

## Analysis of Environs of 839 Vermont Street, Carnegie Building

### *Step One*

#### *Historical Significance and Context*

According to the application for Historic Landmark Designation, the property was constructed in 1903-1904. The property is being nominated to the Lawrence Register of Historic Places under local criteria one and six. Local criterion one is for *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 period of significance for the related nomination categories is as follows:

Period of Significance for value as part of the development of Lawrence: 1904 – 1972, active library use of the structure.

Period of Significance for Architecture: Architectural Significance is based on a structure's design and is not limited to a specific period of significance.

The structure also maintains a high degree of integrity worthy of preservation.

### *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) were the primary sources used to identify the historic character of the area.

**Natural Features** The environs consisted of the natural ravine to the west and Mount Oread to the southwest. The ground to the east was relatively flat.

**Property Boundaries and Ownership Patterns** The area was part of the original townsite with the majority of lots 50' X 117'. Most of the lots had individual structures with individual owners. Some of the lots were combined for commercial structures and some of the lots were owned by business enterprises.

**Land Use Patterns and Zoning** Land use in the surrounding area during the period of significance was a mix of residential, commercial, and institutional (churches). There was no zoning at the time of construction.

**Circulation Patterns** The streets in the area reflected the traditional grid pattern of the original townsite.

**Planned Vegetation Patterns** The planned vegetation patterns were the lawns and gardens of the residential structures. There was little or no vegetation patterns associated with the commercial areas and minimal vegetation patterns associated with the churches.

**Signs and Pedestrian Amenities** There were signs in the area but most of the signage was in conjunction to the associated commercial uses and was typically located on the structure. Pedestrian amenities were minimal, but there were sidewalks in the area.

**Primary Structures** The primary structures in the environs of the property were mixed with one and two-story commercial structures and single-family residences. The majority of structures were vernacular in form, but some had architectural detailing from current architectural styles. The majority of the structures were wood although some of the commercial structures were brick. The primary materials of the structures were brick and stone.

**Secondary Structures** Secondary structures were garages with some barns and storage sheds. Some of the businesses on Vermont Street had associated wood sheds, typically for the storage of materials. The majority of these structures were wood framed with wood sheathing.

**Outdoor Activity Spaces** Two significant outdoor spaces were in close proximity to the structure at the time of construction, Central Park and South Park.

**Utilities and Mechanical Equipment** At the time of construction, the structure had access to water, sewer, electricity and gas. The mechanical equipment was located both interior and exterior to structures depending on the type of equipment.

**Views** The views to and from the property were typical views for a developed town in 1904. Some of the views were limited because of the development around the property, but because of the imposing site chosen for the building and the elevation changes, there were good views of the structure from the east and west.

### ***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 primary natural feature is Mount Oread.

**Property Boundaries and Ownership Patterns** Property boundaries and ownership patterns mainly reflect the proposed development pattern of the original plat. Typically, there are individual

structures on individual lots or combined lots of two. Most of the lots are owned by business entities.

**Land Use Patterns and Zoning** The Carnegie Building is zoned GPI, General Public and Institutional Use District. The primary purpose of this special purpose base district is to accommodate institutional uses that occupy significant land area. The district regulations are designed to offer the institution maximum flexibility for patterns of uses within the district while ensuring that uses and development pattern along the edges of the district are compatible with adjoining land uses. Prior to the adoption of the 2006 Development Code, the property had been zoned C-3, Central Commercial District. From the adoption of the first zoning ordinance until the 2006 zoning ordinance, the property was zoned for general business.

To the north, south, and east of the property is CD zoning and comprises a variety of uses including retail, restaurant, office, and a city parking lot. To the west is CS, Commercial Strip District, with uses that include residential and office. Directly to the northwest are properties that are zoned RMO, Multi Dwelling Residential Office District, with the primary use residential. Land use in the surrounding area is a mix of industrial, commercial, and residential.

**Circulation Patterns** The circulation patterns are street grid patterns.

**Planned Vegetation Patterns** The planned vegetation patterns consist of residential lots with yards that include trees and heavily landscaped yards. The downtown area including, Vermont Street and 9<sup>th</sup> Street, has planned vegetation of green strips and street trees in the public right-of-way.

**Signs and Pedestrian Amenities** There are a large number of signs in the area including traffic signs, road name signs, identification signs (including the monument sign on the proposed landmark property), and commercial signs including monument signs. Pedestrian amenities include sidewalks, bench seating, and lighting on a pedestrian scale.

**Primary Structures** The majority of the structures in the commercial areas are masonry. Most of the residential structures to the west are wood frame. There are a variety of 1, 1 ½ and 2 story structures in the area with the retail three story structure to the east on Massachusetts Street and a large bank building to the west on 9<sup>th</sup> Street.

**Secondary Structures** Almost no secondary structures exist in the area. There are a few garage structures on the alleys. All of the garage structures are wood frame with wood or synthetic sheathing.

**Outdoor Activity Spaces** Outdoor activity space includes South Park to the south and Watson Park to the northwest.

**Utilities and Mechanical Equipment** All modern utilities and mechanical equipment exist in the area.

**Views** Views to and from the property are typical for a commercial area with minimal visibility.

The views from the east, west, and south are better than the view from Vermont Street to the north. Views from the property are better than the views to the property.

#### ***Step Four***

#### ***Comparison of the Historic and Present Character of the Area Surrounding the Property***

**Natural Features** The natural features are the same.

**Property Boundaries and Ownership Patterns** The property boundaries and ownership patterns have changed over time with property consolidations with individual and corporation owners. The properties to the east have been combined and are now owned by the city for a parking lot.

**Land Use Patterns and Zoning** The land use has not significantly changed. There continues to be a mix of commercial, residential, office, and institutional uses. Since there was no zoning at the time of construction, the zoning patterns have more closely followed the development of the area with the exception of single family residential that is not zoned specifically for single family uses.

**Circulation Patterns** The circulation patterns are the same grid pattern that historically existed in the area.

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

**Secondary Structures** Secondary structures are almost nonexistent in the area.

**Outdoor Activity Spaces** The outdoor activity space is the same.

**Utilities and Mechanical Equipment** The character of the utilities and mechanical equipment in the area is similar to the time of construction for the property. Conditioned air systems are in structures and some of the mechanicals that are associated with these systems are on top of the commercial structures and on the ground for residential structures.

**Views** The views are the same.

## ***Conclusion***

The environs for the Carnegie Building at 839 Vermont Street should be divided into two areas and reviewed in the following manner.

### **Area One      Commercial Areas**

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1. 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 by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1.

Major projects (demolition, partial demolition, new construction, new additions, and significant façade alterations) will be reviewed and approved by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1.

### **Area Two      Residential Areas**

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1. 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, materials, 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.

All projects with the exception of demolition, partial demolition, new construction, and new additions greater than 20% of the existing structure will be reviewed and approved by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1.

Major projects (demolition, partial demolition, new construction, and new additions greater than 20% of the existing structure) will be reviewed and approved by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1.



# Environs for Carnegie Building

