Appendix G:

Design Guidelines for Preservation Review and Planning:

Environs Review

Environs - Background

The state preservation statute (KSA 75-2715 - 75-2725) requires that the State Historic Preservation Office (SHPO) be given opportunity to comment on projects that may “encroach upon, damage or destroy” a property listed on the Register or Historic Kansas Places or its environs. When a non-federal project undertaken by or requiring a permit from a governmental entity is proposed within 500 feet of a listed property, the SHPO must be notified. If the preservation office determines that a project will not “encroach upon, damage or destroy” the environs of a listed property, the project may proceed as planned. If the preservation office determines that a project will “encroach upon, damage or destroy” the environs of a listed property, the project may not proceed until the governing body determines that there are “no feasible and prudent alternatives” to the proposed project. Because the University of Kansas is a state entity, when it is determined that a project will “encroach upon, damage or destroy” a historic property or its environs, the project cannot proceed until the Governor has determined that there are “no feasible and prudent alternatives” to the project.

Revisions to the preservation statute provide for a process whereby the SHPO may grant certified bodies, such as preservation commissions, the authority to act on the SHPO’s behalf in such reviews. The University of Kansas and the Kansas SHPO entered into such an agreement in 1999. Since that time, University projects have been reviewed by the Campus Historic Preservation Board (CHPB). In accordance with an additional agreement with the City of Lawrence, projects affecting both the City and University are reviewed by both the Campus Historic Preservation Board and the Lawrence Historic Resources Commission. In reviewing such projects, these boards use codified standards called Standards and Guidelines for Evaluating the Effect of Projects on Environs (1998, below).

In addition to these standards, which may be generally applied to all reviews, the City of Lawrence has developed a method, called Process for Environs Definition, for defining the environs specific to each listed property. The Process for Environs Definition was used to define the physical boundaries and identify the character-defining features of each listed campus building below. The five listed buildings on the KU campus are Spooner Hall, Dyche Hall, old Green (Lippincott) Hall, Bailey Hall and Strong Hall.

Standards and Guidelines for Evaluating the Effect of Projects on Environs
“Environs” means the historic property’s associated surroundings and the elements or conditions which serve to characterize a specific place, neighborhood, district or area. Generally, the boundary of “notice” will be recognized as the environs of a listed property or district. In some cases during identification of character-defining features, the environs may be determined to extend beyond the boundary of notice as set forth in K.S.A. 75-2715 – 75-2725, as amended.

**Standards for Evaluating the Effect of Projects on Environs**

1. The character of a historic property’s environs should be retained and preserved. The removal or alteration of distinctive buildings, structures, landscape features, spatial relationships, etc. that characterize the environs should be avoided.

2. The environs of a property should be used as it has been historically or allow the inclusion of new uses that require minimal change to the environs’ distinctive materials, features, and spatial relationships.

3. The environs of each property will be recognized as a physical record of its time, place and use. Changes to the environs that have acquired historic significance in their own right should be retained and preserved.

4. Demolition of character-defining buildings, structures, landscape features, etc. in a historic property’s environs should be avoided. When the severity of deterioration requires removal within the environs, compatible reconstruction shall occur.

5. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.

6. New additions, exterior alterations, infill construction or related new construction should not destroy character-defining features or spatial relationships that characterize the environs of a property. The new work shall be compatible with the historic materials, character-defining features, size, scale and proportion, and massing of the environs.

7. Moved historic properties that have not retained or acquired historic significance in their new environs shall be considered as artifacts without environs.

**Guidelines for Evaluating the Effect of Projects on Environs**

**Introduction**

In an environs review the objective is to determine the impact of a proposed project on a listed property and its environs. While the issue of materials and design may be discussed in relationship to compatibility with the environs and impact on the listed property, personal opinions regarding the aesthetics of a proposed project are not germane.
Identify, Retain and Preserve

Like the treatments for historic properties, guidance for environs review begins with the identification of the character-defining features of the environs, its historic and current character, and what must be retained in order to preserve that character. The character of a listed property’s environs may be defined by form, exterior materials, such as masonry, wood or metal; exterior features and elements, such as roofs, porches, windows or construction details; as well as size, scale and proportion, massing, spatial relationships, etc.

Protect, Maintain, Repair and/or Replace

After identifying those materials and features that are important, the effect of the proposed work on the environs of a listed property must be determined. Work that generally involves the least degree of intervention is recommended. Protecting historic features and materials through cyclical maintenance and repair lessens the need for replacement, which is always the less preferable alternative and usually more costly. Substitute materials can be installed, when the degree of deterioration requires replacement, provided the substitution is compatible with the environs.

Alterations / Additions for the New Use

Interior alterations of properties within the environs of a listed property have little, if any, impact on the listed property. Exterior alterations of properties in the environs of a listed property are generally needed to assure continued use, but it is important that such alterations do not radically change, obscure or destroy character-defining spaces, materials, features and/or relationships. Alterations may include demolition of structure(s) and/or features, providing additional parking, modification of entries, installation of signs or cyclical maintenance involving repairs with non-compatible materials.

The construction of additions is sometimes essential for the continued use of a property, but the addition should be reviewed only for its impact on the listed property and the environs. The line of sight between a listed property and a proposed project is often directly related to the impact of a project on the listed property.

DEMOLITION

Recommended

Retain the features that define the character of a listed property’s environs when possible.

When removal of a character-defining feature or structure is necessary, a new feature or structure that is compatible with the environs should be installed.

Not Recommended

Demolition of character-defining features or structures with no plans for compatible replacement features or structures.

Demolition of character-defining structure(s) with the intention of creating
open space, such as a parking lot or park.

Demolition of character-defining structure(s) and replacement of it with a historic building moved to the site.

SIGNS

**Recommended**

Retain existing signs that characterize the environs of a listed property.

New or replacement signs should be compatible and/or match the size and shape of signs in the environs.

**Not Recommended**

Removal of existing signs that characterize the environs of a listed property.

Installing new signs that are incompatible and/or inconsistent with the size, shape and character of the signs that are typical in the environs.

ZONING

**Recommended**

Maintain zoning that continues the historic land use in the environs of a listed property.

When rezoning is required within the environs of a listed property, the impact of the rezoning should be considered and steps taken to mitigate adverse effects.

When replatting is necessary, all subsequent new construction should be compatible with the environs in relationship to the setbacks, form, size, scale, massing, etc.

**Not Recommended**

Rezoning to allow development that is incompatible and/or inconsistent with the character of the environs.

Speculative or spot rezoning without a well-defined use for the property that is compatible with the environs.

Any rezoning without design documents indicating the compatibility of the proposed new use, additions and/or infill construction.

Replatting to facilitate new construction that is incompatible and/or inconsistent with the character of the environs of a listed property.
**EXTERIOR MODIFICATIONS TO STRUCTURES**

**Recommended**

Retain existing features that characterize the environs of a listed property. When necessary, repair or replace deterioration to match original.

If roofs, porches or other character-defining features are modified or added, they should be compatible and/or consistent with common or typical roofs, porches or other features found in the environs of the listed property.

When replacement of features or materials is necessary, design of new features and selection of new materials should be compatible with and/or match the composition and appearance of features of materials being replaced.

**Not Recommended**

Removal or alteration of features that characterize the environs of the listed property.

Replacement of materials with new materials that are not compatible and/or consistent with the types of materials that are common or typical in the environs.

Addition of features that are inconsistent and/or incompatible with the types of features that are common or typical of the environs.

**ADDITIONS**

**Recommended**

The scale of additions should not dominate the existing design patterns that characterize the environs of a listed property.

Additions should follow and/or be compatible with the patterns of setback, design, style, etc. that characterize the environs of the listed property.

Additions should be the same material and/or compatible with the existing structure.

**Not Recommended**

Additions that dominate the existing structure and/or the environs of the listed property.

Additions that destroy relationships between character-defining features of the listed property’s environs.

Additions that are not compatible and/or typical of the patterns, design, style, etc. already established in the environs of a listed property.

Additions that obstruct important views and vistas from or to the listed property.
PARKING

Recommended

When possible, maintain the parking patterns that characterize the environs of a listed property.

When new parking areas are required, design them to be consistent with the character of the environs and to intrude as little as possible.

Not Recommended

Wholesale modification of traditional, character-defining parking patterns.

Creation of new parking areas that are incompatible and/or inconsistent with the parking patterns that characterize the environs.

SITE MODIFICATIONS

Recommended

Retain landscape features, such as trees on lot lines or along the street and open spaces, that characterize the environs of a listed property. When necessary, replace diseased or storm-damaged vegetation with similar new plants.

Retain existing character-defining fences, retaining walls, exterior lighting, public utilities and amenities, etc. When necessary, repair or replace deterioration to match original.

When adding a fence, retaining wall, exterior lighting, public utilities and amenities, etc., use a design, materials and locations that are compatible with and/or typical in the environs.

Retain existing streets and alleys and the associated features such as curbs and curb cuts when possible.

When existing streets, alleys and features must be repaired or replaced, use materials and design that are compatible and/or match the existing environs.

Not Recommended

Removal of vegetation that characterizes the environs of a listed property.

Construction of new structures on planned or traditional open space that defines the environs of the listed property.

Removal of existing character-defining fences, retaining walls, exterior lighting, public utilities and amenities, etc. from the environs of the listed property.

Replacement of existing (or installing new) character-defining fences, retaining walls, exterior lighting, public utilities and amenities, etc. with new features that are not compatible and/or consistent with the character of the environs.
Resurfacing, replacing or adding new streets, alleys and their associated features with materials and designs that are incompatible and/or inconsistent with the environs.

**NEW / INFILL CONSTRUCTION**

**Recommended**

New construction should relate to the setback, size, form, patterns, texture, materials and color of the features that characterize the environs of listed properties.

Where there are inconsistent setbacks or varied patterns, the new construction should fall within the range of typical setbacks and patterns in the environs of the listed property.

**Not Recommended**

New construction that is inconsistent and/or not compatible with the character of the environs of the listed property.

New construction that destroys existing relationships within the environs of a listed property.

New construction that dominates the environs.

New construction that obstructs views or vistas from or to the listed property.
Introduction/Methodology

These design-review guidelines provide recommendations for the review of projects for their potential to impact the historic character of campus. Specific attention has been given to the process for reviewing projects within the environs of listed buildings in accordance with the state preservation statute (KSA 75-2715-75-2725). The scope of this project did not include the development of Historic Structures Reports or building-specific design-review guidelines for listed buildings. Such detailed studies should be completed as part of a future project or projects. These guidelines reference treatment recommendations for landscapes, included in detail in other chapters.

General Guidance on Treatment of Listed and Eligible Buildings and Structures

Campus buildings listed on the National Register of Historic Places and the Register of Historic Kansas Places to date include Spooner Hall, Dyche Hall, old Green Hall (Lippincott), Bailey Hall and Strong Hall. These buildings are subject to review under the state preservation statute. Projects on these buildings should meet the Secretary of the Interior’s Standards for Rehabilitation. These projects also qualify for funding through the state rehabilitation tax credit program. Because of the legal requirements and funding implications, projects on these buildings should be planned by architects who meet the Secretary of the Interior’s Professional Qualifications. In addition to the Register-listed buildings, there are 14 buildings within the boundaries of this study that are eligible for individual listing on the National Register of Historic Places. Like those on listed buildings, projects on eligible buildings should meet the Secretary of the Interior’s Standards for Rehabilitation. If these buildings were listed individually or as contributors to a historic district, future projects would qualify for funding through the state rehabilitation tax credit program.

Methodology

This analysis provides a definition of the environs of each of the University’s National Register-listed buildings — and recommendations for treatments or proposed work on features within the environs. To define the environs of each listed property, the authors of this report used the Process for Environments Definition. Developed in the early 1990’s to provide guidance on identifying the environs of a historic property, the document recommends a five-step process for defining the environs of a property, summarized below:

1. Research historical significance of the property.
2. Develop understanding of the historic character of the area around the listed property.
3. Identify characteristics in the area around historic properties.
4. Compare characteristics of the area surrounding the listed property during its period of significance.
5. Public feedback.
A brief discussion of the application of each of these steps follows:

1. **Historical Significance**

   This analysis provides a very brief historical context for each listed property — including date of construction and siting. These contexts are drawn from the more detailed architectural and historical context for campus included elsewhere in this document.

2. **Historic Character**

   Within the historic context, there is a list of buildings that were part of the building’s original environs. This analysis provides construction dates for each of the features within the environs.

3. **Identify Characteristics**

   This analysis establishes the boundaries of the environs of each property. In addition, it provides a summary of and recommendations for proposed work for each feature within the environs. The Standards and Guidelines for Evaluating the Effect of Projects on Environs (1998, enclosed) states that “The line of sight between a listed property and a proposed project is often directly related to the impact of a project on the listed property.” Therefore, the boundaries of the environs generally follow the line of site to and from the listed buildings. These boundaries were established by on-site inspection and documented by on-site photography. The summaries provide information about the connection between the listed building and the specific feature being discussed. The guidance for proposed work is organized into the major project areas identified within The Standards and Guidelines for Evaluating the Effect of Projects on Environs (1998). These include Demolition, Exterior Modifications, Additions, Site Modifications and New/Infill Construction.

4. **Compare characteristics of the area surrounding the listed property during its period of significance**

   Because most of the listed campus buildings are listed on the National Register of Historic Places for their historical significance, their periods of significance span from the time of their construction to 50 years ago (1957). Missing original environs features are noted in the brief historic contexts. The history of the spaces surrounding the listed property is provided in the discussions of features within the environs.

5. **Public Feedback**

   Feedback on this approach was obtained through the Steering Committee, which consisted of members of the public as well as professionals from preservation related fields.
1. Historic Context

Spooner Hall was constructed in 1894 in the University’s original 40 acres. The building was listed on the National Register of Historic Places in 1974 for both architectural and historic significance, in the areas of architecture and education. The building’s original environs included the following character-defining buildings: old Fraser Hall (dedicated 1872, razed 1965), old Chemistry Building (built 1884, razed 1970), old Snow Hall (dedicated 1886, razed 1934) and old Power Plant (completed 1887, partially destroyed by fire 1898). Spooner Hall is the one of only two extant 19th century campus buildings. Throughout its early history, the building was the northeast anchor of the Main Campus. Dyche Hall, constructed 1901, was placed on a strong east-west axis with Spooner Hall. From the 1900's to 1920's, the northeast corner of campus grew to include old Green (Lippincott) Hall, University High and the Kansas Union. Because the building is listed for its historical significance, its period of significance extends from the time of its construction in 1894 to 50 years ago (1957).

2. Environs Boundaries

The environs of Spooner Hall are bounded by Dyche Hall on the west, the Kansas Union on the northwest, Smith Hall on the North, University Relations on the northeast, University High on the east, Grace Pearson Hall on the east, Douthart Hall on the southeast, Stephenson Hall on the southeast, Sprague Apartments on the south, and new Fraser and old Green (Lippincott) halls on the southwest.
Looking from Spooner Hall to:

1. Dyche Hall (west)
2. Kansas Union from the sidewalk (northwest)
3. Landscape between Spooner and Smith halls (northwest)
4. University Relations building hidden in the trees (north)
5. Douthart and Grace Pearson scholarship halls (northeast)
6. Douthart Scholarship Hall (east)
7. Stephenson Scholarship Hall (southeast)
8. Sprague Apartments (south)
9. Fraser Hall (southwest)
10. Lippincott Hall (southwest)
3. Character-defining features of Environns

Kansas Union (1925, completed 1927) as a Character-Defining Feature of Spooner Hall

Summary

Since its construction began in 1925, the Kansas Union has been a contributing feature to the environs of Spooner Hall. At the time of its construction, the Union was the northeasternmost building within the boundaries of the main campus. The original Union building measured 80 feet by 135 feet, with the front elevation facing southwest toward the majority of other campus buildings. Major additions completed in 1952 and 1961 doubled the building's size and obscured the original front elevation. Today, the building is oriented toward the later-expanded Oread Avenue. The elevation now visible from Spooner Hall represents the side elevation of the original union, the 1950's and 1960's additions and various contemporary renovations. Before the Union's construction, the viewshed northwest from Spooner opened to McCook Field (now the location of Memorial Stadium). Because of the Union's proximity to Spooner, and its large size in comparison to Spooner, it blocks the viewshed from Spooner to the northwest. Therefore, the building marks the northwest boundary of the environs of Spooner Hall. The attached Mississippi Street parking garage is not included within the environs boundary because it is not visible from Spooner Hall.

Guidance for Proposed Work

Because of the strong tie between Spooner Hall and the Kansas Union, the visual connection between the two buildings should be retained. Demolition of the Kansas Union would encroach upon, damage or destroy the environs of Spooner Hall. Should future project plans call for the removal of the Memorial Union, new construction in this area would be acceptable provided it followed the setback and spacing patterns established by historic buildings facing Oread Avenue. Any new construction should conform to the historic materials, character-defining features, size, scale and proportion, and massing of the environs. Because a small part of the east elevation is the only exposed part of the original union building, this section should be preserved exposed. Further additions to this building are not advised as its size, scale and massing already exceed those typical of buildings in the environs of Spooner Hall. Because the building is also located within the environs of Dyche Hall, proposed projects should also follow the guidelines provided in this document for the environs of Dyche Hall.

Historic Status

Because of its many additions over the years, the Kansas Union would qualify for neither individual listing nor as a contributor to a potential district.

Open space to the north and south (1894) as a Character-Defining Feature of Spooner Hall

Summary

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As noted above, Spooner Hall historically demarcated the northeasternmost boundary of the main campus. The area between the building’s north elevation and the campus boundary was open. Today, this area is occupied by a parking lot between Spooner Hall and Smith Hall to the north.

**Guidance for Proposed Work**

Spooner Hall is individually listed on the National Register of Historic Places and is, therefore, subject to review under the state preservation statute in its own right. All work on the building should conform to the Secretary of the Interior’s Standards for Rehabilitation. Because Spooner Hall is symmetrical along an east-west axis and because its overall footprint has never been modified, additions to this building are not appropriate. The open space between Spooner Hall and 14th Street on the south, and between Spooner Hall and the current curb for the existing parking lot (see below) should be retained.

**Oread Training School/University High (1915) as a Character-Defining Feature of Spooner Hall**

**Summary**

University High (vacant) and University Relations demark the northeast boundary of the environs of Spooner Hall. University High was constructed in 1915 for the Oread Training School, a training facility for teachers-in-training that provided a high school education to its students. The building was constructed as a side-gabled two-story Craftsman building with a limestone first story and shingled second story. The building’s materials were reminiscent of residential architecture. However, the massing and fenestration created the appearance of a miniature school. (See photo on pg. 108 of *The Years on Mt. Oread.* ) The building was significantly modified in 1950 for use as the Faculty Club.

The building faces east; its west (rear) and south (side) elevations are visible from Spooner Hall.

**Guidance for Proposed Work**

Because the building is a character-defining feature of the environs of Spooner Hall, demolition of this building would encroach upon, damage or destroy the environs of Spooner Hall. Future work that reverses later additions, including an east-expanding addition and siding are encouraged.

**Historic Status**

Because of the addition to the front elevation and addition of non-original siding, Oread Training School would qualify neither for individual listing nor as a contributor to a district.

**Danforth Chapel (1946) as a Character-Defining Feature of Spooner Hall**

**Summary**
Danforth Chapel, funded in part by benefactor William Danforth, was constructed in 1946 by German prisoners of war who were detained in Lawrence during World War II. It was the first campus building to be constructed in the long, narrow land island bounded by Fraser Hall on the west and Lilac Lane on the east. It was the first building constructed that obscured the view from Spooner Hall to the northeast and old Fraser Hall to the southwest. The building delineates the southwest boundary of the environs of Spooner Hall. It now contributes to the character of the environs of Spooner Hall.

Guidance for Proposed Work

Because the building is a character-defining feature of the environs of Spooner Hall, demolition of this building would encroach upon, damage or destroy the environs of Spooner Hall. Projects on this building should meet the environs guidelines. In particular, additions that dominate the building should not be made. Additions that obscure the view of the building’s north and east elevations from Spooner Hall should not be made. Because the building also lies within the environs of Dyche and old Green (Lippincott) halls, proposed projects should also follow the guidance provided in this document for the environs of these two buildings. Any additions should not interrupt the line established by the historic Lilac Lane.

Historic Status

Danforth Chapel is eligible for individual listing on the National Register of Historic Places. The building’s eligibility must be re-evaluated after the addition is completed.

Old Green Hall (Lippincott) (1904) as a Character-Defining Feature of Spooner Hall

Summary

Built just 10 short years after the completion of Spooner Hall, old Green Hall has long been a contributing feature to the environs of Spooner Hall. Because of the bend in Jayhawk Boulevard and the precipitous drop in grade north and west of old Green Hall, the building dominates the view southwest from Spooner Hall. Therefore, it delineates the southwest boundary of the environs of Spooner Hall.

Guidance for Proposed Work

Old Green (Lippincott) Hall is individually listed on the National Register of Historic Places and is, therefore, subject to review under the state preservation statute in its own right. All work on the building should conform to the Secretary of the Interior’s Standards for Rehabilitation.

Historic Status

Old Green Hall is individually listed on the National Register of Historic Places.
Uncle Jimmy Green Statue (1924) as a Character-Defining Feature of Spooner Hall

Summary

The Uncle Jimmy Green Statue was completed in 1924 from funds raised by the University to memorialize World War I casualties and first law school dean Uncle Jimmy Green. The statue was placed in front of old Green Hall (Lippincott).

Guidance for Proposed Work

The Uncle Jimmy Green Statue (1924) is individually listed on the National Register of Historic Places as a contributing feature to old Green (Lippincott) Hall and is, therefore, subject to review under the state preservation statute. All work on the statue should conform to the Secretary of the Interior's Standards for Rehabilitation. Removal or relocation of the statue would encroach upon, damage or destroy the environs of both old Green Hall and Spooner Hall.

Historic Status

The statue is individually listed on the National Register.

Retaining wall on north and west boundary of Sprague Hall as a Character-Defining Feature of Spooner Hall

Summary

Spooner Hall historically lay on the southern boundary of an eastward-projecting notch in the original 40 acres of campus. Immediately south was the Brynwood Estate. The KU Endowment Association purchased the Brynwood Estate in 1939, converting the original mansion into a men’s dorm and also constructing Battenfeld Hall. Sprague Apartments, housing for retired faculty, is located on the land historically occupied by the Brynwood Mansion, later re-named Templin Hall. Templin Hall, KU’s first men’s dormitory, was demolished in 1959 in preparation for the construction of Sprague Apartments in 1960.

Guidance for Proposed Work

Special care should be taken to preserve the surrounding retaining walls and fences, which likely surrounded the 19th century Brynwood Mansion.

Additional Landscape Features and Treatments

See the Landscape Treatment Recommendations in Appendix E for the following Zones:

- Liberal Arts
- Oread
- Scholarship #2
- Scholarship #1
4. Non-character defining features of Environ

Stephenson Hall (1951) as a Non-character Defining Feature of Spooner Hall

Summary

Stephenson Hall was constructed in 1951 as a men's scholarship hall. The building has a strong visual tie to Spooner Hall because its front elevation angles northwest. The building was later given a Colonial Revival appearance through the application of a pedimented centered gable and pilasters to conform to the patterns established by surrounding scholarship halls, whose constructions date from the 1920's. However, its historic character has been modified.

Guidance for Proposed Work

Because the building is a character-defining feature of the environs of Spooner Hall, demolition of this building would encroach upon, damage or destroy the environs of Spooner Hall. The building's symmetry and the character of the front elevation, which faces Spooner, should be retained. Additions or alterations that affect this symmetry should not be undertaken.

Historic Status

Because of recent extensive changes to the building's exterior, the building would qualify neither for individual listing nor as a contributor to a district.

Grace Pearson Hall and Douthart Hall (1954) as a Non-character Defining Feature of Spooner Hall

Summary

The area now occupied by Grace Pearson and Douthart halls was historically occupied by the Chancellor's Residence. The Chancellor's Residence, like Spooner, was designed by Henry VanBrunt — and was built in coordination with the construction of Spooner Hall. When the Chancellor moved to “The Outlook” in 1939, the original Chancellor's Residence became a scholarship hall. After it was determined structurally unsound and demolished in 1953, the land was used for the construction of Grace Pearson and Douthart halls. Because of their relative size and location, these buildings block the viewshed east from Spooner Hall. Therefore, they form the eastern boundary of the environs of Spooner Hall. These buildings have no historic association with Spooner Hall.

Guidance for Proposed Work

Demolition of these buildings would not encroach upon, damage or destroy the environs of Spooner Hall. However, because such demolition would open the viewshed from Spooner Hall east to the adjacent residential neighborhoods, the eastern boundary of the environs would have to be re-evaluated if one or both buildings were removed. Any new construction on the east side of Spooner should not be visible when looking east from Dyche Hall to the front.
Historic Status

These buildings are not individually eligible for listing on the National Register of Historic Places. However, if a building's period of significance stretched past 1954, it would contribute to a historic district.

Parking Lot between Spooner and Smith halls as a Non-character Defining Feature of Spooner Hall

Summary

This parking lot likely dates to the 1967 construction of Smith Hall. Historically, this was an open space between Spooner Hall and a residence to the north (Robert Taft, The Years on Mount Oread, p. 59).

Guidance for Proposed Work

It is important to maintain the open space surrounding Spooner Hall. However, since there are no principal viewsheds north from Spooner Hall and the angle of Jayhawk Boulevard provides visibility from the northeast, the area now occupied by the parking lot would be a suitable place for compatible new construction along Jayhawk Boulevard that follows the setbacks, character, materials and massing of surrounding historic buildings. Any new construction should follow the cardinal axes used in historic buildings in this part of campus.

New Fraser Hall (1967) as a Non-character Defining Feature of Spooner Hall

Summary

New Fraser Hall is located 50 feet east of the original administration building it replaced. Old Fraser, constructed 1872, was demolished in 1964 in preparation for this structure, which was double the size of the historic building. Perched atop Mount Oread, new Fraser Hall dominates on the KU campus. Because the building is fewer than 50 years old, it is classified as a non-character defining feature of the environs of Spooner, Dyche and old Green (Lippincott) halls.

Guidance for Proposed Work

Because of its status as a non-character defining feature of the environs of the aforementioned buildings, new Fraser Hall's demolition would not encroach upon, damage or destroy their environs. Because the building already dominates the environs of all the listed buildings, exterior modifications that draw attention to the building should be avoided. Also, because the building's size/height is not compatible with the surrounding historic buildings, additions that increase the footprint, massing or height should not be made. If future plans called for the demolition of new Fraser Hall, new construction should be in materials compatible with the surrounding historic buildings (stone/blond brick). Also, any new construction should maintain the new Fraser/Watson quad.
addition, in the event of demolition, efforts should be made to re-establish the Lilac Hedge along Lilac Lane.

**Historic Status**

New Fraser Hall is not eligible for individual listing on the National Register of Historic Places. It would not be a contributor to a historic district.

**Smith Hall (1967) as a Non-character Defining Feature of Spooner Hall**

**Summary**

The land on which Smith Hall sits was originally occupied by the Rush farmhouse at the time of Spooner Hall's construction (CBD; Taft, 59). Throughout much of the 20th century, this was the location of Myers Hall, built 1906 for Bible instruction (also called “Bible Chair,” Taft, 108). Myers Hall was demolished in 1966 in preparation for the construction of Smith Hall in 1967. Visible across a parking lot, the building forms the northern boundary of the environs of Spooner Hall.

**Guidance for Proposed Work**

Demolition of the building would not encroach upon, damage, or destroy the environs of Spooner Hall. Should future plans call for the demolition of the building without plans for new construction, the northern boundary of the environs of Spooner would need to be re-evaluated. Any proposed replacement/new construction should be consistent with the setback, size, form, patterns, materials and color of Spooner Hall, which is the principal campus building on the east side of Jayhawk Boulevard. Overall design changes that do not affect the building footprint or massing would comply with the Standards. Additions to the building are not advisable as increases in massing, particularly to the south of Smith Hall, would not be compatible with the massing of the historic buildings in the environs of Spooner Hall. Because the building also lies within the environs of Dyche Hall, proposed projects should also follow the guidance provided in this document for the environs of Dyche Hall. See also “Parking Lot Between Spooner and Smith halls.”

**Historic Status**

Smith Hall is not eligible for individual listing on the National Register of Historic Places. It would not be a contributor to a historic district. Its eligibility should be re-evaluated when the building is 50 years old.

**Wesley Foundation/Student Center - University Relations (1954) as a Non-character Defining Feature of Spooner Hall**

**Summary**

The Wesley Building was constructed in 1954 with funds from the United Methodist Church. At the time of its construction, it lay east of Myers Hall, which was replaced by Smith Hall in 1967. Both buildings housed religious programs for students and lay outside the boundaries of campus. There is a
clear line of sight between Spooner Hall and the Wesley Foundation. Because the Wesley Foundation long post-dates Spooner Hall, this connection is not a significant one.

**Guidance for Proposed Work**

The demolition of the Wesley Foundation would not encroach upon, damage or destroy the environs of Spooner Hall. Any related new construction should be compatible with the massing, materials and character of the surrounding buildings.

**Historic Status**

Because the building’s exterior integrity is intact, it would contribute to a historic district.

**Sprague Apartments (1960) as a Non-character Defining Feature of Spooner Hall**

**Summary**

Spooner Hall historically lay on the southern boundary of an eastward-projecting notch in the original 40 acres of campus. Immediately to the south was the Brynwood Estate. The KU Endowment Association purchased the Brynwood Estate in 1939, converting the original mansion into a men's dorm and also constructing Battenfeld Hall. Sprague Apartments, housing for retired faculty, are located on the land historically occupied by the Brynwood Mansion, later renamed Templin Hall. Templin Hall, KU’s first men's dormitory, was demolished in 1959 in preparation for the construction of Sprague Apartments in 1960. Before 1940, this area was occupied by single-family residences. In more recent history, it has housed dormitories. Because of its relative size/height, Sprague Apartments dominates the view south from Spooner Hall. Therefore, the building marks the southern boundary of the environs.

**Guidance for Proposed Work**

Demolition of Sprague Apartments would not encroach upon, damage or destroy the environs of Spooner Hall. However, special care should be taken to preserve the surrounding retaining walls and fences, which likely surrounded the Brynwood Mansion. Any new construction should conform to the setbacks established by the other buildings along Lilac Lane. In addition, it should conform to the massing and materials used for the associated scholarship halls to the south and with Spooner and Dyche halls. Because the building also lies within the environs of Dyche Hall, proposed projects should also follow the guidance provided in this document for the environs of Dyche Hall.

**Historic Status**

This building is not eligible for listing on the National Register of Historic Places — either individually or as a contributor to a district.
Environs Review of Dyche Hall

1. Historic Context

Dyche Hall was constructed in the original 40 acres of campus in 1901. It was listed on the National Register of Historic Places in 1974 for both architectural and historic significance in the areas of architecture and education. Spooner Hall and Fowler Shops (Stauffer-Flint Hall) are the only remaining buildings from its original environs, which included the following character-defining buildings: old Fraser Hall (dedicated 1872, razed 1965), old Chemistry Building (built 1884, razed c. 1970), old Snow Hall (dedicated 1886, razed 1934), old Power Plant (completed 1887, partially destroyed by fire 1898) and Fowler Shops (Stauffer-Flint Hall, built 1897). Along with Spooner Hall, the building anchored the northeast corner of the main campus. Dyche Hall was placed on a strong east-west axis with Spooner Hall. From the 1900's to 1920's, the northeast corner of campus grew to include old Green (Lippincott) Hall, University High and the Kansas Union. Because the building is listed for its historical significance, its period of significance extends from the time of its construction in 1901 to 50 years ago (1957).

2. Environs Boundaries

The environs of Dyche Hall are bounded by Spooner Hall on the east, Sprague Apartments and Danforth Chapel on the southeast, new Fraser on the south, old Green (Lippincott) Hall on the southwest, Bailey Hall on the southwest, Marvin Grove and Strong Hall on the west, the Campanile on the northwest, Spencer Museum and the Kansas Union on the north, and Smith Hall on the northeast.
Looking from Dyche Hall to:

1. Spooner Hall (east)
2. Sidewalk between Spooner Hall and traffic booth (southeast)
3. Sidewalk between Fraser Hall and traffic booth (southeast)
4. Lawn between Fraser Hall and Lippincott (south)
5. The north façade of Lippincott (southwest)
6. Landscape between Lippincott and Dyche halls (southwest)
7. Mississippi Street behind Dyche Hall (west)
8. Spencer Museum (northwest)
9. West side of Kansas Union and Mississippi Street Parking Garage (north)
10. East side of Kansas Union (northeast)
3. Character-Defining Features of Environs

Spooner Hall (1894) as a Character-Defining Feature of Dyche Hall

Summary

Spooner Hall was constructed in 1894, seven years prior to the construction of Dyche Hall. Both Dyche and Spooner were historically symmetrical. Like all the campus’s 19th century buildings, which predated the early 20th century campus plans, the buildings were placed on a grid. Spooner and Dyche, which face one another, share an east-west axis. Although the physical tie between the two buildings is still very strong, Dyche Hall, with its numerous additions to the north, has lost its symmetry. Because Spooner Hall has seen very few alterations over time, Spooner is the principal feature of the environs of Dyche Hall.

Guidance for Proposed Work

Spooner Hall is individually listed on the National Register of Historic Places and is, therefore, subject to review under the state preservation statute in its own right. All work on the building should conform to the Secretary of the Interior’s Standards for Rehabilitation. Special care should be taken to retain the historic axial relationship between Dyche and Spooner halls. Any new construction on the east side of Spooner should not be visible when looking east from Dyche Hall to the front elevation of Spooner.

Historic Status

Spooner Hall is individually listed on the National Register of Historic Places.

Danforth Chapel (1946) as a Character-Defining Feature of Dyche Hall

Summary

Danforth Chapel, funded in part by benefactor William Danforth, was constructed in 1946 by German prisoners of war who were detained in Lawrence during World War II. It was the first campus building to be constructed in the long, narrow land island bounded by Fraser Hall on the west and Lilac Lane on the east. Danforth Chapel demarcates the southeast boundary of the environs of Dyche Hall.

Guidance for Proposed Work

Projects on this building should meet the environs guidelines. In particular, additions that dominate the building should not be made. Additions that obscure the view of the building’s west and north elevations from Dyche Hall should not be made. Because the building also lies within the environs of Spooner and old Green (Lippincott) halls, proposed projects should also follow the guidance provided in this document for the environs of these two buildings.

Historic Status

Danforth Chapel is eligible for individual listing on the National Register.
Old Green (Lippincott) Hall (1904) as a Character-Defining Feature of Dyche Hall

Summary

Built just three years after the completion of Dyche Hall, old Green Hall has long been a contributing feature to the environs of Dyche Hall. Old Green Hall was the first building constructed to fit into George Kessler's plan for the University. Although the two buildings were built just a few years apart, architecturally they are very different. However, because of the vicinity of the two buildings, there is a very strong visual connection between them.

Guidance for Proposed Work

Old Green (Lippincott) Hall is individually listed on the National Register of Historic Places and is, therefore, subject to review under the state preservation statute in its own right. All work on the building should conform to the Secretary of the Interior's Standards for Rehabilitation. The relationship between Dyche Hall and old Green Hall should be maintained. That is, there should be no new construction between the two buildings. It is especially important to retain views to the south and west sides of Dyche Hall. With the exception of Dyche's front elevation, these elevations represent the building's original appearance.

Historic Status

Old Green Hall is individually listed on the National Register of Historic Places.

Space Between Old Green (Lippincott) Hall and Bailey Hall as a Character-Defining Feature of Dyche Hall

Summary

The location of Bailey Hall was chosen to ensure its isolation from other campus buildings, particularly Fraser Hall. The building was designed to properly ventilate the fumes from its use as a science hall. When the use no longer required the ventilation chimneys, they were removed. Because of the distance between the buildings, there is only a loose visual tie between old Green and Bailey halls.

Guidance for Proposed Work

Because there is not a strong visual tie between old Green and Bailey halls, the open space between them may be utilized for compatible new construction. Any new construction should be consistent with the “setback, size, forms, patterns, texture, materials and color of the features that characterize the environs.” A new building should follow the pattern of symmetry historically established by Dyche Hall, old Green Hall, Watson Library, Bailey Hall and Strong Hall. The building’s setback should follow the patterns established by Bailey and old Green.
halls. The height should not exceed three stories. It should be constructed of consistent materials, such as limestone or blond brick. The width of the building should not exceed the width of old Green Hall, the smaller of the two structures. If necessary, walks and drives could be adjusted to accommodate a new structure.

**Bailey Hall (1900) as a Character-Defining Feature of Dyche Hall**

*Summary*

As noted above, the location of Bailey Hall was chosen to ensure its isolation from other campus buildings, particularly Fraser Hall. The building was designed to properly ventilate the fumes from its use as a science hall. When the use no longer required the ventilation chimneys, they were removed. Because of the distance between the buildings, there is only a loose visual tie between old Green and Bailey halls. Still, the buildings were built within a year of one another. Therefore, the historical ties are strong.

*Guidance for Proposed Work*

Bailey Hall is individually listed on the National Register of Historic Places and is, therefore, subject to review under the state preservation statute in its own right. All work on the building should conform to the Secretary of the Interior’s Standards for Rehabilitation. Additions should not affect the symmetrical emphasis of the building's design.

*Historic Status*

Bailey Hall is individually listed on the National Register of Historic Places.

**Marvin Grove as a Character-Defining Feature of Dyche Hall**

*Summary*

Marvin Grove was part of the original 40 acres of the KU campus. It is a landscape feature that characterizes the environs of Dyche Hall and other campus buildings. Until the construction of the Spencer Art Museum in 1977, the area located immediately west and north of the grove was retained as open space. The Spencer Art Museum interrupted this trend. There is a strong visual connection across Marvin Grove between Dyche Hall and Strong Hall.

*Guidance for Proposed Work*

The environs standards recommend the retention of character-defining landscape features, such as Marvin Grove. New construction in this area would obstruct views and vistas from the listed property to Marvin Grove. Therefore, no additional new construction should occur in Marvin Grove.

*Historic Status*

Marvin Grove is individually eligible for listing on the National Register of Historic Places.
Strong Hall as a Character-Defining Feature of Dyche Hall

Summary

Strong Hall was constructed between 1911-1923. The open space across Marvin Grove provides strong views from Dyche Hall to Strong Hall. Although the visible part of Strong Hall is its northeast corner, the building historically had two principal elevations, facing southwest and northeast.

Guidance for Proposed Work

Strong Hall is individually listed on the National Register of Historic Places and is, therefore, subject to review under the state preservation statute in its own right. All work on the building should conform to the Secretary of the Interior's Standards for Rehabilitation. Still, special care should be taken to retain the visual connection between Dyche and Strong halls.

Historic Status

Strong Hall is individually listed on the National Register of Historic Places.

Kansas Union as a Character-Defining Feature of Dyche Hall

Summary

Since its construction began in 1925, the Kansas Union has been a contributing feature to the environs of Dyche Hall. At the time of its construction, the union was the northeasternmost building within the boundaries of the main campus. The original union building measured 80 feet by 135 feet, with the front elevation facing southwest toward the majority of other campus buildings. Major additions completed in 1952 and 1961 doubled the building’s size and obscured the original front elevation. These additions, and other contemporary modifications now face Dyche Hall. Today, the building is oriented toward the later-expanded Oread Avenue. The only part of the historic building now visible from Dyche Hall, looking north, represents the side elevation of the original union. Before the union’s construction, the north elevation of Dyche Hall opened away from the campus boundaries. The west (rear) and northwest opened to McCook Field (now the location of Memorial Stadium). The multiple additions to the Union, like the north additions to Dyche, closed in on the open space that historically existed north of Dyche Hall. Because of the relative size of the Union and proximity to Dyche Hall, it dominates the views north and northeast from Dyche Hall. Therefore, the building marks the northeast boundary of the environs of Dyche Hall. The attached Mississippi Street parking garage is not included within the environs boundary because it is not visible from the principal elevations of Dyche Hall.

Guidance for Proposed Work

Because of the strong tie between Dyche Hall and the Kansas Union, the visual connection between the two buildings should be retained. Demolition of the Kansas Union would encroach upon, damage or destroy the environs...
of Dyche Hall. Should future project plans call for the removal of the Memorial Union, new construction in this area would be acceptable provided it followed the setback and spacing patterns established by historic buildings facing Oread Avenue. Any new construction should conform to the historic materials, character-defining features, size, scale and proportion, and massing of the environs. Because a small part of the east elevation is the only exposed part of the original union building, this section should be preserved. Further additions to this building are not advised as its size, scale and massing already exceed those typical of buildings in the environs of Dyche Hall. Because the building is also located within the environs of Spooner Hall, proposed projects should also follow the guidelines provided in this document for the environs of Spooner Hall.

**Historic Status**

Because of its many additions over the years, the Kansas Union is neither eligible for individual listing on the National Register of Historic Places nor as a contributor to a historic district.

**Additional Landscape Features and Treatments**

See the Landscape Treatment Recommendations in Appendix E for the following Zones:

- Liberal Arts
- Memorial Drive
- Marvin Grove
- Mississippi Street
- Oread
- Scholarship #1

4. **Non-character defining Features of Environ**

**Sprague Apartments (1960) as a Non-character Defining Feature of Dyche Hall**

**Summary**

The area immediately southeast of Dyche Hall was the Brynwood Estate. The KU Endowment Association purchased the Brynwood Estate in 1939, converting the original mansion into a men's dorm and also constructing Battenfeld Hall. Sprague Apartments, housing for retired faculty, is located on the land historically occupied by the Brynwood Mansion, later renamed Templin Hall. Templin Hall, KU's first men's dormitory, was demolished in 1959 in preparation for the construction of Sprague Apartments in 1960. Before 1940, this area was occupied by single-family residences. In more recent history, it has housed dormitories. Because of the precipitous drop in grade east of Jayhawk Boulevard, only the top of Sprague Apartments is visible from Dyche. Still, the building marks the southeast boundary of the environs.

**Guidance for Proposed Work**
Demolition of Sprague Apartments would not encroach upon, damage or destroy the environs of Dyche Hall. However, special care should be taken to preserve the surrounding retaining walls and fences, which likely surrounded the Brynwood Mansion. Any new construction should conform to the setbacks established by the other buildings along Lilac Lane. In addition, it should conform to the massing and materials used for the associated scholarship halls to the south and with Spooner and Dyche halls. Because the building also lies within the environs of Spooner Hall, proposed projects should also follow the guidelines provided in this document for the environs of Spooner Hall.

**New Fraser Hall (1967) as a Non-character Defining Feature of Dyche Hall**

*Summary*

New Fraser Hall is located 50 feet east of the original administration building it replaced. Old Fraser, constructed 1872, was demolished in 1964 in preparation for the construction of this structure, which was double the size of the historic building. Perched atop Mount Oread, New Fraser Hall dominates on the KU campus. Because the building is fewer than 50 years old, it is classified as a non-character defining feature of the environs of Spooner, Dyche and old Green (Lippincott) halls.

*Guidance for Proposed Work*

Because of its status as a non-character defining feature of the environs of the aforementioned buildings, its demolition would not encroach upon, damage or destroy their environs. Because the building already dominates the environs of all the listed buildings, exterior modifications that draw attention to the building should be avoided. Also, because the building’s size/height is not compatible with the surrounding historic buildings, additions that increase the footprint, massing or height should not be made. If future plans called for the demolition of new Fraser Hall, new construction should be in materials compatible with the surrounding historic buildings (stone/blond brick). Also, any new construction should maintain the new Fraser/Watson quad.

*Historic Status*

New Fraser Hall is not eligible for individual listing on the National Register of Historic Places. It would not be a contributor to a historic district.

**Spencer Art Museum (1977) as a Non-character Defining Feature of Dyche Hall**

*Summary*

Spencer Art Museum is the only building located in the key open space of Marvin Grove. Because of this, it dominates its surroundings. Built in 1977, the building is a non-character defining feature of the environs.
Guidance

Additional construction in Marvin Grove, per above, is not advised. Because it is a non-character defining feature of the environs, demolition of Spencer Art Museum would not encroach upon, damage or destroy the environs. Should future plans call for the removal of the building, care should be taken to retain this area as open space. Any future expansion to the building should occur to the north. Because the building also lies within the environs of Bailey, old Green and Strong halls, proposed projects should also follow the guidance provided in this document for the environs of those buildings.

Historic Status

Spencer Art Museum is not eligible for individual listing on the National Register of Historic Places. It would not be a contributor to a historic district. Its status should be re-evaluated after it turns 50.

Smith Hall (1967) as a Non-character Defining Feature of Dyche Hall

Summary

The land on which Smith Hall sits was occupied by the Rush farmhouse at the time of Dyche Hall's construction (CBD; Taft, 59). Throughout much of the 20th century, this was the location of Myers Hall, built 1906 for Bible instruction (also called “Bible Chair,” Taft, 108). Myers Hall was demolished in 1966 in preparation for the construction of Smith Hall in 1967. The building straddles the northeastern boundary of the environs of Dyche Hall.

Guidance for Proposed Work

Demolition of the building would not encroach upon, damage or destroy the environs of Dyche Hall. Should future plans call for the demolition of Smith Hall, proposed new construction should be consistent with the setback, size, form, patterns, materials and color of Dyche Hall. Overall design changes that do not affect the building footprint or massing would comply with the Secretary of the Interior's Standards for Rehabilitation. Additions to the building are not advisable as increases in massing, particularly to the south of Smith Hall, would not be compatible with the massing of the historic buildings in the environs of Dyche Hall. Because the building also lies within the environs of Spooner Hall, proposed projects should also follow the guidance provided in this document for the environs of Spooner Hall. See also “Parking Lot Between Spooner and Smith Halls.”

Historic Status

Smith Hall is not eligible for individual listing on the National Register of Historic Places. It would not be a contributor to a historic district. The building’s eligibility should be re-evaluated when it reaches the 50 year mark.
Environs Review of Lippincott (old Green) Hall

1. Historic Context

Old Green Hall was listed on the National Register of Historic Places in 1974 for both its architectural significance and historic significance in the areas of art, education and architecture. Constructed for the law school in 1904, old Green Hall was the first in a series of buildings meant to fit into George Kessler's plan for the University. The neoclassical design not only coordinated with the proposed Beaux Arts administration building, but also evoked the ancient classical tenets that were the basis for the American legal system. Old Green was placed between Bailey Hall, completed 1900, and Dyche Hall, completed 1901. Together, old Green Hall and Bailey Hall, both located on the University's original 40 acres, first broke the trend of placing buildings along north-south and east-west axes — being placed along Jayhawk Boulevard. Old Green Hall's original environs included the following character-defining buildings: old Fraser Hall (dedicated 1872, razed 1965), old Chemistry Building (built 1884, razed c. 1970), old Snow Hall (dedicated 1886, razed 1934), old Power Plant (completed 1887, partially destroyed by fire 1898), Fowler Shops (Stauffer-Flint Hall, built 1897) and Bailey Hall (1900). The building was meant to be part of the westward-expanding University, whose buildings lined Jayhawk Boulevard. Because the building was listed in part for its historical significance, its period of significance extends from the time of its construction in 1904 to 50 years ago (1957).

2. Environs Boundaries

The environs of old Green (Lippincott) Hall are bounded by new Fraser Hall on the southeast, Watkins Hospital on the south, Watson Library and Fowler Shops (Stauffer-Flint Hall) on the southwest, Bailey Hall on the west, Marvin Grove on the northwest, Dyche Hall and Spooner Hall on the northeast, and Sprague Apartments and Danforth Chapel on the east.
Looking from Lippincott Hall to:

1. Fraser Hall (southeast)
2. Lawn between Fraser Hall, Twente Hall and Watson Library (south)
3. Watson Library (southwest)
4. Mississippi Terrace on the west of Lippincott Hall (southwest)
5. The bench from Class of 1914 (southwest)
6. Mississippi traffic booth (west)
7. An outlook northwest of Lippincott Hall (northwest)
8. Terrace behind Lippincott and Dyche Hall (north)
9. Dyche Hall and Spooner Hall (northeast)
10. Danforth Chapel (east)
3. Character-defining features of Environ

Uncle Jimmy Green Statue (1924) as a Character-Defining Feature of Lippincott Hall

Summary

The Uncle Jimmy Green Statue was completed in 1924 from funds raised by the University to memorialize World War I casualties and first law school dean Uncle Jimmy Green. The statue was placed in front of old Green Hall (Lippincott).

Guidance for Proposed Work

The Uncle Jimmy Green Statue is individually listed on the National Register of Historic Places as a contributing feature to old Green (Lippincott) Hall and is, therefore, subject to review under the state preservation statute in its own right. All work on the building should conform to the Secretary of the Interior’s Standards for Rehabilitation. Removal or relocation of the statue will encroach upon, damage or destroy the environs of both old Green Hall and Spooner Hall.

Historic Status

The Uncle Jimmy Green Statue is individually listed on the National Register of Historic Places as part of the nomination for old Green Hall.

Watkins Hospital (1931) as a Character-Defining Feature of Lippincott Hall

Summary

Watkins Hospital was constructed in 1931 on property donated by Elizabeth Watkins. Original plans called for locating the building on the northwest corner of campus, west of the Memorial Stadium, in a “sparsely settled residential district” to ensure “quiet” for the infirm. At the request of benefactor Elizabeth Watkins, the University later decided to site the building just south of old Fraser Hall, to improve its accessibility to students who occupied the residence halls Mrs. Watkins had funded. For this reason, the building was oriented away from academic buildings and toward the growing number of residence halls to the east. Today, there is a direct line of site from the front of old Green Hall to Watkins Hall, and vice versa. Before the demolition of old Fraser Hall, which was located about 50 feet west of new Fraser Hall, there was no visual connection between the two buildings. The viewshed from old Green Hall gained importance when the new Fraser Hall blocked historic viewsheds of the front elevation from the northeast. It is now the only clear view to the front elevation of Watkins Hospital.

Guidance for Proposed Work

Demolition of the Watkins Hospital would encroach upon, damage or destroy the environs of old Green Hall. Additions to the rear of the building...
would comply with the environs standards if they were reversible, differentiated from the historic construction, and compatible with the materials, massing and character of the building. New construction or additions should not obscure the front (northeast) elevation of the hospital. The open space in front of the hospital should be retained so as to retain the relationship between it and the scholarship halls to the east. Additions should also maintain the viewshed between Watkins Hospital and Blake Hall.

**Historic Status**

Watkins Hospital is individually eligible for listing on the National Register of Historic Places.

**Watson Library (1922) as a Character-Defining Feature of Lippincott Hall**

**Summary**

Watson Library, which faces north, was constructed in 1922. The building was placed west of the original Chemistry Building (no longer extant), and southwest of old Fraser Hall. Historically, the building had a symmetrical façade. Expanded and renovated in 1941, 1950, 1962 and 1980, the building’s façade is no longer symmetrical. The east addition covers the area once occupied by the Chemistry Building (1884). The library’s front elevation opens onto an open space. It is through this open space that the library is visible from old Green Hall. Old Snow Hall (1887-1934) was likely demolished in part to open the view from Jayhawk Boulevard to the front of Watson Library. Because of its relative size, the building dominates the view south from old Green Hall.

**Guidance for Proposed Work**

Demolition of the building would encroach upon, damage or destroy the environs of old Green Hall. Current additions have created a building that is no longer symmetrical — and no longer conforms with the size of buildings that characterize the historic environs. Therefore, future additions are not advised. The area behind the library may be suitable for compatible new construction. The open space in front of the library should be retained. Because the building also lies within the environs of Bailey and Strong halls, proposed projects should also follow the guidance provided in this document for the environs of these buildings.

**Historic Status**

Because of significant interior changes and multiple exterior additions, Watson Library is not eligible for individual listing on the National Register of Historic Places. However, it would be a contributor to a historic district.

**Fowler Shops (Stauffer-Flint Hall, 1897) as a Character-Defining Feature of Lippincott Hall**

**Summary**
Views from old Green Hall to the Fowler Shops were historically obscured by Old Snow Hall (1886-1934) and the Commons. By 1945, there were clear views from old Green Hall to Fowler Shops. When the Fowler Shops building was built in 1897, it was the westernmost building on campus. Bailey Hall followed soon after. Both buildings were located in the University’s original 40-acre tract. Unlike other campus buildings, the building’s design had a clear asymmetry and horizontality.

**Guidance for Proposed Work**

The principal viewshed toward Fowler Shops is from the northeast and north. This viewshed, possible through the open space in front of the building that was part of the building’s original design, should be maintained. Demolition of Fowler Shops would encroach upon, damage or destroy the environs of old Green Hall. Additions to the west and east would be problematic because of Sunflower Road and Wescoe Hall. Such additions would also dominate the environs because of the building’s horizontality. As a rear addition would require re-routing of Wescoe Hall Drive, a remnant of the historic walk/drive that passed behind Fowler Shops, a rear addition that would block the Mid-Hill walk and historic circulation patterns would also not be advisable. Overall exterior modifications that change the building’s character should also be avoided as this building is a rare example of Prairie-inspired Richardsonian Romanesque design. Because the building is also a character-defining feature of the environs of Bailey Hall, proposed projects should also follow the guidance provided in this document for the environs of Bailey Hall.

**Historic Status**

Fowler Shops is eligible for listing on the National Register of Historic Places as a contributor to a district.

**Bailey Hall (1900) as a Character-Defining Feature of Lippincott Hall**

**Summary**

As noted above, the location of Bailey Hall was chosen to ensure its isolation from other campus buildings, particularly Fraser Hall. The building was designed to properly ventilate the fumes from its use as a science hall. When the use no longer required the ventilation chimneys, they were removed. Because of the distance between the buildings, there is only a loose visual tie between old Green and Bailey halls. Still, the buildings were built within a year of one another. Therefore, the historical ties are strong.

**Guidance for Proposed Work**

Bailey Hall is individually listed on the National Register of Historic Places and is, therefore, subject to review under the state preservation statute in its own right. All work on the building should conform to the Secretary of the Interior’s Standards for Rehabilitation. Additions should not be visible from the front elevation and should not affect the symmetrical emphasis of the building’s design. Because Bailey Hall is also located within the environs of Dyche and Strong halls, proposed projects should also follow the guidance provided in this
document for their environs.

**Historic Status**

Bailey Hall is individually listed on the National Register of Historic Places.

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**Dyche Hall (1901) as a Character-Defining Feature of Lippincott Hall**

**Summary**

Dyche Hall was built in 1901, just a few short years before the construction of old Green Hall. Unlike old Green Hall, which was placed at an angle along Jayhawk Boulevard, Dyche was placed on an east-west axis. Dyche has had many additions to its north side over the years. Still, its historic relationship with old Green Hall on the south is still intact. Because of Dyche's proximity to old Green Hall, as well as its relative large size, it dominates the northeast view from old Green Hall and therefore delineates the northeast boundary of the environs.

**Guidance for Proposed Work**

Dyche Hall is individually listed on the National Register of Historic Places and is, therefore, subject to review under the state preservation statute in its own right. All work on the building should conform to the Secretary of the Interior's Standards for Rehabilitation. Still, special care should be taken to retain the historic axial relationship between Dyche and old Green halls. Of particular importance is the retention of the viewsheds to the south and west elevations of Dyche Hall, as these are the only elevations that represent their original appearance.

**Historic Status**

Dyche Hall is individually listed on the National Register of Historic Places.

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**Spooner Hall (1894) as a Character-Defining Feature of Lippincott Hall**

**Summary**

Spooner Hall was constructed in 1894, 10 years prior to the construction of old Green Hall. Unlike old Green Hall, and the buildings that followed it, Spooner was placed on a grid.

**Guidance for Proposed Work**

Spooner Hall is individually listed on the National Register of Historic Places and is, therefore, subject to review under the state preservation statute in its own right. All work on the building should conform to the Secretary of the Interior's Standards for Rehabilitation. Special care should be taken to retain the historic axial relationship between Dyche Hall and Spooner Hall. Any new construction on the east side of Spooner should not be visible when looking...
east from Dyche Hall to the front elevation of Spooner.

_Historic Status_

Spooners Hall is individually listed on the National Register of Historic Places.

**Danforth Chapel (1946) as a Character-Defining Feature of Lippincott Hall**

_Summary_

Danforth Chapel, funded in part by benefactor William Danforth, was constructed in 1946 by German prisoners of war who were detained in Lawrence during World War II. It was the first campus building to be constructed in the long, narrow land island bounded by Fraser Hall on the west and Lilac Lane on the east. It was the first building constructed that obscured the view from Spooner Hall to the northeast and old Fraser Hall to the southwest. The building delineates the southwest boundary of the environs of Spooner Hall. It now contributes to the character of the environs of Spooner Hall.

_Guidance for Proposed Work_

Because the building is a character-defining feature of the environs of Lippincott Hall, demolition of this building would encroach upon, damage or destroy the environs of Lippincott Hall. Projects on this building should meet the environs guidelines. In particular, additions that dominate the building should not be made. Additions that obscure the view of the building's north and east elevations from Spooner Hall should not be made. Because the building also lies within the environs of Dyche and Spooner halls, proposed projects should also follow the guidance provided in this document for the environs of these two buildings.

_Historic Status_

Danforth Chapel is eligible for individual listing on the National Register of Historic Places. Its eligibility should be re-evaluated after completion of the addition.

_Additional Landscape Features and Treatments_

See the Landscape Treatment Recommendations in Appendix E for the following Zones:

- Liberal Arts
- Memorial Drive
- Marvin Grove
- Mississippi Street
- Scholarship #1
4. Non-character defining Features of Environ

**New Fraser Hall (1965) as a Non-character Defining Feature of Lippincott Hall**

*Summary*

New Fraser Hall is located 50 feet east of the original administration building it replaced. Old Fraser, constructed 1872, was demolished in 1964 in preparation for this structure, which was double the size of the historic building. Perched atop Mount Oread, new Fraser Hall dominates on the KU campus. Because the building is fewer than 50 years old, it is classified as a non-character defining feature of the environs of Spooner, Dyche and old Green (Lippincott) halls.

*Guidance for Proposed Work*

Because of new Fraser Hall's status as a non-character defining feature of the environs of the aforementioned buildings, its demolition would not encroach upon, damage or destroy their environs. Because the building already dominates the environs of all the listed buildings, exterior modifications that draw attention to the building should be avoided. Also, because the building’s size/height is not compatible with the surrounding historic buildings, additions that increase the footprint, massing or height should not be made. If future plans called for the demolition of New Fraser Hall, new construction should be in materials compatible with the surrounding historic buildings (stone/blond brick). Also, any new construction should maintain the new Fraser/Watson quad.

*Historic Status*

New Fraser Hall is not eligible for individual listing on the National Register of Historic Places. It would not be a contributor to a historic district.

**New Blake Hall (1963) as a Non-character Defining Feature of Lippincott Hall**

*Summary*

New Blake Hall stands on the site once occupied by Blake Hall. Blake Hall delineated the southeast corner of campus at the time of its construction in 1895. Before 1939, the properties east of Lilac Lane were privately owned and were occupied by both the Brynwood and Watkins estates. Blake Hall created a quad with Fraser Hall, located to its northwest. The building creates the southeast boundary of the environs of old Green Hall.

*Guidance for Proposed Work*

Demolition of Blake Hall would not encroach upon, damage or destroy the environs of old Green Hall. Additions to the south would be acceptable. Additions to the west or north are not acceptable as they would obscure the viewshed toward Watkins Hospital. The viewshed between Watkins and Blake
Hall should also be retained.

**Historic Status**

New Fraser Hall is not eligible for individual listing on the National Register of Historic Places. It would not be a contributor to a historic district.

**Spencer Art Museum as a Non-character Defining Feature of Lippincott Hall**

**Summary**

Spencer Art Museum is the only building located in the key open space of Marvin Grove. Because of this, it dominates its surroundings. Built in 1977, the building is a non-character defining feature of the environs.

**Guidance**

Additional construction in Marvin Grove, per above, is not advised. Because it is a non-character defining feature of the environs, demolition of Spencer Art Museum would not encroach upon, damage or destroy the environs. Should future plans call for the removal of the building, care should be taken to retain this area to open space. Any future expansion to the building should occur to the north. Because the building also lies within the environs of Bailey, Dyche and Strong halls, proposed projects should also follow the guidance provided in this document for the environs of those buildings.

**Historic Status**

Spencer Art Museum is not eligible for individual listing on the National Register of Historic Places. It would not be a contributor to a historic district.
1. Historic Context

Bailey Hall was constructed in 1900 for the growing chemistry program. The building was listed on the National Register of Historic Places in 2001 for its association with Professor Bailey and historical significance in the areas of science and education. The nomination lists the building’s period of significance as 1900-1924. Together, Bailey Hall and old Green Hall, both located on the University’s original 40 acres, first broke the trend of placing buildings along north-south and east-west axes — being placed along Jayhawk Boulevard. Bailey Hall’s original environs included the following character-defining buildings: old Fraser Hall (dedicated 1872, razed 1965), old Chemistry Building (built 1884, razed c. 1970), old Snow Hall (dedicated 1886, razed 1934), and old Power Plant (completed 1887, partially destroyed by fire 1898). However, the building was meant to be part of the westward-expanding University, whose buildings lined Jayhawk Boulevard. Because the building was listed in part for its historical significance, its period of significance extends from the time of its construction in 1904 to 50 years ago (1957).

2. Environs Boundaries

The environs of Bailey Hall are bounded by Fowler Shops (Stauffer-Flint Hall, 1897) on the south, Wescoe Hall, Hoch Auditorium, Marvin Hall, Snow Hall and Strong Hall on the west, Marvin Grove on the north, Kansas Union and Dyche Hall on the northeast, old Green (Lippincott) Hall on the east, and new Fraser Hall and Watson Library on the southeast.
Looking from Bailey Hall to:

1. The east corner of Stauffer-Flint Hall (south)
2. The west corner of Wescoe Hall (southwest)
3. Sidewalk toward Strong Hall (west)
4. Strong Hall (northwest)
5. Parking Lot behind Bailey Hall (north)
6. An outlook into Marvin Grove (northeast)
7. Mississippi Street Terrace and Jayhawk Boulevard (east)
8. Sunflower Road between Watson Library and Stauffer-Flint Hall (southeast)
3. Character-defining features of Environ

**Fowler Shops (Stauffer-Flint Hall, 1897) as a Character-Defining Feature of Bailey Hall**

*Summary*

There has been a strong visual tie between Bailey Hall and Fowler Shops since the construction of Bailey Hall in 1900. Bailey was designed to face Fowler Shops, completed just three years earlier as the westernmost building on campus. Both buildings were located in the University’s original 40-acre tract. Unlike other campus buildings, the building’s design had a clear asymmetry and horizontality.

*Guidance for Proposed Work*

The principal viewshed toward Fowler Shops from Bailey Hall is from the north. The open space in front of Fowler Shops is important for viewsheds both toward Bailey and toward Fowler Shops from Bailey. This viewshed, possible through the open space in front of the building that was part of the building’s original design, should be maintained. Demolition of Fowler Shops would encroach upon, damage or destroy the environs of old Green Hall. Additions to the west and east would be not only problematic because of the building’s vicinity to Sunflower Road and Wescoe Hall, but also ill-advised as they would affect the front elevation of Fowler Shops, dominating an already-horizontal building. As a rear addition would require re-routing of Wescoe Hall Drive, a remnant of the historic walk/drive that passed behind Fowler Shops, a rear addition would also not be advisable. Overall exterior modifications that change the building’s character should also be avoided as this building is a rare example of Prairie-inspired Richardson Romanesque design.

*Historic Status*

Fowler Shops is individually eligible for listing on the National Register of Historic Places as a contributor to a district.

**Hoch Auditorium (Budig Hall, 1927/1997) as a Character-Defining Feature of Bailey Hall**

*Summary*

Hoch Auditorium, constructed 1927, was one of three buildings that historically faced Strong Hall, completed 1923. The others were Haworth Hall (built 1909, razed ca. 1969) and Robinson Gymnasium (1907, razed ca. 1969). Haworth and Robinson were demolished in preparation for the construction of Wescoe Hall, completed in 1973. Hoch was nearly destroyed by fire in 1991. Although the historic façade remains, the remainder of the building’s exterior dates to a 1997 renovation.

*Guidance for Proposed Work*

Only the front of Hoch Auditorium is visible from Bailey Hall. Hoch helps
maintain the standard setbacks from Jayhawk Boulevard. These viewsheds and setbacks should be maintained. Demolition of Hoch Auditorium would encroach upon, damage or destroy the environs of Bailey Hall. All efforts should be made to retain the façade of Hoch Auditorium. Additions that are visible from the front elevation of Hoch Auditorium should be avoided. Because, with its recent additions, the building's mass already exceeds the norms of historic buildings in the environs. Additional expansions should be avoided. Because the elevations, with the exception of the façade, are new construction, exterior modifications to these elevations would be acceptable provided they are compatible with the building's Collegiate Gothic character.

Historic Status

Because of the fire damage and new construction, Hoch Auditorium is not individually eligible for listing on the National Register of Historic Places. However, it would be a contributor to a historic district.

**Marvin Hall (1908) as a Character-Defining Feature of Bailey Hall**

Summary

Like Haworth and Robinson halls, Marvin Hall, constructed 1908, was built to provide much-needed classroom space for the burgeoning University in the early 20th century. All these buildings, and later Hoch Auditorium, were oriented along Jayhawk Drive. Together, they created an equally spaced repeated pattern of buildings with similar massing. They were all constructed in the years immediately following the construction of Bailey Hall. Therefore, the remaining buildings, Marvin and Hoch, play a significant role in creating the environs of Bailey Hall.

Guidance for Proposed Work

Demolition of Marvin Hall would encroach upon, damage or destroy the environs of Bailey Hall. The massing of Marvin Hall and space between Marvin and Hoch Auditorium are the only remaining remnants of a pattern that was established by Marvin, Hoch, Haworth and Robinson Gymnasium in the first years of the 20th century. Therefore, it is important to retain the space between Hoch and Marvin and the massing of Marvin Hall.

Historic Status

Because of extensive exterior remodeling, Marvin Hall is not eligible for listing on the National Register of Historic Places. However, it is eligible as a contributor to a historic district.

**New Snow Hall (1932) as a Character-Defining Feature of Bailey Hall**

Summary

The original Snow Hall, dedicated in 1886, lay in the space now occupied
by the open space in front of Watson Library. Plans for the library, completed in 1922, called for the demolition of both old Snow Hall and the Commons building to its west. All three buildings co-existed until after new Snow Hall was dedicated in 1930. (Old Snow was dismantled in 1933.) Like the other buildings constructed during the 1920’s, the building was executed in the Collegiate Gothic Style. It forms the northwestern boundary of the environs of Bailey Hall. The building has a new addition extending northeast from its historic northeast corner.

**Guidance for Proposed Work**

Because this building is a character-defining feature of the environs of Bailey and Strong halls, demolition would encroach upon, damage or destroy the environs of either building. The building’s intact exterior features should be retained. Because the building fronts Jayhawk Boulevard and backs Memorial Drive and Potter Lake, additional expansions should not occur.

**Historic Status**

New Snow Hall is not individually eligible for listing on the National Register of Historic Places, but would contribute to a historic district.

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**Strong Hall (1911-1923) as a Character-Defining Feature of Bailey Hall**

**Summary**

Strong Hall was constructed between 1911-1923. The building is immediately adjacent to Bailey Hall on the east. There are strong views between the two buildings to Marvin Grove to the north.

**Guidance for Proposed Work**

Strong Hall is individually listed on the National Register of Historic Places and is, therefore, subject to review under the state preservation statute in its own right. All work on the building should conform to the Secretary of the Interior’s Standards for Rehabilitation. Special care should be taken to retain the opening between Bailey and Strong halls.

**Historic Status**

Strong Hall is individually listed on the National Register of Historic Places.

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**Kansas Union (1925, completed 1927) as a Character-Defining Feature of Bailey Hall**

**Summary**

Since its construction began in 1925, the Kansas Union has been a contributing feature to the environs of Bailey Hall. At the time of its construction, the union was the northeasternmost building within the boundaries of the main
The original union building measured 80 feet by 135 feet, with the front elevation facing southwest toward the majority of other campus buildings. Major additions completed in 1952 and 1961 doubled the building’s size and obscured the original front elevation. Today, the building is oriented toward the later-expanded Oread Avenue. The elevation now visible from Bailey Hall includes various recent additions. Still, it provides a clear northeast boundary of the environs of Bailey Hall because its size blocks northeast views.

**Guidance for Proposed Work**

The union’s role in the environs of Bailey Hall is mainly as a visual barrier; projects on the building that do not further encroach upon the open space to the west and southwest will not adversely affect the environs of Bailey Hall. However, because the building is also located within the environs of Dyche Hall, Spooner Hall and Strong Hall, proposed projects should also follow the guidelines provided in this document for the environs of those buildings.

**Historic Status**

Because of its many additions over the years, the Kansas Union is not eligible for individual listing on the National Register of Historic Places. However, it would contribute to a historic district.

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**Dyche Hall (1901) as a Character-Defining Feature of Bailey Hall**

**Summary**

The construction of Dyche and Bailey halls was concurrent. Therefore, the buildings are tied by shared history. Still, Dyche was placed on the grid established by Spooner Hall while Bailey was purposely isolated to ensure appropriate ventilation and placed at the angle of the developing Jayhawk Boulevard. The principal visual tie between the two buildings is from the rear of one to the rear of the other. The space between the two is more significant from a landscape perspective than from an architectural perspective.

**Guidance for Proposed Work**

Dyche Hall is individually listed on the National Register of Historic Places and is, therefore, subject to review under the state preservation statute in its own right. All work on the building should conform to the Secretary of the Interior’s Standards for Rehabilitation.

**Historic Status**

Dyche Hall is individually listed on the National Register of Historic Places.

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**Old Green (Lippincott) Hall (1905) as a Character-Defining Feature of Bailey Hall**

**Summary**

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Bailey Hall Environs
The construction of old Green Hall post-dated the construction of Bailey by a few years. Old Green Hall was the first building constructed to fit into George Kessler’s plan for the University. Although the two buildings were built just a few years apart, architecturally, they are very different. However, because there are no intervening buildings between the two buildings, there is a very strong visual connection between them.

*Guidance for Proposed Work*

Old Green (Lippincott) Hall is individually listed on the National Register of Historic Places and is, therefore, subject to review under the state preservation statute in its own right. All work on the building should conform to the Secretary of the Interior’s Standards for Rehabilitation. The relationship between Bailey Hall and old Green Hall should be maintained. The open space between them is significant as a principal viewshed from Jayhawk Boulevard and Marvin Grove. Because of both buildings’ symmetry, additions should not be added to the sides of either building. Because old Green Hall also lies in the environs of Dyche, Strong and Spooner halls, proposed work should also follow the guidance provided in this document for those buildings.

*Historic Status*

Old Green Hall is individually listed on the National Register of Historic Places.

*Watson Library (1922) as a Character-Defining Feature of Bailey Hall*

*Summary*

Watson Library, which faces north, was constructed in 1922. The building was placed west of the original Chemistry Building (no longer extant), and southwest of old Fraser Hall. Historically, the building had a symmetrical façade. Expanded and renovated in 1941, 1950, 1962 and 1980, the building’s façade is no longer symmetrical. The east addition covers the area once occupied by the Chemistry Building (1884). The library’s front elevation opens onto an open space. It is through this open space that the library is visible from Bailey Hall. Old Snow Hall (1887-1934) was likely demolished in part to open the view from Jayhawk Boulevard to the front of Watson Library. Because of its relative size, the building provides the southeast boundary of the environs of Bailey Hall.

*Guidance for Proposed Work*

Demolition of the building would encroach upon, damage or destroy the environs of Bailey Hall. Current additions have created a building that is no longer symmetrical — and no longer conforms with the size of buildings that characterize the historic environs. Therefore, future additions are not advised. The area behind the library may be suitable for compatible new construction. The open space in front of the library should be retained. Because the building also lies within the environs of old Green and Strong halls, proposed projects should also follow the guidance provided in this document for the environs of these buildings.
Historic Status

Because of extensive interior modifications, Watson Library is not eligible for individual listing on the National Register of Historic Places. The building would, however, be eligible as a contributor to a historic district.

Facilities Operations as a Character-Defining Feature of Bailey Hall

Summary

Sources vary on the construction date of Facilities Operations — some say 1897, others say 1908. However, because the building’s architectural features, including cast-iron columns, match those on the Fowler Shops (Stauffer-Flint Hall), it is likely that the construction of both buildings was concurrent. Like Bailey Hall, these buildings were constructed of limestone quarried from the site. Facilities Operations was updated in the 1920’s with a reinforced concrete addition, stone entry and multi-pane windows. These modifications were part of an overall design change that has gained significance in its own right.

Guidance for Proposed Work

Because the building is a character-defining feature of the environs of Bailey Hall, demolition of this building would encroach upon, damage or destroy the environs of Bailey Hall.

Historic Status

This building is individually eligible for listing on the National Register of Historic Places.

Power Plant as a Character-Defining Feature of Bailey Hall

Summary

In comparison with the utilitarian design and materials used in the execution of Bailey Hall, that of the Power Plant is elaborate. It is ironic then that the simple Bailey Hall fronts Jayhawk Boulevard and the Power Plant sets down from the hill. Still, Beaux Arts/Neoclassical design was commonly used for public works projects after World War I. Bailey Hall is the only listed building from which the Power Plant is visible. The smokestacks, the tallest in the state at the time of the building’s construction, dominate the skyline looking south from Bailey Hall.

Guidance for Proposed Work

Demolition of the building or associated smokestacks would encroach upon, damage or destroy the environs of Bailey Hall. Construction that obscures the views from Bailey Hall to the skyline should be avoided. Additions should not obscure the building’s principal elevations, both front and sides.

Historic Status
The Power Plant is individually eligible for listing on the National Register of Historic Places.

Additional Landscape Features and Treatments

See the Landscape Treatment Recommendations in Appendix E for the following Zones:

- Liberal Arts
- Memorial Drive
- Marvin Grove
- Mississippi Street
- Oread
- Sunnyside

4. Non-character defining features of Environs

Wescoe Hall as a Non-character Defining Feature of Bailey Hall

Summary

Wescoe Hall, dedicated 1974, is located on the site formerly occupied by old Haworth Hall (1909) and Robinson Gymnasium (1907). The building represents part of a proposed classroom building/office tower planned for the site. Wescoe is a Brutalist modern structure whose design contrasts starkly with the standard patterns, materials, setback, massing and rhythms of the historic campus. Because of its size relative to Bailey Hall, the building serves as the southern boundary of the building’s environs.

Guidance for Proposed Work

Wescoe Hall encroaches upon the environs of Bailey Hall and Strong Hall. The setback is inconsistent with the patterns established by adjacent buildings along Jayhawk Boulevard. Future projects that increase the building’s footprint will further encroach upon, damage or destroy the environs. Adding height to the building would also encroach upon, damage or destroy the environs as additional height would fall outside the norms of the historic buildings in the environs. Because the building is not a character-defining feature of the environs, its demolition would not encroach upon, damage or destroy the environs of Bailey or Strong halls. However, if it was to be removed, the environs of both Bailey and Strong halls would have to be re-evaluated. Projects that decrease the massing of Wescoe Hall are encouraged. Projects intended to update Wescoe Hall should be reviewed carefully to ensure they will not simply draw further attention to this large building.

Historic Status

Because the building is less than 50 years old, it is not eligible for listing, either individually or as part of a district.
Spencer Research Library as a Non-character Defining Feature of Bailey Hall

Summary

The Spencer Research Library was constructed in 1968 immediately north of Strong Hall. The symmetrical building was set on the axis formed by the Campanile, rather than on the axis of Strong Hall. Before the construction of Spencer Research Library, this area was occupied by temporary barracks-type structures. The construction of Spencer Library introduced the first permanent construction that interrupted the open circulation between the second front elevation of Strong Hall and Memorial Stadium, via the Campanile. Although connected to Strong Hall, the Spencer Research Library is not included in the National Register nomination of Strong Hall.

Guidance for Proposed Work

Because Spencer Library is a non-character defining feature of the environs, its demolition would not encroach upon, damage or destroy the environs of Bailey or Strong halls. Additional expansions of the building footprint should be avoided. Excluding the covered parking deck, the building's architecture is compatible with that of Strong Hall. Exterior modifications that are not compatible with the style of Strong Hall should be avoided.

Historic Status

The building is not eligible for listing on the National Register of Historic Places.

Spencer Art Museum as a Non-character Defining Feature of Bailey Hall

Summary

Spencer Art Museum is the only building located in the key open space of Marvin Grove. Because of this, it dominates its surroundings. Built in 1977, the building is a non-character defining feature of the environs.

Guidance

Additional construction in Marvin Grove, per above, is not advised. Because it is a non-character defining feature of the environs, demolition of Spencer Art Museum would not encroach upon, damage or destroy the environs. Should future plans call for the removal of the building, care should be taken to retain this area as open space. Any future expansion to the building should occur to the north. Because the building also lies within the environs of Bailey, Dyche and old Green halls, proposed projects should also follow the guidance provided in this document for the environs of those buildings.

Historic Status

Spencer Art Museum is not eligible for individual listing on the National Register of Historic Places. It would not be a contributor to a historic district.
New Fraser Hall (1967) as a Non-character Defining Feature of Bailey Hall

Summary

New Fraser Hall is located 50 feet east of the original administration building it replaced. Old Fraser, constructed 1872, was demolished in 1964 in preparation for this structure, which was double the size of the historic building. Perched atop Mount Oread, new Fraser Hall dominates on the KU campus. Because the building is fewer than 50 years old, it is classified as a non-character defining feature of the environs of Spooner, Dyche and old Green (Lippincott) halls.

Guidance for Proposed Work

Because of new Fraser Hall’s status as a non-character defining feature of the environs of the aforementioned buildings, its demolition would not encroach upon, damage or destroy their environs. Because the building already dominates the environs of all the listed buildings, exterior modifications that draw attention to the building should be avoided. Also, because the building’s size/height is not compatible with the surrounding historic buildings, additions that increase the footprint, massing or height should not be made. If future plans called for the demolition of new Fraser Hall, new construction should be in materials compatible with the surrounding historic buildings (stone/blond brick). Also, any new construction should maintain the new Fraser/Watson quad. In addition, in the event of demolition, efforts should be made to re-establish the Lilac Hedge along Lilac Lane.

Historic Status

New Fraser Hall is not eligible for individual listed on the National Register of Historic Places. It would not be a contributor to a historic district.
1. **Historic Context**

Strong Hall, constructed between 1911 and 1923, was listed on the National Register of Historic Places in 1998 for both architectural and historic significance in the areas of architecture and education. Although the building’s design was guided by strict Beaux Arts symmetry, it was not placed on a north-south or east-west axis — but rather at the angle of Jayhawk Boulevard. The building’s original environs included old Fraser Hall (dedicated 1872, razed 1965), old Chemistry Building (built 1884, razed c. 1970), old Snow Hall (dedicated 1886, razed 1934), old Power Plant (completed 1887, partially destroyed by fire 1898), Spooner Hall (1894), Fowler Shops (Stauffer-Flint Hall, built 1897), Bailey Hall (1900), Dyche Hall (1901), old Green (Lippincott) Hall (1905), Marvin Hall (1908), Memorial Stadium (1921) and Watson Library (1922).

2. **Environs Boundaries**

The environs of Strong Hall are bounded on the south by Wescoe Hall, on the southwest by Hoch Auditorium and Marvin Hall, on the west by Snow Hall, Memorial Stadium on the north, Kansas Union on the northeast, Bailey Hall and old Green Hall on the east, New Fraser Hall, and Watson Library and Fowler Shops (Stauffer-Flint Hall, 1897) on the southeast.
Looking from Strong Hall to:

1. Wescoe Hall (south)
2. Budig Hall (southwest)
3. Jayhawk Boulevard with Budig and Marvin halls in the background (southwest)
4. Spencer Research Library (north)
5. Edge of the Campanile (north)
6. Parallel parking on Memorial Drive (west)
7. Bailey Hall (west)
8. Green space on southeast corner of Strong Hall (southwest)
3. Character-defining features of Environs

**Hoch Auditorium (Budig Hall, 1927/1997) as a Character-Defining Feature of Strong Hall**

*Summary*

Hoch Auditorium, constructed 1927, was one of three buildings that historically faced Strong Hall, completed 1923. The others were Haworth Hall (built 1909, razed c. 1969) and Robinson Gymnasium (1907, razed c. 1969). Haworth and Robinson were demolished in preparation for the construction of Wescoe Hall, completed in 1973. Hoch was nearly destroyed by fire in 1991. Although the historic façade remains, the remainder of the building’s exterior dates to a 1997 renovation.

*Guidance for Proposed Work*

Hoch helps maintain the standard setbacks from Jayhawk Boulevard. These viewsheds and setback should be maintained. Demolition of Hoch Auditorium would encroach upon, damage or destroy the environs of Strong Hall. All efforts should be made to retain the façade of Hoch Auditorium. Additions that are visible from the front elevation of Hoch Auditorium should be avoided. Because, with its recent additions, the building’s mass already exceeds the norms of historic buildings in the environs. Additional expansions should be avoided. Because the elevations, with the exception of the façade, are new construction, exterior modifications to these elevations would be acceptable provided they are compatible with the building’s Collegiate Gothic character.

*Historic Status*

Because of the fire damage and new construction, Hoch Auditorium is not individually eligible for listing on the National Register of Historic Places. However, it would be a contributor to a historic district.

**Mud Hut (1943) as a Character-Defining Feature of Strong Hall**

*Summary*

The Mud Hut was constructed in 1943 with funds from the WPA and labor from the NYA. The construction was made possible during the war only because it was completed with locally available materials. Engineering professor W.C. McNown experimented with mud bricks and concrete mortar. The building, formerly named “Engineering Experiment Station Lab,” was intentionally oriented toward Marvin Hall, which historically housed the engineering department.

*Guidance for Proposed Projects*

Because it is a character-defining feature of the environs of Strong Hall, demolition of the Mud Hut would encroach upon, damage or destroy the environs of Strong Hall. Historically, the Mud Hut had strong connections to Marvin Hall. The open space between Marvin Hall and the Mud Hut should be maintained. Grade change behind the Mud Hut would likely preclude new
construction to its rear. The opening between Hoch Auditorium and Marvin Hall should be retained.

_Historic Status_

Because of extensive exterior remodeling, the Mud Hut is not individually eligible for listing on the National Register of Historic Places. However, it would contribute to a potential district.

**Marvin Hall (1908) as a Character-Defining Feature of Strong Hall**

_Summary_

Like Haworth and Robinson halls, Marvin Hall, constructed 1908, was built to provide much-needed classroom space for the burgeoning University in the early 20th century. All these buildings, and later Hoch Auditorium, were oriented along Jayhawk Boulevard. Together, they created an equally spaced repeated pattern of buildings with similar massing. They were all constructed in the years immediately following the construction of Bailey Hall. Therefore, the remaining buildings, Marvin and Hoch, play a significant role in creating the environs of Strong Hall.

_Guidance for Proposed Work_

Demolition of Marvin Hall would encroach upon, damage or destroy the environs of Strong Hall. The massing of Marvin Hall and space between Marvin and Hoch Auditorium are the only remaining remnants of a pattern that was established by Marvin, Hoch, Haworth and Robinson Gymnasium in the first years of the 20th century. Therefore, it is important to retain the space between Hoch and Marvin and the massing of Marvin Hall. Renovations that change the character of the façade and principal elevations should be avoided.

_Historic Status_

Marvin Hall is individually eligible for listing on the National Register of Historic Places.

**New Snow Hall (1932) as a Character-Defining Feature of Strong Hall**

_Summary_

The original Snow Hall, dedicated in 1886, lay in the space now occupied by the open space in front of Watson Library. Plans for the library, completed in 1922, called for the demolition of both old Snow Hall and the Commons building to its west. All three buildings co-existed until after new Snow Hall was dedicated in 1930. (Old Snow was dismantled in 1933.) Like the other buildings constructed during the 1920's, the building was executed in the Collegiate Gothic Style. It forms the northwestern boundary of the environs of Bailey Hall. The building has a new addition extending northeast from its historic northeast corner.
Guidance for Proposed Work

Because this building is a character-defining feature of the environs of Bailey and Strong halls, demolition would encroach upon, damage or destroy the environs of either building. The building’s intact exterior features should be retained. Because the building fronts Jayhawk Boulevard and backs Memorial Drive and Potter Lake, additional expansions should not occur.

Historic Status

New Snow Hall is not individually eligible for listing on the National Register of Historic Places, but would contribute to a historic district.

Kansas Union as a Character-Defining Feature of Strong Hall

Summary

Since its construction began in 1925, the Kansas Union has been a contributing feature to the environs of Strong Hall. At the time of its construction, the Union was the northeasternmost building within the boundaries of the main campus. The original Union building measured 80 feet by 135 feet, with the front elevation facing southwest toward the majority of other campus buildings. Major additions completed in 1952 and 1961 doubled the building’s size and obscured the original front elevation. Today, the building is oriented toward the later-expanded Oread Avenue. The elevation now visible from Strong Hall includes various recent additions. Still, it provides a clear northeast boundary of the environs of both Strong and Bailey halls because its size blocks northeast views.

Guidance for Proposed Work

Because the Union’s role in the environs of Strong and Bailey halls is mainly as a visual barrier, projects on the building that do not further encroach upon the open space to the west and southwest will not adversely affect the environs of Bailey or Strong Hall. Because the building is also located within the environs of Dyche, Bailey and Spooner halls, proposed projects should also follow the guidelines provided in this document for the environs of those buildings.

Historic Status

Because of its many additions over the years, the Kansas Union is not eligible for individual listing on the National Register of Historic Places. However, it would contribute to a historic district.

Dyche Hall as a Character-Defining Feature of Strong Hall

Summary

Dyche’s construction pre-dated that of Strong Hall by over two decades. Dyche was placed on the grid established by Spooner Hall, whereas Strong Hall sealed the campus plan along Jayhawk Boulevard. The principal visual tie
between the two buildings is from the rear of one to the rear of the other. The space between the two is more significant from a landscape perspective than from an architectural perspective.

**Guidance for Proposed Work**

Dyche Hall is individually listed on the National Register of Historic Places and is, therefore, subject to review under the state preservation statute in its own right. All work on the building should conform to the Secretary of the Interior’s Standards for Rehabilitation.

**Historic Status**

Dyche Hall is individually listed on the National Register of Historic Places.

**Old Green Hall as a Character-Defining Feature of Strong Hall**

**Summary**

The construction of old Green Hall pre-dated the completion of Strong Hall by two decades. Old Green Hall was the first building constructed to fit into George Kessler’s plan for the University. Strong Hall was the pinnacle of this plan. Because there are no intervening buildings between the two buildings, there is a very strong visual connection between them.

**Guidance for Proposed Work**

Old Green (Lippincott) Hall is individually listed on the National Register of Historic Places and is, therefore, subject to review under the state preservation statute in its own right. All work on the building should conform to the Secretary of the Interior’s Standards for Rehabilitation. The relationship between Strong Hall and old Green Hall should be maintained. The open space between them is significant as a principal viewshe from Jayhawk Boulevard and Marvin Grove. Because of both buildings’ symmetry, additions should not be added to the sides of either building. Because old Green Hall also lies in the environs of Dyche, Bailey and Spooner halls, proposed work should also follow the guidance provided in this document for those buildings.

**Historic Status**

Old Green Hall is individually listed on the National Register of Historic Places.

**Watson Library as a Character-Defining Feature of Strong Hall**

**Guidance for Proposed Work**

Demolition of the building would encroach upon, damage or destroy the environs of Strong Hall. Current additions have created a building that is no longer symmetrical — and no longer conforms with the size of buildings that
characterize the historic environs. Therefore, future additions are not advised. The area behind the library may be suitable for compatible new construction. The open space in front of the library should be retained. Because the building also lies within the environs of old Green and Bailey halls, proposed projects should also follow the guidance provided in this document for the environs of these buildings.

**Fowler Shops (Stauffer-Flint Hall, 1897) as a Character-Defining Feature of Strong Hall**

*Summary*

Views from Strong Hall to the Fowler Shops were historically obscured by old Snow Hall (1886-1934) and the Commons. By 1945, there were clear views from Strong Hall to Fowler Shops. When the Fowler Shops were built in 1897, it was the westernmost building on campus. Bailey Hall followed soon after. Both buildings were located in the University’s original 40-acre tract. Unlike other campus buildings, the building’s design had a clear asymmetry and horizontality.

*Guidance for Proposed Work*

The principal viewshed toward Fowler Shops is from the northeast and north. This viewshed, possible through the open space in front of the building that was part of the building’s original design, should be maintained. Demolition of Fowler Shops would encroach upon, damage or destroy the environs of both Strong and old Green halls. Additions to the west and east would be problematic because of Sunflower Road and Wescoe Hall. Such additions would also dominate the environs because of the building’s horizontality. As a rear addition would require re-routing of Wescoe Hall Drive, a remnant of the historic walk/drive that passed behind Fowler Shops, a rear addition would also not be advisable. Overall exterior modifications that change the building’s character should also be avoided as this building is a rare example of Prairie-inspired Richardsonian Romanesque design. Because the building is also a character-defining feature of the environs of Bailey Hall, proposed projects should also follow the guidance provided in this document for the environs of Bailey Hall.

*Historic Status*

Fowler Shops is individually eligible for listing on the National Register of Historic Places.

**Additional Landscape Features and Treatments**

See the Landscape Treatment Recommendations in Appendix E for the following Zones:
- Jayhawk Boulevard
- Memorial Drive
- Potter Lake
- Marvin Grove
- Liberal Arts
- Lindley Commons

**Strong Hall Environs**
4. **Non-character defining features of Environs**

**Wescoke Hall as a Non-character Defining Feature of Strong Hall**

*Summary*

Wescoke Hall, dedicated 1974, is located on the site formerly occupied by old Haworth Hall (1909) and Robinson Gymnasium (1907). The building represents part of a proposed classroom building/office tower planned for the site. Wescoe is a Brutalist modern structure whose design contrasts starkly with the standard patterns, materials, setback, massing and rhythms of the historic campus.

*Guidance for Proposed Work*

Wescoke Hall encroaches upon the environs of Bailey and Strong halls. The setback is inconsistent with the patterns established by adjacent buildings along Jayhawk Boulevard. Future projects that increase the building’s footprint will further encroach upon, damage or destroy the environs. Adding height to the building would also encroach upon, damage or destroy the environs as additional height would fall outside the norms of the historic buildings in the environs. Because the building is not a character-defining feature of the environs, its demolition would not encroach upon, damage or destroy the environs of Bailey or Strong halls. However, if Wescoe Hall was to be removed, the environs of both Bailey and Strong halls would have to be re-evaluated. Projects that decrease the massing of Wescoe Hall are encouraged. Projects intended to update Wescoe Hall should be reviewed carefully to ensure they will not simply draw further attention to this large building.

*Historic Status*

Because the building is less than 50 years old, it is not eligible for listing, either individually or as part of a district.

**Spencer Research Library as a Non-character Defining Feature of Strong Hall**

*Summary*

The Spencer Research Library was constructed in 1968 immediately north of Strong Hall. The symmetrical building was set on the axis formed by the Campanile, rather than on the axis of Strong Hall. Before the construction of Spencer Research Library, this area was occupied by temporary barracks-type structures. The construction of Spencer Library introduced the first permanent construction that interrupted the open circulation between the second front elevation of Strong Hall and Memorial Stadium, via the Campanile. Although connected to Strong Hall, the Spencer Research Library is not included in the National Register nomination of Strong Hall.

*Guidance for Proposed Work*

Because Spencer Library is a non-character defining feature of the environs, its demolition would not encroach upon, damage or destroy the environs of
Bailey or Strong halls. Additional expansions of the building footprint should be avoided. Excluding the covered parking deck, the building’s architecture is compatible with that of Strong Hall. Exterior modifications that are not compatible with the style of Strong Hall should be avoided.

*Historic Status*

The building is not eligible for listing on the National Register of Historic Places.

**Spencer Art Museum as a Non-character Defining Feature of Strong Hall**

*Summary*

Spencer Art Museum is the only building located in the key open space of Marvin Grove. Because of this, it dominates its surroundings. Built in 1977, the building is a non-character defining feature of the environs.

*Guidance*

Additional construction in Marvin Grove, per above, is not advised. Because it is a non-character defining feature of the environs, demolition of Spencer Art Museum would not encroach upon, damage or destroy the environs. Should future plans call for the removal of the building, care should be taken to retain this area to open space. Any future expansion to the building should occur to the north. Because the building also lies within the environs of Bailey, Dyche and old Green halls, proposed projects should also follow the guidance provided in this document for the environs of those buildings.

*Historic Status*

Spencer Art Museum is not eligible for individual listing on the National Register of Historic Places. It would not be a contributor to a historic district.

**New Fraser Hall (1967) as a Non-character Defining Feature of Strong Hall**

*Summary*

New Fraser Hall is located 50 feet east of the original administration building it replaced. Old Fraser, constructed 1872, was demolished in 1964 in preparation for this structure, which was double the size of the historic building. Perched atop Mount Oread, new Fraser Hall dominates on the KU campus. Because the building is fewer than 50 years old, it is classified as a non-character defining feature of the environs of Spooner, Dyche and old Green (Lippincott) halls.

*Guidance for Proposed Work*

Because of its status as a non-character defining feature of the environs of the aforementioned buildings, its demolition would not encroach upon, damage or destroy their environs. Because the building already dominates the
environs of all the listed buildings, exterior modifications that draw attention to the building should be avoided. Also, because the building’s size/height is not compatible with the surrounding historic buildings, additions that increase the footprint, massing or height should not be made. If future plans called for the demolition of new Fraser Hall, new construction should be in materials compatible with the surrounding historic buildings (stone/blond brick). Also, any new construction should maintain the new Fraser/Watson quad. In addition, in the event of demolition, efforts should be made to re-establish the Lilac Hedge along Lilac Lane.

*Historic Status*

New Fraser Hall is not eligible for individual listing on the National Register of Historic Places. It would not be a contributor to a historic district.