

## **Analysis of Environs of 2301 Massachusetts Street, Carl A. Preyer House**

### ***Step One***

#### ***Historical Significance and Context***

According to the application for Historic Landmark Designation, the property was constructed in 1910. 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 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 a Four-Square form with architectural detailing of Neo-Classical and Craftsman architectural styles. The structure also maintains a high degree of integrity.

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

Period of Significance for value as part of the development of Lawrence: 1909-1921.

Period of Significance for Architecture: Architectural Significance is based on a structure's design and is not limited to a 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 environs consisted of relatively flat ground. At the time of construction, most of the lots were undeveloped lots.

**Property Boundaries and Ownership Patterns** The area surrounding 2301 Massachusetts Street was platted in 1909 as Breezedale An Addition to Lawrence Kansas. The lots were divided into 50' X 125' lots. The subdivision was created as a residential subdivision with detached dwellings on individual lots although some of the early construction, like the Preyer House, utilized two lots.

**Land Use Patterns and Zoning** Land use on in the surrounding area during the period of significance was mainly open space with the beginning of residential development. There was no zoning for this area. In 1884, the United States Indian Industrial Training School (now Haskell Indian Nations University) opened to the east (one block) of where 2301 Massachusetts Street would be constructed. The school grounds, while not in the environs of 2301 Massachusetts Street, consisted of large open spaces and several simple structures.

**Circulation Patterns** The streets in the area reflect the traditional grid pattern of the original town site.

**Planned Vegetation Patterns** The planned vegetation patterns were lawns and landscapes around houses.

**Signs and Pedestrian amenities** The entry markers to the Breezedale neighborhood had "Breezedale" incorporated into the markers that were also shaped as pedestrian benches. Sidewalks were part of the Breezedale subdivision. During the early development of the subdivision, there was a large development sign advertising the lots for sale.

**Primary Structures** The primary structures in the environs of the property were single-family residences. The structures were primarily 2 stories in height and constructed of wood and masonry materials. The majority of the styles were vernacular forms with detailing representing various architectural styles. Craftsman detailing was the primary influence.

**Secondary Structures.** Secondary structures were nearly always garages, barns, sheds, and garden structures. The majority of these structures were wood framed with wood sheathing.

**Outdoor Activity Spaces** There was no defined outdoor activity space. However, as the subdivision was not developed at the time of construction, there were large adjacent open spaces in the immediate vicinity.

**Utilities and Mechanical Equipment** Gas and electrical services were available in this area during the date of construction period.

**Views** The views to the listed property were expansive because there was very little development in the area.

### *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** There are no major natural features. The area is predominately flat.

**Property Boundaries and Ownership Patterns** Property boundaries and ownership patterns reflect the proposed development pattern of the subdivision with individual dwellings on individual lots. The area to the north of the property has been altered to include the removal of residential lots to accommodate the intersection of 23<sup>rd</sup> Street and Massachusetts Street. Some of the lots have been combined, but the combined lots have individual structures.

**Land Use Patterns and Zoning** Land use in the surrounding area is residential. The current zoning is residential. The land use patterns are consistent with the current zoning. While not in the 250' environs, Haskell Indian Nations University is to the east and is zoned for a university use.

**Circulation Patterns** The circulation patterns have not changed significantly. Access to the properties is still primarily from 23<sup>rd</sup> Street and Massachusetts Street. While the majority of lots have access to an east/west or north/south street, there are no alleys between the properties.

**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.

**Signs and Pedestrian amenities** Signs within the area are almost entirely street names, and traffic control signs. The only pedestrian amenities are the sidewalks and the benches that are part of the area markers.

#### **Primary Structures**

The majority of the structures on Massachusetts Street are residential. The structures range in size from 1, 1 ½ and 2 stories. The styles of structures are varied.

**Secondary Structures** Secondary structures are typically garages. Most are wood frame with wood sheathing.

**Outdoor Activity Spaces** Outdoor activity space is very limited with the closest park, Park Hill Park, to the southwest.

**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** Views to and from the listed property are typical for modern subdivisions.

#### ***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 are the same with the exception of the expansion of 23<sup>rd</sup> Street and the green spaces to the north to allow for intersection improvements.

**Land Use Patterns and Zoning** The land use and zoning patterns have not changed.

**Circulation Patterns** Street patterns have not changed.

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

**Secondary Structures** Overall, the numbers of secondary structures has been reduced and are limited mainly to the rear of yards in the form of sheds or garages.

**Outdoor Activity Spaces** There is less green outdoor activity area space than was present during the period of significance for the development.

**Utilities and Mechanical Equipment** The character of the utilities and mechanical equipment in the area is different than in the period of construction. The large traffic lights at the intersection of Massachusetts Street and 23<sup>rd</sup> Street obscure the entrance into the subdivision.

**Views** The differences in the views of the area are created by the infill construction and the alterations of the intersection of Massachusetts Street and 23<sup>rd</sup> Street.

## *Conclusion*

The 250' area around the Preyer House is residential. Although the surrounding area of the Preyer House is all residential, some of the residential properties do not have a line of site to the Preyer House. The Environs for 2301 Massachusetts Street, the Preyer House, should be divided into two areas and reviewed in the following manner.

### Area One      Line of Sight 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. 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, 22-506, and 22-506.1.

Major projects (demolition of main structures, new infill construction, significant additions, public improvements, 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, 22-506, and 22-506.1.

### Area Two      No Line of Sight 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. 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 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 2301 Massachusetts Street

