

**Report to the Lawrence City Commission  
Landmark Designation for 900 Rhode Island Street  
October 22, 2013**

**A. SUMMARY**

The Lawrence Historic Resources Commission (HRC) respectfully submits for review and consideration L-13-00037: A *Landmark* nomination for the property located at 900 Rhode Island Street, the Turnhalle. The Landmark application was submitted to the HRC by the Lawrence Preservation Alliance, the property owner of record.

**B. HRC RECOMMENDATION**

HRC Resolution No. 2013-01 recommends that the City Commission designate 900 Rhode Island Street, the Turnhalle, as a landmark on the Lawrence Register of Historic Places. The HRC also requested that the City Commission review permitted uses in the CS Zoning District as they pertain to this property.

**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;*

The Turnhalle is significant for its architecture and its association with the Lawrence Turnverein. The HRC determined that the structure meets criteria (1), (3) and (4) 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,*

The stone, wood windows, arch and keystone, and sign 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.*

Alterations to the windows and siding should require a Certificate of Appropriateness.

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

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

The HRC has also adopted ***An Analysis of the Environs for 900 Rhode Island Street*** 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 2013-01
2. A map showing the location of 900 Rhode Island Street
3. Environs Definition and Map
4. Nomination Application Material
5. Nomination Staff Report
6. HRC Action Summary
7. Photos

**HRC RESOLUTION NO. 2013-01**

**A RESOLUTION OF THE CITY OF LAWRENCE, KANSAS, HISTORIC RESOURCES COMMISSION RECOMMENDING THAT THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS, DESIGNATE 900 RHODE ISLAND STREET, LAWRENCE, DOUGLAS COUNTY, KANSAS, AS A LANDMARK ON THE LAWRENCE REGISTER OF HISTORIC PLACES.**

**WHEREAS**, Chapter 22, Conservation of Historic Resources Code, of the Code of the City of Lawrence, Kansas, 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 February 5, 2013, an application was filed with the City of Lawrence, Kansas, Historic Resources Commission nominating 900 Rhode Island Street, Rhode Island Street Lot 70, 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 March 21, 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 March 21, 2013, public hearing, the City of Lawrence, Kansas, Historic Resources Commission determined that, in accordance with criteria (1), (3), and (4) 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:**

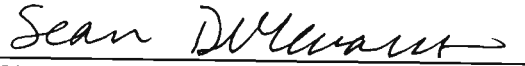
**SECTION 1.** The above-stated recitals are incorporated herein by reference and shall be as effective as if repeated verbatim.

**SECTION 2.** Pursuant to criteria (1), (3) and (4) 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 900 Rhode Island Street Rhode Island Street Lot 70, 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 21<sup>st</sup> day of March, 2013.

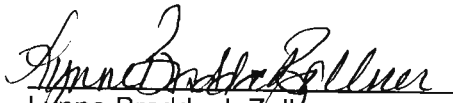
**APPROVED:**



Chairperson

Lawrence Historic Resources Commission

**ATTEST:**



Lynne Braddock Zollner

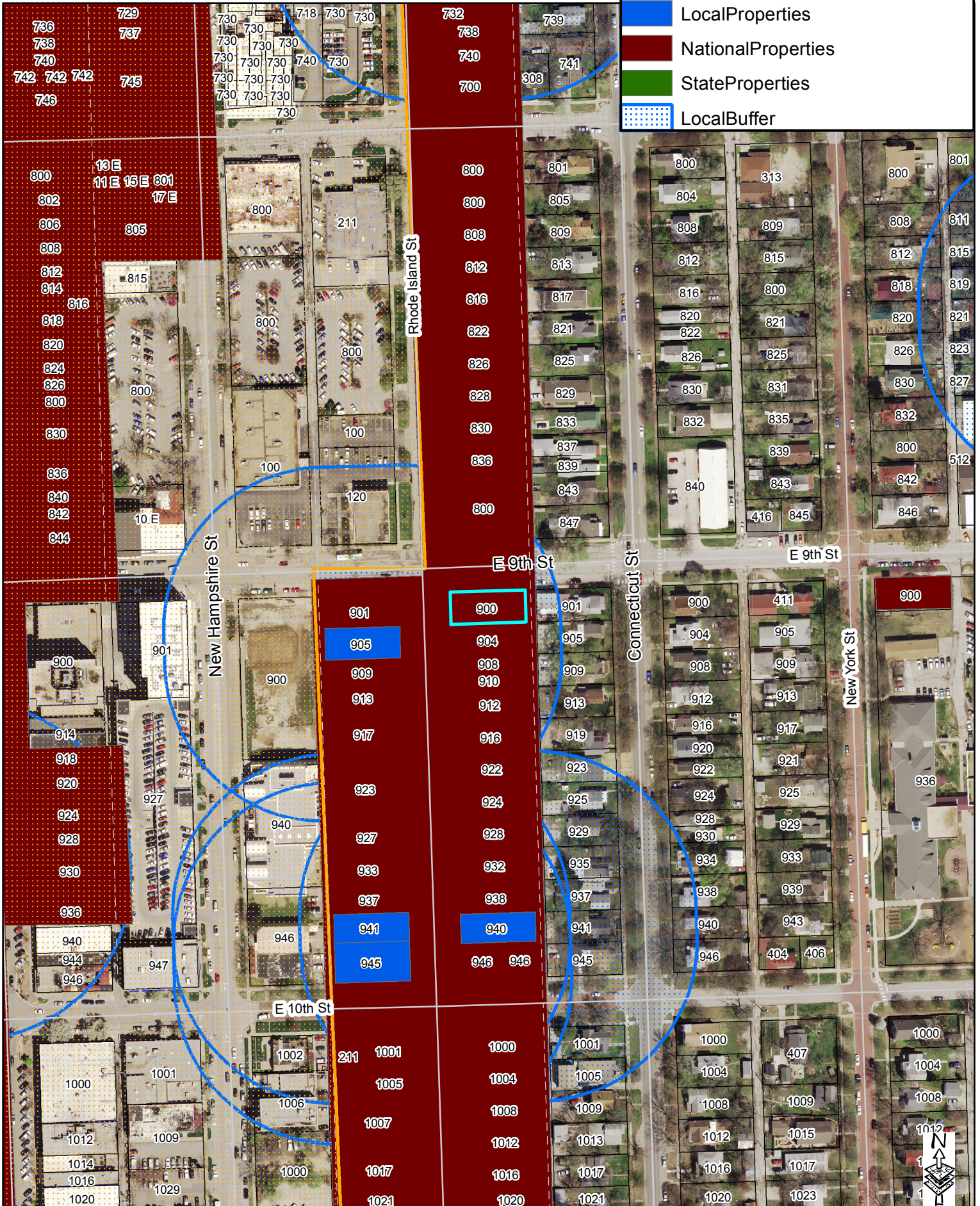
Historic Resources Administrator



# 900 Rhode Island Street

## Legend

-  Urban Conservation Overlay Districts
-  Local Properties
-  National Properties
-  State Properties
-  Local Buffer





## **Analysis of Environs of 900 Rhode Island Street, Turnhalle**

### ***Step One***

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

According to the application for Historic Landmark Designation, the property was constructed 1869. An addition was added to the structure in 1872. The property is being nominated to the Lawrence Register of Historic Places under local criteria one, three, and four. Local criteria one is a building's character, interest, or value as part of the development, heritage or cultural characteristics of the community, county, state, or nation. Local criteria three is a buildings identification with a person or persons who significantly contributed to the community, county, state, or nation. Local criteria four is the embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.

The importance of this structure's visual and physical characteristics influences the environs definition process in that it is a prominent building in central core. The association with Turnverein does not appear to influence the environs definition process. The structure's architectural significance is important in the environs definition process because it is good example of the stone gable-front form. The structure also maintains a high degree of integrity and is representative of a utilitarian structure designed for a community building in Lawrence in 1869.

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

Local Register Criteria One  
Turnverein 1869-1938

Local Register Criteria Three  
Turnverein 1869-1938

Local Register Criteria Four  
Because this criterion is based on architectural elements there is no specific period of significance.

### ***Step Two***

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

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

**Natural Features** The property is located in the original townsite of Lawrence. The environs

consist of platted lots on relatively flat ground. There were no significant natural features in the environs of the subject property.

**Property Boundaries and Ownership Patterns** The area surrounding 900 Rhode Island Street platted into typical original townsite lots of 50 ft by 117 feet. The property ownership changed during the period of significance. However, the traditional pattern of multiple property owners within the environs has remained constant over the period of significance.

**Land Use Patterns and Zoning** Land use on in the surrounding area during the period of significance was primarily single family residential. Downtown Lawrence was not in the immediate environs of the property but with in close proximity. The Turnhalle was unique to the area in use. A zoning ordinance plan was enacted in June of 1926. The subject property was zoned for light industrial use with the 1926 zoning ordinance.

**Circulation Patterns** The streets in the area reflect the traditional grid pattern of the original town site. During the period just after the construction of the structure the streets were not paved. With the introduction of the automobile at the turn of the century, streets began to be paved with brick. The brick-paved streets typically had stone curbs. Garages were located on the rear of the lot lines and accessed from the alley. Sidewalks were typically constructed of brick, with a few areas of stone slab paving.

**Planned Vegetation Patterns** The planned vegetation patterns were lawns around houses, schools and religious buildings. Street trees were common before the 1920s. Residential areas had flower beds, kitchen gardens, trees, shrubs, etc. The area also contained large open areas that may have been landscaped for recreational uses however there is little documentation on these landscape features.

**Signs and Pedestrian amenities** Typically the historic signs were street name signs. The only pedestrian amenities were stone and cast iron hitching posts and stone steps to provide assistance in getting in and out of carriages.

**Primary Structures** The primary structures in the environs of the property were primarily single-family residences. The structures were oriented toward the state-named streets except several residences along 9<sup>th</sup> Street. The structures are primarily 1 ½ and 2 stories in height and constructed of wood or masonry materials. Various styles were represented in the area.

**Secondary Structures.** Secondary structures were nearly always carriage houses or garages, smoke houses, sheds, and garden structures. There may have been a few kitchen buildings. (945 Rhode Island Street has an existing historic kitchen building.) They would have been constructed of brick, stone, wood. They typically would have been 1 to 2 ½ stories in height. There were also retaining walls, wood and iron fences that generally marked property line boundaries.

**Outdoor Activity Spaces** There were no public parks in the immediate area. A number of residences had enough land to provide outdoor activity spaces on private grounds.

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

**Views** The views to the listed property were typical of urban lots. Properties were visible through the small breaks between residential structures.

### ***Step Three***

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

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

**Natural Features** There are no major natural features.

**Property Boundaries and Ownership Patterns** Property boundaries and ownership patterns along Rhode Island Street and Connecticut still reflect the 50 ft by 117 ft original townsite lots under multiple ownerships. The east side of New Hampshire Street no longer retains its residential character and the lots have been combined to allow for large scale commercial development.

**Land Use Patterns and Zoning** Land use on in the surrounding area has had the most dramatic change. The area is primarily commercial and multiple-family residential. There is a large tract of vacant land which is currently being considered for redevelopment as commercial property (Marriott Hotel and Condominiums).

The Zoning in the area is commercial and multi-family districts. The area contains a mixture of CD, CS, CN2, RM24 and RM12 zoning districts.

**Circulation Patterns** The circulation patterns have not changed. Access to the properties is still primarily from the State-named street and alleyways. In addition, parking lots have been introduced into the area. Some limestone curbs are still in existence. The 900 block of Rhode Island Street is still a brick street although many of the brick streets in the neighborhood have either been surfaced with asphalt or completely removed. The sidewalks in the area contain a mixture of brick and concrete.

**Planned Vegetation Patterns** The planned vegetation patterns are lawns, trees, shrubs, flower beds are common. The area includes large street trees lining the streets, foundation plantings. Landscaped areas, particularly in the rear yard, have been partially replaced with parking areas to accommodate the increased number of automobiles.

**Signs and Pedestrian amenities** The signs within the area are almost entirely street names and traffic control signs. Some hitching posts and stone steps are still in place on a few of the streets.



**Primary Structures** The primary structures south and east of the subject property are generally the same as were present during the period of significance. The majority of the structures in the 900 block of Rhode Island Street have not been altered since 1927. There have been a few modern residential buildings interjected into the area.

The properties to the north and northwest have changed significantly. The property to the north is now a parking lot and the property to the northwest (120 E 9<sup>th</sup> Street) is now commercial. The east side of New Hampshire Street has changed significantly. All of the residential structures have been removed and have been replaced with commercial structures, parking areas or are currently vacant.

**Secondary Structures** Some of the secondary structures associated with the residential uses remain. The number of secondary structures has been reduced to provide for additional parking areas. Most of the front yard fences have been removed. New rear yard privacy fences have been constructed.

**Outdoor Activity Spaces** There are no public parks in the immediate area. The amount of private green outdoor activity space has been reduced. There are numerous private patios, and several decks at the rear of the residences.

**Utilities and mechanical Equipment** There are storm sewer inlets, traffic signs and 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 subject property have changed significantly from the west. The removal of residential structures along New Hampshire has opened up the view of the properties along Rhode Island Street.

**Time** Time of the day has an impact on the perception of the subject property, especially during peak hour traffic on 9<sup>th</sup>, New Hampshire and Connecticut streets. 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.

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

**Sounds, Smells, Tastes** In general this 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.

**Imagination and Expectation** The area surrounding the subject property is considered part of the East Lawrence Neighborhood and as a transition between the commercial uses of downtown and 9<sup>th</sup> Street and the neighborhood.

## ***Step Four***

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

**Natural Features** The natural features remain the same.

**Property Boundaries and Ownership Patterns** The platting of the property has not changed. The ownership patterns in the area have changed. There is a consolidation of parcels along the New Hampshire Street corridor. The structures are less owner-occupied than they were historically.

**Land Use Patterns and Zoning** The land use and zoning patterns have changed dramatically from the period of significance. Originally, the majority of the area was single-family residential. Today the area is primarily commercial and medium density residential. As downtown has expanded more of the residential structures have been removed.

**Circulation Patterns** Street and sidewalk patterns have changed very little, but the paving materials have changed substantially.

**Primary Structures** The most significant change is the removal of the residential structures along New Hampshire Street and on the west side of Rhode Island Street in the 800 block.

The majority of the structures along the east side of Rhode Island Street retain many of their original features. A few modern structures have been constructed in the area which do not maintain the historic character of the residential dwellings.

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

**Outdoor Activity Spaces** There is less green outdoor activity area space than was present during the period of significance. There is more private manmade outdoor activity space present in the side and rear yards of the residences.

**Utilities and Mechanical Equipment** The character of the utilities and mechanical equipment in the area is not obviously different than in the period of significance.

**Views** The differences in the views of the area have been caused by demolition of residential structures.

**Time** The amount of nighttime lighting has increased over time. The time when people were leaving and returning from work may have been characterized by more pedestrians and fewer

automobiles.

**Weather** While the weather patterns are generally similar to the historic period of significance, the advent of air conditioning has altered the way the residents may react to weather. Historically, people would have utilized open windows and porches to react to the heat and in the evenings would have slept on sleeping porches if they were available.

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

**Imagination and Expectation** The image of the area is considerably different than the period of significance. During the period of significance the area was considered to be one of the main neighborhoods in Lawrence. Today the area is considered part of the urban core and more associated with downtown than it was historically.

### ***Conclusion***

The Environs for the 900 Rhode Island Street, the Turnhalle, should be reviewed in the following manner. The Environs should be divided into three areas (see attached map) and the following standards applied to each of the 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 only if documentation was provided that indicated that the structure was unsound and/or a certificate of economic hardship was approved.

Minor projects (minor additions, porch remodeling, window and door changes, demolition of outbuildings, etc.) will be approved administratively by the Historic Resources Administrator. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation, the Standards and Guidelines for Evaluating the Effect on Project on Environs, and the Criteria set forth in 22-205.

Major projects (major additions, new infill construction, major alterations, roof changes, dormers, etc.,) would be reviewed by the Historic Resources Commission. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation, the Standards and Guidelines for Evaluating the Effect on Project on Environs, and the Criteria set forth in 22-205.

Area 2: Because the area no longer reflects the residential character of the historic environs the area should reflect the development patterns established for the commercial areas of downtown. However, the area should create a transition area between the commercial area and the residential area.

The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect on Project on Environs and the Criteria set forth in 22-205. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. Demolition of properties shall be approved if a compatible structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.

Minor projects will be approved administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect on Project on Environs and the Criteria set forth in 22-205.

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 on Project on Environs and the Criteria set forth in 22-205.

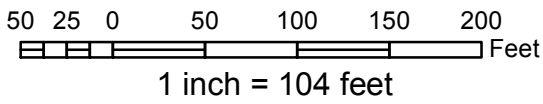
Area 3: Because the area no longer reflects the residential character of the historic environs the area should reflect the development patterns established for commercial areas along 9<sup>th</sup> Street. However, the area should create a transition area between the commercial area and the residential area.

The proposed alteration or construction should meet the intent of the Standards and Guidelines for Evaluating the Effect on Project on Environs and the Criteria set forth in 22-205. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. Demolition of properties shall be approved if a compatible structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.

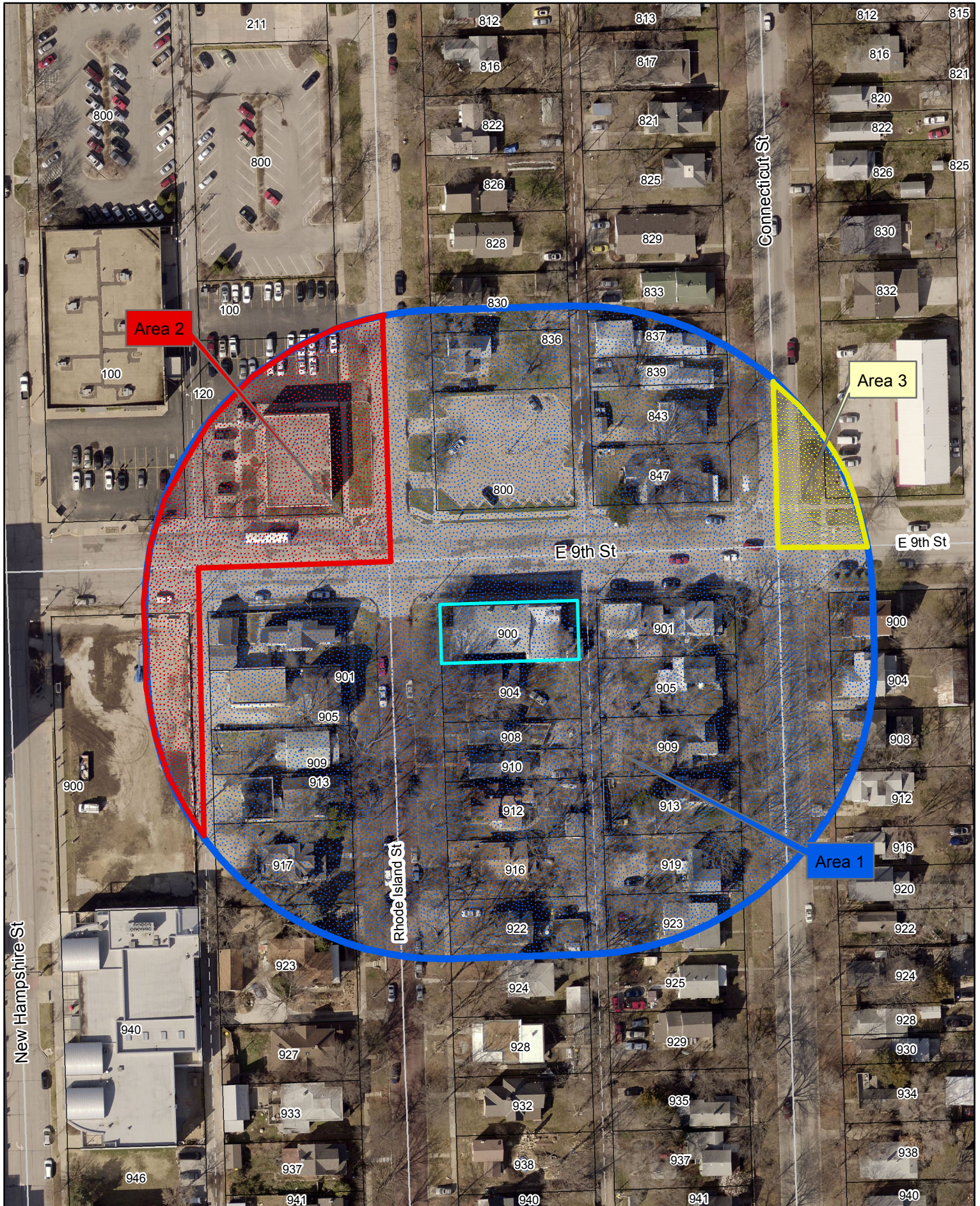
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# 900 Rhode Island Street Environs





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FEB 05 2013

City County Planning Office  
Lawrence, Kansas



City of Lawrence  
Douglas County

PLANNING & DEVELOPMENT SERVICES

Pre-Application Meeting Required  
Planner CB2  
Date 2-5-13  
Application Number  
L-13-00037  
Date Received 2-5-13

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

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

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

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

**1. Property Nomination Information**

Historic Property Name:	TURNHALLE TURNER HALL
Property Address:	900 RHODE ISLAND ST,
City, State, Zip Code:	LAWRENCE, KANSAS 66044
Legal Description:	LOT 70 BLOCK 56 OT

**2. Applicant Information**

Name:	MARY LYNN STUART
Street Address:	632 E 980 RD
City, State, Zip Code:	BALDWIN, KANSAS 66006
Home Phone:	785-842-2956
Work Phone:	785-843-3833x101
Email Address:	m1stuart@lawrence.lib.ks.us marylynnstuart@gmail.com

**3. Owner Information**

Name:	LAWRENCE PRESERVATION ALLIANCE
Street Address:	P.O BOX 1073
City, State, Zip Code:	LAWRENCE, KANSAS 66044
Home Phone:	
Work Phone:	
Email Address:	lawrencepreservation.org

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: 1868-69	Estimated Documented <input checked="" type="checkbox"/>	Source: DGS. TAX LIST	Comments:
Date of Building Alterations or Additions: 1872	Estimated Documented <input checked="" type="checkbox"/>	Source: DGS. COUNTY TAX LIST	Comments: 30'x50' FRAME ADD.

Description of Building Additions or Alterations:

Original Owner: CHAS. ACHNING	Source: TAX LIST
Original Builder or Architect:	Source:
Original Use: MULTI-USE SOCIAL CENTER	Source: NEWSPAPERS

6. Architectural Significance

BY 1869 THE SUPPLY OF NATIVE TIMBER FOR LOCAL SAWMILLS WAS DEPLETED AND BUILDING MATERIALS WERE TRANSPORTED BY RAIL. THE LOW COST OF MASONRY MADE THE USE OF BRICK AND STONE COMMON FOR ABOUT TWO DECADES (ca. 1860-1880). STONE AS A BUILDING MATERIAL WAS WIDE SPREAD DURING THE CITY-BUILDING PERIOD IN LAWRENCE.

7. Historic Significance

THE CITY-BUILDING PERIOD AFTER THE CIVIL WAR WAS MARKED BY A STRONG INFUX OF GERMANS. GERMAN-AMERICANS WERE PROMINENT IN EAST LAWRENCE. THE LAWRENCE TURN VEREIN, A MENS ORGANIZATION WITH A FOCUS ON PHYSICAL FITNESS, POLITICS AND SERVICE BUILT THEIR TURNHALLE IN 1868 WITH THE FRAME ADDITION IN 1872. IT SOON BECAME THE HUB FOR MUTUAL AID, SOCIAL AND CULTURAL ACTIVITIES.

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: Mary Helen Stuart Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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FEB 06 2013

City County Planning Office  
Lawrence, Kansas

## THE LAWRENCE TURNHALLE OR TURNER HALL

Gone are the two bowling alleys in the basement. Gone are the passionate political discussions over cards and steins of beer. Gone is the hand painted scenery used in theatrical productions. Gone are the fancy dress balls. And sadly, gone are the members of the Lawrence *Turnverein*, "The Gymnastics Society." What does remain is the formidable stone structure that housed their gymnasium, their social center, their community building.

The Kansas territorial census of 1855 named only 115 citizens of German birth. Almost half had already applied for or become naturalized citizens, which Elfriede Fischer Rowe in her compilation of short stories entitled *Wonderful Old Lawrence* (1971) would become a requirement for membership in the Lawrence *Verein*. That year, there were at least two Germans living in Lawrence: J.G. Sands, a saddle maker, and H. Katzanstein, a fabric dealer. In 1856 three men were sent from Chicago, H. Heiman, F. Barteldes, and C. Schleifer to select a town site. Seven hundred and seventy four acres were purchased between Eudora and Lawrence. In 1857 a group of sixteen men lived on that site in a one room house.

The first *Turnverein* was organized on the east side of Lawrence in 1857. They built a hall, a large wooden building, on the southeast corner of Berkley (now Tenth) and New York streets.

Germans believed that strong bodies and strong minds went hand in hand and Vereins, basically men's clubs, were formed in German communities to embrace this concept. A "Turner" in German is a man of good physical structure developed by gymnastic exercise. Gymnastics, as we know it today, was developed in the early 1800s by Friedrich Jahn, who was known as the *Turnvater* (father of gymnastics). He was credited with introducing such devices as the horizontal bar, side horse, balance beam, parallel bars, swinging rings, and mats.

By 1861 the club consisted of forty-eight members. Most of those members associated with the Union in the Civil War, and all but four members joined the Union army in 1862. Generally, the Germans sided with the North as it represented democracy and they tended to be opposed to slavery. Most Germans were opposed to secession and "states' rights" after seeing the small, petty states of Germany bickering to the detriment of the nation as a whole. After the war, the club was revived and a charter was obtained from the state of Kansas, dated January 7, 1869, with signatures of twenty five members. Those members built the existing Turnhalle, also known as Turner Hall. The sturdy limestone structure on the southeast corner of Rhode Island Street and 9<sup>th</sup> street was built at the cost of \$5000 and measured forty by sixty feet. More than likely, German stone masons (the finest craftsman available) constructed it. A thirty by fifty foot frame addition was added to the east side in 1872. That addition included a small room for children to sleep in or simply to be cared for by a "baby sitter." A door near the east end of the bar led out to the beer garden in back which was a favorite spot in warm weather. It was lighted at night and was enclosed by a fence that shielded it from the public.





The hall served as the social center for the German community. On the first floor was a fully equipped gymnasium that included a balcony where spectators could watch the keen rivalry when competition matches were held. On the east end of that floor was a large stage where dramatic productions were presented in German.

The basement held a long bar on the north wall that dispensed beer on tap, bottled soda pop and where sandwiches could be purchased. Card tables with slots for the beer steins witnessed many spirited contests – pinochle, skat, and other popular card games. Two bowling alleys were almost always in use by both adults and children, with the children acting as the pin setters.

The hall served as a family pleasure center. There were dances, masquerade parties, as well as fancy dress balls, plays and performances by Buch's Orchestra, a local group. Children were always included in the dancing and festivities. The annual Christmas party was a spectacular event with numbered tickets selling for 25 cents. Those tickets allowed the holder to match the number on a present from under the tree. The presents were donated by local merchants, most of which were German. A huge tree in front of the stage and reaching to the ceiling bore witness to a man dressed as Santa Claus. He appeared in an opening in the ceiling and proceeded to descend hand over hand on a rope to the floor where he gave out yet more gifts. Can you imagine the thrill?

The hall served as an employment center. Each Saturday morning, new immigrants could wait on the steps for people to come with job offers. Generally, the men were hired as craftsmen and the women as housekeepers or cooks.

By 1880, almost ten percent of the population of Lawrence was German born or of German descent. The main street of Lawrence had become almost entirely German owned businesses. Businesses that included wholesale and retail grocery stores, hotels, restaurants, a bakery, a toy store, a confectionary, harness shops, tobacco shops, saloons, a clothing store, and a jewelry store. These hard working German immigrants made many valuable contributions to this area in agriculture, commerce, and industry.

The *Turnhalle*, or *Turner Hall* is one of the few remaining reminders of the industrious settlers from Germany who "believed that there is no better little spot in the whole state to build a new home, or to settle down, than in Lawrence and its vicinity."



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**LAWRENCE HISTORIC RESOURCES COMMISSION**  
**ITEM NO.3: L-13-00037**  
**STAFF REPORT**

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**A. SUMMARY**

**L-13-00037:** Hold public hearing for consideration of placing the structure located at 900 Rhode Island Street on the Lawrence Register of Historic Places.

**B. HISTORIC REGISTER STATUS**

900 Rhode Island Street is listed in the National Register of Historic Places as a contributing structure to the North Rhode Island Street Residential Historic District.

**C. REVIEW CONSIDERATIONS**

**1) History Summary**

According to the nomination, the structure located at 900 Rhode Island Street was constructed in 1869 with an addition in 1872. The architect/builder of the structure is not known; however, the structure was built for the Lawrence Turnverein. The structure is reported to have cost \$5,000.

900 Rhode Island Street is significant for its association with the Lawrence Turnverein. The Turnverein movement was brought to the United States by political refugees from Germany who were ardent practitioners of the gymnastic system begun in 1811 by Friedrich Ludwig Jahn. The term Turnverein denotes a gymnastic or athletic club. Turnvereins were established in Cincinnati and New York City in 1848 and in Lawrence as early as 1857. By 1861, the Lawrence Turnverein consisted of 48 members; however, according to the nomination, all but four members of the Turnverein joined the Union Army to fight in the Civil War. After the war, the club was revived and on January 7, 1869 a charter was obtained from the State of Kansas with signatures of twenty-five members. The nomination identifies that these twenty-five members were responsible for the construction of the Turnhalle in 1869.

The Turnhalle was owned by the Turnverein from 1869 to 1938. The building was used for a variety of functions including the meetings of the Turnverein. The main floor was a fully equipped gymnasium with a spectator balcony on the west end. The east end of the main floor contained a stage. The basement of the structure was utilized as the social area of the building and had a long bar on the north wall of the structure, two bowling alleys, and chairs and tables for card playing. In addition to the gymnastics practices and competitions, the Turnhalle was host to a variety of dances, masquerade parties, dress balls, plays and music performances. The nomination notes the annual Christmas party with Santa descending on a rope from the ceiling.

By 1936, the Turnverein had leased the building to Rumsey Vehicle Company (toy manufacturer) and in April of 1938 the Turnverein announced they were selling the building to Philip Ernst. The structure was leased in October of 1938 to Douglas County for \$35 per month as a distribution center for federal surplus commodities to relief clients. While the first floor was used as the warehouse/distribution center,



the basement was used as the headquarters for WPA recreational projects. The next tenants were the National Guard (used as Armory), the Salvation Army (outlet store), and finally Ed Down used the building as an audio business from 1965 at least to 1983. The property was sold to the Lawrence Preservation Alliance in 2012 and Free State Glass is currently a tenant in the frame addition/basement areas.

## **2) Architectural Integrity Summary**

The National Register nomination for the North Rhode Island Street Residential Historic District identifies the structure located at 900 Rhode Island Street as a property that "retains a high degree of integrity and is a contributing element to the historic district." The original 1869 portion of the structure is a stone rectangle measuring approximately 40' X 60' with a stone foundation and gable front roof. According to the nomination, the commercial front frame addition on the east end of the structure was constructed in 1872. This frame structure has a stone foundation with wood lap siding. Both structures have large 6/6 wood windows on the main level. The structure maintains integrity of location, design, materials, and workmanship to make it worthy of preservation.

## **3) Context Description**

The Turnhalle is a unique example of a community building that was constructed during the historic context associated with the development of Lawrence--the City-building Period (1864-1873) as defined by the Historic Resources of Lawrence, Douglas County, Kansas Multiple Property Documentation Form (MPDF).

The area surrounding the Turnhalle is a mix of residential and commercial zoning and uses. The property to the north and west is zoned CS. The property to the east is zoned CN2 – Neighborhood Commercial Center District. The property to the south is zoned RM12- Multi Dwelling Residential District. The uses surrounding the Turnhalle are a parking lot to the north, residential to the south, and a mix of commercial and residential to the east and west.

The Turnhalle is located in the center of the North Rhode Island Street Residential Historic District listed in the National Register of Historic Places. The nomination identifies the area as a residential neighborhood that is significant for architecture and community planning. The property types in the district date from the following contextual periods of the MPDF: Settlement Period (1854-1863), the City-Building Period (1864-1873), Agricultural and Manufacturing Period (1874-1899, and the Quiet University Town (1900-1945). The age of the extant structures in the area ranges from the 1857 to the 1950's.

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

900 Rhode Island Street is zoned CS, Commercial Strip District. The primary purpose of the CS district is to provide for existing commercial strip development along the City's major arterial streets. Prior to 2006, 900 Rhode Island Street was zoned C-4 General Commercial District. In 1926, the parcels adjacent to 9<sup>th</sup> Street were zoned light industrial. The property directly to the north of 900 Rhode Island Street is a parking lot. The east side of the 800 block of Rhode Island Street retains residential forms

and uses and the west side of the 800 block is commercial. The 900 block of Rhode Island Street still maintains an overall residential use. (Exception should be noted for the Social Service League building located at 905 Rhode Island Street.) The west side of the 800 and 900 block of Connecticut Street retains residential forms and uses. The northeast corner of Connecticut and 9<sup>th</sup> Street has non-historic commercial development while the rest of the east side of the 800 block remains residential in form and use. The east side of the 900 block of Connecticut remains residential in form and use. (Exception should be noted for a commercial structure adjacent to the alley on 9<sup>th</sup> Street directly east of the Turnhalle.)

At the time of construction and throughout the historic period of significance, the property was located in a residential area.

## **5) Fiscal Comments**

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

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

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

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

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

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

900 Rhode Island Street may be the oldest extant non-religious community building in Lawrence. It is significant for value as part of the development of Lawrence and its association with the German immigrant community in Lawrence.

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

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

900 Rhode Island Street is associated with the Lawrence Turnverein which had the dual purpose of aiding its members with the Americanization process while preserving German culture.

***(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;***

900 Rhode Island Street is an excellent example of a vernacular folk form that utilized local materials and craftsmen.

*(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.*

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

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

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

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

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

#### **E. RECOMMENDATION:**

Staff recommends the Turnhalle located at 900 Rhode Island Street for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criteria #1, #3, and #4 as described in Section 22-403.

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

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

- (1) *Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation as set forth in section 22-403;*  
The Turnhalle is significant for its architecture and its association with the Lawrence Turnverein.
- (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,*  
The stone, wood windows, arch and keystone and sign 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.*  
Alterations to the windows and siding should require a Certificate of Appropriateness.
- (5) *Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district.*  
U.S. Secretary of the Interior's Standards for Rehabilitation, published in 1990, and any future amendments, in addition to any criteria specified by Chapter 22 of the Code of the City of Lawrence, Kansas.

The HRC has also adopted ***An Analysis of the Environs for 900 Rhode Island Street*** 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.*

See attached

Environs Definition

See attached

**HISTORIC RESOURCES COMMISSION  
AGENDA MEETING MARCH 21, 2013 6:30 PM  
ACTION SUMMARY**

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Commissioners present: Arp, Tuttle, Quillin, Rasmussen, Williams

Commissioners excused: Foster

Staff present: Braddock Zollner, Buchanan Young, Ewert

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**ITEM NO. 1: ACTION SUMMARY**

Receive Action Summary from the January 17, 2013 meeting.

**ACTION TAKEN**

Motioned by Commissioner Tuttle, seconded by Commissioner Arp, to approve the January 17, 2013 Action Summary.

Motion carried, 4-0. Commissioner Rasmussen was not present for the vote.

**ITEM NO. 2: COMMUNICATIONS**

No declaration of abstentions from specific agenda items by commissioners.

**ITEM NO. 3: Election of Chair and Vice Chair**

Commissioner Williams was elected as Chair and Commissioner Quillin was elected as Vice-Chair.

Motion carried 4-0. Commissioner Rasmussen was not present for the vote.

**ITEM NO.4: L-13-00037** Public hearing for consideration of placing the structure located at 900 Rhode Island Street on the Lawrence Register of Historic Places. Submitted by the Lawrence Preservation Alliance, the property owners of record.

**STAFF PRESENTATION**

Ms. Lynne Braddock Zollner presented the item.

**PUBLIC COMMENT**

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA), said there would be two open houses, April 13<sup>th</sup> and April 21<sup>st</sup>. He stated it would be the last time for the general public to access the Turnhalle in its pre-rehabilitation state. He said there were nine documents which were feeding off other documents that may actually not be verified history. He said by mid-summer LPA would create a history chapter and forward it to staff. He said LPA agreed with everything in the staff report. He said the property was purchased by LPA on September 25<sup>th</sup>, after 14 weeks of negotiation. He said LPA had completed a decent amount of cleanup and had raised over \$30,000 in personal donations and \$10,000 in small grants. He said LPA would produce a historic structures report, which was a \$30,000 document. He said the document was paid for and that by June 30<sup>th</sup> the document would be complete. He said they would analyze the current status of the structure and how things could be repaired that would fit in with the standards and guidelines and in which sequence the repairs should be made. He said it would be a 'how-



to' document for the future owner. He said LPA would put a preservation easement on the property, which would give a little bit of control as the years go by for LPA to insure the future preservation of listed character defining features of the property. He said LPA would also like to get the property listed on the local register.

Ms. Mary Lynn Stuart said Watkins Museum had a lot of information. She referenced using a book written by Elfriede Fischer Rowe called "Wonderful Old Lawrence."

Ms. KT Walsh, East Lawrence Neighborhood Association, said the neighborhood association was wholeheartedly in favor of this nomination, especially to the local register because it was such a deep part of the local history. She expressed gratitude to LPA and hoped it would be placed on the local register.

### **COMMISSION DISCUSSION**

Commissioner Arp asked Mr. Brown about the state register and if the Lawrence register was the terminal point.

Mr. Brown said it was currently a contributing property in the North Rhode Island District so it was already on the state and national registers.

Commissioner Williams asked staff how to present this for a motion and/or progress.

Ms. Zollner said staff would like discussion of the items going to the City Commission and direct staff what the report should reflect. She said also the report would need to include anything on the nominated landmark that should be protected.

Commissioner Tuttle inquired about the way the environs designation was broken into three different categories. She asked if those specific different designations would become part of the record of how environs reviews would be processed in the future.

Ms. Zollner said that was correct.

Commissioner Rasmussen asked what happened if the zoning changed around it.

Ms. Zollner said if a rezoning was in conflict with the environs definition it would come through Historic Resources Commission for a recommendation to City Commission.

Ms. Walsh inquired about the environs changing around Turnhalle. She wondered if that would retroactively change the environs of the North Rhode Island Historic District.

Ms. Zollner said they were two different things. She stated the North Rhode Island Historic District was a nationally registered property with no environs definition for that district. She said with locally registered properties there needed to be an environs definition. She said something within 250' of Turnhalle would be reviewed under the State Statute with no environs definitions and then also under Chapter 22 with the environs definition.

Ms. Walsh asked for clarification and how it would play out in the future.

Commissioner Williams said he had the same question and presumed that things already approved would continue.

Ms. Zollner said that was correct. She said this would not be retroactive.

Ms. Walsh said there was a planned townhouse development on Rhode Island Street and other plans along 9<sup>th</sup> Street. She wanted to be sure historic homes would be preserved.

Commissioner Williams said everything would be considered for review and discussion.

Commissioner Tuttle asked if Mr. Brown if he had a sense of how the building by a subsequent owner might be used.

Mr. Brown said they would have to wait and see what comes to LPA. He said it was zoned Commercial Strip and LPA had criteria about how proposals would be evaluated to purchase. He said they were hoping for more than one offer. He said they would be very reluctant for this to be a residential property.

Commissioner Tuttle asked if the zoning CS excluded office uses.

Ms. Zollner said no, it would be Commercial Strip zoning and offices would be allowed. She said most uses would be allowed in commercial except industrial.

Commissioner Tuttle asked if there was any way to preserve the stage interior architecture.

Mr. Brown said they were still working on the particulars of the preservation easement. He said staff mentioned preserving such things as the stonework, windows, and stone naming sign above the door. He said LPA was concerned with preserving the interior as well. He said they would not want to restrict it as a performance facility but we would want to point out in the preservation easement that the stage and balcony need to be maintained as physical entities.

Commissioner Williams asked if the criteria would have a bearing on how the interior was remodeled.

Ms. Zollner said no.

Commissioner Tuttle asked if the things they were doing, as it relates to city designation as a landmark property, relate only to the exterior part of the building.

Ms. Zollner said that was correct.

Commissioner Rasmussen asked if they should take a look at the zoning code and make recommendations of CS uses that would not be allowed. He asked if staff looked at that.

Ms. Zollner said no, staff did not look at that because it was not a rezoning, it was an overlay so the base zoning would stay the same. She said the only way to alter the zoning would be for the applicant, Planning Commission, or City Commission to initiate a rezoning.

Commissioner Rasmussen said he was not suggesting a rezoning, but rather suggesting that they make a recommendation to the City Commission that certain uses in the CS district not be allowed.

Ms. Zollner said that would be conditional zoning and would have to take place through the rezoning process not landmark designation.

Ms. Walsh said she appreciated Commissioner Rasmussen bringing up looking at the uses in the CS zoning district. She said Mr. Compton and Mr. Treanor have discussed placing townhomes kitty corner from the Turnhalle. She said if the corner was excluded from the environs it would give more weight to the argument that it does not matter what they build on the southern end of 9<sup>th</sup> and Rhode Island.

Commissioner Tuttle said as she understood it area two was not excluded from the environs, it was just included in the environs with an understanding that part of the environs had a slightly different current context which would naturally influence how an environs review would go.

Ms. Zollner said area two talks about it no longer reflecting the residential character so that was the key there. She said the area should create a transition area between the commercial area and the residential area. She said there would still need to be a review.

Ms. Walsh appreciated the clarification.

Commissioner Rasmussen said some of the permitted uses were uses that he would not want to see there. He suggested that if they had any concerns about future uses they should include that in their recommendation for City Commission to see.

Commissioner Williams said they could recommend that City Commission review the uses of the CS zoning district and determine whether or not there were uses that would not be appropriate for a historic building.

Ms. Zollner said that could be included as part of the report to City Commission.

Commissioner Williams said there were some things that were economically unfeasible and also things specifically prohibited.

Mr. Brown said LPA was fine with City Commission looking at the uses.

#### **ACTION TAKEN**

Motioned by Commissioner Tuttle, seconded by Commissioner Arp, to adopt Resolution 2013-01 and to include in the report the recommendation that City Commission review permitted uses in the CS zoning district.

Unanimously approved 5-0.

Motioned by Commissioner Tuttle, seconded by Commissioner Arp, to adopt the environs definition.

Unanimously approved 5-0.

**ITEM NO.5:**     **DR-13-00058** 1324 Kentucky Street; Remodel and Addition; State Preservation Law Review. The property is in the environs of the John Roberts House (1307 Massachusetts), National Register of Historic Places. Submitted by Paul Warner Architects on behalf of Kern Management Company, LLC, the property owner of record.

Commissioner Rasmussen disclosed ex parte communication with Mr. Paul Werner about this application.

**STAFF PRESENTATION**

Ms. Brenna Buchanan Young presented the item.

**APPLICANT PRESENTATION**

Mr. Ronald Hutchens, Paul Werner Architects, asked that HRC approve the project and move forward with the vinyl windows.

Commissioner Tuttle wondered about the decision to put a two car detached garage on a property that would have 7 bedrooms.

Mr. Hutchens said the way the Code was currently written there were benefits to creating a duplex type property and one of those benefits was to park cars tandem. He said to make the massing of it look appropriate the two car garage was beneficial versus having a lot of concrete in the backyard. He said it would be beneficial to the future tenants.

Commissioner Rasmussen asked if Mr. Hutchens was saying it would look better with a garage versus a piece of concrete.

Mr. Hutchens said that was correct. He said it would benefit the future tenants to park their car in a garage.

Commissioner Williams said it was not HRC's consideration of how the property was used.

Commissioner Tuttle asked if this had already been through rezoning.

Mr. Hutchens said no it was how the Code was written.

Commissioner Tuttle asked if it was not currently a duplex.

Mr. Hutchens said it was not currently a duplex, but duplexes were allowed with RM32 zoning.

Commissioner Rasmussen asked if the floor plan would change dramatically with the existing structure.

Mr. Hutchens said no, not dramatically. He said with the addition it would add more of a master type of bedroom downstairs and take the existing bedroom and turn it into more of a dining room and open the kitchen a little bit.

Commissioner Rasmussen asked if a lot of the original floor plan would be saved.

Mr. Hutchens said the upstairs wouldn't change much. He said the area where the bedroom was and the kitchen would be opened up a little bit. He said the kitchen would stay in the original location.

Commissioner Arp inquired about the window issue.

Ms. Zollner said it had been the direction of past Historic Resources Commissions that staff does not have the ability to approve vinyl windows because they were not a compatible material for the environs and listed properties because they lack the profile differentiation. She said staff was not able to approve those administratively. She said HRC has occasionally approved vinyl windows for additions and new construction in the environs. She said HRC retained the ability to do that but not allowed staff to do that.

Commissioner Arp asked if staff would recommend vinyl windows not be allowed.

Ms. Zollner said staff would always recommend vinyl windows not be allowed because it was not an appropriate material for the environs.

Mr. Hutchens said his client liked vinyl windows for a number of reasons, such as low maintenance, high quality, and energy efficient.

Commissioner Williams asked about the amount of greenspace and the percentage absorbed by construction.

Ms. Zollner said that would be part of the building permit review. She said the property should have adequate greenspace. Said the backyard would be lost but the front yard would be retained.

## **NO PUBLIC COMMENT**

### **ACTION TAKEN**

Motioned by Commissioner Rasmussen, seconded by Commissioner Tuttle, to approve DR-13-00058 for 1324 Kentucky Street and make the determination that the proposed project does not encroach upon, damage, or destroy the environs of one or more listed historic properties with the following amendments:

1. Any changes to the approved project will be submitted to the Historic Resources Administrator prior to the commencement of any related work.
2. The applicant will submit a scope of work for the rehabilitation of the existing structure to be reviewed and approved by the HRA.
- ~~3. The project will utilize windows that are not solid PVC.~~
4. The property owner will allow staff access to the property to photo document the project before, during, and upon completion of the project

Unanimously approved 5-0.

## **ITEM NO.6: MISCELLANEOUS MATTERS**

- A. There were no Board of Zoning Appeals applications received since January 17, 2013.

- B. There were no demolition permits received since the January 17, 2013 meeting.
- C. Review of Administrative and Architectural Review Committee approvals since January 17, 2013:

### **Administrative Reviews**

- DR-12-00314** 701 West 9th Street; Sign Permit; State Preservation Law Review. The property is in the environs of the Oread Historic District and Michael D. Greenlee Residence (947 Louisiana), National Register of Historic Places. Submitted by Schurle Signs Inc. on behalf of S&A Properties, LLC, the property owner of record.
- DR-12-00319** 1325 West Campus Road; Renovation and Additions; State Preservation Law Review and Certificate of Appropriateness Review. The property is in the environs of the Fernand-Strong residence (1515 University Dr), National Register of Historic Places and Lawrence Register of Historic Places; and the Chi Omega House (1345 W Campus Dr), Register of Historic Kansas Places. Submitted by Cheryl S. Beaver, JSPJ Architects on behalf of XI Chapter of Sigma Kappa Corporation, the property owner of record.
- DR-12-00321** 901 New Hampshire Street; Sign Permit; State Preservation Law Review, Certificate of Appropriateness Review and Downtown Urban Conservation Overlay District Review. The property is located within the Downtown Urban Conservation Overlay District. The property is in the environs of the Lawrence's Downtown Historic District, the North Rhode Island Street Historic Residential District, National Register of Historic Places; the Shalor Eldridge Residence (945 Rhode Island), Register of Historic Kansas Places; and the Social Service League (905 Rhode Island), Lawrence Register of Historic Places. Submitted by Lawrence Sign Up LLC, on behalf of Ninth & New Hampshire LLC, the property owner of record.
- DR-12-00322** 720 E 9th St; Exterior Alteration; State Preservation Law Review and 8<sup>th</sup> and Pennsylvania Urban Conservation Overlay District Review. The property is in the environs of the East Lawrence Industrial Historic District and is within the 8<sup>th</sup> and Pennsylvania Urban Conservation Overlay District. Submitted by Salb Construction Inc. on behalf of 720 LLC, the property owner of record.
- DR-12-00323** 918 Massachusetts Street; Sign Permit; State Preservation Law Review, Certificate of Appropriateness Review and Downtown Urban Conservation Overlay District Review. The property is listed as a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. The property is in the environs of the North Rhode Island Residential Historic District, Plymouth Congregational Church (925 Vermont), National Register of Historic Places; Shalor Eldridge Residence (945 Rhode Island), Register of Historic Kansas Places; and the Hanna Building (933 Massachusetts), Lawrence Register of Historic Places. The property is within the Downtown Urban Conservation Overlay District. Submitted by Nancy Holmes, Full Bright Sign & Lighting on behalf of Yuba City LLC, the property owner of record.
- DR-12-00324** 701 Massachusetts Street; Sign Permit; State Preservation Law Review, Certificate of Appropriateness Review and Downtown Urban Conservation Overlay District Review. The property is listed as a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places.

The property is in the environs of the Post Office (645 New Hampshire), National Register of Historic Places. The property is also in the environs of the House Building (729 Massachusetts), Register of Historic Kansas Places and Lawrence's Register of Historic Places; Millers Block (723-725 Massachusetts), Lawrence's Register of Historic Places. The property is within the Downtown Urban Conservation Overlay District. Submitted by Tammy Moody, Luminous Neon, Inc. on behalf of Eldridge Holdings LLC, the property owner of record.

**DR-12-00326** 1145 Indiana Street; Interior Remodel; State Preservation Law Review. The property is listed as a contributing structure to the Hancock Historic District, National Register of Historic Places. Submitted by Ernie Eck on behalf of ALOR LLC, the property owner of record.

**DR-13-00005** 700 New Hampshire Street; Sign Permit; State Preservation Law Review, Certificate of Appropriateness Review and Downtown Urban Conservation Overlay Review. The property is in the environs of Lawrence's Downtown Historic District, North Rhode Island Street Residential Historic District, the U.S. Post Office (645 New Hampshire), National Register of Historic Places; House Building (729 Massachusetts), Register of Historic Kansas Places; and Octavious W. McCallaster Residence (724 Rhode Island), Lawrence Register of Historic Places. The property is also within the Downtown Urban Conservation Overlay District. Submitted by Ben Koehn, Lawrence Sign Up, on behalf of Agree LP, the property owner of record.

**DR-13-00011** 1901 Massachusetts Street; Site Plan; State Preservation Law Review and Certificate of Appropriateness Review. The property is in the environs of the George K. Mackie House (1941 Massachusetts), National Register of Historic Places; and Fire Station No. 2 (1839 Massachusetts), Lawrence Register of Historic Places. Submitted by Benjamin Farmer on behalf of BahmanRaisdana, the property owner of record.

**DR-13-00012** 720 W 3<sup>rd</sup> Street; Site Plan; State Preservation Law Review. The property is in the environs of Pinckney II Historic District and the Albert and S.T. Zimmerman House (304 Indiana), National Register of Historic Places. Submitted by Philip Ciesielski on behalf of the City of Lawrence, Kansas, the property owner of record.

**DR-13-00013** 702 Rhode Island Street; Remodel; State Preservation Law Review and Certificate of Appropriateness Review. The property is listed as a contributing structure to the North Rhode Island Street Residential Historic District, National Register of Historic Places. The property is in the environs of Lawrence's Downtown Historic District and the U.S. Post Office (645 New Hampshire); National Register of Historic Places; Octavius W. McCallaster Residence (724 Rhode Island), Lawrence Register of Historic Places. Submitted by Fred Rice on behalf of Aileen Else, the property owner of record.

**DR-13-00022** 1145 Indiana Street; Remodel; State Preservation Law Review. The property is listed as a contributing structure to the Hancock Historic District, National Register of Historic Places. The property is in the environs of the Oread Historic District, Ecumenical Christian Ministries (1204 Oread Ave), National Register of Historic Places; Jane A. Snow Residence (706 W 12<sup>th</sup>), National Register of Historic Places and Lawrence's Register of Historic Places. Submitted by Ernie Eck on behalf of ALOR LLC, the property owner of record.

**DR-13-00025** 1313 Haskell Avenue; Rehabilitation; State Preservation Law Review. The property is in the environs of the Charles & Elizabeth Haskell-French Home



(1300 Haskell Ave), National Register of Historic Places. Submitted by Eric Jay, Struct/Restruct LLC, on behalf of Emily Sack, the property owner of record.

- DR-13-00029** 616 W 9th Street; Site Plan; State Preservation Law Review. The property is in the environs of the Old West Lawrence Historic District and the Oread Historic District, National Register of Historic Places. Submitted by Chris Cunningham, Treanor Architects, on behalf of Ziegler Rentals LLC, the property owner of record.
- DR-13-00034** 1621 Edgehill Road; Parking Lot Variance; State Preservation Law Review. This property is in the environs of the Ludington/Thacher House (1613 Tennessee), National Register of Historic Places. Submitted by George Higgins, NSPJ Architects, on behalf of Kansas Alpha Phi Delta Theta, the property owner of record.
- DR-13-00044** (right of way adjacent to) 620 E 8<sup>th</sup> Street; Utility Pole Installation; State Preservation Law Review and 8<sup>th</sup> and Pennsylvania Urban Conservation Overlay District Review. The property is in the environs of the East Lawrence Industrial Historic District, National Register of Historic Places and is within the 8<sup>th</sup> and Pennsylvania Urban Conservation Overlay District. Submitted by Black Hills Energy on behalf of the City of Lawrence, the property owner of record.
- DR-13-00046** 916 Massachusetts Street; Sign Permit, State Preservation Law Review, Downtown Urban Conservation Overlay Review and Certificate of Appropriateness Review. The property is in the environs of Lawrence's Downtown Historic District, North Rhode Island Residential Historic District, National Register of Historic Places; Shalor Eldridge Residence (945 Rhode Island), Register of Historic Kansas Places; and the Hanna Building (933 Massachusetts), Lawrence Register of Historic Places. Submitted by Nancy Holmes, Full Bright Sign & Lighting, on behalf of Richard Stein and Mary Howe, the property owner of record.
- DR-13-00047** 920 Massachusetts Street; Interior Remodel; State Preservation Law Review. The property is listed as a contributing structure to Lawrence's Downtown Historic District. Submitted by Mike Myers, Hernly Associates, on behalf of Terra Firma LTD, the property owner of record.
- DR-13-00051** 946 Ohio Street; Remodel; State Preservation Law Review and Certificate of Appropriateness Review. The property is listed as a contributing structure to the Oread Historic District, National Register of Historic Places and Lawrence Register of Historic Places. The property is in the environs of the Col. James and Eliza Blood House (1015 Tennessee), Michael D. Greenlee House (947 Louisiana), National Register of Historic Places; the Benedict House (923 Tennessee), Charles and Adeline Duncan House (933 Tennessee), George and Annie Bell House (1008 Ohio), National Register of Historic Places and Lawrence Register of Historic Places. Submitted by Struct/Restruct, LLC, the property owner of record.
- DR-13-00052** 623 Vermont Street; Patio Addition; State Preservation Law Review, Certificate of Appropriateness Review and Downtown Urban Conservation Overlay Review. The property is in the environs of Lawrence's Downtown Historic District and the Eldridge Hotel (701 Massachusetts), National Register of Historic Places; J.B. Shane Thompson Studio (615 Massachusetts), Lawrence Register of Historic Places. The property is also within the Downtown Urban Conservation Overlay District. Submitted by

**DR-13-00055** Mike Myers, Hernly Associates, on behalf of Consolidated Properties of Lawrence Inc., the property owner of record. 918 Massachusetts Street; Sidewalk Dining; State Preservation Law Review, Certificate of Appropriateness Review and Downtown Urban Conservation Overlay Review. The property is listed as a contributing structure to Lawrence's Downtown Historic District, National Register of Historic Places. The property is in the environs of the North Rhode Island Residential Historic District, National Register of Historic Places; Shalor Eldridge Residence (945 Rhode Island), Register of Historic Kansas Places; and the Hanna Building (933 Massachusetts), Lawrence Register of Historic Places. The property is also within the Downtown Urban Conservation Overlay District. Submitted by Frederick Schneider on behalf of Yuba City LLC, the property owner of record.

### **ACTION TAKEN**

Motioned by Commissioner Arp, seconded by Commissioner Quillin, to affirm the Administrative reviews.

Unanimously approved 5-0.

Miscellaneous matters from City staff and Commission members.

### **STAFF PRESENTATION**

Ms. Braddock Zollner presented Miscellaneous Item 1.

Commissioner Williams asked if this item went to the Architectural Review Committee (ARC).

Ms. Zollner said no.

### **APPLICANT PRESENTATION**

Mr. Eric Jay, Struct/Restruct, said he had gone through five designs for this project. He pointed out the main changes to the project on the overhead. He discussed elevations and materials.

Commissioner Williams asked about the setback on the north side of the front.

Mr. Jay said it was 8' deep and the roof covered the entire area.

Commissioner Arp inquired about the staff concerns.

Ms. Zollner said staff was concerned about the fenestration pattern, material choices, lack of separation of garage from house, and the blank wall.

Commissioner Tuttle inquired about the review of the original project that was approved.

Ms. Zollner said the property was a State Preservation Law review, Certificate of Appropriateness review, in the environs of the East Lawrence Industrial District, on the National Register of Historic Places, and Hobbs Park Lawrence Register of Historic Places.

Commissioner Williams said with the staff reservation he proposed that the item be heard by the Architectural Review Committee to look at the fenestration differentiation, added structure, and materials.

Commissioner Arp asked the applicant about timing.

Mr. Jay said the sooner the better.

Commissioner Arp asked staff if the concern was the window pattern.

Ms. Zollner said she was concerned about the material change. She said corrugated metal was not typically a primary building material. She showed drawings on the overhead and pointed to the areas of concern.

Commissioner Williams inquired about the difference in price with all the changes.

Mr. Jay said the savings was about \$40,000.

#### **PUBLIC COMMENT**

Ms. KT Walsh said she was pleased with how small the house had gotten. She said the only issue she had was that the long garage wall looked like a conference center.

Mr. Jay said the north wall could be changed by 6" and the material could change as well.

#### **ACTION TAKEN**

Motioned by Commissioner Arp, seconded by Commissioner Tuttle, to approve the design with the stipulation that the applicant work with staff to finalize fenestration and differentiation of the garage and if no mutual acceptable resolution is reached that the issue be referred to the Architectural Review Committee.

Commissioner Tuttle said by next week.

Unanimously approved 5-0.

#### **ACTION TAKEN**

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

Motion carried unanimously, 5-0.

#### **ADJOURN 8:10 p.m.**

Official minutes are on file in the Planning Department office.











