

Analysis of Environs of 1501 Pennsylvania Street, Samuel A. Riggs House

Step One

Historical Significance and Context

According to the application for Historic Landmark Designation, the property was constructed in 1864. The property is being nominated to the Lawrence Register of Historic Places under local criteria three and six. Local criteria three is a building's *identification with a person or persons who significantly contributed to the development of the community, county, state, or nation*. Local criteria six is a building's *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 an excellent example of the Gothic Revival influence on ecclesiastical structures in Lawrence and Kansas. The structure also maintains a high degree of integrity.

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

Local Register Criteria 3

Samuel Riggs 1864-1914

Local Register Criteria Six

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

Step Two

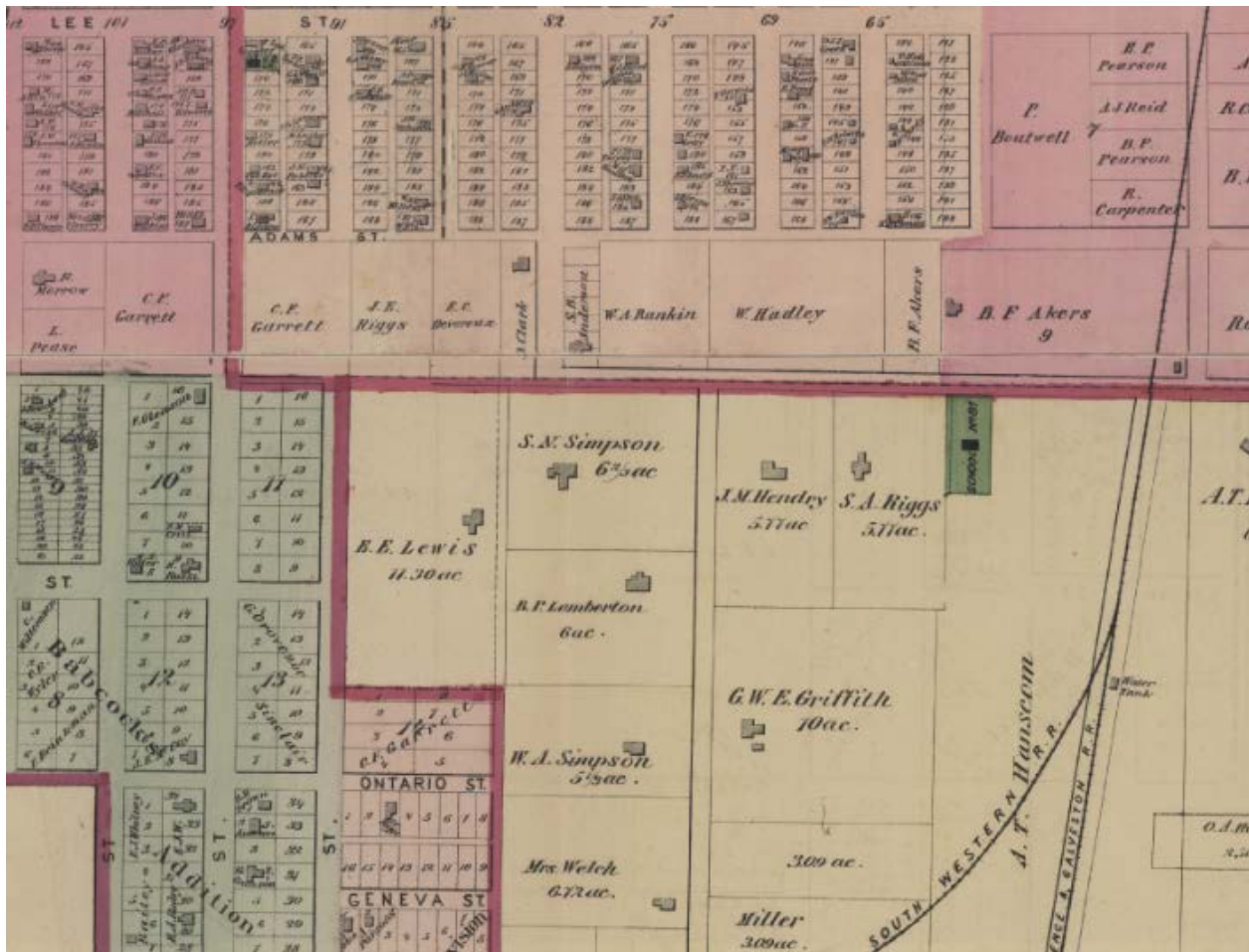
Historical Character of the Area Surrounding the Property

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

Natural Features The property is located outside the original townsite of Lawrence and was considered the "outskirts" of town when the Riggs House was constructed. The environs consisted of relatively flat ground. Some vegetation was shown adjacent to the Riggs house in the 1869 view of Lawrence, but this may have been the artist's interpretation of the landscape.

Property Boundaries and Ownership Patterns The area surrounding 1501 Pennsylvania Street was a mixture of lot sizes and development patterns. The 1873 Beer Atlas shows the Riggs House on a 5.77 acre tract adjacent to the Hendry tract to the west that was also shown as 5.77 acres. A.T. Hanscom owned the land to the east through which the railroads ran. There

is also a school – School No. 81 – shown directly to the east of the Riggs property. The 1873 Beers Atlas shows a range of property boundaries and ownership patterns. Tracts range from 50 acres to 3 acres with the Riggs property one of the smaller tracts. Across what would become Morris Street and eventually 15th Street were a mix of tracts and platted lots included in the Third Ward of the City. North of Adams Street (14th Street) were properties that were shown in a typical street grid pattern associated with the platted City.



Land Use Patterns and Zoning Land use on in the surrounding area during the period of significance was primarily residential with some larger tracts active farms. There was no zoning for this area.

Circulation Patterns The streets in the area reflect the traditional grid pattern of the original town site. However, Pennsylvania Street did not continue through the lot directly north of the Riggs House.

Planned Vegetation Patterns The planned vegetation patterns were lawns and farming landscapes around houses. The 1869 view of Lawrence does show trees in the area and on the site, but again, this may have been the artist's interpretation of the landscape.

Signs and Pedestrian amenities There were no signs or pedestrian amenities in the area that staff has documented.

Primary Structures The primary structures in the environs of the property were single-family residences. The structures were primarily 1, 1 ½ and 2 stories in height and constructed of wood or masonry materials. Various styles were represented in the area.

Secondary Structures. Secondary structures were nearly always carriage houses or garages, smoke houses, sheds, and garden structures with some barns. There may have been a few kitchen buildings. They would have been constructed of brick, stone, wood. They typically would have been 1 to 2 ½ stories in height. There were also fences that generally marked property line boundaries.

Outdoor Activity Spaces Outdoor activity space was included in the tract or parcel and there were no public amenities in the area.

Utilities and mechanical Equipment There were on utilities in this area during the Riggs period of significance.

Views The views to the listed property were typical of rural lots.

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 railroad line to the east has been developed into a City Park/Trail.

Property Boundaries and Ownership Patterns Property boundaries and ownership patterns reflect the types of boundaries and ownerships that were typical for the original townsite lots. Many of the larger tracts have been subdivided to create additional lots for residential uses.

Land Use Patterns and Zoning Land use on in the surrounding area is still predominately residential. There have been a few commercial enterprises along 15th Street – the garden center, now closed, and Morton Concrete Company, now demolished. The current zoning is consistent with the residential uses in the area.

1501 Pennsylvania Street is zoned RS7, Single Dwelling Residential District. The area surrounding 1501 Pennsylvania Street has a mix of residential zoning. The primary use is residential. To the east, west and south is zoned RS7 and to the direct north is zoned RS5. To the northeast across 15th Street is zoned RM12 - Multi Dwelling Residential District. While this

area is zoned RM-12, the existing structure types are individual structures on individual lots.

Circulation Patterns The circulation patterns have not changed significantly. Access to the properties is still primarily from the numbered and State named streets. Pennsylvania Street still ends north of 1501 Pennsylvania Street at the north side of 15th Street. A few cul-de-sacs have been introduced off of Learnard Avenue to the west and south of the Riggs house. While the majority of lots have access to an east/west or north/south street, they do not typically have alleys.

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 The signs within the area are almost entirely street names and traffic control signs. Some pedestrian amenities have been added to Parnell Park and the Burroughs Creek Trail to the east.

Primary Structures

The majority of the structures are residential. The structures range in size from one to three stories with the average being a one story structure. The majority of structures are minimal traditional or ranch in style.

Secondary Structures Almost all of the secondary structures are garages.

Outdoor Activity Spaces Parnell Park and the Burroughs Creek Trail/Linear Park are the closest public parks. These parks are City owned parks to provide outdoor activity space to the neighborhood and the community. The Burroughs Creek Trail is a 10-foot wide concrete trail for pedestrians and bicyclists. The trail is located in the abandoned railroad corridor and runs from 11th Street to 23rd Street.

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 The views to and from the listed property are at times obscured by vegetation. The dominant view of the Riggs house is from the public right of way – 15th Street. This is a commanding view the property.

Time Time of the day has an impact on the perception of the subject property, especially during peak hour traffic on 15th Street. Nighttime appearance with lighted porches and interior lights through windows is also quite different from the normal day time appearance. 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 the usual sounds of cars associated with residential areas. There are no unusual or distinct sounds, smells, or tastes that characterize the area.

Imagination and Expectation The Riggs House is a visual landmark for individuals that travel 15th Street. It is visually prominent on its large lot with landscaped front yard and creates an historic sense of place.

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 platting of the property has changed to include smaller lots and new suburban forms like the cul-de-sac. The ownership patterns have not changed as the majority of properties are individually owned. Subdivision of larger lots to create new subdivisions has occurred

Land Use Patterns and Zoning While overall the land use has not changed – primarily residential, the rural farmsteads are not common. The zoning patterns have been established that reflect the overall residential character of the area.

Circulation Patterns Street patterns have changed very little, but the paving materials have changed. There are few alleys and cul-de-sacs have been introduced into the area.

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

Secondary Structures Overall, the number of secondary structures has been reduced and is limited mainly to the rear of yards in the form of sheds or garages. Some garages are now attached to the primary structure.

Outdoor Activity Spaces There is more green outdoor activity area space than was present during the period of significance.

Utilities and Mechanical Equipment The character of the utilities and mechanical equipment in the area is different than in the period of significance.

Views The differences in the views of the area are created by the evolving landscape features.

Time The amount of nighttime lighting has increased over time. The time when people are leaving and returning from work creates heavy automobile traffic on 15th Street.

Weather While the weather patterns are generally similar to the historic period of significance, the advent of air conditioning has altered the way the residents may react to weather. Historically, people would have utilized open windows and porches to react to the heat.

Sounds, Smells, Tastes The introduction of more traffic and higher density living has introduced more sounds and smells.

Imagination and Expectation The Riggs House is a visual landmark for individuals that travel 15th Street and may be more of a dominate feature of the landscape than it was historically. It is visually prominent on its large lot with landscaped front yard and creates an historic sense of place.

Conclusion

The majority of the area has developed in residential patterns. It is anticipated with residential zoning that this area will continue to develop with residential uses. The Environs for 1501 Pennsylvania Street, the Samuel A. Riggs House, should be divided into two areas and reviewed in the following manner.

Area One

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. 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.

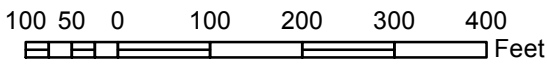
Major projects (demolition of main structures, new infill construction, significant additions, public improvements, etc.) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505.

Area Two

This area has developed in different patterns and styles due to the age of the development. Alterations or construction should meet the intent of the Criteria set forth in 22-505. 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 the residential character of the listed property's environs is the primary focus of review.

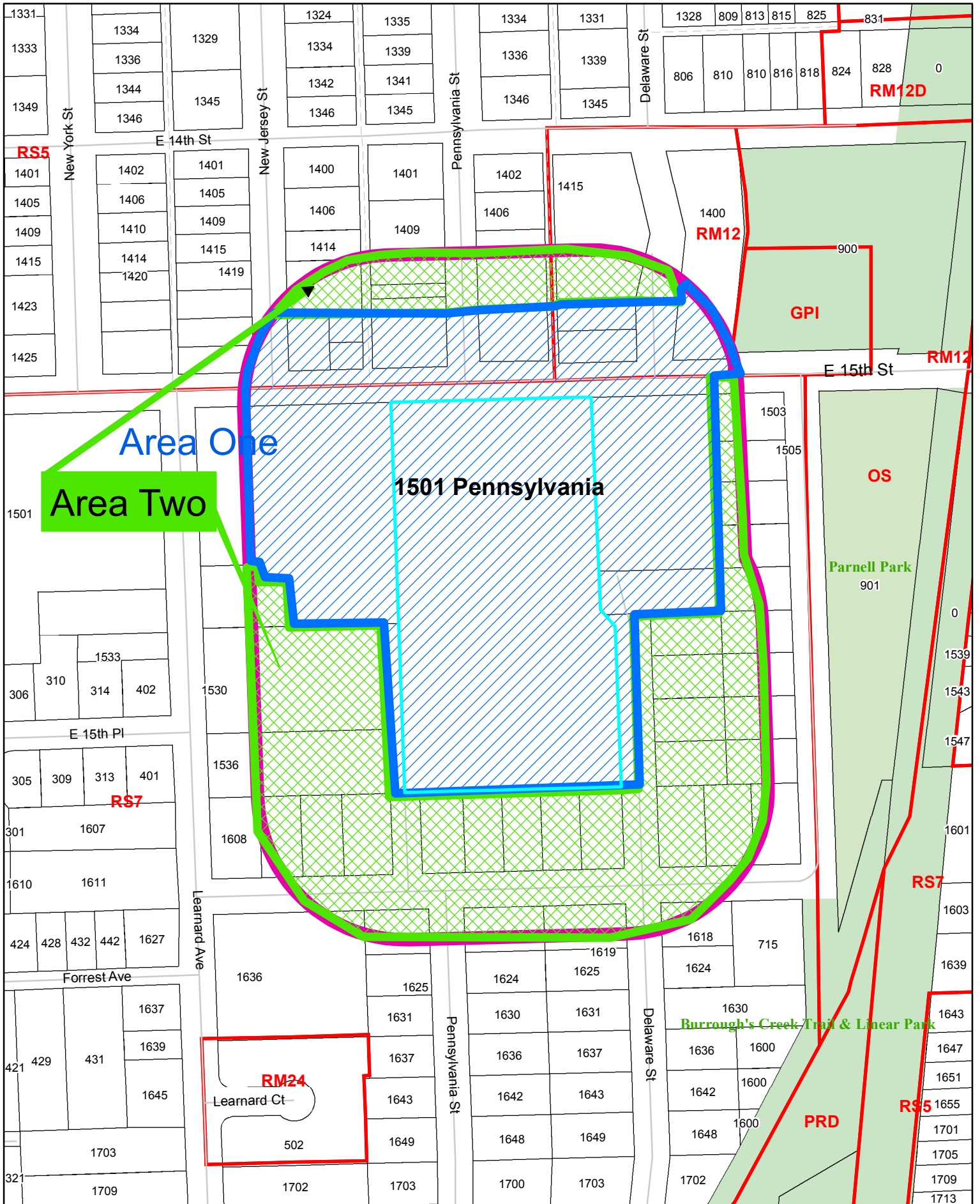
All projects except the demolition of main structures, new infill construction, and significant additions (as defined by greater than 20% of the existing footprint of the structure), will be reviewed by the Historic Resources Administrator. IF the proposed project meets the intent of the Criteria set forth in 22-505, the Historic Resources Administrator may approve the project administratively.

All demolition projects and new infill construction projects for primary structures will be reviewed by the Historic Resources Commission.



1 inch = 208 feet

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Area One

Area Two

1501 Pennsylvania

RM12D

RM12

GPI

RM12

OS

Parnell Park
901

RS7

RM24

Burrough's Creek Trail & Linear Park

PRD

RS5