

Analysis of Environs of 947 Louisiana Street, Michael D. Greenlee House

Step One

Historical Significance and Context

According to the application for Historic Landmark Designation, the property was constructed in 1902-1903. 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 Lane's Second Addition of 1865. The area has steep topography associated with Mount Oread. At the time of construction, the area was a mix of developed and undeveloped lots.

Property Boundaries and Ownership Patterns The area surrounding 947 Louisiana Street was platted in 1865 as Lane's Second Addition. The majority of the lots were divided into 50' X 117' lots. The north end of Blocks 11 and 12 were longer –50" X 134". By 1905, the Sanborn maps show the development of the block with detached dwelling units predominantly on single platted lots. Of note is "University Park" to the south of the subject property. Ownership patterns appear to relate to the individual platted lots or combination of lots for larger structures.

Land Use Patterns and Zoning Land use on in the surrounding area during the period of construction was primarily residential. 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.

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 The area has steep topography associated with Mount Oread.

Property Boundaries and Ownership Patterns The majority of property boundaries and ownership patterns follow the platted lots of the area. Some consolidation exists to allow for modern duplexes. While ownership patterns of land have not significantly changed, the number of owner occupied dwellings has decreased.

Land Use Patterns and Zoning Land use in the surrounding area is residential. The current

zoning is a mix of residential multi family, commercial and University of Kansas zoning districts. The current zoning is altering the land use patterns for the area.

Circulation Patterns The circulation patterns have not changed significantly. Access to the properties is still primarily from the numbered and State named streets.

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. No remarkable pedestrian amenities exist in the area.

Primary Structures

The majority of the structures range in size from one to two stories. The styles of structures are varied.

Secondary Structures Some secondary structures exist in the area and are typically garages.

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

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 The views to and from the listed property are typical for an urban lot.

Time The time of the day has some impact on the perception of the subject property. University traffic increases during daylight hours.

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

Sounds, Smells, Tastes 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 changed over time. The combination of lots for the construction of multi-family

housing is an increasing trend for the area.

Land Use Patterns and Zoning Overall residential land use has not changed. The patterns and zoning for this area have changed and continue to change due to the intensity of the zoning. The zoning in this area allows for greater density than the original platted lots can support.

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.

Outdoor Activity Spaces There is less green outdoor activity area space than was present during the historic period due to the paving of rear yard space for parking.

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 Greenlee House has developed in two distinct patterns: residential and University of Kansas. The Environs for 947 Louisiana Street, the Michael D. Greenlee House, should be divided into two areas and reviewed in the following manner.

Area One Residential Area

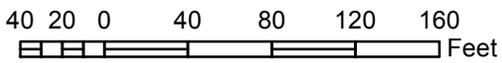
The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. 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 University of Kansas

This area has developed in a university residential pattern and style. There is no review for this area.



1 inch = 91 feet

