

Analysis of Environs of 1711 Massachusetts Street, Eugene F. Goodrich House

Step One

Historical Significance and Context

According to the application for Historic Landmark Designation, the property was constructed in 1890-1891. The property is being nominated to the Lawrence Register of Historic Places under local criterion six. Local criterion 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 the central core. The structure's architectural significance is important in the environs definition process because it is good example of the Queen Anne style of architecture for Lawrence and Kansas. The structure also maintains a high degree of integrity.

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

Local Register Criterion Six

Because this criterion is based on architectural elements, there is no specific period of significance.

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 outside the original townsite of Lawrence in Block 13 of Babcock's Enlarged Addition. The environs consisted of relatively flat ground. At the time of construction, the area was a mix of developed and undeveloped lots.

Property Boundaries and Ownership Patterns The area surrounding 1711 Massachusetts Street was platted in 1865 as Babcock's Enlarged Addition. The lots were divided into 75' X 125' lots. Blocks 16 and 17 were longer – over twice as long – as Blocks 12 and 13 to the north. Mid-block, the addresses change to 1800 numbering system. By 1918, the Sanborn maps show the development of the block on the east side of Massachusetts Street with detached dwelling units on a mixture of one and two lots. The west side of Massachusetts Street developed with detached dwellings on two lots. Of note is the Kansas Electric Utilities Company Street Car Barn on the east side of Massachusetts Street in the block. The 1918 map also shows that the west side of the 1600 block of Massachusetts developed with single dwelling structures on individual

lots.



Land Use Patterns and Zoning Land use on in the surrounding area during the period of significance was primarily residential with limited commercial. There was no zoning for this area.

Circulation Patterns The streets in the area reflect the traditional grid pattern of the original town site.

Planned Vegetation Patterns The planned vegetation patterns were lawns and landscapes around houses.

Signs and Pedestrian amenities There were no signs or pedestrian amenities in the area that staff has documented.

Primary Structures The primary structures in the environs of the property were single-family residences. The structures were primarily 1, 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 with some barns. 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 fences that generally marked property line boundaries.

Outdoor Activity Spaces Outdoor activity space was included in the tract or parcel and there were no public amenities in the area. South Park was five blocks to the north.

Utilities and mechanical Equipment There were no utilities in this area during the date of construction period.

Views The views to the listed property were typical for suburban lots of the time.

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. The area is predominately flat.

Property Boundaries and Ownership Patterns On Massachusetts Street, property boundaries and ownership patterns reflect modern development patterns with the consolidation of lots to allow for large scale development. With the exception of one property, the ownership patterns and property boundaries do not reflect the original plat. The properties on Vermont Street developed with a mix of detached dwellings on individual platted lots and some combination of lots.

Land Use Patterns and Zoning Land use in the surrounding area on Massachusetts Street is commercial. Vermont Street is predominately residential. The current zoning is a mix of residential, commercial and office. The land use patterns are consistent with the current zoning.

Circulation Patterns The circulation patterns have not changed significantly. Access to the properties is still primarily from the numbered and State named streets. While the majority of lots have access to an east/west or north/south street, there is no alley between the properties on Massachusetts Street and Vermont Street.

Planned Vegetation Patterns The planned vegetation patterns include street trees and heavily landscaped yards. Vegetation patterns are random and almost exclusively determined by the individual lot owner.

Signs and Pedestrian amenities The signs within the area are almost entirely street names, business signs and traffic control signs. Some pedestrian amenities were added to the recent development of the property to the east.

Primary Structures

The majority of the structures on Vermont Street are residential. The structures range in size from one to two stories with the average being a one story structure. The styles of structures are varied. Massachusetts Street is entirely commercial and multi-family residential with a range of structure types. Height varies from the multi-story Babcock Towers on the east side of the block to one story structures.

Secondary Structures Staff did not identify any secondary structures on Massachusetts Street in this area. Vermont Street has a very few secondary structures-garages.

Outdoor Activity Spaces The closest outdoor activity space is South Park to the north.

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 Some of the views to and from the listed property are obscured by modern development that is larger in scale from the historic structure. Due to existing parking areas to the north and south of the property, however, the view from Massachusetts is typical for an urban lot.

Time While the time of the day has some impact on the perception of the subject property, the commercial nature of the area along Massachusetts Street and the traffic along this corridor supplies a significant amount of activity during most hours. Nighttime appearance increases this impact with lighted signs for the commercial businesses. Seasonal changes in vegetation are not an important aspect of the experiential quality of the area due to the lack of residential type patterns.

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 associated with commercial areas. There are no unusual or distinct sounds, smells, or tastes that characterize the area.

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 property boundaries and ownership patterns have dramatically changed over time. The combination of lots on Massachusetts Street to create multi-family and commercial uses of the property is the dominant pattern for the area. Boundaries and ownership patterns have been more stable on Vermont Street.

Land Use Patterns and Zoning Overall land use has changed significantly. This area of Massachusetts Street is no longer residential but is predominantly commercial with some large scale multi-family uses. Zoning in this area has continued to evolve to allow for the commercial and large scale residential uses. Vermont Street remains residential.

Circulation Patterns Street patterns have not changed.

Primary Structures Primary structures continue to range in size and style.

Secondary Structures Overall, the number of secondary structures has been reduced and is limited mainly to the rear of yards in the form of sheds or garages on Vermont Street. Some garages are now attached to the primary structures.

Outdoor Activity Spaces There is less green outdoor activity area space than was present during the period of significance.

Utilities and Mechanical Equipment The character of the utilities and mechanical equipment in the area is different than in the period of construction.

Views The differences in the views of the area are created by the evolving building types.

Time The amount of nighttime lighting has increased over time.

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.

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

Conclusion

The 250' area around the Goodrich House has developed in two distinct patterns: residential and commercial. Included in the commercial pattern are large multi-family structures that associate with the commercial rather than the residential patterns of the area. It is anticipated with mixed zoning that this area will continue to develop with commercial and multi-family residential uses. The Environs for 1711 Massachusetts Street, the Eugene F. Goodrich House, should be divided into two areas and reviewed in the following manner.

Area One Commercial and Multi-Family 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. 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.

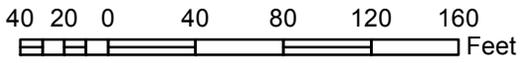
Major projects (demolition of main structures, new infill construction, significant additions, public improvements, etc.) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505.

Area Two Residential Area

This area has developed in residential patterns and styles. Alterations 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 the residential character of the listed property's environs is the primary focus of review.

All projects except the demolition of main structures, new infill construction, and significant additions (as defined by greater than 20% of the existing footprint of the structure), will be reviewed by the Historic Resources Administrator. IF the proposed project meets the intent of the Criteria set forth in 22-505, the Historic Resources Administrator may approve the project administratively.

All demolition projects, significant additions, and new infill construction projects for primary structures will be reviewed by the Historic Resources Commission.



1 inch = 87 feet

