

Analysis of Environs of 1624 Indiana Street, George Malcomb Beal House

Step One

Historical Significance and Context

According to the application for Historic Landmark Designation, the structure located at 1624 Indiana Street was constructed in 1950-1951. The property is being nominated to the Lawrence Register of Historic Places under local criteria (1), (3), (4), (6) and (7). 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 four is its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials. Local criteria six is embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant. Local criteria seven is its embodiment of design elements that make it structurally or architecturally innovative.

The importance of this structure's visual and physical characteristics influences the environs definition process in that it is an excellent example of a modern architectural style constructed during the period "Lawrence Modern" as defined by the amendment to Historic Resources of Lawrence, Douglas County, Kansas Multiple Property Documentation Form (MPDF). 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 in 1950-1951.

Local Register Criteria Three

Association with George Malcomb Beal 1950-1968.

Local Register Criteria Four

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

Local Register Criteria Six

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

Local Register Criteria Seven

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. The historical character is defined only for the construction date of 1950-1951. The National Register nomination and the amendment to the 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 predominantly established and the property ownership areas varied in size and shape. By 1950, most properties were individually owned and supported individual dwellings.

Land Use Patterns and Zoning Land use in the area was predominantly residential. When the Beal House was constructed in 1950-1951, the property was zoned for apartments.

Circulation Patterns The circulation patterns in 1950-1951 were primarily for automobiles with an established street system in the area. Sidewalks existed in the area.

Planned Vegetation Patterns Vegetation in the area was consistent with the typical development patterns in residential areas of the City.

Signs and Pedestrian Amenities At the time of construction, signs were minimal and primarily street and directional signage. Sidewalks existed in the area.

Primary Structures The primary structures in the area were a mix of various architectural styles. At the time of the construction of the Beal House, the block had developed with primary structures constructed between 1900 and 1949. The Beal House was one of the last four structures to be constructed in the 1600 block of Indiana. Building materials varied and include brick veneer and wood siding. Fenestration patterns varied but most of the structures had a primary entrance that faced the street.

Secondary Structures There were few secondary structures in the area in 1950. Most of the secondary structures were garages and utility sheds.

Outdoor Activity Spaces In 1950, open space was primarily limited to the portions of the individual lots that were not encompassed with structure. The area to the west of the Beal House was owned by the University and was a large open space. The closest City Park was Veterans Park located at 1840 Louisiana Street. This park was established in 1947 on a site that was previously used for barracks for military students and trainees.

Utilities and Mechanical Equipment By 1950, City utilities and mechanical equipment were established.

Views The views to the listed property were typical of residential development in the City.

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. While some of the lots are not platted, the overall ownership patterns of the properties are typically individual owners for each lot. Some lots have been combined to provide individual owners with larger parcels. The non-platted areas, while irregular in size and some in shape, are also one owner with one primary structure.

Land Use Patterns and Zoning The land use patterns for the area are consistent with the ownership patterns. Current zoning is RS5 – Single Dwelling Residential District. The zoning supports the residential *detached dwelling* (single dwelling) use. However, the 1956, 1960, and 1966 zoning maps show the property zoned as “Apartment”. The 1977 Zoning Map designation was RD – Residential Dormitory. On the 1996 Zoning Map, the property was zoned RS2 – Single Family Residence District.

Circulation Patterns Vehicular traffic in the area is primarily local traffic on improved streets. However, because of the proximity to the University, the 1600 block of Indiana experiences increased vehicular traffic during the day. The street to the west, Sunflower Road, is a direct link to the University and has a parking area to the west of the road. Pedestrian access in the area is limited.

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 primary structures in the area continue to be a mix of various architectural styles. Building materials remain consistent with typical building materials for a development of this age. Fenestration patterns vary, but most of the structures have a primary entrance that faces the street.

Secondary Structures Secondary structures in the area consist mainly of garages and small type garden/utility sheds.

Outdoor Activity Spaces Open space is primarily limited to the portions of the individual lots that are not encompassed with structure. The closest City Park is Veterans Park.

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, some 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.

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 typical property boundaries and ownership patterns of the area are similar today to what they were in the development period of the area and in 1950-1951.

Land Use Patterns and Zoning The land use patterns, single structures on individual lots, has not changed. Zoning for the area has changed since 1950-1951. The 1956, 1960, and 1966 zoning maps show the property zoned as "Apartment". The 1977 Zoning Map designation was RD – Residential Dormitory. On the 1996 Zoning Map, the property was zoned RS2 – Single Family Residence District. Current zoning is RS5 – Single Dwelling Residential District.

Circulation Patterns Vehicular traffic in the area has increased from the primarily local traffic on the area streets due to the proximity to the University and the increase in personal motorized vehicles. Pedestrian access in the area continues to be limited.

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

Secondary Structures Secondary structures in the area are 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. Veterans Park continues to be the closest City Park in the area.

Utilities and Mechanical Equipment Additional utilities and mechanical equipment have been introduced into the area since the construction of the Beal House.

Views The views in the area have not significantly changed since the construction of the Beal House.

Conclusion

The Environs for 1624 Indiana Drive, the Beal House, have not significantly changed since the construction of the house and the period of significance for the association with George Malcomb Beal. With the exception of the University development to the west, the environs of the Beal House continue to be residential.

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:

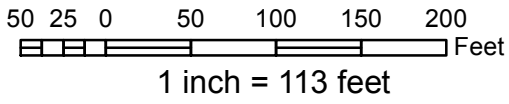
The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. Important design elements include scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings, and sense of entry. 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 if the project will encroach upon, damage or destroy the environs of the listed property.

Area Two

The area consists of land owned by the Board of Regents of the State of Kansas and is used by the University of Kansas. Building and demolition permits are not subject to review by the City of Lawrence because this area is owned by the State of Kansas.



Environs of 1624 Indiana Street

