



City of Lawrence

PLANNING & DEVELOPMENT SERVICES

Updated:

5/19/16 @ 3:45pm

Added the following:

Item 1 - General Communications regarding Turnhalle

Item 3 - Communications regarding 1106 Rhode Island

Item 7 - Staff Memo & Communications regarding East Ninth Design Plan

LAWRENCE HISTORIC RESOURCES COMMISSION

AGENDA FOR **MAY 19, 2016**

CITY HALL, 6 E 6TH STREET

6:30 PM

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

ITEM NO. 1: COMMUNICATIONS

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

ITEM NO. 2: CONSENT AGENDA

- A. Administrative Approvals
 - 1. DR-15-00433 810 W 6th Street; Site Plan; Certificate of Appropriateness
 - 2. DR-16-00034 702 Rhode Island Street; Porch Rehabilitation; State Law Review and Certificate of Appropriateness
 - 3. DR-16-00110 631 Ohio Street; Interior Rehabilitation; State Law Review
 - 4. DR-16-00111 1100 Pennsylvania Street; Exterior Alterations; Certificate of Appropriateness
 - 5. DR-16-00133 900 Connecticut Street; Driveway Permit; Certificate of Appropriateness
 - 6. DR-16-00134 1000 Connecticut Street; Exterior Alterations; Certificate of Appropriateness
 - 7. DR-16-00149 720 Mississippi Street; Driveway Permit; Certificate of Appropriateness
- B. April Action Summary

ITEM NO. 3: L-16-00095 Public hearing for consideration of placing 1106 Rhode Island Street on the Lawrence Register of Historic Places. Adopt Resolution 2016-09, if appropriate.

ITEM NO. 4: L-16-00123 Public hearing for consideration of placing 1324 Rhode Island Street on the Lawrence Register of Historic Places. Adopt Resolution 2016-10, if appropriate.

Deferred

ITEM NO. 5: DR-16-00096 1320 Haskell Avenue; New Accessory Structure; Certificate of Appropriateness. The property is located in the environs of the Charles and Elizabeth Haskell French House (1300 Haskell Avenue) and the John G. Haskell House (1340 Haskell Avenue), Lawrence Register of Historic Places.

ITEM NO. 6: DR-16-00151 1100 Pennsylvania Street; Exterior Alterations; Certificate of Appropriateness. The property is located in the environs of Hobbs Park and the Sargent S. Whitcomb House (1029 Delaware Street), Lawrence Register of Historic Places.

ITEM NO. 7: MISCELLANEOUS MATTERS

- A. East Ninth Comprehensive Concept Design Plan
- B. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since April 21, 2016.
- C. Review of any demolition permits received since April 21, 2016.
- D. General public comment.
- E. Miscellaneous matters from City staff and Commission members.

May 11, 2016



Tom Larkin
Turnhalle Building Partners, LLC
832 Pennsylvania Street
Lawrence, KS 66044

ATTN: Lynne Zollner
City of Lawrence
Historic Resources Commission
6 East 6th St.
Lawrence, KS 66044

Turnhalle: 2016 HCC Grant Awardee – Douglas County

Historic Resource Commissioners,

We are excited to announce that the Heritage Conservation Council has awarded the Turnhalle, at 900 Rhode Island Street, grant funding as one of the 2016 Natural and Cultural Heritage Grant winners for Douglas County. Congratulations to all awardees in this year's class—all great examples of this community's commitment to preservation.

Built in 1869, the Turnhalle remains Lawrence's oldest standing community building. This grant, along with the merits of the East Ninth Project, have attracted investment and tenancy interest in the Turnhalle that did not exist in years past. Without the progression of the East Ninth Project, the Turnhalle would undoubtedly remain in a state of disrepair. Thanks to the East Ninth Project and the Lawrence community, all will be able to play a part in the redevelopment of one of Lawrence's most historic buildings.

We would like to extend a large thank you to the LPA, Douglas County's Heritage Conservation Council, the Douglas County Commission, the Historic Resources Commission and the Lawrence preservation community at-large for shining a light on the Turnhalle as such an important piece of this City's history. We look forward to participating in the continued preservation efforts of East Ninth Street, Lawrence and Douglas County.

Sincerely,

A handwritten signature in red ink, appearing to read "Tom Larkin", is written over the typed name.

Tom Larkin

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-15-00433 810 W. 6th Street; Site Plan; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Site Plan

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-16-00034 702 Rhode Island Street; Porch Rehabilitation; State Law Review and Certificate of Appropriateness.

B. PROJECT DESCRIPTION

Porch Rehabilitation

C. STANDARDS FOR REVIEW

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

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

D. STAFF DETERMINATION

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

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-16-00110 631 Ohio 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).

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-16-00111 1100 Pennsylvania Street; Exterior Alterations; Certificate of Appropriateness.

B. PROJECT DESCRIPTION

Exterior Alterations to repair damage including replacing the siding in-kind.

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-16-00133 900 Connecticut Street; Driveway Permit; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Driveway Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-16-00134 1000 Connecticut Street; Exterior Alterations; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Exterior Alterations; new deck.

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-16-00149 720 Mississippi Street; Driveway Permit; Certificate of Appropriateness

B. PROJECT DESCRIPTION

Driveway Permit

C. STANDARDS FOR REVIEW

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

D. STAFF DETERMINATION

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



City of Lawrence

PLANNING & DEVELOPMENT SERVICES

LAWRENCE HISTORIC RESOURCES COMMISSION AGENDA MEETING APRIL 21, 2016 6:30 PM ACTION SUMMARY

Commissioners present: Bailey, Buchanan Young, Fry, Hernly, Quillin
Staff present: Braddock Zollner, Ewert, Simmons

ITEM NO. 1: COMMUNICATIONS

- A. Receive communications from other commissions, State Historic Preservation Officer, and the general public.
Received an email from the State Historic Preservation Office
Received Staff Memo regarding the Oread Neighborhood Design Guidelines
- B. No ex-parte communications.
- C. No abstentions for specific agenda items by commissioners.

ITEM NO. 2: CONSENT AGENDA

- A. Deferred - February 18 and March 24, 2016 Action Summaries
- B. Administrative Approvals
 - 1. DR-16-00034 702 Rhode Island Street; Porch Rehabilitation; State Law Review and Certificate of Appropriateness
 - 2. DR-16-00084 6 E 8th Street; Plumbing Permit; State Law Review, Certificate of Appropriateness, and Downtown Design Guidelines Review
 - 3. DR-16-00087 Intersection of New Jersey Street and 10th Street; Street Intersection Repair Art Project; Certificate of Appropriateness
 - 4. DR-16-00089 701 Massachusetts Street; Wall Art Project; State Law Review, Certificate of Appropriateness, and Downtown Design Guidelines Review
 - 5. DR-16-00086 637 Tennessee Street; Solar Addition; State Law Review and Certificate of Appropriateness

ACTION TAKEN

Motioned by Commissioner Hernly, seconded by Commissioner Fry, to confirm the Administrative Approvals and defer the February 18 and March 24, 2016 Action Summaries.

Unanimously approved 5-0.

- ITEM NO. 3: L-16-00121 Public hearing for consideration of placing Oak Hill Cemetery located at 1605 Oak Hill Avenue on the Lawrence Register of Historic Places. Adopt Resolution 2016-07, if appropriate.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item.

PUBLIC COMMENT

Mr. Matthew Herbert said the property environs were very large for Oak Hill Cemetery. He asked that they further redefine the environs definition to allow for demolition and new construction to be approved at the administrative level.

Ms. KT Walsh supported this landmark nomination. She understood Mr. Herbert's concerns but felt it was fairly easy to get approval for improvements of homes. She encouraged Historic Resources Commission to pass this.

COMMISSION DISCUSSION

Commissioner Fry thought that a new structure could be built with staff approval.

Ms. Braddock Zollner said yes. She said the environs definition was written as 'significant new construction.' She said they could define the word 'significant' as new construction of a new structure and not as additions to existing structures. She said the cemetery was a unique situation since it was difficult to impact the cemetery.

Commissioner Hernly asked if the environs definition was included in the staff report.

Ms. Braddock Zollner nodded yes.

Commissioner Bailey said the difference between administrative review and coming before Historic Resources Commission would be time.

Ms. Braddock Zollner said that was correct.

Commissioner Hernly asked if new construction along with demolition of an existing structure would go through the demolition permitting process.

Ms. Braddock Zollner said that was correct, a 30 day wait.

Commissioner Hernly said he did not like to approve demolition without new construction that went with it. He said he would support it how it was written so that they don't start a trend of approaching this different than they do others.

Commissioner Quillin wondered if they should define significant.

Commissioner Buchanan Young said she hesitated to define significant because it could create a loophole for developers to leave a small portion of the building so that it would be considered an addition and not new construction.

Ms. Braddock Zollner asked Commissioner Hernly if he was recommending looking at the definition of environs as presented in the packet or the revised one.

Commissioner Hernly said he was referring to the definition from the packet.

Ms. Braddock Zollner said one of the alternatives that they could consider was to remove the 'significant' and that it would be primary structure demolition with new construction. She said another option was that it all could be administrative unless it did not meet the standards, in which case it would come to Historic Resources Commission.

Commissioner Buchanan Young said she was in favor of anything that didn't meet the standards coming to Historic Resources Commission. She said if it did meet the standards then it could be administratively approved.

Commissioner Hernly said significant demolition was hard to define but demolition of primary structure was more clear and should come to Historic Resources Commission. He wondered how new construction would tie in with that.

Ms. Braddock Zollner suggested that additions not come before Historic Resources Commission, but rather administrative review. She said an alternative could be demolition of primary structure and new construction of primary structure could come before Historic Resources Commission.

Commissioner Bailey said he was comfortable with everything being administratively approved except demolition of primary structure.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Buchanan Young, to adopt Historic Resources Commission Resolution 2016-07 to nominate Oak Hill Cemetery, 1605 Oak Hill Avenue, as a Landmark on the Lawrence Register of Historic Places.

Unanimously approved 5-0.

Motioned by Commissioner Bailey, seconded by Commissioner Hernly, to adopt the environs review and allow all projects, with the exception of demolition of a primary structure, be reviewed administratively.

Unanimously approved 5-0.

ITEM NO. 4: L-16-00122 Public hearing for consideration of placing Clinton Park located at 901 W 5th Street on the Lawrence Register of Historic Places. Adopt Resolution 2016-08, if appropriate.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item.

PUBLIC COMMENT

Mr. Dennis Brown, Lawrence Preservation Alliance, was in favor of the landmark nomination. He said a lot of negotiating went into the land transfer agreement with the school board. He said part of the land transfer agreement was an oral agreement that the school board would be okay with listing the property when the time came. He thanked staff for moving this forward and was very pleased to see it.

Mr. Steve Braswell, encouraged Historic Resources Commission to adopt placing this on the historic register. He was in favor of maintaining the integrity of the park.

COMMISSION DISCUSSION

Commissioner Hernly asked if Historic Resources Commission or City Commission would move forward the nomination for State or National listing.

Ms. Braddock Zollner said that would be Historic Resources Commission directing staff to move forward with the nomination.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Quillin, to adopt resolution 2016-08 to nominate Clinton Park, located at 901 W 5th Street, for designation as a Landmark on the Lawrence Register of Historic Places.

Unanimously approved 5-0.

Motioned by Commissioner Bailey, seconded by Commissioner Buchanan Young, to adopt the environs definition as outlined in the staff report.

Unanimously approved 5-0.

Motioned by Commissioner Buchanan Young, seconded by Commissioner Hernly, to proceed with preparing the nomination of placing the historic area of Clinton Park on the Kansas State and National Register of Historic Places.

Unanimously approved 5-0.

ITEM NO. 5: DR-16-00091 715 New York Street; Addition and New Accessory Structure; Certificate of Appropriateness. The property is located in the environs of the R. W. Sparr House (742 Connecticut Street), Lawrence Register of Historic Places.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item.

APPLICANT PRESENTATION

Ms. Sacie Lambertson was present in the audience but had no comments.

PUBLIC COMMENT

Mr. Dennis Brown, Lawrence Preservation Alliance, said he did not have any issues with the work being done on the house. He said his problem was with the ancillary structure. He felt the ancillary structure was too close to the back addition of the house and seemed like a continuation of the house. He felt there should not be a connection there. He also expressed concern about the length of the ancillary structure. He suggested the item be deferred to allow time for the applicant to work with the Architectural Review Committee to improve the way the ancillary structure worked.

Ms. KT Walsh agreed with Mr. Brown's comments.

Mr. Brad Gibson said it would be a real shame to remove the porch from the house.

COMMISSION DISCUSSION

Commissioner Hernly inquired about the distance between the primary and ancillary structure. He said Historic Resources Commission discussed that with the Oread Design Guidelines. He said he did not recall what the required distance was.

Ms. Braddock Zollner said she did not recall.

Commissioner Hernly asked if there was anything in the Development Code that talked about the distance between the primary and ancillary structure.

Ms. Braddock Zollner said no.

Commissioner Bailey inquired about the screened porch.

Ms. Lamberston said the roof of the porch would go into the roof of the garage.

Commissioner Bailey said this was a Certificate of Appropriateness request that skirted the boundary. He said he would be inclined to approve it.

Commissioner Quillin said if they were looking at a contributing property to a historic district or a listed property the conversation would be different. She agreed with Commissioner Bailey.

Commissioner Hernly said it was a unique location, right behind the big commercial masonry building.

Commissioner Buchanan Young said she did not feel comfortable approving it.

Commissioner Fry did not see how it would negatively impact the listed property.

Commissioner Buchanan Young felt it would change the character of the alley significantly.

Commissioner Buchanan Young asked if the conversation would change if a property was not listed but was eligible.

Ms. Braddock Zollner said no, it would not change the conversation.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Fry, to approve the Certificate of Appropriateness for the project, as outlined in the staff report.

Motion carried 4-1, with Commissioner Buchanan Young voting in opposition.

ITEM NO. 6: DR-16-00092 623 Massachusetts Street; Exterior Rehabilitation; Certificate of Appropriateness and Downtown Design Guidelines Review. The property is located in the environs of the J. B. Shane Thompson Studio (615 Massachusetts Street), Lawrence Register of Historic Places. The property is also located in the Downtown Urban Conservation Overlay District.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item.

Commissioner Hernly inquired about the bulkhead. He said it did not continue across under the storefront.

Ms. Braddock Zollner said that was correct. She said the Downtown Design Guidelines talked about a three-part storefront. She said on this section of the street the buildings to the south have those similar systems so it was part of the environment. She said sometimes it was difficult to get picture/display window areas to have a modern bulkhead.

Commissioner Hernly said the building to the south looked like it had a little bit of stone that comes up.

Ms. Braddock Zollner said yes.

APPLICANT PRESENTATION

Mr. Chris Cunningham, Treanor Architects, said the owner was looking to update the look of the building to better market it to potential tenants.

PUBLIC COMMENT

Mr. John Naramore wondered if people would still be able to park at this site when they go to Free State brewery.

COMMISSION DISCUSSION

Commissioner Hernly wondered if any of the other Commissioners had concern about the lack of bulkhead at the storefront. He said the doors and windows being on the same plane created a more modern look. He said he did not know if this was a unique enough location that it wasn't a significant issue or if it was.

Commissioner Buchanan Young said if this was a Downtown Design Review she would be in favor of looking at it further but that it was a Certificate of Appropriateness.

Commissioner Bailey agreed.

Ms. Braddock Zollner said one of the options could be to ask the applicant to work with staff on potential design options that may help address the absence of a bulkhead. She said they could also defer to the Architectural Review Committee and have it come back.

Mr. Cunningham said part of the challenge with this project was not knowing what tenant would go into the space. He said there were a lot of 'what ifs' with the project. He stated the current design allowed for future flexibility.

Ms. Braddock Zollner said Historic Resources Commission had the options of approving, denying, or deferring. She said if the applicant was willing to accept an amendment to the project to work with staff on details of the project they could approve it. She also stated they could defer it to the Architectural Review Committee.

Mr. Cunningham said he thought he would be okay with looking at some options.

ACTION TAKEN

Motioned by Commissioner Hernly, seconded by Commissioner Buchanan Young, to approve the Certificate of Appropriateness for the amended project, that the applicant agreed to amend the design in working with staff for storefront revisions.

Unanimously approved 5-0.

ITEM NO. 7: Adopt Resolution 2016-06 to make application for Landmark designation for the Community Building located at 115 W 11th Street.

STAFF PRESENTATION

Ms. Braddock Zollner presented the item.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Quillin, to approve resolution 2016-06 to make application for Landmark designation for the Community Building located at 115 W 11th Street.

Unanimously approved 5-0.

ITEM NO. 8: MISCELLANEOUS MATTERS

- A. No Zoning Amendments, Special Use Permits, and Zoning Variances received since March 24, 2016.
- B. No demolition permits received since March 24, 2016.
- C. General public comment.
- D. Miscellaneous matters from City staff and Commission members.
 - 1. East 9th Street Project Concept Plan

PUBLIC COMMENT

Mr. Phil Collison, 933 Pennsylvania, said he was disappointed that Historic Resources Commission did not receive a formal presentation this evening. He did not feel the project encompassed the history of the neighborhood. He said the project was a slap in the face to the history of East Lawrence and disconnected that history from the neighborhood.

Ms. KT Walsh said the East 9th Street Project was a preliminary conceptual plan at this point. She said City Commission would be asked to commit millions to this project. She stated Historic Resources Commission represented the government in honoring and protecting historic resources. She asked Historic Resources Commission to hesitate and consider the significance of the places that East 9th Street serves. She discussed the many historic structures and districts in the area. She asked them to think carefully about large structural changes to the street.

Mr. Brad Gibson discussed the section of 9th Street between Massachusetts Street and New Hampshire and its historic significance. He said the current design would be removing all on-street parking on the south side and making it the only collector street in a historic district. He

felt the design of the street was out of context with the existing street and landscapes throughout the downtown district. He discussed Transportation 2030 and the design guidelines contained within it.

Mr. John Naramore Sr., 2043 E 1250 Rd, wondered what Historic Resources Commission's purpose was. He talked about the history of the area. He expressed opposition to the width of 9th Street being narrowed. He said the street was designed by two groups with the purpose of moving people from downtown to the warehouse arts district.

Mr. John Naramore Jr., lives on E 9th Street, said the plan never addressed a treatment for the preservation of 9th Street. He said it was a complete redevelopment of 9th Street. He said the design essentially lifted the street and moved it north of its original location. He felt the plan would do away with the integrity of the street. He expressed concern about parking being pushed into the neighborhoods. He felt street preservation was important and felt Historic Resources Commission should not give their approval.

Ms. Amber Hanson said the plan drastically changed the structural street design and would take away 50 parking spots. She asked Historic Resources Commission to reconsider the appropriateness of the shared use path. She felt the design did not do enough to preserve the historic nature of the neighborhood. She asked Historic Resources Commission not to support the design.

Mr. Josh Davis, 846 New York St, said this was a design development document. He said the plan in its current form had been out for two weeks but the development had taken place over a much longer time period. He said the East Lawrence Neighborhood Association was in support of the plan. He said historic considerations had been incorporated into the plan.

Ms. KT Walsh said the vote from the East Lawrence Neighborhood Association was a split vote of 6-7 and one abstention.

Mr. Davis said the vote was 7-6-1. He said straw polls were taken at two of the most recent East Lawrence Neighborhood Association meetings and that a majority were in favor. He said the split vote did not represent the neighborhood.

Mr. Naramore Jr. said the straw polls were unscientific. He asked Historic Resources Commission to address the plan with a historic perspective.

Mr. Gibson said what was being proposed was a complete makeover of the street.

COMMISSION DISCUSSION

Commissioner Fry asked if the plan would change over time.

Ms. Braddock Zollner said yes, it was a concept plan. She said the technical documents had not been produced yet and that it had not been approved by City Commission. She said Historic Resources Commission could consider the comments tonight and have staff draft some concerns they may have from a historical perspective to look at during the next meeting. She said Historic Resources Commission was a recommending body to City Commission.

Commissioner Hernly said he would like to look back at what the Historic Resources comments were when they last saw it. He said one of the difficult things was that the street itself was not

a listed property or feature. He said it had not had a historic structure report done on it to say the significant character defining features. He wondered if it was too late in the process to do that. He said Massachusetts Street was an example of how things change over time. He said 9th Street may have features that are historically significant but that it was not technically protected. He felt it put Historic Resources Commission in an odd position because essentially they would be reviewing it as a certificate of appropriateness for its impact on the listed historic properties along the street. He asked if Historic Resources Commission would be required to do that review.

Ms. Braddock Zollner said a certificate of appropriateness was only required for a building or demolition permit. She stated a section of the Code spoke to City owned properties that were listed. She said staff works with Planning and Public Works to review project types for their impact on historic resources. She gave the example of the trolley tracks between Tennessee and Kentucky Streets. She said Historic Resources Commission was a recommending body to City Commission.

Commissioner Buchanan Young felt they should use standards when they make their recommendations to be consistent.

Ms. Walsh inquired about demolition within the environs of the Turnhalle building and Saint Luke's church.

Ms. Braddock Zollner said roadwork did not require a building or demolition permit.

Ms. Braddock Zollner asked the Commissioners if it would be helpful for staff to document some of the character defining elements of the streetscape.

Historic Resources Commissioners nodded yes.

Commissioner Buchanan Young said a lot of the key defining features were already spelled out within the environs definition of pre-existing documents.

Commissioner Fry asked if this was the process with any streetscape project.

Ms. Braddock Zollner said yes.

Commissioner Hernly asked if during the many public meetings there were discussions about characteristics of the existing street.

Ms. Braddock Zollner said she believed there was. She said she had hoped to see some of this documentation from the historian involved with the project but that she would be happy to fill in some of that information.

Commissioner Buchanan Young expressed concern with the landscaping and felt some of the species were inappropriate.

Ms. Braddock Zollner said the Parks & Recreation Department was working with the design team on the specific species that would be planted. She said the plan could change once the technical documents were produced.

Commissioner Hernly asked how many blocks still had brick underneath them.

Ms. Braddock Zollner said she thought most of road still had brick underneath it.

Commissioner Buchanan Young expressed concern about reusing bricks that were pulled up.

Ms. Braddock Zollner said after the contractor pulls up the brick, Public Works picks the brick up and takes it to a storage site, and then the bricks get reused in future restoration projects.

Commissioner Hernly felt Sanborn maps could be helpful information to have.

NO ACTION TAKEN

The East 9th Street Project Concept Plan will be on next month's agenda.

2. Preservation Month and Interpreting the Standards

Ms. Braddock Zollner stated May was Historic Preservation month and that Landmarks would be going to City Commission. She said the National Trust for Historic Preservation was celebrating Preservation month by running a "this place matters" campaign for people to submit photos of places that matter the most to them.

Ms. Braddock Zollner reminded Historic Resources Commission to be mindful of making defensible decisions. She said they had an agreement with the State Historic Preservation Office (SHPO) to use the Secretary of the Interior Standards when they were reviewing projects listed on the State or National register, for the impact to the property under the State Preservation law. She asked the Commissioners to look at the standards and think of a date when SHPO could provide them training. She said SHPO would go through the standards one by one and talk about how each would apply.

Commissioner Quillin said training could be on a light Historic Resources Commission agenda or they could have a separate meeting.

Ms. Walsh asked if the public could attend the training.

Ms. Braddock Zollner said yes.

GENERAL PUBLIC COMMENT

Mr. Adam Mansfield, 1313 Rhode Island, said his residential addition project was approved at the local level by Historic Resources Commission but did not qualify for tax credits under the State Statute. He said the Statute stated if it was approved by a local board that it wasn't re-reviewed by the State with the same standards. He was frustrated by the process of the standards being interpreted differently at the State level versus the local level.

Commissioner Buchanan Young said when reviewing a project there was a variable degree to how strictly the standards were adhered to. She said an environs review was very different than

a State Law review. She said there needed to be more public education for homeowners and developers to understand the process and what does/does not qualify. She stated tax credits were a completely separate way of approaching how the standards were applied than from a Historic Resources review. She said it was the same standards but the degree to which it met the standards for a separate review purpose.

Ms. Braddock Zollner said one of the things they would talk about during the SHPO training was State Law review and using the standards to determine whether the project would encroach upon, damage, or destroy the listed property. She said when the State uses the standards for the tax credit review that is not the determination they are making. She said the State is looking at whether or not the standards are specifically achieved by the project. She said there was a different use of the standards by the State. She said the State looks at interior things more than Historic Resources Commission does.

Commissioner Quillin asked if it was common for people who have items approved by Historic Resources Commission to not be able to get tax credits from the State.

Ms. Braddock Zollner said it did not happen often.

Ms. Buchanan Young said the State tax credit was a completely separate approval.

Commissioner Hernly said the standards were not objective. He said they did not give definitive pieces of information in a quantitative way about meeting or not meeting the standards. He said it used subjective language, such as 'inconspicuous,' 'appropriate,' and 'compatible.' He said those types of words could be interpreted differently when looking at the exact same project. He said he was looking forward to the training presentation from SHPO.

Adjourn 9:41pm

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 3: L-16-00095
STAFF REPORT

A. SUMMARY

L-16-00095 Public hearing for consideration of placing 1106 Rhode Island Street on the Lawrence Register of Historic Places. Submitted by Lindsey Crick on behalf of 1106 Rhode Island LLC, the property owners of record. Adopt Resolution 2016-10, if appropriate.

Legal Description:

LOTS 118 AND 120 ON RHODE ISLAND STREET, IN THE ORIGINAL TOWNSITE OF THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

Please note: this legal description is in the process of changing as a result of a replat for the property. The recommendation from the Historic Resources Commission will not be forwarded to the City Commission until this process has been completed.

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

B. HISTORIC REGISTER STATUS

1106 Rhode Island Street is listed in the National Register of Historic Places as a contributing structure to the North Rhode Island Street Historic Residential District. The district was listed in the National Register of Historic Places in 2004.

C. REVIEW CONSIDERATIONS

1) History Summary

The residential structure located at 1106 Rhode Island Street was constructed c. 1871. According to the nomination application, the structure was built for Rhody Delahunty. Delahunty operated a transfer (hauling) and storage business until the 1930's. The accessory structures on the property were constructed prior to 1927 according to the Sanborn Maps and the attached history of the property by Paul Caviness.

See additional historical information about the property in the attachment to the nomination form.

2) Architectural Integrity Summary

See the attached National Register nomination form. This form was never submitted for consideration by the State Historic Sites Board of Review due to the lack of support at the time of preparation.

The structure maintains integrity of location and design that make it worthy of preservation.

3) Context Description

The primary structure located at 1106 Rhode Island Street is an example of a vernacular structure with a Greek Revival influences. The structure was constructed in the City Building Period of 1864-1873 as defined by the Historic Resources of Lawrence, Douglas County, Kansas Multiple Property Documentation Form (MPDF).

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

4) Planning and Zoning Considerations

1106 Rhode Island Street was recently (2014) zoned from RM12 (Multi-Dwelling Residential) District to RMO (Multi-Dwelling Residential-Office) District. The RMO District is designed to accommodate mixed use development of low and moderate intensity administrative and professional offices that are compatible with the character of medium and high density residential neighborhoods. The district is intended to be used as transitional zoning between higher-intensity commercial areas and residential neighborhoods.

The property also received a Special Use Permit in 2014 to allow for two detached dwelling structures on a single lot as required by the Land Development Code.

The current mixed use of the property supports residential and office uses that are consistent with the uses in the area.

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;

1106 Rhode Island Street, the Rhody Delahunty Complex, is significant as an example of the mixed use and style of vernacular structures located on the same lot and associated with a business. The Delahunty Transfer & Storage Company is significant for a business that existed from c. 1867 to the mid-1930s by evolving to stay current with the 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;*
- (7) *Its embodiment of design elements that make it structurally or architecturally innovative;*
- (8) *Its unique location or singular physical characteristics that make it an established or familiar visual feature;*
- (9) *Its character as a particularly fine or unique example of a utilitarian structure; including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance.*

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

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

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

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

- nominated historic district that should be protected;*
- (B) *The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit, that cannot be undertaken without obtaining a certificate of appropriateness.*
 - (C) *A list of all key contributing, contributing and noncontributing sites, structures and objects within the historic district.*
- (5) *Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district.*
 - (6) *The relationship of the nominated landmark or historic district to the on-going effort of the commission to identify and nominate all potential areas and structures that meet the criteria for designation.*
 - (7) *A map showing the location of the nominated landmark or the boundaries of the nominated historic district.*

E. RECOMMENDATION:

Staff recommends the Rhody Delahunty complex, located at 1106 Rhode Island Street, for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criterion #1 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;*

1106 Rhode Island Street, the Rhody Delahunty Complex, is significant as an example of the mixed use and style of vernacular structures located on the same lot and associated with a business. The Delahunty Transfer & Storage Company is significant for a business that existed from c. 1867 to the mid-1930s by evolving to stay current with the development of Lawrence.

- (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,*

House

Stone foundation; wood lap siding, wood windows and surrounds, all elements of the west/main elevation porch, fenestration patterns, roof shapes, and chimney.

Barn and Garage

Exterior wood siding and trim, historic window, existing sliding door on the west elevation, existing sliding doors on the east elevation and roof shapes.

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

Alterations to the Stone foundation; wood siding, wood windows, doors, and surrounds, all elements of the west/main elevation porch, fenestration patterns, roof shapes, and chimney 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 1106 Rhode Island 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)*

Environs of 1106 Rhode Island



Analysis of Environs of 1106 Rhode Island Street

Step One

Historical Significance and Context

According to the application for Historic Landmark Designation, the structures located on the property were constructed in 1871 and prior to 1927. The property is being nominated to the Lawrence Register of Historic Places under local criterion one. 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.*

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

Period of Significance for value as part of the development of Lawrence: 1871-1940

The structures also maintain sufficient integrity worthy of preservation.

Step Two

Historical Character of the Area Surrounding the Property

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

Natural Features The environs consisted of relatively flat ground.

Property Boundaries and Ownership Patterns The majority of lots in the area developed with individual structures on individual lots. Some of the lots were developed with structure crossing the lot lines to physically combine the lots.

Land Use Patterns and Zoning Land use in the surrounding area during the period of significance was mainly residential with some commercial development. Some of the lots contained residential and commercial uses in the same structure or as separate structures. During the period of significance, the structures to the west were residential.

During the period of significance, the predominate zoning for the property and its environs was for residential structures.

Circulation Patterns The streets in the area reflected the traditional grid pattern of the original townsite. Alleys ran north to south in the center of state named blocks.

Planned Vegetation Patterns The planned vegetation patterns were primarily residential plantings in front yards and gardens in the side or rear yards.

Signs and Pedestrian Amenities There were few signs in the area. Most of the signage was in conjunction to the associated commercial uses and was typically located on the structure. Sidewalks existed in the area.

Primary Structures The primary structures in the environs of the property were residential structures. Structure sizes and heights were varied. Materials of the structures were wood, brick, and stone.

Secondary Structures Secondary structures were nearly always garages, barns, sheds, and garden structures. The majority of these structures were wood framed with wood sheathing. Some metal siding existed during the period of significance but it was primarily used for small accessory structures.

Outdoor Activity Spaces South Park was to the southwest of the property.

Utilities and Mechanical Equipment Some gas services were available in the area during the construction period and by the end of the period of significance, all utilities and typical mechanical equipment existed in the area.

Views The views to the listed property were typical for a historic residential area adjacent to downtown.

Step Three

Present Character of the Area Surrounding the Property

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

Natural Features The area is predominately flat.

Property Boundaries and Ownership Patterns Property boundaries and ownership patterns mainly reflect the proposed development pattern of the original plat. Typically, there are individual structures on individual lots or combined lots of two.

Land Use Patterns and Zoning Land use in the surrounding area is a primarily residential but some office uses exist in the area. The property to the west is now a government use. The current zoning is a mix of residential, both multi-dwelling and single dwelling, residential office, and an institutional/public use zoning district. The uses are consistent with the zoning.

Circulation Patterns The circulation patterns are street grid patterns with alleys running north to south in the center of state named blocks.

Planned Vegetation Patterns The planned vegetation patterns primarily consist of residential lots with yards that include trees and landscaped yards. The Law Enforcement Center has very little planned vegetation.

Signs and Pedestrian Amenities There are a large number of signs in the area including traffic signs, road name signs, identification signs, and commercial signs. Pedestrian amenities include sidewalks and some street lighting.

Primary Structures The majority of the structures are one and two story structures made of wood and brick. There are also stone structures in the area. The back of the Judicial and Law Enforcement Center is located on the west side Rhode Island Street in this block.

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

Outdoor Activity Spaces Outdoor activity space is South Park.

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 property are typical for a residential area adjacent to the downtown of the city.

Step Four

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

Natural Features The natural features have not changed.

Property Boundaries and Ownership Patterns Most of the property boundaries are the same. The exception is the removal of residential structures on the west side of Rhode Island Street and the combination of those lots for the construction of the Judicial and Law Enforcement Center.

Land Use Patterns and Zoning The majority of the land use patterns are the same other than the changes associated with the Judicial and Law Enforcement Center. Zoning has changed over the years, but the dominant land uses have not always coincided with the designated zoning district. The current zoning reflects the majority of uses in the area with the exception of some multi dwelling areas that are predominantly single dwellings.

Circulation Patterns The circulation patterns are the same street grid patterns with alleys running north to south in the center of state named blocks.

Primary Structures Primary structures, with the exception of the Judicial and Law Enforcement Center are predominantly the same.

Secondary Structures Overall, the numbers of secondary structures has been reduced. The dominate material continues to be wood siding with some modern materials to appear as wood siding.

Outdoor Activity Spaces The outdoor activity space of South Park is the same.

Utilities and Mechanical Equipment The character of the utilities and mechanical equipment in the area are different than in the period of construction. The large traffic lights at intersections, public lighting systems, utility lines including phone and electrical lines have a significant impact on the visual quality of the area.

Views The views to and from the listed property are basically the same with the exception of the restricted views created by the Judicial and Law Enforcement Center.

Conclusion

The Environs for 1106 Rhode Island Street should be reviewed in the following manner.

Area One Residential Areas

The proposed alteration or construction should meet the intent of the criteria set forth in 22-505, 22-506, and 22-506.1. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings, materials, and sense of entry. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.

All projects with the exception of demolition, partial demolition, new construction, and new additions greater than 20% of the existing structure will be reviewed and approved by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1.

Major projects (demolition, partial demolition, new construction, and new additions greater than 20% of the existing structure) will be reviewed and approved by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1.

Area Two Government Use Area of 111 E 11th Street and Associated Parking Lot to the South
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 _____

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

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

**APPLICATION FOR LANDMARK DESIGNATION IN
THE LAWRENCE REGISTER OF HISTORIC PLACES**

1. Property Nomination Information

Historic Property Name:	The Rhody Delahunty House
Property Address:	1106 Rhode Island St.
City, State, Zip Code:	Lawrence, KS 66044
Legal Description:	Rhode Island Street LTS 118 & 120 (U00863 & 866 Combined 1987)

2. Applicant Information

Name:	1106 Rhode Island LLC c/o Lindsay Crick
Street Address:	219 N 5th St.
City, State, Zip Code:	Lawrence, KS 66044
Home Phone:	513-257-4892
Work Phone:	
Email Address:	lindsaycrick@gmail.com

3. Owner Information

Name:	1106 Rhode Island LLC Attn: Stan Hernly
Street Address:	1071 E 1479 Rd
City, State, Zip Code:	Lawrence, KS 66046
Home Phone:	
Work Phone:	785-749-5806
Email Address:	stan@hernly.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: PO Box 1073
Organization City, State, Zip Code: Lawrence, KS 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**

Date Built: Ca. 1871	Estimated Documented <input checked="" type="checkbox"/>	Source: National Register Nomination	Comments: See attachments
Date of Building Alterations or Additions: Ca. 1890	Estimated Documented <input checked="" type="checkbox"/>	Source: National Register Nomination	Comments: See attachments

Description of Building Additions or Alterations:

Original Owner: Rhody B. Delahunty	Source: National Register Nomination
Original Builder or Architect:	Source:
Original Use: Private Residence	Source: National Register Nomination

6. **Architectural Significance**

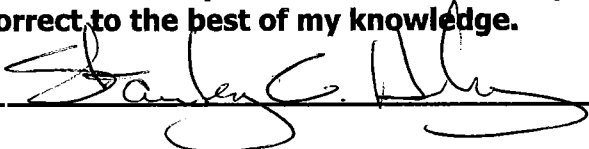
Listed as a contributing structure within the North Rhode Island Street Historic Residential District.
 See attached documents

7. **Historic Significance**

Listed as a contributing structure within the North Rhode Island Street Historic Residential District.
 See attached documents

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:** _____
Signature: _____ **Date:** _____



**City of Lawrence
Douglas County**

PLANNING & DEVELOPMENT SERVICES

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

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

**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**

1106 Rhode Island Street
Lawrence, Kansas 66044

Architectural Significance

The structure at 1106 Rhode Island Street was built in 1871 and is an example of a working-class, Greek-Revival-influenced vernacular architecture. While the house and property as a whole have recently undergone considerable work, the exterior of the house itself should retain a degree of architectural significance despite new additions and other exterior changes.

Historic Significance

(All source material can be found in the 1106 Rhode Island Vertical File at the Watkins Museum, prime sources include: Caviness, Paul O., Building History: The Rhody Delahunty House and The Delahunty Transfer & Storage Company Complex, 1989; and Rhody Delahunty House, Nomination to the National Register of Historic Places- incomplete)

The house and property is historically significant due to its association with early Lawrence businessman, Rhody Delahunty. The house/property is located within the original town site of Lawrence, Kansas on what has been called "Merchants' Row," as early local business proprietors and employees were known to have built their homes along this once semi-rural street along the edges of downtown Lawrence so that they could be close to their businesses.

Rhody Delahunty arrived in New York from Kings County, Ireland in 1865 before moving to Kansas in 1866 to work on the construction of the Leavenworth, Lawrence & Galveston Railroad. By 1867 or 1868, Delahunty was operating a transfer and storage business in Lawrence, and it was in 1869 that he purchased Lot 120 of Rhode Island Street (now 1106 Rhode Island). Two years later he, or someone he hired, built the small, two-story home that still stands at the property today. It is thought that at about this same time he constructed a large 1 ½ story barn or stable near the rear corner of the lot. It was from this barn that he and his family operated the hauling business into the 1930s.

Please see attached documents for more information.

**APPLICATION FOR LANDMARK DESIGNATION IN THE LAWRENCE REGISTER OF
HISTORIC PLACES**

1106 Rhode Island Street
Lawrence, Kansas 66044

Alterations According to Property Owner

The main portion of the house was built in 1871, possibly along with a 1 ½ story barn. In the 1880s, a small shed and another 1 ½ story stable were constructed on the property. During the 1890s the house was expanded with a one-story wing at the rear and an ornamented front porch was constructed as well.

Over the years various other structures were built and demolished on the property and mainly consisted of sheds and garage structures. In 2013, the City of Lawrence called for the demolition of the structures on the property unless someone came forward to tackle the dilapidated property. The Hernley/Myers Group brought forth a comprehensive proposal to rehabilitate the house and property in a manner compatible with the surrounding neighborhood and contemporary uses.

Please see attached document outlining the changes made to the property by the Hernly/Myers Group.



920 Massachusetts, Suite 2
Lawrence, KS 66044

July 11, 2014

Lynne Braddock Zollner
Historic Resources Administrator
Lawrence City Hall
P.O. Box 708, 6 E 6th Street
Lawrence, KS 66044-0708

Re: 1106 Rhode Island Project

Detailed Description of Proposed Project – Form H

The overall rehabilitation project as proposed by the Hernly/Myers Group is very comprehensive in scope. Our vision is to rehabilitate the historic structures for uses that are compatible with the surrounding neighborhood.

PROPERTY DESCRIPTION:

1106 Rhode Island consists of two 50'x117' lots at the southeast corner of 11th Street and Rhode Island Street. The north lot abuts 11th Street, and the historic Warehouse and Garage sit close to the alley on that lot; the front half of the lot is undeveloped and remains open landscaped area in our redevelopment plan. The historic house sits on the front portion of the south lot, and our plan includes a new single story bedroom addition behind the house and a new two-story carriage house with an apartment on the second floor.

PROPOSED REHABILITATION:

Our plan is to retain the buildings on the site that are considered contributing to the North Rhode Island Street Historic Residential District, and to add new space that enhances the usefulness of the property. In general our redevelopment plan includes:

- Demolish shed and outhouse
- Repair house foundation
- Rehabilitate house and add a small bedroom addition
- Add a new detached carriage house with apartment above
- Repair house siding, roof, and windows
- Rehabilitate warehouse and garage for office use
- Repair warehouse and garage roof, siding, and windows
- Replace electrical, water and sewer services
- Paint warehouse and house
- Remove some smaller site trees
- Trim and thin bushes
- Add some new landscaping
- Remove privacy fence
- Add new parking areas
- Replace existing gravel drives with concrete
- Grade and seed lot as needed

PROPOSED USES:

Our redevelopment plan includes residential and office uses. The office use requires rezoning of the property to RMO. Specific work to each structure is detailed below:

STORAGE SHED:

A small shed exists on the southeast corner of the lot. This shed has been deemed not salvageable and it will be dismantled. Useable siding and lumber will be salvaged for possible use in other areas of the project.

OUTHOUSE:

A small outhouse structure exists along the east property line directly adjacent to the historic truck shed. This structure has been deemed not salvageable and it will be removed.

BARN AND TRUCK SHED:

The barn and truck shed will become an architecture office.

- The hay loft floor will be lowered in order to provide adequate head clearance for full use of the second floor area.
- Skylights will be added to the roof in order to provide natural light and ventilation to the second floor which will become the primary architectural studio area.
- A new frost footing will be installed at the perimeter of the truck shed.
- A new concrete floor slab will be installed in both the barn portion and the truck shed portion of the building as well as the small north shed structure.
- New bathrooms, a kitchenette, and interior partition walls will be installed.
- The load bearing walls and rafters in both portions of the building will be sistered with new lumber to improve load capacity and plumb the building.
- The structure will be fully insulated and finished on the inside with gypsum wallboard on the ceilings and walls.
- The sliding doors on the barn will be restored and will remain in place. They will be fixed in the open position and new storefront door/window assemblies will be installed in the original openings.
- An existing window on the first floor - north side of the building will be relocated directly above to the second floor. It is currently partially blocked by a small shed structure on the north end of the barn.
- The shed structure on the north end of the barn will have a new footing and floor slab installed. The walls and roof will be sistered with new structural lumber and it will be insulated and finished on the interior with gypsum wallboard. Two new fixed aluminum storefront type windows will be installed in the north wall of the shed.
- The entire building will receive new roofing materials as noted on the building plans.
- The entire building will have the wood siding and trims patched or repaired as needed and it will be repainted.
- The wood/glass overhead doors on the truck shed portion of the building will be replaced with insulated aluminum/glass overhead door assemblies.

HOUSE:

- An enclosed back porch and stoop on the east side of the house is in poor condition and it will be removed.
- The stone foundation will be repaired as needed and the floor structure will be reinforced and leveled.
- The walls will be plumbed and reinforced as needed.
- All walls and the roof will be insulated and new gypsum wallboard will be installed.
- A new dormer will be added to the south side of the roof in order to provide head clearance at the top of the stair (currently 4'-4" at the south wall edge).

- New operable skylights will be installed on the north side of the roof in order to provide head clearance and natural light and ventilation in the space that will become a new second floor bathroom.
- A small one-story addition will be constructed to the east and south sides of the structure in order to provide two first floor bathrooms and an additional bedroom. The north side of the new structure will include a wide roof overhang to provide a small covered side porch.
- All windows will be repaired and repainted. New storm windows will be installed.
- All siding and trims will be repaired and repainted.
- The front porch will be restored and missing parts will be fabricated and installed.
- The chimneys will be repointed and plumbed as needed.

CARRIAGE HOUSE/APARTMENT:

- A new 2-car carriage house will be constructed to the east side of the primary house. The second floor of the carriage house will include a small one-bedroom apartment. The form, fenestration and materials of the carriage house will be compatible with the historic structures.

United States Department of the Interior
National Park Service

NATIONAL REGISTER
LISTED

JUL 14 2004

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) 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 North Rhode Island Street Historic Residential District

Other name/site number n/a

2. Location

Street & number 700-1144, 901-1047; 1201-1215 Rhode Island Street not for publication

City or town Lawrence vicinity

State Kansas Code KS County Douglas Code 045 Zip code 66409

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.)

Richard D. Parkowitz, DSHPO May 18, 2004
Signature of certifying official/Title 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

<input type="checkbox"/> entered in the National Register.	_____ Signature of the Keeper	_____ Date of Action
<input type="checkbox"/> See continuation sheet.		
<input type="checkbox"/> determined eligible for the National Register	_____ Signature of the Keeper	_____ Date of Action
<input type="checkbox"/> See continuation sheet.		
<input type="checkbox"/> determined not eligible for the National Register	_____ Signature of the Keeper	_____ Date of Action
<input type="checkbox"/> removed from the National Register	_____ Signature of the Keeper	_____ Date of Action
<input type="checkbox"/> other, (explain:)	_____ Signature of the Keeper	_____ Date of Action

5. Classification

Ownership of Property
(check as many boxes as apply)

Category of Property
(check only one box)

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

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
6465	23	buildings
		sites
22	22	structures
		objects
86	45	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

Historic Resources of Lawrence, Douglas County, Kansas

0

6. Function or Use

Historic Function

(Enter categories from instructions)

- Domestic/single dwelling
- Domestic/multiple dwelling
- Social/Meeting Hall
- Domestic/singe dwelling
- Domestic/secondary structure

Current Function

(Enter categories from instructions)

- Domestic/single dwelling
- Domestic/multiple dwelling
- Other
- Other: Civic
- Domestic/secondary structure

7. Description

Architectural Classification

(Enter categories from instructions)

- OTHER: National Folk: Gable-Front
- LATE 19th and EARLY 20th CENTURY AMERICAN MOVEMENTS:
Bungalow/Bungalowoid
- OTHER: National Folk: Gable-Front-and-Wing
- OTHER: Foursquare
- LATE VICTORIAN: Italianate
- LATE VICTORIAN: Queen Anne
- OTHER: National Folk: Pyramidal
- OTHER: National Folk: I-House
- OTHER: Massed Plan
- NATIONAL FOLK: Pyramidal
- MODERN MOVEMENT: Ranch Style
- OTHER: Minimal Traditional

Materials

(Enter categories from instructions)

- foundation stone
- walls wood
- roof asphalt
- other foundation concrete
- other walls stone
- other walls brick
- other walls stucco
- other walls asbestos
- other walls vinyl
- other walls concrete
- other walls metal

See continuation sheet(s) for Section No. 7

8. Description

Applicable National Register Criteria

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

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

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.)

See continuation sheet(s) for Section No. 8

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 # _____

Areas of Significance

(enter categories from instructions)

Community Planning and Development

Architecture

Period of Significance

c. 1857 -- 1935

Significant Dates

N/A

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository:

Watkins Community Museum, Lawrence, KS

See continuation sheet(s) for Section No. 9

10. Geographical Data

Acreage of Property 19.60 acres

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 1/5 3/0/6/5/7/5 4/3/1/5/7/4/5
Zone Easting Northing

2 1/5 3/0/6/5/7/5 4/3/1/4/7/2/0
Zone Easting Northing

3 1/5 3/0/6/4/8/0 4/3/1/4/6/7/0
Zone Easting Northing

4 1/5 3/0/6/4/4/0 4/3/1/4/3/2/5
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

Beginning at point of intersection between the center of the north/south alley east of the residences of the 700 block of Rhode Island Street, and the middle point of E. 7th Street, the boundary proceeds west 165' to the middle of Rhode Island Street. It then proceeds south along Rhode Island for 1355' until it reaches 9th Street. The boundary then proceeds west for 167.5' along the center of E. 9th street to a point in the center of the north/south alley where the boundary proceeds south for 1360' feet. It then proceeds east for 167.5 feet to the middle of Rhode Island Street where it turns south again and proceeds 695' to the center of 12th Street. Here the boundary proceeds west for 245' to the middle of New Hampshire Street, and then turns south along New Hampshire for 245' where it proceeds east again for 245' feet to the middle of Rhode Island Street. There the boundary proceeds east 165' to the center of the north/south alley and then turns north for 3410' to the point of origin.

Property Tax No.

Boundary Justification

(Explain why the boundaries were selected.)

X See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Cathy Ambler, Ph.D., Historian, and Elizabeth Rosin, Partner
organization Historic Preservation Services, LLC date August 15, 2003
street & number 323 West 8th Street, Suite 112 telephone 816-221-5133
city or town Kansas City state MO zip code 64105

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 the SHPO or FPO for any additional items)

Property Owner

name/title (Multiple)
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.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 1

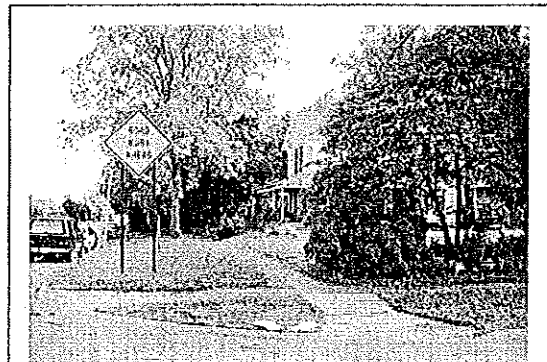
Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

SUMMARY

LOCATION AND SETTING

The North Rhode Island Street Historic Residential District is located in the East Lawrence neighborhood of Lawrence, Kansas, one block east of the central business district. The historic district encompasses an area of 19.6 acres along Rhode Island Street from 7th Street on the north to approximately the middle of the 1200 block on the south (see Figure 1: City of Lawrence Location Map). It includes both sides of the 900 and 1000 blocks, the east side only of the 700, 800 and 1100 blocks, and the west side only of the 1200 block. The district is bounded on the north by 7th Street, and on the south at 12th Street and the southern lot line of 1215 Rhode Island. The east and west boundaries are the alleys at the rear (east and west) of the Rhode Island Street lots.

The North Rhode Island Street Historic Residential District illustrates typical residential land use from the last quarter of the nineteenth century and the first quarter of the twentieth century as building patterns in East Lawrence followed local population, social, economic, and architectural trends described in the contexts for Lawrence history.¹ The district includes eighty-seven primary buildings, of which sixty-four are contributing to the historic character of the district. Thirty-five buildings were constructed before 1873; fifteen were built between 1880 and 1895; thirty-four properties date between 1900 and 1935; and three buildings were constructed after 1945, the end of the period of significance. In addition to the primary residential buildings, the proposed district includes thirty-four garages and six barns, one summer kitchen, and three sheds. The majority of the properties were constructed as single-family residences. One building, the Social Services League, was converted to a non-residential, social function during the period of significance. Two other non-contributing buildings were converted from single-family residential and mixed-use commercial functions to multi-family residences. The Turnhalle was constructed as a social hall in the nineteenth century.



*700 Block (east side) Rhode Island Street
at 8th Street, Looking North (Photo #17)*

¹ These periods are outlined in Deon Wolfenbarger's National Register of Historic Places Multiple Property Documentation Form, "Historic Resources of Lawrence, Douglas County, Kansas," 1997, E-2 to E-30.

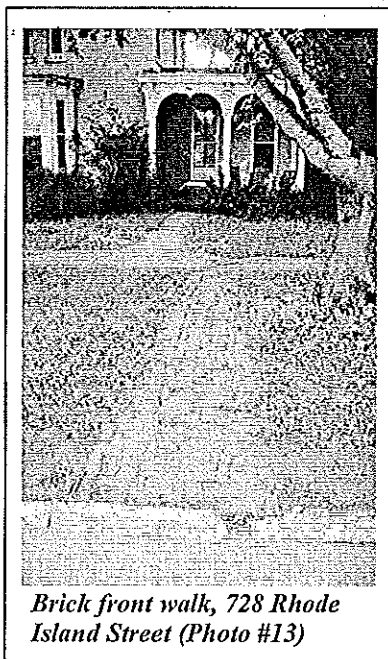
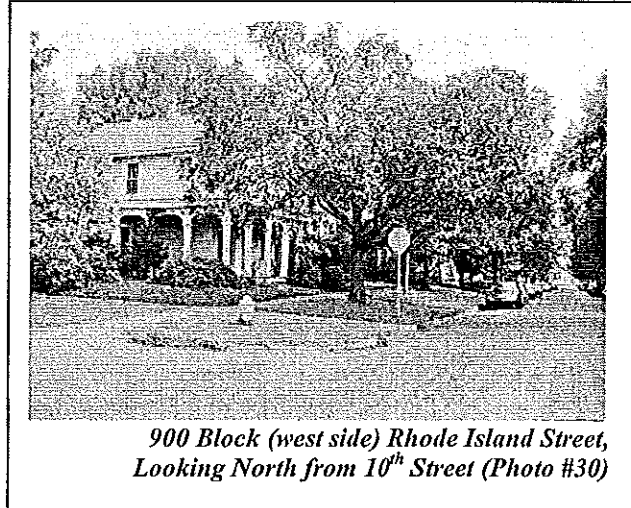
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

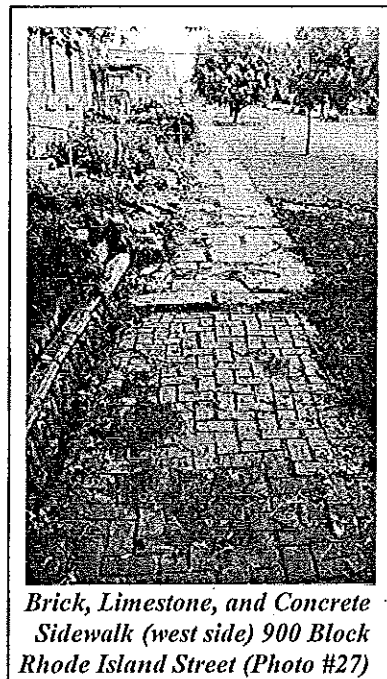
Section 7 Page 2

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

The district's cohesive streetscapes create a distinct sense of neighborhood and a strong residential boundary, contrasting dramatically with the commercial area to the west. Asphalt paves most of Rhode Island Street, although original brick pavement is exposed on the 900 and 1200 blocks. The difference in street level between the blocks with a brick street surface and those with an asphalt street surface is perceptible. The sections of brick street reveal the original street depth, which, when compared to the siting of the adjacent houses, emphasizes the role of the street as a drainage system.



Limestone curbing is extant, with the exception of the 1100 block near the Douglas County buildings. Four structures also retain curbside limestone hitching posts. Grass easement strips with mature shade trees separate the streets from the sidewalks, creating a smooth transition between public and private spaces (Photo numbers 17, 30).



Pedestrian-friendly sidewalks line both sides and ends of all blocks. They are a mixture of brick, concrete, and limestone.² The 700 block of Rhode Island is mostly brick, but four houses have concrete patches and another has a limestone sidewalk. Along the 800 block of Rhode Island Street, all walks are brick except at the parking lot at the south end of

² At corners, sidewalks are ADA compliant.

United States Department of the Interior
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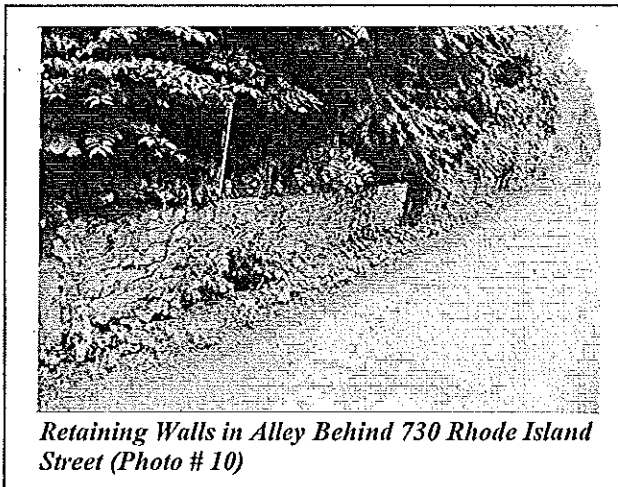
National Register of Historic Places
Continuation Sheet

Section 7 Page 3

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

the block. In the 900 block, sidewalks are a mixture of brick and concrete. Concrete is predominant along the 1100 and 1200 blocks. Many houses have front walks leading from the sidewalk to the front porch or stoop. Some of these are brick and others are concrete or limestone (Photo numbers 13, 27).

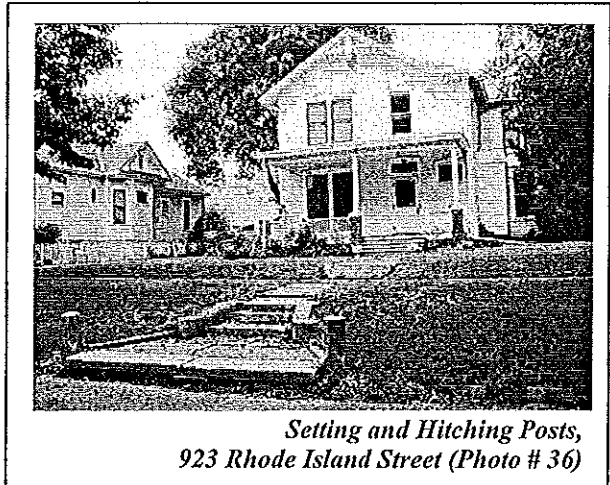
Sited to face the street, the district's residences occupy the narrow city lots delineated in the original townsite plan. Six houses face the



Retaining Walls in Alley Behind 730 Rhode Island Street (Photo # 10)

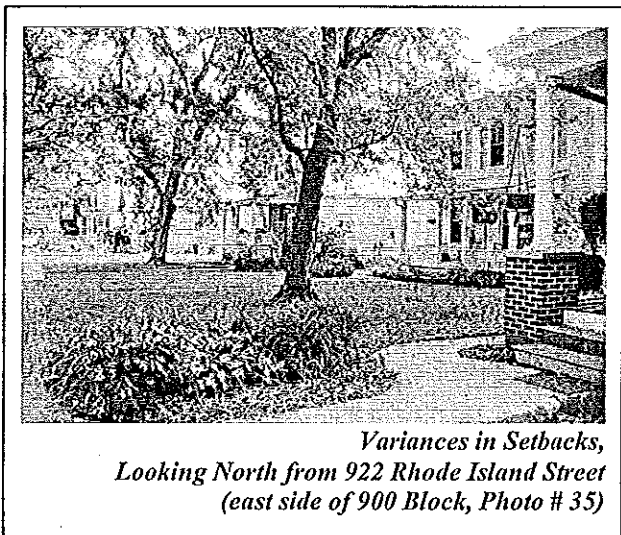
Other irregular lots are found in the 1200 block of Rhode Island Street. An alley did not divide this block because these lots were created from land subdivided from South Park rather than delineated in the original plan (see Figure 3: Detail of Proposed District Area).

Houses are typically situated near the center of their lots, which enhances the cohesiveness and rhythm of the district. However, the early construction of many houses and the undulating terrain often resulted in uneven setbacks from the street line. This is particularly notable along the 700 block of



Setting and Hitching Posts, 923 Rhode Island Street (Photo # 36)

numbered streets at the ends of blocks. Six historic houses (702, 732, 917, 923, 1007, and 1017 Rhode Island Street) occupy double lots or one-and-one-half lots. The extra lot width is typical of older neighborhoods where residents occasionally purchased an extra lot with neighbors to provide side yards for gardens or green space (Photo # 36). The non-historic apartment building at 1021 Rhode Island occupies a double lot.



Variances in Setbacks, Looking North from 922 Rhode Island Street (east side of 900 Block, Photo # 35)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 4

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

Rhode Island Street. Because of its proximity to the Kansas River, its early development landscape was affected by undulating ground with runoff gullies and a grade that slopes north toward the river. The effect on the landscape is evident, particularly along the alley where retaining walls were frequently constructed to help adjust yards to the downward slope of the land (Photo #s 10, 35).

Moving south through the district, the topography levels off by the 800 and 900 blocks of Rhode Island Street, but setbacks remain varied. Streets originally followed the ups and downs of the topography but were leveled over time. Eventually, the affect of leveling changed how some structures related to the street. An example of this is the Turnhalle building at 900 Rhode Island Street. The structure's front door was roughly at street level when built; however, leveling the street raised the entry several feet above grade. The vertical variations in settings are particularly noticeable among the houses at the north end of the 900 block and add to the distinctive character of the historic district. The variation in setbacks becomes less noticeable from 10th Street to 12th Street.

ARCHITECTURAL STYLE AND TYPE

The residential designs that comprise the North Rhode Island Street Historic Residential District include a variety of vernacular building forms and architectural styles that reflect the eighty-year continuum of new construction. While the buildings in the district reflect the evolution of architectural styles over an eighty-year period, the relationship between them, based on location, streetscape, building materials, workmanship, mass, and scale, creates a district with a strong and distinct neighborhood identity.

The vast majority of contributing buildings are two stories in height, and 60 percent have wood-frame construction. Examples of one-story or one-and-one-half-story buildings and stone or brick masonry construction are also common. The contributing buildings retain architectural features and physical forms that reflect the design trends and styles popular during their period of construction. Architectural ornament includes Italianate and Late Victorian jigsawn porch elements and cornice brackets, Neoclassical porch columns, and Craftsman period knee braces and battered porch piers. These elements are found on high style buildings as well as vernacular building forms such as the Gable-Front National Folk House or Bungalow.

The types of alterations made to historic buildings vary. Most buildings retain their original windows, although many now have metal storm windows. Some porch details have been lost, although the majority of properties retain their distinctive porch elements. In general, additions are complementary and are set to the side or rear of the original building.

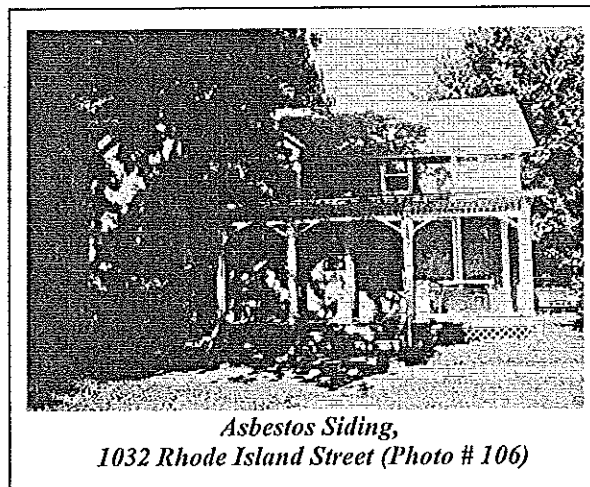
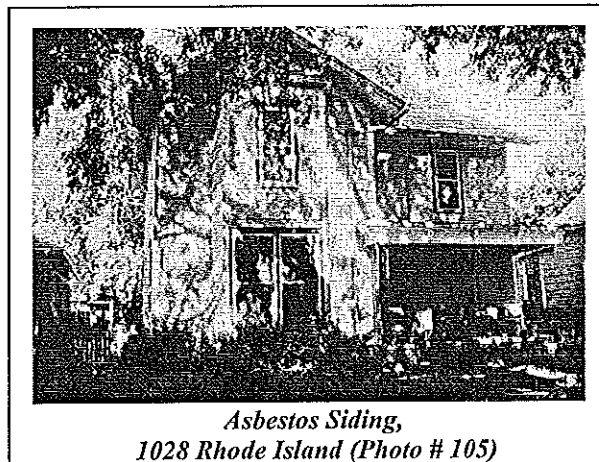
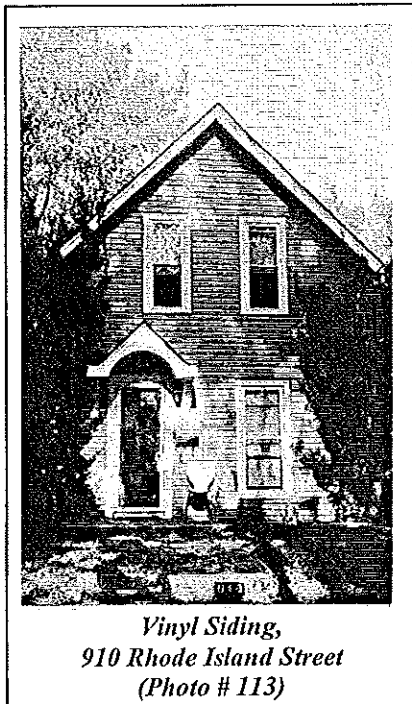
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 5

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

Non-contributing buildings constitute less than 28 percent of the district. However, it is important to note them because many non-contributing buildings were deemed so solely because of asbestos or vinyl siding. If the siding were removed from these buildings, only a few would remain non-contributing to the district. The siding neither interferes with nor compromises the district's strong sense of visual integrity. Examples of residences with siding include 910, 1028 and 1032 Rhode Island Street. These houses, in particular, would be considered contributing if the siding were removed (Photo #s 113, 105, 106).



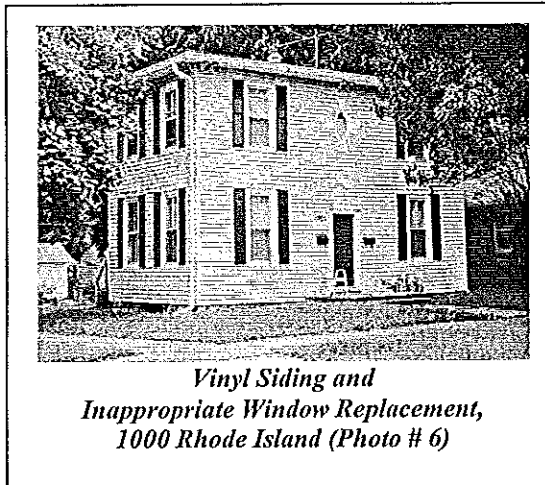
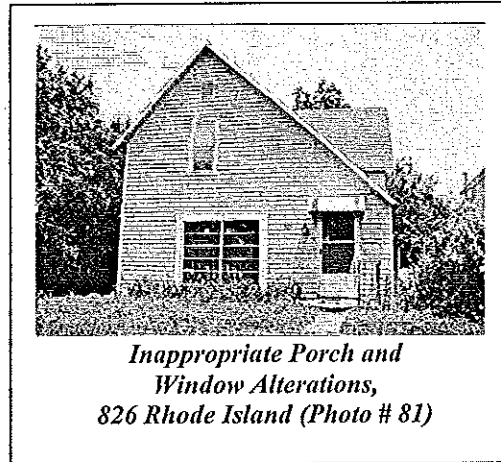
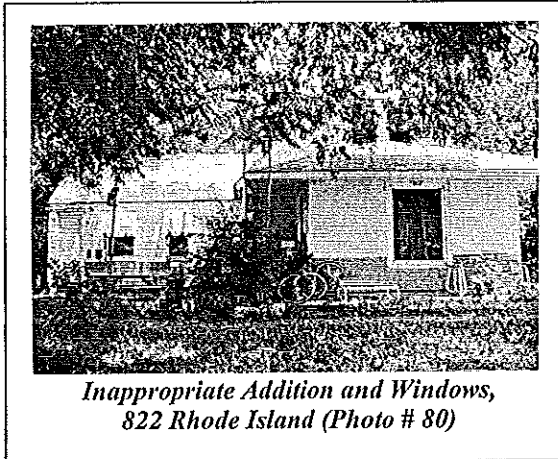
Other non-historic alterations in the district include inappropriate remodeling, new additions, and/or porch replacements, such as those evident at 822 and 826 Rhode Island Street. Vinyl siding and new windows have significantly compromised the integrity of 1000 Rhode Island Street. Porch infill has substantially changed the look and feel of the Bungalow at 1025 Rhode Island Street (Photo #s 80, 81, 6, 3).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 6

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS



DISTRICT PROPERTIES

1) 305 East 7th (702 Rhode Island Street)

Date of Construction: 1869

Contributing Status: C

This two-story brick dwelling has a rectangular footprint and a gable-front roof. Fenestration includes one-over-one and multi-light, double-hung wood windows. The roof shape and plan define the property's vernacular Gable-Front National Folk House form. The tight eaves, symmetrical façade, and square stone window lintels and sills express elements of Greek

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 7

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

Revival architecture. The Craftsman style of the one-story, full-width, flat-roofed porch with battered piers suggests an alteration date during the early twentieth century.

Outbuilding: A one-and-one-half-story wood-frame garage with a gable-front roof is behind the dwelling, facing the alley. The garage has stucco walls and a poured concrete slab. The main elevation includes paneled overhead garage doors, a paneled man door, and a section of horizontal wood siding. This treatment suggests that the garage may originally have held two smaller garage bays. A non-historic window fills the opening in the gable peak.

This property retains a high degree of integrity, and the primary dwelling is a contributing element to the historic district. The garage, which has been altered, does not contribute to the significance of the property.

2) 708 Rhode Island Street *Date of Construction: c. 1886* *Contributing Status: C*

This two-story dwelling has clapboard siding, a shallow hip roof, and an L-shaped footprint. The massing, roof shape, bracketed eaves, and tall, narrow, two-over-two, double-hung wood windows convey the property's Italianate style.

This property retains a high degree of integrity and is a contributing element to the historic district.

3) 712 Rhode Island Street *Date of Construction: 1890* *Contributing Status: C*

This one-and-a-half-story dwelling has clapboard and wood shingle siding and a rectangular footprint. The multi-textured siding, complex roof form, front oriel, and decorative roof finial express the building's Queen Anne style. Fenestration includes one-over-one, double-hung windows.

The property retains a high degree of integrity and is a contributing element to the historic district.

4) 714 Rhode Island Street *Date of Construction: 1890* *Contributing Status: C*

This two-and-a-half-story dwelling is clad with clapboard and wood shingle siding. It has a rectangular plan and gable-front roof. A one-story hip roof porch spans the full width of the main façade and wraps around one side of the building. Battered piers resting on brick bases support the corners of the porch roof. Fenestration includes one-over-one, double-hung wood windows. The multi-textured siding conveys elements of Queen Anne styling, while the Craftsman style porch piers suggest an early twentieth century alteration.

Outbuilding: A one-story wood-frame garage with asbestos shingle siding and a gable-front roof is behind the house, facing the alley. The garage has tight eaves. A paneled wood overhead

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 8

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

door fills the single garage bay. The design of the garage suggests that the asbestos shingle siding is its original fabric.

This property retains a high degree of integrity. Both the primary dwelling and garage contribute to the significance of the property.

5) 716 Rhode Island Street *Date of Construction:* 1890 *Contributing Status:* C

This two-story clapboard dwelling has an L-shaped footprint and an intersecting clipped gable roof. The massing and roof shape convey the vernacular Gable-Front-and-Wing National Folk House form, while the wood shingled gable peaks and the tall, narrow, two-over-two, double-hung windows express elements of Late Victorian styling. A one-story shed roof porch covers the front of the wing.

Outbuilding: A wood-frame outbuilding with a T-shaped plan and side-gabled roof is located behind the dwelling next to the alley. Wide lap siding covers the walls. Rafter tails are visible at the eaves. The gable roof on the extension to the south end has the same orientation as the main roof, but is lower in height. A wood privacy fence appears to bisect the structure.

This property retains a high degree of integrity, and the primary dwelling is a contributing element to the historic district. The outbuilding, which has been altered, does not contribute to the significance of the property.

6) 720 Rhode Island Street *Date of Construction:* 1870 *Contributing Status:* C

This two-story clapboard dwelling has a rectangular plan and a gable-front roof. The massing and roof shape convey its vernacular Gable-Front National Folk House form. Fenestration includes one-over-one, double-hung wood windows. The dwelling is oriented with its entrance on a side elevation perpendicular to the street.

Outbuilding: Behind the dwelling, near the alley, a one-story stucco garage with a pyramidal hip roof rests on a poured concrete slab. Fenestration includes one-over-one, double-hung windows. There is a man door in addition to the garage door.

This property retains a high degree of integrity. Both the primary dwelling and garage contribute to the significance of the property.

7) 724 Rhode Island Street *Date of Const.:* c. 1861; alt. c. 1864 *Contributing Status:* C

This two-story brick dwelling has a rectangular footprint and a gable-front roof with tight eaves. The massing, symmetrical façade, and square stone window lintels and sills imbue the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 9

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

vernacular Gable-Front National Folk House form with elements of Greek Revival styling. A one-story hip roof porch spans the front façade.

Outbuilding: Facing the alley at the east property line, there is a one-story wood-frame garage/shed with a front-gable roof. The structure rests on a poured concrete slab. Wide lap siding covers the walls. Rafter tails are visible at the eaves. A pair of hinged doors made of vertical boards fills the single garage bay in the asymmetrical east façade.

This property retains a high degree of integrity. Both the primary dwelling and the garage/shed contribute to the significance of the property.

8) 728 Rhode Island Street *Date of Const.:* 1871; alt. c. 1950s *Contributing Status:* C

This two-story brick dwelling has a shallow gable-front roof with tight eaves. A one-story wing with a full-width porch extends to one side of the main block to form an L-shaped footprint. Centered in the front façade of the main block is a polygonal oriel. Fenestration includes tall, narrow, one-over-one wood windows. Conveying the Italianate style of the property are the massing, roof shape, oriel with bracketed eaves, and the delicate posts and brackets of the porch.

This property retains a high degree of integrity and is a contributing element to the historic district.

9) 732 Rhode Island Street *Date of Const.:* c. 1865; alt. c. 1869 *Contributing Status:* C

This two-story dwelling has clapboard siding, a rectangular plan, and a side-gabled roof with narrow eaves. The symmetrical façade features paired, one-over-one, double-hung wood windows and a shed roof porch with turned posts and jigsaw details. The massing and roof shape convey the property's vernacular Massed Plan National Folk House form, while the porch and windows convey elements of Late Victorian styling.

Outbuilding: A one-story wood-frame outbuilding with a gable-front roof is on the east property line, next to the alley. The structure rests on a foundation of thin limestone slabs. Board-and-batten siding covers the walls.

This property retains a high degree of integrity. Both the primary dwelling and outbuilding contribute to the significance of the property.

10) 738 Rhode Island Street *Date of Construction:* 1915 *Contributing Status:* C

This two-story dwelling has clapboard siding and a rectangular plan. The side gable roof extends forward to incorporate a porch across the full width of the façade. The massing and roof shape convey the property's vernacular bungalow form. The short, round porch columns

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 10

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

resting on tall, square base piers; knee braces, and banded windows express elements of Craftsman architectural styling.

This property retains a high degree of integrity and is a contributing element to the historic district.

11) 740 Rhode Island Street *Date of Construction:* 1869 *Contributing Status:* C

This two-story dwelling has clapboard siding and a slight L-shaped plan. A one-story porch spans the width of the front façade and wraps around one side. Square posts support the corners of the porch roof. Fenestration includes one-over-one, double-hung wood windows. The roof shape conveys the property's vernacular Gable-Front National Folk House property type.

Outbuilding: A nearly square, one-story, wood-frame outbuilding with a pyramidal hip roof is on the east property line, next to the alley. Wide lap siding covers the walls. Fenestration includes small one-over-one, double-hung windows and four-light hopper windows. A four-paneled man door is located in the north elevation. The building is raised above the level of the alley with large limestone blocks creating a retaining wall.

This property retains a high degree of integrity, and both the primary dwelling and outbuilding contribute to the significance of the property.

12) 307 E. 8th Street *Date of Construction:* c. 1900 *Contributing Status:* C

This one-and-a-half-story clapboard dwelling has a nearly square, rectangular footprint and a truncated hip roof. A gable-front dormer rises at the center of the front roof slope. Jigsaw woodwork adorns the gable peak. A shed roof porch with turned wood posts covers the nearly symmetrical front elevation. Fenestration includes one-over-one, double-hung wood windows with simple, molded surrounds. The plan and footprint convey the property's Pyramidal National Folk House form.

This property retains a high degree of integrity and is a contributing element to the historic district.

13) 800 Rhode Island Street *Date of Construction:* 1901 *Contributing Status:* C

This one-and-a-half-story clapboard dwelling has an irregular footprint. Supplementing the gable-front main roof are additional gabled wings and dormers. Conveying the Queen Anne style of the building are the massing and roof shape as well as patterned wood shingles in the gable peaks and the wrap-around spindlework porch. Fenestration includes one-over-one, double-hung wood windows.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 11

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

This property retains a high degree of integrity and is a contributing element to the historic district.

14) 808 Rhode Island Street *Date of Construction:* 1867; alt. 1870 *Contributing Status:* C

This one-story brick dwelling has a rectangular footprint and a gable-front roof. The massing and roof shape convey the vernacular Gable-Front National Folk House property type. Spanning the front of the dwelling is a hip roof porch with spindle posts and jigsaw brackets and spandrels that express Late Victorian architectural styling.

This property retains a high degree of integrity and is a contributing element to the historic district.

15) 812 Rhode Island Street *Date of Const.:* 1867; alt. c. 1873 *Contributing Status:* C

This two-story brick dwelling has a rectangular footprint and a shallow side gable roof with narrow eaves. The massing and roof shape define the vernacular I-house National Folk House form. Fenestration includes six-over-six, double-hung wood windows with arched tops and square stone sills. Centered in the main façade is a one-story shed roof porch with square posts at the front corners.

This property retains a high degree of integrity and is a contributing element to the historic district.

16) 816 Rhode Island Street *Date of Const.:* 1867; alt. c. 1870s *Contributing Status:* C

This one-story clapboard dwelling has a T-shaped footprint and an intersecting gable roof. The massing and roof shape define the building's vernacular Gable-Front-and-Wing National Folk House property type. Fenestration includes double-hung wood windows.

Outbuilding: A one-story wood-frame outbuilding with a side gable roof stands on the east property line next to the alley. There are gaps between the horizontal wood boards that clad the walls. Rafter tails are visible below the roof eaves and the shed rests on a poured concrete foundation. A man door made of vertical boards hangs near the center of one gable end.

Although the historic porch has been removed, the dwelling retains sufficient integrity to be a contributing element to the historic district. The outbuilding also contributes to the significance of the property.

17) 822 Rhode Island Street *Date of Construction:* c. 1906 *Contributing Status:* NC

This one-and-a-half-story dwelling has asbestos shingle siding, a rectangular footprint, and a clipped gable roof. At the rear of the dwelling is a two-story wing with a shed roof. The massing, roof shape, dormers, and exposed rafter tails on the rear dormer express the property's

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 12

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

Craftsman architectural style. A hip roof porch with wrought iron posts spans the width of the front elevation. Fenestration includes one-over-one, double-hung windows.

Outbuilding: A one-story wood-frame garage with a gable-front roof is near the east property line, next to the alley. Shiplap siding covers the walls and rafter tails are visible below the eaves. A paneled wood door fills the single garage bay in the south end. A gravel parking pad is in front of the garage.

While this property generally retains a high degree of integrity, the asbestos shingle siding on the dwelling compromises its National Register eligibility, making it non-contributing to the historic district. In the future, if the siding were removed and the original building skin restored, the dwelling may become a contributing element to the historic district. The garage retains its historic integrity and contributes to the significance of the property.

18) 826 Rhode Island Street *Date of Construction: c. 1910* *Contributing Status: NC*

This one-and-a-half-story clapboard dwelling has a rectangular footprint and an intersecting gable roof. Fenestration includes one-over-one, double-hung windows and non-historic plate glass windows. The front elevation has an asymmetrical roofline with a saltbox profile.

Alterations to this property have compromised its integrity and it does not contribute to the significance of the historic district.

19) 828 Rhode Island Street *Date of Construction: c. 1880* *Contributing Status: C*

This one-and-a-half-story clapboard dwelling has an L-shaped plan created by a rear addition. The main block has a gable-front roof shape that defines its vernacular Gable-Front National Folk House property type. Fenestration includes one-over-one, double-hung windows. Some of the windows have non-historic metal awnings. The rear one-story addition also has a gable-front roofline.

This property retains sufficient integrity to be a contributing element to the historic district.

20) 830 Rhode Island Street *Date of Construction: c. 1915* *Contributing Status: C*

This one-and-a-half-story clapboard dwelling has a rectangular plan and a gable-front roof. The gabled porch roof and shed dormer convey the building's vernacular bungaloid form, while the exposed rafter tails and porch design suggest elements of Craftsman styling. Fenestration includes one-over-one, double-hung windows.

This property retains a high degree of integrity and is a contributing element to the historic district.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 13

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

21) 836 Rhode Island Street *Date of Construction: c. 1907* *Contributing Status: C*

This two-story clapboard dwelling has an L-shaped plan and an intersecting gable roof. The massing and roof shape convey the building's vernacular Gable-Front-and-Wing National Folk House form. The one-story porch across the wing has turned porch posts with jigsaw brackets. Fenestration includes one-over-one, double-hung windows. These features express elements of Late Victorian architectural styling.

Outbuilding: A one-story stone outbuilding with a rectangular footprint and a flat roof is on the east property line next to the alley. The roughly coursed limestone blocks are ashlar faced with dressed stone blocks forming quoins at the front corners of the structure. A single man door is in the north end of the outbuilding, facing a dirt parking pad.

This property retains a high degree of integrity. Both the dwelling and outbuilding contribute to the significance of the property.

22) 900 Rhode Island Street *Date of Construction: 1869* *Contributing Status: C*

This two-story stone building has a rectangular footprint and an intersecting gable roof. The massing and roof shape of the main block define its vernacular Gable-Front National Folk property type. Fenestration includes tall, narrow double-hung windows. Attached to the rear of the building is a small room with a shed roof that rests on a stone foundation. It has wide lap siding, a small three-light window, and a hinged man door constructed of vertical boards.

This property retains a high degree of integrity and is a contributing element to the historic district.

23) 904 Rhode Island Street (McFarland House) *Date of Construction: c. 1870*
Contributing Status: C

This two-story brick dwelling has a rectangular footprint and a gable-front roof. The massing and roof shape convey the building's vernacular Gable-Front National Folk House form. Conveying elements of Greek Revival and Victorian architectural styling are the symmetrical façade, sloping eaves, double-hung wood windows, and delicate posts supporting the flat roof of the one-story full-width front porch.

This property retains a high degree of integrity and is a contributing element to the historic district. It is listed in the Lawrence Register of Historic Places.

24) 908 Rhode Island Street *Date of Construction: c. 1910* *Contributing Status: C*

This two-story clapboard dwelling has a rectangular footprint and a gable-front roof with sloping eaves. The massing and roof shape convey the property's vernacular Gable-Front National Folk House form. Centered in the main façade is a small, one-story gabled porch

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 14

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

featuring turned posts. Fishscale shingles in the gable peaks and the turned posts convey elements of Late Victorian styling. Fenestration includes one-over-one, double-hung windows. The paired windows on the second story of the main elevation have arched tops. Flanking the main entry are multi-light sidelights.

This property retains a high degree of integrity and is a contributing element to the historic district.

25) 910 Rhode Island Street *Date of Construction:* pre-1873 *Contributing Status:* NC

This one-and-a-half-story dwelling has a rectangular footprint and a gable-front roof. Vinyl siding covers the building. The massing and roof shape convey the property's vernacular Gable-Front National Folk House form. Fenestration includes four-over-four, double-hung windows. Carved brackets support a gabled hood with flared eaves over the front stoop.

While this property generally retains a high degree of integrity, the vinyl siding compromises its National Register eligibility, making it non-contributing to the historic district. In the future, if the siding were removed and the original building skin restored, this property may become a contributing element to the historic district.

26) 912 Rhode Island Street *Date of Construction:* c. 1907 *Contributing Status:* NC

This one-and-a-half-story dwelling has asbestos shingle siding. The irregular footprint and hip roof with intersecting gables conveys its vernacular bungalow form. The flat roof front porch with classical columns also expresses elements of Neoclassical styling. Fenestration includes one-over-one, double-hung wood windows.

Outbuilding: A one-story, wood-frame garage with vinyl siding and a poured concrete slab is at the east property line, next to the alley. A paneled overhead door fills the single bay in the gable end.

While this property generally retains a high degree of integrity, the asbestos shingle siding on the dwelling compromises its National Register eligibility, making it non-contributing to the historic district. In the future, if the siding were removed and the original building skin restored, the dwelling may become a contributing element to the historic district. The garage does not contribute to the significance of the property.

27) 916 Rhode Island Street *Date of Construction:* c. 1918 *Contributing Status:* C

This one-and-a-half-story clapboard dwelling has a rectangular footprint and a gable-front roof. The massing, roof shape, and full-width one-story gable-front porch convey the building's vernacular bungalow form. The square porch posts, flared eaves, and shed roof dormer express

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 15

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

elements of Craftsman styling. Fenestration includes double-hung windows and multi-light fixed windows.

Outbuilding: On the east property line, next to the alley is a one-story, wood-frame, gable-front garage. Clapboard siding covers the walls. A driveway from Rhode Island Street provides access to the garage.

This property retains a high degree of integrity, and the dwelling is a contributing element to the historic district. The garage does not contribute to the significance of the property.

28) 922 Rhode Island Street *Date of Construction: c. 1935* *Contributing Status: C*

This one-and-a-half-story clapboard dwelling has a rectangular footprint and a gable-front roof. A shed roof front porch covers the front elevation. A gabled dormer rises from the side roof slope. The massing and roof shape convey the building's vernacular bungalow form. Fenestration includes one-over-one, double-hung windows.

Although there are slight alterations to the original porch, this property retains a high degree of integrity and is a contributing element to the historic district.

29) 924 Rhode Island Street *Date of Construction: 1870* *Contributing Status: C*

This two-story clapboard dwelling has a rectangular footprint and a very shallow hip roof. The massing, roof shape, and wide bracketed eaves convey the property's Italianate style. Fenestration includes six-over-six, double-hung windows. A one-story shed roof porch covers the symmetrical front façade.

Outbuilding: Along the alley, at the east property line is a one-story, wood-frame garage with a side gable roof. The structure rests on a concrete foundation. Rolled asphalt siding imprinted with a brick pattern covers the gable end walls. Wide sliding doors constructed of horizontal lap siding cover the double garage bays in the north gable end.

This property retains a high degree of integrity and the dwelling is a contributing element to the historic district. The integrity of the garage has been compromised and it does not contribute to the significance of the property.

30) 928 Rhode Island Street *Date of Construction: 1884* *Contributing Status: C*

This two-story clapboard dwelling has an L-shaped footprint and a very shallow hip roof. The massing, roof shape, boxed eaves, and tall, thin, paired one-over-one, double-hung windows convey its original Italianate style. The wrap-around porch with classical columns appears to be an early twentieth century alteration.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 16

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

Outbuilding: Along the alley, at the east property line is a one-story, side-gabled, concrete block garage. A single overhead door fills one gable end.

The property retains a high degree of integrity and the dwelling is a contributing element to the historic district. The garage does not contribute to the significance of the property.

31) 932 Rhode Island Street *Date of Construction: c. 1892* *Contributing Status: C*

This two-and-a-half-story clapboard dwelling has an irregular footprint and a hip roof with intersecting gables. The massing, complex roof shape, one-over-one, double-hung wood windows in hooded surrounds, and trim details convey the building's Late Victorian styling.

Although it appears that the original porch has been removed, this property otherwise retains a high degree of integrity and is a contributing element to the historic district.

32) 938 Rhode Island Street *Date of Construction: pre-1873* *Contributing Status: ~~NC~~ C (2010)*

This one-and-a-half-story dwelling has aluminum siding. The L-shaped footprint and intersecting gable roof shape convey its vernacular Gable-Front-and-Wing National Folk House property type. Fenestration includes one-over-one, double-hung windows.

C (2010)
STC
Project)
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While this property generally retains a high degree of integrity, the aluminum siding compromises its National Register eligibility, making it non-contributing to the historic district. In the future, if the siding were removed and the original building skin restored, this property may become a contributing element to the historic district.

33) 940 Rhode Island Street *Date of Construction: c. 1900* *Contributing Status: C*

This one-and-a-half-story clapboard dwelling has an L-shaped footprint and an intersecting gable roof. The symmetrical, gable-front façade, which features cornice returns and oval porthole windows flanking paired one-over-one double-hung windows, and the full-width front porch with classical columns convey the property's Colonial Revival styling.

This property retains a high degree of integrity and is a contributing element to the historic district.

34) 946 Rhode Island Street *Date of Construction: c. 1868* *Contributing Status: NC*

This two-story stucco dwelling has a rectangular footprint and a gable-front roof. The massing and roof shape convey the property's vernacular Gable-Front National Folk House form, while the symmetrical façade, sloped eaves, and six-over-one, double-hung wood windows express elements of Greek Revival styling. A one-story hip roof porch spans the width of the front façade.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 17

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

Based on comparisons to similar dwellings in the neighborhood, it appears that stucco now covers the original stone walls. This alteration compromises the integrity of the property and it is a non-contributing element to the historic district.

35) 946 1/2 Rhode Island Street *Date of Construction: c. 1924* *Contributing Status: C*

This two-story clapboard dwelling has a rectangular plan and side-gabled roof. The massing and roof shape convey its vernacular Massed Plan National Folk House form. A one-story shed roof porch with classical columns spans the symmetrical front façade. Fenestration includes one-over-one, double-hung wood windows.

This property retains a high degree of integrity and it is a contributing element to the historic district.

36) 1000 Rhode Island Street *Date of Construction: 1885* *Contributing Status: NC*

This two-story dwelling has a rectangular footprint and a shallow hip roof. Vinyl siding covers the building. The massing, roof shape, and bracketed eaves convey its original Italianate architectural style. Fenestration includes one-over-one, double-hung windows and paired casement windows.

Removal of the original front porch and replacement of the original siding, windows, and front door have compromised the integrity of this property. It does not contribute to the significance of the historic district.

37) 1004 Rhode Island Street *Date of Construction: c. 1922* *Contributing Status: C*

This one-story limestone and clapboard dwelling has a rectangular footprint and gable-front roof. The massing and roof shape convey its vernacular Gable-Front National Folk House form. The gabled front porch, stone wall cladding, and three-over-one, double-hung windows express elements of Craftsman architectural styling.

This property retains a high degree of integrity and is a contributing element to the historic district.

38) 1008 Rhode Island Street *Date of Construction: c. 1886* *Contributing Status: C*

This one-story clapboard dwelling has an L-shaped footprint and an intersecting gable roof. The massing and roof shape convey its vernacular Gable-Front-and-Wing National Folk House form. The fenestration, composed of two-over-two, double-hung windows, arranged singly and in pairs, in slightly molded surrounds, and the porch covering the long façade of the wing express elements of Late Victorian and Craftsman styling.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 18

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

Outbuilding: On the east property line, next to the alley, is a one-story wood-frame garage with wide lap siding and a poured concrete foundation. The front slope of the side-gabled roof has extremely wide eaves that shelter the garage entrance.

This property retains a high degree of integrity. Both the dwelling and garage contribute to the significance of the historic district.

39) 1012 Rhode Island Street *Date of Construction:* c. 1886 *Contributing Status:* NC

This one-story dwelling has asbestos shingle siding, an L-shaped footprint, and an intersecting gable roof. The massing and roof shape convey its vernacular Gable-Front-and-Wing National Folk House form. The projecting oriel with two-over-two, double-hung windows and the porch covering the long façade of the wing convey elements of Late Victorian and Craftsman styling.

Outbuilding: East of the dwelling, toward the alley, is a one-story wood-frame garden shed with a gable-front roof. The structure rests on cement piers. Plywood sheeting and narrow lap siding cover the walls. A pair of hinged doors constructed of vertical boards and cross bracing cover the single opening in the gable end.

While this property generally retains a high degree of integrity, the asbestos shingle siding on the dwelling compromises its National Register eligibility, making it non-contributing to the historic district. In the future, if the siding were removed and the original building skin restored, the dwelling may become a contributing element to the historic district. The garage does not contribute to the significance of the property.

40) 1016 Rhode Island Street *Date of Construction:* pre-1873 *Contributing Status:* NC

This two-story dwelling has asbestos shingle siding, an L-shaped plan, and a gable-front roof. The roof shape conveys its vernacular Gable-Front National Folk House form, while the paired two-over-two, double-hung windows in molded surrounds express elements of Italianate styling. A shed roof porch is on one side of the main block.

While this property generally retains a high degree of integrity, the asbestos shingle siding compromises its National Register eligibility, making it non-contributing to the historic district. In the future, if the siding were removed and the original building skin restored, this property may become a contributing element to the historic district.

41) 1020 Rhode Island Street *Date of Construction:* 1871 *Contributing Status:* NC

This one-and-a-half-story dwelling has asbestos shingle siding, a rectangular footprint, and an intersecting gable roof. The massing conveys its vernacular I-house National Folk House form.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 19

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

The intersecting front gable; one-over-one, double-hung windows; and full-width front porch express elements of Late Victorian styling.

Outbuilding: Behind the dwelling, on the south property line, is a small one-story wood-frame garage with a front-gabled roof and rolled asphalt siding. A pair of vertical board doors hung on a sliding track covers the opening in the west-facing front gable end. A driveway connects the garage to Rhode Island Street.

While this property generally retains a high degree of integrity, the asbestos shingle siding compromises the National Register eligibility of the dwelling, making it non-contributing to the historic district. In the future, if the siding were removed and the original building skin restored, the dwelling may become a contributing element to the historic district. The garage does not contribute to the significance of the property.

42) 1024 Rhode Island Street *Date of Construction:* 1963 *Contributing Status:* NC

This one-story dwelling has a rectangular footprint and a hip roof. Fenestration includes one-over-one, double-hung windows arranged in pairs and flanking a fixed picture window. A small entry porch is notched out of one front corner. Thin slabs of limestone cover the lower walls. The massing, roof shape, tight eaves, and windows convey its Ranch House style.

Outbuilding: At the east property line, facing the alley, is a one-story wood-frame garage with a poured concrete foundation, wide lap siding, and a hip roof with vented cupola. Two paneled overhead doors fill the two garage bays. There is also a single man door. The design of the garage suggests a construction date in the mid-twentieth century.

While this property is an excellent example of Ranch House style residential architecture, its construction date is outside the period of significance for this historic district and it is a non-contributing element to the district. Likewise, the garage post-dates the district's period of significance and it is also non-contributing.

43) 1028 Rhode Island Street *Date of Construction:* pre-1873 *Contributing Status:* ~~NC~~ <sup>C (2012-
STC
Project)</sup>

This two-story dwelling has asbestos shingle siding, an L-shaped footprint, and an intersecting gable roof. The massing and roof shape convey its vernacular, Gable-Front-and-Wing National Folk House form. Tall, thin, one-over-one, double-hung windows in slightly molded surrounds and the bracketed porch that spans the first story of the wing express elements of Italianate styling.

While this property generally retains a high degree of integrity, the asbestos shingle siding and non-historic picture window in the front façade compromise its National Register eligibility,

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 20

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

making it non-contributing to the historic district. In the future, if the siding were removed and the original building skin restored, this property may become a contributing element to the historic district.

44) 1032 Rhode Island Street *Date of Construction: 1870* *Contributing Status: NC*

This one-and-a-half-story dwelling has asbestos shingle siding, an L-shaped footprint, and an intersecting gable roof. The massing and roof shape convey its vernacular Gable-Front-and-Wing National Folk House form. The two-over-two, double-hung windows and the full-width porch with jigsaw spandrels and brackets express elements of Late Victorian architectural styling.

Outbuilding: At the east property line, next to the alley, is a one-story, wood-frame garage with a hip roof and concrete slab foundation. Vertical wood siding covers the walls. A paneled metal overhead door fills the single garage bay in the south elevation.

While this property generally retains a high degree of integrity, the asbestos shingle siding on the dwelling compromises its National Register eligibility, making it is non-contributing to the historic district. In the future, if the siding were removed and the original building skin restored, the dwelling may become a contributing element to the historic district. The garage does not contribute to the significance of the property.

45) 1036 Rhode Island Street *Date of Construction: 1871* *Contributing Status: C*

This two-story clapboard dwelling has a rectangular footprint and a gable-front roof. The massing and roof shape convey its vernacular Gable-Front National Folk House form. The gabled front porch with wood posts and exposed rafter tails expresses elements of Craftsman styling. Fenestration includes six-over-six, double-hung windows.

Outbuilding: At the east property line, facing the alley, is a one-story wood-frame garage. Resting on a poured concrete foundation, the garage has wide lap siding and a pair of hinged doors that fill its single bay.

This property retains a high degree of integrity. Both the dwelling and garage contribute to the significance of the historic district.

46) 1042 Rhode Island Street *Date of Construction: 1892* *Contributing Status: C*

This one-and-a-half-story dwelling has an irregular footprint and a hip roof with intersecting gables. Siding includes clapboards, as well as patterned shingles in the gable peaks. The

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 21

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

massing, complex roof form, varied siding, and polygonal porch with delicate turned posts and jigsaw spandrels and brackets convey the property's Queen Anne architectural style.

Outbuilding: On the east property line, facing the alley, is a one-story wood-frame garage with a clipped gable roof, lap siding, and a poured concrete slab. Paneled overhead doors fill each of the two garage bays. A tripartite window in the south elevation provides additional illumination to the interior.

This property retains a high degree of integrity. Both the dwelling and garage contribute to the significance of the historic district.

47) 1046 Rhode Island Street *Date of Construction: c. 1885* *Contributing Status: NC*

This two-story apartment building has brick cladding on the first story and clapboards on the second story. It has a rectangular footprint and a side gabled roof with stepped parapet end walls. Fenestration includes pairs of small, one-light sliding windows. The main façade has two entries with gabled hoods and single sidelights.

Outbuilding: Behind the dwelling, facing the alley, is a wide, three bay garage with a side gable roof. Vinyl siding covers the one-story wood-frame structure, which rests on a poured concrete slab. Paneled, metal overhead doors fill each of the bays. A single man door is at one end of the main, east-facing elevation.

This building originally housed a grocery store. It has been significantly altered from its original appearance. Neither the primary building nor the outbuilding contribute to the significance of the historic district.

48) 1106 Rhode Island Street *Date of Const.: 1871; alt. c. 1890* *Contributing Status: C*

This two-story clapboard dwelling has a rectangular footprint and a gable-front roof. The massing and roof shape convey its vernacular Gable-Front National Folk House form, while the double-hung windows and shed roof front porch with delicate turned posts and jigsaw spandrels and brackets express elements of Late Victorian styling.

Outbuilding: Behind the dwelling, spanning the length of the property along the alley, is a series of connected outbuildings. All are wood-frame with wood lap siding, concrete slabs, and side gable or shed roofs.

Although the dwelling is in very poor condition, it retains a high degree of integrity. Both the dwelling and outbuildings contribute to the significance of the historic district.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 22

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

49) 1120 Rhode Island Street *Date of Const.:* c. 1888; alt. c. 1920 *Contributing Status:* C
This one-story clapboard dwelling has a rectangular footprint and a hip roof. The massing and roof shape convey its vernacular bungaloid property type, while the full-width front porch with slightly battered wood posts expresses elements of Craftsman styling.

Outbuilding: At the east property line, next to the alley, is a wood-frame shed with wood lap siding and a gable roof. It has a small shed roof extension on the south side. A man door in the west elevation provides access to the interior.

This property retains a high degree of integrity. Both the dwelling and outbuilding contribute to the significance of the historic district.

50) 1124 Rhode Island Street *Date of Const.:* pre-1873; alt. c. 1920 *Contributing Status:* C
This two-story clapboard dwelling has an L-shaped footprint and an intersecting gable roof. The massing and roof shape convey its vernacular Gable-Front-and-Wing National Folk House form. A shed roof porch covers the front of the wing. Fenestration includes one-over-one, double-hung windows.

Outbuilding: At the southeast corner of the property, facing the alley, is a one-story wood-frame garage with a side gable roof. The structure has wood lap siding and rests on a poured concrete slab. A wood door on a sliding track covers the vehicular opening in the east elevation. A man door of paneled wood and a square window opening pierce the north elevation.

This property retains a high degree of integrity, and both the dwelling and garage contribute to the significance of the historic district.

51) 1128 Rhode Island Street *Date of Construction:* pre-1873 *Contributing Status:* NC
This two-story dwelling has a rectangular footprint, a gable-front roof, and asbestos shingle siding. The massing and roof shape convey its vernacular Gable-Front National Folk House form. The full-width front porch has a gable-front roof. Fenestration includes single-light and multi-light, double-hung windows.

Outbuilding: Behind the dwelling is a small wood shed with vertical board siding and a flat-roofed, carport-like element projecting toward the alley.

While this property generally retains a high degree of integrity, the asbestos shingle siding on the dwelling compromises its National Register eligibility, making it non-contributing to the historic district. In the future, if the siding were removed and the original building skin restored,

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 23

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

the dwelling may become a contributing element to the historic district. The garage does not contribute to the significance of the property.

52) 1130 Rhode Island Street *Date of Construction: pre-1873* *Contributing Status: NC*

This two-story dwelling has a rectangular footprint, a gable-front roof, and asbestos shingle siding. The massing and roof shape convey its vernacular Gable-Front National Folk House form. Fenestration includes single-light and multi-light, double-hung windows. A gabled porch covers the front elevation.

While this property generally retains a high degree of integrity, the asbestos shingle siding compromises its National Register eligibility, making it non-contributing to the historic district. In the future, if the siding were removed and the original building skin restored, this property may become a contributing element to the historic district.

53) 1132 Rhode Island Street *Date of Construction: pre-1873* *Contributing Status: C*

This two-story clapboard dwelling has a T-shaped plan and an intersecting gable roof. The massing and roof shape of the main block convey the property's vernacular Gable-Front National Folk House form. A hip roof porch with turned posts covers the first story of the main block. Fenestration includes double-hung windows.

This property retains a high degree of integrity and is a contributing element to the historic district.

54) 1140 Rhode Island Street *Date of Construction: c. 1907* *Contributing Status: C*

This two-story clapboard dwelling has a T-shaped footprint and an intersecting gable roof. The massing and roof shape convey its vernacular Gable-Front-and-Wing National Folk House form. The wrap-around porch has classical columns. Fenestration includes one-over-one, double-hung windows in simple surrounds.

Outbuilding: At the east property line, next to the alley, is a one-and-a-half-story, two bay wood-frame garage with wood lap siding and a hip roof. A series of glazed, bi-fold, paneled wood doors fill the vehicle bays. A driveway from Rhode Island Street provides access to the garage.

This property retains a high degree of integrity. Both the dwelling and garage contribute to the significance of the historic district.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 24

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

55) 1142 Rhode Island Street *Date of Construction: c. 1901* *Contributing Status: C*

This two-and-a-half-story clapboard dwelling has a rectangular footprint and a gable-front roof. The massing, roof shape, and full-width front porch convey its vernacular Four Square property type. The cornice returns in the gable peak; one-over-one, double-hung windows; symmetrical façade, and classical porch columns convey elements of Colonial Revival styling.

Outbuilding: At the east property line, next to the alley, is a one-story wood-frame garage with a gable-front roof and a shed extension on the north. The structure has wood lap siding. The door that fills the single vehicular bay is made of thin vertical wood boards. A driveway from Rhode Island Street provides access to the garage.

This property retains a high degree of integrity. Both the dwelling and garage contribute to the significance of the historic district.

56) 1144 Rhode Island Street *Date of Construction: 1907* *Contributing Status: C*

This two-and-a-half-story clapboard dwelling has a cross-shaped footprint and an intersecting gable roof. The massing, roof shape, and wrap-around porch with turned posts express its Late Victorian architectural style. Fenestration includes one-over-one, double-hung windows.

Outbuilding: At the rear property line, adjacent to the alley, is a one-story wood-frame garage with a gable roof and wood lap siding.

This property retains a high degree of integrity. The dwelling is a contributing element to the historic district, although the garage does not contribute to the significance of the property.

57) 1201 Rhode Island Street *Date of Construction: c. 1920* *Contributing Status: C*

This two-story clapboard dwelling has a rectangular footprint and a gable-front roof. The massing and roof shape convey its vernacular Gable-Front National Folk House form. The gabled porch that spans the front elevation has square wood posts. Fenestration includes two-over-two, double-hung windows.

This property retains a high degree of integrity and is a contributing element to the historic district.

58) 1205-07 Rhode Island Street *Date of Construction: pre-1873* *Contributing Status: C*

This two-story dwelling has an L-shaped footprint and an intersecting gable roof. Siding includes clapboards on the upper story and wing and stucco on the first story of the main block. Fenestration includes one-over-one, double-hung windows. Classical columns support the roof of the porch that covers the front façade. The massing and roof shape convey the property's vernacular Gable-Front-and-Wing National Folk House form.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 25

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

This property retains a high degree of integrity and is a contributing element to the historic district.

59) 1211 Rhode Island Street *Date of Construction:* pre-1873 *Contributing Status:* C

This one-and-a-half-story clapboard dwelling has an irregular footprint and an intersecting gable roofline. The form and massing define its vernacular Gable-Front-and-Wing National Folk House form. Fenestration includes four-over-one, double-hung windows. The wide wrap-around porch with slightly battered wood posts expresses elements of Prairie School styling.

Outbuilding: Behind the dwelling, facing the alley, is a one-story wood-frame garage with wide, wood lap siding. Plywood sheets cover the vehicular opening in the front elevation.

This property retains a high degree of integrity. While the dwelling is a contributing element to the historic district, the garage does not contribute to the significance of the property.

60) 1215 Rhode Island Street *Date of Construction:* c. 1922 *Contributing Status:* C

This one-and-a-half-story clapboard dwelling has an irregular footprint and an intersecting gable roof. The massing, roof shape, and full-width front porch convey its vernacular bungalow form. Exposed rafter tails and slightly battered porch posts resting on brick base piers also express elements of Craftsman styling.

Outbuilding: Behind the dwelling, facing the alley, is a one-story wood-frame garage with a gable-front roof. The structure has wood lap siding and rests on a poured concrete slab. The single overhead garage door has an off-center placement.

This property retains a high degree of integrity. While the dwelling is a contributing element to the historic district, the garage does not contribute to the significance of the property.

61) 205 E. 12th Street *Date of Construction:* c. 1927 *Contributing Status:* C

This one-and-a-half-story dwelling has a rectangular footprint and a gable-front roof. The massing, roof shape, and front porch, which is notched out of one of the front corners, convey its vernacular bungalow form. The multi-textured wood siding (clapboards and shingles), kneed braces, and multi-light, double-hung windows convey elements of Craftsman styling.

Outbuilding: Slightly behind the dwelling, along the east property line, is a one-story two-car garage. The wood-frame structure rests on a poured concrete slab and has wood lap and shingle siding that matches that of the dwelling. Other distinctive features include Craftsman-style knee

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 26

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

braces at the front corners of the roof and paneled bi-fold wood doors made of bead board and laid on a bias.

This property retains a high degree of integrity. Both the dwelling and garage are contributing elements to the historic district.

62) 1047 Rhode Island Street *Date of Construction: c. 1914* *Contributing Status: C*

This two-story dwelling has clapboard siding, a rectangular footprint, and a gable-front roof. The massing and roof shape convey its vernacular Gable-Front National Folk House form. The wrap-around porch has square wood posts. Fenestration includes double-hung windows.

This property retains a high degree of integrity and is a contributing element to the historic district.

63) 117 E. 11th Street *Date of Construction: c. 1914* *Contributing Status: NC*

This two-story dwelling has asbestos shingle siding, a rectangular footprint, and a gable-front roof. The massing and roof shape convey its vernacular Gable-Front National Folk House property type. Square wood posts support the one-story shed roof porch that covers the main façade. Fenestration includes one-over-one, double-hung windows.

While this property generally retains a high degree of integrity, the asbestos shingle siding compromises its National Register eligibility, making it non-contributing to the historic district. In the future, if the siding were removed and the original building skin restored, this property may become a contributing element to the historic district.

64) 115 E. 11th Street *Date of Construction: c. 1910* *Contributing Status: NC*

This one-and-a-half-story dwelling has asbestos siding. The rectangular footprint, gable-on-hip roof with an intersecting pedimented gable wing, and integrated corner porch convey the property's vernacular bungalow form. A classical column supports the porch roof. Fenestration includes one-over-one, double-hung windows.

While this property generally retains a high degree of integrity, the asbestos shingle siding compromises its National Register eligibility, making it non-contributing to the historic district. In the future, if the siding were removed and the original building skin restored, this property may become a contributing element to the historic district.

65) 1041 Rhode Island Street *Date of Construction: c. 1868* *Contributing Status: C*

This one-and-a-half-story dwelling has a rectangular footprint and a gable-front saltbox roof. The massing and roof shape convey the property's vernacular Gable-Front National Folk House

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 27

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

form. A flat roof porch with square posts covers the façade of the main gable-front block. Fenestration includes one-over-one, double-hung windows.

Outbuilding: At the west property line, next to the alley, is a one-and-a-half-story wood-frame garage with a clipped gable roof and wide lap siding. It appears the garage has been converted into a residence. Fenestration includes small fixed windows. Sliding glass doors now replace the original garage door.

This property retains a high degree of integrity. Both the dwelling and outbuilding are contributing elements to the historic district.

66) 1039 Rhode Island Street *Date of Construction: c. 1950* *Contributing Status: NC*

This one-and-a-half-story dwelling has original asbestos shingle siding, a rectangular footprint, and a side gable roof with a prominent intersecting front gable dormer. A one-car garage is integrated into the main façade of the dwelling. Fenestration includes six-over-six, double-hung windows. The garage has a paneled overhead door. The massing, roof shape, tight eaves, multi-light windows, and integrated garage convey the property's Minimal Traditional architectural styling.

Although this property retains a high degree of integrity, it was constructed after the period of significance and is a non-contributing element in the historic district.

67) 1033 Rhode Island Street *Date of Construction: 1875* *Contributing Status: C*

This two-story clapboard dwelling has an L-shaped footprint and an intersecting gable roof. The massing and roof shape convey the property's vernacular Gable-Front-and-Wing National Folk House form. The wrap-around porch has a flat roof and classical columns. Fenestration includes two-over-two and one-over-one, double-hung windows.

This property retains a high degree of integrity and is a contributing element to the historic district.

68) 1027 Rhode Island Street *Date of Construction: c. 1912* *Contributing Status: C*

This two-and-a-half-story clapboard dwelling has a rectangular footprint and a gable-front roof. The massing, roof shape, and full-width front porch convey the property's vernacular Four Square building form. The wide eaves with cornice returns, the square porch posts, and the three-over-one, double-hung windows express elements of Prairie School architectural styling.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 28

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

Outbuilding: West of the dwelling, near the alley, is a wood-frame gable-front garage. This non-historic structure has a poured concrete foundation and grooved plywood siding. Paneled metal overhead doors fill each of the two garage bays.

Overall, this property retains a high degree of integrity, and the dwelling is a contributing element to the historic district. However, due to its age garage does not contribute to the significance of the property.

69) 1025 Rhode Island Street *Date of Construction: c. 1922* *Contributing Status: NC*

This one-story clapboard dwelling has a rectangular footprint and a gable-front roof. The front gable extends forward from the front wall to form the porch roof. The massing, roof shape, and integrated front porch convey the property's vernacular bungalow form, while the battered porch piers and wide eaves with knee braces express elements of Craftsman style architecture. Fenestration includes one-over-one, double-hung windows. The front porch is now enclosed.

Outbuilding: At the west property line, next to the alley, is a one-story wood-frame garage with a side gable roof. Modern board-and-batten siding covers the walls. Two paneled overhead doors fill the two garage bays in the west elevation.

While this property generally retains a high degree of integrity, the enclosure of the front porch compromises the National Register eligibility of the dwelling and it is non-contributing to the historic district. In the future, if the original porch configuration was restored, this dwelling may become a contributing element to the historic district. Likewise, the garage is non-contributing to the significance of the property.

70) 1019 - 21 Rhode Island Street *Date of Construction: 1964* *Contributing Status: NC*

This two-story brick apartment building has a symmetrical façade. Windows are arranged in pairs and in a tripartite configuration of smaller casement windows flanking a picture window. Wood shingle awnings cover all window openings. The bottoms of the first-story windows are at ground level. A panel of patterned brick is centered at the cornice of the main façade. A flat roof porch shelters the main entry.

This property was constructed in 1964, after the period of significance for the historic district and it is a non-contributing element.

71) 1017 Rhode Island Street *Date of Construction: c. 1920* *Contributing Status: C*

This two-and-a-half-story dwelling retains its original concrete shingle siding. It also features a rectangular footprint, and a pedimented gable-front roof with wide eaves. The massing, roof

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 29

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

shape, and full-width flat roof front porch convey the property's Prairie School architectural styling. Fenestration includes double-hung windows.

Outbuildings: There are two secondary buildings to the west of the main dwelling, near the alley. The first is a one-and-a-half-story wood-frame building with a mansard roof. Resting on a poured concrete foundation, the first story has wide lap siding and the second-story gable ends are wood shingled. The north wall is brick. Fenestration includes single and paired six-over-six, double-hung windows as well as small square hopper windows in the side walls. The first story contains a pair of oversized hinged doors. Awnings cover both the first- and second-story openings. The building's appearance suggests that it was constructed as a barn or carriage house with second story living space.

The second building is across the yard to the south. The one-and-a-half-story poured concrete building has a hip roof with several wall dormers. The form of this building and the size and placement of the upper story openings suggest it may have functioned as a carriage house or other animal shelter. Boards now cover the upper story openings. First-story fenestration includes one-over-one, double-hung windows and hopper windows.

This property retains a high degree of integrity. The dwelling and barn/carriage house are contributing to the significance of the property, although the second outbuilding is non-contributing.

72) 1007 Rhode Island Street *Date of Construction:* c. 1900 *Contributing Status:* C
This one-and-a-half-story stucco dwelling has an L-shaped footprint and an intersecting gable roof. The wrap-around porch has delicate wood posts and jigsaw brackets and spandrels that convey the property's Late Victorian architectural style. Fenestration includes one-over-one double-hung windows.

This property retains a high degree of integrity and is a contributing element to the historic district.

73) 1005 Rhode Island Street *Date of Construction:* 1908 *Contributing Status:* C
This one-and-a-half-story clapboard dwelling has a rectangular footprint and a gable-front roof. The massing, roof shape, and full-width gable-front porch convey the property's vernacular bungalow form. Additional features include fishscale shingles in the gable peaks and cornice returns in the main façade. Fenestration includes one-over-one, double-hung wood windows. The wood porch posts rest on stone base piers.

This property retains a high degree of integrity and is a contributing element to the historic district.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 30

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

74) 1001 Rhode Island Street *Date of Construction: 1866* *Contributing Status: C*

This two-story brick dwelling has a rectangular footprint and a gable-front roof. The massing and roof shape, double-hung windows with dressed stone lintels and sills, and the front entry surrounded by multi-light sidelights and transom convey elements of Greek Revival styling. The jigsawn front porch and paired front doors suggest a Late Victorian Eastlake-inspired alteration dating to the late nineteenth century.

This property retains a high degree of integrity and is a contributing element to the historic district.

75) 211 E. 10th Street *Date of Construction: c. 1914* *Contributing Status: C*

This one-and-a-half-story clapboard dwelling has a rectangular plan and a gable-front roof. The massing and roof shape define the property's vernacular Gable-Front National Folk House form. Cornice returns adorn the main gable. Classical columns resting on stone base piers support the gable-front porch roof. Fenestration includes one-over-one, double-hung windows.

This property retains a high degree of integrity and is a contributing element to the historic district.

76) 945 Rhode Island Street *Date of Construction: c. 1857* *Contributing Status: C*

This two-and-a-half-story brick dwelling has an L-shaped footprint formed by a rear two-story wing. The clapboard wing gives the building an intersecting gable roofline. The massing and roof shape of the main block convey the property's vernacular Gable-front National Folk House form. The symmetrical façade of the main block, the treatment of the eaves, and the double-hung windows with stone lintels convey elements of Greek Revival styling, while the arched porch spandrels and column details express Late Victorian architectural details.

Outbuilding: Behind the dwelling is a one-story brick summer kitchen with a gable roof and brick foundation. There are two man doors in one side wall. Although the summer kitchen is in poor condition, it is a rare example of this property type and is a contributing element to the historic property.

This property retains a high degree of integrity and is a contributing element to the historic district. It is individually listed on the Register of Historic Kansas Places.

77) 941 Rhode Island Street *Date of Construction: c. 1857* *Contributing Status: C*

This two-story frame dwelling. The narrow rectangular footprint, which is one bay deep, and the side gable roof with wide sloping eaves define its vernacular I-house National Folk House form. Fenestration includes one-over-one, double-hung windows arranged singly and in loose

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 31

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

pairs. A one-story porch spans the front elevation. Classical columns support the flat porch roof.

Outbuilding: Behind the house, next to the alley, is a rectangular flat roof shed. This wood-frame structure has board-and-batten siding.

This property is listed on the Lawrence Register of Historic Places.

78) 937 Rhode Island Street *Date of Construction: c. 1900* *Contributing Status: C*

This one-and-a-half-story clapboard dwelling has a rectangular footprint and a side gable roof with a prominent gable-front dormer. Fenestration in the dormer includes a bay window with classical pilaster detailing. A full-width porch across the front also has classical columns. These features express the vernacular Colonial Revival character of the property.

Outbuilding: At the west property line, adjacent to the alley, is a one-story wood-frame garage. The structure has a concrete slab foundation and wood, lap siding.

This property retains a high degree of integrity. While the dwelling is a contributing element to the historic district, the garage is non-contributing to the significance of the property.

79) 933 Rhode Island Street *Date of Construction: c. 1868* *Contributing Status: C*

This two-story stucco dwelling has an L-shaped footprint and a shallow hip roof. Fenestration includes six-over-six, double-hung windows with dressed stone lintels. Wide eaves and square porch piers convey Craftsman styling. However, the appearance of the wall cladding suggests that this is a non-historic treatment.

Outbuilding: On the rear property line, at the alley, there is a two-story wood-frame barn with a side gable roof. The structure rests on a concrete slab. On the west elevation of the first story, the shiplap wall siding has been removed to enable automobile parking. Rafter tails visible at the eaves have decorative ends.

Although it appears that this house was originally stone, the existing stucco siding appears to be a historic alteration. The property otherwise retains a high degree of integrity, and the dwelling is a contributing element to the historic district. Alterations to the outbuilding diminish its integrity and it is non-contributing to the significance of the property.

80) 927 Rhode Island Street *Date of Construction: c. 1907* *Contributing Status: C*

This one-and-a-half-story clapboard dwelling has an irregular footprint and a hip roof with an intersecting front gable. The front gable forms the roof of the porch that covers the front elevation. The building's massing, roof shape, and porch define its vernacular bungalow form.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 32

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

80) 927 Rhode Island Street *Date of Construction: c. 1907* *Contributing Status: C*

This one-and-a-half-story clapboard dwelling has an irregular footprint and a hip roof with an intersecting front gable. The front gable forms the roof of the porch that covers the front elevation. The building's massing, roof shape, and porch define its vernacular bungaloid form. The fishscale shingles and three-part window in the front gable as well as the classical porch columns convey elements of Neoclassical styling.

Outbuilding: On the west property line, at the alley, there is a one-story wood-frame garage with a gable-front roof. The structure has clapboard siding and rests on a concrete slab foundation. The north elevation contains an overhead garage door made of paneled wood.

This property retains a high degree of integrity. Both the dwelling and outbuilding are contributing elements to the historic district.

81) 923 Rhode Island Street *Date of Construction: c. 1868* *Contributing Status: C*

This two-story clapboard dwelling has an irregular footprint and a shallow, intersecting gable roof. A two-story bay projects on one side elevation. A flat roof porch spans the front and wraps around the other side of the dwelling. The one-over-one, double-hung windows have decorative molded surrounds. A triangle of jigsaw bargeboard decorates the eaves. The massing, window treatment, and eave detail define the Italianate style of the building.

Outbuilding: On the west property line, next to the alley, there is a two-story wood-frame barn with a side gable roof. Centered in the west elevation, an oversized wood door operates using a sliding roller system. Second-story windows appear to be non-historic and do not match the size of the original window openings.

This property retains a high degree of integrity, and the dwelling is a contributing element to the historic district. Alterations to the garage diminish its integrity, and it is non-contributing to the significance of the property.

82) 917 Rhode Island Street *Date of Construction: c. 1914* *Contributing Status: C*

This two-and-a-half-story clapboard dwelling has a rectangular footprint and a hip roof. The massing, roof shape, hip dormer, and full-width porch convey the property's vernacular Four Square form. The wide eaves add an element of Prairie School styling to the design. Squat columns resting on stone piers support the porch's pedimented gable. Fenestration includes one-over-one, double-hung windows.

This property retains a high degree of integrity and is a contributing element to the historic district.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 33

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

83) 913 Rhode Island Street *Date of Construction:* pre-1873 *Contributing Status:* NC

This two-story brick dwelling has a two-story wing clad with asbestos shingles. The main block and wing form an L-shaped footprint and have an intersecting gable roofline. The massing and roof shape of the main block conveys the property's vernacular Gable-Front National Folk House form. Fenestration in the main block features one-over-one, double-hung windows set in slightly arched surrounds.

Outbuilding: To the west of the dwelling is a non-historic concrete block outbuilding with a flat roof. Openings include bands of three door-sized plate glass windows and a single man door. A sizable gravel parking area separates this structure from the alley.

This property retains a fair level of integrity. Although asbestos shingles have been applied to the wing, the dwelling retains sufficient integrity to be a contributing element to the historic district. The outbuilding is a non-contributing element due to its age.

84) 909 Rhode Island Street *Date of Construction:* c. 1924 *Contributing Status:* C

This one-and-a-half-story clapboard dwelling has a rectangular footprint and a gable-front roof. A one-story gabled porch covers the façade. The massing, roof shape, and porch configuration convey the vernacular bungalow form, while the knee braces along the front eaves and the slightly battered porch piers convey elements of Craftsman styling. Fenestration includes one-over-one, double-hung windows.

This property retains a high degree of integrity and contributes to the significance of the historic district.

85) 905 Rhode Island Street *Date of Construction:* c. 1865 *Contributing Status:* C

This two-story stone building has a rectangular footprint and an intersecting gable roof. The building's massing and roof shape convey its vernacular Gable-Front National Folk House form. Fenestration includes one-over-one, double-hung windows. Connected to the main building by a small hyphen is a concrete block addition with a flat roof faces the alley. The design suggests that it was constructed in the twentieth century after the Social Services League assumed ownership of the property.

The property retains high degree of integrity and is a contributing element to the historic district.

86) 901 Rhode Island Street *Date of Construction:* c. 1865 *Contributing Status:* ~~C~~ NC

This two-story dwelling has an L-shaped footprint and an intersecting gable roof. Aluminum siding covers the building. The massing and roof shape convey its vernacular Gable-Front-and-Wing National Folk House form. The Craftsman styling of the wrap-around front porch with

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 34

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

battered piers appears to be an early twentieth century alteration. Fenestration includes double-hung windows.

While this property generally retains a high degree of integrity, the aluminum siding compromises its National Register eligibility, making it non-contributing to the historic district. In the future, if the siding were removed and the original building skin restored, this property may become a contributing element to the historic district.

87) 219 E. 9th Street *Date of Construction: c. 1920* *Contributing Status: NC*

This one-story dwelling now houses a commercial business. It has a rectangular footprint and a saltbox style gable roof. Wood shingles cover the building. The swooping roofline and paired multi-light windows suggest elements of Tudor Revival styling. Attached to the rear of the dwelling is a one-story two-bay garage with a gable-front roof oriented to face the alley. Plywood sheets fill the two openings in the main façade.

Alterations to this property have compromised its integrity and it is non-contributing to the significance of the historic district.

88) 806 Rhode Island Street *Date of Construction: 1901* *Contributing Status: NC*

Although the house at 806 Rhode Island Street has been demolished, there is a historic shed near the alley. This one-story wood-frame outbuilding has vertical wood siding and a gable-front roof. A man door is cut in a side elevation.

Although the shed retains a high degree of integrity, without the primary dwelling the property is non-contributing to the significance of the historic district.

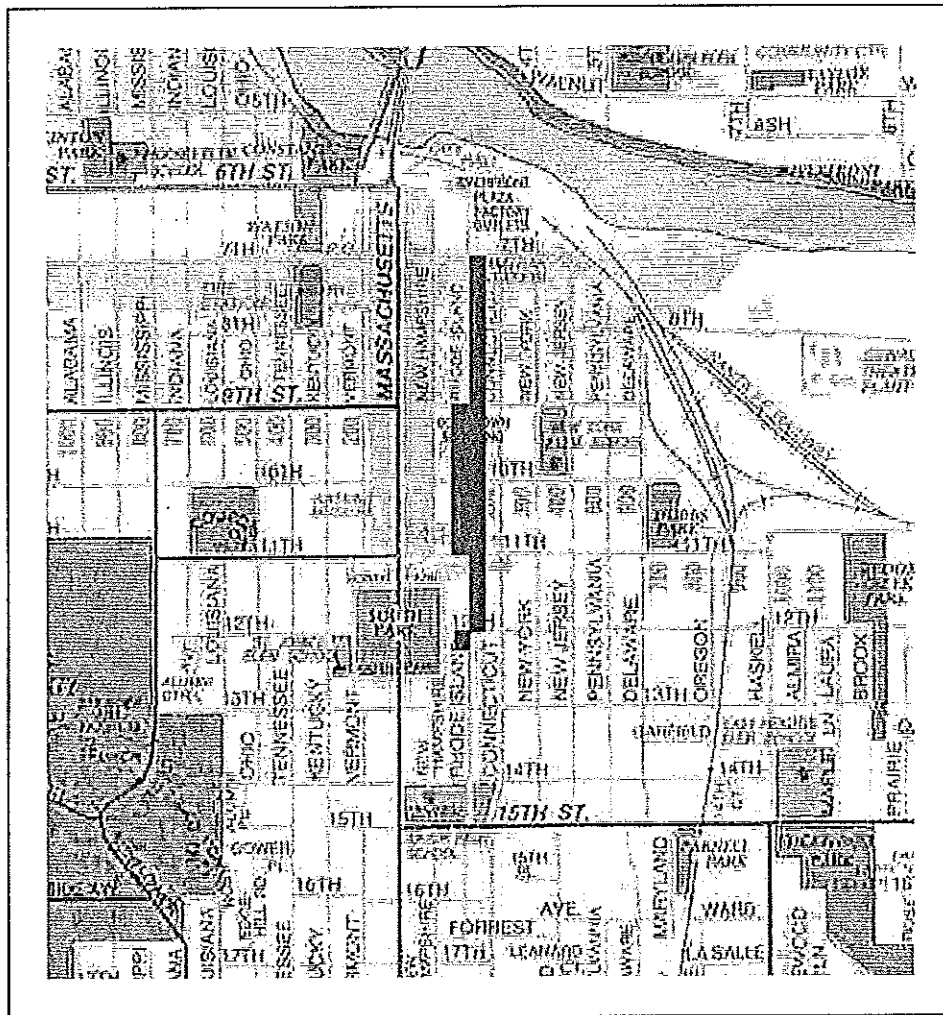
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 36

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

Figure 1: Location of District Within the City of Lawrence



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 36

Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

STATEMENT OF SIGNIFICANCE

The proposed North Rhode Island Street Historic Residential District is significant under National Register Criterion A in the area of COMMUNITY PLANNING, and under Criterion C in the area of ARCHITECTURE for its association with the history of Lawrence, Kansas as described in the Multiple Property Documentation Form *Historic Resources of Lawrence, Douglas County, Kansas* (MPDF). Located within the original townsite plan on the west side of the East Lawrence neighborhood, the houses in the district date from the contextual periods of community planning and development defined in the MPDF: the Settlement Period, 1854-1863; the City-Building Period, 1864-1873; the Agricultural and Manufacturing Period, 1874-1899; and the Quiet University Town Period, 1900-1945. The buildings in the district, and its residential housing in particular, represent a direct response to changes in the community's population, social, economic, and architectural trends during these periods, as the district developed to meet the changing needs and demands. The architecture in the district also reflects the architectural styles and vernacular property types described in the MPDF, including Late Victorian Houses, National Folk Residences, "Comfortable" Houses, and Twentieth Century Revival and American Movement Houses. The variety of architectural styles within the district is typical of central town residential areas where construction occurred in a scattered approach over an extended period in the community's history. The district includes eighty-five contributing resources, forty-six non-contributing properties, four vacant lots, and one parking lot.¹ The period of significance begins with the construction of the earliest extant buildings circa 1857 and continues to 1935, the latest construction date for a contributing property. Building occurred steadily throughout this nearly eighty-year period of significance (Figure 2: Construction Date Map).

DISTRICT DEVELOPMENT HISTORY

The North Rhode Island Street Historic Residential District parallels Massachusetts Street, the central business district of Lawrence, which is two blocks to the west. Near the historic center of the City, the district represent the historical contexts of city growth as development proceeded outward and south from Massachusetts Street. This area contains some of the oldest surviving residences in Lawrence (Figure 2: Construction Date Map).

Settlement Period (1854-1863)

As a territorial frontier settlement, this period of Lawrence history was filled with turmoil. Much of the housing constructed was temporary; therefore, most surviving older residences in the district date from the decade following 1863. Land was contested in East Lawrence during early

¹ Three of the vacant lots are adjoining in the 1100 block of Rhode Island Street. One lot is in the 700 block of Rhode Island Street, and the parking lot is in the 800 block of Rhode Island Street.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 37

Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

settlement days, and the proximity of the East Lawrence neighborhood to low-lying river areas created a fear of illness. The undulating topography created difficult building conditions. Taxed at lower rates than lots on the west side of town, however, the proposed district remained attractive to settlers.

Land ownership was a powerful motivation for many settlers and, in this district, early residents speculated in lots and built houses not only for their families, but also to rent. It was a diverse area settled by people of mixed socioeconomic, ethnic, and social backgrounds. Early houses were usually of wood construction, but most of the few surviving from this period are built of locally made brick or native stone.

Although constructed in the late 1860s, after the Settlement Period, the five houses in the 1200 block of Rhode Island Street stand on land that during the Settlement Period was within the boundary of South Park. Without an alley, and sited facing Rhode Island Street, the oddly shaped lots are reminders of how large the park might have been had speculators not carved a perimeter of building lots from its original size.

The district retains two Settlement Period houses — the Shalor Eldridge House at 945 Rhode Island Street and the Hendry House at 941 Rhode Island Street. Both are listed in the Lawrence Register of Historic Places; the Shalor Eldridge House is also listed on the Register of Historic Kansas Places.

City Building Period (1864-1873)

As the town expanded further east, west, and south, the proximity of the district to the heart of the Lawrence commercial area and to the river made this district a densely populated and popular residential neighborhood for working people as well as for many merchants who wished to be close to their businesses on Massachusetts Street. The 1869 *Bird's Eye View of Lawrence* shows more than fifty buildings or structures standing in the district, many of which were houses. Rhode Island Street was a major residential avenue, and of those structures constructed before 1873, thirty-five remain extant.²

The arrival in Lawrence of the Kansas Pacific Railroad in 1864 and the Leavenworth, Lawrence, and Galveston Railroad in 1867 brought jobs, immigrants, and a demand for housing. Between 1860 and 1870, the City's population increased by nearly seven thousand residents, which created

² Two of these date from the Settlement Period. Because many of Lawrence's early records were lost during Quantrill's Raid in 1863, the *1873 Douglas County Atlas* provides the best record of early construction. Although their exact date of construction is not known, extant buildings that appear in the atlas have been dated "pre-1873" or "c. 1873."

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 38

Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

a critical housing shortage. Every empty room filled as families took in boarders. Lawrence would not see such an increase in population again until after World War II.

The thirty-two extant houses constructed in the district during this busy time are scattered throughout the district, but the 700 block of Rhode Island Street has the highest concentration. This block was closest to both manufacturing areas near the river and the commercial district along Massachusetts Street. Two of the district's southern blocks were close to both town and South Park. Children in the northern part of the district could easily walk to New York School, built in 1868 in the 900 block of New York Street, one block to the east of the district. Children in the southern part of the district walked to Quincy School, built in 1867 on the north side of South Park, just west of Massachusetts Street at 11th Street. Within blocks of work, river, school, or South Park's open space, the proposed district was attractive because residents could easily reach most of the locations required by their daily activities.

Native Germans and German-Americans dominated the population in the proposed district. Although they lived throughout Lawrence, the low cost of land in East Lawrence attracted these groups, many of whom were among the town's early speculators. Many Germans were well off, owning downtown businesses and other lots and houses in the neighborhood. A social center – the stone Turnhalle – built in 1869 at 900 Rhode Island Street, was the home of a *Turnverein* — a health, social, assistance, and cultural center for Germans in Lawrence. The clustered presence of German and German American residents close to the hall reflects the significance of this cultural institution in the proposed district.

The first public transportation in Lawrence, a horse-drawn streetcar, began operation in 1871. The car traveled along Massachusetts Street south to 12th Street where it turned west. The accessibility of the public transportation further enhanced the popularity of the district.³

Two district homes constructed during this time period are listed as local landmarks. The McAllaster house, constructed in 1861 at 724 Rhode Island Street was partially destroyed in Quantrill's Raid, and rebuilt in 1864. The other is a stone structure, the Social Services League building at 905-907 Rhode Island Street. Originally built as a residence around 1865, an additional house was added on the south side in 1888. The Social Services League purchased the property in 1937. This civic organization included various charities and the Civic Improvement Department of the City Federation of Women's Club.

³ Walter Michener, *A Narrative on Public Transportation Lawrence, Kansas* (Lawrence, Kansas: Lawrence-Douglas County Metropolitan Planning Office, January 1997), n. p. Also see *Douglas County Atlas*, New York: F. W. Beers, 1873.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 39

Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

Agriculture And Manufacturing, Foundations Of Stability (1874-1899)

After the national financial collapse in 1873, Lawrence's building boom ended. Compared to the prosperous ten-year City Building Period, over the next twenty-five years builders erected only fifteen houses in the proposed District. Many houses, such as those at 712, 714, and 716 Rhode Island Street were built as speculative rental properties. As the district matured during this period, it was populated with middle- to lower-income residents and wage workers who rented rather than owned their homes. German residents on Rhode Island Street continued to form the nucleus of a stable community until the turn of the century, but as this population group aged, they became less active in the community. While its location close to manufacturing areas and railroad jobs once made the district prosperous, the nature of the district changed as Lawrence's industrial base shifted. Local regard for the East Lawrence neighborhood declined.

Quiet University Town, (1900-1945)

Between the turn of the twentieth century and World War II, local commercial and industrial interests in Lawrence stabilized as the importance of the University of Kansas increased and the City continued to grow slowly.

In the early part of the century, streets such as Rhode Island were graded and paved, prompting property owners to raise the grade around their homes. It was also a time when small neighborhood businesses flourished, and there were several grocery stores in or near the district. In 1913, the Stanford and Ewing grocery at 1046 Rhode Island Street was centrally located in the proposed district. The grocery eventually became Palmateer and Son (1929-1930) after the Ewing family moved south to start a grocery on the 1300 block of Rhode Island Street.⁴

By 1922, the district lay in a densely settled area of the City that was part of a three-block wide residential zone flanking Massachusetts Street, roughly between 7th and 19th streets. Compared to other parts of Lawrence, where 50 percent of the lots remained vacant, lots in the North Rhode Island Street Historic Residential District were in demand. Thirty-four houses were built between 1900 and 1945, completing the construction of the historic housing stock. Many of the new buildings continued to be speculative or rental houses, such as those at 800 and 806 Rhode Island Street.⁵ The area retained a mixed demographic character and, in 1917, had the highest proportion of the City's foreign-born residents among the City's wards. The McFarland house at 904 Rhode Island Street, constructed between 1904 and 1905, is listed as a local historic landmark.

⁴ 1913 *Lawrence City Directory* (Kansas City, Missouri: R. L. Polk and Co., 1913); 1929-1930 *Lawrence City Directory* (Lawrence, Kansas: J. E. Calnon, Publisher, 1930).

⁵ 806 Rhode Island Street was demolished after 1995.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 40

Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

Other District Features

There is one parking lot in the 800 block of Rhode Island Street and there are four empty lots in the district. One lot in the 700 block serves as a side yard for a multi-family residence and three in the 1100 block belong to Douglas County. Infill construction at 1024, 1019-1021, and 1039 Rhode Island Street took place after 1945.

DISTRICT ARCHITECTURE

The North Rhode Island Street Historic Residential District includes eighty-five contributing resources dating from circa 1857 to 1935 and forty-six non-contributing resources built between circa 1873 and 1964. The district also includes four vacant lots and one parking lot. While the neighborhood is overwhelmingly single-family residential, there are two non-historic, multi-family buildings, in addition to the Turnhalle and the Social Services League buildings. The buildings in the district reflect the diversity of architectural styles and vernacular property types described in the MPDF. The four architectural subtypes (Late Victorian Residences, National Folk Residences, "Comfortable" Houses, and Twentieth Century Revival and American Movement Houses) illustrate the historic development contexts (Settlement Period (1854-1863), City-Building (1864-1873), Agriculture and Manufacturing, Foundations of Stability (1874-1899), and Quiet University Town (1900-1945)) for the City of Lawrence.

Of the eighty-seven primary buildings in the district, sixty-two represent variations of the National Folk Residence. These include twenty-seven Gable-Fronts, thirteen Bungalows, twelve Gable-Front-and-Wings, three I-houses, three Four Squares, two Massed Plans, and one Pyramidal Square houses. Other vernacular buildings include one Multi-Family Walk-Up and one Two-Part Commercial Block. Some of the vernacular houses are adorned with elements of popular architectural styles. Porches, in particular, commonly feature Victorian-influenced jigsaw brackets and/or turned posts, Neoclassical columns, or battered Craftsman style posts.

Examples of the National Folk House forms found in the district include the I-house at 812 Rhode Island (Photo number 79) and the Gable-Front houses at 702 Rhode Island (photo number 76) and 740 Rhode Island (Photo number 11). The Gable-Front-and-Wing form is seen at 1132 Rhode Island (Photo number 56) and 1211 Rhode Island (Photo number 54). The house at 307 East 8th Street (photo number 18) illustrates the Pyramidal Square house form, which is frequently associated with working class neighborhoods.

The vernacular houses constructed in the district after the turn of the twentieth century reflect evolving national tastes. The Four Squares and Bungalows, in particular, illustrate the transition from the more formally organized homes of the late nineteenth century to the informal, less structured family living of the twentieth century. Typical examples include the Bungalows at 909

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 41

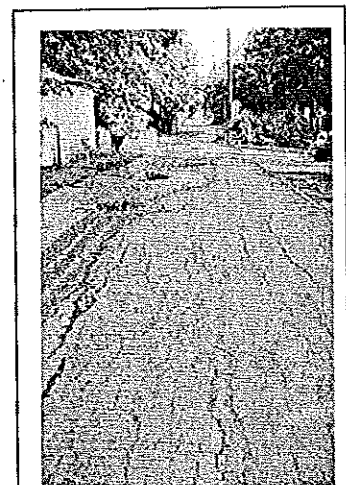
Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

Rhode Island (Photo number 64) and 1215 Rhode Island (Photo number 53), the latter of which is a simple bungalow variation. A good example of a Four Square is 1027 Rhode Island (Photo number 60).

The high style architecture of the remaining twenty-four dwellings in the district includes six Italianate, four Queen Anne, three Late Victorian, three Craftsman, two Colonial Revival, two Prairie School, two Tudor Revival, one Minimal Traditional, and one Ranch House style designs. Notable examples include the Italianate house at 924 Rhode Island (photo number 66), the Queen Anne houses at 712 Rhode Island (photo number 74) and 1042 Rhode Island (photo number 57), and the reserved Colonial Revival found at 937 Rhode Island (Photo number 68).

The district also includes forty-four secondary outbuildings. These include thirty-four garages, six barns, one summer kitchen, and three sheds. Of these, twenty-two were constructed during the period of significance and retain sufficient integrity to be contributing to the character of the property and the district. Some notable examples include the historic summer kitchen at the Eldridge House property at 945 Rhode Island Street (listed on the Kansas Register of Historic Places); the historic barn at 806 Rhode Island Street, which occupies a lot that no longer retains its historic dwelling; and the series of connected buildings at 1100 Rhode Island Street that are associated with the Delahunty property next door at 1106 Rhode Island Street. The Delahunty family operated a moving and storage business to which these structures were related. The historic outbuildings were generally constructed using materials similar to the historic cladding of the house, such as clapboards, shingles, or stucco. Several retain their original doors that fold open, while some have modern overhead doors that fill the original garage bay opening. The non-historic garages are of concrete block or wood frame construction with a range of siding, including vertical plywood sheets, asphalt shingles, or wide lap siding. Many of the non-historic garages accommodate two vehicles and have overhead doors.

The limestone curbs, so important to defining the character of the district's streetscapes, became a barrier to curb cuts when residents began to own automobiles early in the twentieth century. The barns and carriage houses are the only outbuildings in the district that are accessed from the street via driveways and curb cuts. The district also includes three non-historic curb cuts that access parking areas in front of houses. Fortunately, the original neighborhood plan included alleys that continue to provide access to garages and parking areas. As a result, there are very few curb cuts within the district. Paved with concrete or overlaid with asphalt, the alleys continue to provide



*Eastern District
Boundary, Alley Behind
826 Rhode Island Street*

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 42

Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

access to small garages, sheds, and parking pads. At the eastern boundary of the proposed district, the alley behind 826 Rhode Island Street illustrates its parking and utilitarian functions.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 43

Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10

Page 44

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

UTM REFERENCES (continued):

- 5) 15/306440/4315340 6) 15/306520/4315745

VERBAL BOUNDARY DESCRIPTION:

See Sketch Map.

BOUNDARY JUSTIFICATION:

Historic residential land use, density, and the integrity of the resources determined the boundaries of the North Rhode Island Street Historic Residential District. Along Rhode Island Street, the district forms a cohesive residential street that is distinct from the commercial activities of Massachusetts Street one block to the west and from other residential areas to the east.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section ¹⁰ Photographs Page ~~45~~ ⁴⁵

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas
North Rhode Island Street Historic Residential District
Douglas County, KS

PHOTOGRAPHIC LOG:

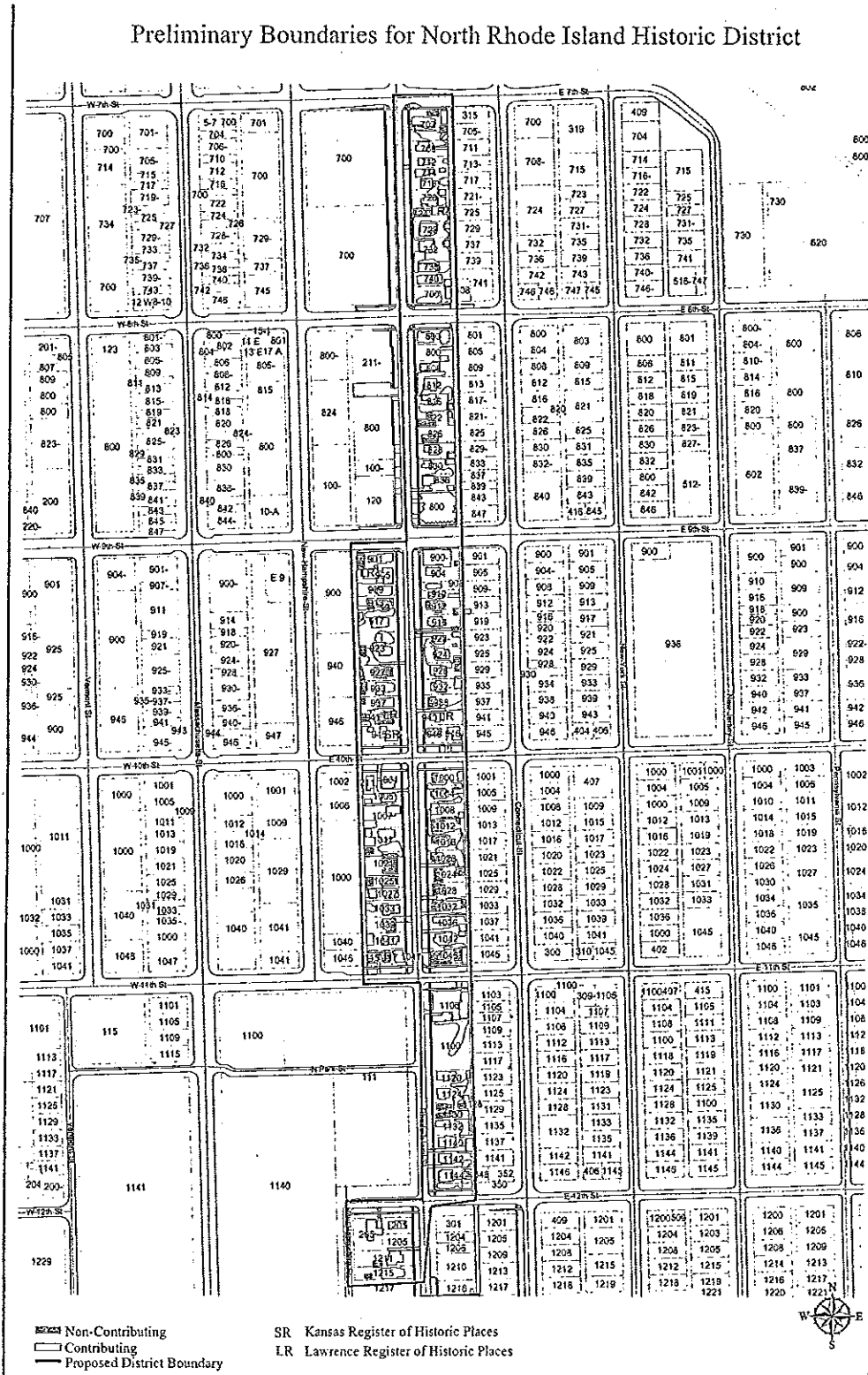
Photographer: Cathy Ambler
Date of Photographs: June 2003
Location of Negatives: Lawrence/Douglas County Planning Department, Lawrence, Kansas

<u>Photo No.</u>	<u>Location</u>	<u>Feature</u>	<u>Camera View</u>
1	1025 Rhode Island St.	Porch in fill	W
2	1000 Rhode Island St.	Vinyl Siding; Windows	SE
3	Alley, eastern boundary of district, behind 740 Rhode Island St.	Retaining Walls	NW
4	740 Rhode Island	Asbestos Removed	E
5	728 Rhode Island St.	Brick Sidewalk to Street	E
6	700 Block (east side) Rhode Island St. at 8 th St.	Streetscape	N
7	307 E. 8 th Street	House; no survey sheet	S
8	Alley, eastern district boundary, at 826 Rhode Island St.	Brick	N
9	900 Block (west side) Rhode Island St., at 909 Rhode Island St.	Three types of sidewalks	NW
10	900 block (west side) Rhode Island St., at 10 th St.	Streetscape	N
11	900 Block (east side) Rhode Island St. at 922 Rhode Island St.	Variances in housing setbacks	N
12	923 Rhode Island St.	Setting and hitching posts	W
13	1215 Rhode Island St	Bungaloid	W
14	1211 Rhode Island St.	Gable-Front-and-Wing	W
15	1132 Rhode Island St.	Gable-Front	E
16	1042 Rhode Island St	Queen Anne	E
17	1027 Rhode Island St.	Four Square	W
18	909 Rhode Island St.	Bungalow	W
19	924 Rhode Island St.	Italianate	E
20	937 Rhode Island St.	Colonial Revival	W
21	712 Rhode Island St.	Queen Anne	E
22	702 (305 E. 7 th) Rhode Island St.	Gable-Front, Hitching Posts	E
23	812 Rhode Island St.	I-House	E
24	822 Rhode Island St.	Inappropriate modifications	E
25	826 Rhode Island St.	Inappropriate modifications	E
26	1012 Rhode Island St.	Asbestos Siding	E
27	1028 Rhode Island St.	Asbestos Siding	E
28	1032 Rhode Island St.	Asbestos Siding	E
29	910 Rhode Island St.	Vinyl Siding	E

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

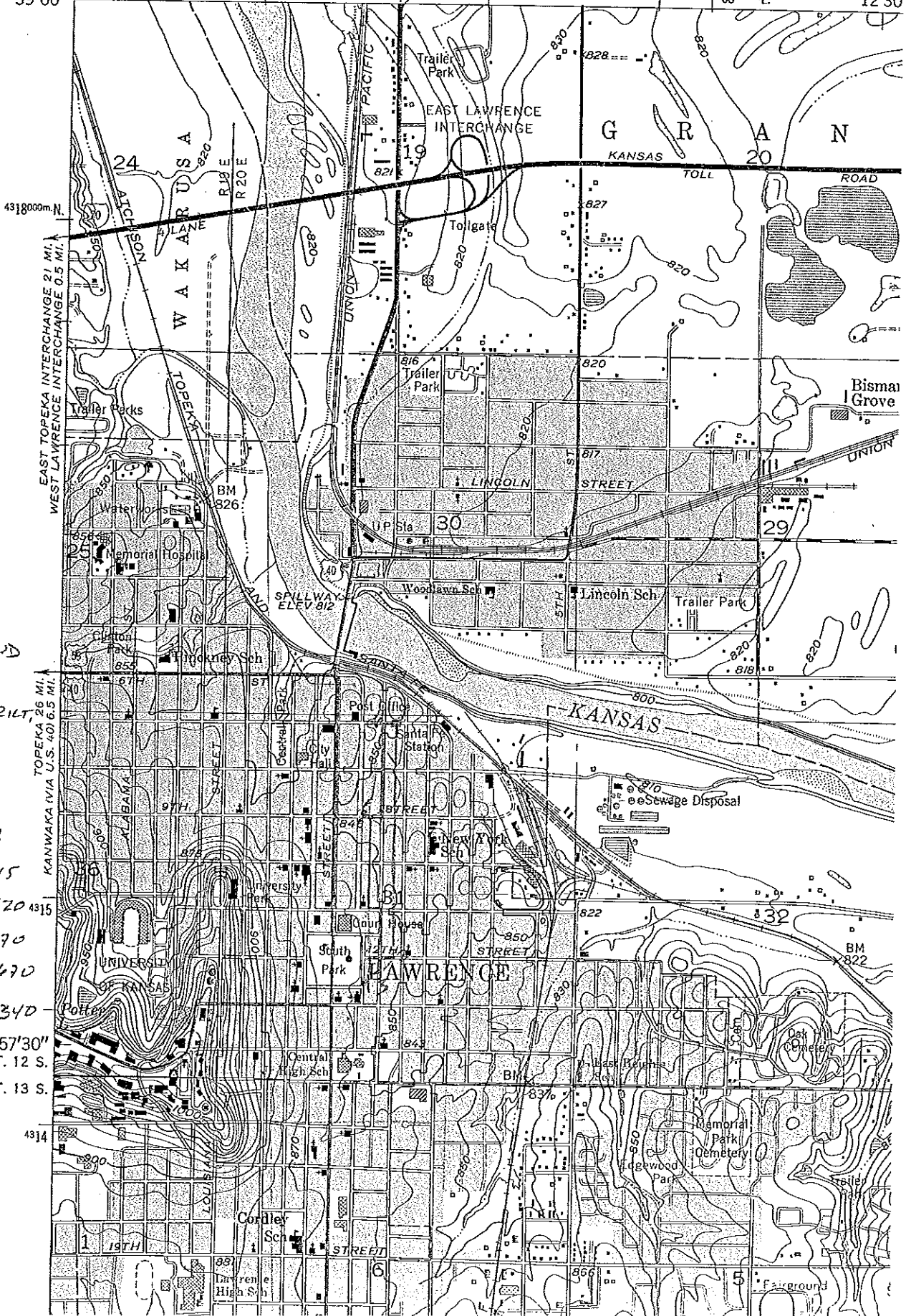
Section number 11 Page 48



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(WILLIAMSTOWN)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

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NORTH RHODE ISLAND
STREET HISTORIC
RESIDENTIAL DISTRICT,
LAURENCE,
DOUGLAS COUNTY,
KANSAS

UTM REFERENCE!

- 1) 15/306575/4315745
- 2) 15/306575/4314720
- 3) 15/306480/4314670
- 4) 15/306440/4314470
- 5) 15/306440/4315340
- 6) 15/306520/4315745

57°30'
T. 12 S.
T. 13 S.

4314

BUILDING HISTORY:

THE RHODY DELAHUNTY HOUSE

AND

THE DELAHUNTY TRANSFER & STORAGE COMPANY COMPLEX

Paul O. Caviness

November 1, 1989

RHODY DELAHUNTY COMPLEX

DELAHUNTY'S NEIGHBORHOOD

Rhode Island Street in East Lawrence has a long history as a "Merchants' Row." Proprietors and employees of early downtown businesses built their homes along the East Lawrence streets closest to the business district. This pattern prevailed from early days.

The period now called the Town-building Era in Lawrence history ran from the time of the first settlement by whites in 1854 to the Panic of 1873, when town growth and building activity ceased for a time due to economic troubles. Many of Lawrence's buildings constructed during this period partook of the character of frontier life - simple, spartan, rugged, unpretentious and frugal. Some buildings were flimsy or mean, but some were determinedly cozy or optimistically grand in defiance of what must have seemed a harsh and strange environment. Houses clustered close around the downtown, which in the worst of times was itself crudely fortified.

Conditions for town growth improved by the mid 1860s, after the cessation of warfare over the slavery issue. Lawrence spread out. Growth to the south was dictated by topography - the Kaw on the north and a series of ravines to the west of downtown made land in those directions difficult of access. The east side was already built up near the business district, so new development in the late 1860s was to the south. Later, as the western ravines were filled or bridged, the town grew westward as well.

East Lawrence contains Lawrence's oldest residential district. Much of the area was quite well-developed by the late 1860s, and contained early, rather modest pioneer houses. Although a few large and pretentious houses were built in East Lawrence, most such houses were built in more fashionable neighborhoods to the west and south. East Lawrence eventually became mostly a working-class neighborhood, linked to businesses located in the downtown business district or within the neighborhood or at its periphery.

The 1100 Block of Rhode Island Street, just southeast of the business district, developed from a semi-rural setting in the early 1860s into a businessman's home district in the late 1860s. The block was very

RHODY DELAHUNTY COMPLEX

DELAHUNTY'S HOME AND BUSINESS

Rhody Delahunty was born on August 20, 1843 in Kings County, Ireland. The terrible Irish famine of the mid-nineteenth century drove him, like many of his countrymen, to emigrate. He arrived in New York aboard the vessel "Pennsylvania" in August of 1865. On March 1, 1866 he took up residence in Kansas.

Delahunty came to Lawrence to work on the construction of the Leavenworth, Lawrence & Galveston Railroad, a Lawrence-based corporation chartered in 1858. Construction began in 1867, working southbound from the foot of Pennsylvania Street at the Kaw River, in East Lawrence. In December of 1867, the line reached Ottawa. In 1871 the rails reached the Indian Territory border at Coffeyville. There was also a branch line to Olathe. The L.L.&G. was thus the first railroad in southern Kansas. Due to unexpected troubles with land acquisition in the Indian Territory, the line went no farther south than Coffeyville. However, the railroad in Kansas prospered and in 1880 was bought by the Atchison, Topeka and Santa Fe Railway. The line from Ottawa south is still used by the Santa Fe. The Ottawa-to-Lawrence section was abandoned in the 1960s, though a portion of the right-of-way near Baldwin City was resurrected in 1987 to accommodate a tourist train operation. The onetime L.L.&G. mainline track through East Lawrence, which Rhody Delahunty presumably helped build is now an industrial spur of the Santa Fe's Kansas City-to-Topeka branch. How long Rhody Delahunty worked on the L.L.&G. is not known, but it was not long. By 1867 or 1868 he was operating a transfer and storage business in Lawrence. In 1869 he bought Lot 120 of Rhode Island Street, now 1106 Rhode Island; in 1870 he bought Lot 118 on the corner (1100 Rhode Island). In 1871 he built or hired built a small two-story house at 1106 and, at about the same time, a large 1½-story barn or stable at the rear of the corner lot. From this property the Delahunty family operated their hauling business until the 1930s.

There were eight Delahuntys: Rhody and his wife Julia (1847-1891); two daughters, Nellie F. and Julia T., and six sons, including John, Rhody R. Jr., and Thomas L. Other Delahuntys were Charles M. and Doty J.; these might have been Rhody's children or grandchildren. There

was also a Mrs. Ellen Delahunty living across the street at 1101 Rhode Island in 1872, a person of undetermined relationship.

The Delahunty Transfer and Storage Company was an important one in Lawrence. At one point all of the meat packers doing business with Lawrence customers sent their wares to town in Delahunty's wagons. In effect, Delahunty carried the entire town's meat supply.

It was Delahunty who was called in to drive General John Fraser and his "engineering" equipment - probably surveying gear - to the top of Mount Oread to lay out the site for Kansas University's Fraser Hall. Old Fraser Hall was built in 1872. Much of the building stone was quarried on the site but nearly everything else that went into the building was hauled up the hill in Delahunty's wagons. Old Fraser was demolished in 1965.

By about 1880, Delahunty had built a small shed behind his house and a second 1½-story stable on the corner lot. In the next decade, other small structures were built and removed as needed on the Delahunty property. In the 1890s the Delahunty house was expanded when a one-story wing was added at the back and an ornamented entry porch was built on the front.

Julia Delahunty died in 1891. Rhody never remarried. Daughter Nellie took on the responsibilities of the woman of the house, raised her brothers and sister, and kept house for the family.

The Delahunty children were wage-earners from their early teens. Some worked for the family firm. Their occupations are occasionally listed in city directories. John was a laborer between 1871 and 1875. Rhody Jr. was a driver for Jones Brothers in 1888. Charles worked at the McFarlan Planing Mill in 1900 and 1902. Thomas worked at the Iron Works in 1900 (at age 16) and was a teamster in 1905. Nellie was a clerk at Carl Senger's in 1911 and was a bookkeeper in 1919.

Rhody Delahunty died on November 5, 1919. He is buried next to Julia at Mt. Calvary Cemetery in Lawrence. Operation of the Delahunty Transfer and Storage Company passed to Thomas Delahunty, who had been born in the Delahunty house on January 29, 1884.

It is said that the native Irishman has a brotherly bond with his horses, and so, we may assume, did old Rhody. American-born Thomas, however, apparently took on the American's fascination with machinery.

Upon taking charge of the hauling business, he began to mechanize the operation and phase out the horses the firm had used for fifty years. He ordered a new vehicle, a 1919 Diamond-T motor truck. It was customary in those days for buyers of heavy trucks to have cargo bodies custom-made by independent builders, so the Diamond-T factory in Chicago shipped only the running chassis with two front fenders and an engine hood. Tom Delahunty sent the chassis to Pete Kastler of Kansas City, a builder of circus wagons. Kastler gave it an open "dray" utility body with tall side frames, adorned with lettering in gold paint in appropriate circus tradition, and an enclosed cab. It was both a necessity and a point of pride among responsible teamsters, in the horse-and-wagon age, to work outside in the same weather conditions the animals in their charge had to endure. After the horse was replaced by the internal-combustion engine, sheltered under a metal hood, it was decades before truck drivers had the luxury of working in an all-weather enclosure. Open-cab trucks were produced well into the 1930s. The enclosed cab in Delahunty's Diamond-T was quite unusual in its day.

This machine, Tom Delahunty later claimed, was the first heavy truck on the streets of Lawrence. Its size and showiness made it conspicuous, and its everyday use made it a familiar sight in town for many years. It was Delahunty's best advertisement and indeed appears to have been his only advertisement.

In the 1920s, once the Delahunty operation was motorized and the horses were no longer needed, the old stable on Delahunty's corner lot was razed and the present two-story frame storage barn was built in its place. Other smaller sheds were built on the east and south edges of the property. Just south of the new barn a large garage, open on one side, sheltered the company's trucks. These improvements were in place by 1927.

Tom Delahunty used the Diamond-T dray truck for more than just freight. Removable seats were built in the back for carrying passengers. Delahunty's truck served as an improbable limousine for carrying groups of people to funerals. The Daughters of the American Revolution, dressed in their finery and carrying baskets of flowers, rode in Delahunty's truck to area cemeteries to decorate graves each Memorial Day, an excursion that must have presented a delightful vision to bystanders. Visiting ball teams staying at the Eldridge Hotel downtown were elegantly

chauffeured to their games at Kansas University's McCook Field in Delahunty's truck. The old machine became a familiar sight on the streets of Lawrence, and is a part of local folklore.

Tom Delahunty kept the Delahunty Transfer and Storage Company in operation into the mid-1930s. The venerable Diamond-T and another Delahunty truck, a 1928 Ford, were retired from taxi duty in 1945. Both were stored in the big shed behind the Delahunty house. Tom and his older sister Nellie occupied the house into the 1960s, and maintained an antiques business there.

Nellie Delahunty died in 1962. At 80 years of age, Tom Delahunty moved to Valleyview Rest Home in 1964. His trucks, antiques and furnishings were sold at auction on August 1 and 2, 1964. The celebrated 1919 Diamond-T truck was bought by Travis Glass of LRM Industries, Lawrence. It remains in his family.

The house and barn were bought in October, 1964, by Stanley and Janet Swartzman. In August of 1965 they sold the property to Raymond F. Barland. Barland had been the Lawrence Packard dealer until the Packard automobile ceased production and the City of Lawrence bought his dealership at 707 New Hampshire for use as a parking lot. He worked for the Kansas Turnpike Authority until his retirement. The Barland family used the Delahunty buildings for an auto-salvage business specializing in old Packard parts. This is the property's current use in 1989.

The Delahunty story is that of a hardworking Irish immigrant making good in the Land of Opportunity, making a name for himself and helping to build his town, setting an example and leaving behind him something of a legacy.

Rhody Delahunty's little pioneer house and his business buildings are reminders of how the town and the neighborhood grew, with prosperous merchants and industrialists in their gracious homes living side-by-side with the modest cottages of clerks and laborers, all in a residential district strewn with small factories and neighborhood stores - a land-use pattern that was very practical in a pedestrian era but that has all but disappeared in suburbanized Lawrence.

The progression of transportation technology is read in the Delahunty story, with a railroad worker forming a moving company with a fleet of horse-drawn wagons, later switching to motor trucks. Finally

the property served as an antique-car parts warehouse.

As development on 11th Street near Rhode Island has gone from industrial uses to commercial, to residential and lately to governmental uses, the Delahunty property has provided continuity of use and appearance, having served for well over a century as a service business facility. Despite having passed through cycles of neglect and repair, the major buildings appear to be in sound condition, and with proper care ought to survive as useful, picturesque and lasting elements in both the history and the environment of East Lawrence.

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 18). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Rhody Delahunty House

other names/site number Delahunty Transfer and Storage Company complex

2. Location

street & number 1106 Rhode Island

not for publication

city, town Lawrence

vicinity

state Kansas

code

county Douglas

code

zip code 66044

3. Classification

Ownership of Property

private

public-local

public-State

public-Federal

Category of Property

building(s)

district

site

structure

object

Number of Resources within Property

Contributing

5

Noncontributing

 buildings

 sites

 structures

 objects

 Total

Name of related multiple property listing: _____

Number of contributing resources previously listed in the National Register none

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Signature of certifying official _____

Date _____

State or Federal agency and bureau _____

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

Signature of commenting or other official _____

Date _____

State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.

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:) _____

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC / single dwelling
/ secondary structures
OTHER / barn, truck garage
COMMERCE/TRADE / warehouse

Current Functions (enter categories from instructions)

DOMESTIC / single dwelling
/ secondary structures

7. Description

Architectural Classification
(enter categories from instructions)

Classical revival

Materials (enter categories from instructions)

foundation limestone

walls weatherboard

roof asphalt

other brick chimneys

Describe present and historic physical appearance.

The Rhody Delahunty House and Delahunty Transfer & Storage Co. complex are located at 1106 Rhode Island Street in Lawrence, Douglas County, Kansas (population 58,000). The house was built in 1871 as a single-family detached wood-frame vernacular dwelling of four rooms, having a massing and touches of detailing suggestive of Greek Revival style. A rear service wing and an ornamented front porch were added in the 1890's, and a rear porch and pantry were built in the 1920's. The Transfer & Storage Co. structures include a large two-story frame barn and a large one-story frame truck garage built in the 1920's, a frame shed dating probably from the early 1930's, and a small frame shed built before 1912 and possibly before 1889. The complex occupies a double city lot measuring 100 feet north-south and 117 feet east-west. It stands on the southeast corner of 11th and Rhode Island Streets and faces west. The site is one block northeast of South Park and one block east of the south end of the Massachusetts Street commercial district downtown. Directly across the street to the west is the Judicial & Law Enforcement Building, an annex of the Douglas County Courthouse at 11th and Massachusetts Street. The rest of the west side of Rhode Island Street in this block is a parking lot for the courthouse buildings. All other surrounding property is in low-density residential use. Zoning is RM-1.

The Rhody Delahunty House is a modest one and one-half story gable-roofed frame single-family detached dwelling with a one-story gable-roofed frame annex at the rear, with a one-story rear service porch/pantry addition to the east; and an ornamented one-story entry porch on the west end, facing the street.

The original (1871) portion of the house is a simple rectangle measuring about 16 by 30 feet, with the narrow end facing the street. It is one and one-half stories high and gable-roofed, with the roof ridge running parallel with the longer dimension of the building. The roof is covered in gray asphalt shingles; the walls are clad in wood lap siding, with plain corner pilasters and a fairly wide horizontal band or frieze at the eaves on all sides. The foundation is of uncoursed stone and encloses a basement story. A brick chimney rises through the roof ridge at the center of the house. The roof is of moderate pitch, less than 12:12.

An annex, built in the 1890's, is attached to the east facade of the original house. It measures about 16 feet square, as wide as the house, but is offset about 5 feet northward. It features the same wood lap siding and corner pilasters the house does. The roof ridge runs east to west; at its east end a brick chimney interrupts the ridge. The roof has green asphalt shingles. The annex's windows are 1/1 double-hung units with deep molded dripcaps, as opposed to the plain-cased multipaned windows of the older portion of the house. At the rear of the annex is a one-story shed-roofed service porch, about 5 by 15 feet, partly enclosed.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Rhody Delahunty House—Delahunty Transfer & Storage Company complex

Description (continued)

The west (streetside) facade of the house, containing the entry, is a gable end. There are three bays, expressed symmetrically on the first floor by three penetrations: two windows and, on the left (north), a door. The windows are 6/6 double-hung units, with plain, flat casings. The door is a period piece, glazed and ornamented, with plain casings. On the second floor, centered above the middle downstairs window, is a joined pair of round-arch-topped 4/4 double-hung windows.

Standing before this facade is the entry porch, dating from the 1890's, measuring about 5 by 15 feet and sheltered by a simple shed roof with exposed, scrollsawn raftertails. The west face of this porch has three bays corresponding with the bays of the house. The roof is supported by four turned columns. Between each pair of columns, under the eaves, is a wooden valance containing turned spindles. A scrollsawn bracket appears under each end of each valance where it meets a column. A later railing containing widely spaced wooden balusters made of square stock occurs between columns in the two southernmost bays and in the north and south ends of the porch. In each interstice between these balusters is a horizontal member of the same stock. These are placed alternately high or low between the handrail and the kick rail. The porch's floor structure and surface are of wood, and two stone steps rise to it from grade in the northern bay in front of the entry door. Visible at the left is the annex's west wall, with a centered 1/1 window.

The north facade of the original house is a symmetrical composition of two bays, each of which is itself symmetrical. The chimney, at the roof ridge, marks the centerline. Halfway between this imaginary centerline and either end of the facade is a window on each of the house's three levels. Those on the first floor are tall 6/6 double-hung units. Those on the second floor, tucked under the low eaves, are six-light single-sash units, nearly square. The basement windows are also six-light single-sash, sunken almost entirely into stone-lined window wells.

Centered in the north wall of the annex is a 1/1 double-hung window with a straight, molded dripcap. The north side of the east service porch features a panel of diagonal lattice between the corner column of the porch and the corner of the annex.

The north side of the entry porch, at the street (right) end of the house's north side, is an abbreviated version of one of the porch's west (front) bays, above which, between the spindled valance and the rake of the shed roof, is a triangular panel of vertical beaded carsiding, each board trimmed to a V-shaped point at its bottom end.

The house's south facade is nearly a mirror image of the north side, with three principal variations: there is no first-floor window in the rear half of the south wall of the main house; a tiny roofed porch occurs in the ell between the house and the annex, serving a cellar stair and door; and a small,

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Rhody Delahunty House—Delahunty Transfer & Storage Company complex

Description (continued)

square, one-light single-sash window appears in the end wall of the enclosed portion of the service porch.

The east facade of the original house has a single 6/6 double-hung window on the second floor, offset to the left as if to clear the abutting roof of the later annex. On the first floor is a 6/6 double-hung window centered between the southeast corner of the original house and the south wall of the rear wing. In the stone foundation below this window is the basement door, reached via a flight of stone steps.

The rear wing has no east windows, but the shed-roofed pantry addition has three penetrations, symmetrically disposed: two small, square single-sash windows, and, at the right, a door.

The largest of the outbuildings of the Delahunty Transfer & Storage Company is the storage barn, a two-story frame structure on a concrete foundation, under a gabled roof. The barn is rectangular in plan, about 22 by 30 feet. The roof ridge parallels the longer dimension. The roof is covered with gray roll roofing. The walls are clad in 6-inch drop siding, with plain corner pilasters. The barn has few penetrations. The west side, facing the yard, contains the principal entry, a large wooden sliding door centered in the right (southern) half of the west front. The door is clad in the same wood siding as the barn walls. It rolls on wheels to the left, suspended on an iron strap rail anchored to the wall above the height of the door header. Centered in the left half of this wall is a tall 1/1 double-hung window.

The north facade is a gable end. The only penetration here is a 1/1 double-hung window at the first floor level. Finishes and details match those of the west side of the barn, though here some of the boards of the corner pilasters have been removed.

The barn's east facade sits atop the property line at the alley. It features a sliding door like that on the west front, but somewhat narrower. This door is centered on the facade at first-floor level. Directly above the door is a low hatch, opening from the second floor level. The hatch is clad in the same drop siding, and swings outward on hinges.

The south facade of the barn contains a 1/1 double-hung window centered in the gable at second floor level. The lower part of this facade is obscured by the garage.

The garage is a tall, one-story two-bay truck garage, rectangular in plan, measuring about 25 by 30 feet. It abuts the barn on the north, the alley on the east, and a small shed on the south. The garage roof is an eaveless, low-pitched shed roof, sloping eastward to drain into the alley, and covered in gray roll roofing. The walls are covered in wood drop siding like that of the barn. At the top of each wall is a wooden fascia of roughly 1 by 8 inches stock, and the corners feature wooden pilasters, some of which are partially missing. Only the west facade, facing the yard, has any penetrations: two tall, tracked overhead garage doors. Each door has two windowed sections.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

Rhody Delahunty House—Delahunty Transfer & Storage Company complex

Description (continued)

Abutting this garage, to the south, is a small one-story gable-roofed shed, a rectangular structure about 8 by 10 feet, with the longer dimension running north and south. The roof is covered in brown roll roofing. The shed's 6 inch wood drop siding matches that of the barn and garage. Its only penetrations are a hinged door centered in the south wall. This is the newest structure on the Delahunty site, having been built sometime after 1927.

At the southeast corner of the property is the oldest of the outbuildings, a small rectangular shed about 8 by 12 feet in size, certainly built before 1912 and possibly before 1889. This is a very crude structure, with a low gable roof, the ridge running north and south. The roofing is black asphalt shingles. The siding consists variously of closely-spaced plank boxing and drop siding like that on other Delahunty buildings. The east (alley) side is clad in plank boxing, and features a small square window centered on the wall. The window wall has the same boxing and no openings. The west wall is also blank, but is covered in drop siding. The north wall features the only entrance, a hinged door centered on the facade. This shed has no visible foundation.

The perimeter of the Delahunty yard is fenced and apparently has always been since the Delahunty family moved in. A fairly recent 6-foot-high palisade fence of wooden posts follows the east and north property lines from the barn to the street corner, follows the west line from the corner to the driveway just north of the house, and along the driveway eastward toward the rear of the barn. Perimeter fencing between the outbuildings and along the south edge of the yard is made of variously of miscellaneous planks, old doors, stakes, and wire.

The various Delahunty buildings are all in need of considerable cosmetic attention. Apart from the old shed at the southeast corner of the lot, which appears to be derelict, all the buildings are apparently sound of roof, frame, and foundation, and relatively weathertight. Even the one derelict shed is small enough to be a realistic rehabilitation project. The other shed, the barn, and the garage are in good condition. The house is in fair to good shape, having suffered somewhat from settling and cosmetic neglect. However, its historic integrity is high, having had no alterations since the 1890's other than the addition of the rear service porch in the 1920's.

The grounds are cluttered, mostly by the owner's collections of disused Packards and other less interesting artifacts, but underneath the disorder, this is an eminently restorable family-business complex.

6. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

architecture
commerce
economics
ethnic heritage/other (Ireland)
industry
transportation

Period of Significance	Significant Dates
1871-1935	1871
	1935

Cultural Affiliation
Irish

Significant Person
Rhody R. Delahunty

Architect/Builder
unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Rhody Delahunty House and adjacent Delahunty Transfer & Storage Company Complex are being nominated for Register listing under Criteria B and C, for their connection with early Lawrence citizen Rhody Delahunty and the business he founded, and for their quality and integrity as well-preserved examples of their types. Rhody Delahunty (1843-1919) immigrated from Ireland and came to Lawrence in 1867 to work on the construction of the Leavenworth, Lawrence, & Galveston Railroad. In about 1868, he established the Delahunty Transfer & Storage Company, which became a large and prominent business in Lawrence and which lasted into the 1930's under two generations of Delahunty's. At one time, all of the meat supplies coming into Lawrence were carried in Delahunty's wagons. The Delahunty's hauled building materials for a number of buildings on the University of Kansas campus. In 1919 the Delahunty's operated the first heavy motor truck in Lawrence. They later equipped and used this vehicle for hauling passengers on special occasions, a practice that made Delahunty's truck a part of local folklore. The Delahunty House, built in 1871, is a well-preserved example of working-class, Greek-Revival-influenced frame vernacular architecture, once very common in Lawrence. Typical of the improvements added to these simple Lawrence houses is the whimsical gingerbread porch of the 1890's. The barn, garage, sheds, and grounds of the Delahunty Transfer & Storage Company have changed little since the 1920's and constitute an unusual surviving utilitarian commercial-service complex.

9. Major Bibliographical References

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See continuation sheet

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

Specify repository: _____

10. Geographical Data

Acreeage of property less than one acre (two city lots)

UTM References

A 15 310,65,29 4,31,48,1,9
 Zone Easting Northing

C _____

B _____
 Zone Easting Northing

D _____

See continuation sheet

Verbal Boundary Description

Lots 118 and 120 on Rhode Island Street, Lawrence, Kansas

See continuation sheet

Boundary Justification

The boundary includes the two city lots that have historically been associated with the property.

See continuation sheet

11. Form Prepared By

name/title _____
 organization _____ date _____
 street & number _____ telephone _____
 city or town _____ state _____ zip code _____

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 1

Rhody Delahunty House—Delahunty Transfer & Storage Company complex

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Appendix Page 1

Rhody Delahunty House—Delahunty Transfer & Storage Company complex

Appendix I, Chronology

Rhody Delahunty was born on August 20, 1843 in Kings County, Ireland. The terrible Irish famine of the mid-century drove him, like many of his countrymen, to emigrate. He arrived in New York aboard the vessel "Pennsylvania" in August of 1865. On March 1, 1866, he took residence in Kansas.

Delahunty came to Lawrence to work on the construction of the Leavenworth, Lawrence, & Galveston Railroad, a Lawrence-based corporation chartered in 1858. Construction began in 1867, working southbound from the river and Pennsylvania Street in East Lawrence. In December of 1867, the line reached Ottawa; in 1871 the rails reached the state line at Coffeyville. There was also a branch to Olathe. The L. L. & G. was thus the first railroad in southern Kansas. Due to unexpected troubles with land acquisition in the Indian Territory, the line went no further than Coffeyville. However, the railroad in Kansas prospered and was sold in 1880 to the Atchinson, Topeka, and Santa Fe Railway. The line from Ottawa south is still used by the Santa Fe; the Ottawa to Lawrence section was abandoned in the 1960's, though a portion of the right of way near Baldwin City was resurrected in 1987 to accommodate a tourist train operation. The onetime L. L. & G. mainline track through East Lawrence which Rhody Delahunty supposedly helped build is now an industrial spur of the Santa Fe's Kansas City-to-Topeka branch. How long Rhody Delahunty worked on the L. L. & G. is not known, but it was not long. By 1867 or 1868 he was operating a transfer and storage business in Lawrence. In 1869 he bought lot 120 of Rhode Island Street, now 1106 Rhode Island; in 1870 he bought lot 118 on the corner (1100 Rhode Island). In 1871, he built or hired built a small 2-story house at 1106 and, at about the same time, a large 1 1/2 story barn or stable at the rear of the corner lot. From this property the Delahunty family operated their hauling business until the 1930's.

There were eight Delahuntys: Rhody and his wife Julia (1847-1891); two daughters, Nellie F. and Julia T.; and six sons, including John, Rhody R. Jr., and Thomas L. Other Delahuntys were Charles M. and Doty J.; these might have been Rhody's children or grandchildren. There was also a Mrs. Ellen Delahunty living across the street at 1101 Rhode Island in 1872, a person of undetermined relationship.

The Delahunty Transfer & Storage Company was an important one in Lawrence. At one point all of the meat packers doing business with Lawrence customers sent their wares to town in Delahunty's wagons. In effect, Delahunty carried the entire town's meat supply.

It was Delahunty who was called in to drive General John Fraser and his "engineering" equipment, probably surveying gear, to the top of Mount Oread to lay out the site for Kansas University's Fraser Hall and North College. Old Fraser Hall was built in 1872. The building stone was quarried on the site, but nearly everything else that went into the building was hauled up the hill in Delahunty's wagons.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Appen. Page 2

Rhody Delahunty House—Delahunty Transfer & Storage Company complex

Appendix I, Chronology (continued)

By about 1880, Delahunty had built a small shed behind his house and a second 1 1/2 story stable on the corner lot. In the next decade, other small structures were built and removed and needed on the Delahunty property. In the 1890's, the Delahunty house was expanded when a 1-story wing was added at the back and an ornamented entry porch was built on the front.

Julia Delahunty died in 1891; Rhody never remarried. Daughter Nellie took on the responsibilities of women of the house, raised her brothers and sister, and kept home for the family.

The Delahunty children were wage-earners from their teens. Some worked for the family firm. Their occupations are sporadically listed in city directories. John was a laborer between 1871 and 1875; Rhody Jr. was a driver for Jones Brothers in 1888; Charles worked at the McFarlan Planing Mill in 1900 and 1902; Thomas worked at the Iron Works in 1900 (at age 16) and was a teamster in 1905; Nellie was a clerk at Carl Senger's in 1911 and was a bookkeeper in 1919.

Rhody Delahunty died on November 5, 1919. He is buried next to Julia at Mt. Calvary Cemetery in Lawrence.

Thereafter, Thomas Delahunty (who had been born in the Delahunty house on January 29, 1884) was the proprietor of the Delahunty Transfer & Storage Company. In 1919 he ordered for the firm a new vehicle, a 1919 Diamond-T motor truck. Only the running chassis (including 2 fenders and engine hood) was shipped from the factory in Chicago. It was customary in those days for buyers of heavy trucks to have cargo bodies custom-made by independent builders. Tom Delahunty sent the chassis to Pete Kastler of Kansas City, a builder of circus wagons. Kastler gave it an open "dray" utility body with tall side frames, adorned with lettering in gold leaf in appropriate circus tradition, and an enclosed cab. It was both a necessity and a point of pride among teamsters, in the horse and wagon age, to work outside in the same weather conditions the animals in their charge had to endure. After the horse was replaced by the internal-combustion engine, sheltered under a metal hood, it was decades before teamsters allowed themselves the luxury of working inside. Open-cab trucks were produced well into the 1930's. The enclosed cab in Delahunty's Diamond-T was one of the first of its kind.

This machine, Tom Delahunty later claimed, was the finest heavy truck on the streets of Lawrence. Its size and showiness made it conspicuous, and its everyday use made it a familiar sight in town for many years. It was Delahunty's best and, indeed, only advertisement.

In the 1920's, once the Delahunty operation was motorized and the horses were no longer needed, the old stable on Delahunty's corner lot was razed and the present two-story frame storage barn was built in its place. Other smaller sheds were built on the east and south edges of the property. Just south of the new barn a large garage, open on one side, sheltered the company's trucks. These improve-

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Appen. Page 3

Rhody Delahunty House—Delahunty Transfer & Storage Company complex

Appendix I, Chronology (continued)

Tom Delahunty used the Diamond-T dray truck for more than just freight. Removable seats were built in the back for carrying passengers. It served as an improbable limousine for carrying groups of people to funerals. The Daughters of the American Revolution, dressed in their finest with baskets of flowers, rode in Delahunty's truck to area cemeteries to decorate graves each Memorial Day, an excursion that must have presented a delightful vision to bystanders. Visiting ball teams staying at the Eldridge Hotel downtown were elegantly chauffeured to their games at Kansas University's McCook Field in Delahunty's truck. The old machine became a familiar sight on the streets of Lawrence.

Tom Delahunty kept the Delahunty Transfer & Storage Company in operation into the mid-1930's. The venerable Diamond-T and another Delahunty truck, a 1928 Ford, were retired from taxi duty in 1945. Both were stored in the big shed behind the Delahunty house. Tom and his older sister Nellie occupied the house into the 1960's, and maintained an antiques business.

Nellie Delahunty died in 1962. At 80 years of age, Tom Delahunty moved to Valleyview Rest Home in 1964. His trucks, antiques, and furnishings were sold at auction on August 1 and 2, 1964. The celebrated Diamond-T truck was brought by Travis Glass of LRM Industries, Lawrence. It remains in his family.

The house and barn were bought in October, 1964, by Stanley and Janet Swartzman. In August of 1965 they sold the property to Raymond F. Barland, the current owner. Barland was the Lawrence Packard dealer until the City of Lawrence bought his car dealership at 707 New Hampshire Street for use as a parking lot. He worked for the Kansas Turnpike Authority until retiring several years ago.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Appen. Page 4

Rhody Delahunty House—Delahunty Transfer & Storage Company complex

Appendix II, Context

Rhode Island Street in East Lawrence has a long history as a "Merchant's Row". Proprietors and employees of early downtown businesses built their homes on the streets in East Lawrence closest to the business district. This pattern prevailed from early days.

The 1100 block of Rhode Island Street developed from a semi-rural setting in the early 1860's into a businessman's-home district in the late 1860's—strangely enough, when there were very few businesses south of 9th Street downtown.

The Delahunty property, 1106 Rhode Island Street, stands within the boundaries of the original townsite of Lawrence, platted in 1854 for the trustees of the New England Emigrant Aid Society. Settlement began soon after, with the specific aim of establishing an abolitionist presence in what was otherwise a largely pro-slavery territory, in hopes of bringing the Kansas Territory into the Union as a free state. This stance brought on much dispute, violence, and grief in the town's first decade, but with the close of the Civil War and the coming of the railroad (Kansas Pacific, 1864), Lawrence enjoyed peace and prosperity until the national economy was struck by the Panic of 1873.

Lawrence's first twenty-year period, up to 1873, is now called the Town-building Era, when many of its building partook of the character of frontier life—simple, spartan, rugged, unpretentious, frugal; occasionally flimsy or mean, yet in other cases determinedly cozy or optimistically grand in defiance of what must have seemed a harsh and strange environment. Houses clustered close around the downtown, which, in the worst of times, was itself crudely fortified.

After Appomattox, the town relaxed and stretched itself, figuratively and literally. More railroads, industry, and the University of Kansas arrived and grew. Residential development spread outward from the Massachusetts Street business district. The Kansas River hindered development to the north, and a series of ravines blocked connections to the west. The east side was largely developed already. Therefore, in the middle and late 1860's, the town's growth was mostly to the south. Later, as the western ravines were bridged or filled, the town grew westward as well.

East Lawrence contains the town's oldest residential district. Much of the area was quite well-developed by the middle 1860's, and contained early, rather modest, pioneer houses. Although a few large and pretentious houses were built in East Lawrence, most such houses were built in more fashionable neighborhoods to the west. East Lawrence eventually became mostly a working-class neighborhood, linked to businesses located in the downtown business district, as well as those located within the neighborhood and at its periphery.

The 1100 block of Rhode Island Street was very sparsely developed in 1858—there were two houses on the west side of the street, and only one on the east. In 1869, there were still only three

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Appen. Page 5

Rhody Delahunty House—Delahunty Transfer & Storage Company complex

Appendix II, Context (continued)

houses on each side of the street. An industrial facility—the Pacific Mills—had been built on the southwest corner of 11th and Connecticut Streets, directly across the alley from the Delahunty site. Across 11th Street to the north of Delahunty's was a planing mill.

The 1100 block developed quite rapidly between 1869 and 1873. In 1873 there were about fifteen houses present on the block. The Delahunty family was present. Their neighbors included Jeremiah Sugrue, a stonemason; Assistant Postmaster J. A. Bliss; B. J. Horton, a downtown lawyer; carpenter T. H. Lescher; Dr. F. D. Morse; D. T. Mitchell, proprietor of the *Evening Standard*; and O. P. Smith, of Clymonts & Smith, a construction firm with offices downtown. Pacific Mills proprietor J. G. Schmucker lived nearby, as did Alexander Marks, the prominent jeweler.

The 1873 map shows a branch of the new Lawrence street railway extending down Massachusetts Street to 11th, then east to Rhode Island, then south on Rhode Island to end at 14th Street. Having a horsecar line running down the street would have spurred growth in that area, and indeed this part of town was relatively densely settled. Fourteenth Street, though, was the boundary beyond which the land was still decidedly rural and agricultural.

The national economy took a severe downturn in 1873. Kansas also suffered from drought and plagues of grasshoppers in the following years. Despite the stabilizing influence of Lawrence's nascent manufacturing sector, there was virtually no growth here, and very little construction. The horsecar line faltered and eventually ceased operation; later revivals of service did not include the Rhode Island Street branch.

In 1880, the 1100 block of Rhode Island Street had changed little. There were eight houses on each side of the street. The Pacific Mills had moved to 6th and Massachusetts Streets downtown, and its old building behind Delahunty's place was occupied by General J. N. Roberts' Wooden Ware factory, makers of wooden boxes and baskets, including a patented cheesebox that brought the General enough wealth to build The Castle, his grand home at 13th and Massachusetts Streets. Favorable railroad rates lured his factory to Kansas City; by 1889, his Connecticut Street factory was vacant and decaying.

1889 also saw a grocery store added to the neighborhood, on the northeast corner of 11th and Rhode Island. Many such neighborhood stores appeared in East Lawrence; indeed, for many years no house in the entire neighborhood was more than two blocks from a grocery store. East Lawrence held on to its internal ma-and-pa stores into the 1960's, long after they had disappeared from the rest of the town. Other scattered commercial uses persist, mixed in among residences. East Lawrence still adheres to this 19th century land-use pattern. The Delahunty property is a part of that tradition.

This pattern was extended in the 1890's along 11th Street. A new store was installed in an earlier house on the northwest corner of 11th and Rhode Island. A bakehouse stood behind the house on

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Appen. Page 6.

Rhody Delahunty House—Delahunty Transfer & Storage Company complex

Appendix II, Context (continued)

the southwest corner. On the northeast corner, a washhouse was added to the grocery store. And in the southeast corner, Delahunty had built himself a second horse barn. Over on Connecticut Street, though, the old woodenware factory had been torn down.

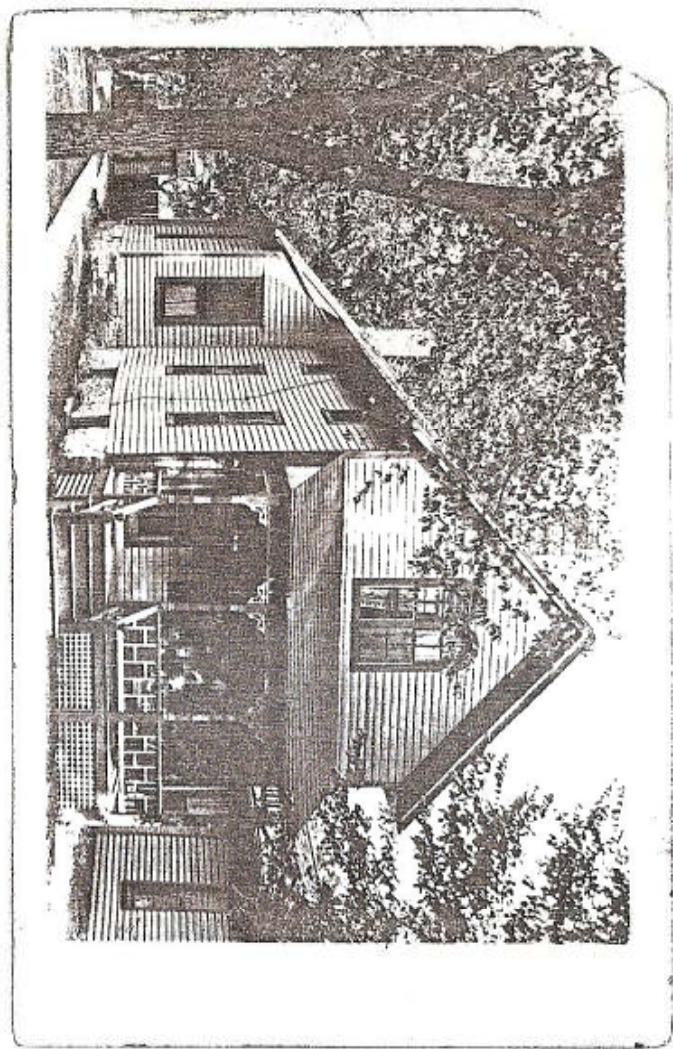
By 1905, the last of the vacant lots in the vicinity of the Delahunty House had been developed. Twin houses stood on the site of the woodenware factory.

By 1912, the cycle of replacement had begun. On some lots, old houses had been supplanted by new. At 1114 Rhode Island, an old tiny cottage had been taken down and two new tiny cottages had taken its place. Though vacant and boarded up, they still stand in 1988. This splitting of lots into 25-foot-wide halves is not uncommon in East Lawrence. Many houses were built two to a lot, and many more were built squeezed over to one side of a lot as if in anticipation of the construction of a second house. Delahunty's own house is built on half a lot; the other half is given over to the family business.

There had been few changes by 1927. The northwest corner lot at 11th and Rhode Island now contained three houses; the southwest corner, two. A few more houses had been torn down and replaced.

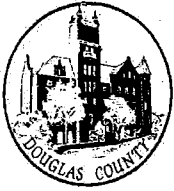
The nature of change in East Lawrence was small and incremental, and the pace of change was slow for some 30 or 40 years. But in the 1970's, the 1100 block of Rhode Island was hit with a century's worth of change in a single season.

The Douglas County Courthouse, built in 1903 at 11th and Massachusetts, had finally become inadequate to house the county government. Land was acquired from the courthouse eastward to Rhode Island, and south to 12th, for construction of a courthouse annex and parking lots. All structures on the west side of the 1100 block were removed. The new judicial building was built, and a landscaped parking lot was constructed to its south. In a single step, downtown Lawrence was brought over to Rhode Island Street. Then in 1987, the county government, faced with a shortage of parking, acquired four houses on three lots on the east side of Rhode Island, abutting the Delahunty property, intending to construct more parking there. The neighborhood organization has protested, and the project is, for the moment, in abeyance.



1106 Rhode Island

Possibly Julia (Leahy) Delahunty
wife of Rhody Delahunty, Sr.



JAMIE SHEW
DOUGLAS COUNTY CLERK
1100 Massachusetts
Lawrence, KS 66044

Marni Penrod-Chief Deputy Clerk
Benjamin Lampe-Deputy Clerk Elections

March 10, 2016

A CERTIFIED PROPERTY OWNERSHIP LIST WITHIN 250 FT OF 1106 RHODE ISLAND ST (U00863A). 03/10/2016. REQUESTED BY LINDSAY CRICK.

JOHN R. NICHOLS
DOUGLAS COUNTY CLERK'S OFFICE
1100 MASSACHUSETTS ST
LAWRENCE, KS 66044

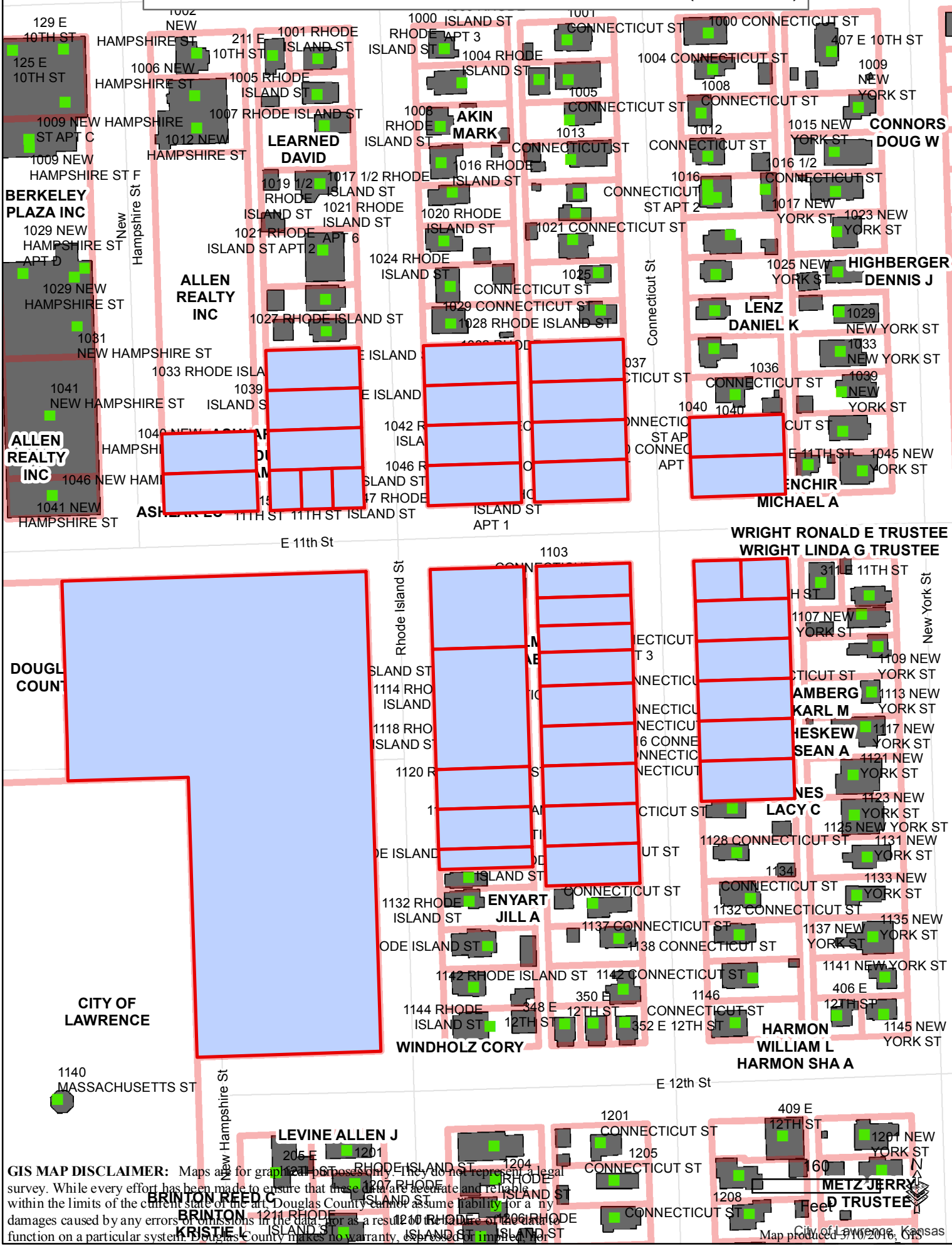
785-832-5147

jnichols@douglas-county.com

Douglas County Real Estate Division
County Clerk's Office. I do hereby certify
the Property Ownership listed hereto, to be
true and accurate.

JOINPIN	SYSALACRE	owner1	owner2	owner3	address	city	sta	zip	plate	PID	Quickrefid	situs
079-31-0-10-24-008.02-0	0.13429190	HAMILL DAVID E			1735 LEARNARD AVE	LAWRENCE	KS	66044	U00648	023-079-31-0-10-24-008.02-0	R15686	1033 CONNECTICUT ST
079-31-0-20-32-009.00-0	0.13429788	MUNSCH ROBERT D	MUNSCH MARY A		PO BOX 1851	LAWRENCE	KS	66044	U00855	023-079-31-0-20-32-009.00-0	R16169	1032 RHODE ISLAND ST
079-31-0-20-31-008.00-0	0.13429789	ZENSEN KARL W F	ZENSEN JACQUELINE C		1033 RHODE ISLAND ST	LAWRENCE	KS	66044	U00854	023-079-31-0-20-31-008.00-0	R16153	1033 RHODE ISLAND ST
079-31-0-10-24-009.00-0	0.13429170	HAMILL DAVID E			1735 LEARNARD AVE	LAWRENCE	KS	66044	U00650	023-079-31-0-10-24-009.00-0	R15687	1037 CONNECTICUT ST
079-31-0-20-32-010.00-0	0.13429786	ALLEN STEPHEN C			1121 N 1350 RD	LAWRENCE	KS	66047	U00857	023-079-31-0-20-32-010.00-0	R16170	1036 RHODE ISLAND ST
079-31-0-20-31-007.00-0	0.13429789	DUNN JAMES C			936 KENTUCKY ST APT 3	LAWRENCE	KS	66044	U00856	023-079-31-0-20-31-007.00-0	R16152	1039 RHODE ISLAND ST 1
079-31-0-10-23-011.02-0	0.13430016	LADY HUSKIES LLC			832 PENNSYLVANIA ST	LAWRENCE	KS	66044	U00653	023-079-31-0-10-23-011.02-0	R15666	1040 CONNECTICUT ST 1
079-31-0-10-24-009.01-0	0.13429240	JONES PATRICIA			1041 CONNECTICUT ST	LAWRENCE	KS	66044	U00652	023-079-31-0-10-24-009.01-0	R15688	1041 CONNECTICUT ST
079-31-0-30-01-001.00-0	0.13429879	UNDERWOOD ANNE			1042 RHODE ISLAND ST	LAWRENCE	KS	66044	U00858	023-079-31-0-30-01-001.00-0	R16171	1042 RHODE ISLAND ST
079-31-0-30-02-001.00-0	0.13429874	DUNN JAMES C			936 KENTUCKY ST APT 3	LAWRENCE	KS	66044	U00857.5	023-079-31-0-30-02-001.00-0	R16173	1041 RHODE ISLAND ST
079-31-0-30-02-006.00-0	0.13429852	ASHLAR LC			1040 NEW HAMPSHIRE ST STE 20	LAWRENCE	KS	66044	U01083-01	023-079-31-0-30-02-006.00-0	R16178	1040 NEW HAMPSHIRE ST
079-31-0-10-23-011.01-0	0.13430280	POLK INVESTMENTS LC			PO BOX 34	LAWRENCE	KS	66044	U00655	023-079-31-0-10-23-011.01-0	R15665	300 E 11TH ST
079-31-0-10-24-009.02-0	0.13427690	MYERS HOLLY J			1045 CONNECTICUT ST	LAWRENCE	KS	66044	U00654	023-079-31-0-10-24-009.02-0	R15689	1045 CONNECTICUT ST
079-31-0-30-01-002.00-0	0.13429790	DUNN JAMES C			936 KENTUCKY ST APT 3	LAWRENCE	KS	66044	U00861	023-079-31-0-30-01-002.00-0	R16172	1046 RHODE ISLAND ST 1
079-31-0-30-02-002.00-0	0.04476584	SCHNEIDER RONALD	FARLEY MARGARET		1979 E 1600 RD	LAWRENCE	KS	66044	U00860-01	023-079-31-0-30-02-002.00-0	R16174	1047 RHODE ISLAND ST
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079-31-0-30-02-004.00-0	0.04476585	PERCIVAL ANNA M			132 PAWNEE AVE	LAWRENCE	KS	66046	U00859	023-079-31-0-30-02-004.00-0	R16176	115 E 11TH ST
079-31-0-30-02-005.00-0	0.13429781	ASHLAR LC			1040 NEW HAMPSHIRE ST STE 20	LAWRENCE	KS	66044	U01085	023-079-31-0-30-02-005.00-0	R16177	1046 NEW HAMPSHIRE ST 1
079-31-0-40-07-003.00-0	0.06713219	EDWARDS JAMES H			3965 W 83RD ST STE 255	PRAIRIE VILLAGE	KS	66208	U00658	023-079-31-0-40-07-003.00-0	R16718	1100 1/2 CONNECTICUT ST
079-31-0-40-07-004.00-0	0.06722288	BOOMER WHITNEY L			909 VINE ST	DENTON	TX	76209	U00657	023-079-31-0-40-07-004.00-0	R16719	1100 CONNECTICUT ST
079-31-0-40-08-001.00-0	0.10743809	HESSMAN RYAN K	ROGG RANDA		2045 LEARNARD AVE	LAWRENCE	KS	66046	U00656	023-079-31-0-40-08-001.00-0	R16743	1103 CONNECTICUT ST
079-31-0-30-14-001.00-0	0.26881361	1106 RHODE ISLAND LLC			1071 E 1479 RD	LAWRENCE	KS	66046	U00863A	023-079-31-0-30-14-001.00-0	R16281	1106 RHODE ISLAND ST
079-31-0-30-13-001.02-0	4.03323932	DOUGLAS COUNTY			1100 MASSACHUSETTS ST	LAWRENCE	KS	66044	U00862A01	023-079-31-0-30-13-001.02-0	R16278	111 E 11TH ST
079-31-0-40-08-002.00-0	0.09419149	FREEMAN RICHARD S			880 N 1072 RD	LAWRENCE	KS	66047	U00659A	023-079-31-0-40-08-002.00-0	R16744	1105 CONNECTICUT ST
079-31-0-40-07-005.00-0	0.13445447	JONES SHELTON R	JONES PATRICIA L		2037 J4 RD	SENECA	KS	66538	U00662	023-079-31-0-40-07-005.00-0	R16720	1104 CONNECTICUT ST
079-31-0-40-08-003.00-0	0.08881935	TILMA ELISABETH			1107 CONNECTICUT ST	LAWRENCE	KS	66044	U00661A	023-079-31-0-40-08-003.00-0	R16745	1107 CONNECTICUT ST
079-31-0-40-07-006.00-0	0.13445409	TENANTS TO HOMEOWNERS INC		C/O WOOD PAUL	1108 CONNECTICUT ST	LAWRENCE	KS	66044	U00665	023-079-31-0-40-07-006.00-0	R16721	1108 CONNECTICUT ST
079-31-0-30-14-002.00-0	0.40321457	TENANTS TO HOMEOWNERS INC			2518 RIDGE CT STE 103	LAWRENCE	KS	66046	U00869A	023-079-31-0-30-14-002.00-0	R16282	1110 A RHODE ISLAND ST
079-31-0-40-08-004.00-0	0.11280831	SHENOUDA VICTOR M TRUST			4100 TEAL DR	LAWRENCE	KS	66047	U00664	023-079-31-0-40-08-004.00-0	R16746	1109 CONNECTICUT ST
079-31-0-40-07-007.00-0	0.13445534	GAGE MANAGEMENT LLC			2201 W 25TH ST STE R	LAWRENCE	KS	66047	U00667A	023-079-31-0-40-07-007.00-0	R16722	1112 CONNECTICUT ST
079-31-0-40-08-005.00-0	0.13441905	HILL MARK S			PO BOX 1581	LAWRENCE	KS	66044	U00666	023-079-31-0-40-08-005.00-0	R16747	1113 CONNECTICUT ST
079-31-0-40-07-008.00-0	0.13445496	KNIEP RENTALS LLC			PO BOX 563	LAWRENCE	KS	66044	U00670	023-079-31-0-40-07-008.00-0	R16723	1116 CONNECTICUT ST
079-31-0-40-08-006.00-0	0.13441924	STRATTON MELODY L	HAYS WARREN A		1117 CONNECTICUT ST	LAWRENCE	KS	66044	U00669	023-079-31-0-40-08-006.00-0	R16748	1117 CONNECTICUT ST
079-31-0-40-07-009.00-0	0.13445574	ALEXANDER MARY J	ALEXANDER OLIVER R		1120 CONNECTICUT ST	LAWRENCE	KS	66044	U00672	023-079-31-0-40-07-009.00-0	R16724	1120 CONNECTICUT ST
079-31-0-40-08-007.00-0	0.13441925	ROBINS SARAH K	MALEY COREY J		1123 CONNECTICUT ST	LAWRENCE	KS	66044	U00671	023-079-31-0-40-08-007.00-0	R16749	1123 CONNECTICUT ST
079-31-0-30-14-005.00-0	0.13440474	TENANTS TO HOMEOWNERS INC		C/O GONZALEZ RICARDO	1120 RHODE ISLAND ST	LAWRENCE	KS	66044	U00878	023-079-31-0-30-14-005.00-0	R16283	1120 RHODE ISLAND ST
079-31-0-40-08-008.00-0	0.13441972	EWERT ANTHONY D	EWERT REBECCA L		958 E 1100 RD	LAWRENCE	KS	66047	U00673	023-079-31-0-40-08-008.00-0	R16750	1125 CONNECTICUT ST
079-31-0-30-14-006.00-0	0.13440570	BICKFORD JOE R	BICKFORD MARCIA A		1101 OHIO ST	LAWRENCE	KS	66044	U00881	023-079-31-0-30-14-006.00-0	R16284	1124 RHODE ISLAND ST
079-31-0-40-08-009.00-0	0.13441931	HAPO LC			PO BOX 34	LAWRENCE	KS	66044	U00675	023-079-31-0-40-08-009.00-0	R16751	1129 CONNECTICUT ST
079-31-0-30-14-007.00-0	0.06720260	COOPER JOEL R	ARAUJO JANE		1128 RHODE ISLAND ST	LAWRENCE	KS	66044	U00884	023-079-31-0-30-14-007.00-0	R16285	1128 RHODE ISLAND ST

POL WITHIN 250 FT OF 1106 RHODE ISLAND ST (U00863A)



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 current 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 use of the information on a particular system. Douglas County makes no warranty, expressed or implied. We does the fact of distribution constitute such a warranty.

Map produced 3/10/2016, GIS
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HRC RESOLUTION NO. 2016-09

A RESOLUTION OF THE CITY OF LAWRENCE, KANSAS, HISTORIC RESOURCES COMMISSION RECOMMENDING THAT THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS, DESIGNATE 1106 RHODE ISLAND 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 April 4, 2016, an application was filed with the City of Lawrence, Kansas, Historic Resources Commission nominating 1106 Rhode Island Street,

LOTS 118 AND 120 ON RHODE ISLAND STREET, IN THE ORIGINAL TOWNSITE OF THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS,

("the subject property") for designation as a Landmark on the Lawrence Register of Historic Places;

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

WHEREAS, on May 19, 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 May 19, 2016 public hearing, the City of Lawrence, Kansas, Historic Resources Commission determined that, in accordance with criterion (1) 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 criterion (1) 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 1106 Rhode Island Street,

LOTS 118 AND 120 ON RHODE ISLAND STREET, IN THE ORIGINAL TOWNSITE OF THE CITY OF LAWRENCE, DOUGLAS COUNTY, 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 19th day of May 2016.

APPROVED:

Chairperson
Lawrence Historic Resources Commission

ATTEST:

Lynne Braddock Zollner
Historic Resources Administrator

East Lawrence Neighborhood Association

P.O. Box 442393
Lawrence, KS 66044
eastlawrence@yahoo.com



May 16th, 2016

To: Lynne Zolner
The Historical Resources Commission
PO Box 708,
Lawrence, KS 66044

Re: Recognizing 1106 Rhode Island as a Land mark on the Lawrence Register of Historic Places

To Whom it may concern,

The East Lawrence Neighborhood Association is very pleased to have the opportunity to encourage the Historic Resources Commission to recommend designation of the property at 1106 Rhode Island as a local landmark. This desination is consistent with the East Lawrence Neighborhood Plan adopted by the City in 2000 that has a stated goal of encouraging the preservation of our housing stock.

East Lawrence has been recognized for having one of the largest stretches of undisturbed vernacular housing stock anywhere in the Midwest. Our neighborhood, of which 1106 Rhode Island is a cornerstone, has been designated a cultural distict by the City of Lawrence. It seems only fitting that 1106 Rhode Island, both an example of vernacular architecture & a home of rich history, should be recognized as a landmark in the city's cultural district.

Thank you,

A handwritten signature in black ink, appearing to read "Aaron Paden". The signature is fluid and cursive, with a long horizontal stroke at the end.

Aaron Paden
ELNA President
East Lawrence Neighborhood Association
PO Box 442393
Lawrence, KS 66044

Memorandum

City of Lawrence

Planning & Development Services

TO: Historic Resources Commission
FROM: Lynne Braddock Zollner, Historic Resources Administrator
DATE: May 12, 2016
RE: L-16-00123 Public hearing for consideration of placing 1324 Rhode Island Street on the Lawrence Register of Historic Places.

Proposed Nomination

The Lawrence Douglas County Planning Office received an application for consideration to nominate 1324 Rhode Island Street on April 4, 2016. Staff placed the application on the May 19, 2016 HRC meeting in accordance with Chapter 22. Upon additional review of the application, staff determined that application was needed additional information to process the nomination.

The application will be forwarded to the HRC upon completion of the additional information needed to consider the application.

Action

This memo is for informational purposes and no action is required.

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 5: DR-16-00096
STAFF REPORT

A. SUMMARY

DR-16-00096 1320 Haskell Avenue; New Accessory Structure; Certificate of Appropriateness. The property is located in the environs of the Charles and Elizabeth Haskell French House (1300 Haskell Avenue) and the John G. Haskell House (1340 Haskell Avenue), Lawrence Register of Historic Places. Submitted by Mike Warner for Aaron and Ashley Weigel, the property owners of record.



View from Haskell Avenue



Primary Structure



B. PROJECT DESCRIPTION

The applicant is proposing to construct a new accessory structure that will be located on the southeast corner of the lot located at 1320 Haskell Avenue. The new structure will be a 42' X 40' two-story, frame structure on a concrete slab foundation. It will be located approximately 20' from the primary structure, 153' from the east property line, 121' from the north property line, and 260' from the west property line. The structure will be approximately 26' to the roof peak. The roof design is complex with the primary roof structure a saltbox type that is broken on the east side to allow for a lower shed roof. This break in the slope of the roof on the east allows for an approximately 3' to 4' flat section that has two centered 3' X 2' windows, the only fenestration on this elevation. The west facing roof slope has a shed roof dormer with a west facing gabled section in the center. The center of the shed roof dormer extends from the roof slope to create a balcony for the upper floor. The vehicle access to the ground floor garage portion of the structure will be from the west. A two car garage opening is located on the north end of the structure and is separated from the one car garage opening on the south end of this elevation by a standard size door with glazing. Additional fenestration on this elevation is the second floor windows and patio doors located in the shed roof dormer. Fenestration on the north and south elevations is limited to off center windows in the upper level. Materials for the structure include fiber cement board lap siding, four brackets on the west elevation and composition shingles for the roof.

The owners of the property also intend to rehabilitate the primary structure on the lot. The rehabilitation of the primary structure is not part of this review. Any exterior alterations of the primary structure will require a separate review.

C. STANDARDS FOR REVIEW

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

(A) An application for a certificate of appropriateness shall be evaluated on a sliding scale, depending upon the designation of the building, structure, site or object in question. The certificate shall be evaluated on the following criteria:

- 1. Most careful scrutiny and consideration shall be given to applications for designated landmarks;*
- 2. Slightly less scrutiny shall be applied to properties designated as key contributory within an historic district;*
- 3. Properties designated contributory or non-contributory within an historic district shall receive a decreasing scale of evaluation upon application;*
- 4. The least stringent evaluation is applied to noncontributory properties and the environs area of a landmark or historic district. There shall be a presumption that a certificate of appropriateness shall be approved in this category unless the proposed construction or demolition would significantly encroach on, damage, or destroy the*

landmark or historic district. If the Commission denies a certificate of appropriateness in this category, and the owner(s) appeals to the City Commission, the burden to affirm the denial shall be upon the commission, the City or other interested persons.

(B) In considering an application for a certificate of appropriateness, the Commission shall be guided by the following general standards in addition to any design criteria in this Chapter and in the ordinance designating the landmark or historic district:

- 1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, site or object and its environment, or to use a property for its originally intended purpose;*
- 2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;*
- 3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged;*
- 4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;*
- 5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity;*
- 6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new materials should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence, rather than on conceptual designs or the availability of different architectural elements from other buildings or structures;*
- 7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken;*
- 8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, and project;*
- 9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alteration and additions do not destroy significant*

historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environs.

Environs of the John G. Haskell House

The environs for 1340 Haskell Avenue, the Haskell House, have changed since the period of significance. The environs is divided into two areas and the project is located in area one.

Area One

The area primarily consists of multi-family residential and single-family residential structures. The residential character of the environs surrounding the Haskell House is important. The area should maintain the overall residential character of the historic environs and the following apply:

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. Important design elements include scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings, and sense of entry. Demolition of properties shall be approved if a compatible structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern within the environs are the primary focus of review.

All projects except for demolition of main structures, new infill construction, significant additions, etc. will be reviewed administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issue in the review is whether the project will encroach upon the listed property.

Major projects (demolition of main structures, new infill construction, significant additions- greater than 20% of the original structure, 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. The main issue in the review is whether the project will encroach upon the listed property.

Environs for the Charles and Elizabeth Haskell French House

The environs for 1300 Haskell Avenue, the Haskell French House, have changed since the period of construction. The environs should be reviewed in the following manner.

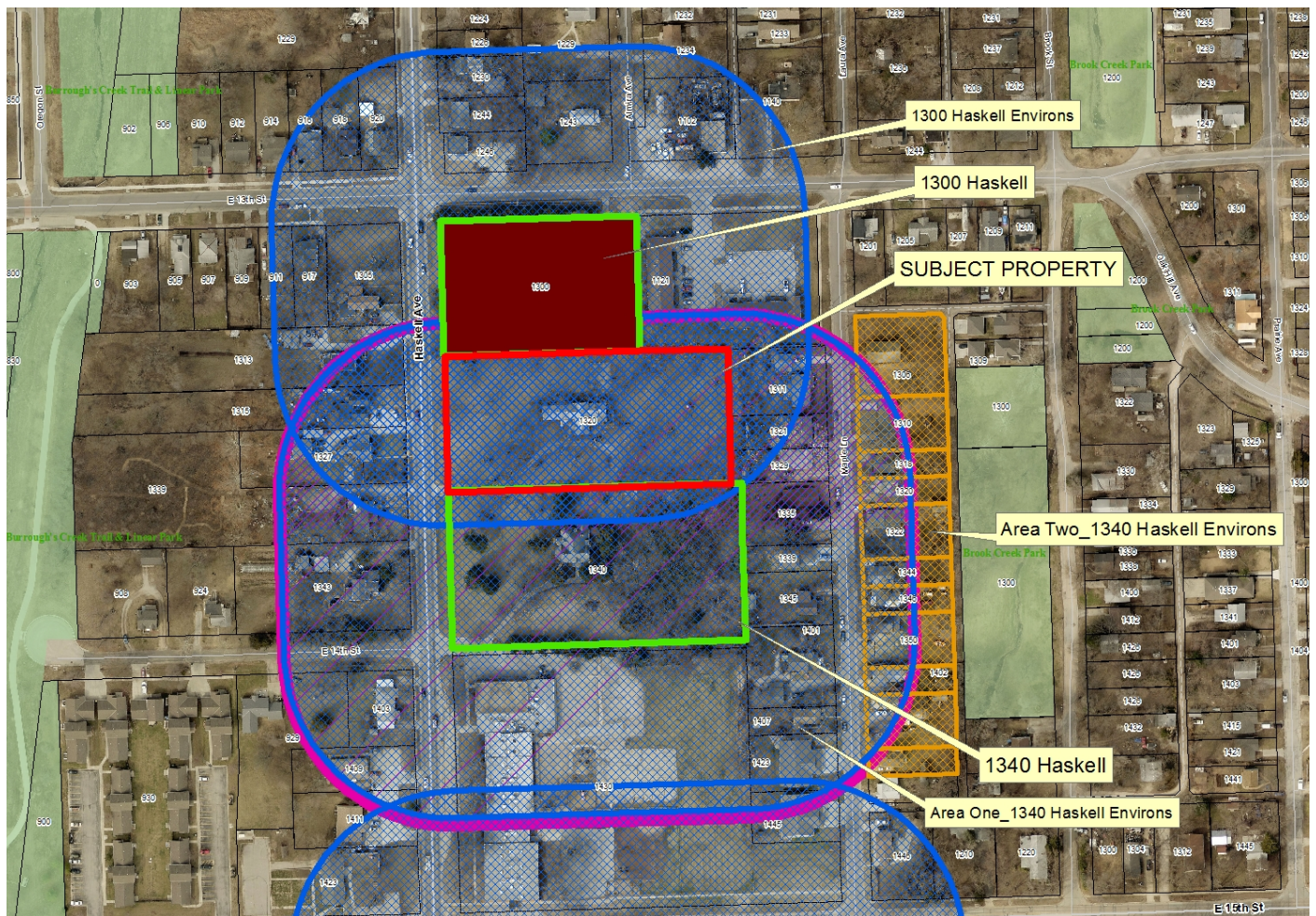
The area primarily consists of multi-family residential and single-family residential structures. The residential character of the environs surrounding the Haskell French House is important. The area should maintain the overall residential character of the historic environs and the following should apply:

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. Important design elements include scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings, and sense of entry. Demolition of properties shall be approved if

a compatible structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern within the environs are the primary focus of review.

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D. STAFF ANALYSIS

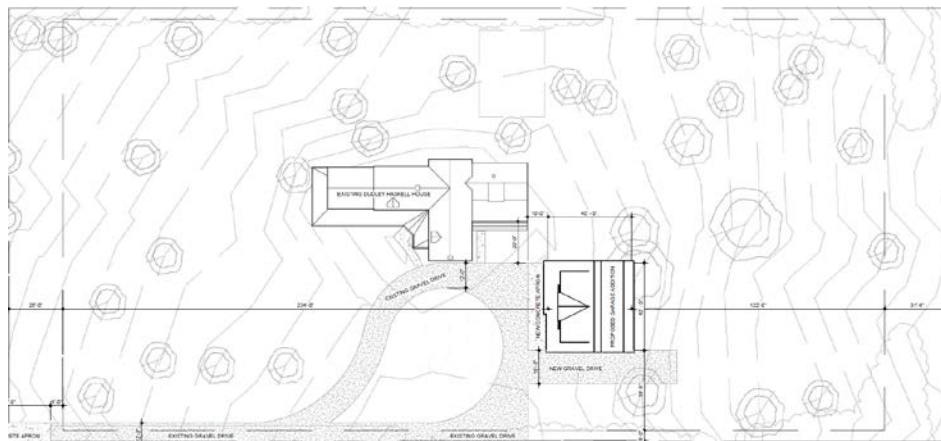
The structure located at 1320 Haskell Avenue was constructed c. 1869 and is the Dudley Haskell House. Dudley Haskell served in the Kansas House of Representatives in 1872, 1875, and 1876. He was elected to the U.S. Congress in 1876 for the term beginning March 4, 1877. He served in congress until his death in 1883. Haskell served as chairman of the Committee on Indian Affairs and is often associated with the decision to locate a central school for Indian children, named Haskell Institute in 1887, in Lawrence. 1320 Haskell Avenue is not listed in any historic register. This is a Certificate of Appropriateness review for a project located in the environs of listed properties.

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.

The Dudley Haskell House is located on approximately two acres. The Charles and Elizabeth Haskell French House located to the north is located on a lot that is over an acre and the John G. Haskell House lot to the south is over 2 acres. These large lots create house to house distances of approximately 172' and 137' respectively. The total land area of the three properties is over 5 ½ acres. The size of the lots of the listed properties, the location of the structures on the listed properties, and the relationship of the listed properties and structures to the subject property creates a unique environs review for this project.

The standard that applies to this project from Section 22-505 is standard 9. Standard 9 addresses new construction. New construction should be compatible with the size, scale, color, material, and character of the environs. In addition to review by 22-505, the proposed new construction should be reviewed using the design criteria in 22-506. These design criteria help to promote the standards set forth in 22-505. Specifically, 22-506(c)(2) provides review criteria for new construction. Identified criteria for new 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 accessory structure will be used as a garage and an accessory dwelling unit. It will be located to the south of the primary structure and behind the plane created by the east elevation of the structure. It is likely that all three houses had a range of accessory structures with multiple locations on the lots. Although this location is unusually close to the primary structure for this lot, its location will not impact the listed properties. The existing drive will be maintained and used as access for the new structure. The proposed new gravel drive to the south of the new structure may not meet the Development Code standards and the shared use access to the drive should be reviewed by the City Engineer. The new gravel driveway will not impact the proposed project.



The height of the new structure is less than the height of the primary structure, but the overall combination of the height and footprint of the structure create an appearance of a structure that is larger than the typical historic accessory structure. With a footprint of 1,680 sf, the structure is larger than the typical historic carriage house that had living quarters above a vehical storage area and is more comparable to a large barn. In comparison, the barn including a shed addition located at 1500 Haskell Avenue is approximately 1,170 sf and the barn located at 1111 E 19th Street is approximately 1,344 sf. The size of the proposed structure also creates a new associated site coverage for the property. If the new site coverage is combined with the existing footprint of the primary structure, the overall site coverage is less than 13% of the lot. The lot size of the subject property and the lot sizes of the adjacent properties create an open space that can support the new structure footprint without encroaching on the environs of the listed properties. If the property were in an area that is developed with smaller lots, the size of the structure would not be appropriate.

Like the size of the proposed structure, the overall design and scale of the structure is not typical for accessory structures in the environs. The design of the roof form (broken saltbox type) and the shed gable dormer form that has a portion recessing into the gable roof plane create a scale that is not consistent with the primary structure. The primary structure and the listed properties have similar scales created by the divisions of the overall height of the structures and the size of the windows and doors in relation to these divisions. Again, because of the lot size of the subject property and the lot sizes of the adjacent properties, this atypical scale does not encroach upon the environs of the listed properties. In addition, the modern design of the structure and the new style of garage doors will help to differentiate the new structure from the historic structures in the area.

The proposed structure uses compatible materials that reflect the materials of the primary structure and the materials of the environs of the listed properties. The applicant has not included window specifications for the windows of the structure. Staff does not recommend vinyl windows. The commission should ask the applicant to verify the window materials. The orientation to the street, the entrance locations, and the directional expression of the proposed structure are compatible with the environs.

The proposed project is located in the environs of the Charles and Elizabeth Haskell French House

(1300 Haskell Avenue) and the John G. Haskell House (1340 Haskell Avenue). There is a direct line of sight from the listed properties to the proposed structure. The new structure will likely be visible from the primary elevations of the listed properties.



Because this is an environs review, the least stringent evaluation is applied. There is a presumption

that a Certificate of Appropriateness will be approved unless the proposed new construction would significantly encroach on, damage, or destroy the landmark or historic district. Staff is of the opinion the construction of this particular proposed structure will not significantly encroach on, damage, or destroy the environs of the listed properties due to the existing lot sizes and spacial relationships that exist between the properties.

E. STAFF RECOMMENDATION

Certificate of Appropriateness

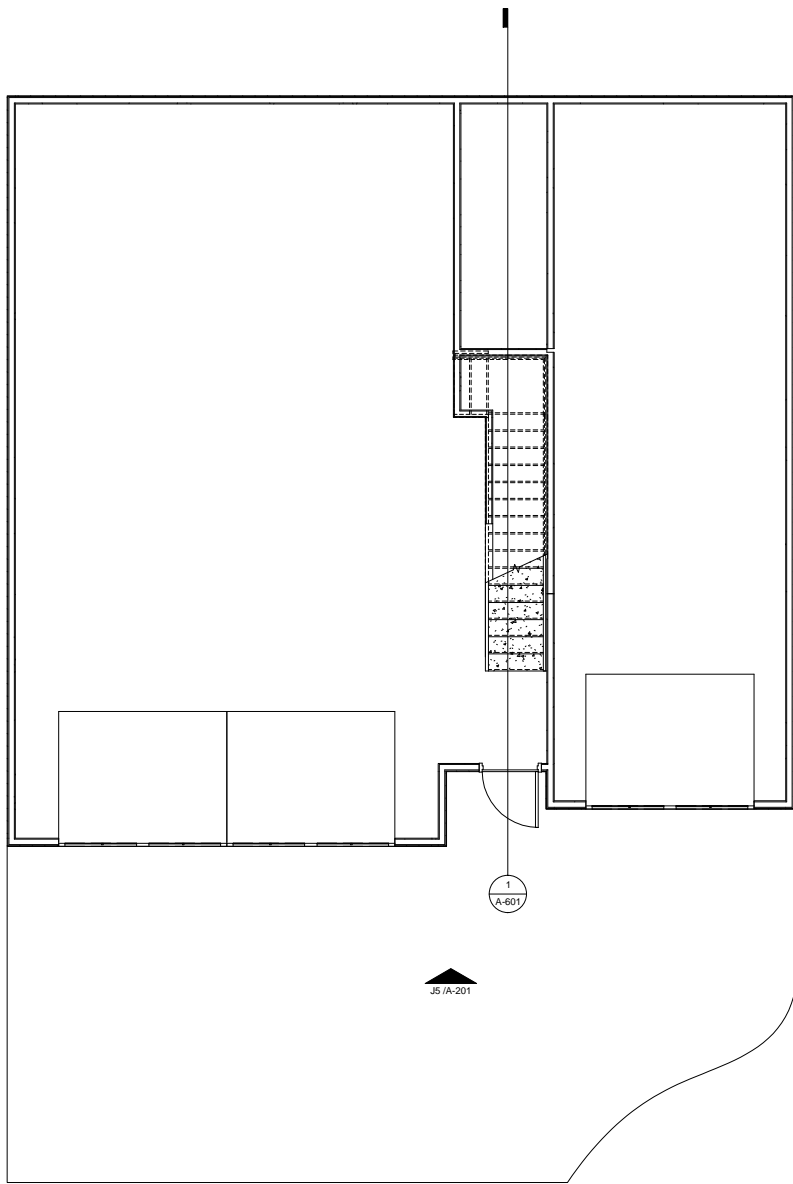
In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, staff recommends the Commission find that the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs and issue the Certificate of Appropriateness for the proposed project noting that any significant revisions or modifications to the project shall be forwarded to the Historic Resources Commission for review and any minor alterations to the project will be reviewed administratively.

A5 /A-201

A5 /A-202

A5 /A-202

J5 /A-201



1
A-601

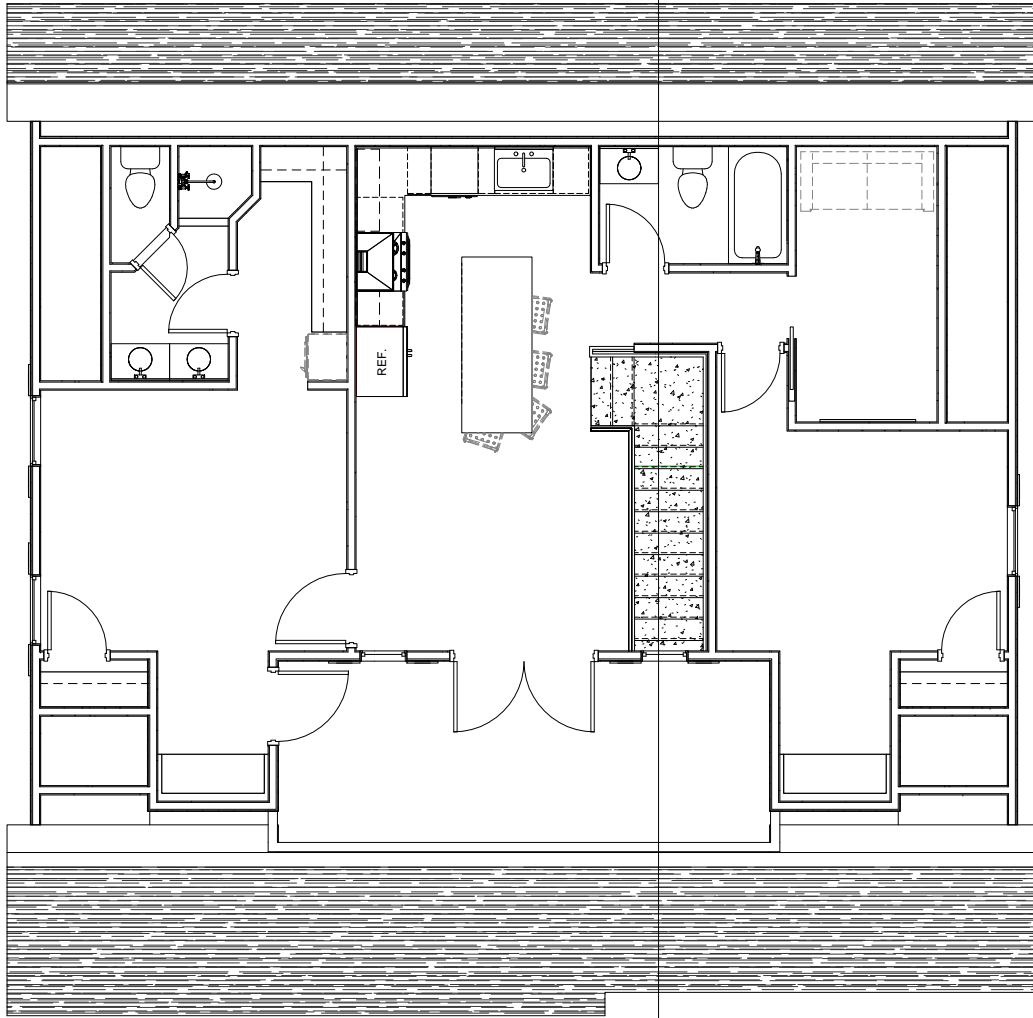
A5 /A-201

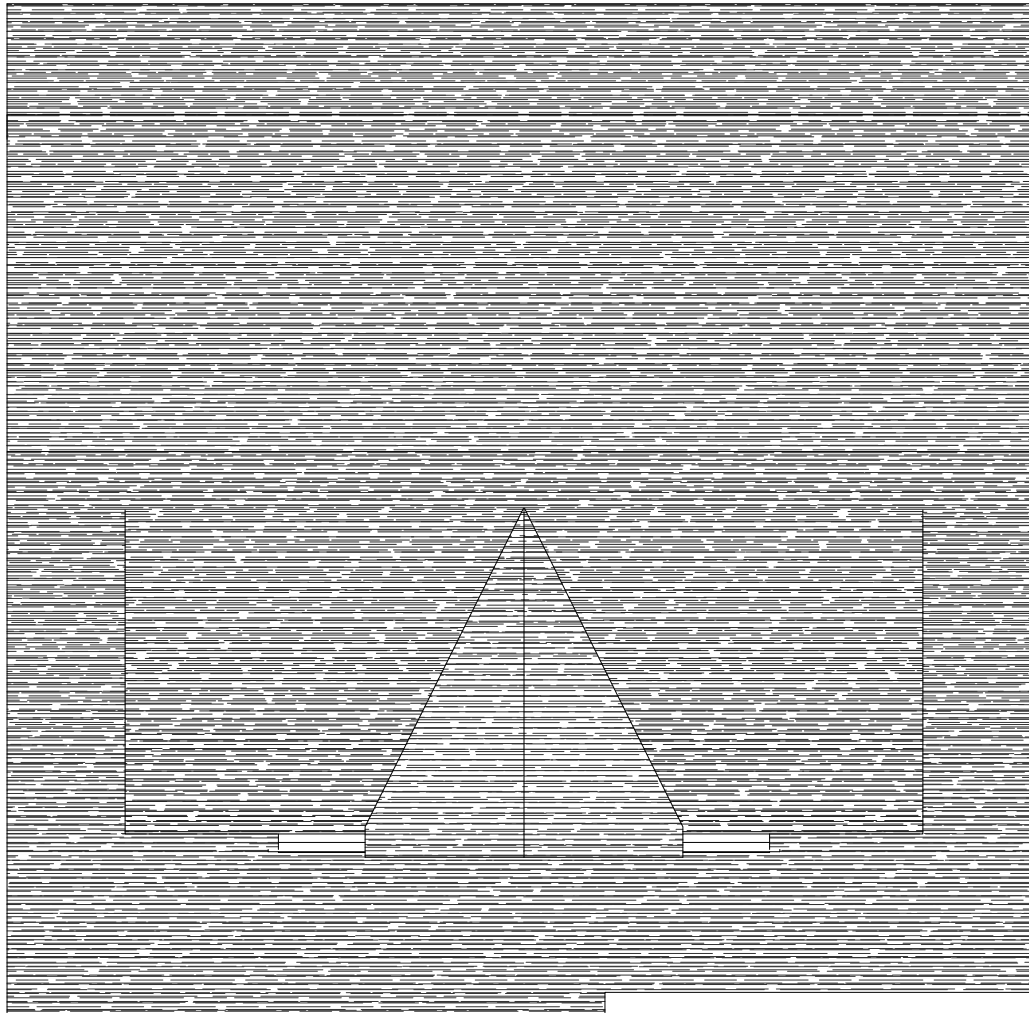
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A-601

J5 /A-202

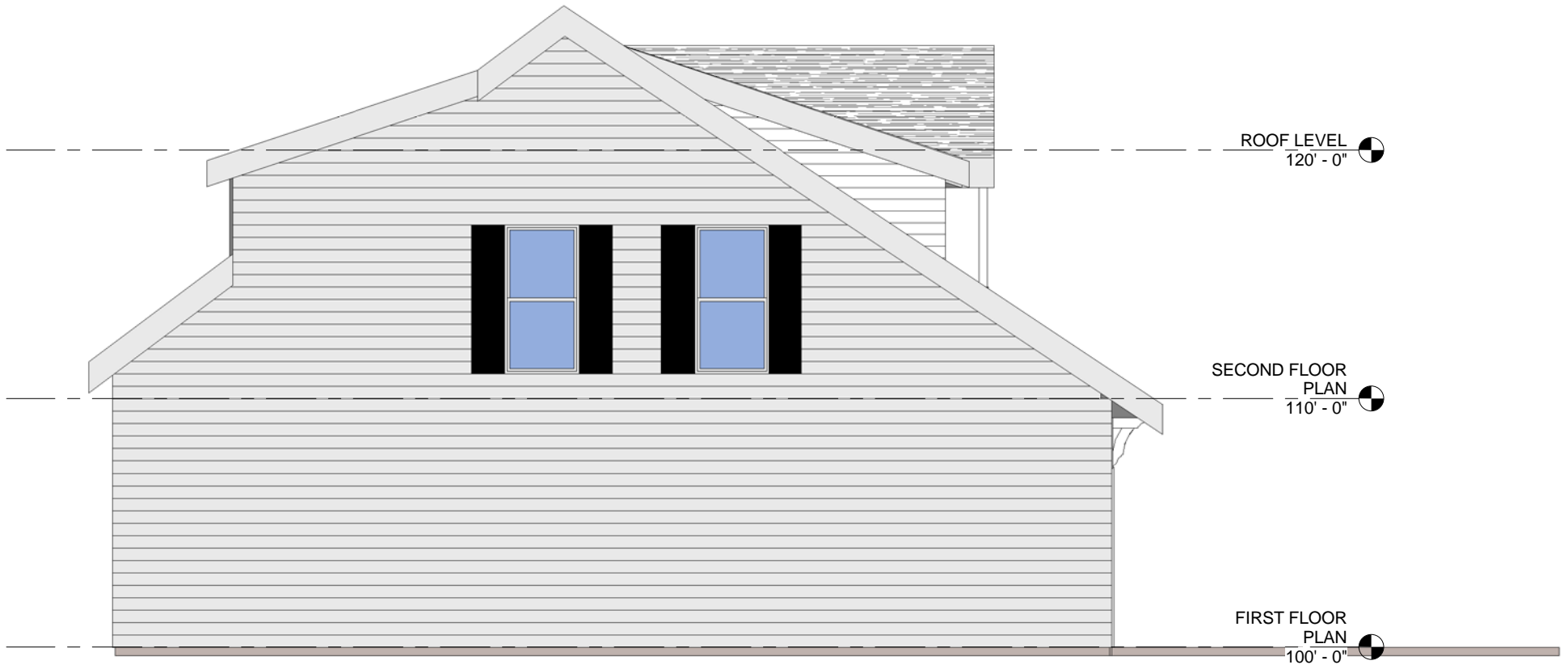
A5 /A-202

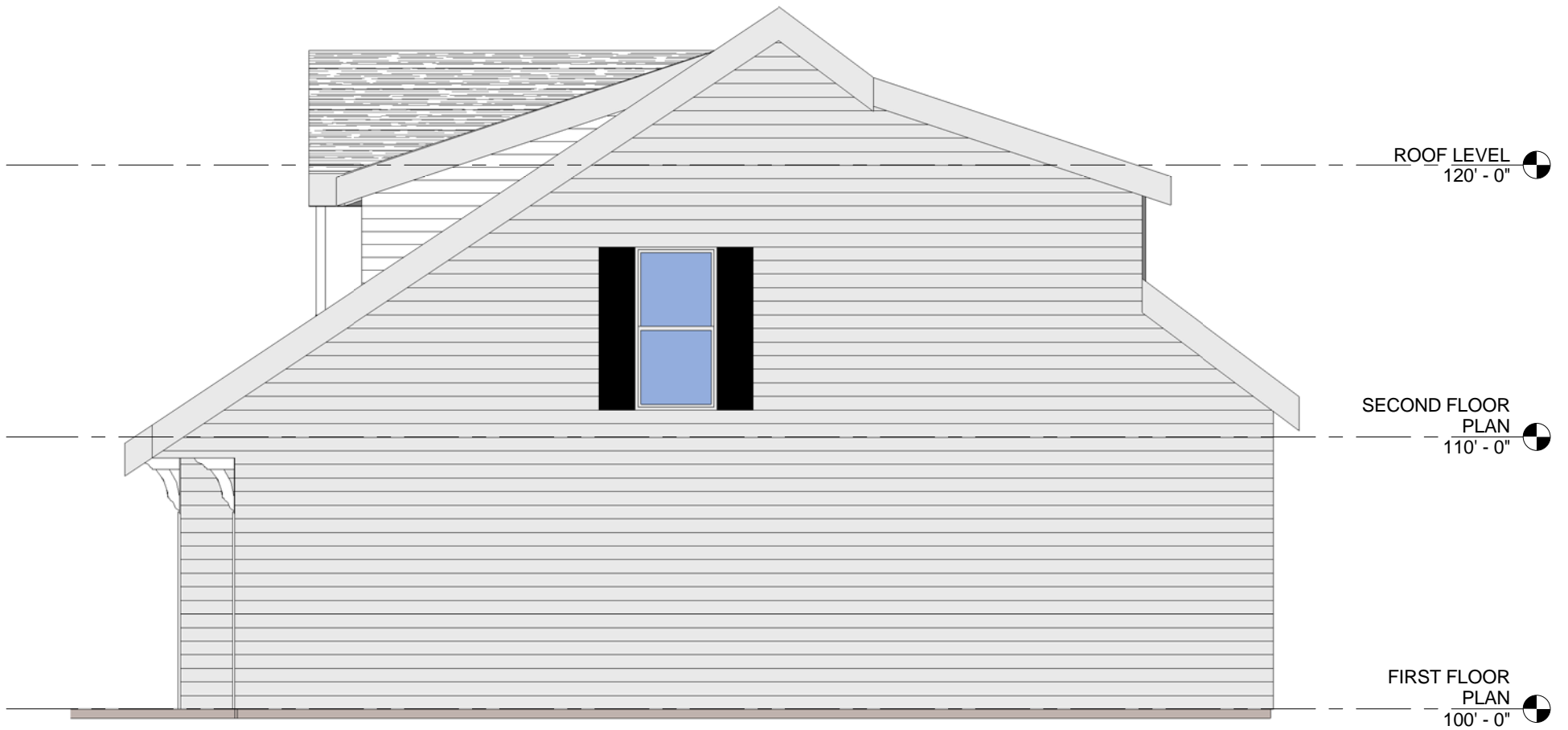
J5 /A-201









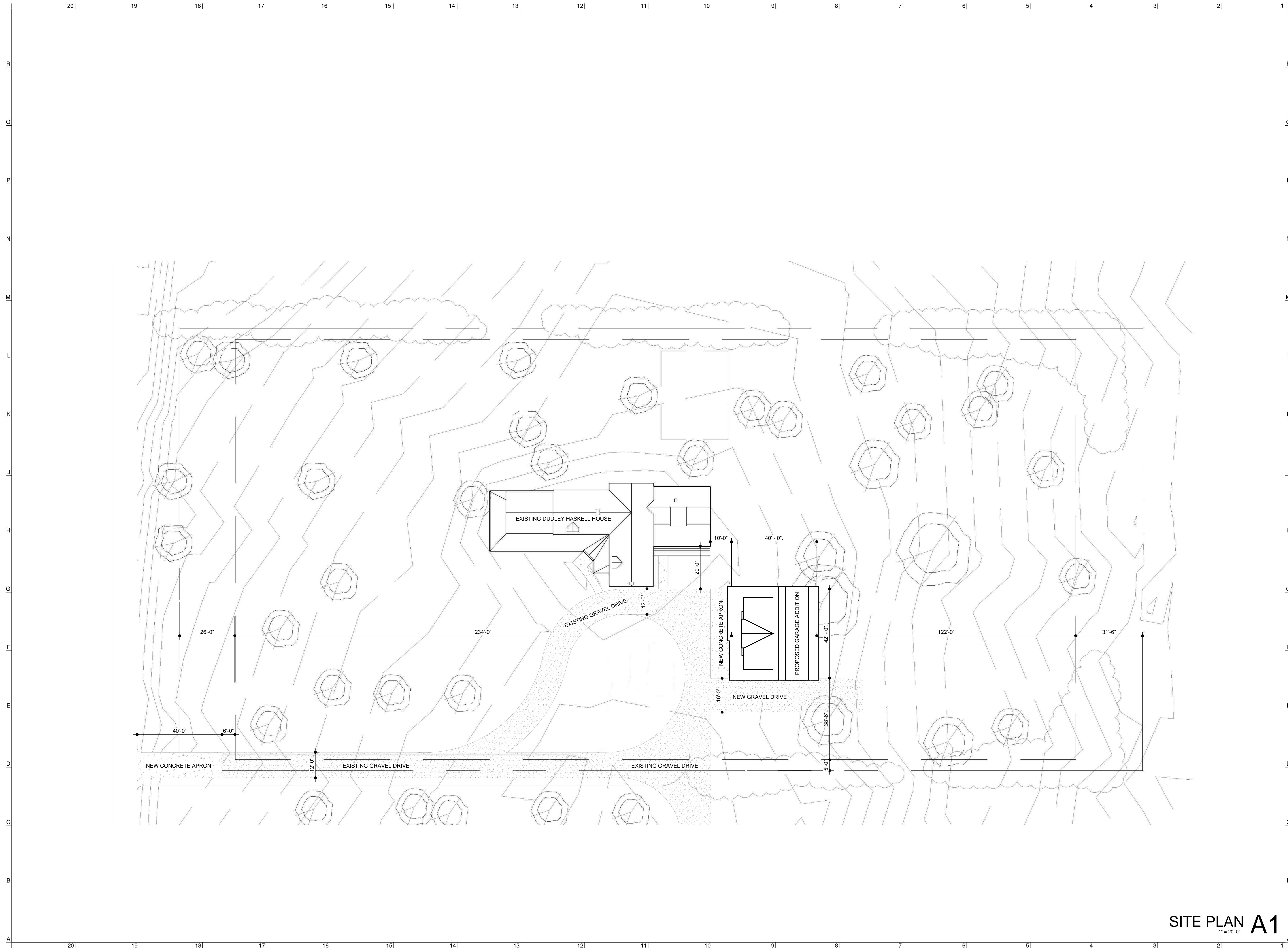




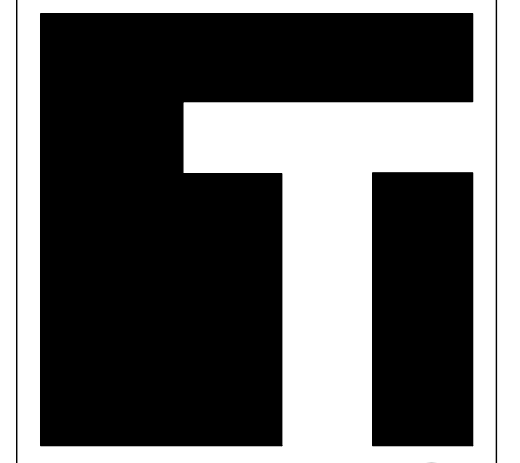
ROOF LEVEL
120' - 0"

SECOND FLOOR
PLAN
110' - 0"

FIRST FLOOR
PLAN
100' - 0"



SITE PLAN A1
1" = 20'-0"



TEVIS ARCHITECTS
www.tevisarchitects.com

LENEXA OFFICE:
8725 ROSEHILL RD STE 400
LENEXA, KS 66215
P: 913.599.3003
F: 913.599.3093

TOPEKA OFFICE:
1250 SW OAKLEY STE 200
TOPEKA, KS 66604
P: 785.234.8664
F: 785.233.4600

MEP ENGINEER
PKMR ENGINEERS
2933 SW WOODSIDE DRIVE
SUITE C
TOPEKA, KS 66614
P: 785.273.2447
F: 785.273.0456

BOB D. CAMPBELL & CO, INC
4338 BELLEVIEW
KANSAS CITY, MO 64111
P: 816.531.4144
F: 816.531.8572

NOT FOR CONSTRUCTION

DUDLEY HASKELL HOUSE
Carriage House Addition
1320 Haskell Avenue
Lawrence, KS 66044

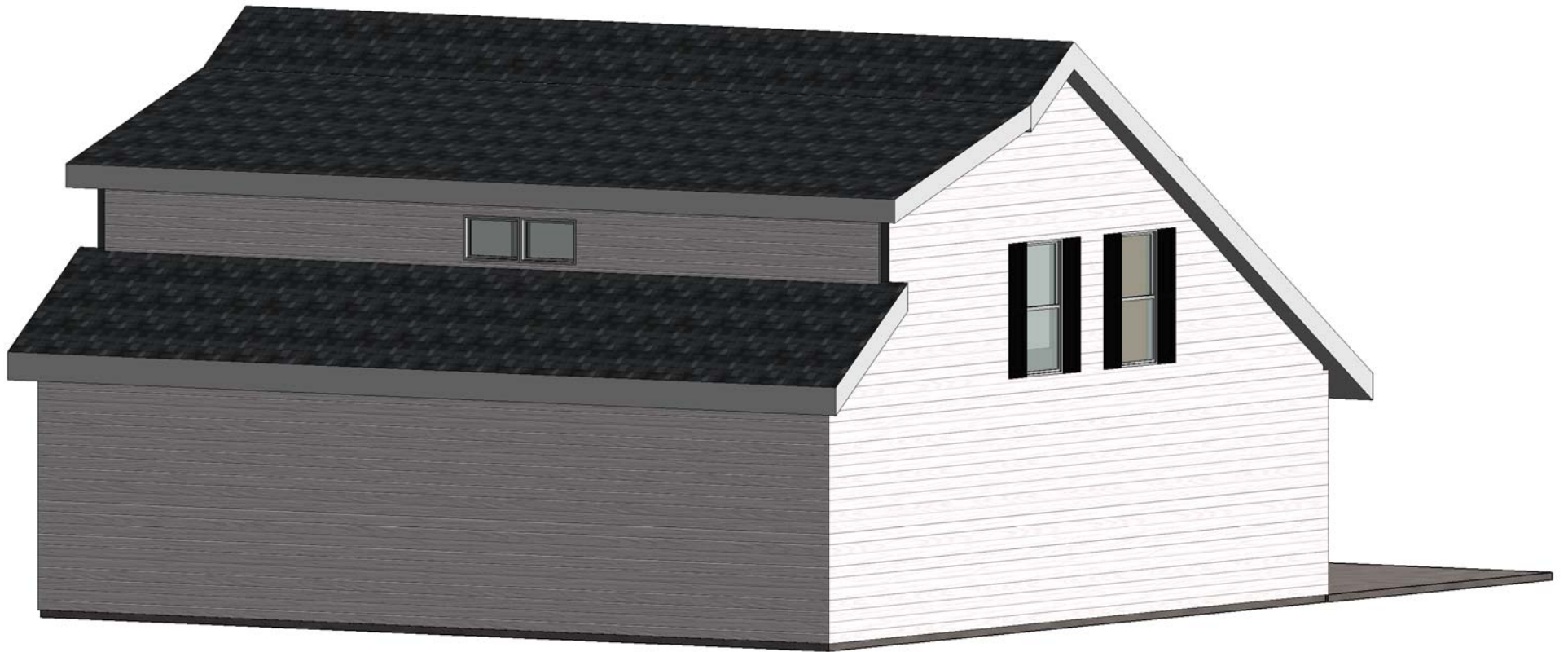
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CHECKED BY: Checker

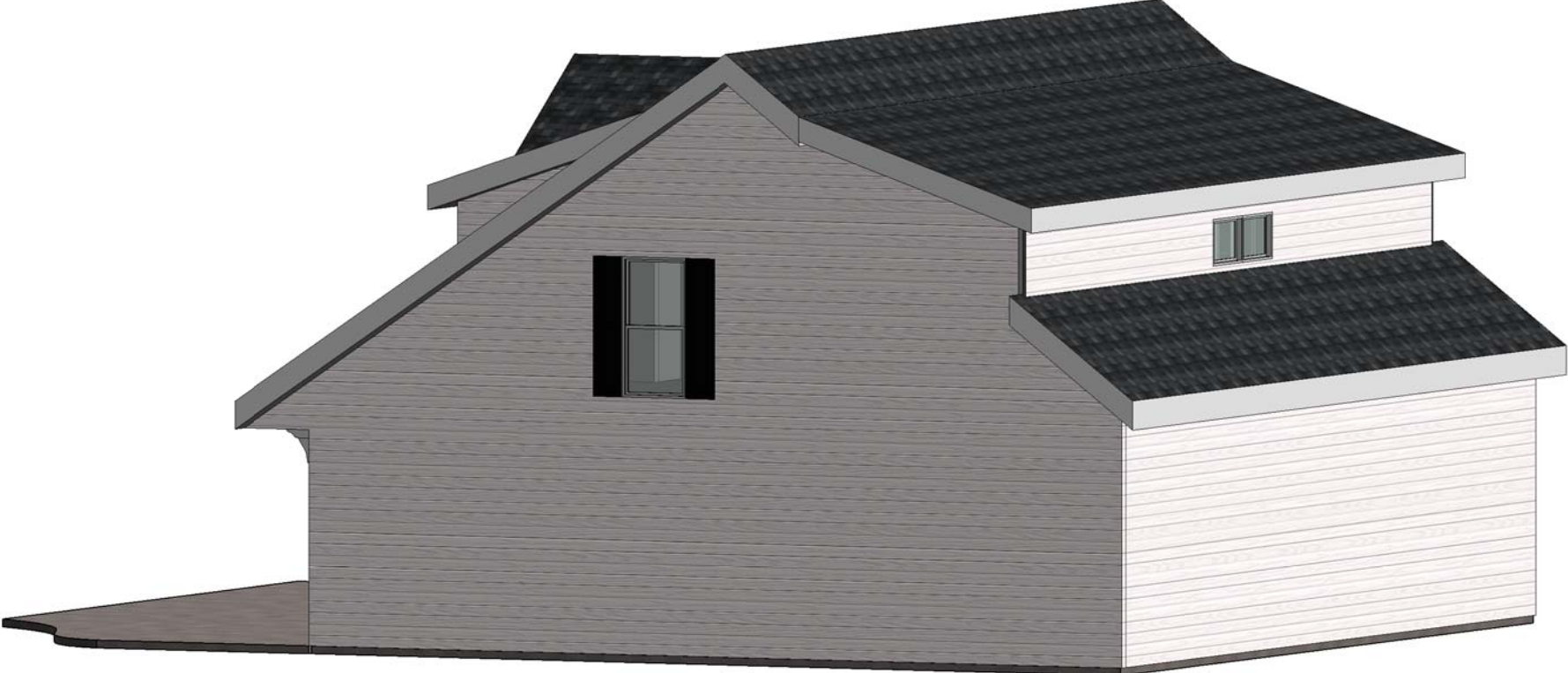
NO.	ISSUE/REVISION	DATE

SITE PLAN
AS-101
Design Development
© 2014 TEVIS ARCHITECTURAL GROUP PA











Construction Specialties LLC

Client: Aaron Weigel (sold)
Property: 1320 Haskell
Lawrence, KS 66046

Home: (785) 218-9394

Operator: CMS_ESTI

Estimator: MW

Business: (785) 424-5225

E-mail: mike@csremodelers.com

Type of Estimate: Remodel

Date Entered: 2/8/2016

Date Assigned:

Price List: KSTO8X_JAN16

Labor Efficiency: New Construction

Estimate: 2016-02-08-0823-1--2

Included in this estimate are the following items:

- New construction at the above mentioned location for a two story residential building. Specifics can be found in the estimate line items contained in this document.

***** NO CABINETRY MATERIALS IN THE KITCHEN ARE INCLUDED *****

***** NO DRIVEWAY IS INCLUDED AT THIS POINT *****

EXCAVATION

- EXCAVATION QUOTED INCLUDES NORMAL AMOUNTS OF OBSTACLES IN THE CONSTRUCTION SITE SOIL. SHOULD THERE BE AN ABOVE AVERAGE ABOUT OF ROCKS OR ANY OTHER OBSTRUCTIONS PRESENT AN ADDITIONAL CHARGE WILL BE ASSESSED FOR THE EXCAVATION AT A PER HOUR RATE OF \$200/HR FOR THE EXCAVATOR AND OPERATOR.

*** PAINT WHERE APPLICABLE ***

- 2 COATS OF PAINT ARE INCLUDED IN A SIMILAR COLOR AND SHEEN TO EXISTING COLOR AND SHEEN. ADDITIONAL COATS OR DEVIATIONS IN COLOR AND SHEEN WILL BE AN ADDITIONAL CHARGE. 1 COLOR IS INCLUDED. DEVIATIONS IN COLOR AND SHEEN, NUMBER OF COLORS, OR NUMBER OF COATS REQUIRED FOR SATISFACTORY COVERING WILL BE CHARGED AT AN AVERAGE OF \$120 PER COAT / COLOR / ROOM. CONTRACTOR RESERVES THE RIGHT TO USE THE BRAND OF PAINT OF ITS CHOOSING.

**** CHANGE ORDERS ****

- IN THE EVENT THAT DEVIATIONS FROM SCOPE INCLUDED ON ORIGINAL DOCUMENTS (CHANGE ORDERS) ARE NECESSARY. THE ENTIRE BALACE OF THE CHANGE ORDER IS DUE ON ACCEPTANCE OF CHANGE ORDER AND PRIOR TO WORK BEGINNING.

- CHANGE ORDERS AFFECT THE OVERALL TIMELINE OF THE PROJECT. CONTRACTOR IS NOT RESPONSIBLE FOR CHANGES IN SCHEDULE OR TIMELINES DUE TO CHANGE ORDERS SUBMITTED AFTER START DATE.

***** MATERIAL SELECTIONS *****

- IT IS AGREED THAT BOTH PARTIES WILL MAKE THEIR BEST EFFORT TO COLLABORATE ON COMPLETION OF MATERIAL SELECTIONS FOR THE ENTIRE PROJECT PRIOR TO START DATE. SHOULD MATERIALS SELECTIONS NOT BE COMPLETE PRIOR TO START DATE, START DATE MAY BE POSTPONED.

****** UNLESS OTHERWISE STATED PAYMENTS TERMS ARE AS FOLLOWS ******

- 25% OF CONTRACT PRICE DUE ON SIGNING.

- 50% OF CONTRACT PRICE DUE ON START DAY.

- REMAINING BALANCE MINUS 5% DUE ON SUBSTANTIAL COMPLETION

- FINAL BALANCE DUE ON COMPLETION OF PUNCH-LIST ITEMS.



2016-02-08-0823-1--2

2016-02-08-0823-1--2

DESCRIPTION	QTY
1. Permits	1.00 EA
3. Dumpster load - Approx. 20 yards, 4 tons of debris	6.00 EA
4. Post construction cleaning	16.00 HR
5. Site management	100.00 HR
1 hr per day for the duration of the project for cleanup, site prep, deliveries.	

NOTES:

Electrical

DESCRIPTION	QTY
<u>Rough-in</u>	
6. Meter mast for overhead power - 3" conduit	1.00 EA
7. Meter base and main disconnect	1.00 EA
does not include rewiring home or any work with existing wiring to other parts of the home.	
8. Electrician - per hour	60.00 HR
includes labor to wire structure for new service and add new electrical meter/mast.	

NOTES:

Plumbing

DESCRIPTION	QTY
9. Plumbing rough-in	1.00 EA



CONTINUED - Plumbing

DESCRIPTION	QTY
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NOTES:

Framing

DESCRIPTION	QTY
-------------	-----

Ceiling 2nd floor

10. Truss - 4/12 slope	798.00 LF
------------------------	-----------

Walls 2nd floor

11. Stud wall - 2x6 (per BF)	1762.00 BF
------------------------------	------------

12. Sheathing - plywood - 1/2" CDX	440.00 SF
------------------------------------	-----------

walls

Floor 2nd floor

13. Joist - floor or ceiling - 2x10 - w/blocking	1354.00 LF
--	------------

14. Sheathing - plywood - 3/4" - tongue and groove	227.00 SF
--	-----------

Walls 1st floor

15. Stud wall - 2x6 (per BF)	1126.00 BF
------------------------------	------------

16. Sheathing - plywood - 1/2" CDX	400.00 SF
------------------------------------	-----------

Misc

17. Carpenter - General Framing - per hour	15.00 HR
--	----------

18. Additional material	1.00 EA
-------------------------	---------

NOTES:



Concrete

DESCRIPTION	QTY
19. Excavation	12.00 CY
20. R&R Footings - labor & materials - Reinforced	12.00 CY
21. Backfill foundations	150.00 LF
22. Concrete slab on grade - 4" - finished in place	1400.00 SF

NOTES:

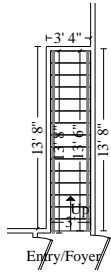
Exterior

DESCRIPTION	QTY
Siding	
23. House wrap (air/moisture barrier)	4000.00 SF
24. Siding - hardboard - lap pattern - 8" LP smart lap siding	1000.00 SF
25. Siding - hardboard - sheet lp smart sheet siding	3000.00 SF
26. Exterior - paint two coats	3500.00 SF
Gutters	
27. Gutter aluminum - 6"	200.00 LF
28. Downspout - aluminum - 6"	96.00 LF

NOTES:

HVAC

DESCRIPTION	QTY
--------------------	------------



Subroom: Stairs (1)

Height: 17'

364.31 SF Walls	40.50 SF Ceiling
404.81 SF Walls & Ceiling	69.37 SF Floor
7.71 SY Flooring	34.84 LF Floor Perimeter
30.16 LF Ceil. Perimeter	

Missing Wall

3' X 17'

Opens into ENTRY_FOYER

DESCRIPTION

QTY

Doors

31. Interior door unit - Standard grade	1.00 EA
32. Paint door slab only - 2 coats (per side)	2.00 EA

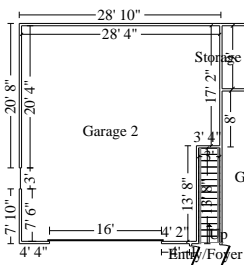
Windows

33. Window - casement, 9-13 sf	1.00 EA
--------------------------------	---------

Doors

34. Overhead door & hardware - 8' x 8'	1.00 EA
--	---------

NOTES:



Garage 2

Height: 8'

946.51 SF Walls	827.77 SF Ceiling
1774.28 SF Walls & Ceiling	827.77 SF Floor
91.97 SY Flooring	118.31 LF Floor Perimeter
118.31 LF Ceil. Perimeter	

DESCRIPTION

QTY

Windows

35. Window - casement, 9-13 sf	1.00 EA
--------------------------------	---------

Doors

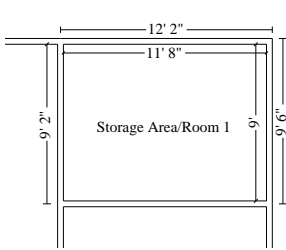
36. Exterior door	1.00 EA
37. Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA
38. Paint door or window opening - 2 coats (per side)	2.00 EA
39. Door lockset & deadbolt - exterior	1.00 EA



CONTINUED - Entry/Foyer

DESCRIPTION QTY

NOTES:



Storage Area/Room 1

Height: 8'

330.67 SF Walls	105.00 SF Ceiling
435.67 SF Walls & Ceiling	105.00 SF Floor
11.67 SY Flooring	41.33 LF Floor Perimeter
41.33 LF Ceil. Perimeter	

DESCRIPTION QTY

Windows

51. Window - casement, 9-13 sf	1.00 EA
52. Paint door or window opening - 2 coats (per side)	2.00 EA

Doors

53. Interior door unit - Standard grade	1.00 EA
54. Paint door slab only - 2 coats (per side)	2.00 EA
55. Door knob - interior	1.00 EA

NOTES:

2nd floor

2nd floor

DESCRIPTION QTY

Insulation

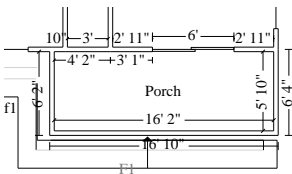
56. Blown-in insulation - 20" depth - R50	1000.00 SF
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CONTINUED - 2nd floor

DESCRIPTION **QTY**

NOTES:



Porch

Height: 8'

351.92 SF Walls	94.28 SF Ceiling
446.20 SF Walls & Ceiling	94.28 SF Floor
10.48 SY Flooring	43.99 LF Floor Perimeter
43.99 LF Ceil. Perimeter	

DESCRIPTION **QTY**

Ceiling

57. Siding - tongue & groove - cedar	351.92 SF
58. Stain & finish wood siding	351.92 SF
59. Ceiling fan & light - Standard grade	1.00 EA

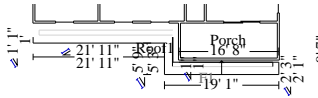
Walls

60. Siding - hardboard - lap pattern - 8"	102.00 SF
61. Trim board - 1" x 4"	116.00 LF
62. Stain & finish wood siding	105.00 SF

NOTES:



Roof1



78.11 Surface Area
50.14 Total Perimeter Length

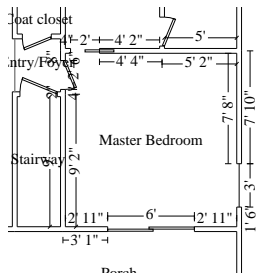
0.78 Number of Squares

DESCRIPTION

QTY

63. Laminated - comp. shingle rfg. - w/ felt 1.00 SQ

NOTES:



Master Bedroom

Height: 8'

381.71 SF Walls 142.28 SF Ceiling
523.99 SF Walls & Ceiling 142.28 SF Floor
15.81 SY Flooring 47.71 LF Floor Perimeter
47.71 LF Ceil. Perimeter

DESCRIPTION

QTY

Ceiling

64. 1/2" drywall - hung, taped, floated, ready for paint 142.28 SF
65. Seal/prime then paint the ceiling (2 coats) 142.28 SF
66. Recessed light fixture 4.00 EA
67. Ceiling fan & light - Standard grade 1.00 EA

Walls

68. Batt insulation - 6" - R19 - paper faced 190.85 SF
69. 1/2" drywall - hung, taped, floated, ready for paint 381.71 SF
70. Seal the walls w/PVA primer - one coat 381.71 SF
71. Paint the walls - two coats 381.71 SF

Windows

72. Window - casement, 9-13 sf 1.00 EA
73. Paint door or window opening - 2 coats (per side) 2.00 EA

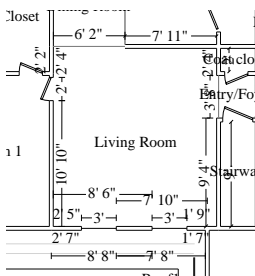
Doors



CONTINUED - Master Bedroom

DESCRIPTION	QTY
74. Patio door	1.00 EA
75. Door opening (jamb & casing) - 36"to60"wide - paint grade	1.00 EA
76. Paint door or window opening - Large - 2 coats (per side)	2.00 EA
77. Interior door unit - Standard grade	1.00 EA
78. Paint door slab only - 2 coats (per side)	2.00 EA
79. Door knob - interior	1.00 EA
Trim	
80. Baseboard - 3 1/4"	47.71 LF
81. Base shoe	47.71 LF
82. Seal & paint base shoe or quarter round	47.71 LF
Flooring	
83. Carpet - Standard grade	163.62 SF
15 % waste added for Carpet.	

NOTES:



Living Room

Height: 8'

393.06 SF Walls	217.32 SF Ceiling
610.38 SF Walls & Ceiling	217.32 SF Floor
24.15 SY Flooring	49.13 LF Floor Perimeter
49.13 LF Ceil. Perimeter	

Missing Wall

6' 2" X 8'

Opens into DINING_ROOM

Missing Wall

3' 8" X 8'

Opens into ENTRY_FOYER

DESCRIPTION

QTY

Ceiling

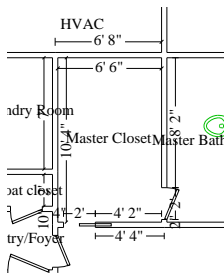
84. 1/2" drywall - hung, taped, floated, ready for paint	217.32 SF
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CONTINUED - Living Room

DESCRIPTION	QTY
85. Seal/prime then paint the ceiling (2 coats)	217.32 SF
86. Recessed light fixture	6.00 EA
87. Ceiling fan & light - Standard grade	1.00 EA
Walls	
88. Batt insulation - 6" - R19 - paper faced	196.53 SF
89. 1/2" drywall - hung, taped, floated, ready for paint	393.06 SF
90. Seal the walls w/PVA primer - one coat	393.06 SF
91. Paint the walls - two coats	393.06 SF
Windows	
92. Window - casement, 9-13 sf	1.00 EA
93. Paint door or window opening - Large - 2 coats (per side)	2.00 EA
Trim	
94. Baseboard - 3 1/4"	49.13 LF
95. Base shoe	49.13 LF
96. Seal & paint base shoe or quarter round	49.13 LF
Flooring	
97. Carpet - Standard grade	249.92 SF
15 % waste added for Carpet.	

NOTES:



Master Closet

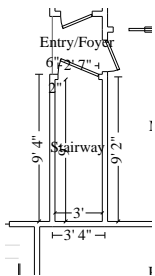
Height: 8'

269.71 SF Walls	67.41 SF Ceiling
337.12 SF Walls & Ceiling	67.41 SF Floor
7.49 SY Flooring	33.71 LF Floor Perimeter
33.71 LF Ceil. Perimeter	



DESCRIPTION	QTY
Ceiling	
98. 1/2" drywall - hung, taped, floated, ready for paint	67.41 SF
99. Seal/prime then paint the ceiling (2 coats)	67.41 SF
100. Recessed light fixture	4.00 EA
Walls	
101. Batt insulation - 6" - R19 - paper faced	134.85 SF
102. 1/2" drywall - hung, taped, floated, ready for paint	269.71 SF
103. Seal the walls w/PVA primer - one coat	269.71 SF
104. Paint the walls - two coats	269.71 SF
Doors	
105. Interior door unit - Standard grade	1.00 EA
106. Paint door slab only - 2 coats (per side)	2.00 EA
107. Door knob - interior	1.00 EA
Trim	
108. Organized closet shelving	67.41 SF
109. Baseboard - 3 1/4"	33.71 LF
110. Base shoe	33.71 LF
111. Seal & paint base shoe or quarter round	33.71 LF
Flooring	
112. Carpet - Standard grade	77.52 SF
15 % waste added for Carpet.	

NOTES:



Stairway

Height: 8'

192.00 SF Walls	27.00 SF Ceiling
219.00 SF Walls & Ceiling	27.00 SF Floor
3.00 SY Flooring	24.00 LF Floor Perimeter
24.00 LF Ceil. Perimeter	

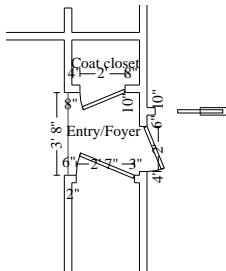
DESCRIPTION	QTY
Ceiling	
113. 1/2" drywall - hung, taped, floated, ready for paint	27.00 SF



CONTINUED - Stairway

DESCRIPTION	QTY
114. Seal/prime then paint the ceiling (2 coats)	27.00 SF
Walls	
115. Batt insulation - 6" - R19 - paper faced	96.00 SF
116. Seal the walls w/PVA primer - one coat	192.00 SF
117. Paint the walls - two coats	192.00 SF
118. Stair stringer - softwood	45.00 LF
119. Stair riser - hardwood - up to 4'	15.00 EA
120. Stair tread - hardwood - up to 4'	15.00 EA
121. Stair Skirt/Apron - wall side - hardwood	30.00 LF
122. Stair finishing	1.00 EA

NOTES:



Entry/Foyer

Height: 8'

82.67 SF Walls	11.61 SF Ceiling
94.28 SF Walls & Ceiling	11.61 SF Floor
1.29 SY Flooring	10.33 LF Floor Perimeter
10.33 LF Ceil. Perimeter	

Missing Wall

3' 8" X 8'

Opens into LIVING_ROOM

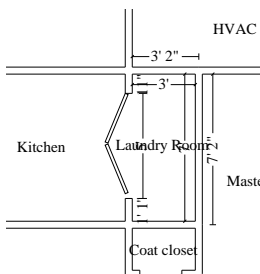
DESCRIPTION	QTY
Ceiling	
123. 1/2" drywall - hung, taped, floated, ready for paint	11.61 SF
124. Seal/prime then paint the ceiling (2 coats)	11.61 SF
125. Light fixture - Standard grade	1.00 EA
Walls	
126. 1/2" drywall - hung, taped, floated, ready for paint	82.67 SF



CONTINUED - Entry/Foyer

DESCRIPTION	QTY
127. Seal the walls w/PVA primer - one coat	82.67 SF
128. Paint the walls - two coats	82.67 SF
Doors	
129. Exterior door	1.00 EA
130. Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA
131. Paint door or window opening - 2 coats (per side)	2.00 EA
132. Door lockset & deadbolt - exterior	1.00 EA
133. Interior door unit - Standard grade	1.00 EA
134. Paint door slab only - 2 coats (per side)	2.00 EA
135. Door knob - interior	1.00 EA
Trim	
136. Baseboard - 3 1/4"	10.33 LF
137. Base shoe	10.33 LF
138. Seal & paint base shoe or quarter round	10.33 LF
Flooring	
139. 1/4" Cement board	11.61 SF
140. Tile floor covering - Standard grade	12.71 SF

NOTES:



Laundry Room

Height: 8'

160.00 SF Walls	21.00 SF Ceiling
181.00 SF Walls & Ceiling	21.00 SF Floor
2.33 SY Flooring	20.00 LF Floor Perimeter
20.00 LF Ceil. Perimeter	

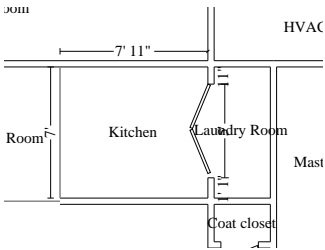
DESCRIPTION	QTY
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CONTINUED - Laundry Room

DESCRIPTION	QTY
<u>Ceiling</u>	
141. 1/2" drywall - hung, taped, floated, ready for paint	21.00 SF
142. Seal/prime then paint the ceiling (2 coats)	21.00 SF
143. Light fixture - Standard grade	1.00 EA
<u>Walls</u>	
144. Batt insulation - 6" - R19 - paper faced	16.00 SF
145. 1/2" drywall - hung, taped, floated, ready for paint	160.00 SF
146. Seal the walls w/PVA primer - one coat	160.00 SF
147. Paint the walls - two coats	160.00 SF
<u>Doors</u>	
148. Interior door unit - Standard grade	1.00 EA
149. Paint door slab only - 2 coats (per side)	2.00 EA
150. Door knob - interior	1.00 EA
<u>Trim</u>	
151. Closet shelf and rod package	3.00 LF
152. Baseboard - 3 1/4"	20.00 LF
153. Base shoe	20.00 LF
154. Seal & paint base shoe or quarter round	20.00 LF
<u>Flooring</u>	
155. 1/4" Cement board	21.00 SF
156. Tile floor covering - Standard grade	22.10 SF
<u>Misc</u>	
157. Washing machine outlet box with valves	1.00 EA
158. 220 volt outlet	1.00 EA

NOTES:



Kitchen

Height: 8'

182.29 SF Walls	55.25 SF Ceiling
237.54 SF Walls & Ceiling	55.25 SF Floor
6.14 SY Flooring	22.79 LF Floor Perimeter
22.79 LF Ceil. Perimeter	

Missing Wall

7' X 8'

Opens into DINING_ROOM

DESCRIPTION

QTY

Ceiling

159. 1/2" drywall - hung, taped, floated, ready for paint	55.25 SF
160. Seal/prime then paint the ceiling (2 coats)	55.25 SF
161. Recessed light fixture	4.00 EA

Walls

162. Batt insulation - 6" - R19 - paper faced	91.15 SF
163. 1/2" drywall - hung, taped, floated, ready for paint	182.29 SF
164. Seal the walls w/PVA primer - one coat	182.29 SF
165. Paint the walls - two coats	182.29 SF

Cabinets

166. Countertop - Granite or Marble	32.00 SF
-------------------------------------	----------

customer will purchase cabinets to be installed by contractor

Trim

167. Baseboard - 3 1/4"	22.79 LF
168. Base shoe	22.79 LF
169. Seal & paint base shoe or quarter round	22.79 LF

Flooring

170. 1/4" Cement board	55.25 SF
171. Tile floor covering - Standard grade	56.35 SF

Misc

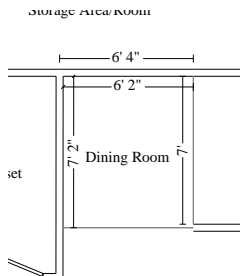
172. Range hood - Standard grade	1.00 EA
173. 220 volt outlet	1.00 EA
174. Sink - double - Standard grade	1.00 EA
175. Add on for undermount sink cutout & polish - double basin	1.00 EA
176. Sink faucet - Kitchen	1.00 EA
177. Garbage disposer - Standard grade	1.00 EA



CONTINUED - Kitchen

DESCRIPTION	QTY
-------------	-----

NOTES:



Dining Room

Height: 8'

106.62 SF Walls	44.17 SF Ceiling
150.79 SF Walls & Ceiling	44.17 SF Floor
4.91 SY Flooring	13.33 LF Floor Perimeter
13.33 LF Ceil. Perimeter	

Missing Wall

6' 2" X 8'

Opens into LIVING_ROOM

Missing Wall

7' X 8'

Opens into KITCHEN

DESCRIPTION	QTY
-------------	-----

Ceiling

178. 1/2" drywall - hung, taped, floated, ready for paint	44.17 SF
179. Seal/prime then paint the ceiling (2 coats)	44.17 SF
180. Chandelier - Standard grade	1.00 EA

Walls

181. Batt insulation - 6" - R19 - paper faced	53.31 SF
182. 1/2" drywall - hung, taped, floated, ready for paint	106.62 SF
183. Seal the walls w/PVA primer - one coat	106.62 SF
184. Paint the walls - two coats	106.62 SF

Trim

185. Baseboard - 3 1/4"	13.33 LF
186. Base shoe	13.33 LF
187. Seal & paint base shoe or quarter round	13.33 LF

Flooring

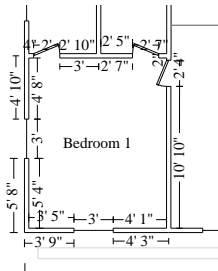
188. 1/4" Cement board	44.17 SF
189. Tile floor covering - Standard grade	45.27 SF



CONTINUED - Dining Room

DESCRIPTION	QTY
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NOTES:



Bedroom 1

Height: 8'

376.39 SF Walls	136.82 SF Ceiling
513.21 SF Walls & Ceiling	136.82 SF Floor
15.20 SY Flooring	47.05 LF Floor Perimeter
47.05 LF Ceil. Perimeter	

DESCRIPTION	QTY
-------------	-----

Ceiling

190. 1/2" drywall - hung, taped, floated, ready for paint	136.82 SF
191. Seal/prime then paint the ceiling (2 coats)	136.82 SF
192. Recessed light fixture	4.00 EA
193. Ceiling fan & light - Standard grade	1.00 EA

Walls

194. Batt insulation - 6" - R19 - paper faced	188.20 SF
195. 1/2" drywall - hung, taped, floated, ready for paint	376.39 SF
196. Seal the walls w/PVA primer - one coat	376.39 SF
197. Paint the walls - two coats	376.39 SF

Windows

198. Window - casement, 9-13 sf	1.00 EA
199. Paint door or window opening - 2 coats (per side)	2.00 EA

Doors

200. Interior door unit - Standard grade	1.00 EA
201. Paint door slab only - 2 coats (per side)	2.00 EA
202. Door knob - interior	1.00 EA

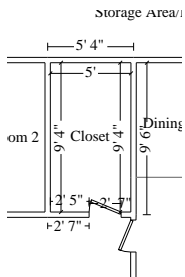
Trim



CONTINUED - Bedroom 1

DESCRIPTION	QTY
203. Baseboard - 3 1/4"	47.05 LF
204. Base shoe	47.05 LF
205. Seal & paint base shoe or quarter round	47.05 LF
Flooring	
206. Carpet - Standard grade	157.34 SF
15 % waste added for Carpet.	

NOTES:



Closet

Height: 8'

229.88 SF Walls	46.99 SF Ceiling
276.87 SF Walls & Ceiling	46.99 SF Floor
5.22 SY Flooring	28.74 LF Floor Perimeter
28.74 LF Ceil. Perimeter	

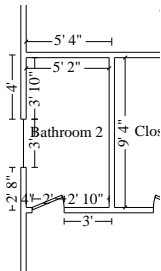
DESCRIPTION	QTY
Ceiling	
207. 1/2" drywall - hung, taped, floated, ready for paint	46.99 SF
208. Seal/prime then paint the ceiling (2 coats)	46.99 SF
209. Recessed light fixture	4.00 EA
Walls	
210. Batt insulation - 6" - R19 - paper faced	114.94 SF
211. 1/2" drywall - hung, taped, floated, ready for paint	229.88 SF
212. Seal the walls w/PVA primer - one coat	229.88 SF
213. Paint the walls - two coats	229.88 SF
Doors	
214. Interior door unit - Standard grade	1.00 EA



CONTINUED - Closet

DESCRIPTION	QTY
215. Paint door slab only - 2 coats (per side)	2.00 EA
216. Door knob - interior	1.00 EA
Trim	
217. Organized closet shelving	46.99 SF
218. Baseboard - 3 1/4"	28.74 LF
219. Base shoe	28.74 LF
220. Seal & paint base shoe or quarter round	28.74 LF
Flooring	
221. Carpet - Standard grade	54.03 SF
15 % waste added for Carpet.	

NOTES:



Bathroom 2

Height: 8'

232.00 SF Walls	48.22 SF Ceiling
280.22 SF Walls & Ceiling	48.22 SF Floor
5.36 SY Flooring	29.00 LF Floor Perimeter
29.00 LF Ceil. Perimeter	

DESCRIPTION	QTY
Ceiling	
222. 1/2" drywall - hung, taped, floated, ready for paint	65.00 SF
223. Seal/prime then paint the ceiling (2 coats)	48.22 SF
224. Bathroom ventilation fan w/light - Standard grade	1.00 EA
Walls	
225. Batt insulation - 6" - R19 - paper faced	56.00 SF
226. 1/2" drywall - hung, taped, floated, ready for paint	232.00 SF



CONTINUED - Bathroom 2

DESCRIPTION	QTY
227. Seal the walls w/PVA primer - one coat	232.00 SF
228. Paint the walls - two coats	232.00 SF
229. Mirror	24.00 SF
230. Towel bar	4.00 EA
231. Toilet paper holder	1.00 EA
<u>Windows</u>	
232. Window - casement, 9-13 sf	1.00 EA
<u>Doors</u>	
233. Interior door unit - Standard grade pocket door	1.00 EA
234. Paint door slab only - 2 coats (per side)	2.00 EA
235. Door knob - interior pocket door hardware	1.00 EA
<u>Cabinets</u>	
236. Vanity	2.00 LF
237. Medicine cabinet - Standard grade	1.00 EA
<u>Trim</u>	
238. Baseboard - 3 1/4"	29.00 LF
239. Paint baseboard - two coats	29.00 LF
240. Base shoe	29.00 LF
241. Seal & paint base shoe or quarter round	29.00 LF
<u>Shower</u>	
242. Bathtub - Standard grade	1.00 EA
243. Tile shower - 65 to 100 SF	1.00 EA
244. Shower door	1.00 EA
245. Tub/shower faucet	1.00 EA
<u>Flooring</u>	
246. 1/4" Cement board	48.22 SF
247. Tile floor covering - Standard grade	53.04 SF
<u>Plumbing</u>	
248. Sink - single - Standard grade	2.00 EA
249. Angle stop valve	3.00 EA
250. P-trap assembly - ABS (plastic)	2.00 EA



CONTINUED - Bathroom 2

DESCRIPTION	QTY
251. Toilet - Standard grade	1.00 EA

NOTES:



Master Bathroom

Height: 8'

245.33 SF Walls	51.67 SF Ceiling
297.00 SF Walls & Ceiling	51.67 SF Floor
5.74 SY Flooring	30.67 LF Floor Perimeter
30.67 LF Ceil. Perimeter	

DESCRIPTION	QTY
Ceiling	
252. 1/2" drywall - hung, taped, floated, ready for paint	65.00 SF
253. Seal/prime then paint the ceiling (2 coats)	51.67 SF
254. Bathroom ventilation fan w/light - Standard grade	1.00 EA
Walls	
255. Batt insulation - 6" - R19 - paper faced	56.00 SF
256. 1/2" drywall - hung, taped, floated, ready for paint	245.33 SF
257. Seal the walls w/PVA primer - one coat	245.33 SF
258. Paint the walls - two coats	245.33 SF
259. Mirror	24.00 SF
260. Towel bar	4.00 EA
261. Toilet paper holder	1.00 EA
Windows	
262. Window - casement, 9-13 sf	1.00 EA
Doors	
263. Interior door unit - Standard grade	1.00 EA

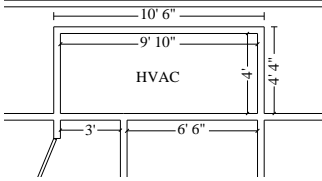


CONTINUED - Master Bathroom

DESCRIPTION	QTY
pocket door	
264. Paint door slab only - 2 coats (per side)	2.00 EA
265. Door knob - interior	1.00 EA
pocket door hardware	
<u>Cabinets</u>	
266. Vanity	2.00 LF
267. Medicine cabinet - Standard grade	1.00 EA
<u>Trim</u>	
268. Baseboard - 3 1/4"	30.67 LF
269. Paint baseboard - two coats	30.67 LF
270. Base shoe	30.67 LF
271. Seal & paint base shoe or quarter round	30.67 LF
<u>Shower</u>	
272. Shower Base (fiberglass)	1.00 EA
273. Tile shower - 65 to 100 SF	1.00 EA
274. Shower door	1.00 EA
275. Shower faucet	1.00 EA
<u>Flooring</u>	
276. 1/4" Cement board	51.67 SF
277. Tile floor covering - Standard grade	56.83 SF
<u>Plumbing</u>	
278. Sink - single - Standard grade	2.00 EA
279. Angle stop valve	3.00 EA
280. P-trap assembly - ABS (plastic)	2.00 EA
281. Toilet - Standard grade	1.00 EA

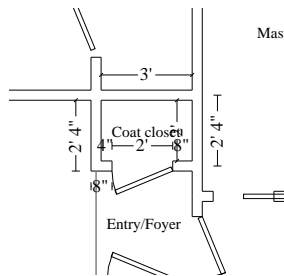
NOTES:



HVAC	Height: 8'
	221.71 SF Walls 261.14 SF Walls & Ceiling 4.38 SY Flooring 27.71 LF Ceil. Perimeter
	39.43 SF Ceiling 39.43 SF Floor 27.71 LF Floor Perimeter

DESCRIPTION	QTY
Ceiling	
282. 1/2" drywall - hung, taped, floated, ready for paint	78.85 SF
283. Light fixture - Standard grade	1.00 EA
Walls	
284. Batt insulation - 6" - R19 - paper faced	221.71 SF
285. 1/2" drywall - hung, taped, floated, ready for paint	443.42 SF
Doors	
286. Interior door unit - Standard grade	1.00 EA
287. Paint door slab only - 2 coats (per side)	2.00 EA
288. Door knob - interior	1.00 EA

NOTES:

Coat closet	Height: 8'
	80.00 SF Walls 86.00 SF Walls & Ceiling 0.67 SY Flooring 10.00 LF Ceil. Perimeter
	6.00 SF Ceiling 6.00 SF Floor 10.00 LF Floor Perimeter

DESCRIPTION	QTY
Ceiling	
289. 1/2" drywall - hung, taped, floated, ready for paint	6.00 SF
290. Seal/prime then paint the ceiling (2 coats)	6.00 SF
291. Light fixture - Standard grade	4.00 EA
Walls	

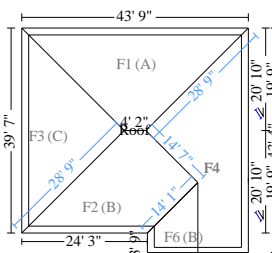


CONTINUED - Coat closet

DESCRIPTION	QTY
292. Batt insulation - 6" - R19 - paper faced	40.00 SF
293. 1/2" drywall - hung, taped, floated, ready for paint	80.00 SF
294. Seal the walls w/PVA primer - one coat	80.00 SF
295. Paint the walls - two coats	80.00 SF
Doors	
296. Interior door unit - Standard grade	1.00 EA
297. Paint door slab only - 2 coats (per side)	2.00 EA
298. Door knob - interior	1.00 EA
Trim	
299. Closet shelf and rod package	3.00 LF
300. Baseboard - 3 1/4"	10.00 LF
301. Base shoe	10.00 LF
302. Seal & paint base shoe or quarter round	10.00 LF
Flooring	
303. 1/4" Cement board	6.00 SF
304. Tile floor covering - Standard grade	7.10 SF

NOTES:

Roof



Roof

1902.97 Surface Area	19.03 Number of Squares
175.27 Total Perimeter Length	17.64 Total Ridge Length
100.86 Total Hip Length	

DESCRIPTION	QTY
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CONTINUED - Roof

DESCRIPTION	QTY
305. Ice & water shield	568.08 SF
306. Laminated - comp. shingle rfg. - w/ felt	19.33 SQ
307. Drip edge	175.27 LF

NOTES:

Grand Total Areas:

6,643.13 SF Walls	2,465.39 SF Ceiling	9,108.52 SF Walls and Ceiling
2,494.27 SF Floor	277.14 SY Flooring	819.69 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	818.02 LF Ceil. Perimeter
2,494.27 Floor Area	2,653.88 Total Area	6,033.50 Interior Wall Area
3,432.63 Exterior Wall Area	305.54 Exterior Perimeter of Walls	
1,981.08 Surface Area	19.81 Number of Squares	450.81 Total Perimeter Length
17.64 Total Ridge Length	100.86 Total Hip Length	



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

Pre-Application Meeting Required
Planner _____
Date _____
Application Number _____
DR- _____
Date Received _____
Type _____

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

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

DESIGN REVIEW APPLICATION

PROPERTY INFORMATION

Address of Property 1320 Haskell

Legal Description (*may be attached*) 32-12-20 BEG 40 FT E & 200 FT S OF INTERSEC OF S LINE LEE(13TH)ST WITH W LINE SW 1/4 32-12-20 TH S 200 FT E 580 FT N 200FT W 580 FT TO BEG,LESS .333A D 178/176,LESS .166A BY CONTRACT 6-21-54 1.995A

OWNER INFORMATION

Name(s) Aaron Weigel
 Contact Aaron Weigel
 Address 8441 Renner blvd Apt 5401
 City Lenexa State KS ZIP 66219
 Phone (785) 218-9394 Fax (____) _____
 E-mail weigel@gmail.com Mobile/Pager (____) _____

APPLICANT/AGENT INFORMATION

Contact Mike Warner (Contractor)
 Company Construction Specialties
 Address 535 Elm St
 City Lawrence State KS ZIP 66044
 Phone (785) 424-5225 Fax (____) _____
 E-mail mike@homeimprovementlawrence.com Mobile/Pager (____) _____

Existing Zoning RS7	Existing Land Use RESIDENTIAL	Proposed Land Use SAME	
Total site area 87,000	Current Appraised Value \$173,000	Existing Building Footprint 2500	Open Space Area 84,500
# of Buildings 1	Estimated Cost of Construction \$120,000	Proposed Building Footprint 4100	Pavement Coverage 1000
Are you also submitting any of the following applications?			
<input checked="" type="checkbox"/> Building Permit	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Zoning Change
<input type="checkbox"/> Variance	<input type="checkbox"/> Other (specify)		

Property Address: 1320 Haskell Lawrence, KS 66044

**Detailed Description of Proposed Project:
(Attach additional sheets if necessary)**

Construction of new carriage house approximate footprint is 40'x40' with 960 sf of living space above 1600 sf of garage space on main level. Renovation of existing home to include design aspects similar to existing. Carriage house will match existing design as well.
(See attached scope for carriage house.)

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

Existing home's interior is demolished. New owner will renovate and occupy the structures as primary residence.

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

Contact Zachary B. Stoltenberg
Company Tevis Architects
Address 8725 Rosehill Rd #400
City Lenexa State KS ZIP 66215
Phone (785) 550-4919 Fax ()
E-mail zstoltenberg@tevisarchitects.com Mobile/Pager ()

REQUIRED ATTACHMENTS:

- Photographs of existing structure and site
- Scaled or dimensioned site plan
- Scaled elevation drawings
- Scaled or dimensioned floor plans
- Materials list
- Digital copy of application materials

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

SIGNATURE

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

Signature(s):  Date 3/15/14

_____ Date _____

_____ Date _____

Note: If signing by agent submit Owner Authorization Form



City of Lawrence Douglas County

PLANNING & DEVELOPMENT SERVICES

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

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

REQUIRED INFORMATION FOR APPLICATIONS TO THE HISTORIC RESOURCES COMMISSION

Use the checklist below to be sure your application is complete.

GENERAL REQUIREMENTS

- Application** Be sure to note if other applications (site plans, variance requests, etc.) have been submitted. Make sure that the application is signed and dated. Include a digital copy of application and supporting materials.
- Written Description** Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.) Attach additional documents and pages as necessary.
- Drawings** Submitted drawings must be sufficiently clear, detailed and **dimensioned** in order to adequately communicate the scope of the proposed project. The applicant should include **dimensional drawings of each effected elevation** and floor plans of the structure. Staff may require more information based on submission and scope of the project. Applicants should submit one full size copy of the plans and one 11" x 17" copy of the plans. A digital copy of the drawings is also required.
- Site Plan** Scaled or dimensioned site plan. Include location of all existing and proposed structures, outside features (retaining walls, historic limestone curbing and hitching posts, etc.), and materials to be used.
- Description of Materials and Construction Techniques** (This may be noted on the required drawings or described on page 2 of the Application.) Please note window and door specifications if proposing replacement.
- Photographs** Include photographs of each elevation of the property and any important architectural details. The property owner will allow staff access to the property to photo document the project.

ADDITIONAL REQUIREMENTS

- Statement of Building Condition** (Include if proposing demolition) Structural analysis, completed by an engineer or licensed building contractor, of the structure to be demolished.
- Repair vs. Replacement Cost Analysis** (Include if proposing demolition) Statement describing the cost to repair the structure to be demolished and the cost to build a new structure of equal size and materials. This information will help in the determination of the feasibility of rehabilitation.
- Copy of Demolition or Sign Permit** If applicant is proposing demolition or to install a sign, include a copy of the sign or demolition permit.



6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

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

OWNER AUTHORIZATION

I/WE Aaron and Ashley Weigel, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 15th day of March, 20 16, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize Make Warner and Construction Specialties (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 1320 Haskell Ave (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.

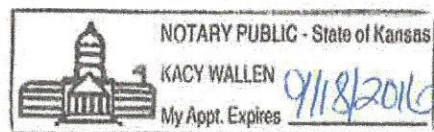
[Signature] Owner [Signature] Owner

STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 15th day of March, 20 16, by Aaron Weigel & Ashley Weigel.

My Commission Expires:

[Signature]
Notary Public



LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 6: DR-16-00151
STAFF REPORT

A. SUMMARY

DR-16-00151 1100 Pennsylvania Street; Exterior Alterations; Certificate of Appropriateness. The property is located in the environs of Hobbs Park and the Sargent S. Whitcomb House (1029 Delaware Street), Lawrence Register of Historic Places.



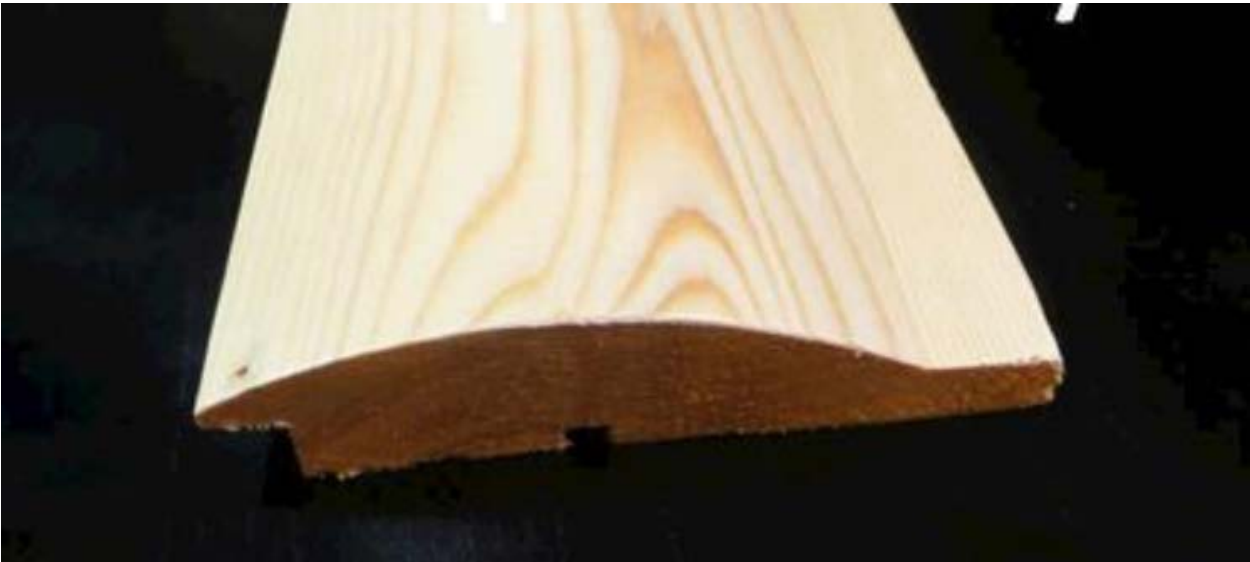
B. PROJECT DESCRIPTION

The applicant is proposing to install new smooth log spruce siding to the existing structure located at 1100 Pennsylvania. The structure is in the process of repair due to a car hitting the structure. The existing siding appears to be asbestos siding.



Area of Damage

Proposed Siding



C. STANDARDS FOR REVIEW

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

(A) An application for a certificate of appropriateness shall be evaluated on a sliding scale, depending upon the designation of the building, structure, site or object in question. The certificate shall be evaluated on the following criteria:

4. The least stringent evaluation is applied to noncontributory properties and the environs area of a landmark or historic district. There shall be a presumption that a certificate of appropriateness shall be approved in this category unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district. If the Commission denies a certificate of appropriateness in this category, and the owner(s) appeals to the City Commission, the burden to affirm the denial shall be upon the commission, the City or other interested persons.

(B) In considering an application for a certificate of appropriateness, the Commission shall be guided by the following general standards in addition to any design criteria in this Chapter and in the ordinance designating the landmark or historic district:

1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, site or object and its environment, or to use a property for its originally intended purpose;

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged;

4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;

5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity;

6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new materials should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence, rather than on conceptual designs or the availability of different architectural elements from other buildings or structures;

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken;

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, and project;

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alteration and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environs.

Environs for 702 E. 11th Street, Hobbs Park

The Environs for the Hobbs Park located at 702 E. 11th Street is divided into two areas. The project is located in Area 2 and the following standards should be used:

Area 2: While this area still maintains the residential character that is important to the environs of Hobbs Park, the properties in this area do not have a direct "line-of-sight" to 702 E. 11th Street. This area should maintain the overall residential character of the historic environs and the following should apply:

The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505. 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. Demolition of properties shall be approved if a compatible structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.

Minor projects (minor additions, porch remodeling, window and door changes, demolition of outbuildings, rezonings, replats, site plans, variance requests, etc.) will be approved administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505. The main issue in the review is whether the project will encroach upon or damage the environs of the listed property.

Major projects (demolition of main structures, new infill construction, significant additions, etc.) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505. The main issue in the review is whether the project will encroach upon or damage the environs of the listed property.

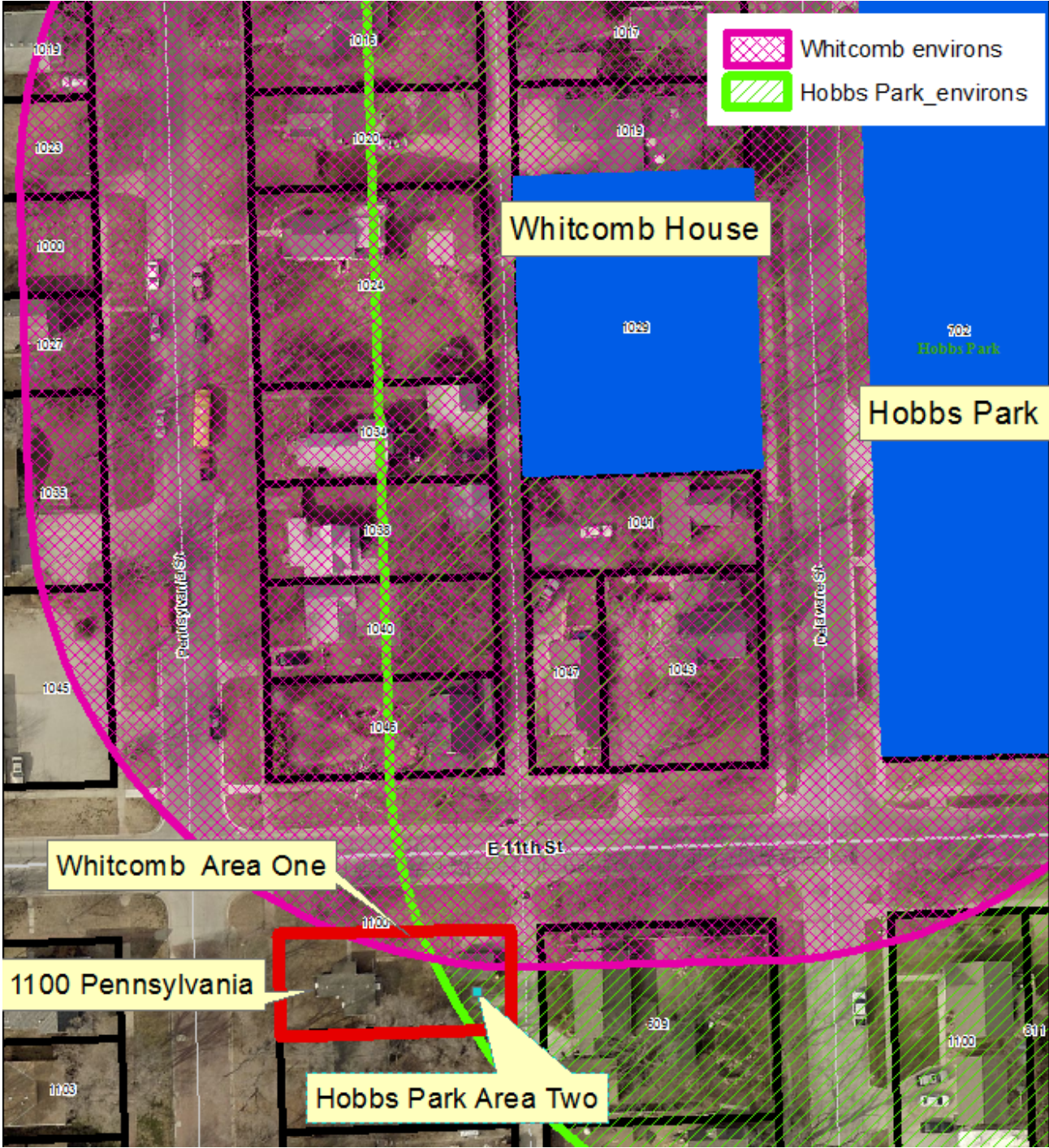
Environs for 1029 Delaware Street, Whitcomb House

The Environs for 1029 Delaware Street, the Whitcomb House is divided into two areas. The project is located in Area 1 and the following standards should be used:

Area 1: Maintaining the existing structures and visual appearance of the environs is the primary focus of review. Main structure demolitions would be approved only if documentation was provided that indicated that the structure was unsound and/or a certificate of economic hardship was approved.

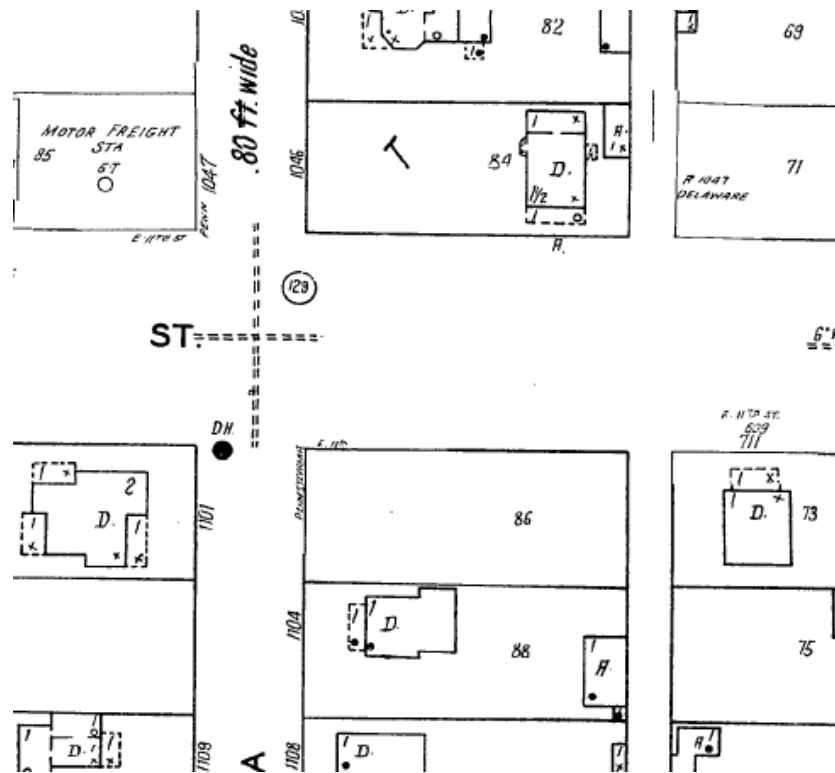
Minor projects (minor additions, porch remodeling, window and door changes, demolition of outbuildings, etc.) will be approved administratively by the Historic Resources Administrator. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation, the Standards and Guidelines for Evaluating the Effect on Project on Environs, and the Criteria set forth in 22-205.

Major projects (major additions, new infill construction, major alterations, etc.) would be reviewed by the Historic Resources Commission. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation, the Standards and Guidelines for Evaluating the Effect on Project on Environs, and the Criteria set forth in 22-205.



D. STAFF ANALYSIS

The primary structure located at 1100 Pennsylvania Street, Lot 86 Pennsylvania Street, faces north toward 11th Street. The Douglas County Appraiser's office dates the structure to 1920, but Lot 86 is vacant on the 1949 Sanborn Fire Insurance map. (See below)



1100 Pennsylvania is not listed on any historic register. As it is not listed, this is an environs review for a Certificate of Appropriateness under Chapter 22.

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 considering an application for a Certificate of Appropriateness, the commission uses general standards in 22-505(B) in addition to the environs definitions for the listed properties. The environs definition for the Whitcomb House identifies visual appearance of the environs as the primary focus of review for proposed alterations. Typically the commission considers the line of sight from the project to the listed properties in the review process. Due to the development of the area, there is no line of sight from the subject property to the Whitcomb House. While the environs definition for Hobbs Park identifies this area as having no line of sight to Hobbs Park, staff's review of the project area in relation to Hobbs Park determined that there is a line of sight from the southwest corner of the park to subject property.



The proposed project will remove the remaining exterior siding of the structure and clad the entire structure in new smooth log spruce siding.

Standard 9 in 22-505(B) applies to this project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alteration and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environs.

Materials are a key character defining feature of the environs of listed properties. While the standards in 22-505(B) do not discourage contemporary design for alterations to existing properties, Standard 9 identifies that the alterations should be compatible with the material and character of the environs.

The proposal of new log siding for a structure in the environs of these listed properties is challenging for environs review. The actual material of the proposed siding is wood. Wood is typically considered a compatible material for the environs. The material description for the siding identifies the log siding as "shiplap" siding which is a historic type of lap siding. However, the

typical shiplap siding did not have the rounded appearance of the proposed log siding. Shiplap siding was a flush siding type. The more modern use of the word "shiplap" often expresses the interlocking system rather than the actual historic siding. Historic drop, false beveled siding had a more rounded appearance, but it was not a complete half round as the log siding proposed for this project.

The concern for staff is the form of the wood siding and the overall finished appearance. The installation of the proposed log siding will create a material form that does not currently exist in the environs. Siding in the environs is lap, shingle, and smooth board. The commission has approved modern wood, fiber cement board and metal products in the environs. These materials have had a smooth flat finish or the appearance of lap siding. The proposed log siding will give the appearance of log construction, but it is actually a modern siding material with a locking system to achieve the log structure appearance. The proposed product installation does not include corner tails but will have corner boards that will accentuate the modern material. The use of this log siding system is a modern material for new construction and for some structure remodeling. The modern design of the new material has a different form, scale, and size from the historic wood log material.

Staff is of the opinion that even if the proposed material is reviewed as a contemporary design, it is a material form that is not compatible with the environs of the listed properties. Although there is a presumption that a Certificate of Appropriateness will be approved, staff is of the opinion the introduction of this non-compatible material into the environs when materials are a key character defining feature of the environs will significantly encroach upon the listed property.

Staff encourages the applicant to investigate siding material that will be compatible with the environs. Possible siding types that would be compatible for this use would be wood lap siding, fiber cement board lap siding, true shiplap or drop siding, or even board and batten siding.

E. STAFF RECOMMENDATION

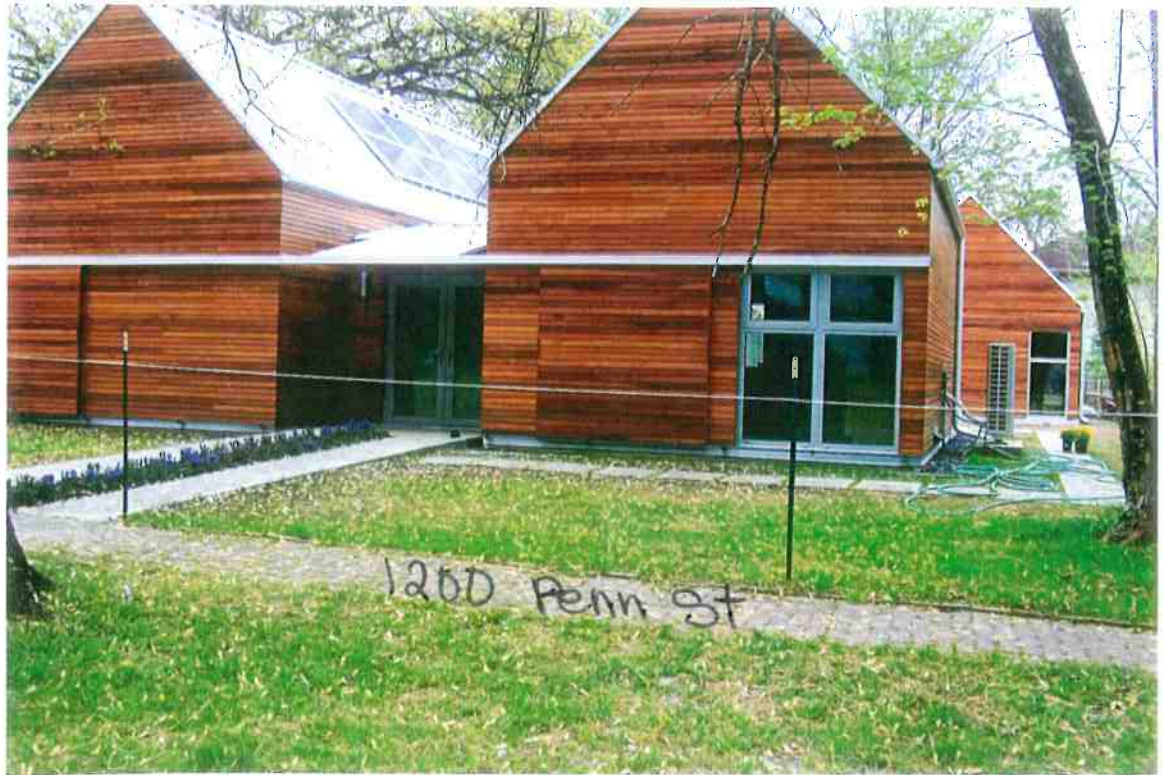
In accordance with Chapter 22 of the Code of the City of Lawrence, the standard of evaluation, staff recommends the Commission deny the proposed project and make the determination that the proposed project does encroach upon, damage, or destroy one or more listed historic properties. Specifically, the project does not meet standard 9 because the material is not compatible with the environs of the listed properties.

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.

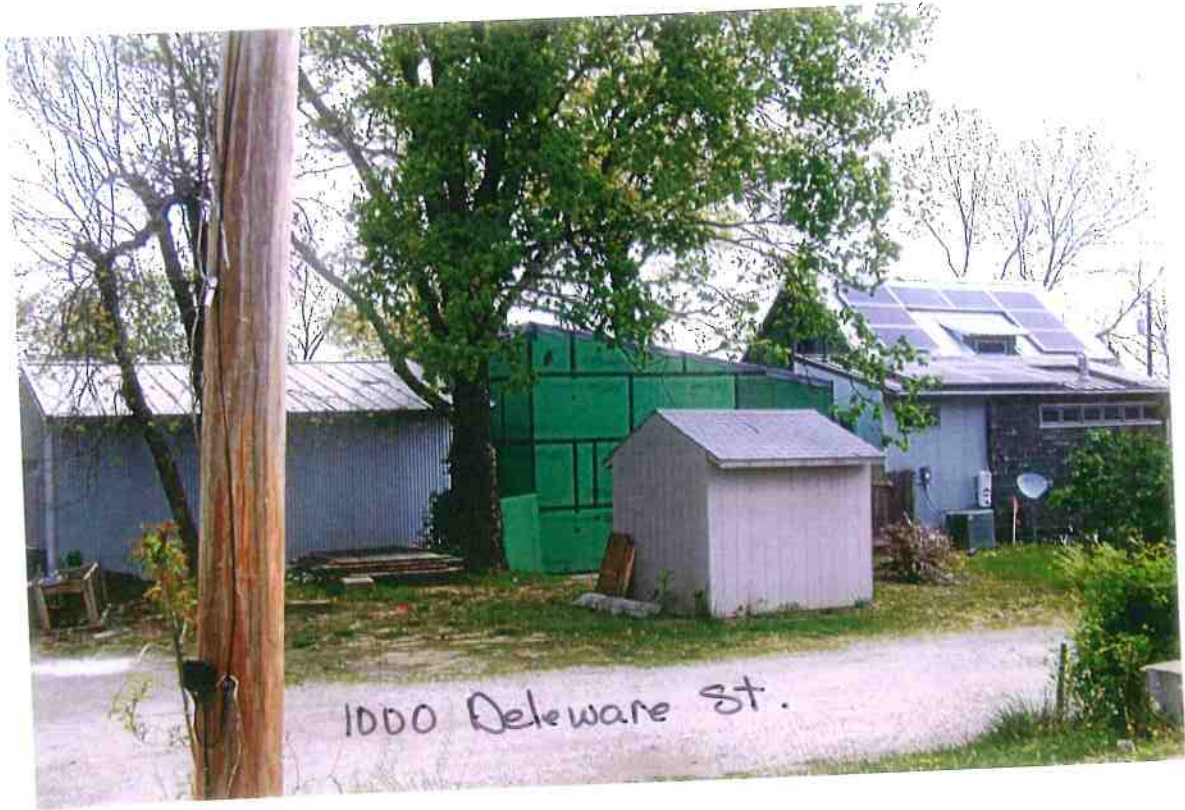














931 Delaware?
?



935 Delaware?
?





1301 WY



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

Pre-Application Meeting Required
Planner JBJ
Date _____
Application Number _____
DR- _____
Date Received _____
Type _____

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

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

DESIGN REVIEW APPLICATION

PROPERTY INFORMATION

Address of Property 1100 Penn. Lawrence, KS 66044
Legal Description (may be attached) Pennsylvania Street LT 816

OWNER INFORMATION

Name(s) William & Mary Beth Harmon
Contact _____
Address 924 E 21st St.
City Lawrence State KS ZIP 66046
Phone (785) 393-3563 Fax (____) _____
E-mail _____ Mobile/Pager (____) _____

APPLICANT/AGENT INFORMATION

Contact _____
Company _____
Address _____
City _____ State _____ ZIP _____
Phone (____) _____ Fax (____) _____
E-mail _____ Mobile/Pager (____) _____

Existing Zoning	Existing Land Use	Proposed Land Use	
Total site area	Current Appraised Value	Existing Building Footprint	Open Space Area
# of Buildings	Estimated Cost of Construction	Proposed Building Footprint	Pavement Coverage
Are you also submitting any of the following applications?			
<input type="checkbox"/> Building Permit	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Zoning Change
<input type="checkbox"/> Variance	<input type="checkbox"/> Other (specify)		

Property
Address: 110D Penn. St. Lawrence, Ks. 66044

Detailed Description of Proposed Project:
(Attach additional sheets if necessary)

lap wood log siding

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

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

Contact _____
Company _____
Address _____
City _____ State _____ ZIP _____
Phone (____) _____ Fax (____) _____
E-mail _____ Mobile/Pager (____) _____

REQUIRED ATTACHMENTS:

- Photographs of existing structure and site**
- ~~**Scaled or dimensioned site plan**~~
- ~~**Scaled elevation drawings**~~
- ~~**Scaled or dimensioned floor plans**~~
- Materials list**
- ~~**Digital copy of application materials**~~

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

SIGNATURE

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

Signature(s): William L Harmon Date 4-16-16

Mary Beth Harmon Date 4-16-16

_____ Date _____

Note: If signing by agent submit Owner Authorization Form



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P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

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

REQUIRED INFORMATION FOR APPLICATIONS TO THE HISTORIC RESOURCES COMMISSION

Use the checklist below to be sure your application is complete.

GENERAL REQUIREMENTS

- Application** Be sure to note if other applications (site plans, variance requests, etc.) have been submitted. Make sure that the application is signed and dated. Include a digital copy of application and supporting materials.
- Written Description** Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.) Attach additional documents and pages as necessary.
- Drawings** Submitted drawings must be sufficiently clear, detailed and dimensioned in order to adequately communicate the scope of the proposed project. The applicant should include dimensional drawings of each effected elevation and floor plans of the structure. Staff may require more information based on submission and scope of the project. Applicants should submit one full size copy of the plans and one 11" x 17" copy of the plans. A digital copy of the drawings is also required.
- Site Plan** Sealed or dimensioned site plan. Include location of all existing and proposed structures, outside features (retaining walls, historic limestone curbing and hitching posts, etc.), and materials to be used.
- Description of Materials and Construction Techniques** (This may be noted on the required drawings or described on page 2 of the Application.) Please note window and door specifications if proposing replacement.
- Photographs** Include photographs of each elevation of the property and any important architectural details. The property owner will allow staff access to the property to photo document the project.

ADDITIONAL REQUIREMENTS

- Statement of Building Condition** (Include if proposing demolition) Structural analysis, completed by an engineer or licensed building contractor, of the structure to be demolished.
- Repair vs. Replacement Cost Analysis** (Include if proposing demolition) Statement describing the cost to repair the structure to be demolished and the cost to build a new structure of equal size and materials. This information will help in the determination of the feasibility of rehabilitation.
- Copy of Demolition or Sign Permit** If applicant is proposing demolition or to install a sign, include a copy of the sign or demolition permit.

April 17.2016

To the Historical Society of Lawrence,

We would like to put log lap siding on our home at 1100 Penn. Street.

We feel this would enhance our home and not be out of line with the other homes in the neighborhood.

We have included pictures of our home and others, in our block and the surrounded neighborhood.

1100 Penn. Is in the process of being repaired from being hit by a car. One picture shows that progress.

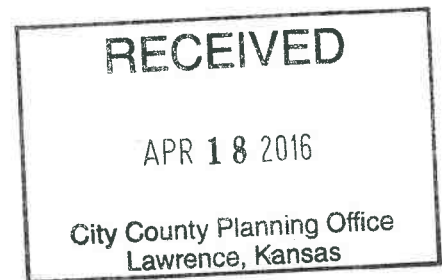
We included a picture of a house in the country that has the log siding we like.

We think putting this log lap siding on our home will greatly enhance the neighborhood.

Sincerely,

William and MaryBeth Harmon

William Harmon
Mary Beth Harmon



DR-16-00151

Estimate From
MENARDS®

Estimate # 13744
 Page 1 of 1

STORE # 3328 LAWR
 1470 WEST 31ST ST
 LAWRENCE, KS 66046

PHONE: (785) 371-8013
 FAX: (785) 371-8036

ESTIMATE FOR:
Harmon, William 924 E 21st St Lawrence, KS 66046-3120
Ph: (785) 843-9045
PROJECT DESCRIPTION: Spruce Siding

ESTIMATE BY ESTIMATE DATE	
JOHN D.	04/18/16

SKU NUMBER	DESCRIPTION	QTY TO ORDER	ADDITIONAL ITEM INFORMATION
141-1591	2X6X16' SMOOTH LOG SIDINGS PRUCE #2&BTR	109 EACH	** Special Order **
229-2311	8D SPLITLESS CEDAR NAIL 5LB M-167 S227A	3 EACH	
103-1638	1X4-8' SELECT BOARD GREEN END	45 EACH	
553-3075	CBT SEMISLD D&S STAIN NTL140.0001406 GAL	3 EACH	

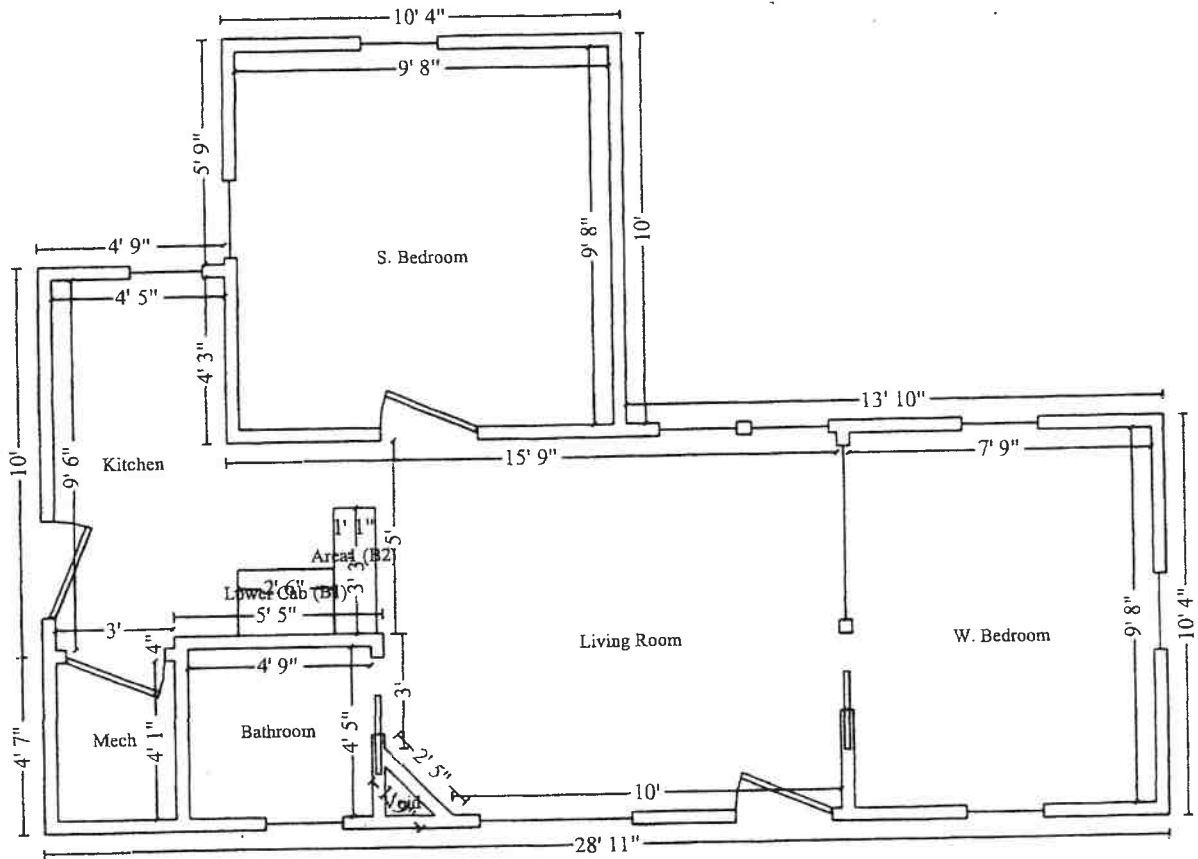


This is an estimate. It is given only for general price information. This is not an offer and there can be no legally binding contract between the parties based upon this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form and are not inclusive of taxes, delivery, packaging or any other charges which may or may not need to be added when ultimately purchasing products from this estimate. The availability of materials is subject to inventory conditions. **MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY OF THE MATERIALS STATED HEREIN.** All information on this form, other than price, has been provided by guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. **MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.**

TODAY'S SUB-TOTAL: 2,253.50

GUEST COPY
PAGE 1 OF 1

Main Level



Main Level

Memorandum

City of Lawrence

Planning and Development Services

TO: Historic Resources Commission
CC: Scott McCullough, Director PDS
Sheila Stogsdill, Planning Administrator
FROM: Lynne Braddock Zollner, Historic Resources Administrator
DATE: May 19, 2016
RE: East Ninth Design Plan

Project

The East Ninth Design Development Document also identified as the Comprehensive Concept Design Plan is a proposed design document that will reconfigure the right-of-way with modern improvements on 9th Street from Massachusetts Street to Delaware Street using Complete Streets concepts. The project is the result of a Lawrence Cultural District Task Force goal and an ArtPlace America grant received by the Lawrence Art Center in 2014. In February of 2015, the City of Lawrence entered into a contract with eldorado inc. to lead a design team to develop the plan.

The proposed project document is not a historic structure report. Historic information, review standards, and character defining elements to be considered were provided by historic resources staff to the design team for consideration in the design process. The design team's professional historian's research and professional opinions were also provided for consideration during the design process and plan.

Document Location on the City Website

Complete information about the project can be found on the city's website <http://www.lawrenceks.org/9th-street-corridor-project>. The information on the city website includes information about public meetings.

The East Ninth Design Development Document also identified as the Comprehensive Concept Design Plan can be found here <http://lawrenceks.org/assets/documents/9th-st-corridor/1506DesignDevelopmentDocument11x17webview>

Historic Resources Commission (HRC) Request for Information

The HRC requested additional information from staff at their April 21, 2016 meeting. The requested information included:

1. Information provided to the design team by the project historian on the history (change over time), development including changes to the visual character, and character defining features of the street.
2. Identification of character defining features of the street and if the street was reviewed as a cultural landscape.
3. Features that are historically significant that may not be protected.
4. The HRC's role in the process.

5. Standards for Review
6. Brick and stone curb removal and use
7. Ways to integrate more history into the project

History and Historic Character of the Street Provided by Dr. Dennis Domer

During the design process, Dr. Domer provided the design team insight on the following typical historic street elements and the elements identified for this street.

1. The street itself and its many materials
2. Curbs and their many variations
3. The verge
4. Parking
5. Sidewalks and their materials
6. Plants and trees
7. Hitching posts
8. Buildings--houses, garages, studios, institutional buildings, commercial buildings--
along the street (outside of the project area but along the street)
9. Alleys and their entries
10. Signs
11. Murals
12. Drains and ditches
13. Sculpture and other art
14. Steps
15. Electricity and light poles
16. Curb cuts
17. Cross walks
18. Intersections
20. Property line fences
21. Bicycle paths
22. Corners
23. Gates
24. Paths
25. Benches
26. Bus stops and shelters
27. Environs

Dr. Domer has continued to research the history of the street. Please see the attached timeline.

Historic Resources Administrator Response to HRC Information Request

From Chapter 22

The identification of key features, including architectural elements and setting, are the beginning bases for project review of historic properties whether they are listed individually, as part of a district, or in the case of a Certificate of Appropriateness, located in the environs of a listed property or district. Careful consideration of the context and the reasons for the significance of the property should be included in the overall determination of character-defining elements. Character-defining elements include the

overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment. Once the character-defining features have been identified, the project can be reviewed using the guidelines to determine if the proposed project meets the guidelines and if the project will damage or destroy the listed property.

At the request of the HRC, staff made a visual survey of the existing street. The following historic resources were noted:

1. Intermittent brick sidewalks
2. Indication of brick street under the existing modern material layers
3. Intermittent stone curbs
4. Continuous street grid pattern
5. Continuous right-of-way size
6. Alley entries
7. Street intersections
8. Possibly historic steps

Staff also noted that the condition of several historic resources was fair to poor. The street between Massachusetts Street and Connecticut Street is a collector street. The city has identified the street as a truck route.

The starting point for staff in review of the proposed project and the impact the project may have on historic properties began with identifying the correct standards for review.

Although the street is not a listed property, staff used the Secretary of the Interior's Standards for review. The Secretary of the Interior divides the treatment of historic properties into four approaches: Preservation, Rehabilitation, Restoration, and Reconstruction.

From the Department of the Interior

The first treatment, **Preservation**, places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.

Rehabilitation, the second treatment, emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. (Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.) Rehabilitation is also defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Restoration, the third treatment, focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.

Reconstruction, the fourth treatment, establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.

In staff's opinion, the proposed project would utilize treatment Rehabilitation. The following standards are used to review projects for rehabilitation.

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

In addition to the above standards, the following guidelines are used for settings like streetscapes.

Identifying, retaining, and preserving building and landscape features which are important in defining the historic character of the setting. Such features can include roads and streets, furnishings such as lights or benches, vegetation, gardens and yards, adjacent open space such as fields, parks, commons or woodlands, and important views or visual relationships.

Retaining the historic relationship between buildings and landscape features of the setting. For example, preserving the relationship between a town common and its adjacent historic houses, municipal buildings, historic roads, and landscape features.

Protecting and maintaining historic building materials and plant features through appropriate cleaning, rust removal, limited paint removal, and reapplication of protective coating systems; and pruning and vegetation management.

Protecting building and landscape features such as lighting or trees, against arson and vandalism before rehabilitation work begins by erecting protective fencing and installing alarm systems that are keyed into local protection agencies.

Evaluating the overall condition of the building and landscape features to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.

Repairing features of the building and landscape by reinforcing the historic materials. Repair will also generally include the replacement in kind--or with a compatible substitute material--of those extensively deteriorated or missing parts of features when there are surviving prototypes such as porch balustrades or paving materials.

Replace

Replacing in kind an entire feature of the building or landscape that is too deteriorated to repair-- when the overall form and detailing are still evident - using the physical evidence as a model to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Alterations/Additions for the New Use

Designing required new parking so that it is as unobtrusive as possible, thus minimizing the effect on the historic character of the setting. "Shared" parking should also be planned so that several businesses can utilize one parking area as opposed to introducing random, multiple lots.

Designing and constructing new additions to historic buildings when required by the new use. New work should be compatible with the historic character of the setting in terms of size, scale design, material, color, and texture.

Removing nonsignificant buildings, additions or landscape features which detract from the historic character of the setting.

Not Recommended

Removing or radically changing those features of the setting which are important in defining the historic character.

Destroying the relationship between the buildings and landscape features within the setting by widening existing streets, changing landscape materials or constructing inappropriately located new streets or parking.

Removing or relocating historic buildings or landscape features, thus destroying their historic relationship within the setting

Failing to provide adequate protection of materials on a cyclical basis which results in the deterioration of building and landscape features.

Permitting the building and setting to remain unprotected so that interior or exterior features are damaged. Stripping or removing features from buildings or the setting such as wood siding, iron fencing, terra cotta balusters, or plant material.

Failing to undertake adequate measures to assure the protection of building and landscape features.

Replacing an entire feature of the building or landscape when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the building or landscape, or that is physically, chemically, or ecologically incompatible

Removing a feature of the building or landscape that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance

Placing parking facilities directly adjacent to historic buildings which result in damage to historic landscape features, such as the removal of plant material, relocation of paths and walkways, or blocking of alleys.

Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

Removing a historic building, building feature, or landscape feature that is important in defining the historic character of the setting

The next step was to determine the period of significance in relation to the listed properties.

East Lawrence Industrial District 1883-1955

North Rhode Island Street Historic Residential District 1857-1935

Lawrence's Downtown Historic District 1856-1953

Turnhalle 1869-1938

Saint Luke 1910-1955

After determination of relationship to listed properties, staff assessed the possibility as to if this was a culture landscape as defined by the National Park Service and answered the following questions:

1. Has the street width changed over the years?
2. Has the landscape changed?
3. What is significant about those changes?
4. What within this corridor is considered "historic" and based on what parameters?
5. What about this corridor, especially more than any other adjacent corridor in East Lawrence, is significant?
6. With what event(s) is this corridor associated that made a significant contribution to the broad patterns of Lawrence's history?
7. Was this corridor ever intended to be a cohesive designed road?
8. Does the street have integrity?

Cultural Landscape defined by the National Park Service

A **cultural landscape** is defined as "a geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values." There are four general types of cultural landscapes, not mutually exclusive: historic sites, historic designed landscapes, historic vernacular landscapes, and ethnographic landscapes. These are defined below.

Historic Vernacular Landscape—a landscape that evolved through use by the people whose activities or occupancy shaped that landscape. Through social or cultural attitudes of an individual, family or a community, the landscape reflects the physical, biological, and cultural character of those

everyday lives. Function plays a significant role in vernacular landscapes. They can be a single property such as a farm or a collection of properties such as a district of historic farms along a river valley. Examples include rural villages, industrial complexes, and agricultural landscapes.

Integrity as defined by the National Park Service

Evaluating Integrity and Significance

By analyzing the landscape, its change over time can be understood. This may be accomplished by overlaying the various period plans with the existing conditions plan. Based on these findings, individual features may be attributed to the particular period when they were introduced, and the various periods when they were present.

It is during this step that the *historic significance* of the landscape component of a historic property and its integrity are determined. Historic significance is the recognized importance a property displays when it has been evaluated, including when it has been found to meet National Register Criteria. A landscape may have several areas of historical significance. An understanding of the landscape as a continuum through history is critical in assessing its cultural and historic value. In order for the landscape to have integrity, these character-defining features or qualities that contribute to its significance must be present.

The landscape of Lyndhurst, Tarrytown, New York, is significant in American culture and work of a master gardener, Ferdinand Mangold.

While National Register nominations document the significance and integrity of historic properties, in general, they may not acknowledge the significance of the landscape's design or historic land uses, and may not contain an inventory of landscape features or characteristics. Additional research is often necessary to provide the detailed information about a landscape's evolution and significance useful in making decision for the treatment and maintenance of a historic landscape. Existing National Register forms may be amended to recognize additional areas of significance and to include more complete descriptions of historic properties that have significant land areas and landscape features.

Integrity is a property's historic identity evidenced by the survival of physical characteristics from the property's historic or pre-historic period. The seven qualities of integrity are location, setting, feeling, association, design, workmanship and materials. When evaluating these qualities, care should be taken to consider change itself. For example, when a second-generation woodland overtakes an open pasture in a battlefield landscape, or a woodland edge encloses a scenic vista. For situations such as these, the reversibility and/or compatibility of those features should be considered, both individually, and in the context of the overall landscape. Together, evaluations of significance and integrity, when combined with historic research, documentation of existing conditions, and analysis findings, influence later treatment and interpretation decisions.

Treatment may be defined as work carried out to achieve a historic preservation goal—it cannot be considered in a vacuum. There are many practical and philosophical factors that may influence the selection of a treatment for a landscape. These include the relative historic value of the property, the level of historic documentation, existing physical conditions, its historic significance and integrity, historic and proposed use (e.g. educational, interpretive, passive, active public, institutional or private), long- and short-term objectives, operational and code requirements (e.g. accessibility, fire, security) and costs for anticipated capital improvement, staffing and maintenance. The value of any significant archeological and natural resources should also be considered in the decision-making process. Therefore, a cultural landscape's preservation plan and the treatment selected will consider a broad array of dynamic and inter-related considerations. It will often take the form of a plan with detailed guidelines or specifications.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical or cultural values.

Rehabilitation usually accommodates contemporary alterations or additions without altering significant historic features or materials, with successful projects involving minor to major change.

Rehabilitation is often selected in response to a contemporary use or need—ideally such an approach is compatible with the landscape's historic character and historic use. Rehabilitation may preserve existing fabric along with introducing some compatible changes, new additions and alterations. Rehabilitation may be desirable at a private residence in a historic district where the homeowner's goal is to develop an appropriate landscape treatment for a front yard, or in a public park where a support area is needed for its maintenance operations.

Street Right of Way

The historic Right of Way and current ROW are 80'. The current street width in the block between Rhode Island and Connecticut Street is about 60'. The remainder of 9th Street to the east is about 35'. In a historic photo, part of the intersection it shows that the road was to the south about 10' from the property boundary to the south.

Staff Conclusions

1. The project is a rehabilitation of the existing street.
2. The Secretary of the Interior's Standards and Guidelines are not meant to be a checklist for the appropriateness of projects. They are to be used holistically because each project is unique.
3. The street has evolved over time including during the period of significance for the associated properties.
4. The street is not a typical historic cultural landscape as defined by the National Park Service.
5. The age of the street alone is not sufficient to determine the street as eligible for listing.

6. The street no longer retains sufficient integrity to be listed as cultural landscape.
7. The use of the street right-of-way has changed over time, but the width of the right-of-way has not changed. No additional right-of-way has been added or removed. The size of the right-of-way will not change with this project.
8. While the grid pattern of this street in association with the intersecting streets and alleys is significant as an example of the original townsite plan, this street is not the only example of this element in Lawrence.
9. The street was not historically a designed landscape.
10. The historic buildings in relation to the right-of-way are not altered with this project.
11. The proposed alterations to the street are reversible.

Concerns for Staff

1. The removal historic brick and stone curbs.
2. The removal of the historic location of brick and stone curbs.
3. The removal of the brick street under the existing surface.
4. The change of the width of the street in the historic district at 9th and Rhode Island Streets.
5. The project does not include additional opportunities to relate the historic significance of the area to the public.

HRC Role in the Project Review

The HRC has distinct roles in this process:

1. Review the plan and its impact on historic resources.
2. Review the plan and determine if the project, if approved by the City Commission, has the potential to:
 - a) Significantly encroach on, damage, or destroy the landmarks or their environs.
 - b) 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).
3. Review the technical documents when they are published under State Law Review and 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).

For items 1 and 2, the HRC is acting in an advisory role to the City Commission. For item 3, the HRC will perform a review under the city's agreement to conduct State Law Review.

HRC Action Options

1. No Action
2. Memo to the City Commission that the HRC does not support the plan. If this option is chosen, the HRC should specifically identify the items that prevent support.
3. Memo to the City Commission that addresses HRC concerns about the project but neither supports or opposes the plan.

4. Memo to the City Commission that provides HRC general support for the plan with noted concerns to be addressed in the technical design and construction documents.
5. Memo to the City Commission that the HRC supports the proposed plan.

May 15, 2016

Dear Historic Resource Commissioners,

Commissioner Hernly & our City Preservation Planner have both said "streets change" and of course that's true. But, in our original townsite our community has carefully put in place protections to preserve our buildings, streets, sidewalks, stone curbs & landscaping. This was done by creating Historic Districts, Conservation Overlays, locally registered properties with environs & design guidelines.

We must counter the city stance that this is simply "road work" & therefore does not require careful review by the Historic Resource Commission. This project involves work on the roadway but the road width, traditional grid pattern of the street, sidewalks, easements & right of way, curbs, trees & plantings are all also addressed in the City, State & Federal Preservation documents the HRC uses to govern Lawrence historic properties & areas. It is much more than simple "roadwork".

It is baffling to us that this Commission would be bypassed & told to check the plans later when plans routinely come before the HRC at all stages of development. Smart builders, architects, city departments & citizens have learned how valuable it is to check in & get feedback from the HRC before they spend money designing /engineering something that would compromise rather than enhance an historic area. If this project moves on to the engineering/bids phase the projected costs for Bartlett & West engineering, el dorado & the necessary professional parking & traffic studies range from a very conservative \$800,000 to a more realistic \$1,000,000. City staff is telling the HRC that after this taxpayer expense the HRC may then review the plans & will have to ask for some major redesign/engineering as you enforce the preservation rules for E. 9th. That's just backwards & very costly to the city.

We are asking you to honor the diligence of the Lawrence Preservation Alliance, past & present city preservation staff, past & present historic resource commissioners, many devoted citizen preservationists (some now gone), downtown property owners who recognized the importance of restoring historic properties, the many scholars who have researched the original townsite history, those who have invested money & sweat equity to restore & nominate their homes, buildings & districts, including the past boards of the Social Service League, the pastor & congregation of St. Luke AME Church, Bo Harris' work in the industrial district & all of those who promote preservation in our community. All these people have worked so hard over the years. Was all this work for the protection of our history & our stories for nothing?

This is a new type of review for the Commission. In reading the 8-plus years of past minutes & full packets of agendas it doesn't appear that a full streetscape/landscape has come before the HRC for review. We saw no requests on any construction project for a letter of approval rather than a review, so this would be an odd & precedent setting action. If the Mass. St. Landscape/streetscape

should come before you would you carefully review the plans or simply send a ye or nay letter to the City Commission?

Another fallacy is that this is simply a "preliminary" or "conceptual" plan & all the particulars will be worked out later. In fact this process is different & new to Lawrence. We have never done a project like this or in this manner before. That is why it is important that we adhere to the required city process for a project that goes through the Downtown Historic District, the North Rhode Island St. Historic District, the local environs of the Social Service League, the local environs of the Turnhalle, the local environs of St. Luke AME Church & the Industrial Warehouse Historic District. Why wouldn't you study it now? Concerns from the HRC about the effects on these listed areas should be voiced so the designers/engineers/bidders can understand their working parameters.

All but approx. 100 ft. Of the 2,000 ft.. Of E. 9th has specific protections that were put in place so that our Historic Resource Commissioners could thoughtfully review, advise & and rule on them. This is your opportunity, two years into the project, to conscientiously study the final design & the applicable standards to ensure the design both complements & protects the character of E. 9th St.

Not that you need a reminder but the City of Lawrence Historic Resource Manual states "All design review including the Conservation Overlay District must meet the Secretary of Interior Standards, the Standards set forth in Chapter 22 of the City Codes and the Standards included in the Historic Resource Manual."

A letter simply stating your approval tells the city commissioners that you have no concerns & you are ready to send it to the engineering & bid process. If you choose to ask for time to review all the environs & district standards & then send it to the Architectural Review Committee (as was recommended in the Nov. 12, 2015 staff memorandum to the HRC commissioners) you will be fulfilling your prescribed duties to the community.

On complete streets, please read the city's complete streets policy and note that nothing in that policy requires the traditional landscape to be altered (example: removing the traditional green grass from the verges between the sidewalks & curbs & replacing them with plantings that are out of character for the area or removing the grass from the verges on the corners).

In el dorado's quality assurance plan for E. 9th it states "It is important to have a clear sense of what a "complete" street is and what level of completeness is both desired and attainable". A complete street doesn't require every complete street feature possible but to fit the features to the context of that particular street and what is appropriate there.

Please also read the National Park Service Technical Preservation Briefs no. 32-"Making Historic Properties Accessible", section: "Making Historic Landscapes Accessible" & no. 36-"Cultural Landscapes-att.: "Vernacular Landscapes".

E. 9th St. was originally an 80 ft. Dirt road (1883 Sanborn map). The City began bricking streets in 1900 & E. 9th became a 30 ft. street. So the character defining width for most of the periods of significance was 30 ft. (see below):

Downtown-1856 to 1953, North Rhode Island District-1857 to 1935,
Turnhalle-1869 to 1938, St. Luke Ame-1910 - 1955

Industrial Warehouse District-1883 to 1955

This width can accommodate ADA sidewalks, a repaired street in the traditional grid pattern, restored brick sidewalks, stone curbs left in place, appropriate plantings, etc. without harming the historic landscape/streetscape & all are allowed by our preservation guidelines.

Adhering to the usual careful city process when dealing with historic areas & properties will reassure citizens that our historic resources are valued & protected & that consistent process can be counted on in the future.

Thank you for listening to our concerns.

Sincerely,

K T Walsh, Phil Collison, Amber Hansen,
John Hachmeister, Cindy Suenram, Jill Ensley, Arch Naramore, Chris Lempa, Cindy Trask, Aaron Paden, Gotfred Beardshear, Sara Taliaferro, Dave Loewenstein, Nicholas Ward, John Naramore, Will Ogle, LB Holdings Inc., Charles naramore, Kristen Vermeire, Eileen Larson

Cc: Mayor Mike Amyx, City Commissioners, Tom Markus, City Manager, Scott McCullough, Planning Director, Lynne Braddock Zollner, Preservation Planner