

Analysis of Environs of 1040 New Hampshire Street, English Lutheran Church

Step One

Historical Significance and Context

According to the application for Historic Landmark Designation, the property was constructed in two phases – 1870 and 1900. The property is being nominated to the Lawrence Register of Historic Places under local criteria five and six. Local criteria five is a *building's identification as a work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state or nation*. Local criteria six is a *buildings 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 building in central core. The structure's architectural significance is important in the environs definition process because it is good example of a Gothic Revival Church. The structure also maintains a high degree of integrity.

The period of significance for the related nomination categories is as follows:

Local Register Criteria Five
John G. Haskell 1870

Local Register Criteria Six
1870-1964

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.

Property Boundaries and Ownership Patterns The area surrounding 1040 New Hampshire Street is 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. The commercial uses of Massachusetts Street were encroaching into the immediate environs by 1889.

Circulation Patterns The streets in the area reflect the traditional grid pattern of the original town site. During the period just after the construction of the structure the streets were not paved. 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 There were no public parks in the immediate area. South Park was the closest public park.

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 Rhode Island Street still reflect the 50 ft by 117 ft original townsite lots under multiple ownerships. New Hampshire Street no longer retains its residential character and the lots have been combined to allow for large scale commercial development.

Land Use Patterns and Zoning Land use on in the surrounding area has had the most dramatic change. The area is primarily commercial except the residential on Rhode Island Street. There is a large tract of vacant land to the north that is currently used as a parking area.

The Zoning in the area is commercial and multi-family districts. The area contains a mixture of CD, GPI and RM12 zoning districts.

Circulation Patterns The circulation patterns have not changed. Access to the properties is still primarily from the State-named street and alleyways. In addition, parking lots have been introduced into the area.

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. Vegetation is minimal on New Hampshire Street. The green plaza between the Courthouse and Law Enforcement Center is a new public green space.

Signs and Pedestrian amenities The signs within the area are almost entirely street names and traffic control signs.

Primary Structures The primary structures east of the subject property are generally the same as were present during the period of significance. The majority of the structures on New Hampshire Street were constructed after 1949.

The properties to the north have changed significantly. The property to the north is now a parking lot and the remainder of New Hampshire in this area is now commercial. All of the residential structures have been removed and have been replaced with commercial structures, parking areas or are currently vacant.

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 South Park is still the closest public park. The green plaza behind the Courthouse is not designed for outdoor activity. 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 changed significantly from the north, south and west due to the removal of residential structures.

Time Time of the day has an impact on the perception of the subject property, especially during peak hour traffic on 10th and New Hampshire streets. 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 East Lawrence Neighborhood and as a transition between the commercial uses of downtown and 10th Street and the 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 changed. The ownership patterns in the area have changed. There is a consolidation of parcels along the New Hampshire Street corridor. The structures are less owner-occupied than they were historically.

Land Use Patterns and Zoning The land use and zoning patterns have changed dramatically from the period of significance. Originally, the majority of the area was single-family residential. Today the area is primarily commercial and medium density residential. As downtown has expanded more of the residential structures have been removed.

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

Primary Structures The most significant change is the removal of the residential structures along New Hampshire Street.

The majority of the structures along the west side of Rhode Island Street retain many of their original features. A few modern structures have been constructed in the area which do not maintain the historic character of the residential dwellings.

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.

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 differences in the views of the area have been caused by demolition of residential structures.

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 considerably 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 1040 New Hampshire Street, the English Lutheran Church, 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: The area no longer reflects the residential character of the historic environs. The majority of the area has developed in commercial patterns. It is anticipated with downtown commercial zoning that this area will continue to develop with commercial uses. However, while the area should reflect the development patterns established for the commercial areas of downtown, the area should create a transition area between the commercial area, the listed property and the residential area.

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. Design elements that are important are 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 in the environs are the primary focus of review.

Minor projects will be approved administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505.

Major projects (demolition of main structures, new infill construction, significant additions, etc.) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505.

Area 2: 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.

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.

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