

Analysis of Environs of 627 Ohio Street, Martin House

Step One

Historical Significance and Context

According to the application for Historic Landmark Designation, the property was constructed c. 1902. The property is being nominated to the Lawrence Register of Historic Places under local criteria six. Local criteria six is *its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant.*

The importance of this structure's visual and physical characteristics influences the environs definition process in that it is a prominent residential structure in the Old West Lawrence Historic District. The structure's architectural significance is important in the environs definition process because it is an excellent example of a Queen Anne Style residential structure with Colonial Revival details. The structure also maintains a high degree of integrity.

Period of Significance 1902-1964

Step Two

Historical Character of the Area Surrounding the Property

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

Natural Features The property is located in the original townsite of Lawrence. The environs consist of platted lots on relatively flat ground. There were no significant natural features in the environs of the subject property except the natural ravine (now Watson Park) that separated this residential area from the commercial downtown.

Property Boundaries and Ownership Patterns The area surrounding 627 Ohio Street platted into typical original townsite lots of 50 ft by 117 feet. The property ownership changed during the period of significance. However, the traditional pattern of multiple property owners within the environs has remained constant over the period of significance.

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

Circulation Patterns The streets in the area reflect the traditional grid pattern of the original town site. With the introduction of the automobile at the turn of the century, streets began to be paved with brick. The brick-paved streets typically had stone curbs. Garages were located on the rear of the lot lines and accessed from the alley. Sidewalks were typically constructed of brick, with a few areas of stone slab paving.

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

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

Primary Structures The primary structures in the environs of the property were primarily single-family residences. The structures are primarily 1 ½ and 2 stories in height and constructed of wood or masonry materials. Various styles were represented in the area.

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

Outdoor Activity Spaces Central Park to the east was the public park for the area. A number of residences had enough land to provide outdoor activity spaces on private grounds.

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

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

Step Three

Present Character of the Area Surrounding the Property

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

Natural Features There are no major natural features.

Property Boundaries and Ownership Patterns Property boundaries and ownership patterns along Ohio Street reflect the 50 ft. by 117 ft original townsite lots under multiple

ownerships.

Land Use Patterns and Zoning Land use and zoning support individual dwellings on individual lots. The property is zoned RS5 - Single Dwelling Residential District.

Circulation Patterns The circulation patterns have not changed. Access to the properties is still primarily from the State-named street and alleyways.

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

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

Primary Structures The primary structures surrounding the subject property are generally the same as were present during the period of significance. There have been a few modern residential buildings interjected into the area.

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

Outdoor Activity Spaces Central Park now named Watson Park remains a City park for the area. The amount of private green outdoor activity space has been reduced. There are numerous private patios, and several decks at the rear of the residences.

Utilities and mechanical Equipment There are storm sewer inlets, traffic signs and street lighting along all of the streets in the area. Water meter and manhole covers are typical through the area. Fire hydrants are located along the streets. Electrical and telephone lines are both above ground and below ground in the area.

Views Views to and from the subject property have not changed significantly from the time of construction.

Time Time of the day has an impact on the perception of the subject property. Nighttime appearance with lighted porches and interior lights through windows is also quite different from the normal day time appearance. Seasonal changes in vegetation are an important aspect of the experiential quality of the area.

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

Sounds, Smells, Tastes In general this area has the usual sounds of cars and conversation associated with residential areas. There are no unusual or distinct sounds, smells, or tastes that characterize the residential area.

Imagination and Expectation The area surrounding the subject property is considered part of the Old West Lawrence neighborhood.

Step Four

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

Natural Features The natural features remain the same.

Property Boundaries and Ownership Patterns The platting of the property has not changed. The ownership patterns in the area have changed.

Land Use Patterns and Zoning The land use and zoning patterns have not changed. There was a period of time when the area supported more multi-family uses, but the pattern has reverted back to single family uses.

Circulation Patterns Street and sidewalk patterns have changed very little, but the paving materials have changed in some areas.

Primary Structures Primary structures remain the same.

The majority of the structures along the Ohio Street retain many of their original features.

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

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

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

Views The views to and from the subject property have not changed significantly.

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

automobiles.

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

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

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

Conclusion

The Environs for 627 Ohio Street, the Martin House, should be reviewed in the following manner. The Environs should be divided into two areas (see attached map) and the following standards applied to each of the areas:

Area 1: Maintaining the existing structures and visual appearance of the environs is the primary focus of review. Main structure demolitions would be approved only if documentation was provided that indicated that the structure was unsound and/or a certificate of economic hardship was approved.

Minor projects (minor additions, porch remodeling, window and door changes, demolition of outbuildings, etc.) will be approved administratively by the Historic Resources Administrator. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation, the Standards and Guidelines for Evaluating the Effect on Project on Environs, and the Criteria set forth in 22-505.

Major projects (major additions, new infill construction, major alterations, roof changes, etc.,) would be reviewed by the Historic Resources Commission. All design elements are important. The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation, the Standards and Guidelines for Evaluating the Effect on Project on Environs, and the Criteria set forth in 22-505.

Area 2: The properties in this area have no direct "line of sight" to the subject property. This area should maintain the overall residential character of the historic environs and the following should apply:

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. Important design elements include scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings, and sense of entry. Demolition of properties shall be approved if a compatible structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern within the environs are the primary focus of review.

All projects except for demolition of main structures, new infill construction, significant additions, etc. will be reviewed administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issue in the review is whether the project will encroach upon the listed property.

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