

KANSAS HISTORIC PRESERVATION CONFERENCE

SEPTEMBER 20 – 22, 2018
LAWRENCE, KANSAS

Building Blocks of Preservation





City of Lawrence

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Dear Preservation Conference Participant,

On behalf of the City Commission, I welcome the Statewide Historic Preservation Conference to Lawrence! We're glad you selected Lawrence for your conference and hope you enjoy your time in our community.

Lawrence is an unmistakably diverse and vibrant city that provides many of the amenities of a large metropolitan area, while still maintaining a strong sense of community. We pride ourselves on our ability to blend different cultures, backgrounds and lifestyles into one, harmonious community. We have a rich and fascinating history, a wide range of exciting cultural experiences, nationally recognized educational institutions, and some of the most unique and enjoyable shopping opportunities in the Midwest.

Preserving history as a community asset can be seen throughout Lawrence. The Santa Fe Depot and Fire Station #1 are both listed in the National Register of Historic Places and are currently being rehabbed. Grover Barn was recently added to the National Park Service Network to Freedom and there are 14 historic districts, 3 Urban Conservation Overlay Districts, and over 126 properties individually listed on the National, Kansas, and Lawrence Registers of Historic Places.

We hope you enjoy your time here and get an opportunity to appreciate some of the sights and sounds of our vibrant community. The Kansas River-front is a great place to take a nature walk and Downtown Lawrence is a good location for people-watching and to grab a delicious bite to eat and enjoy Lawrence's well-known shopping and entertainment scene. A stroll on the campuses of the University of Kansas and Haskell Indian Nations University also provides enjoyable walks and unique local history.

I hope you have a successful and productive conference which produces many opportunities for networking, collaboration, and catching-up with friends and colleagues. It's wonderful that you can gather here to share information, learn and build fellowship among your peers and colleagues.

Enjoy!

Sincerely,

Mayor Stuart Boley



We are committed to providing excellent city services that enhance the quality of life for the Lawrence Community

WELCOME

Dear Friend of Historic Preservation:

It is our pleasure to sponsor the 2018 Kansas Preservation Conference in Lawrence. The conference offers the opportunity to hone your knowledge and network with preservation professionals, historic property owners, and interested citizens from throughout the state. The aim of this conference is to focus on the foundation of preservation, highlight technical framework, and go beyond the building.

The National Historic Preservation Act of 1966 established the network of State Historic Preservation Offices (SHPO) and the National Register of Historic Places. The Kansas SHPO is part of the Cultural Resources Division of the Kansas Historical Society. Protecting and preserving the state's historic properties is our mission. It is not a task that can be accomplished without active, dedicated Kansans who share a vision of safeguarding these assets wherever they may be found. To that end, "Building Blocks of Preservation" is the conference focus this year.

I hope you enjoy this wonderful opportunity to celebrate the past as we explore new initiatives, new ideas, and new applications for historic preservation in Kansas.



Jennie Chinn
Executive Director
Kansas Historical Society

ACKNOWLEDGEMENTS

This conference has been financed in part with federal funds from the National Park Service, a division of the United States Department of the Interior, and administered by the Kansas Historical Society. Neither the contents nor the opinions expressed during the conference necessarily reflect the view or policies of the United States Department of the Interior or the Kansas Historical Society.

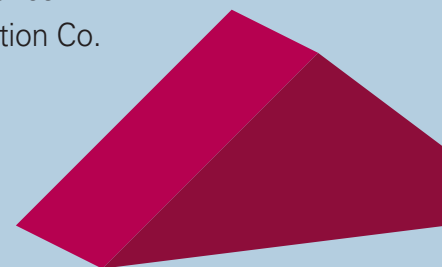
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Follow us on Twitter @kansashistory and
Instagram @kansas_history

Continuing education credits are available for select sessions from the American Institute of Architects and the American Planning Association. AIA sign-in sheets will be at applicable sessions. AICP credits will be self-reporting.

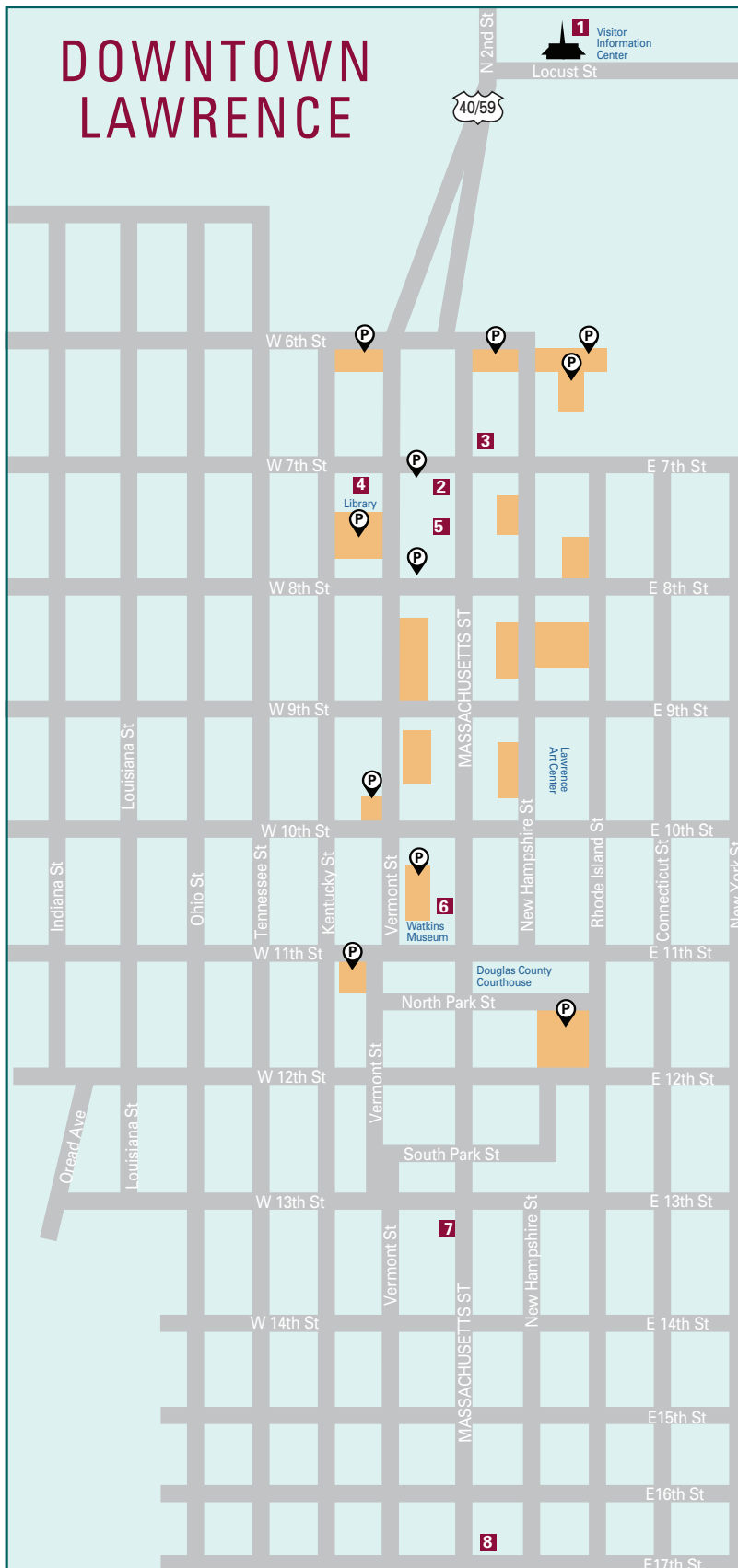


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DOWNTOWN LAWRENCE



1 Union Pacific Depot
402 N 2nd Street

2 Eldridge Hotel
701 Massachusetts Street

3 Liberty Hall
644 Massachusetts Street

4 Lawrence Public Library Auditorium
707 Vermont Street

PROGRESSIVE RECEPTION STOPS

5 House Building
729–731 Massachusetts Street

6 Watkins Museum
1047 Massachusetts Street

7 Castle Tea Room
1307 Massachusetts Street

8 Edward House House
1646 Massachusetts Street

CONFERENCE TRACKS

Cultivating Community: This track will focus on issues facing our Main Street communities and historic resource commissions. The sessions will focus on design guidelines, historic windows, alternative funding sources for projects, and a case study that will tie it all together.

Technical Preservation: This track aims to highlight the practical side of preservation to consultants, building professionals, and interested parties alike. Sessions will feature case studies that explore topics from masonry to digital technology to completing a project with a unique set of issues.

FEATURED SPEAKERS

KEYNOTE SPEAKER

Politics of Preservation

William Schmickle

William is a former chair of the Annapolis, Maryland, Historic Preservation Commission and co-led the successful political campaign to designate the Oak Ridge, North Carolina, local historic district. A former political science professor, he has authored two how-to-succeed books for preservation professionals, local activists, and volunteers: *The Politics of Historic Districts: A Primer for Grassroots Preservation* and *Preservation Politics: Keeping Historic Districts Vital*. He now writes and consults on preservation issues.



Photo credit: Michelle Enermark

FEATURED SPEAKER

Atlas Obscura – Kansas Edition

Dylan Thuras

Dylan is a co-founder of the online destination focused on discovery, wonder, and exploration, *Atlas Obscura*. He recently co-authored the *Atlas Obscura* book and hosts the *Atlas Obscura* YouTube series “100 Wonders.” Previous projects include “Curious Expeditions” about traveling in Eastern Europe for a year, the meeting of the Athanasius Kircher Society, and “World of Wonders,” a series of videos and articles for *Slate*. Dylan holds a bachelor’s degree in film, writing, animation, and visual arts from Bennington College. He can be reached via Twitter at @dylanthuras.

SCHEDULE AT A GLANCE

Thursday, September 20 Union Pacific Depot

8:30 a.m. – 2 p.m. **REGISTRATION**

9 a.m. – 12 p.m.
Preservation 101

12 – 2 p.m.
Lunch on your own

2 – 5 p.m.
University of Kansas Historic District Tour

5 – 7 p.m.
Dinner on your own

7 – 9 p.m.
Liberty Hall | Preservation in the Movies

9 – 10 p.m.
Continue the conversation

Friday, September 21 Eldridge Hotel

8 – 8:30 a.m. **REGISTRATION**

8:30 – 9:30 a.m.
Ballroom | Welcome and Preservation Updates

9:30 – 10:15 a.m.
■ Ballroom | Design Guidelines: Sharing a
Common Language

■ Basement | Challenges of Restoring Gilded Age
Mixed Masonry: Union Depot, Leavenworth

10:15 – 10:30 a.m.
Break (light breakfast)

10:30 – 11:15 a.m.
■ Ballroom | Reason for Rescue: Why Window
Preservation Matters

■ Basement | Laser Scanning for Historical
Preservation

11:15 a.m. – 12 p.m.
Basement | Oklahoma Case Study Panel

12 – 2 p.m.
Ballroom | Lunch

12:30 – 1:45 p.m.
Ballroom | Keynote Address with William Schmickle

2 – 3:15 p.m.
■ Ballroom | Funding Preservation Projects:
Thinking Outside the Bank Account

■ Basement | From Purpose-Built Apartments
to Living in an AutoPark: Exploring Wichita's
Mid-Century Apartment Rehabilitations

3:15 – 5 p.m.
Free time

5 – 7 p.m.
Leave from Eldridge | Progressive Reception

6 – 8:30 p.m.
Liberty Hall | Kansas Preservation Alliance
Reception

8:30 – 10 p.m.
Liberty Hall | *Atlas Obscura – Kansas Edition* with
Dylan Thuras

Saturday, September 22 Union Pacific Depot

8 – 9 a.m.
Shared Interest Breakfast with shared discussion

9 a.m. – 10 a.m.
■ Union Pacific Depot | Financial Incentives for
Historic Properties

■ Library Auditorium | Introduction to Modern
Architecture

10:30 a.m. – 12 p.m.
Modern Architecture Enclave Tour

■ Cultivating Community Track

■ Technical Preservation Track

FULL SCHEDULE

Thursday, September 20 Union Pacific Depot

8:30 a.m. – 2 p.m.

Registration

9 a.m. – 12 p.m. Preservation 101

Union Pacific Depot

Join Kansas State Historic Preservation Office staff members for a beginner's training session on the programs they administer. Participants can expect to receive guidance and tips on applying for the Heritage Trust Fund grant and Historic Tax Credit programs whether at the state or federal level, how to navigate the National Register nomination process, and working through a Section 106 or state law review.

12 – 2 p.m. Lunch on your own

2 – 5 p.m. University of Kansas Historic District Tour

Kristen Johnston, Kansas Historical Society;
Rachel Nugent, Rosin Preservation; Sarah Holder, Prosoco

Explore the KU Historic District along Jayhawk Boulevard. The survey and nomination process will be intertwined with campus history. Buildings that have undergone historic rehabilitations will be highlighted along the way, including projects that involved in-depth examination of the masonry and/or utilized the Kansas State Historic Rehabilitation Tax Credit incentive program. Representatives from Rosin Preservation, Prosoco, and the Kansas Historical Society tax credit team will lead the tour. This tour includes sessions of walking and standing. Transportation will be provided for those with mobility restrictions.

5 – 7 p.m. Dinner on your own

7 – 9 p.m. Preservation in the Movies

Liberty Hall

Concessions sponsored by
Hernly Associates, DGM
Consultants, and Hughes
Consulting Engineers

Join us at Liberty Hall for a showing of the 2016 film, *Citizen Jane: Battle for the City*. The film traces the battle for New York City in the 1960s involving key players Jane Jacobs and Robert Moses. Introduction by KU Architecture Professor Marie-Alice L'Heureux, Ph.D.



Continuing the Conversation

Follow up with fellow conference attendees or reconnect with old friends in Downtown Lawrence.

Friday, September 21 Eldridge Hotel

8 – 8:30 a.m.

Registration

Today's beverages are sponsored by Spencer Preservation.

8:30 – 9:30 a.m. Welcome and Preservation Updates | Ballroom

Join us at the opening session for a preservation update and welcome to conference attendees from Lawrence's mayor, Stuart Boley.

FULL SCHEDULE

9:30 – 10:15 a.m. Educational Sessions I

■ Session 1: Design Guidelines: Sharing a Common Language

Thom Kuntzman, Missouri State Historic Preservation Office | Ballroom

When reviewing requests for proposed changes to historic structures in your community do each of your historic review commissioners have a common understanding of appropriate design treatments? Does your community have a current, understandable set of Design Guidelines available to all citizens? This presentation will focus on the National Park Service guidance for creating and using Design Guidelines and will include examples from various types of communities. A user-friendly set of Design Guidelines can provide a common language and understanding for building owners, commissioners, and other government staff.

■ Session 2: Challenges of Restoring Gilded Age Mixed Masonry: Union Depot, Leavenworth

Julia Manglitz, Treanor Architects | Basement

The Riverfront Community Center started life as the Union Depot serving Leavenworth. Designed by Chicago architects Cobb and Frost, the 1888 Romanesque style depot was built with sandstone and pressed brick. Operated by a consortium of railroads led by the Union Pacific, the depot was ultimately decommissioned in 1963. Owned privately for nearly 20 years, it sold to the City of Leavenworth as it neared the century mark. This session will examine the 2010 restoration project on the building's exterior stone features including the use of substitute materials.

10:15 – 10:30 a.m. Break:

Morning break | Food sponsored by Ben Moore Studio, LLC

10:30 - 11:15 a.m. Educational Sessions II

■ Session 3: Reason for Rescue: Why Window Preservation Matters

Ty McBride, Wood Window Rescue | Ballroom

This session dispels window myths and explores the economic, environmental, and architectural benefits of window preservation.

■ Session 4: Laser Scanning for Historic Preservation

J Brown, PE, SE; Lacey Brown, Structural Modeling & Analysis | Basement

This session will explore the basics of laser scanning and the application in historic preservation, particularly through the lens of the Fort Hays blockhouse. The project team will use Revit models or CAD drawings from the laser scanning point cloud to illustrate it. The presentation focuses on effectively incorporating laser scanning into projects using the project case studies.



FULL SCHEDULE

11:15 a.m. – 12 p.m Educational Session III

■ **Session 5: Noble Lofts: Oklahoma Case Study Panel**

Rachel Nugent, Rosin Preservation; Bruce Bolzle, New Leaf Development; Matt Newman, Ross Group I Basement

Noble Lofts, once the long-vacant and substantially deteriorated former Sharp's Pawn Shop, is now a beautifully restored mixed-use building at the western edge of the downtown historic district in Bartlesville, a small town in northeast Oklahoma, north of Tulsa. The project used local incentives, Low-Income Housing Tax Credits, as well as state and federal Historic Tax Credits to create 11 affordable rental apartments and four retail spaces in the heart of downtown. Join the project team, including the owner/developer, the architect, and the preservation consultant, to discuss the financial and physical challenges and opportunities associated with the successful rehabilitation of the Noble Lofts.

12 – 2 p.m. Plenary Luncheon

Beyond Advocacy: Fighting for and Winning Local District Designations

William Schmickle, preservation author and consultant I Ballroom

A local historic district is your best preservation tool. But in a designation campaign, you may be the best-informed party in the room when it comes to the law and preservation, and yet the least prepared for the hard political fight you'll encounter as you seek to win over your community and the vote at city hall. No matter who you are or what your experience, you can learn how to think politically and act strategically

to win your district's designation. It isn't really hard, if you learn to do it right.

2 – 3:15 p.m. Educational Sessions IV

■ **Session 6: Funding Preservation Projects: Thinking Outside the Bank Account**

Ben Moore, Ben Moore Studio, LLC; and Rose Mary Saunders, Ranson Financial I Ballroom

This session will use the case study of the Hays House in Council Grove to discuss alternative funding methods available for historic preservation projects. Ben Moore and Rose Mary Saunders will discuss how this project utilized the Heritage Trust Fund grant and a Community Development Block Grant. Using these two funding methods together, the owner paid minimal out of pocket on such a large construction project. Ben Moore is the managing member of Ben Moore Studio Architecture + Planning in Manhattan. Rose Mary Saunders is a senior consultant at Ranson Financial in Wichita.



HAYS HOUSE, COUNCIL GROVE

FULL SCHEDULE

■ Session 7: From Purpose-Built Apartment Buildings to Living in an AutoPark: Exploring Wichita's Mid-Century Apartment Rehabilitations

Brenda Spencer, Spencer Preservation I
Basement

Setting the stage for examining Mid-Century rehabilitation projects in and around the Wichita area, this session will first look at post-World War II, Wichita, and the emergence of Mid-Century Modern Architecture. Examine a variety of typical residential rehabilitation projects that utilize building types easily converted to apartments as well as purposed-built apartment buildings to identify the challenges common when rehabbing Mid-Century buildings. The session will culminate with exploration of two atypical Mid-Century projects involving adapting a department store and a parking garage to residential use.



KNIGHTLEY'S PARKING GARAGE, WICHITA

3:15 – 5 p.m. Free Time

Enjoy some down time before the reception or get out and explore downtown Lawrence.

5 - 7 p.m. Progressive Reception

Shuttles will depart from the Eldridge Hotel and will continue in a loop until 7 p.m.

Travel Massachusetts Street via this progressive reception with appetizers and drinks at each location, ending at Liberty Hall for the Kansas Preservation Alliance (KPA) reception before featured speaker, Dylan Thuras, begins his talk.

RECEPTION LOCATION HIGHLIGHTS:

House Building (729-731 Massachusetts):

The House Building was built between 1858 and 1860 as a three-story building by Josiah Miller to be a part of the larger "Miller's Block," located between 7th and 8th Street along Massachusetts. In 1862 Jacob House leased a space for his St. Louis Clothing Store. His son, Robert E. House, owned the business and building from 1913 until 1921 when his wife, Irma House, inherited it. She removed the third story and completed a major renovation in 1921, including adding the name "House" to the front façade. The building has continued to contribute to the bustling downtown business center ever since. It is individually listed in the Register of Historic Kansas Places and is a contributor to Lawrence's Downtown National Register Historic District.

Edward House House (1646 Massachusetts):

The House House was built in 1894 by the House family. It is an intact example of a balloon-frame Free Classic Queen Anne residential architecture in Lawrence. Edward House and his wife, Florence, lived at the house until 1903. There is no known familial connection

FULL SCHEDULE

between Jacob House and Edward House, of the House Building downtown. The House House has been home to many notable Lawrence families over the years, including prominent banker, Tom Sweeney, who was appointed president of the Peoples State Bank in 1929. The house is individually listed in the National Register of Historic Places.



CASTLE TEA ROOM, LAWRENCE

Castle Tea Room (John N. Roberts House) (1307 Massachusetts): The “Castle,” is a limestone Richardsonian Romanesque style house that was built in 1894 for Lawrence manufacturer, John N. Roberts, and designed by John G. Haskell. English sculptor, Sidney Endacott, spent three months carving fireplaces and woodwork throughout the house. The Roberts family resided in the house until 1919. It is individually listed in the National Register of Historic Places.

Watkins National Bank (1047 Massachusetts): The Watkins Bank was built in the Richardsonian Romanesque architectural style in 1887 and

designed by Chicago-based architecture firm, Cobb & Frost. Jabez Watkins housed the J.B. Watkins Land Mortgage Company in the building with a bank on the first floor and mortgage services on the second floor until 1929. In 1929 the building was donated to the City of Lawrence, which it used as city hall until 1970. The Watkins National Bank building now houses the Watkins Museum of History and has since 1975. It is individually listed in the Register of Historic Kansas Places and is a contributor to Lawrence’s Downtown National Register Historic District.

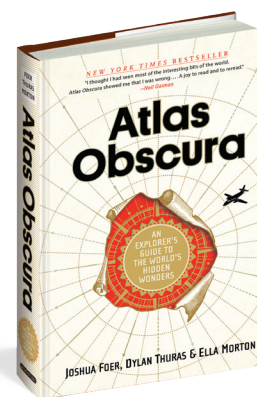
6 – 8:30 p.m. Kansas Preservation Alliance Sponsored Reception | Liberty Hall

You are invited to learn more about their programs. The space will be open during the progressive reception.

8:30 – 9:30 p.m. *Atlas Obscura* – Kansas Edition

Dylan Thuras | Liberty Hall

Enjoy an evening of history, exploration, and discovery with the co-founder of this online destination. Dylan Thuras co-authored a related book and hosts a YouTube series focusing on related places of interest. A book signing begins at 8 p.m., followed by the program at 8:30 p.m. The Raven Book Store will offer books for sale.





Kansas Preservation Alliance, Inc.

preserving the past to enrich the future since 1979

We invite you to attend the Kansas Preservation Alliance Reception on Friday, September 21, 2018 at 6 p.m. Join KPA board members, fellow members and conference attendees to learn more about the organization, including our biannual Endangered Historic Places list and 2018 Award for Excellence awardees.

We would like to thank our 2018 sponsors:

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If you are interested in learning more about KPA or in becoming a member please visit www.kpalliance.org

FULL SCHEDULE

Saturday, September 22

8 – 9 a.m. Shared Interest Breakfast

Union Pacific Depot

Join us for breakfast and discussion. Groups such as historic resource commissions, small towns (under 5,000), or communities with no formal preservation program will be divided for sharing and discussion.

9 – 10 a.m. Financial Incentives for Historic Properties

Union Pacific Depot

State Historic Preservation Office staff members will discuss programs that can assist property owners with rehabilitation projects. This session is geared toward homeowners and small business owners.

9 – 10 a.m. Introduction to Modern Architecture

Lawrence Public Library Auditorium

Members of Lawrence Modern and Wichita State professor Jay Price will introduce session attendees to the growing discussion that is Modern architecture.

10:30 a.m. – 12 p.m. Modern Architecture

Enclave Tour (no transportation provided, meet at cul-de-sac at 2152 Owens Lane)

Explore the modern architectural gems of Lawrence. Owens Lane is tucked away in a traditional post-war subdivision. In collaboration with Lawrence Modern, several private residences along Owens Lane will be open to conference attendees.



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Preservation Conference*
September 2019

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