

**Report to the Lawrence City Commission
Landmark Designation for 1734 Kent Terrace
October 22, 2013**

A. SUMMARY

The Lawrence Historic Resources Commission (HRC) respectfully submits for review and consideration L-10-1-11: A *Landmark* nomination for the property located at 1734 Kent Terrace, the Joseph Savage House. The Landmark application was submitted to the HRC by Shelley Hickman Clark and James W. Clark, the property owners of record.

B. HRC RECOMMENDATION

HRC Resolution No. 2013-03 recommends that the City Commission designate 1734 Kent Terrace, the Joseph Savage House, as a landmark on the Lawrence Register of Historic Places.

C. CHAPTER 22 REPORT REQUIREMENTS (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;

1734 Kent Terrace is significant for its association with the early pioneer Joseph Savage. The HRC determined that the structure meets criteria (3) in section 22-403.

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

The structure maintains significant integrity of location, design, materials, and workmanship 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,

(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.

Any work undertaken which would alter the exterior of the building shall 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 has also adopted ***An Analysis of the Environs for 1500 Haskell Avenue*** and delineated how environs review will be conducted in relation to the listed property. The analysis is attached with the delineation of environs areas.

(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)

D. ATTACHMENTS

1. Resolution 2013-03
2. A map showing the location of 1734 Kent Terrace
3. Environs Definition and Map
4. Nomination Application Material
5. Nomination Staff Report
6. HRC Action Summary

HRC RESOLUTION NO. 2013-03

A RESOLUTION OF THE CITY OF LAWRENCE, KANSAS, HISTORIC RESOURCES COMMISSION RECOMMENDING THAT THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS, DESIGNATE 1734 KENT TERRACE (LOTS 3 AND 4, BLOCK 4, SOUTHRIDGE ADDITION NO. 2), 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, 2012 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, 2012 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 October 26, 2011, an application was filed with the City of Lawrence, Kansas, Historic Resources Commission nominating **1734 KENT TERRACE (LOTS 3 AND 4, BLOCK 4, SOUTHRIDGE ADDITION NO. 2)**, Lawrence, Douglas County, Kansas ("the subject property") for designation as a Landmark on the Lawrence Register of Historic Places;

WHEREAS, the current owners of record of the subject property support the nomination;

WHEREAS, on December 15, 2011 and May 16, 2013, in accordance with Section 22-404.2(A) of the Code of the City of Lawrence, Kansas, 2012 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 16, 2013, public hearing, the City of Lawrence, Kansas, Historic Resources Commission determined that, in accordance with criteria (3) of Section 22-403(A) of the Code of the City of Lawrence, Kansas, 2012 Edition, and amendments thereto, the subject property qualifies for designation as a Landmark on the Lawrence Register of Historic Places.

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

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

SECTION 2. Pursuant to criteria (3) of Section 22-403(A) of the Code of the City of Lawrence, Kansas, 2012 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 **1734 KENT TERRACE (LOTS 3 AND 4, BLOCK 4, SOUTHRIDGE ADDITION NO. 2)**,

Lawrence, Douglas County, Kansas, be designated as a Landmark on the Lawrence Register of Historic Places.

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

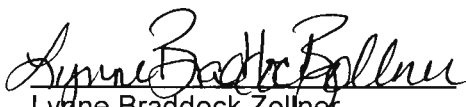
ADOPTED by the City of Lawrence, Kansas, Historic Resources Commission this 16th day of May, 2013.

APPROVED:



Chairperson
Lawrence Historic Resources Commission






ATTEST:



Lynne Braddock Zollner
Historic Resources Administrator

1734 Kent Terrace

Legend

-  UrbanConservationOverlayDistricts
-  LocalProperties
-  NationalProperties
-  StateProperties
-  LocalBuffer



Analysis of Environs of 1734 Kent Terrace, The Joseph Savage House

Step One

Historical Significance and Context

According to the landmark nomination, the structure at 1734 Kent Terrace was constructed in 1855. The architect/builder of the structure was Joseph Savage.

1734 Kent Terrace is a good example of the housing that was constructed in and around Lawrence during the "Settlement Period (1854-1863)" as defined by the Historic Resources of Lawrence, Douglas County, Kansas Multiple Property Documentation Form (MPDF). This MPDF notes that building construction evolved rapidly in early Lawrence from grass thatched huts and log cabins to wood-frame, stone, and brick buildings. The area surrounding 1734 Kent Terrace was platted in 1959 for a residential subdivision.

The area surrounding 1734 Kent Terrace is a mixed residential area that is an example of the evolution of rural areas close to the city of Lawrence. The age of the extant structures in the area ranges from the 1960s to the early 1970s. Southridge Addition No. 2 subdivision was platted in 1959 and shows the development pattern of dividing the larger "rural" lots into smaller parcels for new residential development. The area maintains the residential character that was created by the mixed residential uses of multi-family structures as a buffer to the state highway (K10/23rd Street) and the single-family residences to the east, west and south. The area is completely different than the rural farmstead that existed the mid 1800's when Savage lived in the structure.

The property is being nominated to the Lawrence Register of Historic Places under local criteria three. Local criteria three is a buildings identification with a person or persons who significantly contributed to the community, county, state, or nation. 1734 Kent Terrace is significant for its association with the pioneer settler Joseph Savage.

The importance of this dwelling's visual and physical characteristics influences the environs definition process in that it is a simple structure that was common for the area at the time it was constructed. The association with Joseph Savage has minimal influence on the environs definition process.

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

Local Register Criterion Three

Joseph Savage 1855 – 1891

Step Two

Historical Character of the Area Surrounding the Property

Historical character is the primary issue considered in this section. Historic photographs, Sanborn Fire Insurance Maps, City annexation files and ordinances, the nomination information, *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 Historic maps of the area do not include a great deal of information about the natural features of this area. Early documents identify the existence of springs and small ponds on what was originally the farmstead. The name "Spring Hill Farm" is said to have originated from the existence of these natural springs.

Property Boundaries and Ownership Patterns 1734 Kent Terrace was platted in 1956 as part of Southridge Addition No. 2 Subdivision. This subdivision also included the property directly to the north, south, east and west. The property ownership has changed since the period of significance.

Land Use Patterns and Zoning Land use on in the surrounding area during the period of significance was primarily agricultural.

Circulation Patterns The streets in the area reflect the street patterns that were defined by the subdivision plat in 1959. Prior to this, the structure was oriented to the east. Because of the rural character of the area and the "modern" subdivision pattern, alleys were not present and were not included in the original platting of this area. This area was rural during the aforementioned period of significance, and the farmstead would have had limited circulation patterns.

Planned Vegetation Patterns During the period of significance, the planned vegetation patterns were agricultural in nature. Plantings reflected the individual property ownership and the rural character of the area, not a planned design.

Signs and Pedestrian Amenities There is no evidence of signs or pedestrian amenities in this area during the period of significance.

Primary Structures There were no primary structures in the environs of the listed property during the period of significance.

Secondary Structures Secondary structures were nearly always barns, smoke houses, sheds, and garden structures. Primarily they were constructed of wood with some use of brick or stone. They typically would have been 1 to 1 ½ stories in height. There were also wood and metal fences that generally marked use areas.

Outdoor Activity Spaces There were no public parks in the immediate area. This was a rural area that provided outdoor activity spaces on private grounds.

Utilities and mechanical Equipment Electrical and telephone lines were common by 1937. Water and sewer and natural gas lines were buried under ground.

Views The views to the listed property are minimal due to the increased density provided by the 1957 subdivision and development. During the period of significance, there would have been significant views to and from the house structure, as it is located at the crest of a hill.

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 1734 Kent Terrace is located in a rolling hill area.

Property Boundaries and Ownership Patterns 1734 Kent Terrace was platted in 1956 as part of Southridge Addition No. 2. This subdivision also included the property to all sides of the subject property. The property ownership has changed since the period of significance. However, the traditional pattern of multiple property owners within the environs has remained constant since the period of significance.

Land Use Patterns and Zoning Land use in the surrounding area is primarily single-family residential. The area directly to the north is multi-family residential and consists of apartment buildings.

Circulation Patterns The circulation patterns were created by the platting of the land in 1956. Access to the properties is primarily from the platted streets. Streets are surfaced with asphalt. Sidewalks in the area are concrete.

Planned Vegetation Patterns The planned vegetation patterns are lawns, trees, shrubs, and flowerbeds. Foundation plantings are typical. The agricultural patterns no longer exist, as all of the area has been divided into smaller single-family and multi-family residential lots.

Signs and Pedestrian Amenities The signs within the area are almost entirely street names and traffic control signs.

Primary Structures The primary structures surrounding the property are generally ranch style houses that were constructed during the 1960s.

Secondary Structures Secondary structures are rare and are associated with modern uses.

Outdoor Activity Spaces There are no public parks in the immediate area. The amount of private green outdoor activity space has been reduced.

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

Views Views to and from the listed property have significantly changed since the period of significance. Views are now limited by the density of structures in the area.

Time Time of the day has an impact on the perception of the listed property, especially during the rush hour traffic on 23rd Street. Nighttime appearance with lighted porches and interior lights through windows is also quite different from the normal day time appearance. Seasonal changes in vegetation are an important aspect of the experiential quality of the area. Ornaments on houses and in yards, such as Christmas lights, change the experience of place.

Weather The full range of weather conditions common to this area influence the perception of this place.

Sounds, Smells, Tastes In general, the residential area has the usual sounds of cars and conversation associated with residential areas. There are no unusual or distinct sounds, smells, or tastes that characterize the residential area.

Step Four

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

Natural Features The natural topography features remain similar. The visual evidence of the springs and ponds associated with the original farm no longer exist.

Property Boundaries and Ownership Patterns The platting of the property has not significantly changed. The ownership patterns in the area have not changed since the property was developed. There may be a higher percentage of structures that are not owner-occupied than there were historically.

Land Use Patterns and Zoning The land use patterns have changed significantly from the period of significance. Zoning has been added that defines the development of the area as a mix of single-family and multi-family. The agricultural land has changed to residential.

Circulation Patterns Street and sidewalk patterns have changed very little since the property was platted. The plat introduced a street pattern on the landscape that is now the circulation pattern. This is a significant change from the period of significance.

Primary Structures All of the structures in the area date to a time after the period of significance. The pattern and character of the residential dwellings, both multifamily and single family, reflect the development patterns of the 1960s and not the period of significance.

Secondary Structures Overall, the number of secondary structures has been reduced. Some secondary structures have been replaced with new structures. New rear yard decks and patio areas have been constructed. The introduction of rear yard privacy fences is common in the area.

Outdoor Activity Spaces There is less green outdoor activity area space than was present during

the period of significance. There is more private manmade outdoor activity space present in the side and rear yards of the residences.

Utilities and Mechanical Equipment The character of the utilities and mechanical equipment in the area is significantly different than in the period of significance.

Views The views of the area have had significant alteration. There is an increased number of residential structures and a loss of open agricultural green space.

Time The amount of nighttime lighting has increased over time. It is also likely that, while the subdivision was based on an automobile scale, the traffic in the area is greater due to the multi-family uses and the development to the south of the area.

Weather The only difference in the impact of weather today and during the period of significance is that we have air-conditioning today, making porches and operable windows architectural features as opposed to utilitarian.

Sounds, Smells, Tastes The introduction of more traffic and higher density living has introduced more sounds and smells.

Conclusion

The Environs for the Joseph Savage House at 1734 Kent Terrace should be reviewed in the following manner. The Environs should be divided into two areas (see attached map) and the following standards applied to each of the two areas:

Area 1: Maintaining the existing structures and visual appearance of the environs is the primary focus of review. Main structure demolitions would be approved if a compatible structure was approved for replacement and/or a certificate of economic hardship was approved.

All projects except for demolition of primary structures, new construction of primary structures, and building additions that are equal to or greater than 20% of the existing building footprint will be reviewed administratively by the Historic Resources Administrator. Demolition of outbuildings that are not significant to the environs of the listed property, demolition of outbuildings with appropriate replacement structures, rezoning, Special Use Permits, Conditional Use Permits, subdivision of property, or vacation of streets or alleys will be reviewed administratively by the Historic Resources Administrator. All design elements are important. The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505.

Major projects (demolition of primary structures, major additions-larger than 20% of the existing building footprint, new infill construction, major

alterations to the front facing elevations) would be reviewed by the Historic Resources Commission. All design elements are important. The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect of Projects on Environs, and the Criteria set forth in 22-505.

Area 2: This area consists of multi-family residential and single-family residential structures. The residential character of the environs surrounding the Joseph Savage House is important. The properties in this area do not have a direct "line-of-sight" to the primary façade of 1734 Kent Terrace. 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. 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 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 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 the listed property.

60 30 0 60 120 180 240 Feet

1 inch = 124 feet

DISCLAIMER NOTICE

The map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The City of Lawrence makes no warranties, express or implied, as to the use of the map. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the map, including the fact that the map is dynamic and is in a constant state of maintenance, correction and update.

Date: 12/8/2011





Pre-Application Meeting Required
Planner <u>CBZ</u>
Date <u>10-26-11</u>
Application Number
L- <u>10-1-11</u>
Date Received <u>10-26-11</u>

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:	Joseph Savage Farm, Spring Hill Nursery
Property Address:	1734 Kent Terr.
City, State, Zip Code:	Lawrence, Kansas 66046
Legal Description:	Southridge Addition No. 2, Block 4, Lots 3 & 4

2. Applicant Information

Name:	Shelley Hickman Clark and James W. Clark
Street Address:	1734 Kent Terr.
City, State, Zip Code:	Lawrence, Kansas 66046
Home Phone:	785.842.7986
Work Phone:	785.864.9291
Email Address:	sclark@ku.edu

3. Owner Information

Name:	Same as above
Street Address:	
City, State, Zip Code:	
Home Phone:	
Work Phone:	
Email Address:	

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:

Organization Address:

Organization City, State, Zip Code:

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: 1855	Estimated Documented <input checked="" type="checkbox"/>	Source: Preemption application	Comments: Attached
Date of Building Alterations or Additions: 1860's	Estimated Documented <input type="checkbox"/>	Source: <i>Stone construction technique</i>	Comments:

Description of Building Additions or Alterations:

Original Owner: Joseph Savage	Source: Preemption application
Original Builder or Architect: Joseph Savage	Source: Preemption application
Original Use: Farmhouse	Source: Preemption application

6. Architectural Significance

7. Historic Significance

Please see attached narrative.

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: *Shelley McKinnon Clark* Date: 10-25-2011

Signature: *[Signature]* Date: 10-25-2011

Land Office, Tecumpton, K. T.,

May 25th A. D. 1859.

In the Matter of the Application of Joseph Savage
of Douglas County, Kansas Territory, to pre-empt the
North West

Quarter of Section No. 12 in Township No. 13 South in Range No.

19 East, in the District of Lands subject to sale at Tecumpton, K. T., based upon Declaratory Statement No. 1225 - The 17th of the 2nd Sec. 12th day of July A. D. 1858

There being no other claimant to any portion of said land

appeared the said Joseph Savage and offered proof in support of his said application as follows, viz: William Savage

of lawful age, being first duly sworn, says: I reside in Douglas County, Kansas Territory, I know Joseph Savage the applicant in this case. He is a

Married man and has a family of 12th and three children. He is a citizen of the United States. I know the land said applicant

desires to pre-empt, and above and hereinafter described. He made the settlement on said land in person on the 1st day of May A. D. 1858 by laying a foundation for a house. He did not quit or abandon his own lands in this Territory to make his settlement on said

Land, and was over the age of twenty-one years when he made said settlement. He has erected a dwelling house on said Land. It is built of frame 17 by 25 feet, one stor. high. Shingles

roof one door 5 windows, a good floor and is a comfortable house to live in. Applicant moved into said house with all his family and household effects

on the 20th day of May A. D. 1859 -

and has resided in said house and on said land ever since and now resides thereon. I am not interested, either directly or indirectly in procuring for said applicant his right of pre-emption. Said land is particularly described as follows:

North West 1/4 of Sec. 12, Township 13, Range 19. about 60 acres broken, and about 70 acres fenced, a good well, a good log stable, a good corn house &c.

Subscribed and sworn to before me this 25th day of May A. D. 1859. William Savage

Ely Moore Reg

Land Office, Tecumpton, K. T.,

May 25th A. D. 1859.

We Hereby Certify, That the foregoing testimony was reduced to writing and signed in our presence, and that the above named witness is a person of respectability and entitled to credit.

Ely Moore Register.

W. F. Fuddle Receiver.

THE WEEKLY TRIBUNE

JOHN SPEER, Editor.

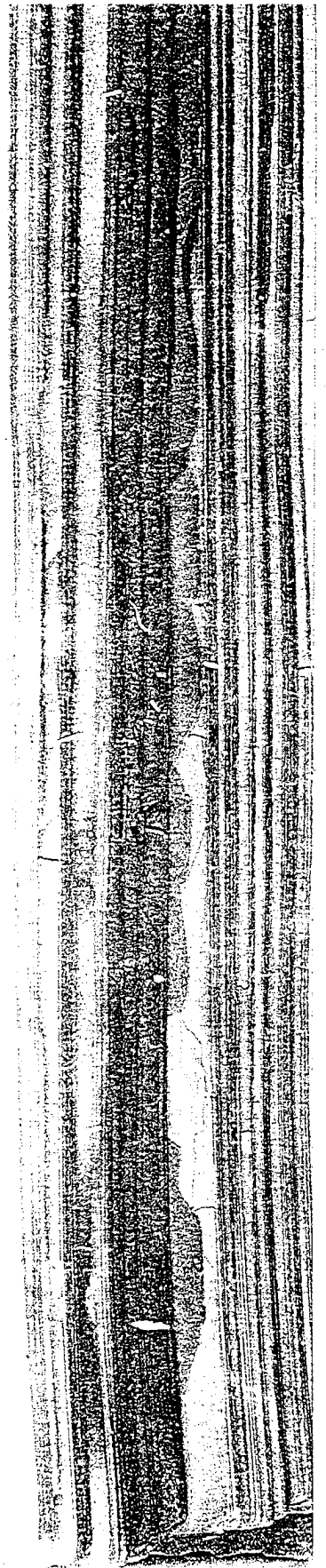


THURSDAY, AUGUST 4, 1870.

HISTORY OF SPRING HILL FARM.

The following is a history of the Spring Hill farm, read before the Douglas County Fruit Growers' Association, on Saturday last, by Joseph Savage, the proprietor of the farm:

There came to Kansas in the fall of 1854, with the *one* Eastern pioneer party, a man by the name of John Mott—we used to call him Uncle Mott, on account of his gray beard and hair. He started with John Ladd, his son-in-law, and E. D. Ladd, Esq., from Battle Creek, Michigan. These three, with George Gilbert and Joel Grover, made one mess in our pioneer life in Lawrence. Uncle Mott was a small bit of a man, but sharp and shrewd as he was small, with deep-set black eyes, and with quite a fund of humor and good nature about him for an old man. I think he and old man Spittle (now living here) were the oldest men that pioneered in Lawrence early in the fall of '54. Uncle Mott's keen eye had chosen the Spring Hill farm for his claim—the springs were the great attraction to him. He often used to say that his claim had ten springs on it.



with fish in every one of them.

The selling of claims in the fall of '54 at auction, had driven me into the Wakarusa bottom, where the Galveston road runs through it, on which I put up a few poles. In the spring of '55, when I brought my family to Kansas, and the subject of a home was to me a serious and urgent one, I resolved to abandon the bottom claim and find one better located; for that purpose I canvassed the district west of town, and offered \$300 for the farm where Judge Stevens now lives, then owned by the Hoppers. Also made an effort to buy the Allen claim, where now Dr. Hartmann has a fine house, and the claim now known as Babcock's addition, then owned by one of the Hopper boys.

But failing in all of these efforts to purchase, and in consultation with my father, I went to see old Uncle Mott about his claim with the ten springs. He had bragged on it so much I did not suppose he would part with it, but for the consideration of \$500 in gold he sold to me. I paid \$300 down, and gave him my note for \$200 more.

He had on the place a small turf house, a few split stakes and a few round poles; also a couple of hewed cottonwood sills for a house.

I immediately took possession of the farm, and went forward building a wood house, which now stands here in sight. The lumber for the house was mostly drawn from a little new town on the Kaw river bank, up toward Lecompton, then called Beneficia. It cost \$35 per thousand feet.

At that time there were no surveys made here, and my being the latest settler, great care had to be taken not to get on any one older than myself. If I did their claim was better than mine. To avoid this, I placed my house equidistant from the four others surrounding mine, which were then, Joel Grover on the west, Horace Hancock on the north, John Ladd on the east, and E.

P. Finch on the south. ~~with~~ ~~and~~
This measure was taken by spaces, and
I found room for six or seven hundred
between me and each of the others, and
I waited with great anxiety for the sur-
veys to be made, and which were not
made till 1856.

The first fruit trees I ever set out I
bought in Kansas City, paying \$5 for
the lot. At that time it was said by
Mr. Grover and the more knowing ones
that the cottonwood tree would spread
all over the prairie, worse than any
weed, and could never be got out when
once allowed to take root; and for the
first two or three years I carefully pull-
ed every one up by the roots and burn-
ed them in the stove. About this time
I chanced to go by One-hundred-and-
ten creek, on a visit to the town of Bur-
lingame, where there was an old trading
post, and a fine row of cottonwood trees
in front of it. These pleased me very
much, and I then set out the two which
now stand so high by the house, and
also the maple trees by them.

These trees under whose shade we
gather were then floating in their woolly
feather on the Kansas breezes, or sleep-
ing dormant beneath the soil of our feet.
Twelve years ago they most of them
germinated where they now stand.

If at that time I had planted ten
acres to cottonwood and walnut trees, I
should to-day have a never-failing sup-
ply of fire-wood, as well as many grape
stakes and rails. These black walnut
trees were planted two years later, and
have never been cleaned out or trimmed
till now. It is now done in honor of
the first meeting of the Douglas County
Fruit Growers' Association on Spring
Hill farm; and here they stand to wel-
come you, reaching out their long
branches in kindly greeting. The
clearing out of this grove (my folks say)
is the best essay the owner of Spring
Hill farm has ever written—written in
sweat and labor, of mowing and pitch-
ing, of trimming and grubbing, of burn-
ing and hauling—yea, an essay which

all successful fruit growers in Kansas must write with their own hands, an essay of deeds rather than words. —

Two years ago I first turned my attention to the fruit and nursery business. It was from necessity rather than from choice. My farm was so steep that it washed badly, and taxes became so high, that some other measures for gaining a living must be resorted to beside raising grain and cattle. True, I had had the tree mania, and had quite a start toward the ten acres of forest trees, and had also set out a few hundred seedling peaches. What few apple trees I then had, about one hundred in all, had been neglected in renting out my farm, and were full of borers, and now my orchard on which I expect to rely for fruit in my old age, I am just starting. These grounds, where my nursery stock now stands, I intend to leave covered with trees. I hope to be able in future to give them the attention and watchfulness they will demand. Of this one fact, which I consider very important, I am fully convinced, that with the increase of trees and forests, birds will increase and multiply, and thereby destroy many, if not most, of the noxious beetles and insects which now infest our fruit trees. So I find it on my own grounds; the birds are increasing fast, and the borers and beetles becoming less and less injurious to my trees.

Edward P. Fitch was killed in the Lawrence raid. He was shot in his own house and his body burned up in it. A more genuine Yankee, or a truer son of freedom, never trod Kansas soil. He was actively engaged in our early struggles, and often heard the bullets of the ruffians whizzing in the air about his head. His was a generous soul, and a cheerful spirit, and the ring of his merry good natured laugh is still heard in the echoes of the past. Fitch and I first met each other late one afternoon in October, 1854, near where now

A. D. Searl lives. It was his first day in Lawrence, and he was sallying out in search of prairie chickens. He had a single barrel shot-gun, and his eye and countenance looked expectant for that coveted game, for letter writers to the East had told that chickens were so plenty about Lawrence that one could shoot enough for breakfast any day, so that nearly all fresh arrivals at that time were eager for a meal of fresh chicken. I need not say that all such hopes were doomed to disappointment. Fitch came to Kansas a single man. He took a claim just south of me, where now lives Mr. Wm. Brown. During his life of single blessedness, which lasted two or three years after his arrival in Kansas, he made his home with me on this place. It was during his stay with me that he christened my place Spring Hill, and he used to date his letters from Spring Hill. For his sake, I love the name, for he was a dear friend of mine. His widow, the daughter of O. Wilmarth (now Mrs. Stevens), and his three children, are at present living at Kansas City. His two boys and daughter will ever be subjects of warmest interest and careful watchfulness, and may they never suffer for a father's counsel or a mother's love.

These Kansas prairies, so late and so fresh from nature's hand, will ever, through all coming time, be objects of man's affections, as well as a land of homes. And it is fitting, as well as highly proper, to give each loved spot a name. To some let a poetical name be given, to others a romantic one, while to others still a common name, and then let these names, now so dear to us, be echoed from generation to generation, down to the end of time.

Of my future hopes and prospects I will not say much now, but will say that they include an abundance of all kinds of fruit, among which shall be the luscious peach, and melting pear, the early and the long-keeping apple, the delicious strawberry, and the healthful black-

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berry; also the cherry has a large place in my plans for the future, both early and late. Beside these, I include numerous ponds of clear water, with many kinds of fish skipping and playing in their crystal depths; also many fountains, sparkling in the pleasant sunlight, while near these last I will have shady nooks and bowers, where lovers would love to meet and linger in the heated twilight of a Kansas summer evening; also arbors of evergreens, bordered with roses and flowers of every hue. I include also in my fancy picture of the future cooling baths, for both male and female, where tired men and overworked mother, and sickly, feverish children can cool and lave their wearied limbs in the pure waters of Spring Hill. One pioneer life is enough for me, in a new country like this, and this home of mine, so early chosen amidst the uncertainty of surveys, and the perils of war and famine, I prize beyond any other earthly treasure. Here I hope to spend the remnant of my days, and when life's fitful fever is over, to sleep in yonder grave, beside the remains of the wife of my boyhood's years and the four children who now so quietly rest beneath the shade of those silver maples in yonder inclosure.

7. Historic Significance

The original structure on this site is a small frame dwelling house, built between May 1 and May 20, 1855, to secure Joseph Savage's preemption claim to 160 acres in the Kansas Territory. This frame house is now the northwest section of a large stone farmhouse which was later constructed of field stone.

FRAME CONSTRUCTION - 1855

He (Joseph Savage) made the settlement on said land on the 1st day of May, A. D. 1855 by laying a foundation for a house...He has erected a dwelling house on said Land. It is built of frame 17 by 25 feet, one story high, Shingle roof, one door, 5 windows, a good floor and a comfortable house to live in. Applicant moved into said house with all his family and household effects on the 20th day of May, A.D. 1855.¹

He (Mott) had on the place a small turf house, a few split stakes and a few round poles. I took possession of the farm, and went forward building a wood house, which now stands here in sight. The lumber for the house was mostly drawn from a little new town on the Kaw river bank, up toward Lecompton, then called Benecia. It cost \$35 per thousand feet.²

To avoid (losing my claim), I placed my house equidistant from the four others surrounding mine, which were then, Joel Grover on the west, Horace Hancock on the north, John Ladd on the east, and E.P. Fitch on the south. This measure was taken by paces and I found room for six or seven hundred between me and each of the others, and I waited with great anxiety for the surveys to be made, and which were not made until 1856.³

The original frame structure remains intact, although a large stone farmhouse was built as an addition to it in the mid 19th century.

STONE CONSTRUCTION - 1860's ?? date unknown

The stone section of the house was built as an addition to the 1855 frame structure as a single unit, two stories high, plus a stone basement and attic, with a medium pitch roof. It was

¹Preemption Application, dated May 25, 1859, signed by William Savage, and filed the same date with the Land Office, Lecompton, K.T. Attached.

²Reminiscences of Joseph Savage, History of Spring Hill Farm, published in the Lawrence Weekly Tribune, August 4, 1870. Attached.

³Supra

constructed of rough stone, with no regular courses, boasting quoined corners.⁴ As originally built it was a gable end structure, facing east.⁵ This stone construction on the east gable end is somewhat more regular than the other three exterior walls. One window on the east elevation, now filled in with stone, has a stone lintel in a rough pediment shape with a simple carved detail. The home is now oriented towards the south. The east facing front porch is now part of the kitchen addition, and the porch ceiling is intact. The original windows on the south and west elevations were enlarged in the 1940's to accommodate two large picture windows. The original shake roof was replaced with a clay tile roof in the 1960's. Because of these significant modifications, the property is not being nominated for its architectural features, but rather for the role played by the Savage family in the free state conflict and the history of the city of Lawrence, Kansas.

SIGNIFICANCE OF JOSEPH SAVAGE AND HIS FAMILY IN THE FREE STATE MOVEMENT.

Joseph Savage arrived in Lawrence, K.T. on September 9, 1854, a member of the Second Emigrant Aid party. The following is a recollection of his journey's beginnings, published in his own words.

I first met Gen. Pomeroy at the office of Dr. Webb, the Secretary of the Emigrant Aid Society. His hands were hard with honest labor, and his sunburnt countenance bespoke for him a place among the toiling yeomanry of New England. He took each emigrant by the hand and a warmth of feeling that told us all that in him we had a friend on whom we could rely, and so it proved in the first trying years of our settlement in Lawrence. And here let me say that, beyond all cavil, without the active and ardent support of the Emigrant Aid Society and their agents, Kansas could never have been settled by free State men...The second party was to start on Wednesday, and who can judge of my glad surprise to meet on Tuesday, the day before starting, four of my companions from home, with instruments of music in their hands, to accompany us to Kansas. This was the origin of the old Lawrence Band - a band that has made patriotic music in times and celebrations that have tried men's souls; a band that played the funeral dirge around the grave of a murdered Barber, and around the graves of those other martyrs to freedom who fell in quick succession after him...At Boston a large crowd gathered at the depot to see the second party off for Kansas. The great American poet, J. G. Whittier, had written a poem expressly for us (The Kansas Emigrants)... It was set to Auld Lang Syne. We played the tune over once on our instruments and then the song was sung by many with tears in their eyes... We sang this song on our weary march across the Shawnee reserve, around our

⁴Wood, Brick and Stone, Allen G. Noble, University of Massachusetts Press, Amherst, 1984.

⁵Letter from prior owner, Paul L. Garber, dated 2004.

camp fires, and in the lonely tent on the town site...⁶

After securing a claim in town, Joseph Savage returned to his home in Hartford, Vermont, to gather his family and return to Lawrence. His daughter Susan Daphne Savage Alford, published the following reminiscence.

The first memory I have of my father, he was in his early thirties and I was about four years old. He was caught up, like many others, in the wave of excitement that swept over our country in 1854, in the contest between pro-slavery and anti-slavery factions in the new territory of Kansas. He had gone there in one of the Emigrant Aid parties organized to help "Make Kansas a Free State," to prepare a home for his family.

...Father took his wife and four children from the clinging hands of this close-knit Vermont community to the new territory of Kansas, which in 1854 was the frontier of our country... All went well till they reached St. Louis, the end of the railroad line, and embarked on the Missouri River in a steamboat. The Missouri river was low, and the boat was often held fast in the grip of sand banks, or by branches of uprooted trees, floating in the river...In the delayed passage, the water gave out, and there was no milk. The passengers had only the muddy Missouri river water to drink. My baby brother Charlie became ill from drinking this muddy river water.

There were several pro-slavery passengers on the boat, who had reviled the Yankees who were going to Kansas, in loud and coarse words, and threatened the bloody fate that awaited them there. When word of little Charlie's illness was known, the loud-voiced passengers became gentle and sympathetic. They stood with uncovered heads, when the sorrowful little group left the boat at Kansas City with Charlie's lifeless body.

My heart aches, as I think of my sorrowing mother reaching the rude shack at Lawrence, tired after the overland trip from Kansas City, to face new troubles. The three older children had been exposed to measles on the boat, and had barely reached shelter when the disease developed. The chill winds of early Spring found the cracks and crevices of the roughly built cabin, and my older brother, Henry, took a cold which fastened a serious malady upon him...

It was with heavy heart that my father began building a house on our homestead farm. It was said to be the first framed house in all the country round about...

My father often stopped work for guard duty. He would come in saying, "The flag is

⁶ Joseph Savage, Recollections of 1854 - No. 1, Western Home Journal, published June 23, 1870, republished at "Lawrence in 1854: Recollections of Joseph Savage," Kansas History 27 (Spring-Summer 2004), <http://www.kansasmemory.org/item/90813>.

flying on Blue Mound. I must leave you for tonight.” Blue Mound was a lookout station where a watchman was continually on guard to give warning of hostile bands coming from the East...When father was away, mother would put the children to bed without undressing, and give them directions to escape through an open window into a corn field if the house was attacked...

The relatives in Vermont urged us to return to them, but my delicate little mother refused. She was a tower of strength to her husband. “Dear Father,” she wrote, “You ask if we intend to stay here. I answer most emphatically ‘Yes.’ I must say that I never felt a duty more clearly pointed out than that all lovers of freedom should stand by their posts in Kansas.”⁷

The personal sacrifice of Joseph Savage continued over the early years of his settlement in Kansas. His young wife Amanda died in childbirth on June 17, 1857, and three of his four children died within the year.

Mrs. Amanda Savage was among the earliest settlers in Kansas, and passed through all the trials, privations and dangers of our darkest hours, with the heroism of a true woman; and to these no doubt, more than anything else, can be traced the causes that resulted in her death.⁸

Only one child of five survived to adulthood, Susan Daphne Savage.

SIGNIFICANCE OF JOSEPH SAVAGE AND HIS FAMILY TO THE CITY OF LAWRENCE AND THE UNIVERSITY OF KANSAS

Joseph Savage came to Kansas not only to fight the pro-slavery forces, but also to build a home and a community.

Plymouth church, Lawrence, was the first church of any name formed in Kansas, except among Indians. As soon as the settlement commenced, the American Home Missionary Society commissioned Rev. Samuel Y. Lum, of Middletown, New York, to labor in Kansas. He arrived in Lawrence, the last of September, 1854. He came about the same time as the second part of Boston immigrants. His first service was held the first day of October...On October 15, a meeting was held to form a church. It was not large, but it was harmonious... Samuel C. Pomeroy, afterward United States Senator, acted as scribe, and wrote on the crown of his beaver hat. Joseph Savage held the candle as Mr. Pomeroy

⁷ Reminiscences of Susan Savage Alford, entitled “My Father” published in the Lawrence Journal World, Lawrence, Kansas, dated August 12, 1939.

⁸ Obituary of Amanda Crandall Savage, Lawrence Republican, Lawrence, Kansas, July 2, 1857.

wrote, and O. A. Hanscom held the inkstand. When it came to the question, What shall we call it? "Plymouth Church" was the unanimous response. They said their circumstances and their purposes corresponded with those of the Plymouth Pilgrims.⁹

The nucleus of the Lawrence Cornet Band was formed in a Boston railway station as members of the Second Emigrant Aid Party assembled for their journey. The band members consisted of Joseph Savage and his brother Forrest Savage, and their cousins, N. Hazen and A. H. Hazen. Each of the four was originally from Hartford, VT, and were members of the Hartford band.¹⁰

At Boston a large crowd gathered at the depot to see the second party off for Kansas. The great American poet, J. G. Whittier, had written a poem expressly for us... It was set to Auld Lang Syne. We played the tune over once on our instruments, and then the song was sung by many with tears in their eyes... We sang this song on our weary march across the Shawnee reserve, around our camp fires, and in the lonely tent on the town site; it was the inspiring sentiment in the hearts of those who dared to brave all for freedom, and thus forever consecrate these hills and valleys to her children.¹¹

The Lawrence Band was integral to many ceremonial events in and around Lawrence for many years.

This (the gathering at the Boston railroad station on August 29, 1854) was the origin of the old Lawrence Band - a band that has made patriotic music in times and celebrations that have tried men's souls; a band that played the funeral dirge around the grave of a murdered Barber, and around the graves of those other martyrs to freedom who fell in quick succession after him. Sad were our hearts as we bore them, one by one, to their last resting place over Mount Oread, to the old cemetery grounds. That dirge should still be held in sacred memory. Its tones should still ring out over these broad prairies, as we yearly meet to scatter flowers and pour tears over the graves of our martyred dead. Three of our number have fallen by cruel hands, and now, no doubt, are making heavenly music over the river...its music cheered the regiments of troops gathered here for our defense in 1856, and we boldly marched to the front of the Price raid - and who can forget our return from that notable campaign, as we played, "When Johnny Comes Marching Home

⁹Rev. Richard Cordley, Pioneer Days in Kansas, sldfjdfj, 1898.

¹⁰Rev. Richard Cordley, *supra*,

¹¹ Joseph Savage, Recollections of 1854 - No. 1, Western Home Journal, published June 23, 1870, republished at "Lawrence in 1854: Recollections of Joseph Savage," Kansas History 27 (Spring-Summer 2004), <http://www.kansasmemory.org/item/90813>.

Again,” through the streets of Lawrence, amidst tears of joy from wives and children.¹²

QUANTRILL’S RAID

Mary Burgess Savage, who married Joseph after Amanda’s death, gave the following account of their experiences the day of August 13, 1863 in a letter written to her friend Jane Simpson:

But I intended to have told you something about the raid of the rebels into Lawrence. Just before sunrise of the 21 (Aug)I heard the tread of hundreds of horsemen coming in the road above the house and looking out saw the road filled with them and the advance guard stopped at the gate and one of them rode up to the house and knocked at the door and hulled but as it was not opened he rode off. He had his pistol in his hand and doubtless would have fired it if Joseph had opened the door. We did not know what they were till they reached town when they commenced firing as fast as they could and we heard the cries of the frightened people running in every direction to make their escape as they shot right into the houses and at every man they could find. In a few minutes the fires began to burst out all over town and we thought it was best to be leaving. We live about a half mile out of town and we expected to have to take it on their return but they went back by another way so our house was saved. They set fire to nearly every house in town, and on their road as they left for miles was one continuous line of fire and smoke. The houses in town that were saved were put out by the women many of whom were very heroic, drawing water and putting out fires with those fiends threatening to kill them if they did. And many of the men owe their lives to the coolness and exertions of their wives who concealed them in the house and then kept them from burning. But I only meant to give you our own experience when I commenced, so I will proceed with it. We harnessed up as quickly as possible and started for Uncle Forests’, about four miles from town. We had not gone more than a mile when we saw one of our neighbors and a member of the same church running from his house and two of the bushwhackers after them. They were just taking aim at him as we drove up. Joseph comprehended the whole thing in a moment and jumping from the buggy was over the fence and into the cornfield in a second, while I sat about stupified with horror at the scene before me. They shot Mr. Langly (sic) (the correct name is Otis Longley) three times and I can never efface from my memory the look and cry of anguish that he gave as he fell, the blood running in streams from his wounds. Joseph came to the edge of the corn and told me to turn around and go back and I did so, but they fired after me and cursing told me to come back. I did so and they said they were not killing women and children (Daphne was with us) but that they were going to kill the man (our hired man) who was with us. They told him to get out of the buggy. They accused him of having been in the militia, but I assured them that he had not and that he was sick and they let him go. They threatened me in

¹²Supra.

hopes to get money but I assured them I had none, and told them to examine my pocket, at which they were quite indignant, telling me that they would make me give it to them. I then stood up and told them to examine the buggy if they did not believe me. They did so and taking Joseph's new silver horn, which I had taken to save it, and carried it off with them. They also took a halter from one of my horses and bidding me go on they started for the next house. They found the horn too large to carry, so they smashed it on the fence and left it there and we recovered it and sent it back to Boston to be made over. When they were talking with me, the one told the other to go in and see to the fires in the house (a nice brick one) so when they had gone I went in and found both the straw beds burning and put them out drawing water from the well to do so with. But first I went to Mr. Langly and turning him on his side found he had been shot through the throat, but he opened his eyes and looked at me. A woman came at this time with a baby in her arms and I asked her if she would get some water and bath the blood from his face, and stay by him till help came as I did not dare to stay on Joseph's account. I was afraid he would come to me and they might see him as their horses were hitched to the fence at the next house in plain sight and if they saw our buggy still there they would know I was putting out the fire and come back as they did in many other places and set it over again. The wife of the murdered man had taken some valuables and gone out of the back door and through the cornfield to a neighbors not thinking they would kill her husband but that they only wanted plunder. She did not know that her husband was shot till she returned soon after. He died the next morning. We then drove on to Forests' and stayed there till the rebels left town. Joseph went round through cornfields till he got near town just as they left it and was busy till after dark helping to take care of the wounded and dead. I can give you no idea of them scene which presented itself after they left. The business part of the town a heap of ashes and the smell of burning flesh and the wail of the bereaved, all mingling together as they would discover the remains of their dear ones in the burning embers. But I have written too much of this already and hope you will excuse me for it as I don't know where to stop. ¹³

LILAC LANE AT THE UNIVERSITY OF KANSAS

The large lilac hedge bordering the east edge of the campus was set out by Joseph Savage in 1878.

“Uncle Joe Savage lived in the #6 neighborhood. He and some of the people there planted several of the trees of Marvin Grove, too”, said Miss May Savage, a niece of Joseph Savage who lives at 1422 Connecticut Street. ¹⁴

¹³ Kansas State Historical Society, Joseph Savage papers, #3029

¹⁴University Daily Kansan V. 21 No. 174, May 12, 1924, page 1 c. 5

ROCK CHALK CHANT

Joseph Savage was a self-educated amateur scientist, and was a city member of the University of Kansas Science Club.¹⁵ Prof. E. H. S. Bailey wrote an article for the 1917 Jayhawker Yearbook entitled *How and When "Rock Chalk" Came into Being*, in which he wrote:

It was at one of our meetings (University Science Club) in 1887 or '88, over our doughnuts and cider, that someone suggested that we adopt a yell. Several were presented to the club, tried and found unsatisfactory. Shortly after this meeting, early one morning, I was thinking of the matter of these words occurred to me: "Rah, Rah, Jay Hawk, K. U." three times repeated, with staccato emphasis. I proposed this yell at the next meeting of the club and it was adopted... Shortly after this, by some process of evolution, and I think at the suggestion of some of the Snow Hall men, the "Rah,Rah" was changed to "Rock Chalk," and finally in the enthusiasm of the early football days, the long roll twice repeated was substituted for the first part of the slogan.¹⁶

Prof. Bailey, in the second installment of his *Recollections of the University Science Club*, included the story of the chant as told by Susan Savage, Joseph Savage's daughter:

Mr. Savage's daughter, Mrs. Alford says, in reference to the meeting of the S. C.(,) held at the Savage farm: "My father lost his three boys during the hardships of the 50's, and he seemed in some measure to find them again in the bright college boys who came out to the farm house. " Mrs. Alford also writes to the editor, "It seems that the Science Club meeting at my father's house were practicing numerous yells, and while throwing pebbles at the pile of chalk rocks in front of the house, as you may remember, hit upon the Rock Chalk, Jay Hawk, and evidently took a fancy to it, and after wards elaborated it still more. Mother's memory of it was that you were the leader of the gang that originated this historic and melodious production."¹⁷

Joseph Savage's daughter, Susan, contributed her recollections of the yell, which were published as part of her obituary:

My father was an honorary member of the science club of K.U. and at least once every

¹⁵ *Some Recollections of the University Science Club*, Edited by Prof. E. H. S. Bailey, Graduate Magazine, December 1926, page 8.

¹⁶ *How and When "Rock Chalk" Came into Being*, Prof. E. H. S. Bailey, 1917 Jayhawker Yearbook, page 10.

¹⁷ *Recollections of the University Science Club*, Edited by Prof. E. H. S. Bailey, Graduate Magazine, March, 1927, page 19.

summer entertained the club at his farm. On one such occasion the K.U. yell originated.

“There was a pile of chalk rocks and other geological specimens in front of the house. I think Professor Bailey who began with rock chalk. Some one else added Jayhawk and the jolly crowd of students made up the yell, not expecting it to be anything permanent.”¹⁸

¹⁸ *Mrs. D. S. Alford Dies*, Kansas City Times, December 5, 1938.

LAWRENCE HISTORIC RESOURCES COMMISSION

ITEM NO. 15: L-10-1-11

STAFF REPORT

A. SUMMARY

L-10-1-11 1734 Kent Terrace; Lawrence Register of Historic Places Nomination. Nominated by Shelley Hickman Clark and James W. Clark, property owners of record.

B. HISTORIC REGISTER STATUS

1734 Kent Terrace is not listed on the State or the National Registers of Historic Places.

C. REVIEW CONSIDERATIONS

1) History Summary

The Joseph Savage Farm is also known as Spring Hill Nursery or Spring Hill Farm. An article published August 4, 1870 in *The Lawrence Weekly Tribune* recounts a "History of Spring Hill Farm" given by Joseph Savage before the Douglas County Fruit Growers' Association. Savage identifies that John Mott owned the claim at what is now 1734 Kent Terrace before Savage purchased the property for \$500 in gold. In the article, Savage relates that Mott had "a small turf house, a few split stakes and a few round poles."¹

"I took possession of the farm, and went forward building a wood house, which now stands here in sight. The lumber for the house was mostly drawn from a little new town on the Kaw river bank, up toward Lecompton, then called Benecia. It cost \$35 per thousand feet... To avoid (losing my claim), I placed my house equidistant from the four others surrounding mine, which were then, Joel Grover on the west, Horace Hancock on the north, John Ladd on the east, and E.P. Fitch on the south. This measure was taken by paces and I found room for six or seven hundred between me and each of the others, and I waited with great anxiety for the surveys to be made, and which were not made until 1856."²

Savage's ambitions for Spring Hill included: growing an abundance of all kinds of fruit (peaches, pears, apples, strawberries, blackberries, cherries); keeping his numerous ponds of clear water with many kinds of fish; and having many fountains, shady nooks and bowers, arbors of evergreens bordered with roses and flowers of every hue, and cooling baths. His parting words to the Douglas County Fruit Growers' Association were: "Here I hope to spend the remnant of my days, and when life's fitful fever is over, to sleep in yonder grave, beside the remains of the wife of my boyhood's years and the four children who now so quietly rest beneath the shade of those silver maples in yonder inclosure."³

The structure at 1734 Kent Terrace is perhaps most significant for its association with early pioneer

¹ Reminiscences of Joseph Savage, History of Spring Hills Farm, published in the Lawrence Weekly Tribune, August 4, 1879.

² Ibid.

³ Ibid.

Joseph Savage. According to the nomination application, the structure at 1734 Kent Terrace was constructed in 1855 by Joseph Savage. The completed application for preemption of the northwest quarter of Section 12, Township 13 south, Range 19 east from the Land Office of the Lecompton in Kansas Territory dated May 25, 1859 supports this. According to this document, "He [Joseph Savage] made the settlement on said land in person on the 1st day of May A.D. 1855 by laying a foundation for a house." The house he erected was "built of frame 17 by 25 feet, one story high, shingle roof, one door, five windows, a good floor and [was] a comfortable house to live in."⁴

Joseph Savage arrived in Lawrence, Kansas Territory on September 9, 1854 as a member of the Second Emigrant Aid party. Savage had stated that "without the active and ardent support of the Emigrant Aid Society and their agents, Kansas could never have been settled by free State men." According to Savage, four friends with musical instruments joined the Second Emigrant Aid party. "This was the origin of the old Lawrence Band – a band that has made patriotic music in times and celebrations that have tried men's souls..."⁵

After securing a claim in town, Joseph Savage returned to his home in Hartford, Vermont, to gather his family and return to Lawrence. Joseph had a family including a wife and three children, for whom he built the house. His young son Charlie took ill and died on the boat along the Missouri River from St. Louis. The three older children had been exposed to measles on the boat. "The chill winds of early Spring found the cracks and crevices of the roughly built cabin... It was with heavy heart that my father began building a house on our homestead farm. It was said to be the first framed house in all the country round about..." Often, Joseph Savage would stop work for guard duty at Blue Mound, "a lookout station where a watchman was continually on guard to give warning of hostile bands coming from the East... When father was away, mother would put the children to bed without undressing, and give them directions to escape through an open window into a corn field if the house was attacked..." Though relatives in Vermont urged the family to return, her mother refused. "She was a tower of strength to her husband. 'Dear Father,' she wrote, 'You ask if we intend to stay here. I answer emphatically 'Yes.' I must say that I never felt a duty more clearly pointed out than that all lovers of freedom should stand by their posts in Kansas.'"⁶

The personal sacrifice of Joseph Savage continued over the early years of his settlement in Kansas. His young wife Amanda died in childbirth on June 17, 1857, and three of his four children died within the year. Only one child of five survived to adulthood, Susan Daphne Savage.

Joseph Savage and His Family in the City of Lawrence

Joseph Savage came to Kansas not only to fight the pro-slavery forces, but also to build a home and a community. According to the documents in the nomination application, Savage was part of a group that established Plymouth church in 1854 in Lawrence.

⁴ Preemption Application, dated May 25, 1859, signed by William Savage, and filed the same date with the Land Office, Lecompton, K.T.

⁵ Joseph Savage, *Recollections of 1854 – No. 1*, Western Home Journal, published June 23, 1870, republished at "Lawrence in 1854: Recollections of Joseph Savage," Kansas History 27 (Spring-Summer 2004), <http://www.kansasmemory.org/item/90813>.

⁶ Reminiscences of Susan Savage Alford, entitled "My Father" published in the *Lawrence Journal World*, Lawrence, Kansas, dated August 12, 1939.

"On October 15, a meeting was held to form a church... Samuel C. Pomeroy, afterward United States Senator, acted as scribe, and wrote on the crown of his beaver hat. Joseph held the candle as Mr. Pomeroy wrote, and O.A. Hanscom held the inkstand. When it came to the question, What shall we call it? 'Plymouth Church' was the unanimous response. They said their circumstances and their purposes corresponded with those of the Plymouth Pilgrims."⁷

As formerly mentioned, the Lawrence Band was established at the same time that Lawrence was being established by members of the Emigrant Aid Society, which included Joseph Savage.

"The nucleus of the Lawrence Cornet Band was formed in a Boston railway station as members of the Second Emigrant Aid Party assembled for their journey. The band members consisted of Joseph Savage and his brother Forrest Savage, and their cousins, N. Hazen and A.H. Hazen. Each of the four was originally from Hartford, VT, and were members of the Hartford band."⁸

Quantrill's Raid

Mary Burgess Savage, who married Joseph after Amanda's death, gave an account of their experiences the day of August 13, 1863 in a letter written to her friend Jane Simpson.

"Just before sunrise of the 21 (Aug) I heard the tread of hundreds of horsemen coming in the road above the house and looking out saw the road filled with them and the advance guard stopped at the gate and one of them rode up to the house and knocked at the door and hulled but as it was not opened he rode off. He had his pistol in his hand and doubtless would have fired it if Joseph had opened the door. We did not know what they were till they reached town when they commenced firing as fast as they could and we heard cries of the frightened people running in every direction to make their escape as they shot right into the houses and at every man they could find. In a few minutes the fires began to burst out all over town and we thought it was best to be leaving. We live about a half mile out of town and we expected to have to take it on their return but they went back by another way so our house was saved. They set fire to nearly every house in town, and on their road as they left for miles was one continuous line of fire and smoke... We harnessed up as quickly as possible and started for Uncle Forest's, about four miles from town. We had not gone more than a mile when we saw one of our neighbors and a member of the same church running from his house and two of the bushwhackers after them. They were just taking aim at him as we drove up. Joseph comprehended the whole thing in a moment and jumping from the buggy was over the fence and into the cornfield in a second, while I sat about stupefied with horror at the scene before me. They shot Mr. Langly (sic) (the correct name is Otis Longley) three times and I can never efface from my memory the look and cry of anguish that he gave as he fell, the blood running in streams from his wounds. Joseph came to the edge of the corn and told me to turn around and go back and I did so, but they fired after me and cursing told me to come back. I did so and they said they were not killing women and children (Daphne was with us) but that they were going to kill the man (our hired man) who was with us. They told him to get out of the buggy. They accused him of having been in the militia, but I assured them that he had not and that he was sick and they let him go. They threatened me in hopes to get money but I assured them I had none, and told them to examine my pocket, at which they were quite indignant, telling me that they would make me give it to them. I then stood up and told them to examine the buggy if they did not believe me. They did so and taking Joseph's new silver horn,

⁷ Rev. Richard Cordley, *Pioneer Days in Kansas*, sldfjdfj, 1898.

⁸ Rev. Richard Cordley, *Pioneer Days in Kansas*, sldfjdfj, 1898.

which I had taken to save it, and carried it off with them. They also took a halter from one of the horses and bidding me go one they started for the next house. They found the horn too large to carry, so they smashed it on the fence and left it there and we recovered it and sent it back to Boston to be made over. When they were talking with me, the one told the other to go in and see to the fires in the house (a nice brick one) so when they had gone I went in and found both the straw beds burning and put them out drawing water from the well to do so with. But first I went to Mr. Langly and turning on his side found he had been shot through the throat, but he opened his eyes and looked at me. A woman came at this time with a baby in her arms and I asked her if she would get some water and bath the blood from his face, and stay by him till help came as I did not dare to stay on Joseph's account. I was afraid he would come to me and they might see him as their horses were hitched to the fence at the next house in plain sight and if they saw our buggy still there they would know I was putting out the fire and come back as they did in many other places and set it over again. The wife of the murdered man had taken some valuables and gone out of the back door and through the cornfield to a neighbors not thinking they would kill her husband but that they only wanted plunder. She did not know that her husband was shot till she returned soon after. He died the next morning. We then drove on to Forest's and stayed there till the rebels left town. Joseph went round through cornfields till he got near town just as they left it and was busy till after dark helping to take care of the wounded and dead. I can give you no idea of the scene which presented itself after they left. The business part of the town a heap of ashes and the smell of burning flesh and the wail of the bereaved, all mingling together as they would discover the remains of their dear ones in the burning embers..."⁹

Joseph Savage and His Family at the University of Kansas

In 1878, Joseph Savage would make a contribution to the University of Kansas on Lilac Lane. As a reflection of his passion for plant life, he set out the large lilac hedge bordering the east edge of campus.

In addition to his love for horticulture, Joseph Savage was a self-educated amateur scientist and was a city member of the University of Kansas Science Club.¹⁰ Professor E.H.S. Bailey's article *How and When "Rock Chalk" Came into Being...* explains: "It was one of our meetings (University Science Club) in 1887 or '88, over our doughnuts and cider, that someone suggested that we adopt a yell. Several were presented to the club, tried and found unsatisfactory." At the next meeting Professor E.H.S. Bailey proposed one that occurred to him: "Rah, Rah, Jay Hawk, K.U." three times with staccato emphasis. "[B]y some process of evolution, and I think at the suggestion of some of the Snow Hall men, the "Rah, Rah" was changed to "Rock Chalk,"..."¹¹

Professor Bailey, in the second installment of his *Recollections of the University Science Club*, included the story of the chant as told by Susan Savage, Joseph Savage's daughter:

"Mr. Savage's daughter, Mrs. Alford says, in reference to the meeting of the S.C.(.) held at the Savage farm: ...'It seems that the Science Club meeting at my father's house were practicing numerous yells, and while throwing pebbles at the pile of chalk rocks in front of the house, as you may remember, hit upon the Rock Chalk, Jay Hawk, and evidently took a fancy to it, and afterwards elaborated it still more. Mother's memory of it was that you were the lead of the gang that

⁹ Kansas State Historical Society, Joseph Savage papers, #3029

¹⁰ *Some Recollections of the University Science Club*, Edited by Prof. E. H. S. Bailey, Graduate Magazine, December 1926, page 8.

¹¹ Prof. E.H.S. Bailey, *How and When "Rock Chalk" Came into Being...*, 1917 Jayhawker Yearbook, page 10.

originated this historic and melodious production."¹²

Joseph Savage's daughter, Susan, contributed her recollections of the yell, which were published as part of her obituary... "My father was an honorary member of the science club of K.U. and at least once every summer entertained the club at his farm. On one such occasion the K.U. yell originated."¹³

2) Architectural Integrity Summary

The original structure on this site was a small frame dwelling house built between May 1 and May 20, 1855 in order to secure Joseph Savage's preemption claim to 160 acres in the Kansas Territory. The frame house is now the northwest section of a large stone farmhouse which was later constructed of field stone.

The original frame structure remains intact, although a large stone farmhouse was built as an addition in the mid 19th century. The stone section of the house was built as an addition to the 1855 frame structure as a single unit, two stories high, plus a stone basement and attic, with a medium pitch roof during the 1860s. It was constructed of rough stone, with no regular course, boasting quoined corners.¹⁴ As originally built it was a gable end structure, facing east.¹⁵ This stone construction on the east gable end is somewhat more regular than the other three exterior walls. One window on the east elevation, now filled in with stone, has a stone lintel in a rough pediment shape with a simple carved detail. The home is now oriented towards the south. The east facing front porch is now part of the kitchen addition, and the porch ceiling is intact. The original windows on the south and west elevations were enlarged in the 1940s to accommodate two large picture windows. The original shake roof was replaced with a clay tile roof in the 1960s. Because of these significant modifications, the property is not being nominated for its architectural features, but rather for its association with Joseph Savage.

3) Context Description

1734 Kent Terrace is a good example of the housing that was constructed in Lawrence during the "Settlement Period (1854-1863)" as defined by the Historic Resources of Lawrence, Douglas County, Kansas Multiple Property Documentation Form (MPDF). This MPDF notes that building construction evolved rapidly in early Lawrence from grass thatched huts and log cabins to wood-frame, stone, and brick buildings. This house is without a doubt a unique structure in the context of its current neighborhood.

The area surrounding 1734 Kent Terrace was platted in 1959 for a residential subdivision and is drastically different from the original context, of Spring Hill Farm, that the house was built within. Adjacent to and south of the property are single family residential, ranch-style homes that are horizontally-oriented and were built during the 1960s. Behind the nominated property to the north are multi-family residential, apartment buildings, which were also built during the 1960s. These apartment buildings, some as tall as four stories, act as a buffer zone between the quiet residential neighborhood and 23rd Street.

4) Planning and Zoning Considerations

¹² *Recollections of the University Science Club*, Edited by Prof. E.H.S. Bailey, Graduate Magazine, March, 1927, page 19.

¹³ Mrs. D.S. Alford Dies, Kansas City Times, December 5, 1938.

¹⁴ Wood, Brick, and Stone, Allen G. Noble, University of Massachusetts Press, Amherst, 1984.

¹⁵ Letter from prior owner, Paul L. Garber, dated 2004.

1734 Kent Terrace is zoned RS-7, Single-Dwelling Residential District. The RS districts are designed for those areas where the land is presently being used, or where development appears desirable, for single-family dwellings. In addition to the general purposes applying to residential districts, the regulations for the RS Districts are designed to encourage the provision of single-family, detached residences in districts of four permitted densities.

5) Fiscal Comments

There are no monetary benefits directly associated with nomination of a structure to the Lawrence Register of Historic Places.

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

The original information submitted with nominations for properties to the Lawrence Register is kept on file in the City Planning office for public review and consultation with regard to development projects within the notification area. Copies of this information are also on file at the Kansas Collection in Spencer Research Library on the University of Kansas main campus and at the Watkin's Community Museum. This type of information is useful, for example, if present or future property owners seek nomination to the State or National Register of Historic Places.

6) Positive/Negative Effects of the Designation

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

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

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

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

Hardship, the property owner can appeal to the City Commission for a new hearing. The City Commission can uphold the decision of the HRC or it can grant the proposed development over the Historic Resources Commission's action.

The local ordinance 250' environs review area is exceeded by State law with regard to State and/or National Register properties. Certificates of Appropriateness or Economic Hardship are required for a project within the 250' radius of a Local Register property.

Examples of projects which would require review and approval are: projects involving the exterior building which are considered 'structural' changes, demolitions or partial demolitions, rezonings, replats, site plans, variance requests or other items which require a city permit or are the direct result of an action of the City Commission. Minor changes which require a city permit can be administratively approved by the Historic Resources Administrator.

7) Summary of Applicable Designation Criteria

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

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

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

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

(2) Its location as a site of a significant local, county, state, or national event;

(3) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;

1734 Kent Terrace is significant for its association with the early pioneer Joseph Savage.

(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 following:

1. The Joseph Savage House at 1734 Kent Terrace qualifies for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criteria #3, as described in Section 22-403 based on the information in the body of the staff report.

2. The types of construction, alteration, demolition, or removal other than those requiring a building or demolition permit, which cannot be undertaken without obtaining a Certificate of Appropriateness should be as follows:

Any work undertaken which would alter the exterior of the building shall require a certificate of appropriateness. Regular maintenance, including such items as painting previously painted surfaces, glazing, repair of glass, caulking, etc., do not require the issuance of a certificate of appropriateness.

3. In considering an application for a Certificate of Appropriateness, and in reviewing and commenting on matters before other bodies concerning the Joseph Savage House, the Historic Resources Commission shall consider the 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.

4. In considering an application for a Certificate of Appropriateness and in reviewing and commenting on matters before other bodies concerning properties located within 250 feet of the Joseph Savage House, the Historic Resources Commission shall consider the Standards and Guidelines for evaluating the Effect of Project on Environs, 1998 Edition, and any future amendments, in addition to any criteria specified by Chapter 22 of the Code of the City of Lawrence, Kansas, and the adopted environs delineation for 1734 Kent Terrace.





**HISTORIC RESOURCES COMMISSION
AGENDA MEETING MAY 16, 2013 6:30 PM
ACTION SUMMARY**

Commissioners present: Arp, Hernly, Quillin, Rasmussen
Commissioners excused: Foster, Williams
Staff present: Braddock Zollner, Buchanan Young, Cargill

ITEM NO. 1: ACTION SUMMARY

Receive Action Summary from the April 18, 2013 meeting.

ACTION TAKEN

Motioned by Commissioner Rasmussen, seconded by Commissioner Hernly, to approve the April 18, 2013 Action Summary with Commissioner Rasmussen's suggested changes.

Unanimously approved 4-0

ITEM NO. 2: COMMUNICATIONS

Ms. Lynne Braddock Zollner said she received notification from the State Historic Preservation Office that the Kibbee Farmstead and the KU Historic District have been listed in the National Register of Historic Places.

Commissioner Hernly recused himself from Agenda Items No. 13 and 14.

STAFF PRESENTATION FOR ITEMS NO. 3-11

Ms. Zollner explained the process of how structures were chosen to be nominated to the Lawrence Register of Historic Places. She explained that the nominations this evening were the outcome of years of hard work by residents of the East Lawrence neighborhood starting even before the adoption of the East Lawrence Neighborhood Revitalization Plan in 2000. In 2008-2009 an intensive survey was done by Dr. Dennis Domer to document structures in East Lawrence. In 2010, nominations were submitted to the City beginning of the review of the structures that were being presented tonight.

COMMISSION DISCUSSION

Commissioner Rasmussen asked if all properties could be considered a Landmark if over 50 years old.

Ms. Zollner explained that you do have to meet specific criteria, and with vernacular structure it is somewhat difficult to determine, but staff would show why they believed each property on the agenda was worthy of preservation.

Commissioner Rasmussen asked if everyone attending the meeting understood the definition of vernacular design.

Ms. Zollner said that typically vernacular refers to non-architect designed structures.

Commissioner Rasmussen added that it may also refer to the use of local building materials.

Ms. Zollner asked how the commission would like to proceed with the presentation, public comment, and voting portions of the meeting.

Commissioner Quillin stated that staff presentation on all items would be appropriate with discussion and voting afterward.

STAFF PRESENTATION

Ms. Brenna Buchanan Young presented items 3-11

COMMISSION DISCUSSION

Commissioner Rasmussen asked what reviews would be in place for structures in the industrial area mentioned in the 934/945 Delaware neighborhood.

Ms. Zollner explained that sign and building permits would be reviewed to determine whether the proposed work would encroach upon the protected structures, and most are administratively approved.

Commissioner Rasmussen said the property at 934 Delaware is close to the property line and asked how anything could be built without encroaching on that property.

Ms. Young stated there is a green space and tree line that separates the two properties.

Commissioner Hernly asked what the property at 934 Delaware is zoned.

Ms. Young stated 934 Delaware is zoned IG (General Industrial District).

Commissioner Rasmussen asked if there would be issues in placing a two-story structure in the area and whether elevation would be a problem.

Ms. Zollner stated it depends on the structure. Any project of that nature would get a full review through Planning and Development Services.

PUBLIC COMMENT

Ms. KT Walsh said she was excited to see such a good turnout at the meeting. She was glad Commissioner Rasmussen addressed the meaning of vernacular, and explained that the definition of the term, "ordinary", is not appropriate in this context. Ms. Walsh said that the East Lawrence Neighborhood is the largest intact neighborhood of vernacular properties in the nation, and suggested it should become a district. She mentioned the landmarks and historical values of the area and encouraged all present members of the public to speak on behalf of the neighborhood.

Ms. Leslie Soden, board member of the East Lawrence Neighborhood Association, stated she lives in the Poehler Building and is proud of the commercial and industrial parts of the East Lawrence Neighborhood. She mentioned an editorial in the Lawrence Journal World that suggested some members of the area would like to inhibit commercial growth and said that is not an accurate reflection.

Mr. Josh Davis, President of the East Lawrence Neighborhood Association and representative of LPA, addressed the issue that if everything is special, then nothing is special, and does not agree that this is the case for these properties. He said the neighborhood has been named a

cultural district, and while the arts have received the most recognition, its architectural characteristics deserve a share of the spotlight.

Ms. Chelsey Scanland said she supported the nomination for her home at 645 Connecticut as a Landmark.

Mr. Ozzie Backus said he is a property owner in the area and supports the preservation efforts.

Dr. Dennis Domer explained the study he conducted that identified the homes up for Landmark Designation. He touched on the term vernacular, stating it was an appropriate term for these homes, as they are far from ordinary and represent hard workers of Lawrence and its industrial past. He further stated that preserving these properties is a way of documenting history. Dr. Domer said there are many more homes that should be recognized and in no way will their preservation hinder future city development.

Commissioner Hernly asked Dr. Domer how his studies might have impacted the students working with him.

Dr. Domer stated that he has been teaching for 30 years, and this study was a rewarding hands-on experience because it provided students with a connection between people, culture, and place.

Mr. Rex Brandt asked about removing additions to a property and if that would leave the original structure in its entirety.

Dr. Domer responded that yes, the core of the house would still stand. He explained vernacular homes are made to change over time and follow similar patterns while maintaining the core of their original structure.

Ms. Katherine Harris, who lives at 916 Rhode Island Street, said she supports all nominations on the agenda.

Mr. Phil Collison, member of the East Lawrence Neighborhood Association and homeowner at 933 Pennsylvania, said he supports and appreciates the recognition and preservation of the neighborhood. He explained the houses provide a timeline and a story of how the neighborhood came to be and the significance of the area in regards to homes owned by newly freed slaves.

Mr. Phillip Kimball discussed the term "vernacular" and compared it to the history of the written word beginning with – Latin and stated that vernacular in this context is a way to describe regional dialects.

Mr. Dave Evans said he used to live across the street from 934 Delaware and explained the history of the property.

Mr. Collison thanked Mr. Evans for doing research on the property.

Commissioner Quillin asked if there were any additional public comments. The public comment portion of the meeting was closed.

COMMISSION DISCUSSION

Commissioner Arp asked if a property owner wanted to revert a home with Landmark status back to its original state by removing additions if he or she would be allowed and/or penalized for it.

Ms. Zollner stated it depends on the provisions of the Landmark ordinance and what items are chosen to be protected.

Commissioner Arp asked for clarification as to whether just the original core of a home can be protected.

Ms. Zollner said yes it was possible for an applicant to landmark just the core of a home or change which parts of the home are protected later on, provided those changes don't damage or destroy the original structure.

Commissioner Arp asked how the chosen houses differ from the other surrounding homes that also meet the criteria of having architectural integrity and are considered vernacular.

Ms. Zollner said the properties currently up for Landmark Designation were chosen based upon Dr. Domer's study and owners interested in being nominated.

Commissioner Hernly asked if any property owners were working on registering nationally as a historic landmark.

Ms. Zollner replied that currently one property owner was working on National Register status.

Commissioner Rasmussen asked if there was a plan for continuing the landmark process for more homes in the East Lawrence Neighborhood.

Ms. Zollner said the goal is to continue to identify homes and encourage homeowners to take part in the preservation process.

Commissioner Rasmussen confirmed that the preservation efforts extend to 15th Street, and thanked staff and public members for their research and input on all agenda items.

Commissioner Hernly commented on the Lawrence Journal World editorial previously mentioned and agrees that the goal of preservation was not to deter development in the city.

ITEM NO. 3: L-2-1-10 Hold public hearing for consideration of placing the A.J. Griffin House located at 645 Connecticut Street on the Lawrence Register of Historic Places.

No comments or discussion

ACTION TAKEN

Motioned by Commissioner Rasmussen, seconded by Commissioner Arp, to recommend the structure located at 645 Connecticut for designation as a Landmark on the Lawrence Register of Historic Places.

Unanimously approved 4-0.

Motioned by Commissioner Rasmussen, seconded by Commissioner Arp, to approve the environs definition as provided.

Unanimously approved 4-0.

Motioned by Commissioner Rasmussen, seconded by Commissioner Arp, to direct staff to draft a resolution to recommend nomination to the City Commission.

Unanimously approved 4-0.

ITEM NO. 4: **L-2-4-10** Hold public hearing for consideration of placing the R.W. Sparr House located at 742 Connecticut Street on the Lawrence Register of Historic Places.

COMMISSION DISCUSSION

Commissioner Rasmussen asked about maintaining architectural integrity and whether the original builder would recognize the property since the exterior had changed drastically over time.

Ms. Zollner stated it does have history and change over time, but marginal integrity. She suggested this should be discussed by the commission.

Ms. Young stated it does have the original front door.

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to recommend the structure located at 742 Connecticut Street for designation as a Landmark on the Lawrence Register of Historic Places.

Unanimously approved 4-0.

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to approve the environs definition as provided.

Unanimously approved 4-0.

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to direct staff to draft a resolution to recommend nomination to the City Commission.

Unanimously approved 4-0.

ITEM NO. 5: **L-2-6-10** Hold public hearing for consideration of placing the August Wahl House located at 1004 Connecticut Street on the Lawrence Register of Historic Places.

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to recommend the structure located at 1004 Connecticut Street for designation as a Landmark on the Lawrence Register of Historic Places.

Unanimously approved 4-0.

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to approve the environs definition as provided.

Unanimously approved 4-0.

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to direct staff to draft a resolution to recommend nomination to the City Commission.

Unanimously approved 4-0.

ITEM NO. 6: **L-2-9-10** Hold public hearing for consideration of placing the Speer House located at 934 Delaware Street on the Lawrence Register of Historic Places.

COMMISSION DISCUSSION

Commissioner Rasmussen asked if this property was part of the original farmstead.

Ms. Young explained where the original farmstead was and what it encompassed, and concluded that the property is included in the original farmstead because it pertains to the residential structures. She explained the secondary structures and environs areas, noting Area 3 is in Hobbs Park environs.

Commissioner Hernly asked if Area 2 retains character.

Ms. Young replied yes, it will have major and minor reviews.

Commissioner Rasmussen asked if that was an industrial area.

Ms. Young said that was correct.

ACTION TAKEN

Motioned by Commissioner Hernly, seconded by Commissioner Arp, to recommend the structure located at 934 Delaware Street for designation as a Landmark on the Lawrence Register of Historic Places.

Unanimously approved 4-0.

Motioned by Commissioner Hernly, seconded by Commissioner Arp, to approve the environs definition as provided.

Unanimously approved 4-0.

Motioned by Commissioner Hernly, seconded by Commissioner Arp, to direct staff to draft a resolution to recommend nomination to the City Commission.

Unanimously approved 4-0.

ITEM NO. 7: **L-2-10-10** Hold public hearing for consideration of placing the William H. Schell House located at 945 Delaware Street on the Lawrence Register of Historic Places.

No comments or discussion

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to recommend the structure located at 945 Delaware Street for designation as a Landmark on the Lawrence Register of Historic Places.

Unanimously approved 4-0.

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to approve the environs definition as provided.

Unanimously approved 4-0.

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to direct staff to draft a resolution to recommend nomination to the City Commission.

Unanimously approved 4-0.

ITEM NO. 8: **L-2-12-10** Hold public hearing for consideration of placing the Sargent S. Whitcomb House located at 1029 Delaware Street on the Lawrence Register of Historic Places.

COMMISSION DISCUSSION

Commissioner Rasmussen asked how the garage affects the nomination.

Ms. Zollner stated that was an issue for the commission to determine, but if there is an addition you may choose to include it as a non-contributing element to the property or exclude it entirely. She stated this one was not identified as a contributor.

ACTION TAKEN

Motioned by Commissioner Rasmussen, seconded by Commissioner Arp, to recommend the structure located at 1029 Delaware Street for designation as a Landmark on the Lawrence Register of Historic Places.

Unanimously approved 4-0.

Motioned by Commissioner Rasmussen, seconded by Commissioner Arp, to approve the environs definition as provided.

Unanimously approved 4-0.

Motioned by Commissioner Rasmussen, seconded by Commissioner Arp, to direct staff to draft a resolution to recommend nomination to the City Commission.

Unanimously approved 4-0.

ITEM NO. 9: **L-2-20-10** Hold public hearing for consideration of placing the Edward Manter House located at 821 New York Street on the Lawrence Register of Historic Places.

ACTION TAKEN

Motioned by Commissioner Hernly, seconded by Commissioner Arp, to recommend the structure located at 821 New York Street for designation as a Landmark on the Lawrence Register of Historic Places.

Unanimously approved 4-0.

Motioned by Commissioner Hernly, seconded by Commissioner Arp, to approve the environs definition as provided.

Unanimously approved 4-0.

Motioned by Commissioner Hernly, seconded by Commissioner Arp, to direct staff to draft a resolution to recommend nomination to the City Commission.

Unanimously approved 4-0.

ITEM NO. 10: **L-2-26-10** Hold public hearing for consideration of placing the Edmondson House located at 936 Pennsylvania Street on the Lawrence Register of Historic Places.

ACTION TAKEN

Motioned by Commissioner Rasmussen, seconded by Commissioner Hernly, to recommend the structure located at 936 Pennsylvania for designation as a Landmark on the Lawrence Register of Historic Places.

Unanimously approved 4-0.

Motioned by Commissioner Rasmussen, seconded by Commissioner Arp, to approve the environs definition as provided.

Unanimously approved 4-0.

Motioned by Commissioner Rasmussen, seconded by Commissioner Hernly, to direct staff to draft a resolution to recommend nomination to the City Commission.

Unanimously approved 4-0.

ITEM NO. 11: L-2-27-10 Hold public hearing for consideration of placing the Mann-Gray-Edmundson House located at 946 Pennsylvania Street on the Lawrence Register of Historic Places.

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to recommend the structure located at 946 Pennsylvania Street for designation as a Landmark on the Lawrence Register of Historic Places.

Unanimously approved 4-0.

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to approve the environs definition as provided.

Unanimously approved 4-0.

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to direct staff to draft a resolution to recommend nomination to the City Commission.

Unanimously approved 4-0.

ITEM NO. 12: DR-13-00079 923 Alabama Street; Demolition and New Construction; State Preservation Law Review. The property is in the environs of the Ralph and Cloyd Achning House (840 Missouri), National Register of Historic Places. Submitted by Kern Management Company, LLC, on behalf of Barry Billings, the property owner of record.

ITEM NO. 13: DR-13-00116 934 W 21st Street; Set-back Variance and New Construction; State Preservation Law Review and Certificate of Appropriateness Review. The property is listed as the Double Hyperbolic Paraboloid in the National Register of Historic Places, Register of Historic Kansas Places and the Lawrence Register of Historic Places. The property is in the environs of the Dudley Wiggins Residence (840 W 21st), Register of Historic Kansas Places. Submitted by Randy Mastin and Kathleen King-Mastin, the property owners of record.

Commissioner Hernly abstained from this item and was not present.

STAFF PRESENTATION

Ms. Lynne Braddock Zollner presented the item.

APPLICANT PRESENTATION

Mr. Mike Myers, Hernly Associates, Inc., explained that the solar features of the home are a cutting edge, modern design built at a reasonably low cost. He said there is an existing carport but no screening for the yard or yard implements. He further stated the idea is to create extra storage and renewable energy without hindering major views of the structure while maintaining its original features.

Commissioner Rasmussen asked how many kilowatts the feature used.

Mr. Matt Bellemere, Good Energy Solutions, said it used 4 kilowatts.

Commissioner Arp asked for clarification as to the amount of kilowatts used.

Mr. Bellemere explained typical kilowatt usage and explained the savings benefit of solar energy.

ACTION TAKEN

Motioned by Commissioner Rasmussen, seconded by Commissioner Arp, to approve the setback variance and new construction at 934 W 21st Street.

Unanimously approved 3-0-1.

ITEM NO. 14: DR-13-00118 1725 Ohio Street; Demolition; State Preservation Law Review. The property is in the environs of the Ludington Thacher House (1613 Tennessee), National Register of Historic Places. Submitted by William Schulteis, on behalf of Cherry Hill Properties, the property owner of record.

Commissioner Hernly abstained from this item and was not present.

STAFF PRESENTATION

Ms. Lynne Braddock Zollner presented the item.

PUBLIC HEARING

Commissioner Arp asked why this particular property is up for review.

Ms. Zollner explained that the applicant has submitted a design schedule, but does not wish to move forward until the demolition is approved. Staff is not comfortable approving the demolition permit until plans for a replacement structure are received.

Commissioner Rasmussen addressed the general process of obtaining a building permit.

APPLICANT PRESENTATION

Mr. Mike Myers, Hernly & Associates, Inc., stated that structures in this area are largely multi-family and have vastly different features, but none have the historic character of the aforementioned property and its neighboring structure. He further explains that the owners would like some assurance that their project can move forward before incurring design fees.

Commissioner Arp asked for clarification as to whether the owners intend to build a new structure.

Mr. Myers replied that there are plans to build a structure in line with the area.

Commissioner Arp asked if the property is currently vacant.

Mr. Myers said no, the property would be vacated when it is necessary after demolition plans are approved.

Mr. Bill Shulteis, property owner, explained the need for removing the structure and building something new on the property, as well as his intended timeline.

Mr. Josh Davis asked for clarification as to what the staff recommendation is for this property.

Ms. Zollner clarified that the demolition permit would be approved provided plans are submitted for a new structure.

Mr. Davis suggested the demolition permit should be contingent upon not only the submittal of new construction plans but the HRC approval of said plans.

ACTION TAKEN

Motioned by Commissioner Rasmussen, seconded by Commissioner Arp, to approve the demolition permit with conditions as noted in the staff report.

Unanimously approved 3-0-1.

Commissioner Hernly returns to the meeting.

ITEM NO. 15: L-10-1-11 Hold public hearing for consideration of placing the structure located at 1734 Kent Terrace on the Lawrence Register of Historic Places.

STAFF PRESENTATION

Ms. Lynne Braddock Zollner presented the item. She stated this item was previously recommended and approved but would like a new resolution to submit to the City Commission.

PUBLIC COMMENT

Mr. Josh Davis, a structural engineer, explained the exceptional historical qualities and soundness of the home's existing original structure.

Commissioner Rasmussen asked if the limestone is deteriorating.

Mr. Davis explained that there is some deterioration due to new mortar application that doesn't blend well with limestone.

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to recommend the structure located at 1734 Kent Terrace for designation as a Landmark on the Lawrence Register of Historic Places.

Unanimously approved 4-0.

Motioned by Commissioner Arp, seconded by Commissioner Rasmussen, to approve the environs definition as provided.

Unanimously approved 4-0.

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to adopt the resolution to recommend nomination to the City Commission.

Unanimously approved 4-0.

ITEM NO. 16: MISCELLANEOUS MATTERS

- A. There were no Board of Zoning Appeals applications received since April 18, 2013.
- B. There were no demolition permits received since April 18, 2013.
- C. Review of Administrative and Architectural Review Committee approvals since April 18, 2013:

Administrative Reviews

- DR-13-00096** 932 Arkansas Street; Addition; State Preservation Law Review. The property is in the environs of the Ralph and Cloyd Achning House (846 Missouri), National Register of Historic Places. Submitted by Evan Scoboria, the property owner of record.
- DR-13-00121** 1801 Massachusetts Street; Site Plan Review; State Preservation Law Review. The property is in the environs of the Eugene F. Goodrich House (1711 Massachusetts), National Register of Historic Places. Submitted by Jonathan Duncan, Lawrence VFW, on behalf of Bruce Banning, the property owner of record.
- DR-13-00127** 708 W 9th Street; Sign Permit; State Preservation Law Review. The property is in the environs of the Old West Lawrence Historic District and Oread Neighborhood Historic District, National Register of Historic Places. Submitted by Ryan Schurle, Schurle Signs, on behalf of Carlton Howell, the property owner of record.

STAFF PRESENTATION

Ms. Lynne Braddock Zollner presented the items.

COMMISSION DISCUSSION

Commissioner Rasmussen asked for clarification as to what the review at 1801 Massachusetts pertained to.

Ms. Zollner stated the review at 1801 Massachusetts was for a site plan.

Commissioner Arp suggested it would be helpful to see photos of what is being installed or constructed for the Administrative Reviews in the future.

Ms. Zollner agreed and said that would not be a problem.

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Hernly, to confirm the administrative reviews.

Unanimously approved 4-0.

- D. General public comment.

Ms. KT Walsh voiced her concern over parking issues downtown in response to a discussion at the previous week's City Commission meeting.

She suggested the possibility of angled parking along Rhode Island Street and asked if it would be appropriate in a Historic District.

Commissioner Arp asked if the issue would come to the Historic Resources Commission.

Ms. Zollner stated it would depend on the decision making process of the City Commission but ultimately it would not be a decision made by the Historic Resources Commission.

E. Miscellaneous matters from City staff and Commission members.

No items to discuss.

ACTION TAKEN

Motioned by Commissioner Rasmussen, seconded by Commissioner Arp, to adjourn the Historic Resources Commission meeting.

Unanimously approved 4-0.

ADJOURN 9:00 PM

Official minutes are on file in the Planning Department office.





