

Analysis of Environs of 1005 Sunset Drive, Fuller House

Step One

Historical Significance and Context

According to the application for Historic Landmark Designation, the original portion of the existing structure located at 1005 Sunset Drive was constructed in 1864. The property is being nominated to the Lawrence Register of Historic Places under local criteria one, three and six. Local criteria one is a property's character, interest, or value as part of the development, heritage or cultural characteristics of the community, county, state, or nation. Local criteria three is a structure's identification with a person or persons who significantly contributed to the development of the community, county, state, or nation. Local criteria six is 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 good example of the Italianate style of architecture. The structure maintains integrity in location and design.

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

Local Register Criteria One

Value as an example of the development patterns associated with the growth of Lawrence 1884 to 1960.

Local Register Criteria Three

Association with Ferdinand Fuller 1854-1886.

Local Register Criteria 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 issue 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) are the primary sources used to identify the historic character of the area.

Natural Features The environs consisted of hilly ground associated with the proximity to Mount Oread.

Property Boundaries and Ownership Patterns Property boundaries in this area of Lawrence were large tracts of land varying in size. Typically each tract was owned individually. Tracts were subdivided and subsequently platted into residential lot sizes in 1952 with the Hillcrest Addition. As the area developed during the period of significance, ownership patterns primarily changed to individual owners for individual lots.

Land Use Patterns and Zoning Land use in the area was mainly agricultural with some undeveloped land. Some of the tracts developed with farm houses for single family use. There was no zoning in the area during the period of significance for the association with Fuller. The property was not located in the City of Lawrence on the 1929 or 1935 zoning maps. By 1949, the property was located in the City of Lawrence and was not zoned. In 1956, the property was zoned First Dwelling. On the 1966 zoning map the property continued to be zoned First Dwelling.

Circulation Patterns The final street development was established in 1952 with the Hillcrest Addition. The street width of Sunset Drive was established at 40'. The 1949 zoning map shows the layout of the streets in the area. The current owner has found slate near the front porch and in the yard. These pieces may be remnants or historic sidewalks.

Planned Vegetation Patterns Historically there was vegetation on property consistent with the settlement patterns of the tract and the construction of the house. In some areas, trees and shrubs were planted and a kitchen garden may have existed.

Signs and Pedestrian amenities At the time of construction, there were no signs or pedestrian amenities. Information provided by the applicant postulates that slate sidewalks may have been present at some time in the historic period.

Primary Structures There were few primary structures in the area in the early historic period. Development did not occur until the late 1950s and early 1960s, although two structures were built in the late 1940s. The period of historic significance for Criterion 1 includes the late 1940's, 1950s and 1960s development. While the primary structure for 1005 Sunset Drive is a vernacular form of architecture from the 1860s, the remainder of the primary structures in the area are a mix of various sub-types of the ranch style and split level structures. Building materials also vary but include brick veneer and wood siding. Fenestration patterns vary but most of the structures have a primary entrance that faces the street.

Secondary Structures. There were few secondary structures in historic area. The secondary structures for the Fuller house were likely simple structures associated with the farm. As development of the residential structures in the area occurred, there were very few accessory structures.

Outdoor Activity Spaces Outdoor spaces were originally defined by the large tracts of undeveloped land. As the area developed, open space was primarily limited to the portions of the individual lots that were not encompassed with structure. There were no City parks in the area.

Utilities and Mechanical Equipment City utilities and mechanical equipment were primarily introduced when the area was incorporated into the City and when the subdivision was developed. The Fuller House documentation in the State Register nomination identifies that a cistern is still

located on the property. Even though the pump does not exist, the piping is still visible.

Views The views to the listed property were expansive when the Fuller House was constructed. As the tract was subdivided, views were reduced to the typical views of lots in a developed subdivision.

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 environs consist of hilly ground associated with the proximity to Mount Oread.

Property Boundaries and Ownership Patterns Property boundaries in this area are primarily consistent with the platted residential lots. Ownership patterns of the individual lots are typically individual owners for each lot. Some lots have been combined to provide individual owners with larger parcels.

Land Use Patterns and Zoning The land use patterns for the area are consistent with the ownership patterns. The zoning supports the residential *detached dwelling* (single dwelling) use.

Circulation Patterns Vehicular traffic in the area is primarily local traffic on the improved streets. The main street to the north, 9th Street, is a minor arterial and has significant vehicular traffic. To the south of the block is Harvard Road which has more than typical traffic for the area primarily due to Hillcrest Elementary. Similarly, Hilltop Drive to the west of the Fuller House also experiences increased vehicular traffic particularly during the drop-off and pick-up times for the school. Pedestrian access in the area is limited in the area although there are sidewalks on the west side of Sunset Drive.

Planned Vegetation Patterns The landscape in the area is mature and typical for a subdivision of this age. The planned vegetation in the front yards consists of mature trees and plant beds with both annual and perennial plantings.

Signs and Pedestrian amenities Signs in the area vary, but typically they are road signs with street names and traffic signs. There are no pedestrian amenities other than the existing sidewalks.

Primary Structures The Fuller House appears to be the only primary structure of a historic vernacular form in the area. Development of the remaining primary structures is from the late 1940s, 1950s and 1960s, and consists of various sub-types of the ranch style and split level structures. Building materials include brick veneer and wood siding. Fenestration patterns vary but most of the structures have a primary entrance that faces the street.

Secondary Structures Secondary structures in the area are not typical and consist mainly of

garages and small type garden sheds.

Outdoor Activity Spaces Open space is primarily limited to the portions of the individual lots that are not encompassed with structure. There are no City parks in the area.

Utilities and Mechanical Equipment There are storm sewer inlets, traffic signs and some street lighting along streets in the area. Water meter and manhole covers are typical through the area. Fire hydrants are located along the streets. City water lines are primarily in the streets and sanitary sewer lines are to the rear of the properties in platted easements. Mechanical equipment consists primarily of HVAC units that are located on the ground adjacent to the primary structures and behind the front building plane. Electrical and telephone lines exist in the area.

Views Views to and from the nominated property are limited due to the residential development of the area. In addition, views are often obscured by the mature vegetation in the area.

Time Time of the day has little impact on the perception of the subject property. The area to the west, however, has significant impact during peak hours of traffic for the elementary school. Nighttime appearance is somewhat different from the normal day time appearance due to exterior lighting. 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 no unusual or distinct sounds, smells, or tastes that characterize the area.

Imagination and Expectation Imagination and expectations of this residential area are quiet, low traffic volume and suburban feel. The limitation of sidewalks in the area does not encourage pedestrian activity; however, there has been a recent increase in pedestrian activity.

Step Four

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

Natural Features The natural features remain the same. Some of the original grade of the area has been altered to accommodate new construction.

Property Boundaries and Ownership Patterns The large tracts of land have been subdivided, but this occurred prior to the present day character of the area. The typical property boundaries and ownership patterns of the area are similar today to what they were in the period of significance for the development of the area.

Land Use Patterns and Zoning The land use patterns – single structures on individual lots – and zoning for the area is consistent with the historic patterns and zoning of the area.

Circulation Patterns The main street grid pattern is still intact in this area although some of the streets have a slight curve to adjust to terrain and development patterns. Pedestrian movement may have changed since the early development of the area but is likely consistent with the area that was platted as the Hillcrest Subdivision.

Primary Structures The majority of primary structures in the area continue to be residential structures.

Secondary Structures Few secondary structures exist in the area and are now more in the form of small sheds in the rear yards.

Outdoor Activity Spaces Open space continues to be limited to the portions of the individual lots that are not encompassed with structure. There are no City parks in the area.

Utilities and Mechanical Equipment While utilities and mechanical equipment have significantly changed since the construction of the Fuller House, the utilities and mechanical equipment are primarily the same as they were in the later development pattern identified in Criteria 1.

Views The views in the area have changed since the periods of significance due the growth of the landscape features including trees and large shrubs.

Time The amount of nighttime lighting has increased over time.

Weather The weather patterns are generally similar to the historic period of significance.

Sounds, Smells, Tastes The sounds, smells and tastes of the area are generally similar to the historic period of significance.

Imagination and Expectation Imagination and expectations of this residential area are consistent with the period of significance.

Conclusion

While the Environs for 1005 Sunset Drive, the Fuller House, have changed since the period of significance for its association with Ferdinand Fuller, the environs have not significantly changed since the period of significance for Criterion 1 – the property’s character, interest, or value as part of the development of the community. Because there is a significant difference between dates of the two historic environs, Staff recommends the Commission use the development pattern created by the final establishment of the area before 1965 which is the date (50 years or older) established by the National Park Service for the eligibility of properties to be identified as historic.

The environs should be divided into two areas and reviewed in the following manner.

Area One

The area primarily consists of residential structures. The residential character of the environs in this area is important. The 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 and new infill construction 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 issues in the review are the continuation of the residential character of the area and whether the project will encroach upon, damage or destroy the environs of the listed property. If the project does not meet the Criteria set forth in 22-505, the project will be forwarded to the Historic Resources Commission for review.

Major projects (demolition of main structures and new infill construction) 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. The main issues in the review are the continuation of the residential character of the area and whether the project will encroach upon, damage or destroy the environs of the listed property.

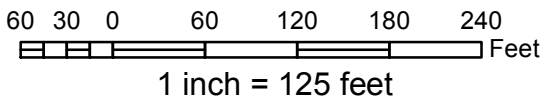
Area Two

The area consists of the land owned by USD497 and is currently used as the location of an elementary school. The character of the existing school property should be maintained. The school structures may expand into the existing green space. If at some point in the future the School District sells the property, the residential character of the environs should be respected. New construction as a result of the sale of the property should maintain the overall residential character of the historic environs.

Area 2 should maintain the overall character of the the existing school 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 the rhythm and pattern within the environs is the primary focus of review.

All projects 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. If the project does not meet the Criteria set forth in 22-505, the project will be forwarded to the Historic Resources Commission for review.



Environs for 1005 Sunset Drive

