Sincere efforts have been made to ensure the accuracy of the information contained within this document. Errors should be brought to the attention of:

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26 March 2008

Mr. Antoine Wilmering  
Program Officer  
The Getty Foundation  
1200 Getty Center Drive, Suite 800  
Los Angeles, CA 90049-1685  

Dear Mr. Wilmering:

It is with great pleasure that I accept the University of Kansas Campus Heritage Plan. The creation of this plan was an extraordinary process, lasting over many months. The process brought together nationally recognized consultants, faculty and staff of the University, leaders from KU Endowment and the KU Alumni associations, and representatives from the business community, various neighborhood interests, and historic preservation groups in Lawrence: many voices from many perspectives.

Speaking for the entire KU family, which extends outward from Mount Oread across the United States and around the world, I want to express my thanks to the Getty Foundation for its grant, and to the University of Kansas Campus Heritage Plan Steering Committee for its hours of study and deliberation.

Each day, as I walk across this beautiful campus, I see the “real and ideal...beautiful as dreams” vision that inspired Walt Whitman during his visit in 1879. To those whose support and love of the University of Kansas have sustained it over many decades, this plan gives hope that with thoughtful consideration, future generations will have the opportunity to find themselves surrounded with a growing and prospering campus that remains as “beautiful as dreams.”

Most sincerely,

[Signature]

Robert E. Hemenway  
Chancellor
Executive Summary

“I am delighted that, thanks to the support of the Getty Foundation, we are able to craft a report that enhances our understanding of the physical presence of this campus. This is a remarkable campus and it is our responsibility to treat it with reverence.”

— Richard W. Lariviere, Executive Vice Chancellor and Provost of the University of Kansas Lawrence Campus, February 7, 2007

Cultural landscapes give us a sense of place and reveal our relationship with the land over time. At the University of Kansas, the cultural contributions and the landscape of the campus are part of our regional heritage and a part of the lives of many generations of graduates, citizens of the State and community, visitors and future alumni. In the spring of 2006, the University of Kansas received funding from the Getty Foundation to complete this Campus Heritage Plan as a tool for the campus community to better understand the historic development of our campus and also to provide KU leaders with a broader perspective on historic resources when addressing changes to the physical composition of the campus.

There is a certain timelessness associated with this place that links generations and is evident in the physical surroundings. In the realm of higher education, these are qualities that are highly valued and difficult to recreate or replace. The unique role of topography at KU has provided the defining natural element to shape the plans for an institution whose sites, circulation, buildings and landscapes would be built upon the semi-circular ridge with notable views to and from the campus. Various campus features have been evaluated as the remaining physical evidence of significant contributions by individuals over many decades. Prominent design professionals delivered impressive buildings and landscapes, often within modest means dictated by budget constraints of the time and often with native materials and stone quarried on Mount Oread. The related cultural contributions and the influence of historically significant landscape architects and architects are seen today, in varying degrees of intactness, in the evolution of the prairie ridgetop to a forested and ornamental campus of beautiful buildings, sites and landscapes.

Because this project focuses on campus heritage, the process involved the leadership of a broadly based Steering Committee with representatives from the campus and the community and a group of consultants whose experiences relate to preservation stewardship and the buildings, sites and landscapes contributing to a campus environment. In the end, the shared goal was to identify the historically contributing physical resources and to note where these campus features have supported daily activities in the life of the University.

As change is inevitable, the challenge in crafting this Heritage Plan has been to identify the best possible means to allow necessary growth to occur while preserving the historic integrity of the campus. To provide the University with the information needed to weigh development opportunities against changes to the campus, the report includes an inventory of landscapes and buildings related historic resources, analysis of the significance of each in creating the
unique “sense of place” that is the essence of the KU campus, and specific treatment recommendations.

The dialogue now becomes:

“If we choose to develop at this given location, these are the potential impacts to our historic resources.”

“Does the value of new development at this site outweigh the loss or is there a better option for development?”

“How do we weigh and value these options as a University?”

For some, there would appear to be a conflict between the pressures for the new, high-tech facilities of the modern research institution and the historic character of the KU campus that is loved by so many. For an institution that is responsible for one of the most unique and distinguished sites in the State, discussions need to be ongoing to determine how best to negotiate the trade-offs between what is appropriate and required for new and expanded activities and what may result in a detrimental compromise of the traditional KU campus environment. Having a more complete understanding of the physical needs for evolving campus programs combined with a solid understanding of the historic context of the campus provides a stronger basis for making informed decisions for the future.

This report presents a strategy to identify where change may best be suited to occur on this historic campus. It presents a means for blending potential building additions and new sites for construction with the goal of protecting the most significant historic resources of the campus. Historic preservation and stewardship should be seen as a strategy for responsible asset management and not as an impediment to change. Campus stewardship thus is not about freezing change but making wise choices.

There are compelling reasons for KU to embrace a comprehensive and consistent approach to historic preservation:

• **Stewardship of the Campus Beauty and Tradition:** The University of Kansas is widely known for the beauty of its campus, beloved by many from Kansas and from around the world. It is our responsibility to pass on to the future these impressive resources. Maintaining this beauty and protecting the historic resources associated with the rich traditions of KU assist both in promoting alumni loyalty in financially supporting the goals of the University and in providing a major influence in recruiting efforts.

• **Promoting Dialogue Within the KU Community to Establish a Value for Our History:** A vision for stewardship and preservation planning provides a critical opportunity within the University community to continue the dialogue on how best to manage change and development opportunities on the campus in a manner that protects the historic resources of the campus while meeting the academic, research, program and facility goals of the University.

• **Improved Planning and Financial Incentives:** As a state, Kansas has developed preservation laws and policies that give KU rare opportunities to guide and financially benefit from the standards for stewardship and preser-
vation outlined in this report through high state rehabilitation tax credits, the application of “Environs” reviews to buildings listed on local or state registers or the National Register of Historic Places (NRHP), and the designation of KU’s Campus Historic Preservation Board as the review body for purposes of the protective measures of the state historic preservation statute.

Within this document you will find definitions of those form-defining features that are the essence of the University of Kansas, an inventory and justification for what historically defines KU as a place of both growth and tradition, and solid rationale for the financial, programmatic, stewardship and recruitment benefits of a preservation vision. The plan is outlined as follows:

Chapter 1: Introduction

Chapter 2: Preservation Tools – explanation of preservation philosophy, tools, and processes; Kansas environs review and rehabilitation tax credits

Chapter 3: Campus Heritage Plan Study Area – identification of the characteristics of the study area and analysis of previous master plans

Chapter 4: History of Campus Development – an account of campus development in three focused Periods of Development on the campus: 1856-1901, 1902-1928 and 1929-1957

Chapter 5: Historic Resources in the Contemporary Campus – a walking tour format to identify which historic resources remain today and which are determined to be the most important

Chapter 6: The Landscapes and Sites of the Campus – descriptions and treatment recommendations for those aspects of the campus landscape (in the broadest sense of the term) that play the most critical role in defining the essence of this place

Chapter 7: The Buildings and Environs of the Campus – identification of the buildings of the KU campus that are determined to be historically significant; an Environs analysis of the five current NRHP buildings

Chapter 8: Conclusions and Recommendations – recommendations from the study team for what steps to take next

This plan should be considered the first draft of a living document to be revisited over time, improved and updated. Most importantly, this document must be kept relevant to the needs of the institution so that its values can be applied to every project within the campus environment and used as a resource in reviewing proposed development projects from the earliest stages of the process. The challenge will be to see that this plan is implemented.
“...as I have partially explor'd your charming city the last two days, and, standing on Oread hill, by the university, have launch'd my view across the broad expanses of living green, in every direction—I have again been most impress'd, I say, and shall remain for the rest of my life most impress'd, with that feature of the topography of your Western central world—that vast Something, stretching out on its own unbounded scale, unconfined, which there is in these prairies, combining the real and ideal, and beautiful as dreams.

“I wonder indeed if the people of this continental inland West know how much of first-class art they have in these prairies...”

—Walt Whitman, from his 1879 trip to Lawrence for the 25th Anniversary of the Settling of Kansas

Source: David Dary, "Lawrence, Douglas County, Kansas: An Informal History" (p. 210)
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