

Analysis of Environs of Clinton Park located at 901 W 5th Street

Step One

Historical Significance and Context

Clinton Park was identified on Searl's first survey plan for Lawrence in 1854. The property is being nominated to the Lawrence Register of Historic Places under local criteria one and four. 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 four is the property's *embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials*.

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

Period of Significance for value as part of the development of Lawrence: 1854-present.

Period of Significance for embodiment of distinguishing characteristics, style valuable for the study of a period, type, method of construction, and use of indigenous materials: 1938-1940.

The park 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, original city surveys, original plat for the city, 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 primary natural feature of the area was the ravine that ran through the identified park. This ravine continued to the northeast and eventually ended into the Kansas River. The area also had changes in elevation that created slightly sloping hills.

Property Boundaries and Ownership Patterns Property boundaries and ownership patterns reflected the proposed development pattern of the original plat. Typically, there were individual structures on individual lots. Some lots were combined to allow for larger structures and some were divided to support more than one structure. By 1871, the southern portion of the block to the east of the park was used for Pinckney school.

Land Use Patterns and Zoning Land use patterns were designed to be residential for the areas surrounding the park according to Searl's survey. Wheeler's 1858 plat did not include the areas to the north and west because the park was on the western boundary of the city. In 1920, these areas were platted as the West Lawrence addition for residential lots. With the first zoning in 1927, the surrounding area had a residential zoning designation of 2nd Dwelling.

Circulation Patterns The circulation patterns were street grid patterns.

Planned Vegetation Patterns The planned vegetation patterns consisted of residential lots with yards that include trees and landscaped yards.

Signs and Pedestrian Amenities There is no documentation of signage in the area when the park was platted. When Pinckney school was established in 1851, there was likely signage associated with the school property. There were no pedestrian amenities.

Primary Structures There were few structures in the area. Beer's 1873 atlas shows some residential development to the north, south and east. What structures did exist were primarily wood frame of 1, 1 ½ and 2 stories.

Secondary Structures Secondary structures in the area were primarily storage and animal related.

Outdoor Activity Spaces Outdoor activity space was Clinton Park.

Utilities and Mechanical Equipment No modern utilities and mechanical equipment existed in the area.

Views Views to and from the property were expansive due to the non-developed areas surrounding the property.

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 features of the area are the ravine and the moderate change in the in the elevation that create the slightly sloping hills.

Property Boundaries and Ownership Patterns Property boundaries and ownership patterns in the environs include the combination of lots for the school and the commercial and office uses.

Land Use Patterns and Zoning The land use patterns for the area include residential, office and commercial patterns. The zoning in the area reflects the uses that were on the properties when the 2006 Land Development Code was adopted. The zoning for the area continues to be consistent with these zoning districts.

Circulation Patterns Circulation patterns are the grid street system.

Planned Vegetation Patterns Planned landscape patterns include office and commercial types of landscape design that include significant areas of concrete and small shrubs. The planned vegetation patterns of residential lots include yards with trees and landscaped beds.

Signs and Pedestrian Amenities Signage for commercial and office uses is located in the environs as well as informational signage for streets, traffic, etc. Sidewalks are located in the area.

Primary Structures Primary structures include modern commercial and office buildings as well as a city office and utilitarian building (currently Traffic Engineering). Residential structures in the area are a mix of modern and historic structures. The size, scale, massing, and materials vary depending on the use of the structure.

Secondary Structures There are few secondary structures in the area due to the modern building styles and needs.

Outdoor Activity Spaces The outdoor activity space is Clinton Park.

Utilities and Mechanical Equipment Utilities and mechanical equipment include most modern utility and mechanical types. HVAC units for residential structures are typically located in the side or rear yards behind the primary elevation of the structure. Commercial structures have a variety of equipment typically on the roof of the structure. All modern utilities including water, storm sewer, sanitary sewer, phone, electric, cable, etc. are available in the area.

Views Views to and from the nominated property are substantial. However, some views are diminished by the development of the area.

Step Four

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

Natural Features The primary natural feature of the area has not changed significantly other than the infill of the ravine. There has also been moderate change in the in the elevations that create the slightly sloping hills.

Property Boundaries and Ownership Patterns Property boundaries and ownership patterns in

the environs have changed to allow for the combination of lots for the school and the commercial uses.

Land Use Patterns and Zoning The land use patterns and zoning for the area have changed to represent the existing uses in the area as of the 2006 Land Development Code. The zoning that has existed since 1927 has changed in some areas to support the commercial and office uses.

Circulation Patterns Circulation patterns have not changed.

Planned Vegetation Patterns Planned landscape patterns have changed due to the office and commercial uses added to the area.

Signs and Pedestrian amenities Signage has significantly increased in the area and sidewalks have been added.

Primary Structures Primary structures have changed in the area to reflect the commercial and office buildings.

Secondary Structures The number of secondary structures has decreased in the area due to the modern building styles and needs.

Outdoor Activity Spaces The outdoor activity space is the same - Clinton Park.

Utilities and Mechanical Equipment Utilities and mechanical equipment have changed significantly with the introduction of city services and modern utility and mechanical types.

Views Views to and from the nominated property continue to be substantial. However, some views have diminished due to the infill development of the area.

Conclusion

The environs for Clinton Park should be divided into four areas based on the historic and existing structure and land use types and reviewed in the following manner.

Area One Park Area

This area should be maintained as a public park with new uses mindful of the historic green space associated with the park. Proposed alterations 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.

All projects will be approved by the Historic Resources Administrator including alteration and demolition of non-historic park amenities, except for demolition of historic objects and park amenities and new construction. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1.

Demolition and new construction 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 Commercial and Office Areas

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1. The forms in this area should continue to represent commercial architectural styles. 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.

All projects will be approved by the Historic Resources Administrator except for demolition and new construction. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1.

Demolition and new construction 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 Three Residential Area

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1. The forms in this area should remain residential in scale and architectural design. 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.

Minor projects, including additions and accessory structure demolition and new construction, 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.

Demolition and new construction 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.

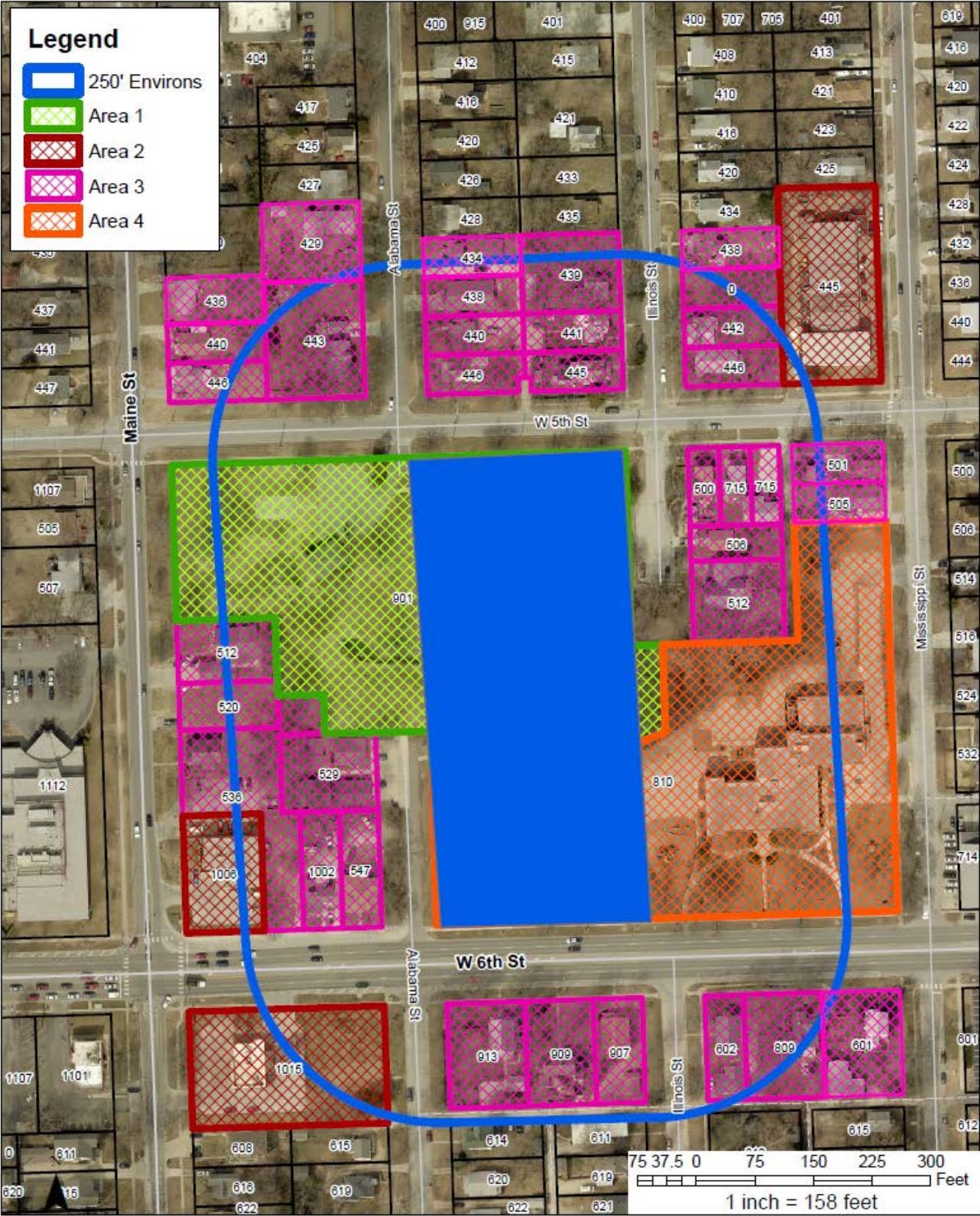
Area Four School Area

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1. The forms in this area should continue to represent and be compatible with the existing school buildings. 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.

All projects will be approved by the Historic Resources Administrator except for demolition and new construction. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505, 22-506, and 22-506.1.

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Environs of Clinton Park



Clinton Park





W 5th St

Alabama St

Illinois St

Alabama St

901

512

520

536

1006

529

1002

547

500

715

715

506

512

501

505

810