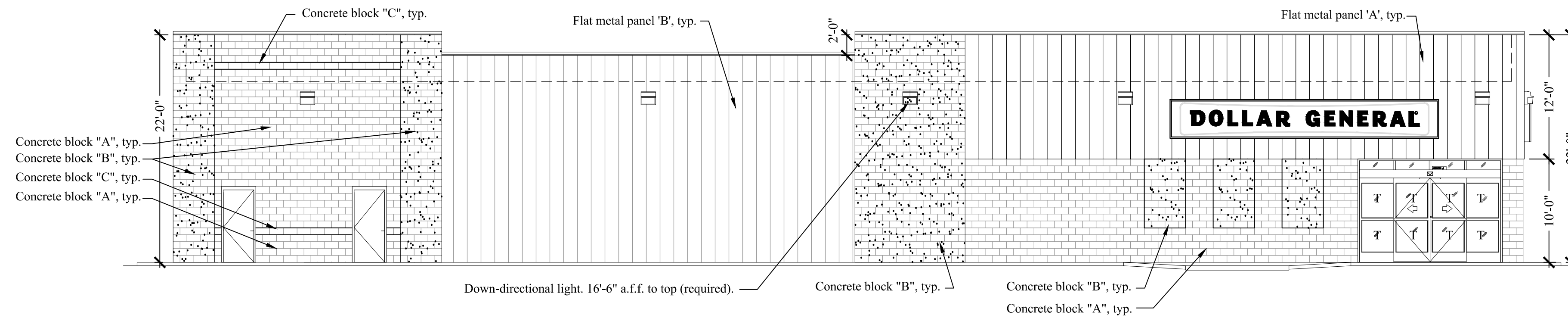
SHEET NUMBER  
**SP-3**  
Site Details





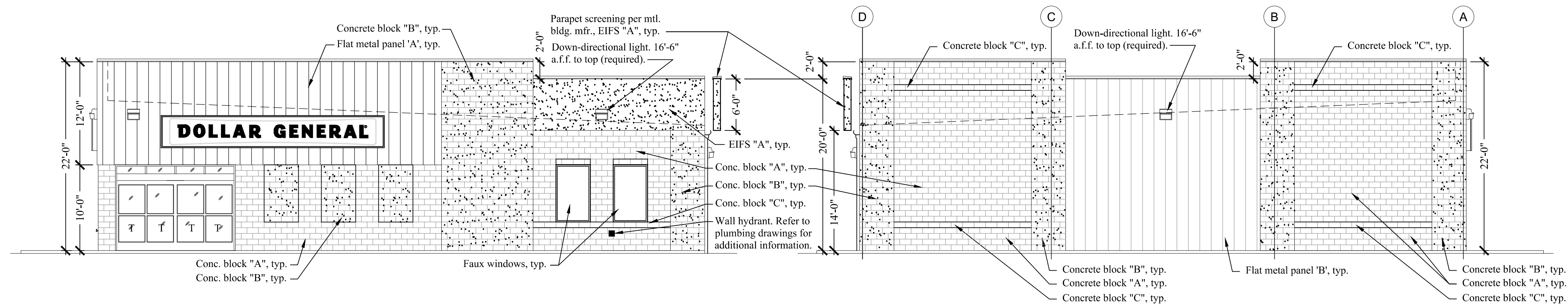
4 Side Elevation (South)

1/8" = 1'-0"



3 Side Elevation (North)

1/8" = 1'-0"



2 Front Elevation (West)

1/8" = 1'-0"

1 Rear Elevation (East)

1/8" = 1'-0"

**Exterior Finish Materials Notes**

**Block - 'A'** - Miller Materials "P52" - 4" split-faced with "Light Buff" SGS "10H" Mortar (NOT PAINTED)

**Block - 'B'** - Miller Materials "Deep Mocha" - 4" split-faced, with "Dark Brown" SGS 35H Mortar

**Block - 'C'** - Miller Materials "Kansas White" - 4" split-faced, with "Light Buff" SGS 10H Mortar

**EIFS - 'A'** - Brown color shall match Sherwin Williams 7041 Van Dyke Brown, typ. - Dryvit # KCSP 22-138-10

**Metal Panel - 'A'** - Cool Dark Bronze color, Impressaclad panels by Varco Pruden, typ.

**Metal Panel - 'B'** - Sandstone color, Impressaclad panels by Varco Pruden, typ.

**Storefront Framing** - Bronze, by Storefront Mfr., typ.

**Metal Gutters & Downspouts** - Light Stone by Metal Building Mfr., typ.

**Metal Roofing** - Galvalume by Metal Building Mfr., typ.

**Parapet Cap** - Dark Bronze, typ.

**Elevations Legend**

'T' Tempered Plate Glass, per local ordinances

Preliminary  
Not for Construction

11827 W. 12th Street  
Suite 220  
Overland Park  
Kansas 66210  
**Abeln & Associates**  
Architects, P.A.  
(913) 345-8833  
Fax (913) 345-8808

MLA/MMU

**DOLLAR GENERAL**  
19TH ST 7 & HASKELL AVE  
LAWRENCE, KANSAS

Project # - 1564

**DATE**

February 05, 2016  
revisions

**Approved and Released**

City of Lawrence  
Douglas County  
PLANNING & DEVELOPMENT SERVICES

Case No. \_\_\_\_\_  
Approval Date: \_\_\_\_\_  
Release Date: \_\_\_\_\_  
Planner: \_\_\_\_\_  
Asst./Director: \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_ Sheets

**SHEET NUMBER**

**A-301**

Elevations