



Pre-Application Meeting Required  
Planner \_\_\_\_\_  
Date \_\_\_\_\_  
Application Number \_\_\_\_\_  
L- \_\_\_\_\_  
Date Received \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6 East 6<sup>th</sup> St.  
P.O. Box 708  
Lawrence, KS 66044

[www.lawrenceks.org/pds](http://www.lawrenceks.org/pds)

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

**APPLICATION FOR LANDMARK DESIGNATION IN  
THE LAWRENCE REGISTER OF HISTORIC PLACES**

**RECEIVED**

AUG 20 2015

City County Planning Office  
Lawrence, Kansas

**1. Property Nomination Information**

Historic Property Name:	Sybrista T. Zimmerman House
Property Address:	304 Indiana
City, State, Zip Code:	Lawrence, KS 66044
Legal Description:	

**2. Applicant Information**

Name:	Anne and Michael Shaw
Street Address:	304 Indiana
City, State, Zip Code:	Lawrence, KS 66044
Home Phone:	785-842-5455
Work Phone:	785-864-2392
Email Address:	michaelhearneshaw@gmail.com

**3. Owner Information**

Name:	Anne and Michael Shaw
Street Address:	304 Indiana
City, State, Zip Code:	Lawrence, KS 66044
Home Phone:	DITTO
Work Phone:	DITTO
Email Address:	DITTO

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: 1870	Estimated Documented <input checked="" type="checkbox"/>	Source: Nat. Register Doc.	Comments: 1869 in Doc., 1870 ref. in newspaper
Date of Building Alterations or Additions:	Estimated Documented <input type="checkbox"/>	Source:	Comments:

Description of Building Additions or Alterations:

Original Owner: Sylvester Zimmerman	Source: Nat. Register doc.
Original Builder or Architect:	Source:
Original Use:	Source:

6. Architectural Significance 1870 second empire style house. Exterior is unchanged in footprint. See comments in National Register Nomination. There is a short description in Pindkey II Historic district.
7. Historic Significance

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: Margaret Anne Shaw Date:

Signature: [Signature] Date:

11400-7351

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: Kansas
COUNTY: Douglas
FOR NPS USE ONLY
ENTRY DATE SEP 6 1974

HIS  
STATE  
COUNTY

**1. NAME**

COMMON:  
  
AND/OR HISTORIC:  
Zimmerman, S. T., House

**2. LOCATION**

STREET AND NUMBER:  
304 Indiana

CITY OR TOWN:  
Lawrence

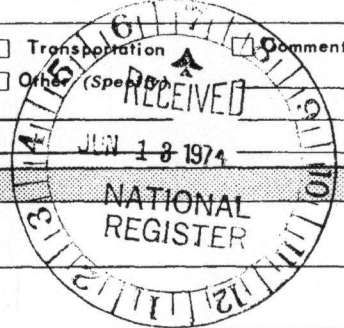
CONGRESSIONAL DISTRICT:  
no. 3, Larry Winn

STATE: Kansas CODE: 66044

COUNTY: Douglas CODE: 045

**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify)



SEE INSTRUCTIONS

**4. OWNER OF PROPERTY**

OWNER'S NAME:  
Mr. and Mrs. James Enyeart

STREET AND NUMBER:  
304 Indiana

CITY OR TOWN:  
Lawrence

STATE: Kansas CODE: 66044

**5. LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC.:  
Register of Deeds

STREET AND NUMBER:  
Douglas County Courthouse

CITY OR TOWN:  
Lawrence

STATE: Kansas CODE: 66044

**6. REPRESENTATION IN EXISTING SURVEYS**

TITLE OF SURVEY:  
Historic Sites Survey

DATE OF SURVEY: 1969  Federal  State  County  Local

DEPOSITORY FOR SURVEY RECORDS:  
Kansas State Historical Society

STREET AND NUMBER:  
120 West Tenth

CITY OR TOWN:  
Topeka

STATE: Kansas CODE: 66612

STATE: Kansas	COUNTY: Douglas	ENTRY NUMBER: SEP 6 1974	DATE: SEP 6 1974

FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The S. T. Zimmerman house, which is virtually unaltered in exterior appearance, is a stellar example of a Kansas residence executed in <sup>?</sup> Second Empire Renaissance architecture. When built, it presented an imposing sight on the banks of the Kansas river. Since then the river has moved to the east and is blocked from view by the woods between the house and the river. The house is located in a quiet residential neighborhood a few blocks north of the Old West Lawrence Historic District, a National Register listing.

The two-story structure faces west and the house and grounds are enclosed by a black-painted wrought iron fence.

The first story has an exterior of white-painted red brick while the second story is situated behind a mansard roof covered with gray slate siding. Among the striking features of the house are the flat-roofed first floor porches, the bay window on the south side and the square tower at the southwest corner. The tower has a bellcast mansard roof. Evenly spaced frame brackets support the roof overhang on both the main structure and the tower.

Wrought iron on the roof, tower and porches and carved wood roping add other decorative touches to the house. A major portion of the ironwork had disappeared, probably disposed of for scrap during World War II, but the missing pieces were recently replaced with matching ironwork from another structure of the same vintage. The carved wood roping, of which three sizes were used, is placed around all windows and doors, and under eaves and roof lines.

First floor windows on the portion of the house easily visible to the public are tall arched openings. The living room windows on the west front are eight feet tall. Second floor windows on the west and south sides are deep-welled arched openings grouped in three's, but as shown by the photographs none of the four groupings are alike. The three-piece stone arched window lintels, the sills and roping are painted brown, in contrast to the white exterior and gray roof.

The double brick walls, both exterior and interior, have helped to insure the structural soundness of the house. The original plaster remains in near-perfect condition.

The interior does not so closely resemble the original as does the exterior, but it has retained most of the original character. The open spiral walnut staircase in the tower remains intact as does the maple flooring, although the latter is carpeted in some areas. The carved walnut and pine woodwork is in place although parts have been painted instead of stained over the years. The first floor's original 12 foot ceilings were lowered at one time, but the present owners are in the process of raising them in some rooms. The original divisions of five rooms on each floor remain, as do the first floor fireplaces. The dining room has a cast bronze fireplace with a slate mantle, copper Wateau figures and a hearth of design-bearing ceramic tile. The living room has a bird's-eye maple fireplace.

SEE INSTRUCTIONS

**SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

- Pre-Columbian |  16th Century |  18th Century |  20th Century  
 15th Century |  17th Century |  19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1870

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |  |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> Aboriginal              | <input type="checkbox"/> Education              | <input type="checkbox"/> Political           | <input type="checkbox"/> Urban Planning  |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/> Engineering            | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic                | <input type="checkbox"/> Industry               | <input type="checkbox"/> Science             | _____                                    |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Invention              | <input type="checkbox"/> Sculpture           | _____                                    |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____                                    |
| <input type="checkbox"/> Art                     | <input type="checkbox"/> Literature             | <input type="checkbox"/> Theater             | _____                                    |
| <input type="checkbox"/> Commerce                | <input type="checkbox"/> Military               | <input type="checkbox"/> Transportation      | _____                                    |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Music                  |  |  |
| <input type="checkbox"/> Conservation            |   |  |  |

STATEMENT OF SIGNIFICANCE

S. T. Zimmerman, operator of a Lawrence mill, built his house on the banks of the Kansas river around 1870. He was listed at that address in the 1871 Lawrence city directory which further identified him as a miller. An 1873 Douglas county atlas showed his occupancy of the house and a directory of Lawrence businessmen in the same atlas listed him as a railroad contractor. Apparently he continued to reside at the house until the early 1880's. On October 30, 1882, the Missouri Valley Life Insurance Company assumed the title and the same day sold the property to William Mansfield. Since then the house has had 16 different owners. It was used for a time as an apartment house but is today once again a one-family dwelling.

The Zimmerman house was the subject for a collection of 1870's etchings and 1880's drawings which are now owned by the University of Kansas Museum of Art. These works provide visual proof of the virtually unaltered exterior of the house.

This house may well be the only surviving example in Lawrence of this residential style. Its unique second floor window placements enhance its architectural interest. Not too much is known of the man whose name is given to the house, but the house stands on its own merits as an outstanding example of Second Empire Renaissance residential architecture.

SEE INSTRUCTIONS



**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

Abstract of Title

Atlas of Douglas County, Kansas (New York, F. W. Beers and Co., 1873).  
Lawrence City Directories, 1871, 1875-1876, 1879, 1883, assorted publishers.

Nineteenth Century Houses in Lawrence, Kansas (Lawrence, University of Kansas Museum of Art, 1968).

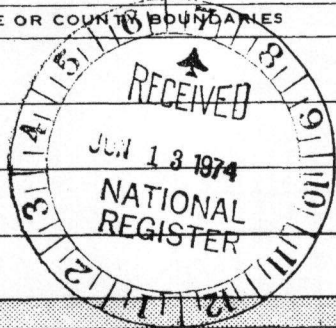
**10. GEOGRAPHICAL DATA**

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		38 58 42	95 14 33	
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 1 - one

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE



SEE INSTRUCTIONS

**11. FORM PREPARED BY**

NAME AND TITLE: Richard Pankratz, Director, Historic Sites Survey

ORGANIZATION: Kansas State Historical Society DATE: May 27, 1974

STREET AND NUMBER: 120 West Tenth Street

CITY OR TOWN: Topeka STATE: Kansas 66612 CODE: 20

**12. STATE LIAISON OFFICER CERTIFICATION**

**NATIONAL REGISTER VERIFICATION**

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National  State  Local

Name Nyle H. Miller  
Nyle H. Miller

Title Executive Director, Kansas State Historical Society

Date June 7, 1974

I hereby certify that this property is included in the National Register.

AR Monteen  
Director, Office of Archeology and Historic Preservation

Date 9/6/74

ATTEST:  
Charla Bennett  
Keeper of The National Register

Date 9-6-74

JOINPIN	SYSCALACRE	owner1	owner2	owner3	address	city	sta zip	plate	PID	Quickrefid	situs
067-25-0-10-06-001.01-0	0.59840131	CITY OF LAWRENCE			PO BOX 708	LAWRENCE	KS 66044	U0542C01	023-067-25-0-10-06-001.01-0	R3859	0 INDIANA ST
067-25-0-40-01-002.00-0	0.75595562	SHAW MICHAEL H	SHAW MARGARET A		304 INDIANA ST	LAWRENCE	KS 66044	U05425	023-067-25-0-40-01-002.00-0	R4449	302 INDIANA ST
067-25-0-40-01-001.00-0	0.15584709	SHAW MICHAEL	SHAW ANNE		304 INDIANA ST	LAWRENCE	KS 66044	U05428	023-067-25-0-40-01-001.00-0	R4448	302 INDIANA ST
067-25-0-40-02-001.00-0	0.14368179	TINDELL MARY A			703 N 3RD ST	LAWRENCE	KS 66044	U05442	023-067-25-0-40-02-001.00-0	R4456	703 W 3RD ST
067-25-0-40-02-002.00-0	0.21508116	NIEDER PROPERTIES INC			692 N 1610 RD	LAWRENCE	KS 66049	U05444	023-067-25-0-40-02-002.00-0	R4457	300 MISSISSIPPI ST
067-25-0-40-02-01.8.00-0	0.28746618	JONES PHILIP R			309 INDIANA ST	LAWRENCE	KS 66044	U05445A	023-067-25-0-40-02-01.8.00-0	R4473	309 INDIANA ST
067-25-0-40-02-003.00-0	0.14362676	RASTOK RYAN	PADILLA JENNIFER M		308 MISSISSIPPI ST	LAWRENCE	KS 66044	U05447A	023-067-25-0-40-02-003.00-0	R4458	308 MISSISSIPPI ST
067-25-0-40-02-004.00-0	0.14362725	BRANDENBURGER PAUL W	MCKENNA-BRANDENBURGER LINDA A		3100 RIVERVIEW RD	LAWRENCE	KS 66049	U05453	023-067-25-0-40-02-004.00-0	R4459	312 MISSISSIPPI ST
067-25-0-40-01-003.00-0	0.23500072	ELWELL LINDA J TRUSTEE			312 INDIANA ST	LAWRENCE	KS 66044	U05426	023-067-25-0-40-01-003.00-0	R4450	312 INDIANA ST
067-25-0-40-02-01.7.00-0	0.34476590	LITTLEJOHN NATHAN R III	LITTLEJOHN LYNNETTE		321 INDIANA ST	LAWRENCE	KS 66044	U05451	023-067-25-0-40-02-01.7.00-0	R4472	321 INDIANA ST
067-25-0-40-02-005.00-0	0.21611674	OSBORN JENNIFER L	OSBORN SARAH B		316 MISSISSIPPI ST	LAWRENCE	KS 66044	U05454A	023-067-25-0-40-02-005.00-0	R4460	316 MISSISSIPPI ST
067-25-0-40-01-004.00-0	0.53196302	HEINZ DAVID L			332 N EATON DR	LAWRENCE	KS 66049	U05427	023-067-25-0-40-01-004.00-0	R4451	322 INDIANA ST
067-25-0-40-02-006.00-0	0.14360908	ANTES BERNARD A	PIERCE NORMA A		16609 54TH ST	MC LOUTH	KS 66054	U05459	023-067-25-0-40-02-006.00-0	R4461	324 MISSISSIPPI ST
067-25-0-40-02-016.00-0	0.22993014	PIERCE DONALD P			1721 INDIANA ST	LAWRENCE	KS 66044	U05458A	023-067-25-0-40-02-016.00-0	R4471	325 INDIANA ST
067-25-0-40-01-005.00-0	0.61317879	FRYDMAN RICHARD A	LEE AMY J		701 TENNESSEE ST	LAWRENCE	KS 66044	U05428	023-067-25-0-40-01-005.00-0	R4452	326 INDIANA ST
067-25-0-40-02-007.00-0	0.14368553	ROMERO TONY	ROMERO RUTH		326 MISSISSIPPI ST	LAWRENCE	KS 66044	U05460	023-067-25-0-40-02-007.00-0	R4462	326 MISSISSIPPI ST
067-25-0-40-02-015.00-0	0.28740990	BECKLAND RYAN	BECKLAND LISSA		331 INDIANA ST 1	LAWRENCE	KS 66044	U05461A	023-067-25-0-40-02-015.00-0	R4470	331 INDIANA ST 1
067-25-0-40-01-006.00-0	0.30633405	RUHL WILLIAM K	RUHL BECKY L		905 W 29TH ST	LAWRENCE	KS 66046	U05429	023-067-25-0-40-01-006.00-0	R4453	338 INDIANA ST
079-30-0-30-08-002.00-0	0.28397618	PICHELMAN JOHN E	PICHELMAN SALINDRA S		346 LOUISIANA ST	LAWRENCE	KS 66044	U02382A	023-079-30-0-30-08-002.00-0	R14990	346 LOUISIANA ST
067-25-0-10-04-004.01-0	0.00000000	CITY OF LAWRENCE			PO BOX 708	LAWRENCE	KS 66044	U05401A01	023-067-25-0-10-04-004.01-0	R3856	720 W 3RD ST
067-25-0-10-05-002.01-0	21.16930355	CITY OF LAWRENCE			PO BOX 708	LAWRENCE	KS 66044	U05154A02	023-067-25-0-10-05-002.01-0	R3858	100 INDIANA ST
079-30-0-20-12-002.00-0	20.49305455	CITY OF LAWRENCE			PO BOX 708	LAWRENCE	KS 66044	U14247A	023-079-30-0-20-12-002.00-0	R14920	100 INDIANA ST
079-30-0-30-07-001.00-0	21.47014821	CITY OF LAWRENCE			PO BOX 708	LAWRENCE	KS 66044	U02383A	023-079-30-0-30-07-001.00-0	R14988	300 LOUISIANA ST

LAW OFFICES OF  
**OYLER & SALYER**  
700 MASSACHUSETTS STREET  
LAWRENCE, KANSAS 66044

ROBERT B. OYLER  
JAMES E. SALYER

AREA CODE 913  
843-0420

Capitol Federal Savings and Loan Association  
July 20, 1976  
Page 2

July 20, 1976

Capitol Federal Savings and Loan Association  
1025 Iowa  
Lawrence, Kansas

Re: **Michael H. Shaw, Attorney's Opinion no. 12215**  
Gentlemen: We are of the owners as to whether there has been work performed on the property during the last four months for a mechanic's lien. If you observe new improvements to the property, make careful inquiry the improvements were completed and the work and material paid.

At your request and for the purpose of a loan, we have examined an abstract of title covering the following described real estate located in Douglas County, Kansas:

Beginning at the Northwest corner of Lot One (1), Block Seventeen (17), in West Lawrence, thence East with 122 feet, thence right 90 degrees, 91 feet, thence left 90 degrees 88 feet to the Right of Way of the Atchison, Topeka and Santa Fe Railroad, thence Southeast along said right of way 64.5 feet to the South line of said Lot One (1), thence West along the South line of said Lot One (1) to the West line of said Lot, thence North 150 feet to the place of beginning, in the City of Lawrence, and prior years are shown as paid.

said abstract having been last certified to July 9, 1976, at 8:00 a.m. by the Douglas County Abstract and Title Co., by Gretchen Haehl, licensed-bonded abstracter.

Very truly yours,

From such examination I find that on the aforementioned date title to this property is shown in James L. Enyeart and Roxanne M. Enyeart, husband and wife, as tenants in common, subject to the following:

1. A mortgage appears of record from the present owners to Lawrence National Bank and Trust Co., Lawrence, Kansas, dated January 5, 1972, recorded January 5, 1972, in Book 279 at pages 861-862, in the consideration of \$12,000.00. This mortgage is a first and prior lien against this real estate.

2. An easement appears of record to the City of Lawrence, recorded May 12, 1960, in Book 211 at page 73, for a 10-foot permanent easement for the construction and maintenance of a sanitary sewer. The location of this easement is set forth in the abstract at penciled entry 71.

If there is anyone in possession of this property other than the owners named, you should ascertain what interest they claim.











United States Department of the Interior  
National Park Service

NATIONAL REGISTER  
LISTED

JUL 15 2004

### National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. 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 (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

#### 1. Name of Property

Historic name PINCKNEY II HISTORIC DISTRICT  
Other name/site number \_\_\_\_\_

#### 2. Location

Street & number SEE CONTINUATION SHEET  not for publication  
City or town LAWRENCE  vicinity  
State Kansas Code KS County DOUGLAS Code 045 Zip code 66044

#### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Richard D. Parkhurst, DSHPO 5-18-04  
Signature of certifying official/Title Date

Kansas State Historical Society  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional Comments.)

\_\_\_\_\_  
Signature of commenting official /Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

#### 4. National Park Service Certification

I hereby certify that the property is

<input type="checkbox"/> entered in the National Register.	Signature of the Keeper	Date of Action
<input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register	_____	_____
<input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other, (explain:)	_____	_____

Pickney II Historic District  
Name of property

Douglas County, KS  
County and State

**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	
17	17	buildings
		sites
		structures
		objects
17	17	total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)  
Historic Resources of Douglas County, KS

**Number of contributing resources previously listed in the National Register**  
1

**6. Function or Use**

**Historic Functions**  
(Enter Categories from instructions)

Domestic: single dwelling  
Domestic: multiple dwelling  
Domestic: secondary dwelling  
   
   
   
 

**Current Functions**  
(Enter categories from instructions)

Domestic: single dwelling  
Domestic: multiple dwelling  
Domestic: secondary dwelling  
   
   
   
 

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

See Continuation Sheet  
   
   
 

**Materials**  
(Enter categories from instructions)

foundation Stone: limestone; Brick; Concrete  
walls Stone: limestone; Brick; Wood: clapboard, weatherboard; Stucco  
   
   
roof Wood: shake; Slate; Asphalt  
   
other  
 

**Narrative Description**

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

Name of Property Pickney II Historic District County and State Douglas County, KS

**8. Statement of Significance**

**Applicable National Register Criteria**

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

Architecture \_\_\_\_\_

Community Planning and Development \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1867- 1924 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Significant Dates**

1867- 1873; 1897- 1900; 1905- 1910 \_\_\_\_\_

\_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

n/a \_\_\_\_\_

**Cultural Affiliation**

n/a \_\_\_\_\_

\_\_\_\_\_

**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): Primary location of additional data:**

- 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 # \_\_\_\_\_

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

Name of repository:

Kansas State Historical Society

Name of Property PINCKNEY II HISTORIC DISTRICT County and State DOUGLAS COUNTY, KS

10. Geographical Data

Acreage of Property Approximately 6.5 acres

UTM References

(Place additional UTM references on a continuation sheet.)

UTM grid forms for Zone, Easting, and Northing coordinates, labeled 1, 2, 3, and 4.

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: Susan Jezak Ford; Organization: Citysearch Preservation; Date: August 18, 2003; Street & number: 3628 Holmes Street; Telephone: 816-531-2489; City or town: Kansas City; State: Missouri; Zip code: 64109

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with SHPO or FPO for any additional items)

Property Owner

name: SEE CONTINUATION SHEET; street & number; telephone; city or town; state; zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503



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Pinckney II Historic District  
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**2. Location**

East and west sides of 300 block of Indiana St., and 400 and 401 Indiana St.

**7. Architectural Classification**

LATE VICTORIAN: Queen Anne; Second Empire Renaissance Revival

LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS: Colonial Revival

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY MOVEMENTS: Craftsman

OTHER: Folk House National, Folk Victorian

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Section 7 Page 2

**Pinckney II Historic District  
Douglas County, Kansas**

**Architectural Description**

The Pinckney II Historic District (circa 1867-1924) is located in Lawrence, Douglas County, Kansas. The district is nominated to the National Register of Historic Places as significant under National Register Criteria A and C in the areas of COMMUNITY PLANNING AND DEVELOPMENT and ARCHITECTURE for its association with the history of Lawrence, Kansas as described in the Multiple Property Documentation Form *Historic Resources of Lawrence, Douglas County, Kansas* (MPDF). This collection of houses has changed little since 1924, retaining a high degree of integrity in placement, setbacks, design and street features. The context for the housing types within the district are described in the MPDF's Associated Property Types, *Late Victorian Residences, National Folk Residences and 20<sup>th</sup> Century Revival and American Movement Houses*.

The Pinckney II district is located northwest of Lawrence's original business district in the West Lawrence subdivision. The district encompasses slightly more than one block of dwellings and outbuildings. The surrounding streets are set on a grid established in Lawrence in 1858, early in the settlement of the town. The district includes the properties on the east and west sides of the 300 block of Indiana Street, as well as the properties at 400 and 401 Indiana St.

The character of the neighborhood is generally that of a 19<sup>th</sup> Century small-town neighborhood, consisting primarily of single-family homes. Most of the homes retain their original single-family status. The shaded streets are paved in asphalt, but original brick pavers are still present under the asphalt. The district also retains brick sidewalks, stone curbs and stone hitching posts. All of these elements are considered character-defining features of the district.

The district consists of: 17 dwellings—14 contributing, three non-contributing; nine garages—two contributing and seven non-contributing; eight sheds and other outbuildings—one contributing and seven non-contributing. The total number of buildings is 34, 17 contributing and 17 non-contributing. It should be noted that many of the non-contributing buildings are considered so due to the application of non-historic siding. These buildings would likely gain contributing status if such siding was removed.

The predominant house style in the Pinckney II Historic District is Folk House National followed by Folk Victorian. Housing styles within the district are as follows:

Folk House National	5
Folk Victorian	4
Queen Anne	3
Craftsman	1
Colonial Revival	1
Second Empire	1

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Pinckney II Historic District  
Douglas County, Kansas

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**Inventory**

The following properties are included in the historic district:

WEST SIDE OF 300 INDIANA STREET

1. **Michael R. Nieder Residence**, 703 W. 3<sup>rd</sup> St., circa 1985, NC.

The one-story frame, side-gable, frame Ranch dwelling sits on a concrete foundation. A wood deck extends from the northeast corner of the house. The house is sheathed in wide clapboards. The property has retaining walls on the north and east sides. A concrete driveway runs along the south side of property.

301 Indiana was listed as "under construction" in 1961 city directory, but no listing for any structure on this property was given until the 1986 listing at 703 W. 3<sup>rd</sup> St. for Michael R. Nieder (owner, Nieder Painting & Decorating).

1a. **Carport**, 703 W. 3<sup>rd</sup> St., circa 1985, NC.

A one-story, front gable carport is attached to south side of house.

1b. **Shed**, 705 W. 3<sup>rd</sup> St., circa 1990, NC.

A one-story non-permanent shed is located on the SW corner of the property. The structure is clad in clapboards with an entrance in east elevation.

2. **Simpson Hollister Residence**, 309 Indiana St., circa 1867, **Contributing**.

The two-story brick, front gable Folk House National dwelling sits on a rusticated stone foundation. A double entrance is located in the north bay of the façade and arched lintels are placed over windows and the door. A central brick chimney pierces the roof. A one-story frame addition is attached to the west elevation.

The House is shown on the 1873 Atlas of Douglas Co. (lot 77) as belonging to S. Hollister. The 1871 city directory lists Simpson Hollister (Hollister, Taylor & Adams real estate agents) as living in this location. Hollister was not listed in the 1866 city directory, but the house may be present on an 1869 Bird's Eye View of Lawrence. Edward E. Pearson (clerk, Barteldes Seed Co.) and wife France E. are listed as owners in city directories from 1909 through 1923.

3. **William F. and Ida VanGosen Residence**, 321 (317) Indiana St., circa 1900, **Contributing**.

The two-story frame, cross gable, Folk House National dwelling sits on a concrete foundation. The house is clad in clapboards and has one-story frame addition on the west elevation. A porch with a hipped roof and square posts fills the ell on the southeast corner. A central brick chimney pierces the roof.

William F. VanGosen (mach., Law. Egg Case & Filler Co.) and wife Ida are the first residents of this house, listed at 317 Indiana in the 1909 city directory. John E. Chambers (mgr., L.B. Price Merc. Co.) and wife Hazel were listed here in the 1923 city directory.

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Pinckney II Historic District  
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3a. **Garage, 321 Indiana St., circa 1960, NC.**

A one-story, side gable, plywood-covered garage is located on the west property line with an entrance in the east elevation.

3b. **Shed, 321 Indiana St., circa 1970, NC.**

A one-story, front gable, board and batten-sided shed is located on the NW corner of the property with an entrance in the east elevation.

4. **Arthur D. and Mina Pitcher Residence, 325 Indiana St., circa 1910, Contributing.**

The one-and-a-half-story, hipped with cross gable, frame Folk Victorian dwelling sits on a rusticated stone foundation. The house is clad in clapboards with patterned shingles in the gable ends. A central brick chimney pierces the roof. A porch wraps around southeast corner of the house, supported by wood columns.

Arthur D. Pitcher (instructor, U of K) and wife Mina are the first residents of this house, recorded in the 1911 city directory. William Kahle (fireman, Water Works) and wife Marie are listed as owners in the 1923 city directory.

4a. **Garage, 325 Indiana St., circa 1950, NC.**

A one-story, hipped roof, garage with non-historic brick siding is located on the west property line. Rafter tails are present under the eaves and an entrance is located in the east elevation.

5. **J.C. Bare Residence, 331 (329) Indiana St., circa 1869, Contributing.**

The two-story, cross gabled, Folk House National dwelling sits on a rusticated stone foundation. The house is sheathed in clapboards and the cross-gable roof has been altered on the west side. A side porch with a gable overhang is located on the north elevation. A front porch placed on the southeast corner of the house has a hip roof and is supported by tapered square posts.

A dwelling matching the footprint of this house is shown on the 1873 Atlas of Douglas Co. (lot 87) as belonging to J.C. Bare. The house may also be present on an 1869 Bird's Eye View of Lawrence. J.C. Bare (millwright) is listed in the 1873-74 and 1875-76 city directories as residing at this location. Mrs. E.J. Moys (widow John) is listed here in the 1909 city directory. In the 1923 city directory James M. Johnson (enr. Kansas Electric Power Co.) and wife Cynthia are listed at 331 and Margaret E. Vale is listed at 331½ Indiana. The house is currently divided into three apartments.

5a. **Garage, 331 Indiana St., circa 1950, NC.**

A one story, side gable, frame garage is located on the NW corner of the property with an entrance in the east elevation.

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**Pinckney II Historic District  
Douglas County, Kansas**

**6. Mary E. Faucett Residence, 341 Indiana St., circa 1909, Contributing.**

The one-story, hipped with gable, frame Folk Victorian dwelling sits on a rusticated stone foundation. A gable protrudes from the northeast corner of the house and a central brick chimney pierces the roof. The house is sheathed in clapboards with shingles in the gable end. Tuscan columns support a flat roof front porch.

Mrs. Mary E. Faucett (widow John) is the first owner listed here on the Douglas Tax Roll and in the 1909 city directory. Alfred Weber is listed as owner in the 1923 city directory.

**6a. Garage, 341 Indiana St., circa 1910, Contributing.**

A one-story, front gabled, frame garage is located on the west property line. The garage is clad in clapboards and an entrance is located in the north elevation.

**7. Alaric G. Al(d)rich Residence, 345 Indiana St., circa 1905, Contributing.**

The two-and-a-half-story, hipped with cross gables, frame Queen Anne dwelling sits on a rusticated stone foundation. A brick chimney rises up the north side of house. The house is sheathed in clapboards and the gable ends are clad in patterned shingles. A two-story extension is attached to the west elevation. The front porch wraps around the southeast corner of the house, supported by tapered posts atop brick piers. The house's entrance is located in the southeast corner. A chain link fence encloses the south portion of the yard.

Alaric G. Aldrich (mach. Lawrence Paper Mill) is listed as the owner of this house on the 1905 Douglas County Tax Roll and as Alaric Alrich in the 1909 city directory. Alaric Alrich and wife Augusta are listed as owners in the 1923 city directory.

**EAST SIDE OF 300 INDIANA STREET**

**8. Zimmerman Carriage House, 302 Indiana St., circa 1897, Contributing.**

The one-and-a-half-story, side gabled frame Folk Victorian dwelling sits on a masonry foundation. A wall dormer is placed above the entrance gable overhang in the façade. One-story additions are placed on the south and east sides. A central brick chimney pierces the roof. The house is clad in clapboards with shingles in the gables.

Prior to 1915, the building was listed in City Directories as "304 Indiana—rear". Stanislas Van Meensel (no occupation given) was listed as a resident in 1911. Prior to that year, it is assumed that extended family members or servants for 304 Indiana resided here.

**9. Albert & S.T. Zimmerman Residence, 304 Indiana St., 1869, Contributing.** Property listed on the National Register of Historic Places.

The two-story, mansard roofed, Second Empire brick dwelling sits on a stone foundation. A two-and-a-half-story tower is located on the northwest corner and a flat roofed one-story bay is located on the south elevation.

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Pinckney II Historic District  
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The house has exposed brackets under eaves, wrought iron cresting on the roof, the top of the south bay and on the flat roofed porch on the southwest corner.

The house was built for Albert and S.T. Zimmerman in 1869. S.T. Zimmerman was chief engineer for the construction of the Bowersock Dam, a miller and a railroad contractor. The site was reportedly chosen for a nearby natural spring. John H. and Ella E. Kahao were listed here in the 1909 city directory. Andrew J. and Florence V. Laughlin were listed as owners in the 1923 city directory.

**9a. Garage, 304 Indiana St., circa 1910, Contributing.**

A one-and-a-half-story, side gabled frame garage is located on the southeast corner of the property. Three entrances are present in the façade, with a wall dormer projecting above the center entrance.

**10. Rufus C. and Ada B. Young Residence, 312 Indiana St., circa 1897, Contributing.**

The two-story, cross gabled, frame Queen Anne dwelling sits on a rusticated stone foundation. The gables have hipped peaks. A hipped with front gable porch is located on the façade with a spindlework frieze supported by turned posts. An octagonal bay is located on the north elevation and small porches are located on the north and south elevations. The house is sheathed in clapboards.

A significant increase in tax value occurred for this property between 1895 and 1900 when Rufus C. Young (agent, Armour Packing Co.) and wife Ada were owners. Later city directory listings show: Joseph A. Montgomery (supt. Lawrence Vitrified Brick & Tile Co.) and wife Margaret, 1909; Henry M. Stone (janitor, Pinckney School) and wife Marie, 1917; Clarence E. Mitchel (lineman, Kansas Elec. Power Co.) and wife Nellie, 1923. The 1923 directory lists Albert G. Hunter (driver) and wife Mabel at 312½.

**10a. Garage, 312 Indiana St., circa 1990, NC.**

A two-and-a-half-story gable front frame barn structure is located on the NE corner of the property with a mock hay hood on the façade and fenestration on upper stories.

**11. Mary M. Smelser Residence, 322 Indiana St., circa 1908, Contributing.**

The two-and-a-half-story, cross gable, frame Folk Victorian dwelling sits on a brick foundation. The first story is clad in brick, the second in shingles and the gables in decorative shingles. A central brick chimney pierces the roof. A flat-roofed, one-story porch spans the façade supported by tapered squared posts. A two-story chamfered bay extends from the south elevation. A two-story rear addition was constructed during the summer of 2003.

The 1908 city directory first lists Mary M. Smelser (librarian, KU) here. The 1923 city directory lists Jacob Hammig (farmer) and wife Clara M. as owners.

**11a. Garage, 322 Indiana St., circa 1980, NC.**

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Pinckney II Historic District  
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A one-and-a-half-story, gable front frame garage is located on the north property line. The garage is clad in clapboards with decorative shingles in the gable. The entrance is located in the west elevation and a carport is attached to the south elevation.

**11b. Shed, 322 Indiana St., circa 1925, NC.**

A one-story board and batten shed is located on the NE corner of the property. The shed appears to have received non-historic alterations.

**12. Edmund A. and Christine E. Kasold Residence, 326 Indiana St., circa 1898, Contributing.**

The two-and-a-half-story, cross gabled, frame Queen Anne dwelling sits on a stone foundation. A brick chimney pierces the south gable. A full porch with a shed roof, spandrel brackets and spandrels spans the façade, supported by turned posts. A gable is placed in the porch roof over the north entrance. A gabled side porch with spandrels and turned posts is located on the north elevation. A two story chamfered bay is placed on the south elevation. The house is sheathed in clapboards with decorative shingles in the gable ends. Brackets are placed at the lower edge of the front gable and rafter tails are present under the eaves.

326 Indiana was not listed in city directories prior to 1898. In 1898, Edmund A. Kasold (proprietor, West End Grocery, Pinckney and Indiana) and wife Christine A. were listed here. Edmund A. Kasold (councilman 1<sup>st</sup> Ward, proprietor, West End Grocery, 547 Indiana) and wife Christine A. were listed in the 1909 city directory. Edmund A. Kasold and wife Maude M. were listed as owners in the 1923 city directory.

**13. Robert M. and Diana Wagner Residence, 338-40 Indiana St., circa 1960, NC.**

The one-story, side gabled, frame Contemporary Folk dwelling sits on a concrete foundation. Entrances to the double unit and concrete sidewalk are located on the north elevation.

The first occupants listed in the city directory for 338 were Robert M. Wagner (salesman, Star Farmer, Kansas City, MO) and wife Diana J., 1960. The first occupants for 340 were Kenneth Rothrock (student) and E.M. Brontrager (student), 1960.

**13a. Shed, 338-40 Indiana St., circa 1980, NC.**

A one-story, gable front, non-permanent metal shed is located on the north property line.

**14. Robert and Minnie Bonar Residence, 342 Indiana St., circa 1905, NC.**

The two-story, cross gabled, frame Folk House National dwelling sits on a stone foundation. A porch with pier supports spans the façade and half of the south elevation. A one-story, shed roofed addition is attached to the east elevation. The house is clad in non-historic vinyl siding.

The first occupants listed in the city directory were Robert Bonar (policeman) and wife Minnie in 1905. Minnie Bonar (widow, Robert) was listed in the 1909 city directory.

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Pinckney II Historic District  
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14a. **Garage**, 342 Indiana St., circa 1940, NC.

A one-story, gabled front, frame garage is located on the north property line. The garage is clad in vinyl siding.

14b. **Shed**, 342 Indiana St., NC.

A one-story, gabled front, frame shed is located on the north property line.

14c. **Shed**, 342 Indiana St., NC.

The one-story non-permanent shed is located on the north property line.

15. **Oscar L. and Adella Newby Residence**, 346 Indiana St., circa 1924, **Contributing**.

The one-and-a-half-story, gabled front, stucco Craftsman dwelling sits on a concrete foundation. The gable-front porch spans the façade, supported by tapered piers on brick piers. A brick chimney runs up the south elevation. A gable dormer projects from the north roof slope and a shed dormer projects from the south roof slope. The gables are clad in wide clapboards.

The house was not listed in the 1923 city directory, but was listed in the 1924 directory as owned by Oscar L. Newby ("Otto", manager Royal Shoe Stores) and wife Adella.

15a. **Shed**, 346 Indiana St., circa 1940, **Contributing**.

A one-story, gabled front, frame cube shed with exposed rafter tails is located on the NE corner of the property.

WEST SIDE 400 INDIANA STREET

16. **Frank and Alice Myers Residence**, 401 Indiana, circa 1906, **Contributing**.

The two-story, cross gambrel Colonial Revival dwelling sits on a rusticated stone foundation. The first story is sheathed in brick and the second story gables are sheathed in decorative shingles. A full front porch supported by square posts spans the façade. A one-story shed addition is located on the west elevation.

Frank Myers (African American) and wife Alice are the first owners listed here in city directories in 1907. The 1923 directory lists Edith A. Lester as the owner. Edith Lester sold the house to Anna Wylie in 1942.

16a. **Garage**, 401 Indiana, circa 1990, NC.

A one-and-a-half-story, gabled front, frame garage is located on the SW corner of the property with an entrance in the north elevation.

EAST SIDE 400 INDIANA STREET

17. **C. Holt Residence**, 400 Indiana, circa 1870, **Contributing**.



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**Pinckney II Historic District**  
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The one-and-a-half-story, end gabled, frame Folk House National dwelling sits on a rusticated stone foundation. A brick chimney runs up the north elevation. A gable shelters the house's entrance. A one-story gable addition is attached to the east elevation and a deck extends from the north side of the addition. The house is sheathed in clapboards.

The house is shown on the 1873 Atlas of Douglas Co. as property of C. Holt. Charles Holt (driver) is listed here in the 1875-76 city directory. The dwelling is also shown with its rear addition on the 1918 and 1927 Sanborn maps. The 1909 city directory lists William R. Gibson (eng.) and wife Rosa here. The 1923 directory lists Louis Geisey (emp. NY Cleaners) and wife Laura as owners.

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**Pinckney II Historic District  
Douglas County, Kansas**

**Statement of Significance**

The Pinckney II Historic District (circa 1867-1924) is located in Lawrence, Douglas County, Kansas. The district is nominated to the National Register of Historic Places as significant under National Register Criteria A and C in the areas of COMMUNITY PLANNING AND DEVELOPMENT and ARCHITECTURE for its association with the history of Lawrence, Kansas as described in the Multiple Property Documentation Form *Historic Resources of Lawrence, Douglas County, Kansas* (MPDF). The historical context of Lawrence is described within the MPDF document in: *City Building Period, 1864-1873*; *Agriculture and Manufacturing, Foundations of Stability, 1874-1899*; and *Quiet University Town, 1900-1945*.

The Pinckney II District, a sub-district of the Pinckney Neighborhood, is comprised primarily of single-family homes. During the 19<sup>th</sup> Century, the two neighborhoods known today as Pinckney on the north side of Sixth Street and Old West Lawrence on the south of Sixth Street were considered one.<sup>1</sup> But unlike the Old West Lawrence neighborhood area, Pinckney II housed few mansions of Lawrence's newly wealthy merchant class. Housing primarily accommodated the town's working class, reflected in the majority of modest homes. Developed from circa 1867 to circa 1924, the district contains 17 dwellings and 17 outbuildings. Most houses include detached garages or carriage houses located at the rear of the property or on an alley. The grid of streets that runs through and surrounds the district was platted in 1858, although numbered streets originally had names, with 4th Street named Elliott Street and 3rd Street named Reed St.

The district's boundaries lie within the West Lawrence addition, platted in 1869. The nearly 60-year development of the district tended to occur in building surges. The district, although considered part of the town's core today, was rather isolated during its era of development and was omitted from Sanborn maps. The dwellings of the Pinckney II district are representative of working class housing from its period of significance. Because Lawrence served as the county seat, opportunities were available to all classes of workers. The Pinckney neighborhood is representative of this diversity, providing sites for houses of several styles for a wide range of incomes.

The 1873 Atlas of Douglas County shows the district as moderately populated with seven houses, placed either on large lots or on double lots. Four of these houses—309, 331, 304 and 400 Indiana St.—are still extant today. The oldest house in the district is the circa 1867 Hollister house at 309 Indiana St., built for Simpson Hollister, a real estate agent and likely the neighborhood's first promoter. The circa 1869 house at 331 Indiana likely soon followed, built for J.C. Bare, a millwright. Charles Holt, a driver, was the first owner of the residence at 400 Indiana, built circa 1870. These three early homes are built in the Folk House National style, defined primarily by their simple forms, and are indicative of frame dwellings that arrived with the railroads and the advent of easily available cut lumber. The brick construction of 309 is unusual for the street, speaking well of the owner's status as a real estate developer, but the clapboards of 331 and 400 are more typical for this style. The grandest home in the district, 304 Indiana, was built for Albert and S.T. Zimmerman in 1869. S.T. Zimmerman was chief

<sup>1</sup> Deon Wolfenbarger and Dale Nimz, *National Register of Historic Places Multiple Property Documentation Form: Historic Resources of Douglas County, Lawrence, Kansas* (1997): E12.

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Pinckney II Historic District  
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engineer for the construction of the Bowersock Dam, a miller and a railroad contractor. The Zimmerman house was listed on the National Register of Historic Places in 1974, significant as possibly the only surviving example of the Second Empire style in Lawrence. The Zimmerman house's mansard roof, tower, brackets and cresting all contribute to its style classification.

Four additional extant houses—321, 302, 312 and 326 Indiana St.—were built between 1897 and 1900, most in either the Folk Victorian or Queen Anne styles, somewhat more ornate than their earlier neighbors. These houses tend to have a higher degree of ornamentation, as seen in the combination of clapboards and shingles at 302 or the hip peaks on the cross gable at 312. The Kasold house at 326 Indiana is an excellent example of the Queen Anne style, retaining its original cross-gabled form and much of its ornate milled trim. The Kasold house, paired with the Zimmerman house, represent the affluence that could be found during Lawrence's early development.

Six houses were built between 1905 and 1910 in Folk Victorian, Queen Anne, Colonial Revival and Folk House National styles, showing that although architectural trends entered the district, earlier styles also prevailed. Despite the variety of forms, these later houses consistently included generous front porches, as well as combinations of wall materials. The houses at 322 and 401, built circa 1908 and 1906, both have first stories clad in brick and upper stories covered in wood shingles, a detail common in houses of this era that continued into the later 1900s. The last historic home added to the district was 346 Indiana, a 1924 Craftsman bungalow built for Oscar and Adella Newby. This house fits well into its style classification, with its stucco exterior, one-and-a-half story height and full front porch supported by tapered wooden piers placed atop brick piers.

Pinckney II residents worked at a wide variety of occupations and the diversity of housing is indicative of the range of their incomes. This remained true during the entire 60 years of the neighborhood's development. A sampling of occupations from 1870 to 1875 includes tobacconist, driver, city engineer, carpenter, surveyor, millwright and real estate agent. By 1900, many of the Pinckney II residents worked as employees for the businesses that had developed in Lawrence, such as Barteldes Seed Company, Lawrence Vitrified Brick and Tile Company, Lawrence Egg Case and Filler Company and the University of Kansas. In 1900, widows live in three of the houses (331, 341 and 342.) Edmund Kasold, successful owner of the West End Grocery and councilman for the 1<sup>st</sup> Ward, built his impressive Queen Anne house at 326 Indiana in 1898. The occupations of residents remained working class between 1900 and 1930, with listed occupations that included fireman, driver, lineman, clerk and employees of the Barteldes Seed Company, Kansas Electric Power Company, L.B. Price Mercantile and New York Cleaners.

It appears that few University of Kansas students found their way to the Pinckney II neighborhood for student housing. A number of the houses within the district have served as rental housing, but typically for the working class or for instructors at the University. It is possible that prior to 1900 several of the houses were occupied by tenants rather than owners. The neighborhood retained a significant number of renters prior to 1930, but today most dwellings are owner-occupied. The Pinckney II district has retained its character in the years following 1930 to the present as a home to Lawrence's middle class.

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**Pinckney II Historic District  
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The Pinckney II district retains its integrity in location, setting and architecture.<sup>2</sup> The wide streets, street trees and remaining brick sidewalks, stone curbs, and hitching posts reinforce its significance. All of these elements comply with the requirements set forth in the Multiple Property Listing, *Historic Resources of Douglas County, Lawrence, Kansas*. The massing and relatively unchanged appearance of modest housing placed next to fine examples from the Late Victorian period contributes to the district's eclectic sense of time and place. Several historic Lawrence neighborhoods have suffered from the encroachment of commercial development or the University, but the Pinckney II neighborhood, located far from the main crossroads of the town, has retained its original flavor. The number of single-family homes remains high, along with its integrity.

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<sup>2</sup> It should be noted again that a number of the structures, especially garages, are listed as non-contributing because they are clad in non-original siding. The removal of this siding could transform a building into a contributing structure.

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Pinckney II Historic District  
Douglas County, Kansas

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Douglas County, Kansas**

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**Verbal Boundary Description**

The nominated district includes the east and west sides of 300 block of Indiana St. and the properties at 400 and 401 Indiana St.

**Boundary Justification**

The nominated district contains a large number of significant properties historically associated with the Pinckney neighborhood. The selected area contains a high degree of integrity and is bounded by the southern property boundaries of 400 and 401 Indiana St. on the south, eastern property boundaries on the east, Third Street on the north and western property lines on the west.

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**Pinckney II Historic District**  
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**Photographic Information**

The following information is consistent for all photographs:

1. Pinckney II Historic District
2. Douglas County, Kansas
3. Photographer—Susan Jezak Ford
4. June/July 2003
5. Negatives retained by the Kansas State Historical Society.

The following information is applicable to specific photographs:

6. 302 Indiana St., SE view (exceptional style example, Folk Victorian style)  
7. #1

6. 304 Indiana St., SE view (exceptional style example, Second Empire style)  
7. #2

6. 309 Indiana St., SE view (form example, Folk House National style)  
7. #3

6. 312 Indiana St., SE view (form example, Queen Anne style)  
7. #4

6. 322 Indiana St., NE view (form example, Folk Victorian style)  
7. #5

6. 326 Indiana St., E view (exceptional style example, Queen Anne style)  
7. #6

6. 341 Indiana St., W view (form example, Folk Victorian style)  
7. #7

6. 345 Indiana St., SW view (form example, Queen Anne style)  
7. #8

6. 346 Indiana St., NE view (form example, Craftsman style)  
7. #9

6. 400 Indiana St., S view (form example, Folk House National style)  
7. #10

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6. 401 Indiana St., SW view (form example, Colonial Revival style)

7. #11

6. 703 W. 3<sup>rd</sup> St., SW view (example, non-contributing structure)

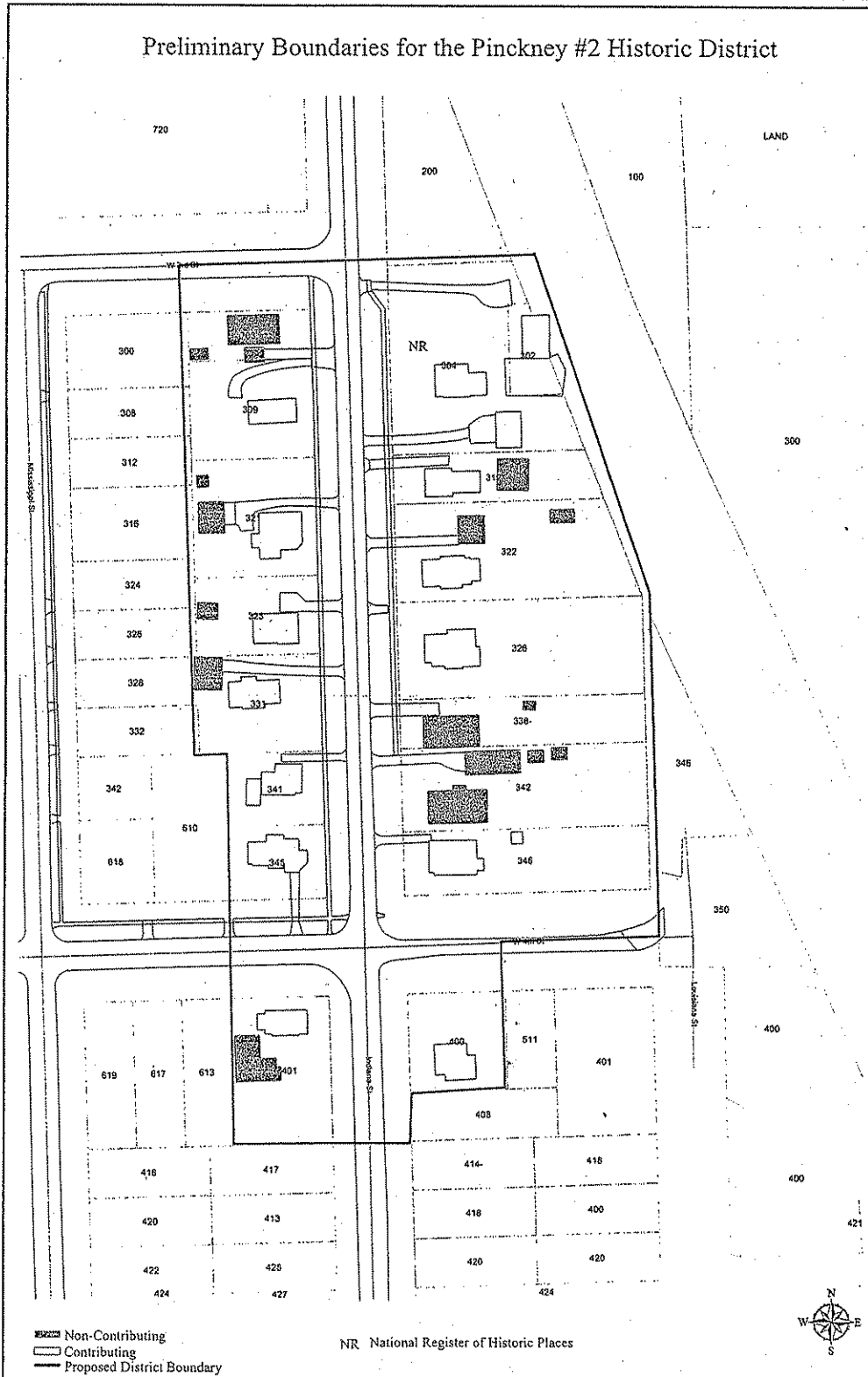
7. #12



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# National Register of Historic Places Continuation Sheet

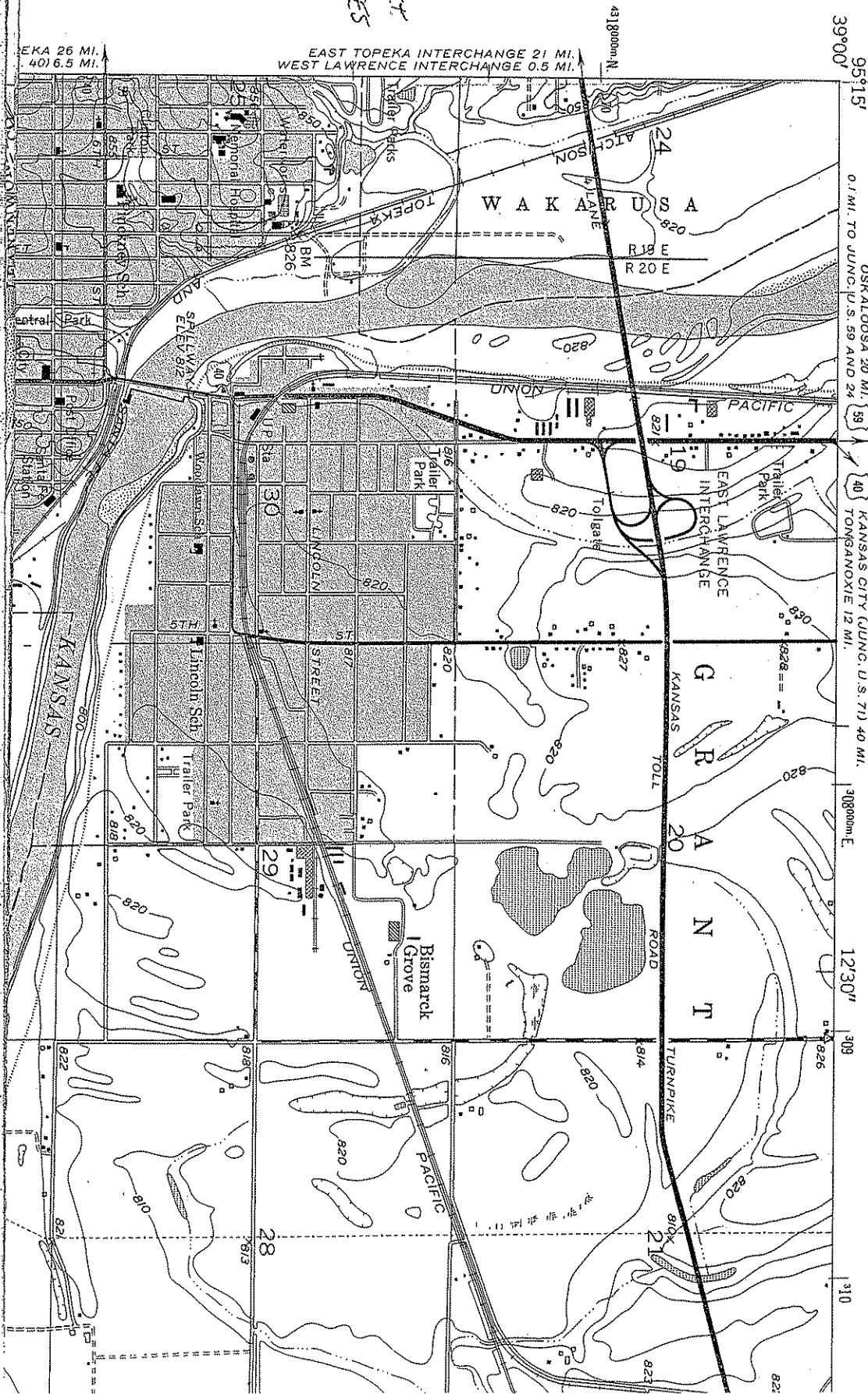
Section number 11 Page 17



6962 (11 SE  
WILLIAMSTOWN)

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

STATE OF  
UNIVERSITY  
STATE GEOLOGICAL



BUCKNEY II  
KANSAS DISTRICT  
UTM COORDINATES  
4305530  
4316625  
3056330  
316625  
3056330  
4316340  
3055330  
4316340

EKA 26 MI.  
4016.5 MI.

EAST TOPEKA INTERCHANGE 21 MI.  
WEST LAWRENCE INTERCHANGE 0.5 MI.

39°00'

95°15'

0.1 MI. TO JUNC. U.S. 59 AND 24

OSKALOOSA 20 MI. S9  
KANSAS CITY (UNION, U.S. 71) 40 MI.  
TONGANOXIE 12 MI. S40

3090000 E

12300'

309

826

820

814

810

806

823

827

4318000 N

310