

Analysis of Environs of 1345 West Campus Road, Chi Omega House

Step One

Historical Significance and Context

According to the application for Historic Landmark Designation, the property was constructed in 1925. The property is being nominated to the Lawrence Register of Historic Places under local criterion one and six. Local criterion one is for a structures *character, interest, or value as part of the development, heritage or cultural characteristics of the community, county, state, or nation*. 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 Tudor style of architecture for Lawrence and Kansas. The structure also maintains a high degree of integrity. The association with the Chi Omega Fraternity creates a period of significance that starts in 1925 and is ongoing; however, for the purpose of this nomination the period of significance ends at 1965.

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

Local Register Criterion One

1925-1965

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 University Heights Addition to the City of 1905. 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 1345 West Campus Road was platted in 1905 as University Heights Addition. The majority of the lots were divided

into 60' X 140' lots. By 1927, the Sanborn maps show the development of the block with detached dwelling units on single platted lots and the Chi Omega House on multiple lots. The property to the west was not subdivided although it appears there were curvilinear street. Ownership patterns appear to relate to the parcels of land rather than individual platted lots. The University of Kansas is shown to own the land to the east and developed in a pattern unlike the residential areas.

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 platted streets in the area reflect the traditional grid pattern of the City's original town site. However, the University Street to the east is on a diagonal to the subject property. The Sanborn maps show curvilinear streets to the west.

Planned Vegetation Patterns The planned vegetation patterns were lawns and landscapes around structures. The University had expansive lawn areas.

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 a mix of single swellings, large fraternity houses, University buildings, and by 1949 a commercial structure to the west. The structures varied in height and were typically constructed of wood or masonry materials. Various styles were represented in the area.

Secondary Structures. Secondary structures were rare. The 1929 map shows a shop on KU property and a shed on the property to the north of the Chi Omega House.

Outdoor Activity Spaces Outdoor activity space was primarily on the University of Kansas property.

Utilities and mechanical Equipment Utilities show in this area on the 1927 Sanborn Map.

Views The views to the listed property were unique for Lawrence. To the west was mainly undeveloped and the University buildings were to the southeast and south. To the northeast was a large open space (Lawrence Tract) that descended down due to the quarry site to Potters Lake.

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 do not follow the platted lots of the original area. Consolidation and even a new (2008) subdivision was filed to the north for the Sigma Kappa House. Ownership patterns of land have significantly changed. The land to the west has been platted and developed with single family homes. To the north are fraternity houses on the whole block with no single dwellings remaining. The University has continued to own the property to the east and has expanded development of this area.

Land Use Patterns and Zoning Land use in the surrounding area is residential, University, and a commercial structure to the west. The current zoning is a mix of residential multi family, commercial and University of Kansas zoning districts.

Circulation Patterns The circulation patterns have changed with the growth and development of the properties to the west and the continued changes on University property. The grid street pattern can be seen to the east of the Chi Omega House and Naismith Drive to the west. Access to the properties is from Naismith for vehicles and West Campus for pedestrians. A roundabout has been created at the curved intersection of Jayhawk Boulevard and West Campus Road.

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, including the University. The center of the roundabout is landscaped and contains the Chi Omega fountain.

Signs and Pedestrian amenities The signs within the area are almost entirely street names, business signs and traffic control signs. Pedestrian amenities exist on the University grounds.

Primary Structures

The majority of the structures range in size from the large fraternity buildings to the residential structures to the west. Large buildings are also located on campus to the east. The styles of structures are varied.

Secondary Structures Staff did not identify secondary structures in the immediate area although garages and sheds exist to the west in the residential area.

Outdoor Activity Spaces The closest outdoor activity is on University grounds.

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 have changed do to the infill of structures associated with the University.

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.

Land Use Patterns and Zoning The patterns and zoning for this area have changed due to the development of the University and the residential area to the west. The residential area to the west is experiences growth pressure to accommodate uses associated with the University.

Circulation Patterns Street patterns have changed to include curvilinear streets.

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 residential development to the west 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 are 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 The weather patterns are generally similar to the historic period of significance although modern utilities have 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 three distinct patterns: Greek Housing to the north, residential development to the west with one commercial structure to the west and University of Kansas to the east and south. The Environs for 1345 West Campus Road, the Chi Omega House, should be divided into three areas and reviewed in the following manner.

Area One Greek and Commercial Area associated with the primary elevations of the Chi Omega House

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, 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 with University open space and buildings. There is no review for this area.

Area Three This area developed within the period of significance as a residential subdivision. 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 the residential character and maintaining the rhythm and pattern in the environs are the primary focus of review.

