



City of Lawrence Douglas County

PLANNING & DEVELOPMENT SERVICES

Pre-Application Meeting Required
Planner _____
Date _____
Application Number _____
L- _____
Date Received _____

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceplanning.org

Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

APPLICATION FOR LANDMARK DESIGNATION IN THE LAWRENCE REGISTER OF HISTORIC PLACES

1. Property Nomination Information

Historic Property Name:	John Robert Greenlees House
Property Address:	714 Mississippi
City, State, Zip Code:	Lawrence, KS 66044
Legal Description:	Lot 21

2. Applicant Information

Name:	Eric and Mary Kirkendall
Street Address:	25865 W. 167th Street
City, State, Zip Code:	Olathe, Kansas 66061
Home Phone:	913-707-5699
Work Phone:	
Email Address:	kirkendall1@gmail.com

3. Owner Information

Name:	Eric and Mary Kirkendall
Street Address:	25865 W. 167th Street
City, State, Zip Code:	Olathe, Kansas 66061
Home Phone:	913-707-5699
Work Phone:	
Email Address:	kirkendall1@gmail.com

Is this an owner initiated nomination?: ☒ Yes ☐ No

If not, has the owner been notified by the applicant of this nomination?: ☐ Yes ☐ No

If sponsored by an organization:

Organization Name:

Organization Address:

Organization City, State, Zip Code:

4. This property is being nominated for its:

Historic Significance: ☒

Architectural Significance: ☒

Association with an Important Local, State or National individual or event: ☒

5. Historic Background Information

Date Built: 1865-1911	Estimated Documented <input type="checkbox"/> <input checked="" type="checkbox"/>	Source: Tax Records; building	Comments:
Date of Building Alterations or Additions: 1865, 1872, 1899, 1911	Estimated Documented <input type="checkbox"/> <input checked="" type="checkbox"/>	Source: Tax Records; building	Comments:

Description of Building Additions or Alterations:

Original Owner: James Lane	Source: Tax Records
Original Builder or Architect: Unknown	Source:
Original Use: Residential	Source: Tax Records

6. Architectural Significance

This is a superb example of one of the most powerful forces in vernacular architecture: accretion. 714 Mississippi was built in five building stages, beginning as a small hall parlor house in 1865, morphing into a side entry hall house by 1873, changing to a double side entry hall house by 1899, and ending as a large Victorian hall entry house with a full second story and attic in 1911. Except for window replacements, the exterior has changed little since that time. The structural system is in tact. On the interior, the second story has the most integrity with original woodwork, doors, and windows in the sleeping porch. The entry hall boasts an original newel post and stair from the 1911 period.

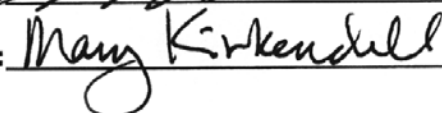
7. Historic Significance

James Lane, Kansas' fiery senator, originally owned this property as a part of Lane's First Addition. He sold it to Charles Faris, a newspaperman, in 1865. Faris helped establish The Lecompton Ledger and later worked for the Lawrence Journal. John Robert Greenlees purchased the property in 1893. He made a fortune on potatoes from 1890 to 1904 when he sold out and got into the oil business. He founded the Mutual Oil Company in 1909 and eventually consolidated with Continental Oil in 1924. Greenlees also owned extensive land in Mexico, including a 200,000 acre ranch, where he mined for precious metals. J. R. got into the land business in central Florida in the 1920s, too, establishing the Home Investment Company, and purchasing a "plantation" of 5,000 acres there. Roberts wrote extensively about his adventures and was an important authority on the history of banking in the United States.

8. Authorization and Certification

I, the undersigned do hereby have the legal authority to submit this nomination and I certify that the information provided on this application is true and correct to the best of my knowledge.

Signature:  1-24-2009 Date:

Signature:  1-24-9 Date:



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**INFORMATION REQUIRED FOR SUBMITTAL WITH APPLICATION FOR NOMINATION
TO THE LAWRENCE REGISTER OF HISTORIC PLACES**

Use the checklist below to be sure your application is complete.

- ☐ Application Form
- ☐ Certified property owner list from County Clerk's office for properties within 250' of the requested property for nomination.
- ☐ Photographs of each elevation of the structure.
- ☐ Legal description of nominated property.
- ☐ If the property is listed on the State and/or National Registers of Historic Places, copies of the applications for nomination and pertinent resources materials.
- ☐ Any additional documentation you believe is relevant to this nomination which you would like considered in the review process.
- ☐ The fee for application processing is \$10.00 for landmark nominations and \$50.00 for district nominations.



We are committed to providing excellent city services that enhance the quality of life for the Lawrence Community

KANSAS

Kansas State Historical Society
Jennie Chinn, *Executive Director*

KATHLEEN SEBELIUS, GOVERNOR

December 22, 2008

Lynne Zollner
Preservation Planner
City of Lawrence
6 E 6th, Box 708
Lawrence, KS 66044

Re: J. R. Greenlees House - 714 Mississippi, Lawrence, Douglas County

Dear Ms. Zollner:

We are pleased to inform you that the J. R. Greenlees House will be considered by the Kansas Historic Sites Board of Review for nomination to the Register of Historic Kansas Places at their next meeting on February 21, 2009. The Register of Historic Kansas Places, also known as the state register, is the state's official list of historic properties worthy of preservation. All properties that are listed in the National Register of Historic Places are also listed in the Register of Historic Kansas Places; however, the state register also recognizes properties that are significant to our state's heritage yet do not meet National Register eligibility standards.

Per the requirements of 36 CFR 60-61 and Section IV of the "Procedures for Implementation of Certified Local Governments in Kansas," we are providing your historic resources commission the opportunity to comment on this nomination.

Should you have any questions about this nomination before the Kansas Historic Sites Board of Review meeting, please contact Sarah Martin at 785-272-8681 ext. 216 or at smartin@kshs.org.

Sincerely yours,

Jennie Chinn
State Historic Preservation Officer



Patrick Zollner
Deputy State Historic Preservation Office

Register of Historic Kansas Places

Registration Form

**DRAFT**

This form is for use in nominating individual properties and districts. The format is similar to the National Register of Historic Places form. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets. Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name John Robert Greenlees House

Other name/site number _____

2. Location

Street & number 714 Mississippi☐ not for publicationCity or town Lawrence☐ vicinityState KSCode KSCounty DouglasCode 045Zip code 66044

3.,4. Certification

I hereby certify that this property is listed in the Register of Historic Kansas Places.

Patrick Zollner, Deputy State Historic Preservation Officer

Date _____

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing

Noncontributing

_____ buildings
_____ sites
_____ structures
_____ objects
_____ total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

NA

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter Categories from instructions)

Domestic: Single Dwelling

Current Functions

(Enter categories from instructions)

Domestic: Single Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

DRAFT



Materials

(Enter categories from instructions)

Craftsman

Foundation: Stone: limestone

Walls: Wood: weatherboard

Roof: Asphalt

Other:

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for the State Register)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history
- ☒ B Property is associated with the lives of persons significant in our past.
- ☐ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

Commerce

Industry

Economics

Period of Significance

1893-1947

Significant Dates

1899

1911

Significant Person

(Complete if Criterion B is marked above)

John Robert Greenlees

Cultural Affiliation

Irish American

Architect/Builder

Unknown

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67)
has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering
Record # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository: _____

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	Zone	Easting	Northing
2	Zone	Easting	Northing

3	Zone	Easting	Northing
4	Zone	Easting	Northing

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Name/title Dennis Domer, Ph.D., Brenna Buchanan, David Evans, Richard Kerschenbaum, and Nick Nepveux.

Organization The University of Kansas and The East Lawrence Neighborhood Association Date November 21, 2008

Street & number 614 E. 980 Rd. Telephone 785-842-3157

City or town Baldwin State KS Zip code 66006

Property Owner

Name Eric and Mary Kirkendall

Street & number 25865 W. 167th Street Telephone 913-707-5699

City or town Olathe State KS Zip code 66061

Register of Historic Kansas Places
Continuation Sheet

John Robert Greenlees House
Lawrence, Douglas County, KS

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NARRATIVE DESCRIPTION

714 Mississippi's setting is the historic Old West Lawrence Neighborhood, a residential area west of historic downtown Lawrence, platted immediately after the Civil War, with 36-foot wide, tree-lined streets, brick roadways, limestone curbs, street stoops, public verges, stone hitching posts, brick or concrete sidewalks, a sidewalk leading to each house, and houses of many types setback in their lots behind small front lawns. The blocks are 300 feet by 600 feet, which are divided into 50' by 150' housing lots separated by 14' alleys running north and south, which also often have brick surfaces. Houses are predominately one-story, one-and-a-half story, and two-story, wood frame structures that exhibit various stylistic expressions typical of late 19th and early 20th century American houses. The 1,000 acre-tract was owned by Robert Robitaille and William Lykins before James Lane purchased 120 acres of it between Tennessee and Mississippi Streets, which became known as Lane's First Addition. (Figure 1)

714 Mississippi is a large two and one half story hall entry house built with a 2" x 4" balloon frame structure. (Figures 2, 3, 4, and 5) It sits on a floor structural framing system of mostly 2" x 8" sawed lumber (Figure 6), and a foundation of limestone and brick (Figure 7) that was built over five building phases (Figures 8, 9, 10, 11, 12, 13).

The house boasts a large gable on its front west façade which is formed by a broken pediment with wood shingling in the tympanum. (Figure 2) A cross gable on the south façade, (Figure 4) like the one on the west façade, has a broken pediment with shingling. The roof system supporting these large pediments is tied together with a 2" by 4" rafter system (small size) and 1" by 6" collar braces which help support 1" x 6" purlins and old wood shingles now covered by composite shingles. The shingled tympanums hint of the Craftsman style. The two gables were finished in 1911-12 as a part of a new roof that consolidated the complex house below, including a sleeping porch which was also added to the second floor of the northeast corner of the house when the new roof was built. (Figures 3 and 5)

A large front porch with Classical Revival pillars on limestone plinths (Figures 2 and 14) and a Craftsman-style railing lead to the main entrance door and vestibule. The house also retains the stone pillars that once held the floor of an open porch, perhaps one of the most unusual open porches in Lawrence. On the north elevation (Figure 5) a side porch was enclosed in 1911. A back porch with a spindled frieze and turned posts opens into a back yard with a garage that created by expanding a carriage house or barn at mid-20th century.

The exterior siding all around is clapboard which covers a layer of boxing in most sections of the house.

The windows vary in size and proportion but the wooden sashes installed from 1865 to 1899 have generally been replaced with vinyl covered metal sash. A large, divided picture window was installed in the early 21st century on the west façade. The leaded and beveled windows in the hall and library remain from the 1911 building period. The wooden front door, from the 1911 period, has a large single light and

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Continuation Sheet

John Robert Greenlees House
Lawrence, Douglas County, KS

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opens into an enclosed foyer. The wooden door to the back porch, from the 1865 period, has two arched lights.

The interior of the house is composed of five rooms on the first floor (Figure 15), including a large living room, a kitchen and dining area, a library, an enclosed side porch, a stair hall with doors opening into the enclosed porch and living room, and a vestibule. Diagonal subflooring and pine finish floor covers the living room, and there is pine flooring in the library and hall. The flooring of the kitchen has been removed to reveal a 2" x 6" joist system. The vestibule floor is tiled. The walls throughout the first floor are dry-wall gypsum board, except in the enclosed porch and kitchen where the wall surfaces have been stripped to the frame. A wooden hearth with tile surrounds provides a focus point in the back of the large parlor which once was divided into a front music room and a back parlor. The woodwork around windows and doors and the baseboard on the first floor are mixed in size and character, from plain to Greek Revival, representing the 1899 and 1911 building periods. The stair with two newel posts and turned balusters from the 1899 period leads to the second floor.

On the second floor, (Figure 16) there are four bedrooms, a sleeping porch, linen and cloths closet, and a bathroom. All the interior woodwork, including baseboards, window and door surrounds, and corner boards, remains from the 1911 consolidation and the 1899 expansion phases, except in bedroom 4 that has been stripped to its floor and wall structures. This woodwork is plain, stylistically. All of the paneled doors with transoms opening to the halls and paneled closet doors are intact. The interior plastered wall surfaces remain in all the bedrooms. The sleeping porch retains its 1920s feeling with its original bead board walls, and wood window surrounds. The upstairs bathroom has been stripped in part to its structural system but the south wall still has a faux brick finish.

A paneled wooden door leads to a boxed winder stair to an unfinished attic.

The drawings of the house that illustrate the change over time on the site (Figure 17), the foundation plan, foundation plan sequence, floor structure, and the building phases along with tax records, the chain of title, and mortgage records suggest that this property was originally built as a hall parlor house by James Lane. (Figure 9) His grantee, C. A. Faris, put a south addition on this house probably before 1870 (Figure 10) and expanded it again by 1873 into a side entry house (Figure 11). In 1899, J. R. Greenlees made a major investment in the expansion of this house, converting it to a front entry hall house or possibly to a double side entry house (Figure 12). In 1911, Greenlees undertook another building project, a major consolidation of the exterior architecture which involved putting his house under a whole new, cross-gabled roof, adding a library, and organizing the upstairs to fit the needs of a family with four children (Figure 13). Since 1911, the exterior of the house has changed little, though sometime in the early 21st century a large picture window was added to the front façade and the old wooden sashes all around were replaced by vinyl-metal ones. However, the window proportions were not changed for the most part and so in spite of the changes in fenestration, the house has retained its overall historic character of a turn of the 20th century house type for the last 97 years.

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John Robert Greenlees House
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At the rear of the lot next to the alley stands a one-story, wood-framed, 19th century horse barn with a gable roof and exposed rafter tails that was expanded and converted into a garage in the middle of the 20th century. It sets on a concrete pad. Its dimensions are 20 feet by 14 feet. The original barn was smaller, 11 feet by 14 feet. The original barn is covered with drop siding and has two high windows that open for ventilation and for horses. The addition is also covered with drop siding, except on the new south front which has a 10 foot garage door and a pediment covered with plywood.

For further descriptive details, see Figures 18, 19, 20, and 21.

Register of Historic Kansas Places
Continuation SheetSection Number 8 Page 4John Robert Greenlees House
Lawrence, Douglas County, KS

STATEMENT OF SIGNIFICANCE

This house is associated with three very significant figures in the history of Lawrence and Kansas: Senator James Lane, the fiery Kansas politician, who established Lane's Addition and built the first phase of the house; Charles A. Faris who established a pro-slavery newspaper, the *Lecompton Union*, in 1856, eventually worked for the *Lawrence Journal*, and who completed the next two building phases of the house; and John Robert Greenlees, first a Lawrence wholesale potato farmer operating on a national scale and then the founder of the Mutual Oil Company and six other oil companies which had distribution centers and stations in six states, and three large refineries with high production capacities, owner of a 200,000 acre ranch in Mexico which he mined, and later real estate speculator who owned a 5,000 acre "plantation" in Florida during the 1920s land boom years. Greenlees lived in this house from 1893 to 1947 and primarily his association with the house meets Criterion B: association with a significant person or persons in our past.

James Lane, a lawyer from Indiana and veteran of the Mexican War, settled in Kansas in 1855, having served in the U.S. Congress and voted for the Kansas-Nebraska Act of 1854. "The Grim Chieftain" wanted to ban blacks from Kansas altogether, but he was an emotional and changeable man, depending on the opportunities at hand. So it was not that difficult for him to change his mind and join the "Free-Staters," who promoted abolitionism and the acceptance of blacks in the state. He gladly helped them prosecute the Wakarusa War of 1855, stood on the side of John Brown, and eventually fought in the Civil War to make the slaves free.¹ Lane was a general, a politician, and also a land speculator and capitalist, as many of the "abolitionists" were, and in 1863 he purchased a tract of land just outside of the city of Lawrence which became known as Lane's First Addition, later the core of Old West Lawrence running along Louisiana, Indiana, and Mississippi Streets from 7th to 9th Streets.² The land had originally belonged to Robert Robitaille, a Wyandotte Indian, who sold it to William Lykins in 1855 for \$1,000. Lane got his piece of this land for \$50. He carved it up into sellable lots, built a small hall parlor house on lot 21, and sold it in 1865 to Charles A. Faris (also spelled Farris) along with two other lots, 22 and 20, for \$550. It appears to have been a very good profit for a land speculator of that period.³

Faris had been in Douglas County since at least 1855. Before moving to Lawrence, he established the proslavery newspaper, *The Lecompton Ledger*, with A. W. Jones, who was one of the signers of the Lecompton Constitution of 1857.⁴ Faris was not one of the signers and apparently did not last long in Lecompton, but if he was any newspaper man at all, he would have come into contact with James Lane

¹ "James Henry Lane, 1814-1866," *Territorial Kansas Online 1854-1861*; James Spear, *Life of James Lane: the Liberator of Kansas*. Garden City, Kansas: John Spear Printer, 1896; David Dary, *A Pictorial History of Lawrence Douglas County, Kansas*. Edited by Steven Jansen. Lawrence: Allen Books, 1992; David Dary, *Lawrence: An Informal History*. Lawrence: Allen Books, 1982, 41-42, 77, 128, 139-140.

² *Tax Records and Property Evaluations of Douglas County*. Spear, 187-218.

³ Dennis Domer and Michael Swann, *Making Urban and Rural Landscapes on the Prairie Plains*. Vernacular Architecture Forum, 1996, 169. *Tax Records and Property Evaluations of Douglas County*.

⁴ William G. Cutler, *History of the State of Kansas*. Chicago: A. T. Andreas, 1883, 31; *Transactions of the Kansas State Historical Society, First and Second Biennial Reports*, Vols. I and II. Topeka, Kansas: State Printing Office, 168.

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John Robert Greenlees House
Lawrence, Douglas County, KS

when he famously marched on Lecompton to protest the convening of the Lecompton Legislature in 1857. Faris may have left Lecompton soon after that because in that same year he tried his hand at real estate as a partner in the town of Marshall in Douglas County, perhaps a place more to his liking. Unfortunately, the town failed to attract a population. He also participated in the founding of the town of Rowena, Arapahoe County, in Kansas Territory, now a town just northwest of Denver.⁵ Faris seems also to have been in Lawrence in those early days, too, and he and Lane may have met by 1855. In his Life of James H. Lane, John Speer reports that C. A. Faris was "a distinguished printer" and that Faris told him about an episode he had witnessed in Lawrence in 1855 between Lane and E. C. K. Garvey to whom Lane was in debt.⁶ Ten years later, and with the war at an end, Faris and his wife, Mary, were certainly in Lawrence, where Charles worked for the Lawrence Journal.⁷

After Charles and Mary purchased their house from Lane in 1865, they expanded it with a short addition on the south end. Mary died in 1868, and Charles married his second wife, Francis, in 1870. They took out a mortgage in 1873 for the west expansion of their house which they had built in 1872. Once a hall parlor house, now they had a side entry house which they mortgaged again in 1875 and 1878, apparently to build a new side entry house to the south on lot 20 in that same year. They eventually sold 714 Mississippi in 1880 to Annie Stanford for \$625 as well as their house at 716 Mississippi two years later, which they sold for \$1,800, and then moved to Wyandotte, Kansas. Overall, Faris did not do as well financially with his real estate transactions on his property as his predecessor, James Lane, had done. From 1880 to 1892, 714 Mississippi went through four owners until J. R. Greenlees bought it in 1893.⁸

John Robert Greenlees is one of the most storied businessmen in late 19th and early 20th century Lawrence history. For the next fifty years the Greenlees family owned 714 Mississippi, and this is its greatest period of significance, historically and architecturally. J. R. Greenlees was born on July 28, 1858 in Ottawa, LaSalle County, Illinois, to Andrew Greenlees and Lucy Jane Powers Greenlees.⁹

His father, Andrew, was born on September 28, 1832, in Larn, Ireland, and he set out for America in 1852 as a part of the stream of immigrants from Ulster. Andrew's many letters, which he wrote faithfully to his family in Ireland from 1852 to 1907, are frequently quoted by scholars in books about Irish history, immigration on the so-called famine ships to America, immigrant correspondence, and Irish-American volunteers in the Union Army.¹⁰ Andrew, a blacksmith and moulder, first settled in upstate New York and

⁵ Collections of the Kansas State Historical Society, 1909-1910. Vol. XI. Topeka, Kansas: State Printing Office, 1910, 471; Collections of the Kansas State Historical Society, 1911-12. Topeka, Kansas: State Printing Office, 1912, 540; Transactions of the Territory of Kansas. Lecompton, K. T.: R. H. Bennett, Public Printer, 1857, 311-312.

⁶ John Speer, Life of James H. Lane, The Liberator of Kansas. Garden City, Kansas: John Speer, Printer, 1896, 226.

⁷ Collections of the Kansas State Historical Society, 1911-12, Vol. XII. Topeka: State Printing Office, 1912, 540, Note 28.

⁸ Tax Records and Property Evaluations of Douglas County.

⁹ "Death of Oil Man," Lawrence Daily Journal-World, October 20, 1947, 1:5.

¹⁰ Edward Laxton, The Famine Ships: The Irish Exodus to America. New York: Macmillan, 1998, 165-166; David A. Gerber, Authors of Their Lives: The Personal Correspondence of British Immigrants to North America in the Nineteenth Century. New York: NYU Press, 2006, 17, 109, 124-125; Susannah Ural Bruce, The Harp and the Eagle: Irish-American Volunteers and the Union Army, 1861-1865. New York: NYU Press, 2006, 107, 122, 138, 185-186; Parkhill Trevor, Industry, Trade and People in Ireland: Essays in Honour of W. H. Crawford. Edited by Brenda Collins, and Phillip Ollerenshaw, Ulster: Ulster Historical

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John Robert Greenlees House
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then went west to Illinois in 1856, where he married his bride in 1857. In 1874, Andrew took his family by train to Rice County, Kansas, near Ellinwood, where he homesteaded 160 acres. They lived in a 16' x 16' box house with a sleeping loft for the children. They traded with cowboys on the numerous cattle drives that passed by through the drought and grasshopper years.

John Robert, like his father and grandson, Robert Greenlees Pearson, was a prolific writer (as was his grandson, Robert Greenlees Pearson), and he elaborates fully on his western Kansas years from 1874 to 1889 in one of his autobiographical essays, "The Story of a Pioneer."¹¹ Besides these essays and his extensive unpublished autobiography, J. R. wrote an essay on "Sound Banking" which he published in 1912 with George E. Roberts, Director of the United States Mint from 1898-1912.¹² He also wrote an in-depth unpublished essay, "The True Story of Banking in the United States."¹³ J.R. seemed to enjoy banging away on his old typewriter for he had many tales to tell.

According to his "The Story of a Pioneer," John Robert worked his father's farm, took the teacher's examination in Great Bend and started teaching in 1876 in a one-room school house which he helped build. He continued to farm and bought 160 acres next to his father's farm in 1880 for \$700. He married Ida Wolf in 1884. In 1886, they moved to Chase County where he sold farm implements and then on to Dighton where J. R. went into the lumber coal business and where he speculated in the town-lot boom and "made a couple thousand dollars." When the boom was over, things were bleak in Dighton and they moved to Lawrence, arriving on Thanksgiving Day, 1889.¹⁴

J. R. knocked around selling harness, barbed wire, binders, and threshers but the 1890 city directories list him as in the wholesale potato business, principally at 747 Massachusetts Avenue, a business from which he prospered immensely. He sold potatoes by the rail carload, and he went as far as Canada to get them. By 1895 he had built up a very good business but there were ups and downs. In 1895, he "was crushed by a hard blow while on the wrong side of the potato market," and he lost all he had made up to that point and had in addition a \$6,000 debt. But J. R. bounced back by 1896, with the help of Merchants National Bank that loaned him as much as forty to fifty thousand at a time to buy potatoes. By 1901 he "handled over one hundred thousand dollars worth of potatoes through this bank." By 1902 and 1903, the heyday of this business, Greenlees sold 3,000 train carloads of the tuber and had agents in all of the nation's major potato fields. His annual volume reached a value of \$1,000,000 in potatoes. This was big but not big enough for this quintessential 19th century entrepreneur.¹⁵

Foundation, 2005, 164-168; E. R. R. Green, *Essays in Scotch-Irish History*. "Ulster Emigrants' Letters." London: Routledge & Paul, 1969, 95-96.

¹¹ J. R. Greenlees, "The Story of a Pioneer," Unpublished Autobiography, n. d., 1-14.

¹² "With a Definite Purpose J. R. Greenlees has marked out a Career worthy of Emulation by a Younger Generation."

"Lawrence Today and Yesterday." *Lawrence Daily Journal-World*, 1913, 10.

¹³ J. R. Greenlees, "The True Story of Banking in the United States," Unpublished essay.

¹⁴ J. R. Greenlees, "The Story of a Pioneer," Unpublished Autobiography, n. d., 14-17.

¹⁵ J. R. Greenlees, "The Story of a Pioneer," Unpublished Autobiography, n. d., 17-23; "With a Definite Purpose J. R. Greenlees has marked out a Career worthy of Emulation by a Younger Generation." "Lawrence Today and Yesterday." *Lawrence Daily Journal-World*, 1913, 10; "J. R. Greenlees—Potatoes," *Lawrence Daily World*, February 5, 1903, 10:4.

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John Robert Greenlees House
Lawrence, Douglas County, KS

For a couple of years Mr. Greenlees had observed the development of oil fields in southeastern Kansas, and when the Department of Interior decided in 1904 to allow citizens of the Five Civilized Tribes to lease their lands for oil and gas development, Greenlees made his move. Any individual or corporation, according to the new regulations, could lease up to 4800 acres. To respond to that opportunity, J. R. sold this "well established produce business" in 1904 and entered the newly emerging and lucrative oil business. He drilled first near the Alluwe, Oklahoma post office which brought a well with a flow of 150 barrels per day.¹⁶ This entrepreneurial move eventually made him a fortune, from which his descendants still benefit today as well as an exciting career that took him all over the United States and to Europe.

In 1905 he developed about 300 oil wells in Oklahoma and built a pipeline to Coffeyville, and from 1907 to 1909 he managed the Alluwe Oil Company. He moved on to found the Mutual Oil Company in 1909 with the main office in the J. E. Stubbs building on Massachusetts Avenue with a capitalization value of \$350,000. The Mutual Oil Company was a marketing agency with branch offices and distributing centers in Kansas City, Missouri, Freemont, Nebraska, Superior, Nebraska, Great Fall, Minnesota, and Missoula, Montana. The company had 150 service stations and three refineries in Coffeyville, Kansas, and Cowley, Wyoming with a capacity of 2,000 barrels a day from the Coffeyville refinery. The company employed 300 persons, and 20 traveling agents. Greenlees was President of the Mutual Oil Company until at least 1913 and he stayed in the oil business throughout his life.¹⁷ His son, Charles, was also reported to be in the oil business in the 1919 Lawrence city directory.

J. R. Greenlees was clearly more than a successful potato man. As an oil man, he was also extremely successful, and he tells his story at length in his autobiographical essays, "My Oil Experience" and "The Story of Garland Structure in Park and Big Horn Counties, Wyoming."¹⁸ He had formed the Orient Oil Company and Uncle Sam Oil Company along with Alluwe and Mutual. When Mutual Oil Company and Alluwe Oil Company merged with Continental Oil Company in 1924, Mutual Oil had capital of \$30,000,000 and a refining capacity of 21,000 barrels a day. Continental "offered us seven for one if we would sell and paid us spot cash for our stock."¹⁹ This was a shrewd move. J. R. saw that Mutual Oil would have to build a lot more filling stations to integrate the business further and make it more efficient and profitable. At several thousand dollars a station, that seemed too expensive.²⁰ As an interesting side note before the sale in 1924, the Mutual Oil Company was evicted from Teapot Dome land in Wyoming by Theodore Roosevelt's troops, which led to the infamous Teapot Dome Scandal and sent Albert B. Fall, Secretary of the Interior, to jail.²¹ John Robert Greenlees was involved in many lawsuits over oil leases,

¹⁶ J. R. Greenlees, "My Oil Experience," Unpublished Autobiography, n. d., 1.

¹⁷ "With a Definite Purpose J. R. Greenlees has marked out a Career worthy of Emulation by a Younger Generation."

"Lawrence Today and Yesterday," Lawrence Daily Journal-World, 1913, 10

¹⁸ J. R. Greenlees, "My Oil Experience," Unpublished Autobiography, n. d.; J. R. Greenlees, "The Story of Garland Structure in Park and Big Horn Counties, Wyoming," Unpublished Autobiography, n. d.

¹⁹ J. R. Greenlees, "My Oil Experience," Unpublished Autobiography, n. d., 35.

²⁰ "Mutual Oil of Kansas Absorbs Continental," The New York Times, February 15, 1924, 24; "Mutual Oil Name to be Continental," The New York Times, January 6, 1925, 40; "Merritt Co. Taken Over By Mutual Oil," The New York Times, January 16, 1923, 31.

²¹ "Marines to Eject Oil Land Squatters," The New York Times, July 29, 1924.

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regulations, and business breakups. He was a witness against Standard Oil when it was broken up.²² He was a wheeler-dealer, a man with the Midas touch, and he was interested in all kinds of business opportunities.

In 1912, for example, he was traveling to Mexico to purchase land for his gold and silver interests, according to his essay, "Mexico." He found a 200,000-acre ranch in north Sinaloa and put his money down in a bank in Mazatlan. He apparently lost that money because these were the Villa years when Americans were often run out of Mexico. In spite of this misfortune, Greenlees persisted in Mexico with land concessions until 1943, only three years before his death. He rode "horseback over most of the Sierra Madre mountains, from the border as far south as Mazatlan."²³ He was in Chihuahua for gold, in Guzaparas for silver, and he "secured a property at Zacatecas that had produced a lot of gold and silver before Villa killed off all operators."²⁴ In 1945, two years before his death, he was in El Paso, where he "got our first papers on a thousand acres of this great deposit."²⁵ He hoped this mine would produce an ounce of gold per cubic yard.

In the 1920s, J. R. Greenlees, with a fortune in his pocket, assets oil and gas holdings, gold and silver mines, went into yet another lucrative business that had its ups and downs, too. In 1923, he formed the Home Investment Company with another Lawrence businessman, Art Yielding. They purchased about 5,000 acres in the Florida land boom and owned mining and railroad interests in Colorado. His son, Charles, lived and worked on the Florida "plantation" and his grandson, Robert Greenlees Pearson, remembers going to Florida with his mother, J. R.'s daughter, and living there until his father couldn't ends meet any longer. The real estate business was also risky, and when the land bubble burst in Florida, they lost their land and plantation, which they later redeemed for taxes.²⁶

As one writer of the period suggested about Greenlees, "some men can see things clearly, think accordingly, and act definitely, and by keeping everlastingly at it snatch success from the jaws of ruin."²⁷ Greenlees snatched success after success in business. With these successes he purchased his house at 714 Mississippi in 1893. It was in the right place. He lived there the rest of his eventful life. But he needed a much bigger house with a wife and four children, and so he had to make something out what he bought. By 1899, he certainly had the money to do it, and though it may have been easier to buy another house, Greenlees was right where he wanted to be. He decided to bring his house up to the stature of the man and the family.

²² J. R. Greenlees, "My Oil Experience," *Unpublished Autobiography*, n. d., 33; "Cut it Down: Standard Oil Investigation." *Lawrence Daily Journal*, February 4, 1903, 1:4.

²³ J. R. Greenlees, "Mexico," *Unpublished Autobiography*, n. d., 6.

²⁴ J. R. Greenlees, "Mexico," *Unpublished Autobiography*, n. d., 8.

²⁵ J. R. Greenlees, "Mexico," *Unpublished Autobiography*, n. d., 9.

²⁶ "With a Definite Purpose J. R. Greenlees has marked out a Career worthy of Emulation by a Younger Generation." "Lawrence Today and Yesterday." *Lawrence Daily Journal-World*, 1913, 10; Robert Greenlees Pearson, "Agnes and Pid," *Unpublished Autobiography*, n. d.

²⁷ "With a Definite Purpose J. R. Greenlees has marked out a Career worthy of Emulation by a Younger Generation." "Lawrence Today and Yesterday." *Lawrence Daily Journal-World*, 1913, 10.

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John Robert Greenlees House
Lawrence, Douglas County, KS

Section Number 8 Page 9

Architecturally, the house presents a typical history of an old residential structure that has grown incrementally in perhaps as many as five main building cycles from a simple hall parlor house in 1865 to a large consolidated residence in 1911-12. Figures 6-13. First it was a hall parlor house which got an extension on the south, followed a few years later with an extension to the west, making it into a side entry house. Twenty-five years later, J. R. Greenlees converted the structure he bought in 1893 from a side-entry house to a front entry hall house with stairs or to a double side entry house. The evidence is not yet clear. But that change, which doubled the size of this house, was still not big enough or well organized enough for his growing family and reputation. He needed a better organized upstairs and at least four bedrooms. At one point there were five bedrooms.

By 1911 it was time also to consolidate the house stylistically into a coherent, early 20th century, residential architecture with a new comprehensive roof system, large cross gables with broken pediments and wood shingling, and a large front porch with stone plinths, Classical Revival pillars, and an unique, pillared, roofless extension. A library was added on the interior in that same period. Under a new roof, the upstairs did provide five spacious bedrooms and a sleeping porch. A partition was removed in the 20th century to reduce the number of bedrooms and create a master bedroom.

With the 1911 consolidation, the scale of the house was completely transformed and the design of the exterior made it appear like a larger four-over-four house type, which was more fashionable in the early 20th century upscale neighborhood. These kinds of upgrades were being undertaken all over Old West Lawrence in the early 20th century, and they have resulted in numerous houses that give the neighborhood its historic character. For the last 97 years 714 Mississippi has settled into this historic neighborhood by retaining its overall historic character in terms of its location, setting, association, feeling, design, materials, and craftsmanship.

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**John Robert Greenlees House
Lawrence, Douglas County, KS**

VERBAL BOUNDARY DESCRIPTION

BOUNDARY JUSTIFICATION

PHOTOGRAPHIC INFORMATION

Property Name:S

Location:

Photographer:

Date:

Photo 1:

Photo 2:

Photo 3:

Photo 4:





FIGURE 2
WEST ELEVATION
714 MISSISSIPPI

$\frac{1}{8}'' = 1'$



⊙ N

FIGURE 3
EAST ELEVATION
714 MISSISSIPPI

$\frac{1}{8}'' = 1'$



FIGURE 4
SOUTH ELEVATION
714 MISSISSIPPI

$\frac{1}{8}'' = 1'$

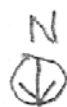


FIGURE 5
NORTH ELEVATION
714 MISSISSIPPI

$\frac{1}{8}'' = 1'$

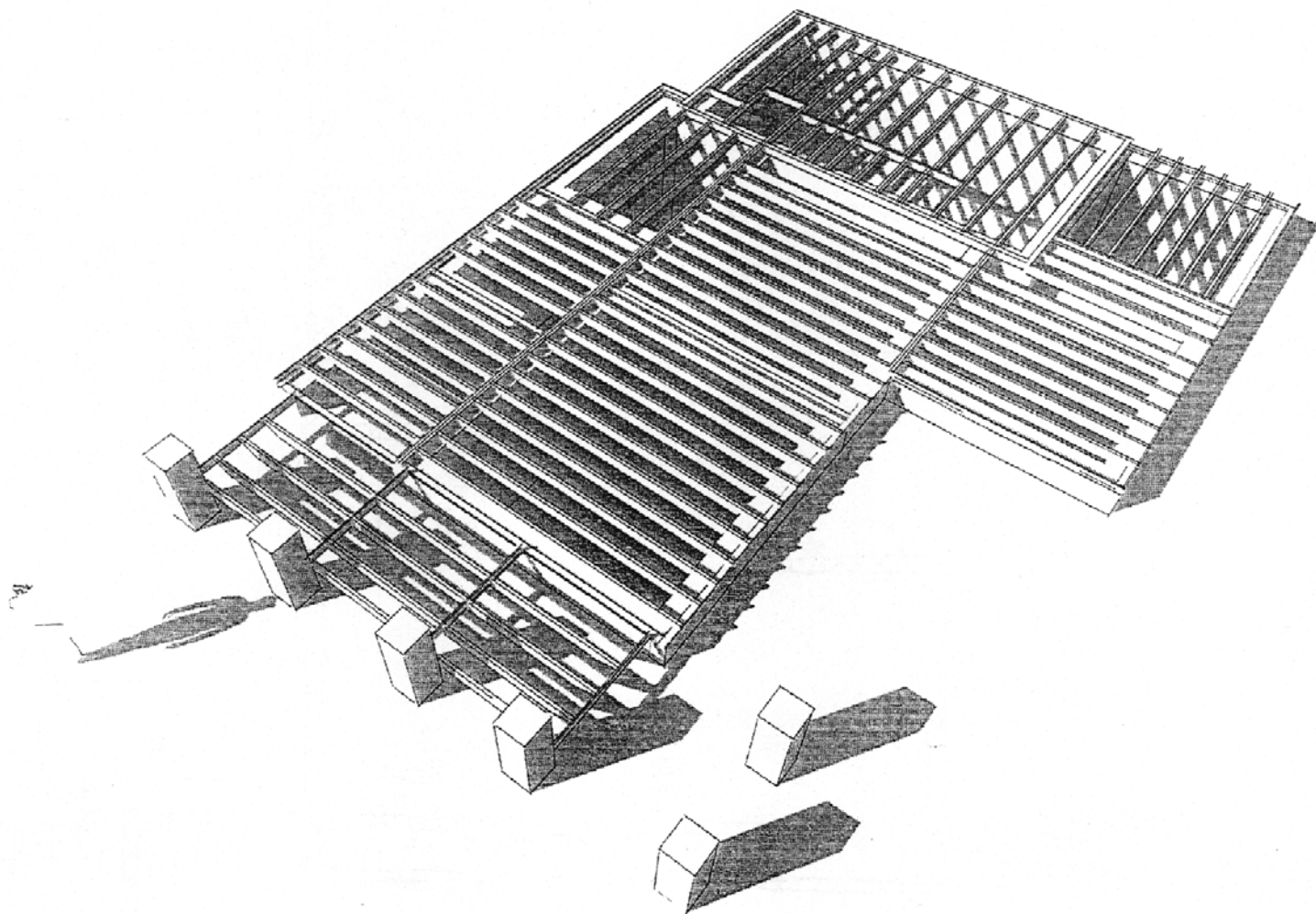


FIGURE 6
FLOOR STRUCTURE
714 MISSISSIPPI

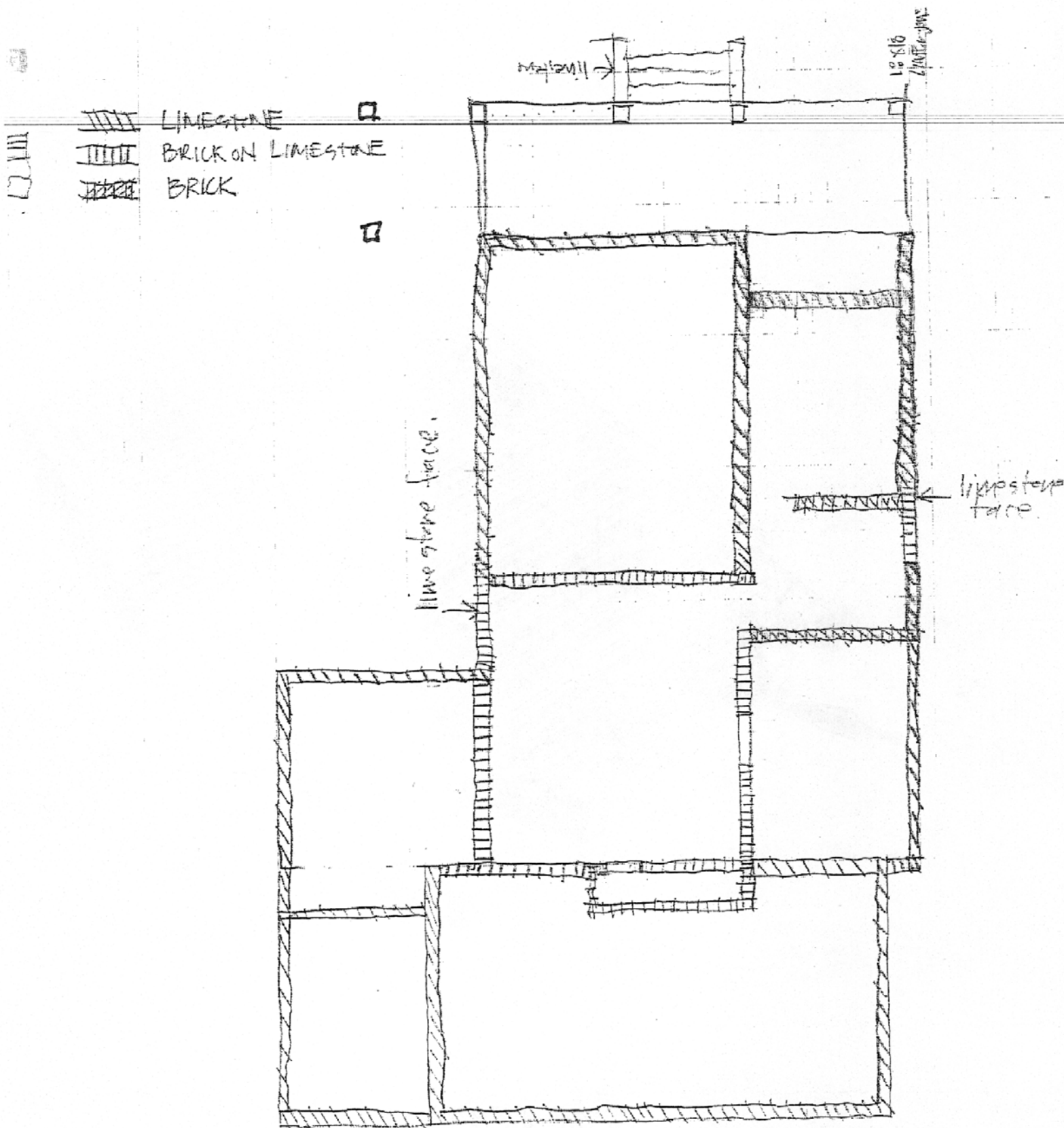
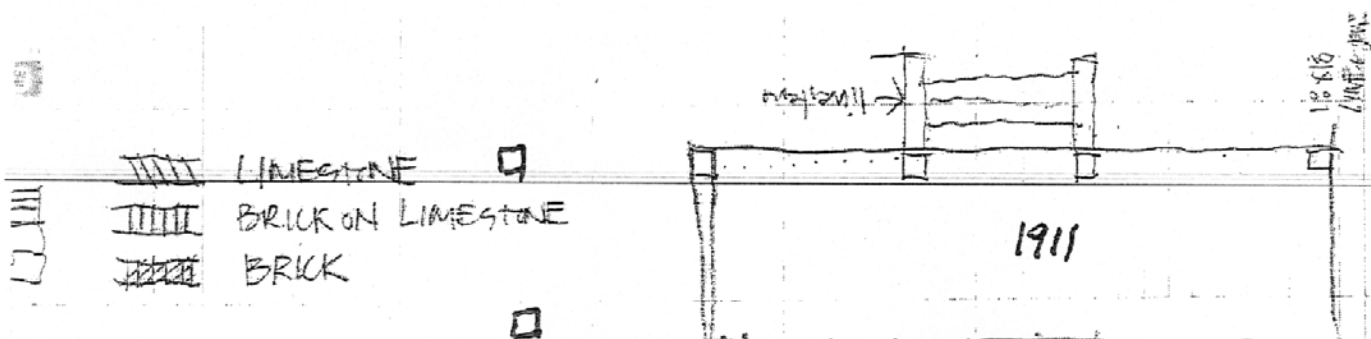


FIGURE 7
 FOUNDATION PLAN
 714 MISSISSIPPI



BUILDING PHASES

- I. 1865
- II. 1865-72
- III. 1872
- IV. 1899
- V. 1911

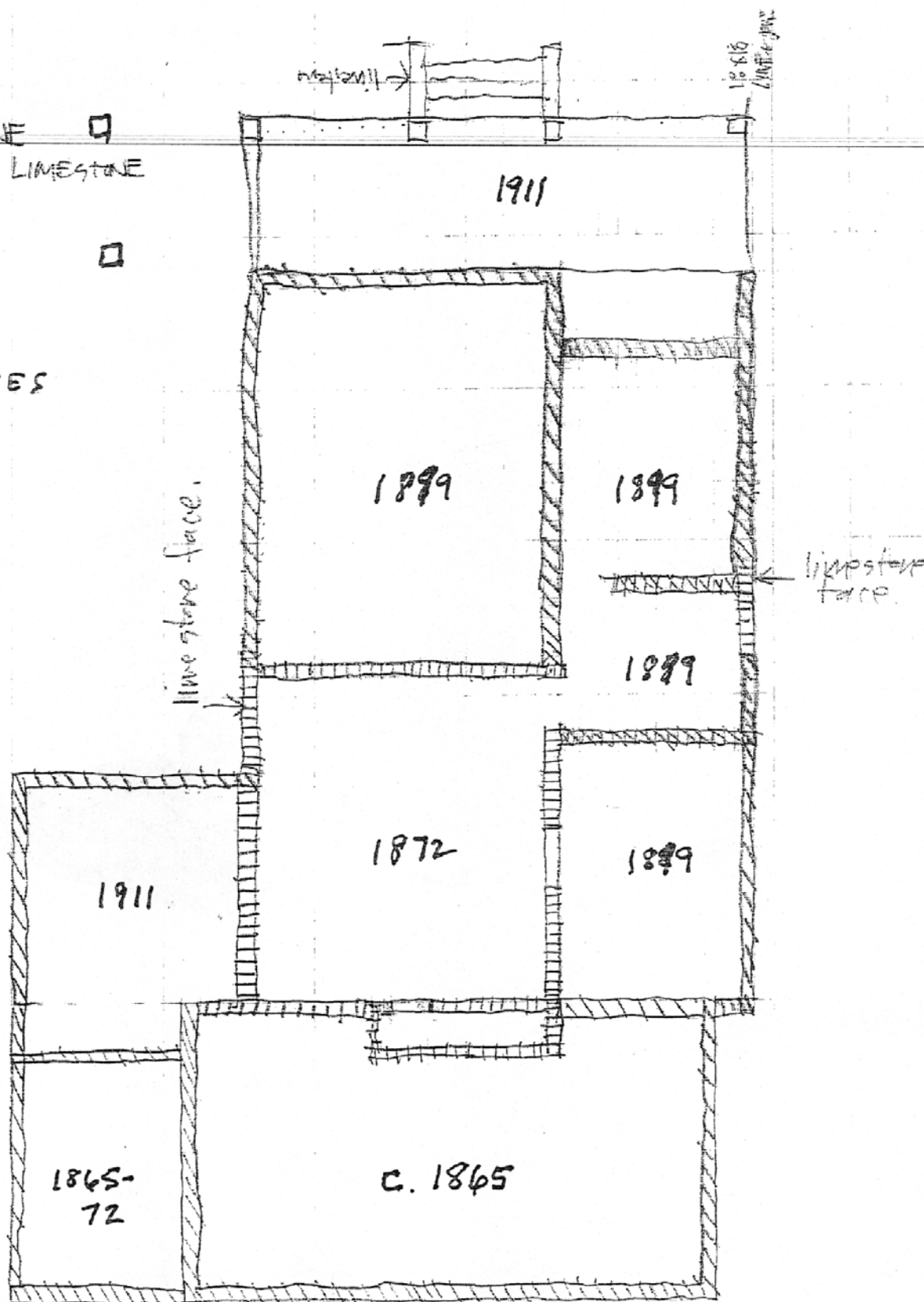
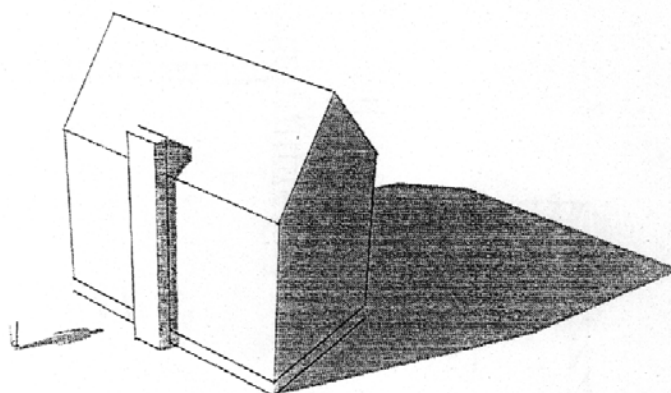


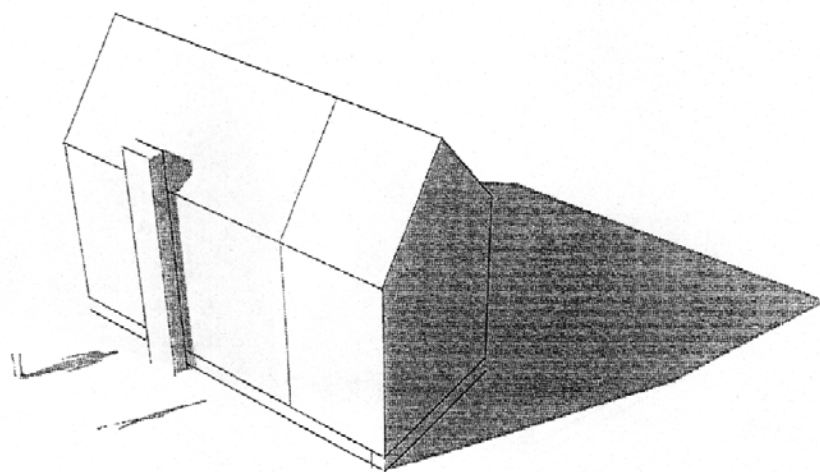
FIGURE 8
 FOUNDATION PLAN SEQUENCE
 (PROBABLE)
 714 MISSISSIPPI



Building Phases

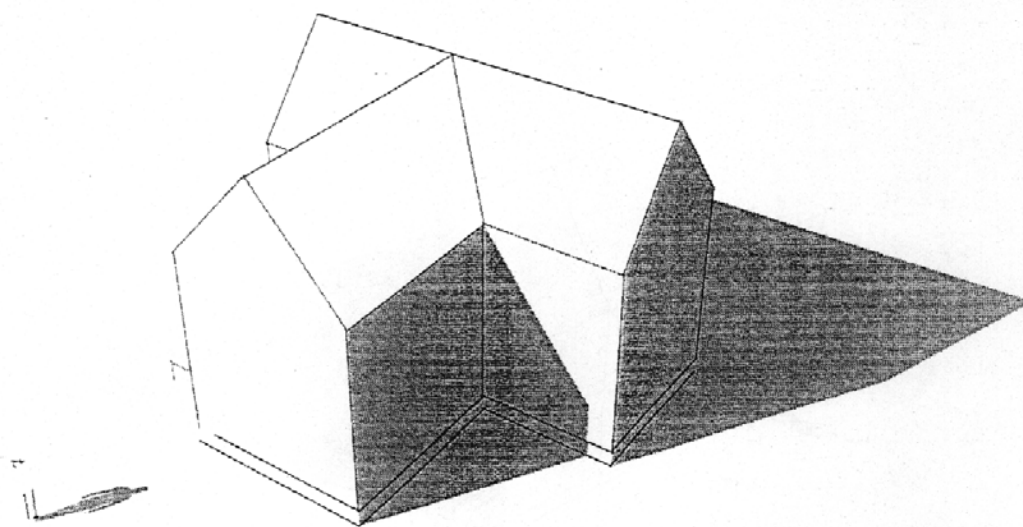
I. c. 1865

FIGURE 9
BUILDING PHASE I
714 MISSISSIPPI



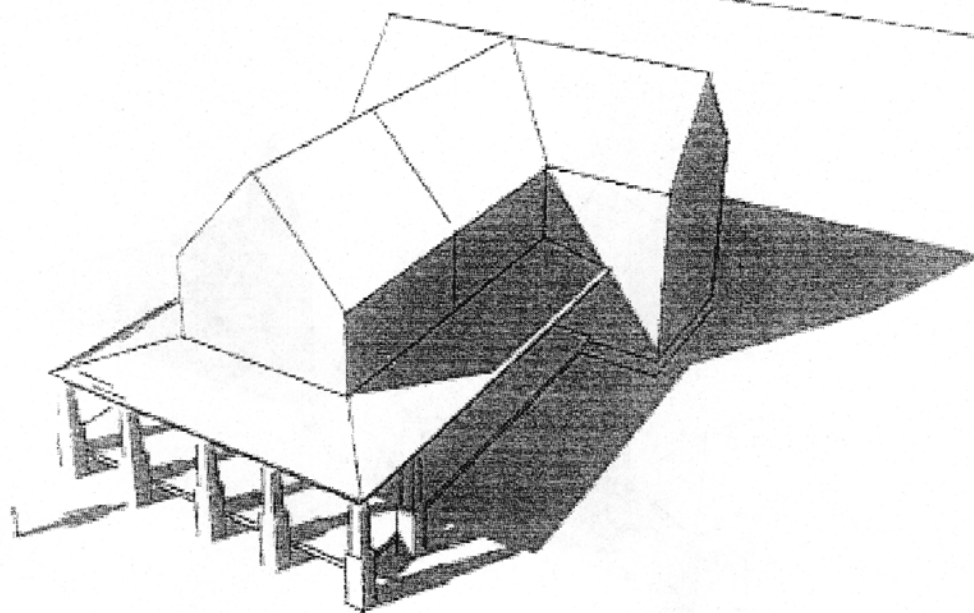
II. 1865-72

FIGURE 10
BUILDING PHASE II
714 MISSISSIPPI



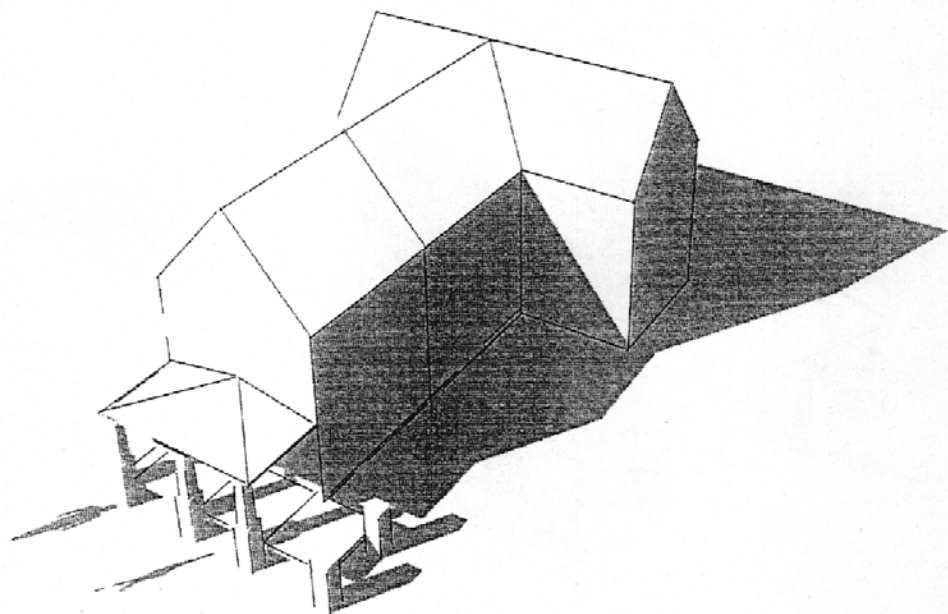
III. 1872

FIGURE 11
BUILDING PHASE III
714 MISSISSIPPI



IV. 1899

FIGURE 12
BUILDING PHASE IV
714 MISSISSIPPI



V. 1911

FIGURE 13

BUILDING PHASE II

T14 MISSISSIPPI

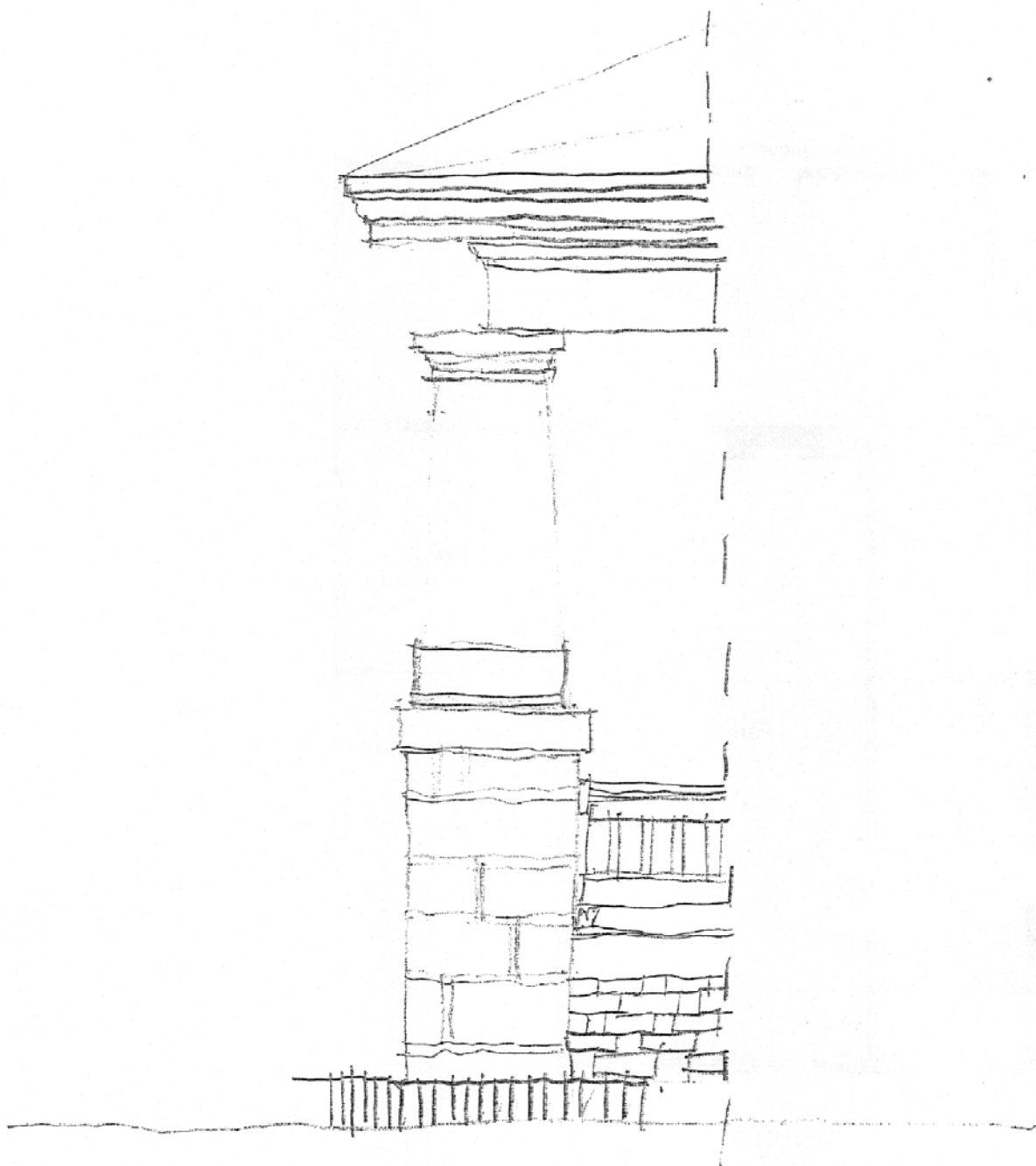


FIGURE 14
PORCH DETAIL
714 MISSISSIPPI



10.31.08

714 Mississippi

Type:

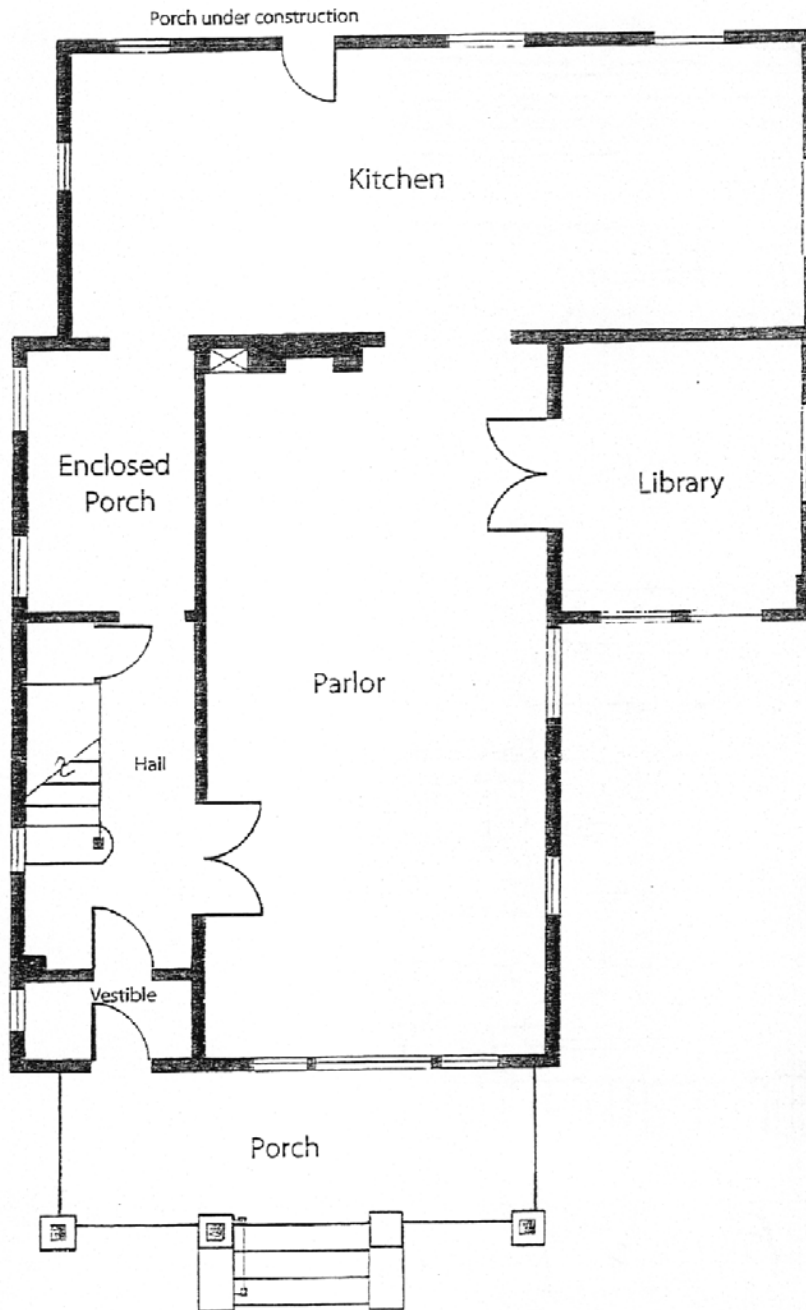


FIGURE 15
FIRST FLOOR PLAN

Scale 1/8"=1'

N ←

Lot
21,22

Old West Lawrence

2008
Brenna Buchanan

714 Mississippi

Type:

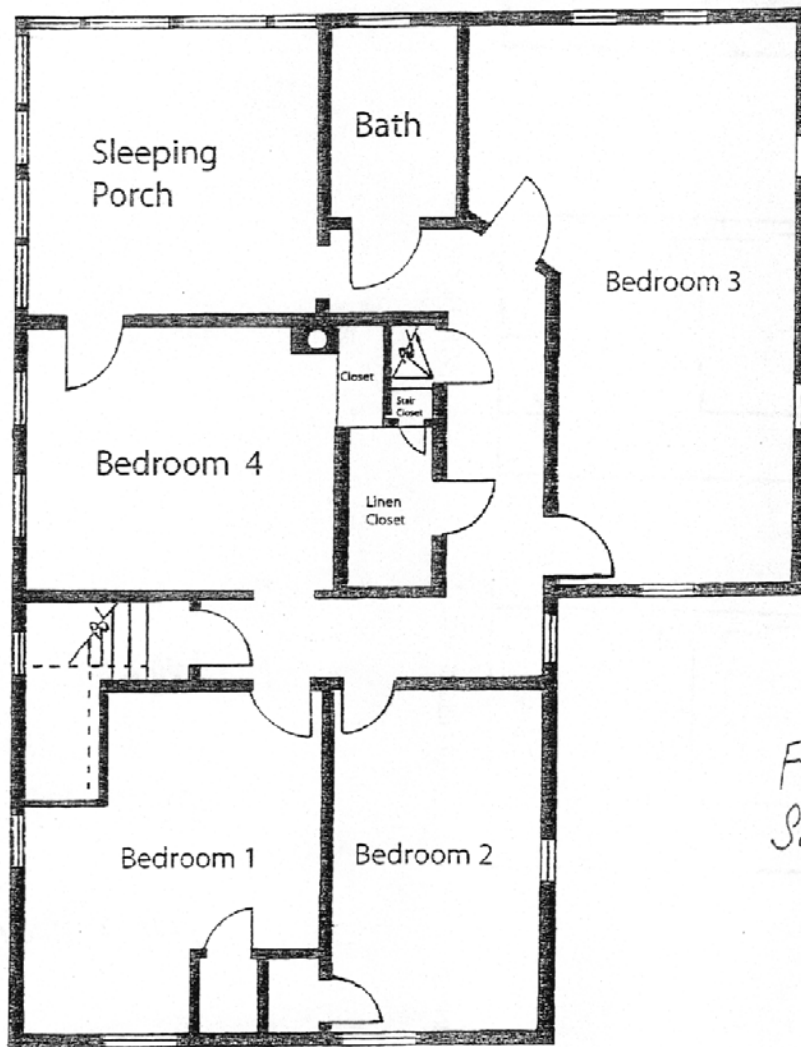


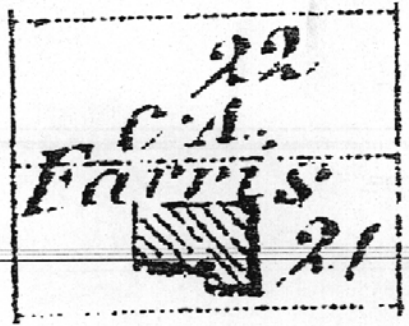
FIGURE 16
SECOND FLOOR PLAN

Scale 1/8"=1'

N ←

2008

Lot



BEEERS ATLAS 1873

SANBORN 1883

SANBORN 1889

SANBORN 1897

SANBORN 1905

SANBORN 1912

SANBORN 1918

SANBORN 1927

SANBORN 1949

DBK 2008

ADDRESS 714 MISSISSIPPI

CHANGE OVER TIME

EAST LAWRENCE NEIGHBORHOOD ASSOCIATION

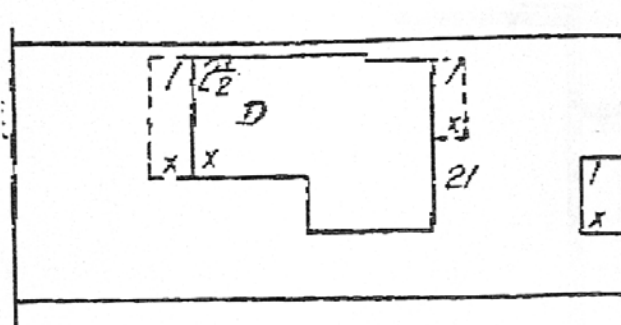
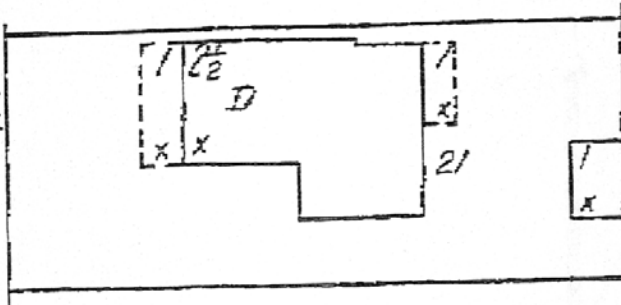
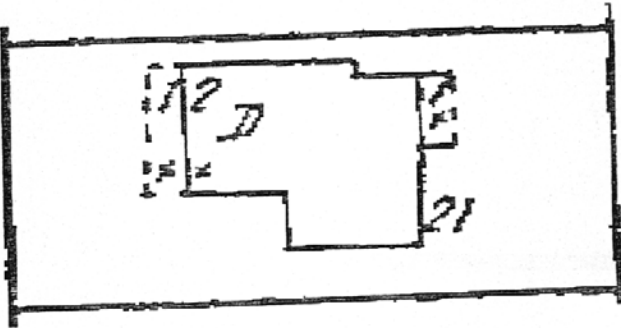


FIGURE 17
SITE CHANGES
OVER TIME

714 MISSISSIPPI

