

NEIGHBORHOOD PRESERVATION:
A COMPARATIVE ANALYSIS OF
STABLE AND UNSTABLE
NEIGHBORHOOD SECTIONS

by

DAVID R. MERTZ

B. ARCH, KANSAS STATE UNIVERSITY, 1985

A THESIS

submitted in partial fulfillment of the

requirements for the degree

MASTER OF ARCHITECTURE

KANSAS STATE UNIVERSITY
Manhattan, Kansas
1988

Approved by:

Bernd Foerster

Prof. Bernd Foerster
Prof. Gene Ernst
Prof. Ray Weisenburger

"For indeed, the greatest glory of a building is not in its stones, nor in its gold. Its glory is in its age, and in that deep sense of voicefulness, of stern watching, of mysterious sympathy, nay, even of approval or condemnation, which we feel in walls that have long been washed by the passing waves of humanity."¹

John Ruskin

Seven Lamps of Architecture

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ABSTRACT

Preservation movements have tended to focus on those structures that represent great historical events or architectural works of art. Vernacular architecture has been largely ignored until recently when some of the great urban neighborhoods have become the focus of preservation efforts. It is essential to good city planning to identify and retain successful neighborhoods in the city's master plan. When a neighborhood begins to decay it reaches a critical period where a decision must be made on whether the neighborhood will remain a neighborhood or the land will be used for some other purpose.

Residents of District #3 in Manhattan, Kansas are currently facing this issue. By examining sections of the district that can be categorized as stable and unstable, preservation programs can be developed that address the interventions that are causing the decline of the district. This thesis examines what can be done to preserve favorable physical qualities that give the neighborhood its identity. It also examines what can be done to those areas that have incompatible architecture.

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- #4 - Neighborhood streets; well-defined and treelined.
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INTRODUCTION

"Strong, continuous, well-organized local action is the key to successful preservation efforts."² In order to create a better environment or repair the one that exists, it is necessary to understand why the environment is the way it is.

With this idea in mind, this thesis will examine two areas within a neighborhood in Manhattan, Kansas, breaking down the environmental context to its bare essentials in order to achieve a rational explanation of why people perceive these areas the way they do.

At Mississippi State University, researchers defined twenty specific physical qualities that can be found in a small town environment.³ These categories will be used to identify elements within the environmental context of the study areas. It is hypothesized that the favorable physical qualities can consistently be found in the stable area of the neighborhood. It is further hypothesized that in the area of the neighborhood considered unstable many of these features will have been altered or removed.

After the study areas are analyzed and the physical qualities are identified, a preservation program for each

area will be developed to restore or introduce the desired qualities.

It is crucial to the success of the areas that any plans developed be compatible with the goals of the Manhattan Planning Commission. Preservation plans are worthless unless they lead to implementation. Since Manhattan has no neighborhood preservation plan, this case study might be of help in future preservation efforts.

HISTORY

What began in the 1800's as an effort to preserve National monuments that were slated for demolition has expanded into an intricate network of governmental agencies and organizations that are responsible for preserving our cultural heritage.⁴ Their scope of work includes preserving monuments, environments, historic settings and great works of architecture. Recently a movement has begun to focus on the images of vernacular city housing. The primary emphasis of this work has dealt with the problems of slum conditions and gentrification in an urban context. There have also been programs developed that respond to the preservation needs of low-income and elderly residents.

The neighborhoods that were spawned by the rural migration of the 40's, 50's, and 60's, and provided families with a peaceful clean environment in which to raise a family, have begun to decline. The generation of 20-and 30-year olds that provided the catalyst for the migration have either died or relocated into one of the many retirement community options leaving only a handful in these neighborhoods to carry on the tradition. In neighborhoods that are successful, a new generation has moved in and has begun the cycle over again. Unsuccessful

neighborhoods have been engulfed by a sea of commercialism and condominiums.

In Manhattan, Kansas, this phenomenon can be seen in the areas East and South of the Kansas State University campus. The 1970's saw a decline in the desirability of campus housing and Greek housing options. Independent living became popular with students, competing for the limited rental units available. With the increased demand in rental units, developers and homeowners attempted to increase the supply. Homeowners, close to campus, began to subdivide their homes into rental units. In some cases, the homeowners subdivided their residence and took up occupancy elsewhere. Homes were divided into one, two, three and sometimes up to as many as five or six separate apartments. Lack of code enforcement and general apathy of neighbors allowed the process to reach epidemic proportions. As the integrity of the single-family neighborhood began to decline, and fearing a total loss of control over their living environment, long-time residents began to look for a way out. For-sale signs became commonplace. Because of lax zoning regulations and a city master plan that projected the affected area to serve as a high density area in the future, developers began to secretly acquire titles to properties. When two adjoining properties were collected the vernacular housing

was removed and in its place an economical 12-plex was built that displayed all the charm and eloquence of a bull in a china shop (Photo #1). It took political pressure from a citizens group whose homes were directly threatened by the neighborhood decay to finally slow down the intervention. The actions and organization of this neighborhood group will be discussed in Chapter 5 of this thesis. Currently the neighborhood in question is in limbo. The negative interventions have been temporarily curtailed. In 1985, the Manhattan Planning Commission set forth a number of goals for the housing element in the area covered by this study. Their goals were to preserve the established neighborhood character; correct problems

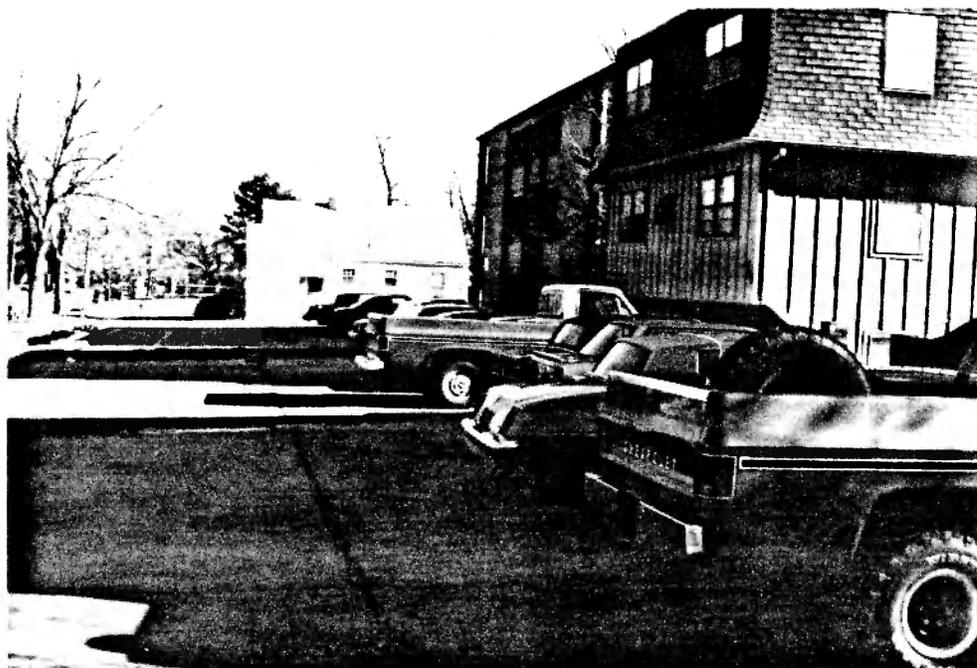


Photo #1 - 12-plexes on Vattier Street

of absentee landlords; continue to maintain and upgrade capital improvements and identify appropriate locations for low density, medium density and high density land uses.⁵ As of the publication of this thesis, the neighborhood organization CESNA was gearing up for another approach to city hall, this time attacking code enforcement policies. However, there is trepidation in CESNA's camp as to whether support for this battle will reach the level needed to be victorious.

Today, the neighborhood remains strong and stable on the Northeast side. The areas that are located nearest to the campus and the Aggieville business district are divided between the traditional single-family homes and the more recent multi-plexes. Unless something is done, the future looks dim for the entire neighborhood. The new University administration has focused on increasing enrollment. Increased enrollment will lead to the demand for more independent housing units. Local entrepreneurs will attempt to satisfy that demand in the Eastside neighborhood which will become a prime target for multi-plex construction.

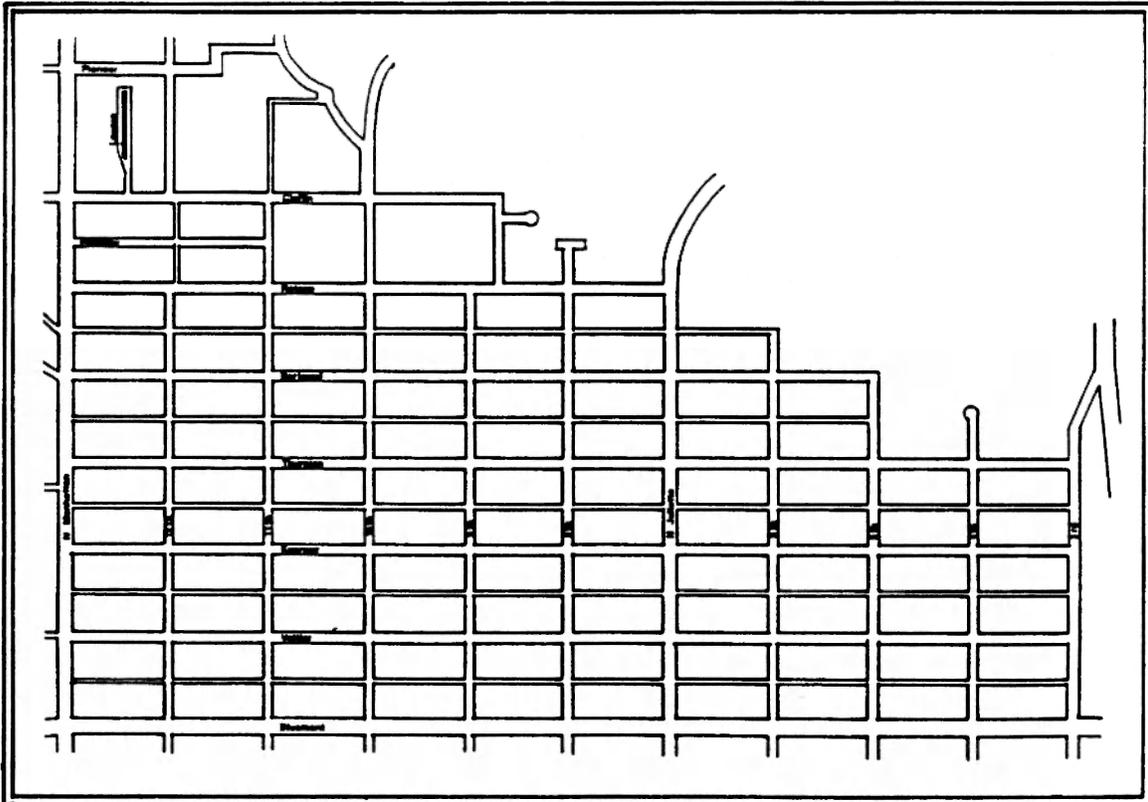
METHODOLOGY

In 1981, Mississippi State researchers examined the physical qualities that make a small town successful. These physical qualities were found to be distributed throughout towns with concentrations at nodal points and focal points.⁶ In towns that were unsuccessful, few of these physical qualities were found. Those that were found were grouped at places other than nodal or focal points.⁷

This research will examine neighborhood sections as the Mississippi State study analyzed small towns. The research will first identify the different architectural images of the study sections. These special images will then be analyzed using the physical qualities that were defined by the Mississippi State study. It is hypothesized that there will be continuity in the stable study area with greater concentrations of favorable physical qualities at nodal points. It is hypothesized that the unstable study area will exhibit an uneven distribution of favorable physical qualities and the concentration of these qualities will not occur at nodal points. The influx of large, multi-family housing complexes and the lack of necessary maintenance in the unstable area has led to the loss of many of the favorable physical qualities.

SITE SELECTION

The Manhattan Planning Commission has divided the City of Manhattan into 16 "neighborhoods"⁸ (See map #1). For the purpose of this thesis, the term district will be used in place of "neighborhood" when referring to the Planning Commission's divisions. Since neighborhoods are complex physical and social organizations, it is impossible to define the existence of exact neighborhood boundaries unless there are major physical barriers, (i.e., a river, railroad tracks, etc.).



Map #1 - District No. 3, Manhattan, Kansas.

For the purpose of this thesis, District 3 was chosen as the area from which the two study areas were selected. Its older housing stock and its physical proximity to both the University (Photo #2) and the Aggieville Business District (Photo #3) have caused a variety of interventions that threaten to destroy the character of the area.

The selection of the study areas was based on three criteria that greatly affect the physical design of the district: condition of the housing stock, population density, and zoning designation. The study areas were not selected on the basis of social interaction between residents or their perceptions of neighborhood boundaries.



Photo #2 - College Avenue and the Kansas State University campus border. (Mertz,1987)

The boundaries established were meant as focusing elements, not restrictive limits.

The condition of the housing stock allows for a general picture of current physical conditions. In the 1985 Comprehensive Plan, the city reviewed each block noting the percentage of housing in excellent condition, repairable condition or deteriorated condition.⁹ Houses that are in good to excellent condition can be expected to remain in their current use. Deteriorated housing stock breeds further neglect and will probably be removed.



Photo #3 - Aggieville business district. (Mertz,1987)

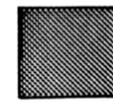
Point values were assigned to each block on the following basis:

- 2 pts -- Blocks with 50% of their housing stock in excellent condition and no deteriorated housing.
- 1 pt -- Blocks with 50% of their housing stock in excellent condition and some deteriorated housing.
- 1 pt -- Blocks with 50% of their housing stock repairable and no deteriorated housing.
- 0 pts -- Blocks with 50% of their housing stock repairable and some deteriorated housing.

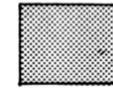
The points were then plotted on a map of the district. (See map #2).

Since the majority of single-family homes in the district are of relatively the same size and occupy one 50-foot wide lot, the population density map provided by the Manhattan Neighborhood Study was used to determine which areas are still predominantly single-family residences and which areas contain multi-family units.¹⁰

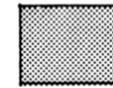
Map #2 - Condition of Housing Stock by block.



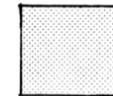
-- Blocks with 50% of their housing stock in excellent condition and no deteriorated housing.



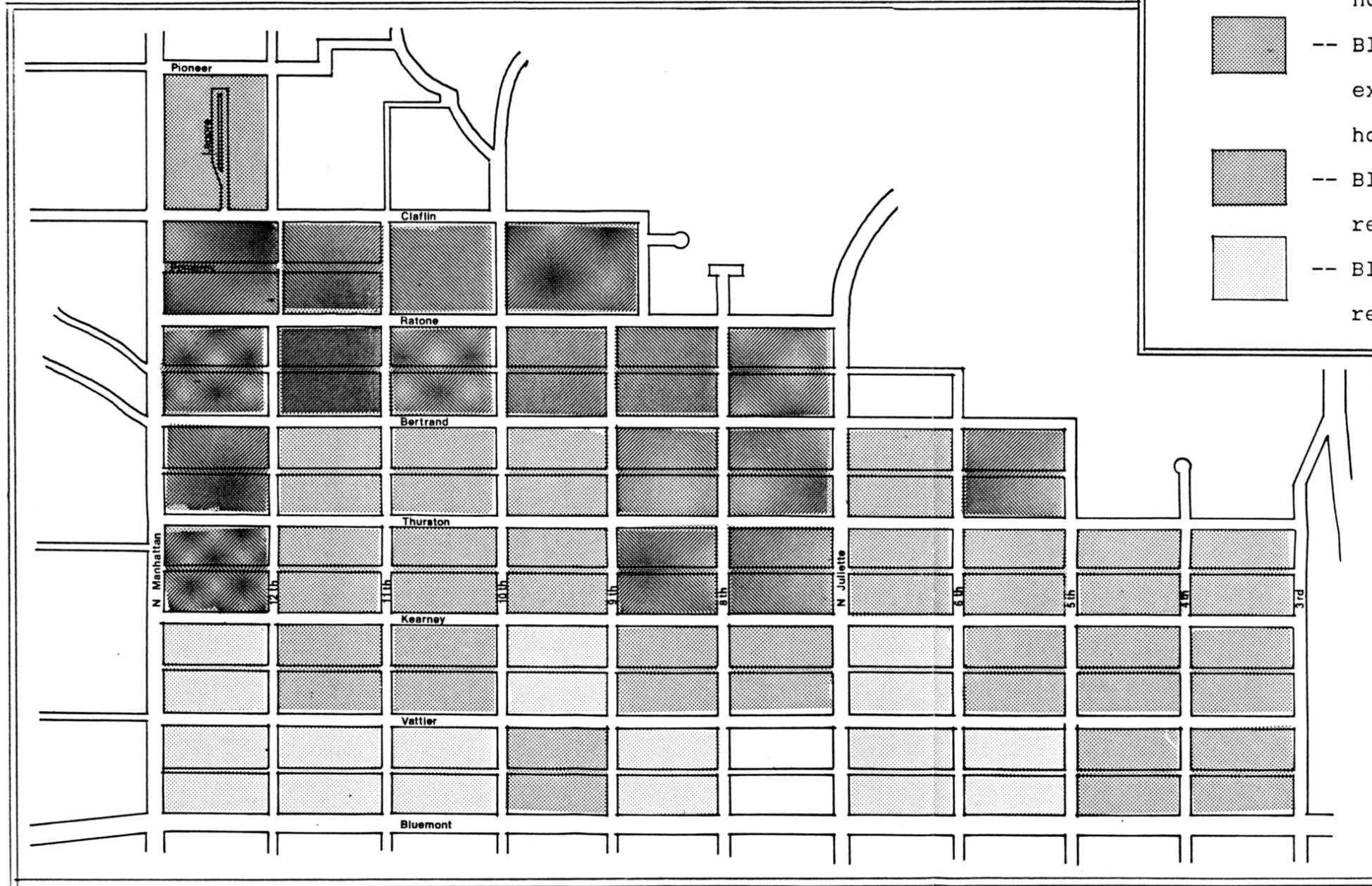
-- Blocks with 50% of their housing stock in excellent condition and some deteriorated housing.



-- Blocks with 50% of their housing stock repairable and no deteriorated housing.



-- Blocks with 50% of their housing stock repairable and some deteriorated housing.



Point values were assigned in the following manner:

2 pts -- Blocks with a density of 29 people or less per acre.

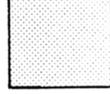
1 pt -- Blocks with a density of 30 to 69 people per acre.

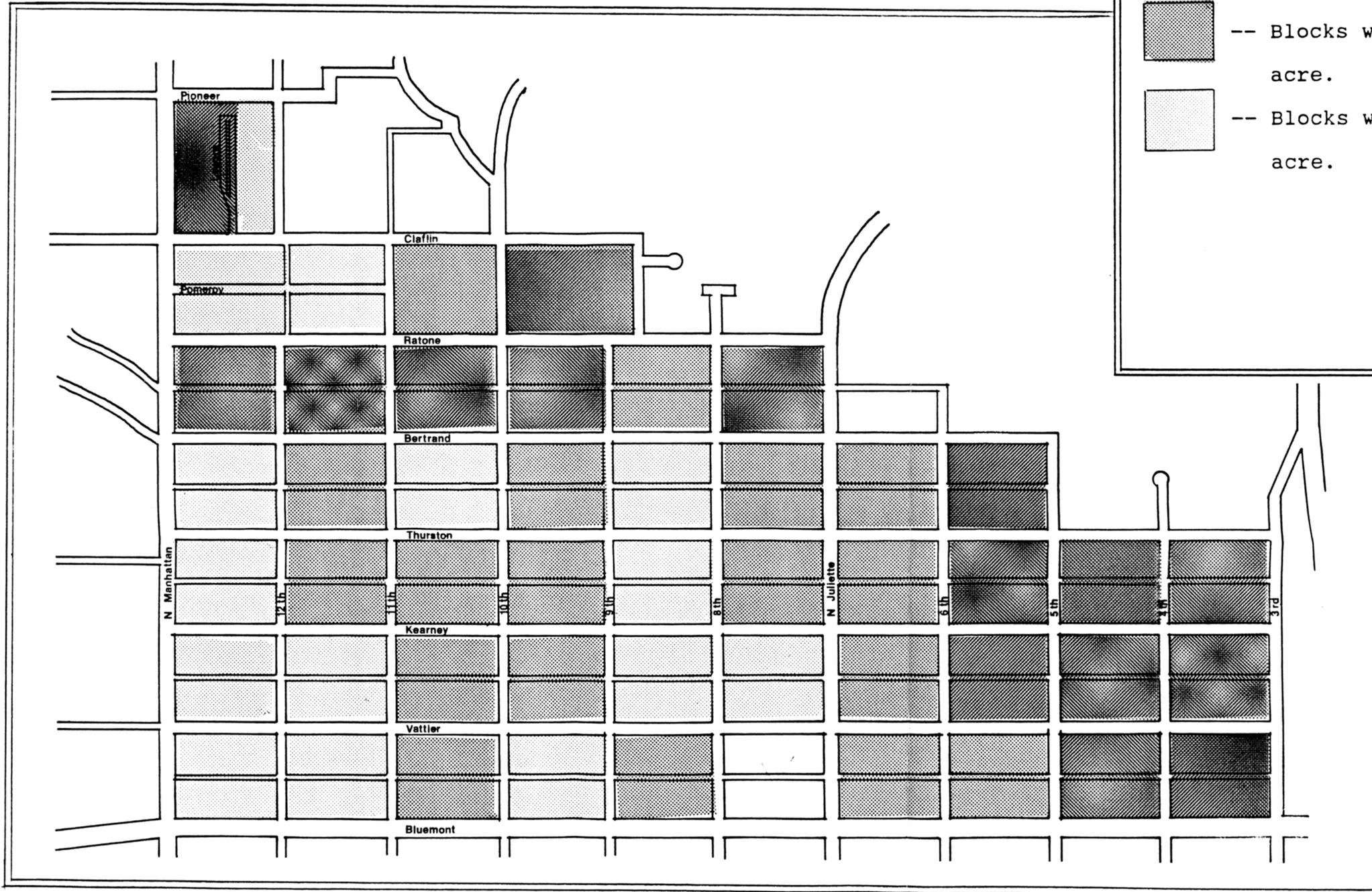
0 pts -- Blocks with a density of 70 people or more per acre.

These points were then plotted on a map of the district (see map #3). High density is not always a negative aspect, however, in this predominately single-family residential neighborhood, high density is a sign of shifting land use and has a negative impact on many amenities (i.e., low traffic volumes, street parking, low noise levels, security, etc.). Low density is not necessarily good. In some cases, a concentration of abandoned homes could produce an artificial low density. In District 3, however, abandoned homes were scattered throughout the district, and were not a factor in density totals.

The zoning map indicates the potential for population growth and increased density. Areas zoned R-M are threatened by the influx of multi-family housing units. R-M zoning allows for the legal subdivision of homes, the construction of four-plexes and encourages the combining of adjacent lots. Areas zoned R-2 allow for duplex

Map #3 - District No. 3, Density by block.

-  -- Blocks with a density of 29 people or less per acre.
-  -- Blocks with a density of 30 to 69 people per acre.
-  -- Blocks with a density of 70 people or more per acre.



construction to take place on a normal size lot, and R-1 zoning restricts use to single-family housing. Point values were assigned in the following manner:

- 2 pts -- R-1 zoning designation
- 1 pt -- R-2 zoning designation
- 0 pts -- R-M zoning designation.

These points were then plotted on a map of the district (see map #4).

By assigning point values to information derived from the 1981 demographic data compiled by the City of Manhattan, the stability of a district can be analyzed.

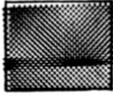
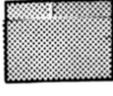
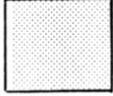
An area's stability can be defined as its ability to retain its character which in this case is single-family residential housing.

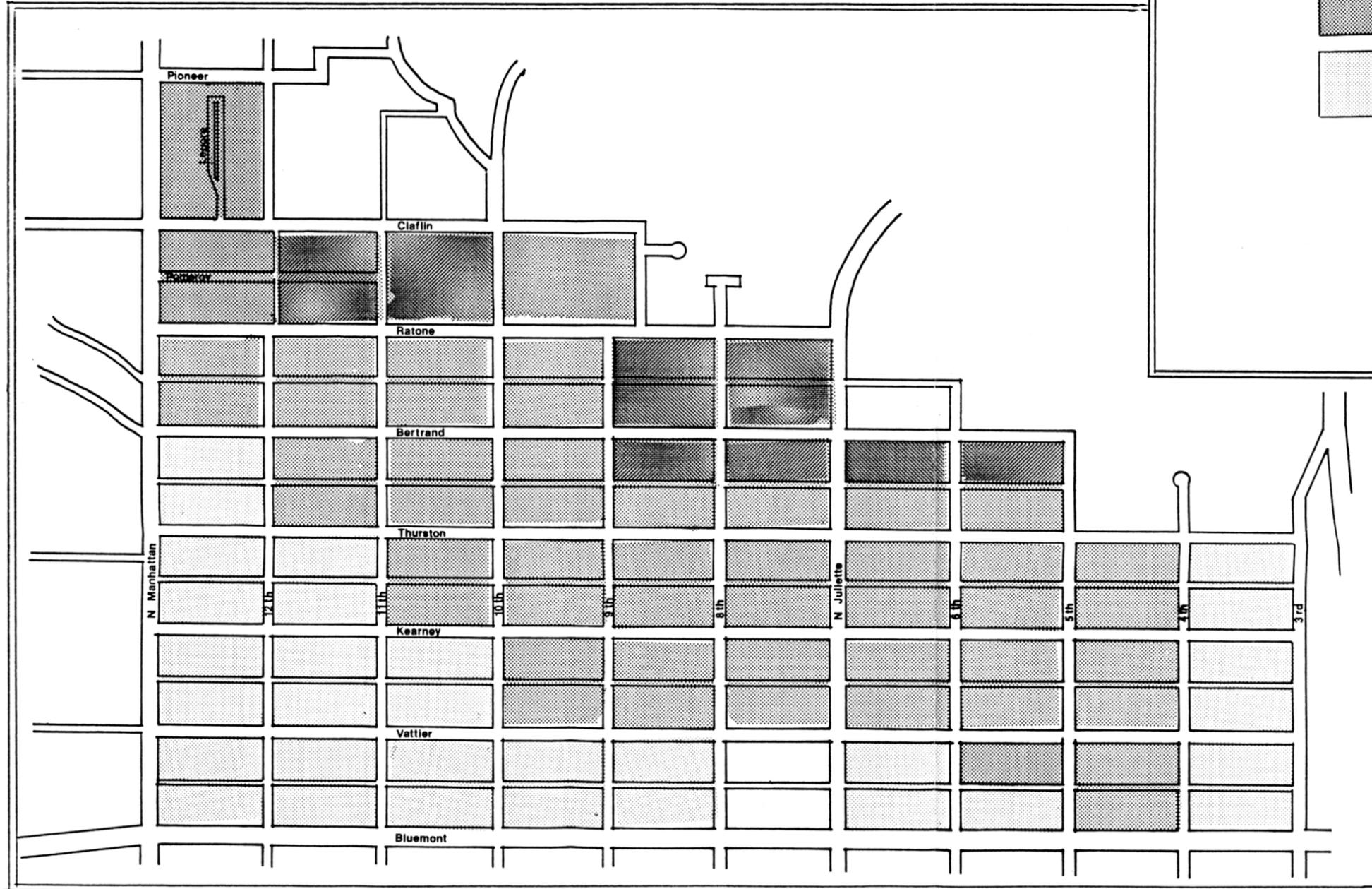
In each of the three site selection criteria, two points were awarded for conditions that protect this character. One point was awarded when the conditions allowed for possible intervention and zero points were awarded for conditions that invited intervention.

The site selection criteria maps were then overlaid and the points totalled. The result is a composite map that portrays graphically the district's vulnerability to intervention (see map #5).

Areas receiving 5 or 6 points can be considered stable. The probabilities of intervention are minimal and

Map #4 - Zoning Designations.

-  -- R-1 zoning designation
-  -- R-2 zoning designation
-  -- R-M zoning designation.



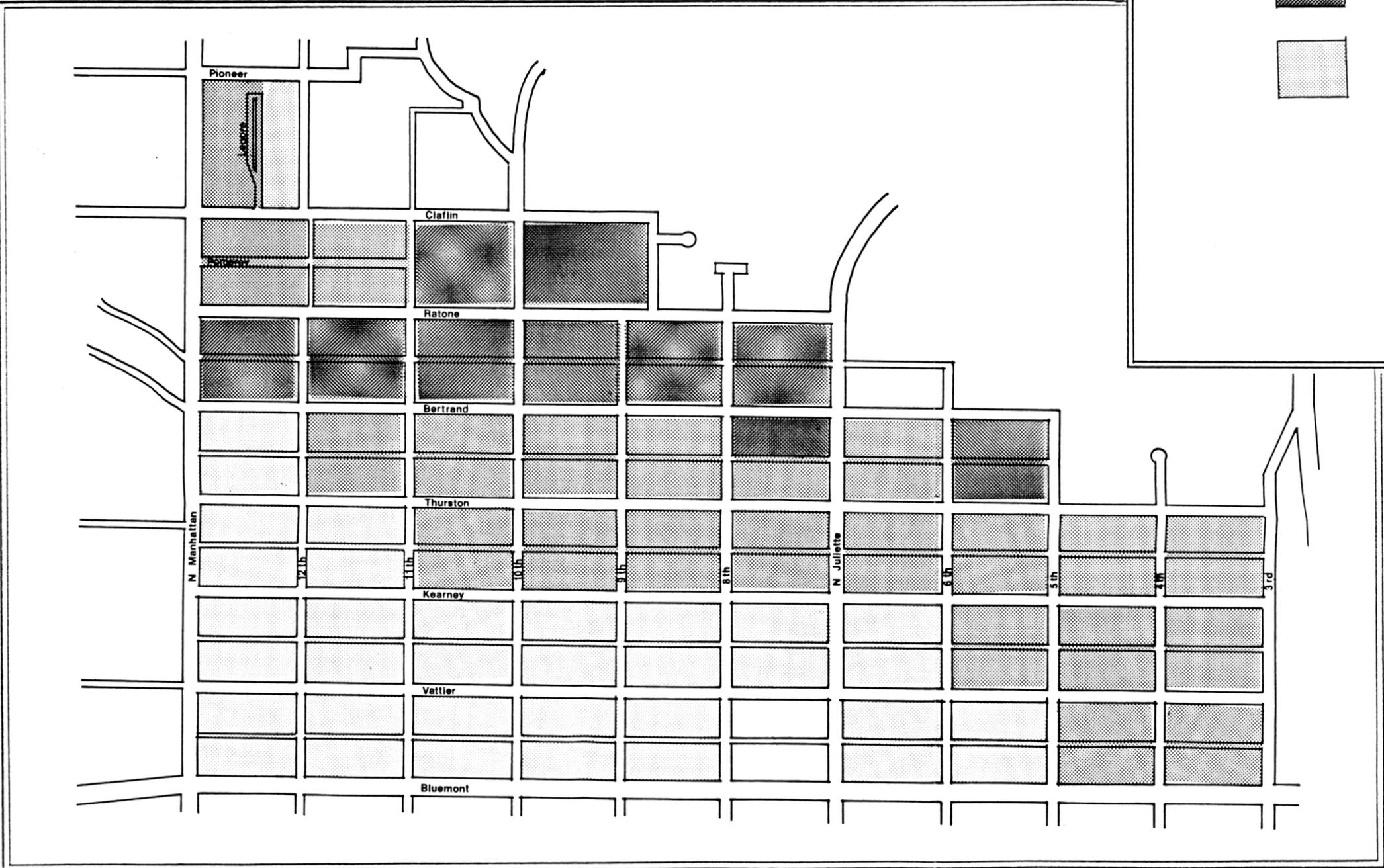
Map #5 - Site Selection Composite Map.



- Area considered stable.



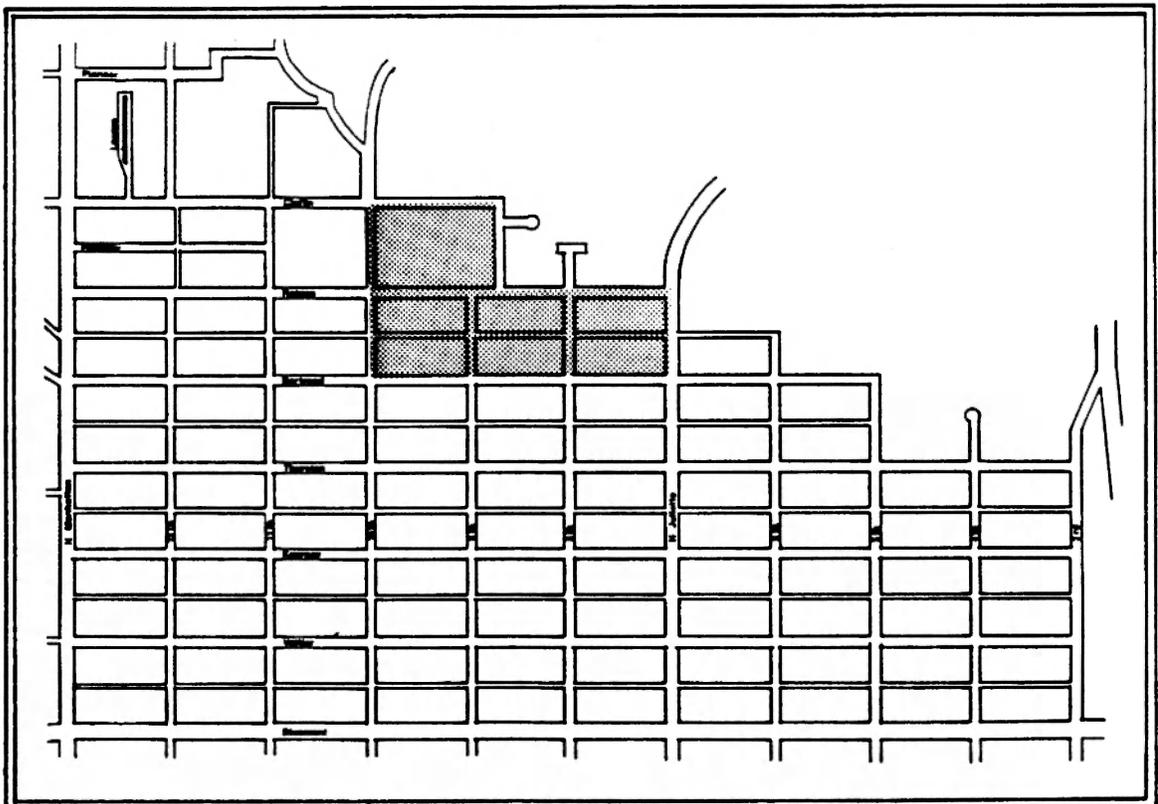
- Area considered unstable.



those areas should be able to maintain their single-family, residential character.

A specific area was defined as a base for the stable study area research (see map #6).

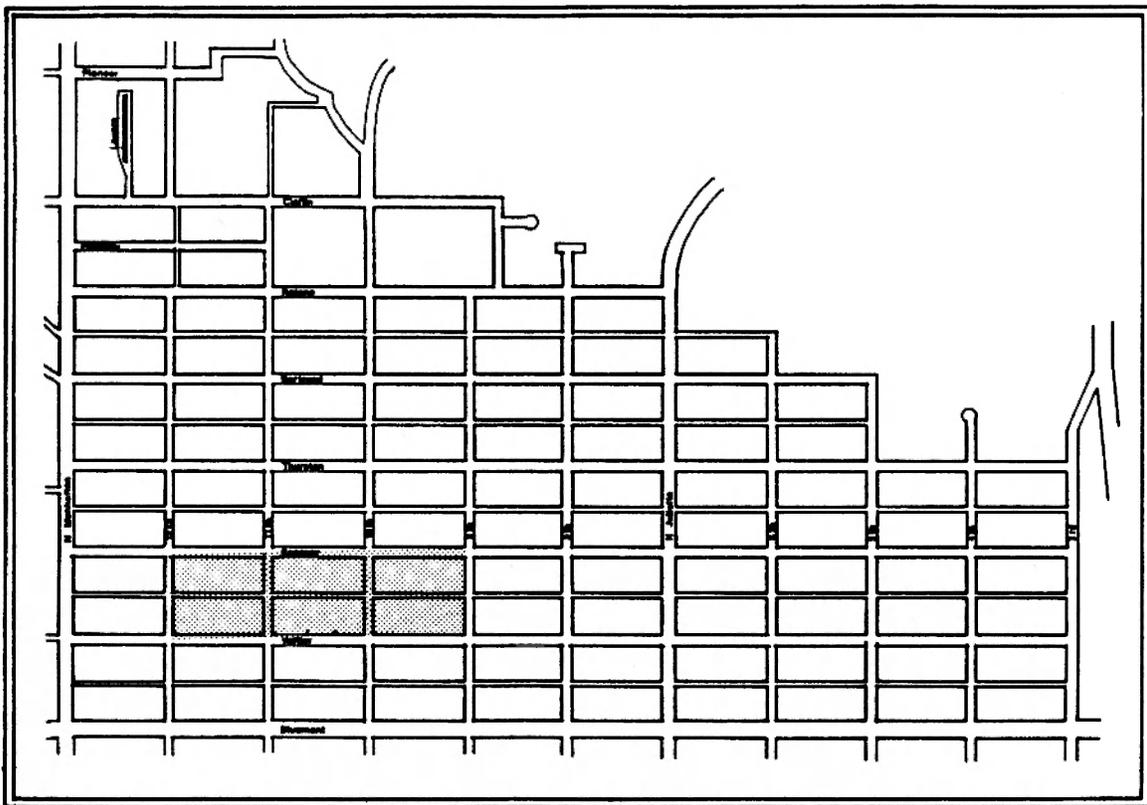
Areas receiving 0, 1 or 2 points can be considered unstable, having great potential for negative intervention. Poor housing stock, high density and more lenient zoning requirements all invite intervention, and threaten to destroy the architectural integrity of a single-family neighborhood. As with the stable area, a



Map #6 - Identification of Stable Study Area.

specific area was chosen to serve as the base for an unstable research area (see map #7).

The boundaries of the two study areas were chosen for clarity and convenience. At times during the research, the boundaries were altered for specific reasons. Whenever boundaries are altered, reasons will be given as a part of the study.



Map #7 - Identification of Unstable Study Area.

ANALYSIS

In 1981, Mississippi State researchers published "The Small Town Design Book". In this publication, Barker, Buono and Hildebrandt dissected a number of small towns in order to determine what physical qualities made a small town successful. A similar approach will be used in this thesis.

According to Robert McNulty and Stephan Kliment, the issues involved in neighborhood preservation can be broken down into five categories:

- 1) political/administrative issues
- 2) legal issues
- 3) business, financial, and other economic issues
- 4) social issues
- 5) physical design issues¹¹

In this thesis, physical design issues will be addressed. Because of the complexity of the built environment, political, legal, economical and social issues often affect the physical design and, at times, it becomes impossible to separate them. The major emphasis of this thesis, however, will be on the physical design of the study areas in question.

There are a number of design elements that give the entire district its unique image. Tree-lined streets and homes that are similar in size and construction but varied

in detailing and color leave the visitor with a positive impression of the neighborhood. There are some obvious interventions in the unstable study area, namely the multi-plex apartment complexes that are arranged with no underlying sense of order. This chapter will examine the 12-plex phenomenon and examine how it and other elements actually affect the environment in the study area. Using the definitions of physical qualities from the Mississippi State study, this thesis will examine if the stable study area is still successful because it has managed to retain its desirable physical qualities.

This thesis will analyze if parts of the unstable area has lost the physical qualities that define its environment.

There are a number of design elements that give the study area an image that is different from other areas in Manhattan. First, very evident privacy zones exist between the street and the home. Second, similarity of size and shape of housing stock and their use of rhythm and repetition in the neighborhood give the housing stock a strong image. A number of elements affect the overall physical design of the study areas: parking, corners, alleys, and building maintenance. By analyzing each of these elements individually, in both the stable and unstable study areas, a preservation program can be

designed that addresses the image and integrity of the study areas.

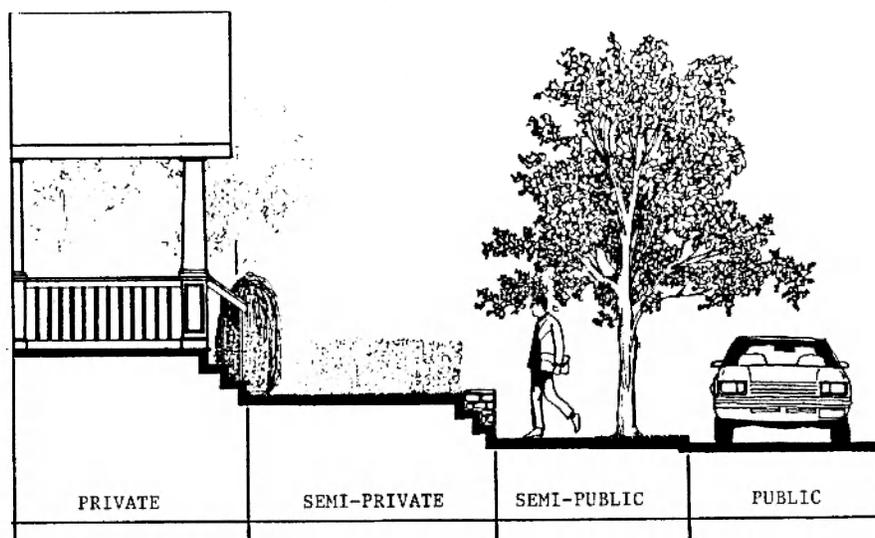
One of the greatest assets that the study areas possess is a clearly defined sequence of privacy zones (Sketch #1). Using closure, level changes and material changes, a rational hierarchy is obtained through the physical design of the environment.

The sequence begins with the public space; the street. Streets provide passage for automobiles, bikes and illegally those pedestrians wishing to avoid the social contact that sidewalks provide. Streets in the stable study area are well defined by curbs, grass and treelined borders (Photo #4). Most public signs occur



Photo #4 - Neighborhood streets; well defined and treelined.
(Mertz, 1987)

next to the street and consist basically of street name, traffic and parking signs. From each home a sidewalk extends to the street. One must step up from the curb to enter the next zone in the sequence the semi-public sidewalks. The sidewalks are public terrain but because of the strong edge created by the trees along the street on the one side and a low retaining wall, sloped ground, or manicured lawns on the other side, enclosure is achieved (Photo #5). One of the identifiable problems with the 12-plexes in the unstable area is the lack of enclosure at the semi-public realm (Photo #6). Landscaping on their private grounds are kept at a minimum, usually just grass, and no level changes are



Sketch #1 - Privacy zones. (Mertz,1987)



Photo #5 - Enclosure of the semi-public realm.
(Mertz,1987)



Photo #6 - Lack of closure at the semi-public
realm. (Mertz,1987)

incorporated into their landscape design. Many of the trees that defined the edge between sidewalk and street were removed. Because of this the sidewalk loses its spatial enclosure, qualities and charm. In some places, efforts have been made to replant trees but it will be decades before they can begin to achieve the sense of enclosure that the mature trees provide. Sidewalks are semi-public when enclosure is achieved because they are directly linked to the home they pass instead of to the street. In front of the 12-plexes, where the closure of the sidewalk disintegrates, the sidewalk becomes public domain and is not associated with anything.



Photo #7 - Semi-private walk leads to the entry. (Mertz, 1987)

From the semi-public sidewalk a level change often occurs and a semi-private walk takes the visitor to the front door of the house (Photo #7). A semi-private area contains the front yard, front porch and building facade, and reflects the personality of the residents. It is private because it is uniquely associated with one particular house and is set aside from the public realm. Ownership is often emphasized through property line definition. It is semi-private because the space it creates can be viewed by anyone passing by. Multi-plexes fail to develop this stage of the sequence. Their walk to the front door (usually located on the side of the building) is rarely landscaped and passes by automobiles



Photo #8 - Lack of a semi-private realm. (Mertz, 1987)

which are associated with the public realm of the street (Photo #8). There is little or no transition from public to private realm. Balconies are provided in some complexes but because of their location (4 feet or higher above the walk) they become a part of the private realm more than the semi-private. The 12-plexes turn their backs on the neighborhood. This not only affects the aesthetic integrity of the study areas, but also has deep underlying social implications. The residents of the multi-plexes do not become a part of the neighborhood and are looked upon as outsiders by the life-long residents.

Rhythm and repetition are commonly used in architecture and are evident in the stable and unstable study areas.¹² Virtually all the homes in the study area are of a similar size, contributing to a homogeneous environment. When there is harmony in size, buildings that break the pattern by being larger or more dominant become focal points. In traditional towns and neighborhoods, typical focal points were municipal building (city halls, schools, courthouses, etc.), and religious architecture.¹³ Within District 3, the Bluemont Elementary School (Photo #9) is a good example of a building that breaks the surrounding contextual order and becomes a focal point. Unfortunately, the 12-plexes in and surrounding the unstable area have also become focal

points with a negative impact on the area. The architectural integrity, symbolism, and ornamentation associated with focal point buildings is non-existent in the 12-plexes. Instead the 12-plexes achieve their focal point status by simply being different.

Building spacing contributes to the rhythm or pattern of a neighborhood. In the stable study area, there is a distinct, recognizable relationship between buildings and the spaces between them (Sketch #2). Achieved by having mandatory setbacks from the street and adjacent properties through zoning regulations, the repetition of the building mass and the space between adjacent masses, unifies the study areas and establishes a recognizable pattern. Most

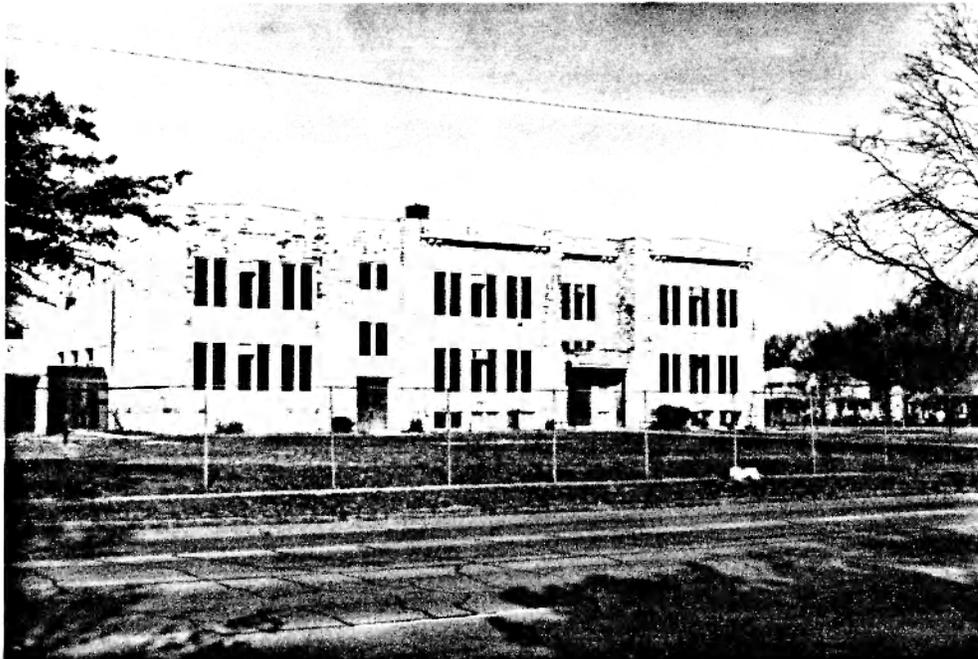
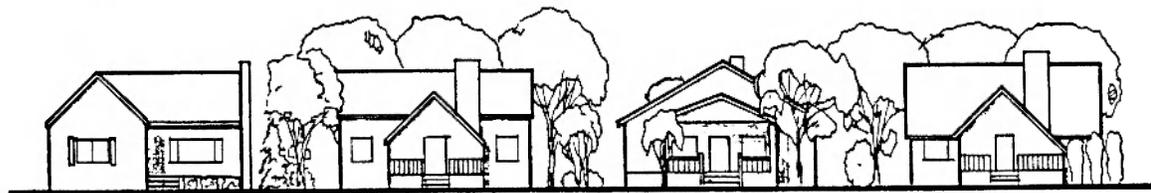


Photo #9 - Bluemont Elementary School. (Mertz, 1987)

homes are separated by a landscaped property line. Trees, shrubs and sometimes fences are used to fill the space between buildings and provide a clear definition of ownership. The landscaping frames the semi-public realm like a picture frame enhances a photograph. By extending the border to the sidewalk, a series of views are created giving the passerby a different set of visual stimuli every 50 feet. When the property border is visually semi-permeable, it allows for a smooth transition from property to property and creates visual anticipation and mystery (Photo #10). Viewers are able to see bits and pieces of the next property but are not able to see the whole property until they move beyond the border. It is



Sketch #2 - Relationship between building mass and space.
(Mertz, 1987)

unfortunate that the legal tools that created this unifying element also contributed to the decline of this element in the unstable study area. Because of city zoning ordinances, 12-plexes must occupy at least two adjacent lots.¹⁴ Where constructed, a multi-plex breaks the visual rhythm of mass and space. It fails to create anticipation or mystery along its property lines.¹⁵ Lack of landscaping and significant details create a dulling of the senses. Many of the units use a 6'-0" high solid fence (another city zoning regulation) to separate themselves from adjacent properties, preventing any visual connection that is so important in retaining continuity throughout the study areas (Photo #11).¹⁶ This wall also affects the adjacent property.



Photo #10 - Semi-permeable property border. (Mertz, 1987)

The repetition of distinct building elements also helps create visual harmony. In the older homes porches and gables that face the street are two easily recognizable elements that are repeated throughout the study areas (Photo #12). Even homes that have different style roofs address this issue by having gable porches or dormers that front on the street (Photo #13). The homes achieve uniqueness and individuality through ornamentation, style, color and the arrangement of their building mass. This creates a visually stimulating environment where no two homes are the same. The opposite of this can be seen in many of the more recent developments on the west side of town where homes are



Photo #11 - Preventing visual connection. (Mertz, 1987)



Photo #12 - Gables and entry porch addresses the street.
(Mertz,1987)



Photo #13 - Gabled entry. (Mertz,1987)

replicated with little or no variation in ornamentation or massing creating an environment that is stale and lacking in visual excitement (Photo #14). Recent construction in the study areas has also ignored these essential design elements resulting in buildings that don't fit into the environmental context (Photo #15). By turning their backs on the architectural integrity of the study areas, these homes and apartment complexes are contributing to its decline.

The repetition of size, space, orientation and specific design elements all contribute to the establishment of rhythm along the study area streetscape.



Photo #14 - Typical homes on the west side of Manhattan. (Mertz,1987)

The Mississippi State study refers to the design elements as significant details.¹⁷ When one of the details is ignored it creates visual tension, an inconsistency of image. When one detail is ignored, the tension created is slight, probably unnoticed by most viewers, but when a large number of significant details are ignored the tension created between the building and the environment is obvious. The building looks out of place. A building can be in spatial harmony with its surroundings, but because it ignored the significant details that give the environmental context its specific character it fails to become visually acceptable in the streetscape. Recent



Photo #15 - 4-plex construction with no ornamentation or style.
(Mertz, 1987)

multi-plex construction tends to ignore almost all these image-making qualities creating an environment filled with tension between what is new and what is old. Some of the newer homes constructed in the study areas also neglect these significant details (Photo #16). The tension created by the multi-plexes is more evident though because of their size and the fact that they neglect many of the other elements that give the district its architectural integrity.

Corner lots are extremely important in establishing neighborhood integrity (Photo #17). They attract more attention because of their location at intersections and have two sides that address the public realm. The stable



Photo #16 - Recent duplex that lacks favorable significant details.
(Mertz, 1987)

study area has well-maintained buildings and lots anchoring most corners within its boundaries with the exception of those on the Northeast and Southeast corners of 10th and Ratone (Photo #18). The unstable area corner lots are not as well-maintained as the stable areas. Two good examples of poor corner representation are 11th and Vattier where an empty lot used for parking serves as a welcome mat for a deteriorating old apartment complex (Photo #19), and on 11th and Kearney where a 4-plex has ignored the neighborhood context issues discussed previously (Photo #20).



Photo #17 - A well maintained corner lot in the stable study area.
(Mertz, 1987)



Photo #18 - Home on Northeast corner of 10th and
Ratone. (Mertz,1987)



Photo #19 - Corner of 11th and Vattier. (Mertz,1987)

The Mississippi State study refers to these corners or intersections as nodal points.¹⁸ Their importance in this study are heightened because the tree canopy opens at the corners creating an important visual experience. Landscaping limitations imposed by city ordinances requiring minimum setbacks to keep open vehicular sight triangles further expose most of the buildings that occupy corner lots.

Parking has been an issue in District #3 since the 1970's because of its location adjacent to the Kansas State University campus. In 1981, a parking permit system was established for part of this area to control on-street parking by people who did not live in the area.¹⁹



Photo #20 - Corner of 11th and Kearney. (Mertz, 1987)

Recent multi-plex construction has increased the problem due to lax building codes that require only two on-site parking places per living unit.²⁰ The parking problem is currently under control everywhere except those areas directly surrounding a 12-plex. 12-plex parking takes up almost all the land not included in the building footprint. When two or more complexes are adjoined a virtual sea of parking exists (Photo #21). The majority of these large parking lots are void of trees or low-lying vegetation that is consistent with the remainder of the study area.



Photo #21 - Sea of parking at Vattier 12-plex. (Mertz, 1987)

The other parking problems that exist are created by the subdividing of homes. In many of the homes that are subdivided the owner or tenants have made an effort to provide off-street parking for all those involved. Driveways that had previously served one or two cars now serve 4 to 8 vehicles. At many of these homes, the lawn becomes the easy place to park (Photo #22). The automobiles not only destroy the visual continuity of the semi-public realm along the streetscape, they also destroy the grass and often leave ruts and greasemarks on the landscape. This addition of off-street parking is occurring in both study areas.



Photo #22 - Parking in semi-private realm. (Mertz, 1987)

Building and landscape maintenance is always a factor in older neighborhoods. Whether a building is old or new, good or poor design, its day to day physical appearance affects the way people perceive it and its environmental context. In general, the stable study area has fewer neglected homes than the unstable area. Significant details, roofs, and exterior walls are well maintained and the landscaping is kept clean and well manicured.

Buildings that stand out tend to be the ones on either end of the maintenance spectrum. A well-groomed home is like a sculpture in the environment that surrounds it. A poorly maintained home, one that is in need of major repairs, casts a dark shadow of despair on homes that surround it (Photo #23). Home and lawn care are almost always synonymous. When a home is well-maintained, the lawn usually reflects the same level of care.

Owner occupied homes are generally in much better condition than rental unit homes because the owner has a direct interest in its upkeep. If something good can be said about the 12-plexes, it is that what landscaping they have is usually well-maintained. The recent economic climate that has seen the demand of rental units outnumber the supply has allowed rental property owners to neglect building maintenance. There is no need to spend money for improvements if the property can be rented as is.

Naturally moral and ethical values come into play here. Not all landlords are slum wardens. There are many well maintained rental units in both study areas, however, in the unstable study area, where zoning is favorable for larger more profitable development, buildings have been allowed to deteriorate since the land they occupied was worth more than the structure itself.

The alleys in the eastside neighborhood's provide anyone with a variety of visual experiences (Photo #24). With a few exceptions, the alleys are well-maintained. The alleys serve as a private driveway for those residents who have to access their off-street parking from the rear



Photo #23 - Poorly maintained home in the stable study area.
(Mertz, 1987)

of their lots. The alley also serves as a trash collection area. The alleys provide a visitor with a unique psychological experience because it allows the visitor direct access to the private areas of the resident. The backyard, the most private of exterior spaces in the study areas, are in full view of the passerby. In some instances, residents have attempted to prevent this visual intrusion by erecting fences or planting large shrubbery.

The alley experience is not only visual, but auditory and olfactory too. The sounds of dogs barking as they anticipate the visitor's approach, children playing, trees



Photo #24 - Alley in the stable study area. (Mertz, 1987)

rustling, etc., all seem to be more evident in the alley. The smell of wild flowers and garden vegetables compete with the smell of decaying leaves to provide the olfactory senses with smells not evident on the street side of the house. When walking through the alley, one feels as if the world has been reduced to the immediate area surrounding the alley. There is an anticipation of the unexpected, of what is to come (Photo #25). Some residents have landscaped the border of their alley to provide themselves and those who travel the alley with enjoyable sensual experience.



Photo #25 - Anticipation of the unexpected, an alley in the stable study area. (Mertz, 1987)

It was hypothesized that the stable study area would show a larger number of favorable physical qualities than the unstable study area. In actuality both study areas possess the same physical qualities. The difference in the study areas are where these physical qualities are located and their concentration.

If the architectural integrity of a neighborhood were measured on a scale, the unstable area would appear at both ends. In areas of the unstable area where the original architectural integrity of the neighborhood is retained, the largest concentration of desirable physical qualities can be found. These places are scattered throughout the study area but are rarely found at the nodal points. At the other end of the spectrum, the 12-plex construction contains none of the physical qualities that make an area successful and the buildings turn their back on almost all the image making qualities of the neighborhood. The lack of maintenance also has a dulling effect on the physical qualities of the area.

The stable study area has a number of outstanding examples of physical quality concentration at nodal points. There is a general balance throughout the study area of the physical qualities with slight variations in the image making qualities from block to block.

The unstable neighborhood is being destroyed not only by the type of intervention, apartment complexes, but by how these interventions are being executed in the neighborhood context.

The removal of the favorable physical qualities, the destruction of the continuity from residence to residence, has a powerful effect on how the environment is perceived. These interventions destroy the spirit of the area, even if they are few in number. A concentration of these interventions totally change the integrity of the area.

PRESERVATION PROGRAM INTRODUCTION

"The basic decisions on a town's future are necessarily taken in the course of some sort of planning process."²¹ The same can be said of a neighborhood within a town. "What really counts is the spirit animating that process and, thus, its goals."²² There are a number of directions a neighborhood can take when developing a planning process:

- 1) allow things to take whatever course will evolve.
- 2) plan to keep things the way they exist now.
- 3) change to a different style and type of architecture.
- 4) revert back to a set period in time.²³

The study area is populated by long-time residents, Kansas State University students, Fort Riley military personnel, and many first-time homeowners. This wide variety of people has the possibility of creating an exciting, interesting neighborhood. Unfortunately the residents are socially split. The young university students and the long-time residents are different in many ways:

- * length of occupancy,

- * fields of interest and entertainment,
- * financial status.

Currently there is no program that helps create social interaction between these two groups. Although neighborhood preservation groups are formed to help preserve the architectural qualities of the neighborhood, they can also be used to socially bond these diverse groups. Once the lines of communication have been established, some of the minor problems that affect the neighborhood, loud noise, unannounced parties, etc., can be resolved.

CESNA

Manhattan currently has three neighborhood associations: OMNA (Older Manhattan Neighborhood Association), CESNA (Concerned East Side Neighborhood Association), and SMNA (South Manhattan Neighborhood Association). The development of a strong neighborhood association is important in working with city officials. CESNA's neighborhood boundaries are just west of the stable study area. An analysis of the organizations history can serve as an example for future organizations in the district.

CESNA was the brainchild of a neighborhood resident, Stormy Kennedy, who became concerned about attitudes of residents toward their neighborhood. A sharp decline in the aesthetic integrity of the neighborhood had led to a "Why fix it?" attitude. When long time residents began to neglect their property and when a home that was destroyed by fire sat vacant for a long period of time, Mrs. Kennedy began to fear that her neighborhood would soon become a slum. As part of a course at Kansas State University, Mrs. Kennedy surveyed her neighbors about their feelings on what was happening to their neighborhood. She found out three important things from her survey: most of those surveyed were happy with their homes but unhappy with their neighborhood; no one knew what zoning designation

they lived under; and no one thought you could work with city hall.

Mrs. Kennedy and her husband, George, began to hold neighborhood meetings in their home to discuss the situation. At first, attendance was low, but after a while people began to get interested. The organization CESNA was formed at a meeting of 45 local residents. At the meeting, 27 neighborhood problems were identified with the two biggest problems being lack of code enforcement and the increased density problem. The organization established physical boundaries to keep the membership at a manageable level. CESNA members began to attend city and planning commission meetings, voicing their opinions and asking for action.

Neighborhood meetings continued and with them came a new neighborhood spirit. Neighbors began to talk. From these talks and the neighborhood meetings came a variety of social activities; annual neighborhood picnics, neighborhood clean-up day; crime watch, etc.. All these activities began to rebuild the social network that is vital to neighborhood success. People began to care and take pride in their homes and neighborhood. Peer pressure began to influence residents to keep their properties clean.

As the social conscience of the neighborhood grew, the CESNA organization became stronger. Residents began

to understand city politics and gained a fuller understanding of the issues they were dealing with. After months of walking out of commission meetings the members voices finally began to have an impact.

A special meeting was set up between key city officials and the neighborhood association in an attempt to resolve the problems facing the neighborhood. The meeting, however, was a disaster. Held at City Hall with the city officials sitting high on a podium and CESNA representatives sitting below, the CESNA representatives felt as though they never had a chance to be on equal terms with the government. A suggestion was made by a local resident, Bernd Foerster, to change the direction of the movement and concentrate on one city official at a time. A walking tour of the neighborhood was given for Mayor David Fiser highlighting the work and money that area residents had spent on home remodeling. At the end of the tour, Mayor Fiser was led into a room full of neighborhood residents who expressed their concern over the problems they faced. The neighborhood solidarity impressed Mayor Fiser and made him sympathetic to the CESNA cause.

When the zoning hearing came before the planning commission meeting, a well-planned, well-organized presentation was given by CESNA members. Opponents to the zoning change, local realtors, developers, contractors and

absentee landlords, protested against the proposal. The decision was in CESNA's favor largely because their perseverance in attending commission meetings had familiarized the commissioners with their views.

CESNA still exists today, but is not as active. Neighbors still talk, picnics are still held annually, residents still help other residents. As of the publication of this thesis, new problems are beginning to threaten the neighborhood and CESNA leaders are gearing up for increased activity.

The success of CESNA can be traced to a number of factors. First, it had a strong-willed, dedicated leader in Stormy Kennedy. If a preservation organization is going to be successful the need for such a leader is paramount.

Second, the organization kept its boundaries small so that its population was at a manageable level. This allowed the residents to really begin to know each other. This social integration led to better communication lines and better home maintenance through peer pressure.

The third reason for the organization's success was the fact that it was willing to work with City Hall. The ability to reason and work with city officials can help reduce the tension between the two parties and can lead to success.

ORGANIZATION

The first step in creating a preservation program is convincing the population to be served that one is needed. This can be accomplished through the creation of a neighborhood organization. A few people must be willing to serve as the driving force in the organization. Most of the responsibility will lie on the shoulders of the organization's leaders. The organization will start small and then build up its membership through neighborhood newsletters and word of mouth. Boundaries must be set to keep the organization and its goals manageable. The meetings should be used to identify problem areas within the neighborhood. It is crucial that identification of problems are kept general at first so as not to insult owners whose properties are less than desirable. Far more good comes from peaceful negotiations and positive peer pressure than from rules, regulations and insults.

It may become necessary at times to deal with government officials as was the case with CESNA. The Manhattan Planning Commission, whose members are appointed, is in charge of making planning recommendations to the city commissioners who have final jurisdiction. City Commission members are elected positions. A neighborhood can use political power to elect city commissioners who are sensitive to the needs of the

neighborhood. Planning Commission hearings and meetings are open to the public. It is important that community organization members attend these meetings and voice their opinions. Speeches and presentations should be planned in advance, because a poorly delivered presentation can be detrimental to the cause. Those members who are good at public speaking should be assigned specific topics structuring the testimony to prevent several members from addressing the same topic and will ensure that all topics and arguments are presented.

Copies of zoning ordinances, building codes, planning maps, etc., can be acquired from the city offices.

It is important that the neighborhood organization develop the social network within the neighborhood. Peer pressure is a marvelous tool. It can resolve many of the small problems without outside help. The study areas have a lot of transient population (students and military personnel). It is important to get them involved also, and to maintain such efforts as temporary residents change.

The neighborhood newsletter should keep residents informed of all meetings and social activities. In each newsletter, a home and/or resident can be featured. This helps build neighborhood pride and informs the neighborhood about itself.

It is essential for the survival of the single-family neighborhood that when new families move in residents vacate their properties. A neighborhood organization can help retain the neighborhood's physical identity if it becomes involved in the marketing of the homes within its boundaries. The publication of a brochure that displays the neighborhood homes and the neighborhood amenities can be distributed to local realtors and residents who are dealing with a property. Not only does such a brochure invite similar single-family residents to move into the neighborhood, but it helps those residents who are moving to sell their homes in what is now a depressed market. The brochure can be updated periodically and distributed to all residents.

ECONOMIC AID

At this time there is little economic aid available for people wishing to renovate their homes. According to Karen Davies, Assistant Director of Community Development, federal grant programs that had provided low interest loans for low and moderate income families have been discontinued. The loans had provided eligible families and landlords a three percent interest rate on half of the rehabilitation costs. Davies cited the lack of interest in the program was caused by constricting regulations, red tape and the lack of profitable incentives. She also added that because of the short duration of the grant, homeowners had little time to apply. The city was cautious in applying for these grants since there was no guarantee that they would be renewed the following year. Setting up a program for one year and attempting to publicize the availability of the program in such a short time proved unworkable.

Richard Friesen, Director of the University for Man's HOME program, has used diversion workers (people sentenced in court to perform community service) and volunteers to complete minor repairs for low-income and elderly residents. The Home Owners Maintenance and Energy Program is funded through community development. HOME uses diversion workers sent by the Social Rehabilitation

Services and volunteers to provide basic labor needs to those residents unable to perform the home repairs themselves. The resident is responsible for providing the materials for the renovations. The program operates a small revolving fund that residents can use to borrow money to purchase the materials. According to Friesen, HOME is currently suffering from a shortage of funds but because of the student and military population in the city of Manhattan, HOME always has an abundance of volunteers. Friesen stated that the scope of the work performed by HOME's workers was general yard maintenance, and painting but they have been known to do more elaborate jobs. Currently Friesen is attempting to organize a number of local residents to contribute to a revolving fund for the purchase of a deteriorating home, fix it up, and resell the home for a small profit. The cycle would then begin again. The revolving fund program has been very successful in a number of cities across the United States. Its biggest drawback is getting the capital together to acquire the first property. Kent Glasscock, City Commissioner and owner of the local building supply company, the Homestore, has pledged to Friesen renovation materials with payment due upon sale of the renovated house. The establishment of this revolving fund could be a huge boost for the preservation efforts in District 3 because it would return a deteriorated home to single-family use.

PHYSICAL DESIGN

Maintenance efforts in a neighborhood rely mainly on personal pride and peer pressure. Creating a neighborhood clean-up day once a season (fall, spring, summer and winter) would encourage the neighborhood to join in a cooperative effort to keep the area clean. The HOME program should be utilized by those residents incapable of carrying out their own home maintenance. Project Coordinator, Richard Friesen can be contacted at the University for Man for further details.

One of the biggest eyesores in both study areas is the warped porch. Years of settling have created porches that have sunk deeper than the house because of the different foundation systems. An effort needs to be made to reconstruct those porches that are in need of repair or replacement. To insure proper reconstruction, photographs should be taken of the porch and any detail elements before dismantling.

Homes that have chipped, deteriorated paint also stand out and create tension in the environment. Nothing makes a home look better than a new paint job. Care should be taken in selecting a painter. Previous coats should be removed or sanded down to provide a smooth surface for the new paint. Homes should be painted in colors that are in the neighborhood context. Bold, bright

colors should be avoided. For historic structures, a return to the original color(s) is usually indicated.

Lawns need to be kept well manicured and free of debris. Local city ordinances require that residents keep their grass cut to an acceptable level.²⁴ If a violation is observed, contact the city zoning enforcement officer. An officer will inform the violator that they have a restricted number of days to see that the lawn is cut or the city will do it for them and assess a fine that will cover the cost of cutting and a penalty for non-compliance. Shrubs and trees should also be kept trim. Trees have a tendency to drop branches and block sidewalks. It is the responsibility of neighborhood residents to see that their sidewalks are kept in good repair and clean of debris.

As discussed in the Analysis, corner lots are important to the neighborhood image. Every effort should be made to create visually appealing corners. If a revolving fund is set up to purchase homes and rehabilitate them, an effort should be made to acquire those corner properties that are run down. The renovation of these properties will not only create a more pleasant corner for the area but will demonstrate to the passersby that the area is on the upswing, generating more renovation. Corners are the most visible parts of the

neighborhood and should be used as examples for the rest of the neighborhood.

The addition of flowers and/or other low-lying landscaping elements help give each corner its own identity (Photo #26). This type of corner treatment should be encouraged because it creates visual anticipation from corner to corner. In contrast, high planting at corners causes traffic hazards by reducing visibility.

Residents should be encouraged to treat their alleys with the same respect that they treat their front yards.

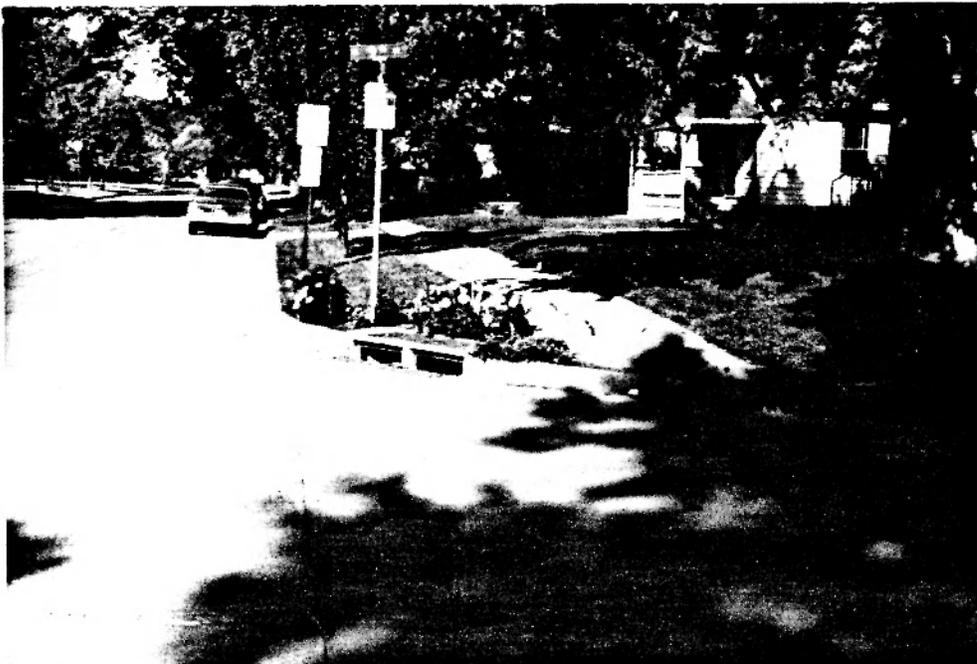


Photo #26 - Creating identity at a corner. (Mertz, 1987)

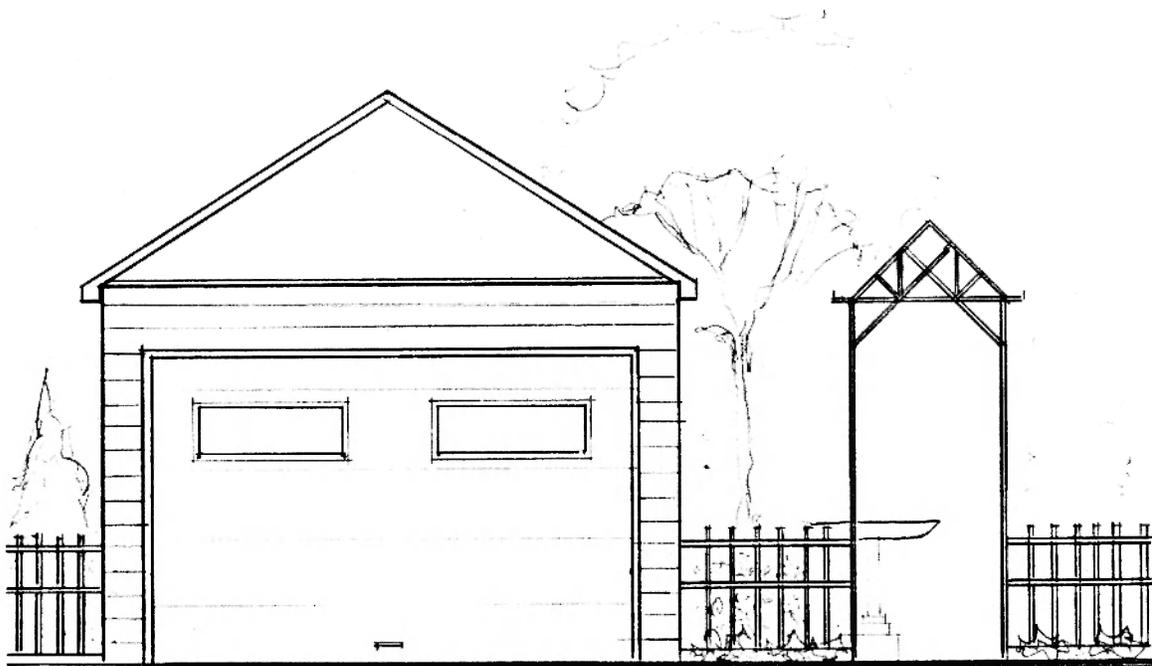
The alleys are already an interesting place to be but could become a tremendous asset if they were better maintained. Garbage containers should be shielded from view (Photo #27 and Sketch #3). Automobiles should be parked in an orderly manner. Many alleys and back yards tend to become junkyards. A possible solution to this problem could be a clean-your-alley-day. On a specific day, all area residents would be encouraged by the neighborhood preservation organization to dispose of all the junk that has collected in their back yards. Weeds and trees could then be trimmed and pruned. The development of entries into the backyard could enhance the



Photo #27 - Shielding trash cans from view. (Mertz,1987)

appearance of the alley and provide a variety of interesting details along the road (Sketch #3).

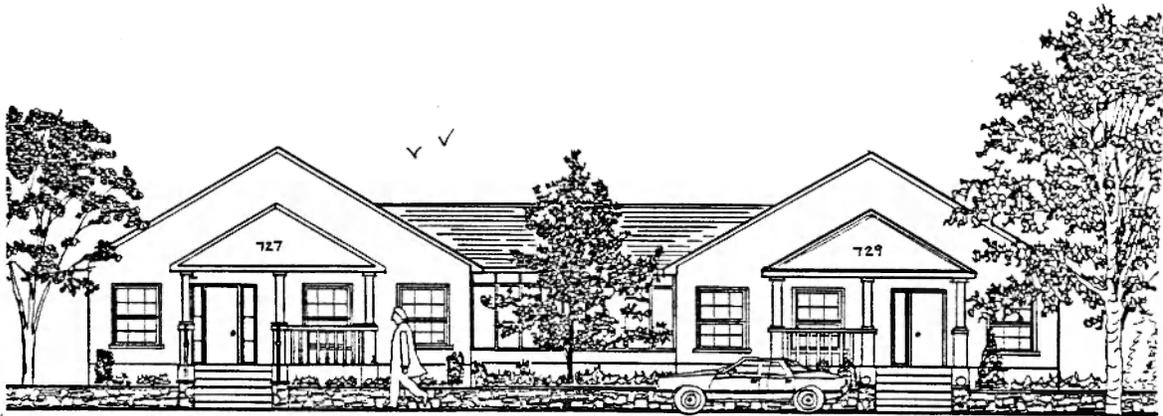
New construction impact on the neighborhood can be positive or negative depending on whether the new building's design responds to the environmental context and favorable physical qualities of the neighborhood. During the analysis of the study areas, many examples of new construction causing a negative impact on the neighborhood were discussed. Recent zoning changes have restricted multi-plex construction, however it is still possible to construct 4-plexes in the study areas.



Sketch #3 - Entry from the alley. (Mertz, 1987)

Four-plexes can be constructed economically within the neighborhood context. An example of such of a 4-plex that responds to the favorable physical qualities of the neighborhood is shown in Sketch #4. The streetscape is preserved by:

- A) emphasizing the privacy gradient,
- B) addressing the street with the roof gable on both end sections,
- C) recessing the center section from the street and lowering the roof so that it can be effectively screened with landscaping elements. This allows the end sections to be emphasized and preserves the repetitive rhythm of building masses,



Sketch #4 - Proposal for a 4-plex. (Mertz, 1987)

- D) maintaining similar proportions to homes in the surrounding area,
- E) addressing significant details in the handling of the retaining wall, porches, doors and windows.

12-plex construction is currently illegal in the study areas because of the city's renewed sensitivity toward neighborhood preservation. It would be unlikely that the recent zoning change will preserve the neighborhood for an infinite period of time. The fact that 12-plexes already exist makes this neighborhood a prime target for future development.

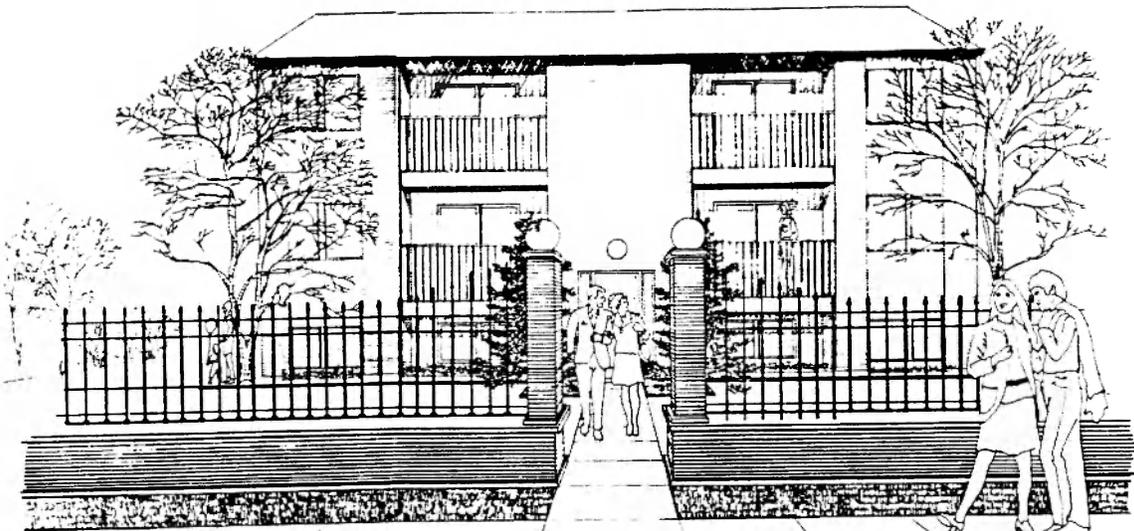
It is impossible to totally integrate a 12-plex units into the neighborhood context. Because of their size and scale, 12-plexes are going to become focal structures. If these buildings are going to succeed in the context of the study area, they must become positive focal points or their focal status must be diminished. To do this, they must first establish an architectural identity that is compatible with the neighborhood. Current 12-plexes attempt to achieve identity by being different from the single family homes that surround them and other 12-plexes. There is no unifying element to tie the 12-plexes to each other and there is no unifying element to tie the 12-plexes to the neighborhood context. Because they lack unity and identity, they make a negative impact on the neighborhood.

There is nothing that can be done with the physical structures that are already in place. Major renovations for aesthetic reasons cannot be justified economically on a structure that is physically sound. Minor adjustments can be justified by making rental units more desirable. Preservation efforts should therefore be geared toward landscaping in an attempt to establish a unifying identity.

The city currently has a zoning regulation that requires 12-plexes to visually shield their property from adjacent single-family homes through the use of a 6'-0" high fence. This regulation could be modified to require all 12-plexes to be surrounded by a fence of specific materials, size and thickness. This fence would be located to define the edge of the privacy gradient between semi-private and semi-public. A required height of 6'-0" high would help reduce the visual impact of the existing building masses, screen parking, and provide continuity along the streetscape. A 75% visual permeability would insure that solid fences are not constructed. The fences should appear decorative, not defiant. The repetition of building materials, and the proportion of their use create walls that begin to establish identity. Sketch #5 shows how this idea could be incorporated into an actual neighborhood situation. The incorporation of the fence not only adds significant details to the otherwise drab

environment, but it also indicates property lines.

Because of the lack of significant building details, the 12-plexes in the study area appear to be monolithic. This can be resolved by landscaping in front of the massive building areas. Parking should be restricted to a maximum of three adjacent cars. Every fourth parking space should be landscaped with trees and shrubbery, this would break up the sea of parking and reduce the negative visual impact that the automobile and parking lot has on the environment. These locations could allow for motorcycle or bicycle parking.



Sketch #5 - Establishing identity by adding favorable physical qualities. (Mertz, 1967)

By successfully shielding the parking and building mass from public view, and by adding some significant details in the form of a fence that separates privacy realms and creates visual movement on the sidewalk, the negative impact that the 12-plexes have on the neighborhood environment can be reduced.

As discussed in the analysis, the privacy zones are an important part of the eastside neighborhood image. Every effort should be made by local property owners to enhance these zones. Following is a list of suggestions that can enhance privacy zones:

- A) Make sure that a definite line is drawn between the property line and the sidewalk. Fences, shrubbery, retaining walls and level changes are excellent ways to separate the public realm from the private realm. Achieving separation of realms is important but there must also be visual connection between these realms. Therefore, wall, shrubbery or fence height should not exceed 4'-0" from the sidewalk.
- B) Each property should establish its own identity within the unity of the neighborhood. This can be achieved through the use of lights, curb fencing, trees, shrubs, flowers and sculptures.
- C) Allow for visual transition from property to property by not making separations between

properties entirely solid. Separation needs to exist to create mystery but there needs to be some visual link to create anticipation.

To this point the preservation program has focused on the neighborhood in general. By applying this information to specific cases within the study areas, it is possible to see how the preservation program will work. Four properties were chosen to be used as examples: 1027-1029 Vattier, 907 Vattier, 815 Kearney and 929 Ratone. These buildings are representative of the type of structures that do not possess the favorable physical qualities discussed in the analysis that give the neighborhood its image. In the case studies, each building is analyzed in regard to the favorable physical qualities of the neighborhood. If the building does not possess or enhance these favorable qualities, suggestions are made to restore these qualities. A photograph of the building in current conditions and a sketch of the building incorporating the proposed changes are included with each example.

It should be remembered that these case studies are merely examples, and the suggestions are not the only solutions to the preservation problems in the Eastside neighborhood. Every property in the District has a specific image. It is important that these images be preserved or enhanced. This thesis may be used as a guide to understanding the problems that neighborhoods face. Residents must identify what favorable physical qualities give the area its architectural image, and direct their efforts to enhancing these qualities.

CASE STUDY #1: 815 Kearney

Problem:

*Dormer over door is too small and is blocked from view by the shed roof that covers the porch.

*Privacy zones are not clearly defined.

*Building seems out-of-place in the landscape.

*Significant details don't correlate with neighboring homes.

Solution:

*Remove the shed roof and rebuild the dormer. Add a larger porch. The porch and dormer, although original, are out of scale with the house and surroundings.

*Move tree in front to side of yard to define the property line. Landscape along the sidewalk introducing trees and shrubbery to create separation between public and private zones.

*Landscape with low lying shrubs along the foundation to integrate building more. Addition of color through the use of flowers would enhance the building appearance.

*Remove plastic shutters and replace with window detailing. The porch addition will also add to the significant details.

NOTE: This is an example of a building that has no exceptional architectural qualities, and therefore changes are acceptable that would be inappropriate in a building of greater architectural or historic significance.



Photo #28 - 815 Kearney Street. (Mertz, 1987)



Sketch #6 - Changes incorporated into 815 Kearney Street.

CASE STUDY #2: 929 Ratone

Problem:

- *Exterior materials are not uniform in style.
- *Cars parked in front destroy privacy gradient.
- *Entry is not significant.
- *Windows on new section do not match windows on old section.
- *Unattractive air conditioning units are exposed.
- *Exterior stair to apartments on upper level are unattractive and are not consistent with neighborhood significant details.

Solution:

- *Paint the natural wood finish to match the existing color of the original section.
- *Pave a designated parking area and use shrubbery and trees to shield it from the street. The parking should be near the rear of the structure and, accessed from the alley.
- *Clean up entry area. Use landscaping materials to highlight the entry approach. Install a new airlock so that the entry is flush with the front of the building.
- *Detailing on window of older section can easily be reproduced on the new windows of the new section.
- *Shield air conditioning units with vegetation so that they are not visible from the street.
- *Rebuild stairs so that they do not extend beyond the West facade and shield them with vegetation to reduce their visibility.



Photo #29 - 929 Ratone Street. (Mertz, 1987)



Sketch #7 - Changes incorporated into 929 Ratone Street.

CASE STUDY #3: 1027 - 1029 Vattier (duplex)

Problem:

- *Two-tone paint finish does not fit neighborhood context.
- *Building fails to address Vattier with a gable.
- *Privacy gradient is not defined.
- *Foundation and air conditioning units are visible.

Solution:

- *Repaint with white. If color is desired, a single pastel color should be chosen for the building. Details should then be highlighted with white.
- *Add gable dormers to both entrances or build a gabled porch that encompasses both entries.
- *Landscape along the sidewalk and entry approach to create a separation of space. Property line should be landscaped also.
- *Strategic placing of trees and shrubbery can shield these items from view.

NOTE: This is an example of a building that has no exceptional architectural qualities, and therefore changes are acceptable that would be inappropriate in a building of greater architectural or historic significance.

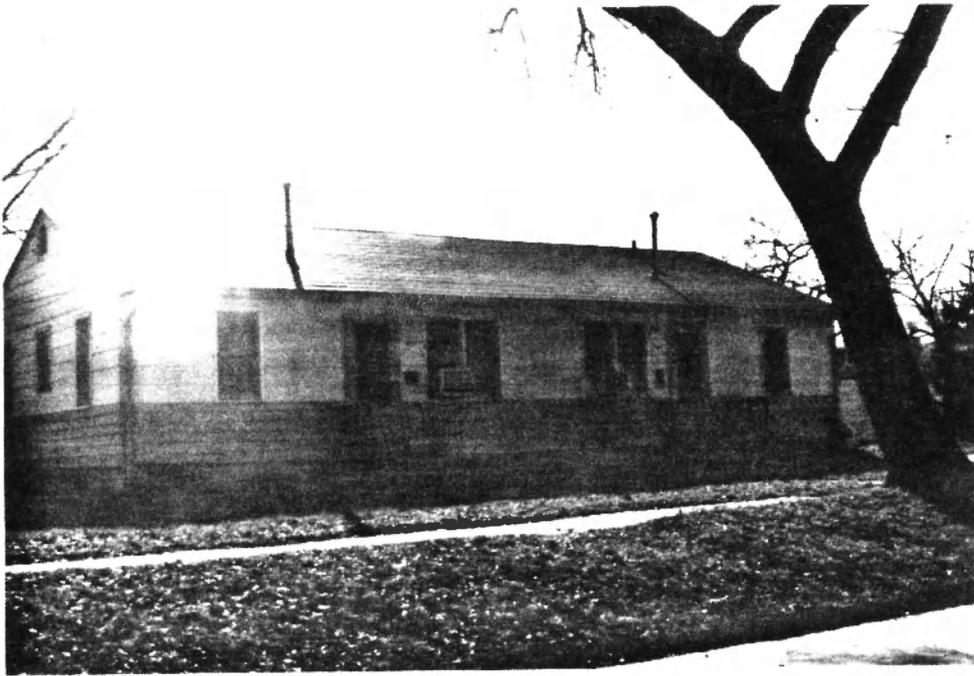


Photo #30 - 1027-1029 Vattier Street. (Mertz, 1987)



Sketch #8 - Changes incorporated into 1027 - 1029 Vattier.

CASE STUDY #4: 907 Vattier (12-plex)

Problem:

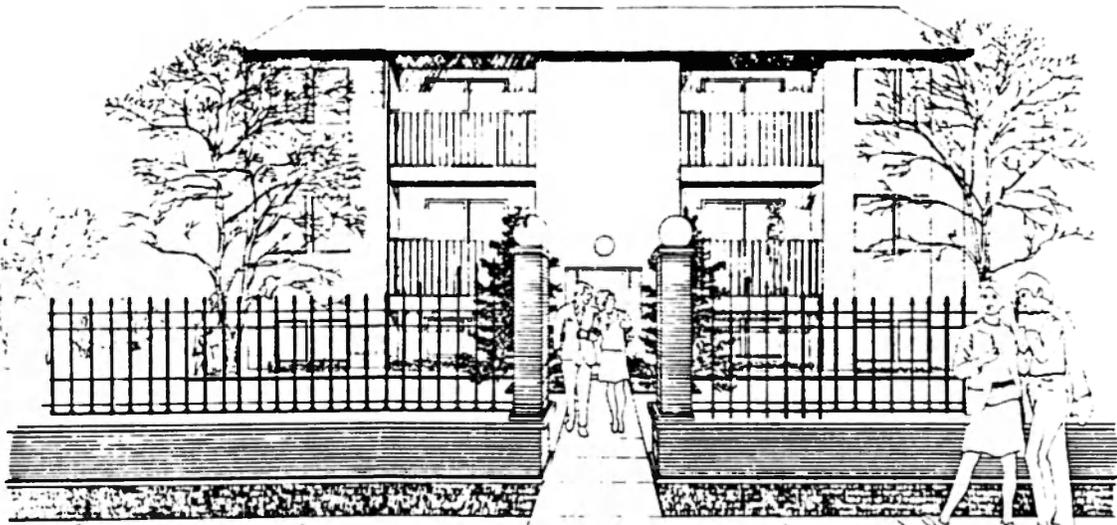
- *Building is out of proportion with its environment.
- *There is no evidence of a privacy gradient.
- *Building lacks significant detailing.
- *Sea of parking destroys neighborhood landscaping continuity and privacy gradient.

Solution:

- *Use trees and ivy to break up large plain surface areas.
- *Use visually permeable fencing to establish a clear cut definition of property lines. Entry onto the site should be defined and have a direct association with the entry into the building.
- *Lighting should be unified on the site. Mailbox unit should be mounted on the fence or on an element of similar size and materials. Flower boxes should be added to porches.
- *Parking access should be restricted to the rear of the complex. Sea of parking should be broken up by the introduction of landscaping elements and trees every 4th space.



Photo #31 - 907 Vattier Street. (Mertz, 1987)



Sketch #9 - Changes incorporated into 907 Vattier.

FOOTNOTES

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Physical Qualities ²⁵

Physical qualities determine the scale, quality, and form of the physical environment. The location, emphasis, and interaction of these qualities determine the physical character of the town and in doing so determines the town's images.

Here and there adds a foreground of hereness to a background of there-ness. It combines both a known (here) quality and an unknown (there) quality into a single image. It often occurs with enframement and visual venturi.

Here and There ●

Undulation often happens along a link to somewhere. It is not an image quality that occurs at a nodal point. It implies motion. The path takes a serpentine form. This allows the observer many changing vistas as movement occurs through space. Deflected vista often occurs along an undulating sequence of spaces.

Undulation ■

Mystery simply implies an unknown element; something that is not fully comprehensible at the present position of time and space. It invites the observer to move further and try to solve the mystery.

Mystery ☒

Truncation is an optical illusion that usually needs level change in order to work. It occurs when the middle ground is hidden and the observer only sees foreground and background. The illusion is that the foreground and background appear to be in the same plane — the distance between them is undetectable.

Truncation ○

The necessary ingredients to create a terminated vista are: a strong axis, focal point to block the axis, and movement toward the focal point. This is a classical image device that works well in any environment — from Paris to Holly Springs, Mississippi. Enframement and visual venturi often accompany a terminated vista.

Terminated Vista ●

A deflected vista needs the same ingredients as a terminated vista — strong axis, focal point, and movement toward the focal point. The difference is that a deflected vista is not the end of the sequence. It "bounces" the view toward another (unseen) focus, and by doing so, it heightens anticipation. A feeling of mystery usually accompanies a skillful deflected vista.

Deflected Vista ○

The position of viewing a change in level is important. If the observer is below — the experience is one of anticipation, inferiority, intimacy, and claustrophobia. Ascending implies going up to the unknown. A viewpoint above produces a feeling of superiority, exhilaration, and command. Descending implies going down into the known. Truncation often accompanies level change.

Level Change ☒

When movement occurs from a large space thru a narrow opening, an increase in visual pressure results, similar to the venturi principle in physics. The energy of movement is heightened and anticipation results. It is an excellent device for subdividing a sequence of spaces into understandable segments.

Visual Venturi ▲

Confusion is seldom a positive image-maker. It often occurs when an intersection of routes leaves the viewer with an uncertainty of direction. It implies that the next segment in a sequence of image encounters is unplanned or uncertain. It is an image quality that the small town designer should avoid.

Confusion ?

An image focal point is the same quantity as any other focal point. It is the center of attention in any composition — a painting or a small town. It says to the observer — “this is the place.” Focal points usually occur in conjunction with terminated vista, deflected vista, enframing, or here and there. Every segment of a route should have a major point of focus; however, numerous focal points in a single composition can be clumsy. Their number and use should be carefully planned.

Focal Point

Any object or piece of an object can be a significant detail. A house, a fire hydrant, a church, or a boat can have significant details. They are often a part of the focal point of a particular segment of the environment. Their manipulation can add enrichment to an image.

Significant Details

Closure usually refers to the “wall” of the space within which the observer exists. The most common elements that provide closure are trees and buildings. They can tighten up a space to provide enframing and visual venturi or they can spread out to create thereness and infinity. Closure is the containment of space and image.

Closure

Pause occurs when the observer encounters the feeling that this place is something that deserves some time to experience. It does not mean that the traveler is forced to slow down, but rather that he wants to slow down. If a place is special, this feeling of pause will happen automatically; if a place is not special, there is no way for it to happen. Pause should only occur at nodal points and not at links.

Pause

Surprise often follows anticipation. It is the quality that imprints a pleasant feeling of arrival to the viewer. It happens when the unexpected happens.

Surprise

Tension can be a positive or a negative image-maker. It can be positive if it implies that a spark of visual energy is jumping between two elements that are juxtaposed to each other. It can be a negative quality if it implies a confusion, congestion, or an inconstancy of image. Both applications are found in small towns.

Tension

Infinity is similar to thereness in terms of scale and distance. The major difference is that there is no focal point to move toward. It implies a “foreverness” of image or non-image. It focuses the observers attention only on the horizon. It is difficult to get the feeling of moving toward a goal when infinity is the primary image.

Infinity

The most ambiguous and difficult to discuss of all the image qualities is moods. It is inherently changing and illusive. Moods are affected by the weather, the attitude of the observers, and the people around them. It is primarily a feeling of change and complexity of the observed image. It leaves the viewer with an attitude that he should ponder the view longer than a span of seconds.

Moods

Enframing is often accompanied by visual venturi, terminated vista, and closure. The vista is framed by trees, buildings or anything else that helps to bound the view. It works well with a strong axis.

Enframing

It is that image-making quality that is always out of grasp of the viewer. It is always there never here. It implies a point that the viewer is trying to reach, but never can. If he does, the point then loses its quality of thereness. Mystery often accompanies thereness.

Thereness

This is a powerful image-maker. It is the feeling that occurs when a viewer's curiosity is aroused. The viewer starts to wonder what unknown images will occur immediately "around the corner."

Anticipation

