



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

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

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**

1. Property Nomination Information

Historic Property Name:	Carl A. Preyer Residence
Property Address:	2301 Massachusetts Street
City, State, Zip Code:	Lawrence, Kansas 66046
Legal Description:	BREEZEDAILE LTS 1 & 2 (U06229 &30 COMBINED 1988)

2. Applicant Information

Name:	Michael B. Sizemore c/o Lindsay Crick
Street Address:	219 N 5th St.
City, State, Zip Code:	Lawrence, Kansas 66044
Home Phone:	513-257-4892
Work Phone:	
Email Address:	lindsaycrick@gmail.com

3. Owner Information

Name:	Michael B. Sizemore & Georgia Gavito
Street Address:	2301 Massachusetts St.
City, State, Zip Code:	Lawrence, Kansas 66046
Home Phone:	
Work Phone:	816-823-1725
Email Address:	michael.sizemore@gsa.gov

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: Lawrence Preservation Alliance

Organization Address: PO Box 1073

Organization City, State, Zip Code: Lawrence, Kansas 66044

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: Ca. 1910	Estimated Documented <input checked="" type="checkbox"/>	Source: National Register Nomination	Comments: Outbuilding, ca. 1910; Garage, ca. 1910
Date of Building Alterations or Additions: See attachment	Estimated Documented <input checked="" type="checkbox"/>	Source: Current Owner	Comments: Outbuilding possibly built in two parts, with the North-South part being original; See attachment for more details

Description of Building Additions or Alterations:

Original Owner: Carl A. Preyer	Source: National Register Nomination
Original Builder or Architect: Charles E. Sutton	Source: National Register Nomination
Original Use: Private Residence	Source: National Register Nomination

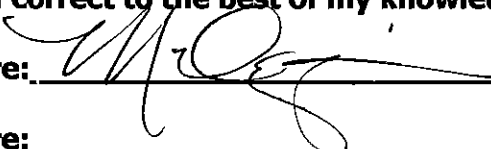
6. Architectural Significance

See Attachments

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:  Date: 11/11/15

Signature: _____ Date: _____



City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

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

www.lawrenceks.org/pds

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

**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.



APPLICATION FOR LANDMARK DESIGNATION IN THE LAWRENCE REGISTER OF HISTORIC PLACES

2301 Massachusetts St.
Lawrence, Kansas 66046

Architectural Significance

This property is listed as a contributing structure within the Breezedale Historic District on the National Register of Historic Places. It is architecturally significant as a well-preserved example of a "Comfortable House," which is defined in the multiple property nomination, "Historic Resources of Lawrence, Douglas County, Kansas," as a housing style and type built in a suburban setting from 1890 to 1930. The term was popularized by Alan Gowns, and is a type found more commonly south of downtown Lawrence. A "Comfortable House" typically combines architectural forms and ornamentation, which prevents a distinct architectural classification. 2301 Massachusetts Street is a Foursquare-type house with a combination of Neo-Classical and Craftsmen detailing. More information is available in the attached pages from the National Register Nominations for the "Historic Resources of Lawrence" and the "Breezedale Historic District."

Alterations based on observations made by the owner

The main structure has been modified/added onto, probably very early in its life- possibly even shortly after it was constructed. Most changes have occurred on the west elevation. A portion of the west volume was original (sleeping porch, smaller first level space - maybe an enclosed porch?). The way the first level floor is framed suggests there was also access to the basement from this location. This west volume was expanded at some point later (possibly in the 1920s/30s) to enlarge the first floor space. This expansion is over a crawl-space and uses CMU construction for its foundation. Changes over the last 20 years include modifications to the back door and placement of windows on the south side of this addition, as well as removal of the "full-height" sleeping porch windows and replacement with clerestory casements. The north-side brick, mechanical chimney also was removed because it had deteriorated significantly and was causing substantial structural issues with the house. Overall, though the primary structure retains a lot of architectural integrity.

The accessory structure (defined as "Outbuilding" in the Breezedale Historic District Nomination) directly to the west was possibly built a little later than the main house. It was originally a single room, but at some point (maybe in the 1940s?) converted into a small studio apartment with an addition to the south for a small kitchen and bathroom. The addition was poorly constructed and rotting (and non-conforming) so it was removed around 2005. The hole left behind after removing the addition was infilled with French doors.

The garage structure (defined similarly in the Breezedale Historic District Nomination) is possibly a combination of parts from different dates. The roof structure does not appear to be original. The east wall has multiple layers of siding, though the structure has a fairly continuous concrete floor and symmetrical windows.

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

RECEIVED 2280

DEC 18 2007

1478

This form is for use in nominating or requesting determinations for individual properties and districts. 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 Breezedale Historic District

Other name/site number _____

2. Location

Street & number 2301-2401 Massachusetts Street

☐ not for publication

City or town Lawrence

☐ vicinity

State Kansas

Code KS

County Douglas

Code 045

Zip code 66046

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.)

Patrick Zollner
Patrick Zollner, Deputy State Historic Preservation Officer
Kansas State Historical Society

12/12/07
Date

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

☒ entered in the National Register.

☐ See continuation sheet.

☐ determined eligible for the National Register

☐ See continuation sheet.

☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other, (explain:)

Edson H. Beall
Signature of the Keeper

Date of Action

1-31-08

Breezedale Historic District

Name of Property

Douglas County, Kansas

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	
12	5	buildings
		sites
		structures
2		objects
14	5	total

Name of related multiple property listing

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

Historic Resources of Lawrence, KS

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter Categories from instructions)

DOMESTIC: Single Dwelling

DOMESTIC: Secondary Structure

RECREATION & CULTURE: Work of Art

Current Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling

DOMESTIC: Secondary Structure

RECREATION & CULTURE: Work of Art

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th & 20th Century Revivals: Classical Revival

Late 19th & Early 20th Century American Movements:

Bungalow/Craftsman

Materials

(Enter categories from instructions)

Foundation: STONE: Limestone; CONCRETE

Walls: STONE: Limestone; BRICK; WOOD: Shingle

Roof: ASPHALT; WOOD: Shingle

Other:

Narrative Description

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

Breezedale Historic District

Name of Property

Douglas County, KS

County and State

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)

Community Planning and Development

Architecture

Period of Significance

1910-1945

Significant Dates

1910

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Sutton, Charles E.

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: _____

Breezedale Historic District

Name of Property

Douglas County, KS

County and State

10. Geographical Data

Acreage of Property 2 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	1	5	3	0	6	1	8	0	4	3	1	2	6	0	0
Zone			Easting						Northing						

2	1	5	3	0	6	2	2	0	4	3	1	2	6	0	0
Zone			Easting						Northing						

3	1	5	3	0	6	2	2	0	4	3	1	2	3	8	0
Zone			Easting						Northing						

4	1	5	3	0	6	1	6	0	4	3	1	2	3	8	0
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 Dale E. Nimz

Organization For the City of Lawrence Date August 26, 2005

Street & number 1928 Countryside Lane Telephone 785-842-8992

City or town Lawrence State KS Zip code 66044

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 attached list

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

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 **Page** 1

Breezedale Historic District
Douglas Co., Kansas

Summary

The Breezedale Historic District, located on the west side of Massachusetts Street south of 23rd Street, includes at least four houses constructed for developer Charles E. Sutton circa 1910, three houses from the same period in the early twentieth century, and two infill houses constructed after World War II. There are seven contributing residences, five contributing outbuildings, two non-contributing residences, three non-contributing outbuildings, and two contributing objects. All the non-contributors are compatible in use, material, and scale with the significant contributing resources. Residences in the district have a uniform setback and orientation.

The district is located at the southern end of Massachusetts Street. Massachusetts Street is the primary north/south artery in the historic Lawrence city plan. The street stretches from the Kansas River and the downtown central business district on the north to its southern terminus at an entrance to Haskell Indian Nations University. The terrain is generally level and the residences in the district are shaded by many mature trees.

The north boundary of the district is defined by 23rd Street, a major east-west artery, to the north. Two prominent stone markers facing 23rd Street flank the entrance to Breezedale Addition. The western boundary is defined by the rear property line of the lots facing Massachusetts; there are no alleys. The southern boundary is defined to exclude several contemporary houses dating from the post-World War II period on the west side of Massachusetts Street extending to Indian Street. On the east side of Massachusetts, the streetscape is comprised of modest residences compatible in use, material, and scale with the architectural character of the historic district. These residences date from the early twentieth century to circa 1970.

None of the residential properties in the district or adjacent neighborhood are already designated. The significant buildings contributing to the district are well-preserved examples of some of the residential property types outlined in Section F of the multiple property document, "Historic Resources of Lawrence, Douglas County, Kansas" (MPS).¹ Contributing buildings meet the property type description and registration requirements as defined in Section F.

The contributing residences are examples of the "Comfortable House," a term that refers to the profusion of styles built in suburban settings in the United States from about 1890 to about 1930. Found throughout Lawrence, these residences are the predominant house type in the Lawrence neighborhoods developed in the early twentieth century south of the downtown business district. Typically, residences of this type freely combined forms and ornament, making distinct classifications based on architectural

¹ Deon Wolfenbarger and Dale Nimz, "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Document (1997).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Breezedale Historic District
Douglas Co., Kansas

style difficult.² Some examples of the main subtypes, based primarily on form, are found in the Breezedale Historic District. The *Foursquare* is a two-story building, two rooms wide and two rooms deep, with a pitched roof. Ornamental features and details may be borrowed from the Neo-Classical, Craftsman, Prairie, and other styles. The *Bungalow* typically was a one-story or one-and-a half-story house noted for a porch roof extending from the main house and sweeping over a front porch. Craftsman features ornament the porch, windows, exposed rafters, and eave brackets.

Property Inventory

The following properties are included in the historic district:

2301 - 2401 MASSACHUSETTS STREET -- WEST SIDE

1. Carl A. Preyer Residence, 2301 Massachusetts, circa 1910, contributing.

This is a rectangular two-story *Foursquare*-type house with an eclectic blend of Neo-Classical and Craftsman ornamental features. The house has a rough-cut rubble stone foundation surmounted by a hipped roof with flared eaves and intersecting gable roof dormers covered with asphalt shingles. The first floor is constructed of rough-cut rubble native stone blocks laid in ashlar bond. The second floor is wood-frame construction covered with wood shingles. A rear wing with second floor sleeping porch has weatherboard on the first floor and shingle sheathing on the second. There is a stone exterior chimney near the southeast corner of the building and an interior brick chimney in the north side.

The front porch has a low-hipped roof with flared eaves. The sides of the porch, steps, and two square end posts are constructed of rough rubble stone. The porch floor is concrete. The paneled and glazed wooden front entrance door is flanked by sidelights. Ornamental features include flat arches with keystones over the masonry openings, a projecting stair bay window to the north, a three-part Palladian dormer window with a central round-arched sash and cornice returns on the roof dormers. The house has a one-story shed-roofed rear addition on a concrete block foundation to the southwest.

1b. Outbuilding, 2301 Massachusetts, circa 1910, contributing.

Directly behind the house stands a one-story outbuilding with an intersecting gable roof. It is wood frame construction covered with weatherboard. There appear to be two sections with the oldest forming a wing oriented north-south and another section oriented east-west. The older north wing has a concrete foundation with narrow wooden sheathing and the south block has wider car sheathing. The outbuilding has wooden double-hung windows.

² "Historic Resources of Lawrence, Douglas County, Kansas," F-8.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

Breezedale Historic District
Douglas Co., Kansas

1c. Garage, 2301 Massachusetts, circa 1910, contributing.

There is a one-story wood-frame and weatherboard garage with a gable roof at the southwest corner of this property. The front entrance has two large wooden rolling doors facing east. The garage has a concrete block foundation.

2. Ada McPherson Residence, 2309 Massachusetts, circa 1910, contributing.

This is a rectangular two-story *Foursquare*-type house with Craftsman ornamentation. It has a gable roof covered with asphalt shingles and rough-cut native stone foundation. The first floor is constructed of coursed rough-cut native stone with deep-raked joints and the second floor is constructed of wood frame and weatherboard. To the north, there is a projecting stair bay with paired windows. There is an exterior stone chimney at the southeast corner. The rear wing has a shed roof and the rear entrance opens to a modern wooden deck.

The front porch and two end posts are constructed of coursed stone with concrete steps and floor. The railing consists of upright stones set in the floor with a concrete railing. The porch has a gable roof with an ornamental molding and cornice return. The overhanging front gable is ornamented with Craftsman eave brackets and the side eaves have ornamental rafter tails. The wooden glazed front door is flanked by sidelights. Generally, the house has 4/1 glazed double-hung windows.

2b. Garage, 2309 Massachusetts, date unknown, contributing.

There is a garage on the northwest corner of the property. This is a one-story wood-frame and weatherboard structure with a gable roof oriented east-west covered with corrugated metal roofing. The garage has a concrete foundation. The original entrance to the east has three folding paneled wooden doors. A panel of three modern wooden glazed doors has been installed in the south wall.

3. A. P. Baecher Residence, 2315 Massachusetts, circa 1921, contributing.

This is a rectangular two-story *Foursquare*-type house with Craftsman ornamentation. It has a gable roof covered with asphalt shingles. The house has a foundation and first story constructed of rough-cut stone blocks laid in ashlar bond. The second story is wood-frame construction covered with wooden shingles. A rear wing has modern plywood sheathing on the first floor and wood shingle sheathing on the second. The front porch gable end and front gable end are stuccoed. There is a projecting stair bay to the north with a single window and a shed-roofed bay window to the southwest. The house has a central interior brick chimney and an exterior stone chimney at the southeast corner of the building. Generally, there are 4/1 double-hung windows with original wooden storm windows.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

Breezedale Historic District
Douglas Co., Kansas

The front gable porch has stone walls, concrete steps, floor, and railing. The front overhanging eave is ornamented with eave brackets and the side eaves have ornamental rafter tails. The front wooden entrance door is flanked by sidelights. There are 6/1, 4/1, and 3/1 windows in the front façade.

3b. Garage, 2315 Massachusetts, circa 1921, contributing.

There is a one-story gable-roofed garage oriented east-west at the northwest corner of the property. It is wood-frame construction covered with wooden shingles and a concrete foundation. The main entrance facing east has a paneled glazed overhead door flanked by a small glazed paneled wooden entrance door.

4. L. S. Woolsey Residence, 2317 Massachusetts, circa 1910, contributing.

This is a rectangular two-story *Foursquare*-type house with classical and Craftsman ornamentation. It has a gable roof with flared eaves covered by asphalt shingles. The foundation and first floor are constructed of coursed rough-cut stone blocks. The second floor is wood-frame construction covered with wooden shingles. The gable ends and rear wing are covered with wooden shingles. There is a projecting hipped-roof stair bay with paired windows in the north side. There is a rear wing with hipped roof. The porch and two square end posts are constructed of rough-cut stone blocks with a concrete floor, steps and cap on the stone railing. There is a rear brick interior chimney in the northwest corner.

The front eave has wooden crown molding forming an ornamental cornice return. The front wooden entrance door has a glazed panel and is flanked by sidelights with ornamental glass. It has a modern wooden paneled storm door. The front windows are wooden double-hung sash with an upper ornamental diamond sash.

5. Charles E. Sutton Residence, 2325 Massachusetts, circa 1910, contributing.

This is a rectangular two-story *Foursquare*-type house with classical ornamentation. It has a projecting side-gable roof and a front hipped roof dormer covered with asphalt shingles. The foundation and first floor are constructed of rough-cut stone blocks laid in ashlar bond. There are flat-arched masonry openings in the basement. The shed-roofed rear wing is stuccoed with a second floor sleeping porch. There is a projecting stair bay with a gable roof and a bank of three windows to the north and a projecting bay window with a gable roof in the southwest corner of the building. There is an exterior chimney constructed of rough-cut stone blocks at the southeast corner.

The front gable-roofed porch and square end posts are constructed of rough-cut stone blocks with a concrete floor, steps, and cap on the stone railing. The modern wooden entrance door has an original

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 5

Breezedale Historic District
Douglas Co., Kansas

wooden storm door and is flanked by sidelights with ornamental glass. Second floor windows are 1/1 double-hung wooden sash with an upper ornamental diamond pane. The front roof dormer has three windows with upper ornamental 8-light sash.

5a. Garage, 2325 Massachusetts, non-contributing

There is a garage at the southwest corner of the property with a hipped roof and front gable roof dormer covered with asphalt shingles and a concrete foundation. The garage is wood-frame construction covered with modern plywood sheathing. It has a modern synthetic garage door.

6. Residence, 2331 Massachusetts, circa 1950, non-contributing.

This is a rectangular one-story *Minimal Traditional*-style house with a side gable roof covered with asphalt shingles and attached end garage. It is wood frame construction with wooden shingle sheathing and a concrete foundation. There is an interior central brick chimney. The main entrance has an ornamental door surround with fluted flat columns. The 8/12 double-hung windows appear to be wooden.

7. William Kopp Residence, 2341 Massachusetts, circa 1917, contributing.

This is a rectangular one-story *Craftsman*-type house with a side gable roof and a prominent intersecting front gable porch. The building is wood frame construction covered with wooden shingles in ornamental coursing. It has a stucco foundation (probably on concrete block or brick). There is a rear gable wing with a shed-roofed rear entrance to the southwest and projecting gable-roofed bays centered in the north and south side. There is an external river rock chimney to the southeast and an internal river rock chimney in the ridge of the rear wing.

The front porch has round river rock battered piers, a wooden floor and railing, and end posts composed of four square built-up posts with ornamental projecting caps. The wooden entrance door has nine small upper lights and a modern aluminum storm door. The front and side gables have broad overhanging eaves with ornamental beams. There are large front windows with upper ornamental multi-pane sash. The porch gable end is ornamented with square paired multi-pane windows. First floor windows are double-hung wooden 1/1 sash and the attic windows are 3/1 wooden sash.

7b. Garage, 2341 Massachusetts, circa 1917, contributing.

This is a rectangular one-story garage with a gable roof oriented east-west. The building is wood frame construction covered with wooden shingles. It has a concrete foundation. The garage has a broad eave overhang with ornamental rafter tails. There is a modern synthetic 16-panel glazed overhead door.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 6

Breezedale Historic District
Douglas Co., Kansas

8. Residence, 2347 Massachusetts, circa 1960, non-contributing.

This is a rectangular one-story house with a side gable roof covered with asphalt shingles. It is wood frame construction with wide synthetic sheathing and a concrete foundation. There is some imitation stone sheathing ornamenting the entrance. A projecting bay to the southeast may have been a garage that has been converted to living space. This bay has a large fixed window flanked by two casement windows. The house has a modern paneled entrance door with two small upper lights. There is a large tripartite central window beside the entrance. Other windows are 2/2 double-hung windows with ornamental shutters.

8b. Outbuilding, 2347 Massachusetts, date unknown, non-contributing

8c. Outbuilding, 2347 Massachusetts, date unknown, non-contributing

9. Albert and Leona Brewer Residence, 2401 Massachusetts, circa 1911, contributing.

This is a rectangular two-story *Foursquare*-type house with classical and Craftsman ornamentation. It has a gable roof and cross-gable roof dormers covered with asphalt shingles. There is a two-story rear wing with an upper sleeping porch. The first floor is brick masonry and the second floor is wood frame construction. The house has a foundation of rough-cut coursed stone blocks with a projecting tooled cut-stone water table. The first floor is constructed of tan-gray brick and the second floor is wood frame construction covered with synthetic siding. There is a brick exterior chimney to the southeast and a projecting gable bay window to the southwest.

The front entrance porch has square corbelled brick posts with a cut stone base set on rough-cut stone piers. There are stone steps and wooden tongue and grooved porch flooring. The wooden glazed front entrance door is flanked by sidelights. There are ornamental eave brackets. The first floor front window has an ornamental leaded glass upper panel with wooden double-hung 8/1 second floor windows and 4/1 attic windows.

9b. Garage, 2401 Massachusetts, circa 1970, non-contributing

This is a rectangular one-story building with a hipped roof oriented north-south with the entrance facing south. It is wood frame construction covered with plywood sheathing on a concrete foundation. There are paired rolling entrance doors.

10a. Entrance monument (West), 1909, contributing

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 7

Breezedale Historic District
Douglas Co., Kansas

Two monumental pillars on each side of the intersection of 23rd and Massachusetts Street mark the primary entrance to the Breezedale Addition. The west pillar is slightly higher and has a curved seat with "Breezedale" spelled out in large embedded metal letters. The seat is flanked by two square pillars approximately seven feet high. The seat is constructed of stone and concrete. The pillars are constructed of large coursed rough-cut native stone blocks. There is a modern metal cross surmounting the southeast pillar.

10b. Entrance monument (East), 1909, contributing

Across the street to the east is a similar monument. This consists of two separate end pillars and curved wall sections with a gap and concrete walk between them. The north pillar is approximately seven feet tall and the south pillar is approximately ten feet tall. The walls and the pillars are constructed of rough-cut stone blocks.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 8

Breezedale Historic District
Douglas Co., Kansas

Significance

The Breezedale Historic District, located on the west side of Massachusetts Street south of 23rd Street, Lawrence, Douglas County, Kansas, is eligible for listing on the National Register of Historic Places under Criterion A for its significant historical association with the early twentieth century suburban development of Lawrence. Also, the district is eligible for listing under Criterion C for architecture as a significant assemblage of early twentieth residential buildings in Lawrence, Kansas. This nomination is being submitted as part of the multiple property listing "Historic Resources of Lawrence, Douglas County, Kansas." The residences that contribute to the sense of time and place in the district are representative examples of the "Comfortable House," a term that refers to the profusion of styles and types built in suburban settings in the United States from 1890 to 1930. Found throughout Lawrence, these residences are the predominant house type in the Lawrence neighborhoods south of downtown. Typically, residences of this type freely combined forms and ornament, making distinct classifications based on architectural style difficult.³ The period of significance begins with the construction of the first house in 1910 and ends with 1945, as defined by the multiple property listing.

Historical Context

Extending an early twentieth century trend of southern and western residential expansion, Charles E. Sutton developed the Breezedale Addition at the southern end of Massachusetts Street and the streetcar route. The plat for Breezedale was recorded May 12, 1909.⁴ In an unusual venture for Lawrence, Sutton reportedly built five homes with similar architectural character between 1909 and 1910. This was the first attempt in Lawrence to create an identifiable suburban neighborhood.⁵

At this time, Lawrence was described as the "trading metropolis for a rich and populous agricultural county." The Lawrence Journal boasted in 1910, "Lawrence is conceded on all hands to be the most beautiful residence city in Kansas. Its homes present a uniformity in good architecture, a tasteful construction, and in delightful surroundings, rarely seen in any city in the country."⁶ However, Breezedale was so far from the town center of Lawrence that the addition developed slowly over the next three decades. Not long after Breezedale Addition was opened, there was a pause in the chronological development of residential subdivisions during the early twentieth century. The town recorded twenty-nine additions and subdivisions between 1901 and 1919, primarily in the south part of

³ Deon Wolfenbarger and Dale Nimz, "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Document (1997), F-8. Cited Alan Gowans, The Comfortable House (Cambridge, MA: MIT Press, 1987), xiv.

⁴ Plat Records, Book 3, 17. Register of Deeds, Douglas County.

⁵ Stan Hernly, "Cultural Influences on Suburban Form: With Examples from Lawrence, Kansas," M. Arch. Thesis, University of Kansas (1984), 112.

⁶ Lawrence Daily Journal special edition "Live Lawrence," (November 1910), 8.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 9

Breezedale Historic District
Douglas Co., Kansas

Lawrence. However, only seven new plats were recorded after 1920 — the first in 1925 and the last two in 1938.⁷

Sutton followed the example set by Charles B. Hosford, who came to Lawrence in 1906 and formed an investment and mortgage company in 1910. Reviewing Hosford's career in 1929, the Lawrence Journal-World reported, "one of the principal contributions to the city has been the residential development carried on by this firm. Eight additions and subdivisions have been developed and placed on the market by them."⁸ The report commented that Hosford's first and second additions in 1906 were probably the first made to the town of Lawrence in twenty years. Hosford's additions extended the southern limits of the town and built up blocks on either side of Massachusetts Street between Nineteenth and Twenty-Second Streets.

Construction of an electric streetcar system in Lawrence during the fall of 1909 stimulated the development of suburban residential neighborhoods such as the Breezedale Addition. After the great 1903 flood, the earlier horse-car street railway ended its operations. Six years later, the Lawrence Light and Railway Company organized to build an electric trolley system. In September, 1909, the company opened its main route from the Santa Fe Railroad depot near the south side of the Kansas River to the southern end of Massachusetts Street. After 1927, however, the company gradually replaced the streetcars with buses.

Breezedale Addition

On June 23, 1909, the Lawrence Daily Journal reported, "the word "Go" was sounded shortly after noon today when the first work was begun on the local electric line, and from now on until the line is completed and cars are running it means that Lawrence will be the center of activity in part of Kansas." Rebutting those who had declared that the line would never be built to the south part of town, the Journal commented on June 26, "the fact that work actually began first on Lee street and is now progressing on South Massachusetts street means much to Lawrence. The laying of the big heavy steel double tracks assures that the service is to be prepared for a larger service. It also is certain that the interurban now being constructed as far as DeSoto will have its depot on the south side of town and also will have service on Massachusetts street. It is given out from good authority that the electric line will also be extended to Haskell Institute and give a splendid service to that section of the city. Lawrence is to have a complete and splendid electric line as quickly as men, money, and rails can make them."

A few days later on June 30, the Journal boasted, "rapidly the wonderful growth continues southward ... the south part of town will be the most valuable and handsomest residence section of Lawrence." The

⁷ Hernly, "Suburban Form," Appendix B, 215.

⁸ "Hosford Business Was Opened in 1906," Lawrence Journal-World October 10-11, 1929, p. 18, col. 1.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 10

Breezedale Historic District
Douglas Co., Kansas

writer stated that more than fifty homes were being constructed and predicted that more than that number would be started in the near future. "Time was when people looked askance at South Lawrence, but now it is rightfully coming into its own. Judging by the activity in South Lawrence property the talk of a 'boom' might not be stated without great variation for the truth, but the fact is that the south part of town is just a natural growth, rapid to be sure, but nevertheless a healthy and substantial growth. The increase in population and the benefits of the street railway in making outside property desirable is one of the chief issues in the quick making of South Lawrence."

Later on September 14, the Journal described a last chance sale of lots by the Hosford Investment Company in the fair grounds, or race track, addition. The writer commented, "Messrs. Hosford and Brook have done wonders in building up South Lawrence. They have accomplished what many said was the impossible... And they have pushed--and then some, for they have built houses, and thereby showed their faith in the property they were pushing." Apparently, Charles E. Sutton followed the same sales plan by building the first houses in Breezedale Addition.

One of the essential steps in marketing the lots and houses in South Lawrence was the success of the Lawrence street railway. On September 19, 1909, the first electric car ran over the several miles of completed track. As the Journal boasted on September 20, "the road-bed is splendid, the cars beautiful and up-to-date, the power more than sufficient, the cars well manned with experienced men and with efficient, big men at the head of its big half-million dollar corporation, Lawrence now boasts as good a street railway as can be found in any city of equal size in the West." The reporter concluded that the event marked a new era in the history of the city and a new spirit of progress. "It meant a larger and greater Lawrence. The skeptics were vanquished and the optimists ruled. For more than two decades Lawrence had dreamed of its street railway and now the dream has become a reality." At this time, the track had been laid from the Santa Fe Depot to Massachusetts Street with a double track from Winthrop to Banks Street and a track completed to Hosford's Addition, Breezedale, and the extreme limit of Massachusetts Street.

Vital links between the street railway, the development of South Lawrence, and the new Breezedale Addition were emphasized in a September 22 article, "The South Side," on the front page of the Journal. "The street cars have made the southside. Yesterday carload after carload of people were taken to the south end of the line and for the first time saw the many improvements that were being made there." Much of the report described Breezedale, the terminal of the line, where "the McQuary-McNeil Investment Company have been doing a great work and spending thousands of dollars in building up a great addition."

As the Journal concluded, "Breezedale has long been looked upon by the investors as the future fine residence portion of Lawrence and the present summer has seen this then seemingly a vision become a reality. Five handsome modern residences are nearing completion... They are built upon the latest

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 11

Breezedale Historic District
Douglas Co., Kansas

architectural design and are as fine as any residences in the city." The report described workmen putting down granitoid sidewalks in front of the homes and grading the streets. Work had begun on the "fine artistic gateway which is being erected. This will make Breezedale the Park addition to the city and will make a fitting terminal for the line."

The Journal praised the tremendous investment and the faith Mr. C. E. Sutton and the McQuary-McNeil firm had in Lawrence and the south side. "They are spending more than \$20,000 on houses which are being erected in Breezedale. They are spending \$1,800 on an ornamental gateway and entrance." In their two additions, Breezedale and South Ridge, they were installing "ten thousand feet of granitoid walks, ten thousand feet of sewer, ten thousand feet of water and gas pipes." Finally, the newspaper announced, "this property is selling at bottom prices now. The opening of the street car line with its rapid service to the South Side is making this property more valuable than ever every day."⁹

In 1913, a commemorative booster publication praised Charles E. Sutton as a man "who wins and inspires success." As a reporter described him, Sutton was "a man of vigor, snap, and one full of energy, a man ever ready to size up a project and be able to gauge its possibilities in big figures. Some men are born with a capacity for big business and [sic] then able to train their minds for the execution of carefully laid plans."

As a younger man, Sutton was in poor health and came to his father's ranch in Russell County, Kansas. Later, he rented a farm of 720 acres adjoining the town, purchasing the property three years after. By 1905 he had acquired over 8,500 acres of improved land. In 1906 Mr. Sutton sold some 4,000 acres of the Sutton Ranch and moved to Lawrence where he purchased the Thummel Farm of 480 acres, five miles north of Lawrence. Later he added the tract, now known as "Breezedale" to his holdings, recording the plat for Breezedale Addition on May 12, 1909, and building five unusually attractive homes there.¹⁰

A photograph illustrating the booster publication showed the stone monuments at the entrance to Breezedale and five residences to the south along the west side of Massachusetts Street. With the information currently available, it is not possible to confirm that Charles Sutton built all five of the earliest houses in Breezedale Addition. The southernmost one of these would be the Albert Brewer residence. Since Brewer was a brick mason and the first floor of this house is the only one constructed of brick, he may have built the residence. Possibly, Charles Sutton financed the construction. Whatever the exact sequence, Brewer was recorded as the owner in 1911. The scattered trees in this photo are few and relatively small. The main sources of information about the initial construction and ownership of houses in the Breezedale Addition are the Douglas County tax assessment rolls for Lawrence and city

⁹ "The South Side," Lawrence Daily Journal, "22 September 1909, p. 1, col. 5.

¹⁰ Lawrence: Today and Yesterday, 41.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 12

Breezedale Historic District
Douglas Co., Kansas

directories. Because of the distance from the central business and residential districts, the Breezedale Addition was not covered in the 1927 Sanborn insurance map of Lawrence.

Brief histories of the nine homes included in the Breezedale historic district follow.

1. **Carl A. Preyer Residence**, 2301 Massachusetts, circa 1910, contributing. Because of its prominent corner location, it appears that this was the first house in the Breezedale Addition. Preyer was recorded as the owner of Lot 1 with a taxable value of \$25.05 in 1910. Since adjacent unimproved lots were valued at \$1.80, the house was completed by the end of 1910. Preyer acquired Lot 2 from Charles Sutton in 1914. Carl and Frances Preyer were listed as residents of 2401 [sic] Massachusetts in 1911. Mr. Preyer was an instructor at the University of Kansas. Frank Preyer, a student, was listed as boarding at the residence.
2. **Ada McPherson Residence**, 2309 Massachusetts, circa 1910, contributing. Charles Sutton was the owner of Lot 3 from 1910 until 1915 when Mrs. Ada McPherson acquired the property. The house was constructed in 1910 when the taxable value was \$20.00. John D. and Lorene McNeill were tenants in 1911. Mr. McNeill was a partner in the Dale-McNeill Realty Company. Howard and Jessie Morton and their daughters, Lucie (a student) and Ruth also lived there.
3. **A. P. Baecher Residence**, 2315 Massachusetts, circa 1921, contributing. Sutton was the owner of Lot 4 from 1910 to 1912. J. D. Bowersock, a prominent Lawrence entrepreneur and Congressman, was the owner from 1913 to 1920. Apparently, the lot was unimproved with a value of only \$2.00 until 1921 when A. P. Baecher acquired the property and the value increased to \$39.00. Herbert and Lotta Hill were the tenants from 1926 to 1928. Mr. Hill was a salesman for the Hamilton Motor Company.
4. **L. S. Woolsey Residence**, 2317 Massachusetts, circa 1910, contributing. Sutton was the owner of Lot 5 in 1910 and the property value was \$20.00 indicating that the house was constructed that year. Lew and Mary Woolsey were listed as the residents in 1911. Their children, Helen, a student at the University of Kansas, and Arthur, an electrician, were listed as boarding with them. Oliver F. and Gertrude Ulrich were listed as residents in 1917 and 1917. Mr. Ulrich was a clerk for the Burham-Munger-Root Manufacturing Company. Owen and Blanche Maloney were the tenants from 1926 to 1928. Mr. Maloney was a department manager for the Lawrence Journal-World.
5. **Charles E. Sutton Residence**, 2325 Massachusetts, circa 1910, contributing. Sutton was the owner in 1910 when the property value was \$25.95 indicating that the house was constructed that year. Charles and Elizabeth Sutton were listed as the residents in the 1917 and 1919 city directories. Their children, Agnes and Elizabeth, both students, boarded at the address. Mr. Sutton was listed as a stockman. However, Elizabeth W. Sutton was recorded as the owner from 1918 to 1922. Charles and

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 13

Breezedale Historic District
Douglas Co., Kansas

May Penwell acquired the property in 1924. Henry B. and Grace Ober were listed as the residents of 2425 [sic] Massachusetts from 1911 to 1915.

6. Residence, 2331 Massachusetts, circa 1950, non-contributing.

7. William Kopp Residence, 2341 Massachusetts, circa 1917, contributing. Charles Sutton was recorded as the owner of Lots 111 and 112 from 1910 to 1912. H. B. and G. H. Ober were the owners in 1913. When William Kopp acquired the property in 1914, the value was only \$1.50. The house was constructed in 1917 when the value increased to \$22.50. William and Pauline Kopp were listed as the residents from 1917 to 1928. Kopp was a tinner employed at Grayson & Reinisch in 1917; later he was listed as proprietor of a sheet metal works.

8. Residence, 2347 Massachusetts, circa 1960, non-contributing.

9. Albert and Leona Brewer Residence, 2401 Massachusetts, circa 1911, contributing. Albert Brewer acquired Lots 114 and 115 from Charles Sutton in 1911. The property value of Lot 114 increased from \$1.35 in 1910 to \$48.85 in 1911 making this the most expensive house in the district. Mr. Brewer was listed as a brick masonry contractor in 1914 and 1915. The Brewers were listed as residing at 801 Alabama in west Lawrence in 1915. Sarah Lewellen acquired the property in 1915 and the directory listed James C. and Sarah Lewellen as residents from 1915 to 1919. Mr. Lewellen was employed at Haskell Institute. Paul Laptad acquired the property in 1922 and lived there through 1930. Paul and May Laptad, their children Agnes (teacher), Marguerite (stenographer), and Robert (farmer) all lived at the address in 1926.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 14

Breezedale Historic District
Douglas Co., Kansas

Reference List

Hernly, Stan. "Cultural Influences on Suburban Form: With Examples from Lawrence, Kansas," M. Arch. Thesis, University of Kansas (1985).

Lawrence: Today and Yesterday (Lawrence, KS: Lawrence Daily Journal-World, 1913).

Nimz, Dale E. "Living With History: A Historic Preservation Plan for Lawrence, Kansas," (Lawrence: City of Lawrence, 1985).

Wolfenbarger, Deon and Dale Nimz. "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Document (1997).

Directories, Lawrence

R. L. Polk & Company (Sioux City, IA, St. Paul, MN, Detroit, MI: 1909, 1911, 1913-1914, 1915, 1917, 1919, 1925-1926, 1927-1928).

Newspapers

Lawrence Daily Journal special edition "Live Lawrence" (November 1910).

Lawrence Daily Journal, "Material Here," 5 June 1909, p. 1, col. 5; advertisement, "Material for Street Cars Has Arrived," p. 1, cols. 7-8.

Lawrence Daily Journal, "Began Work," 23 June 1909, p. 1, col. 4.

Lawrence Daily Journal, "Start on Lee," 26 June 1909, p. 4, col. 2.

Lawrence Daily Journal, "A Last Chance," 14 September 1909, p. 1, col. 3.

Lawrence Daily Journal, "Cars Running," 20 September 1909, p. 1, col. 6.

Lawrence Daily Journal, "The South Side," 24 September 1909, p. 1, col. 5.

Lawrence Daily Journal, "Great Deal," 12 October 1909, p. 1, col. 3.

Lawrence Journal-World, "Hosford Business Was Opened in 1906," October 10-11 (1929), p. 18, col. 1.

Tax Assessment Rolls, Douglas County, Lawrence. (1910- 1930).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Breezedale Historic District
Douglas Co., Kansas

Section number 10 Page 15

Verbal Boundary Description

The Breezedale Historic District encompasses 2 acres of land, which includes 10 properties. The districts boundaries are as follows:

Beginning at the northwest corner of the property of 2301 Massachusetts Street, then proceeding south along the west property lines of 2301, 2309, 2315, 2317, 2325, 2331, 2341, 2347, and 2401 Massachusetts Street to the southwest corner of the property of 2401 Massachusetts Street, then proceeding east along the south property line of 2401 Massachusetts Street, then proceeding north along the east property lines of 2401, 2347, 2341, 2331, 2325, 2317, 2315, 2309, and 2301 Massachusetts Street, including the two stone monuments on the SW and SE corners of the intersection of Massachusetts Street and 23rd Street, then west along the north property line of 2301 Massachusetts to the point of beginning.

Boundary Justification

The Breezedale Historic District includes the area platted by developer Charles E. Sutton in 1909. The nominated area includes a significant collection of building and structures that are connected both historically and aesthetically.

Property Owner Information

1. **Carl A. Preyer Residence**, 2301 Massachusetts, circa 1910, contributing
Michael B. Sizemore
Georgia Gavito
2301 Massachusetts Street
Lawrence, KS 66046
2. **Ada McPherson Residence**, 2309 Massachusetts, circa 1910, contributing
Erik A. Lundquist
Nancy Biles
2309 Massachusetts Street
Lawrence, KS 66046
3. **A. P. Baecher Residence**, 2315 Massachusetts, circa 1921, contributing
Ryan M. Pope
2315 Massachusetts Street
Lawrence, KS 66046

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 16

Breezedale Historic District
Douglas Co., Kansas

4. **L. S. Woolsey Residence**, 2317 Massachusetts, circa 1910, contributing
Alex & Tina Conchola
2317 Massachusetts Street
Lawrence, KS 66046
5. **Charles E. Sutton Residence**, 2325 Massachusetts, circa 1910, contributing
James & Constance Jeans
2325 Massachusetts Street
Lawrence, KS 66046
6. **Residence**, 2331 Massachusetts, circa 1950, non-contributing
Isabelle S. Tait
2331 Massachusetts Street
Lawrence, KS 66046
7. **William Kopp Residence**, 2341 Massachusetts, circa 1917, contributing
Douglas Romary
2341 Massachusetts Street
Lawrence, KS 66046
8. **Residence**, 2347 Massachusetts, circa 1960, non-contributing
John & Elizabeth Weslander
2347 Massachusetts Street
Lawrence, KS 66046
9. **Albert and Leona Brewer Residence**, 2401 Massachusetts, circa 1911, contributing
Robert & Mary Matthews
2401 Massachusetts Street
Lawrence, KS 66046
10. **Entrance monuments**, 1909, contributing
City of Lawrence
6 E. 6th
Lawrence, KS 66044

Breezedale Historic District



**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number Photos **Page** 17 Breezedale Historic District,
Lawrence, Douglas County, Kansas

PHOTO LABELS

Breezedale Historic District, Lawrence, Douglas County, Kansas

Photographer: Dale Nimz
1928 Countryside Lane, Lawrence, KS 66044

Location of negatives: Kansas State Historic Preservation Office

Exterior

- Photo 1: Carl A. Preyer Residence, 2301 Massachusetts, Lawrence, Douglas County, KS, view of house from south southeast, 07/20/2005.
- Photo 2: Carl A. Preyer Residence, 2301 Massachusetts, Lawrence, Douglas County, KS, view of house and outbuilding from northwest, 07/20/2005.
- Photo 3: Outbuilding, 2301 Massachusetts, Lawrence, Douglas County, KS, view from east, 07/20/2005.
- Photo 4: Ada McPherson Residence, 2309 Massachusetts, Lawrence, Douglas County, KS, view of house from southeast, 08/19/2005.
- Photo 5: Ada McPherson Residence, 2309 Massachusetts, Lawrence, Douglas County, KS, view of house from northeast, 08/19/2005.
- Photo 6: Outbuilding, 2309 Massachusetts, Lawrence, Douglas County, KS, view from southeast, 08/19/2005.
- Photo 7: A. P. Baecher Residence, 2315 Massachusetts, Lawrence, Douglas County, KS, view from southeast, 08/19/2005.
- Photo 8: A. P. Baecher Residence, 2315 Massachusetts, Lawrence, Douglas County, KS, view from northeast, 08/19/2005.
- Photo 9: Outbuilding, 2315 Massachusetts, Lawrence, Douglas County, KS, view from southeast, 08/19/2005.

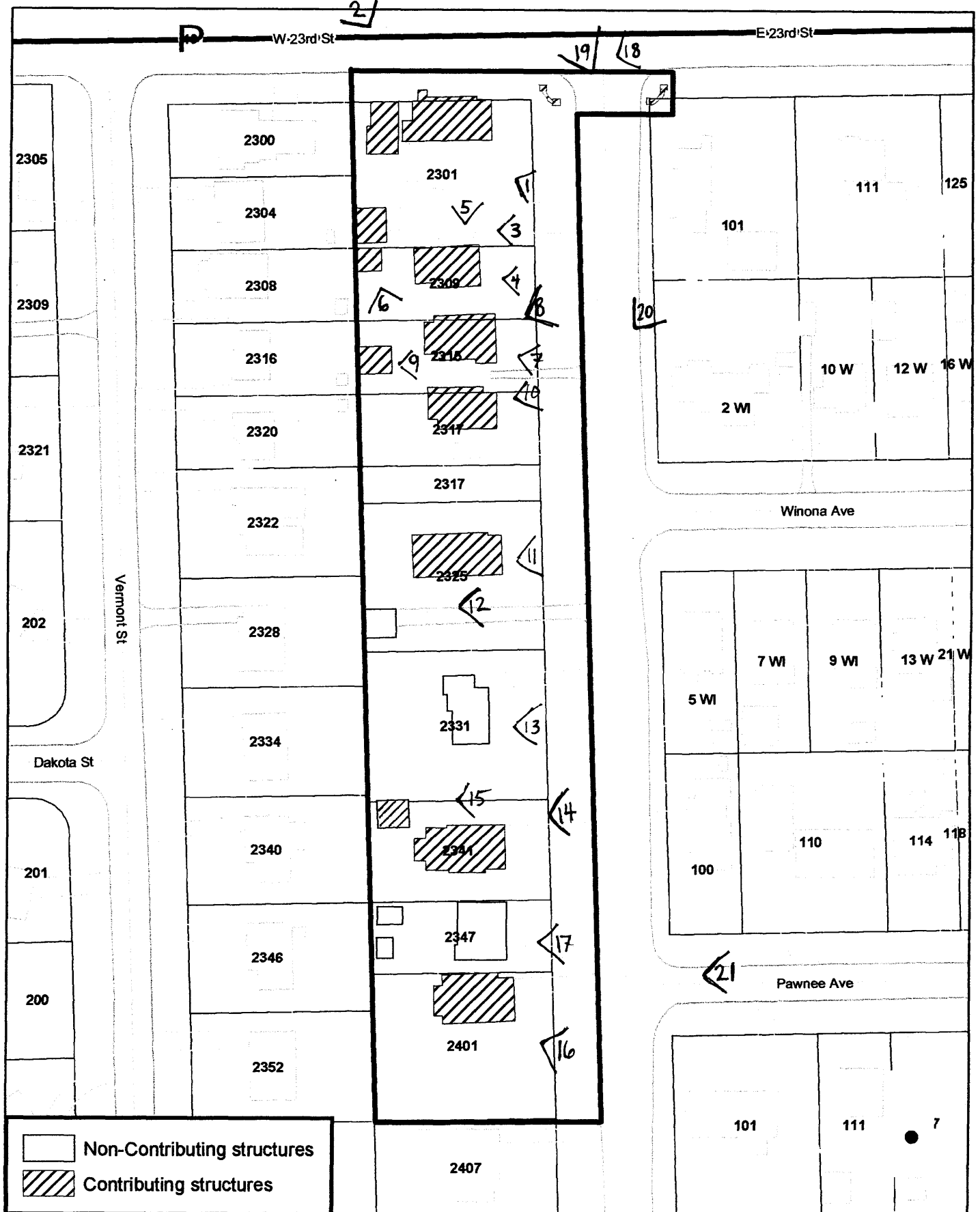
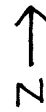
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Photos **Page** 18 Breezedale Historic District,
Lawrence, Douglas County, Kansas

- Photo 10: L. S. Woolsey Residence, 2317 Massachusetts, Lawrence, Douglas County, KS, view from northeast, 08/19/2005.
- Photo 11: Charles E. Sutton Residence, 2325 Massachusetts, Lawrence, Douglas County, KS, view from east, 08/19/2005.
- Photo 12: Outbuilding, 2325 Massachusetts, Lawrence, Douglas County, KS, view from northeast, 08/19/2005.
- Photo 13: Residence, 2331 Massachusetts, Lawrence, Douglas County, KS, view from southeast, 08/19/2005.
- Photo 14: William Kopp Residence, 2341 Massachusetts, Lawrence, Douglas County, KS, view from northeast, 07/20/2005.
- Photo 15: Outbuilding, 2341 Massachusetts, Lawrence, Douglas County, KS, view from east, 07/20/2005.
- Photo 16: Albert Brewer Residence, 2401 Massachusetts, Lawrence, Douglas County, KS, view from southeast, 08/19/2005.
- Photo 17: Residence, 2347 Massachusetts, Lawrence, Douglas County, KS, view from east, 07/20/2005.
- Photo 18: Entrance monument (west), Lawrence, Douglas County, KS, view from northeast, 08/19/2005.
- Photo 19: Entrance monument (east), Lawrence, Douglas County, KS, view from southwest, 07/20/2005.
- Photo 20: Massachusetts streetscape, Lawrence, Douglas County, KS, view from northeast, 08/19/2005.
- Photo 21: Massachusetts and Pawnee intersection, Lawrence, Douglas County, KS, view from east, 08/19/2005.

Breezedale Historic District



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number F Page 10

Historic Resources of Lawrence, Douglas County, Kansas

The "Comfortable" House

The "Comfortable" House, a term popularized by Alan Gowans, refers to the profusion of styles and types built in suburban settings from 1890-1930. Some of these houses were built either from partial or total prefabrication, or from plans published nationwide in plan books or magazines, hence their other common name of "pattern book" or "plan book" houses. Found throughout Lawrence, these buildings are the predominant housing type in neighborhoods south of downtown. These residences freely combined forms and ornament, making distinct classifications based on architectural style difficult.¹ Some of the main subtypes, based primarily on form, are as follows.

Princess Anne



The Princess Anne house was commonly constructed after the turn of the century, and is derivative of the more pretentious Queen Anne style which preceded it. The name (popularized by *Old House Journal*) alludes to the simpler treatment, particularly on the exterior siding materials.² Generally two- to two-and-a-half stories, the Princess Anne house was still asymmetrically massed, like the Queen Anne house, but was generally clad with simple clapboards (or sometimes shingles, or both). By contrast, the Queen Anne residences of the late nineteenth century featured a variety of siding materials, often on the same house, in order to break up the texture exterior surface. The Princess Anne house retained the irregular roofline of the Queen Anne style, corresponding with the asymmetrical floor plan, as well as the steeply pitched roofs. Wrap-around front porches are another feature which the two styles had in common. Gone, however, were the elaborate jig-sawn decorations and turned spindlework found on Queen Anne residences. In its place were a few classically inspired features, such as classical porch columns and dentils, which foretold the soon-to-be-changing fashions in American residential architecture.

¹ Alan Gowans, *The Comfortable House* (Cambridge, MA: The MIT Press, 1987), p. xiv

² *Old House Journal*, July 1982.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number E Page 20 Historic Resources of Lawrence, Douglas County, Kansas

The curving lanes and paths took advantage of the natural rise and fall of the land. The circular drive at the top of the main hill provided a northern panorama of the Kansas River valley. Their arrangement of large lots were planned to emphasize family monuments, and they [the designers] used the natural beauty of the location, along with the trees, shrubs, and flowers that they added, to create the effect they desired.¹

As residential neighborhoods expanded, other public spaces and landscapes such as Bismarck Grove and Haskell Institute were developed during the late nineteenth century. Bismarck Grove was a tract in the countryside originally associated with the Kansas Pacific repair shops on the east side of North Lawrence. The grove became a popular community gathering place and hosted such formal meetings as the Odd Fellows Lodge convention in 1876, a National Temperance convention in 1878, and regional fairs held by the Western National Fair Association from 1880 to 1888. Because of low farm prices in the 1890s and management problems, the fairs were discontinued. Eventually, the grounds were sold in 1900 to a private owner, Captain W.S. Tough, for use as a supply station for his horse and mule market in Kansas City.²

Just beyond the southern city limits of Lawrence, Haskell Institute, a national Indian Training School, was opened September 1, 1884. This boarding school had 280 students by January, 1885. Three fine stone buildings were erected in the late 1880s. Because the school was intended to be self-supporting and to train Native American youth in agriculture, the property included cropland and pastures. The campus setting in a pastoral landscape has persisted to the present.³

A Quiet University Town, 1900-45

Introduction

By the turn of the century, Lawrence had matured; its commercial and industrial interests had stabilized. In 1910 a promotional issue of the Lawrence Daily Journal boasted that the town was

¹Cathy Ambler, "A Place Not Entirely of Sadness and Gloom: Oak Hill Cemetery and the Rural Cemetery Movement," Kansas History 15:4 (Winter 1992-93), p. 243, 253.

²Dary, Lawrence: An Informal History, pp. 207-208; Jimmie L. Lewis, "Bismarck Grove, Lawrence, Kansas, 1878-1900" M.A. thesis University of Kansas (1968), p. 134.

³Thelma Haverty, Buildings on the Haskell Campus: Past & Present (Lawrence, KS: Haskell Press, 1975), p. 3.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number E Page 21 Historic Resources of Lawrence, Douglas County, Kansas

"the trading metropolis for a rich and populous agricultural county."¹ During this period, there was a trend toward centralization of some types of businesses in the downtown, although small neighborhood businesses also proliferated. The town lost many of its most important manufacturing establishments by the turn of the century. When manufacturing in Lawrence was assessed in 1940, four of the surviving plants were dependent on agricultural products (flour and feed milling, vegetable canning, vinegar and dairy products).² During this period, the town's population grew at a slow gradual rate. There were 12,374 Lawrence residents in 1910, only 12,456 in 1920, 13,726 in 1930, and 14,390 residents in 1940. While Lawrence did not lose population, the town's rate of growth was much slower than the larger urban centers of Kansas City and Topeka.

Early in the twentieth century, city leaders made some long overdue improvements in the urban infrastructure. Local publisher E.F. Caldwell boasted in 1898 that, "a complete system of water works has been put in, uniform street grades have been established, a number of streets have been macadamized, a great mileage of curbing and guttering, and stone and brick sidewalks laid." Despite Caldwell's praise, macadam or gravel paving had never been satisfactory. During the 1890s there was simultaneous agitation for paving the streets and for building up a fund for an electric trolley transportation service. Paved streets were necessary for efficient trolley operation and brick was the preferred paving material if it could be obtained locally. After the city made a commitment to pave Massachusetts Street in the summer of 1899, the McFarlane brick plant in Lawrence was expanded to provide durable paving brick. John and Ben McFarlane, along with other prominent Lawrence citizens, became directors of the Lawrence Vitrified Brick and Tile Company which operated into the 1920s.³

Improvements in public facilities were matched by development in the transportation system. Beginning first with the downtown commercial area, the system encouraged the development of outlying residential neighborhoods. After the great 1903 flood, the horsecar street railway ended its operations. Six years later, the Lawrence Light and Railway Company organized to build an electric trolley system for Lawrence. Besides the main route from the Union Pacific depot to the southern end of Massachusetts Street and branches on Indiana Street and Mississippi to Kansas University, a line was extended in 1910 to Woodlawn Park in East Lawrence. Later, an electric

¹Middleton, "Manufacturing in Lawrence," p. 109; quotation from "Live Lawrence," November, 1910, p. 1.

²Ibid., p. 194, 197.

³E.F. Caldwell, Souvenir History (1898), n.p.; Middleton, "Manufacturing in Lawrence," p. 165, 167.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number E Page 22 Historic Resources of Lawrence, Douglas County, Kansas

interurban railway, the Kansas City, Kaw Valley, and Western, was built in 1916. This line ran from the depot in North Lawrence along the north side of the river to Kansas City. The streetcar system in Lawrence reached its maximum extent during the years from 1922 to 1927. After that the company gradually replaced trolleys with buses. In 1935 passenger service on the Kansas City interurban was discontinued.¹

In 1909, when Lawrence had about one hundred automobiles, the owners formed an auto club. Later in the late 1920s and 1930s, growing use of the automobile stimulated the dispersal of services along traffic corridors. This urban development remains to be studied. By the end of 1927, Lawrence was connected by two paved roads to Topeka and one to St. Joseph, Missouri. Along with the proliferation of automobiles during this period, the opening of a municipal airport in 1929 also represented another new transportation trend.² Popular use of the automobile was reflected in the development of auto service garages and dealerships which were constructed on the edges of downtown, particularly in the 600 block of Massachusetts and on New Hampshire Street.³ With the decline of manufacturing in the north end of downtown, the most important businesses during the twentieth century were agricultural services and auto-related businesses. The Reuter Organ Company which relocated to Lawrence in 1920 was an exception.

In 1921 the Kansas legislature passed the first state zoning enabling act which authorized cities over 20,000 to zone. As a smaller town, Lawrence also wanted zoning authority and by 1927 the state law was revised to allow towns of all sizes to zone.⁴ During this period, public concern about the commercial development along Ninth Street and adjacent to the University of Kansas led to the appointment of the Lawrence Planning Commission in 1925 and the institution of the first city zoning ordinance in June, 1926. Community leaders responded to "a general alarm that Kansas University would be completely surrounded by 'business houses' unless some sort of regulations were adopted."⁵ By 1930 the first Lawrence city plan pointed out that,

the city has spread from the original site to the hills on the west beyond the promontory on which the University is located on the south, and to the tributary on the east, with

1. Carl Thor, "Chronology of Public Transit in Lawrence, Kansas," (May 1980), p.

²Dary, *Lawrence: An Informal History*, p. 263, 326.

³Wolfenbarger, "Downtown Survey," pp. 50-51.

⁴Hernly, "Suburban Form," p. 133.

⁵Bartholomew and Associates, "Comprehensive Plan: Lawrence, Kansas" vol. 1 (St. Louis: Bartholomew and Associates, 1963), p. 40-41.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number E Page 23 Historic Resources of Lawrence, Douglas County, Kansas

some population beyond the valley outside the corporate limits. It has also covered a portion of the flat land to the north of the Kaw River.¹

By 1930 the population of Lawrence (13,708) was distributed 15% north of the river, 35% north of 12th Street west of Massachusetts, 17% north of 12th, east of Massachusetts, 17% south of 12th, east of Massachusetts, and 16% south of 12th, west of Massachusetts Street. Planners recommended construction of a major thoroughfare system to provide for "the increasing demands of present day automobile traffic" but this was not implemented. They also noted that there was "no direct or convenient approach to the University of Kansas from the growing district on the south side." Following a recommendation in this plan, a street was later opened along the southern route of the street car line.² This new access to the University facilitated the development of University Place and other residential additions south of campus.

Like other Kansas communities, Lawrence was profoundly affected by the Depression beginning in 1929. There was virtually no building for years except for those projects financed by the state and federal government. In the 1930s, federal assistance was used to improve the municipal water system, enlarge the library, improve parks, and to pave streets.³ Between 1933 and 1937, the Public Works Administration initiated twelve projects in Lawrence and Douglas County. Enrollment dropped at the University of Kansas in the early 1930s, and faculty salaries were cut, but enrollment later increased and by 1939 the Lawrence Journal-World pointed out the importance of the University as "one of the city's major industries."⁴

Commerce

The first two decades of the twentieth century were years of relative prosperity and growth manifested in the public buildings that were constructed. In downtown Lawrence, the Douglas County Courthouse, the old Public Library (1904), and the old Post Office (1912) are surviving landmarks from these years. Of the surviving downtown buildings dating from this period, almost twice as many were constructed during the years from 1900 to 1920 as during the next twenty-five years. These different phases of commercial development were based first on a stable local economy and gradual population growth followed by the nation-wide Depression of the 1930s.

¹A City Plan for Lawrence, Kansas: Report of the City Planning Commission
(Kansas City, MO: Hare and Hare, 1930), p. 6.

²City Plan (1930), p. 10, 18, 38.

³Nimz, "Living With History," p. 95.

⁴Dary, Lawrence An Informal History, pp. 331-334.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number E Page 24 Historic Resources of Lawrence, Douglas County, Kansas

During the early twentieth century, many storefronts, especially those constructed in the citybuilding period after 1863, were remodeled to give a more modern, up-to-date appearance.¹ While the two-part commercial block was still the most important form, the majority of surviving one-part commercial block buildings in the downtown were constructed after the turn of the century.² In addition to brick for paving, durable pressed and gas-fired brick was widely available for building construction during the early twentieth century. Concrete, a new material, gradually replaced stone for foundations. Concrete and steel-framed commercial buildings appeared in Lawrence at this time.

Within the central business district during the years from 1900 to 1915, there were three clusters of black businesses that increasingly served a mostly black clientele. Businesses operated by African-Americans were located in the 600 block of Massachusetts Street, on 9th Street between Vermont and New Hampshire, and the 800 block of Vermont. There was a high turnover in black businesses because of their lack of capital. Businesses offered limited opportunity because of the declining black population in Lawrence; entrepreneurs could not succeed with black patronage alone.³

Residences

As the Lawrence Daily Journal boasted in 1910, "Lawrence is conceded on all hands to be the most beautiful residence city in Kansas. Its homes present a uniformity in good architecture, a tasteful construction and in delightful surroundings." Few of these homes were for rent, "most of them having been built to be occupied by the owners, which means good construction and well-kept grounds."⁴ Many smaller houses were replaced by larger residences in the Oread neighborhood.⁵ In the late nineteenth century, younger and more prosperous residents tended to move to the residential districts developing in west and south Lawrence. The development of new residential districts south of 15th Street was a significant trend during this period.

As the 1922 School Survey reported,

¹Wolfenbarger, "Downtown Survey," p. 50.

²Wolfenbarger, "Downtown Survey," p. 18.

³Zavelo, "Black Entrepreneurs in Lawrence, Kansas, 1900-1915," (1975), pp. 30-31, 36, 46.

⁴Lawrence Daily Journal, "Live Lawrence," (November, 1910), p. 1.

⁵Gray, "Heart of Oread Survey Report," p. 10. Early in this period, east-west streets in Lawrence were given numbers instead of names. See Lawrence city ordinance #973, "Renaming certain streets in Lawrence, Kansas," (December 13, 1913).

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number E Page 25 Historic Resources of Lawrence, Douglas County, Kansas

the desirable vacant lots available for future residences are for the most part west of Illinois street and north of the University, and in the territory south of the vicinity of 15th Street... It is an interesting fact that Lawrence is only about 50% occupied. Not more than one-half of all the lots in the city are occupied.¹

The densely-settled area of the city was a zone three blocks wide on either side of Massachusetts extending south to the vicinity of 19th Street. Satisfactory elementary schools in Lawrence included Cordley (1914) and New York (1868). The report recommended condemnation of Quincy and McAllaster schools constructed in 1868. Since the part of town north of the river was sparsely settled, the report recommended that Woodlawn School (1867) should be abandoned, Lincoln School (1914) expanded and the two districts combined.²

During this period building continued in west Lawrence and Oread. Residences were constructed in the earlier Folk House National and Queen Anne styles, but the largest number of new houses represented the twentieth-century revival and American movement styles such as the Prairie, Craftsman, Colonial and Tudor Revival styles.³ During the university town period, brick for residential construction was widely available and relatively inexpensive in the first two decades. Concrete replaced stone for residential foundations. Blocks cast in imitation of stone were an innovation. There are a few examples in Lawrence of houses built entirely of these blocks. In the 1920s, stucco was introduced as an alternative exterior material.

Prospects in east Lawrence were hurt by removal of the Leavenworth, Lawrence, and Galveston Railroad bridge located northeast of the neighborhood. In December, 1893 repair work began on the bridge, but it was in such bad condition that train traffic was suspended. Eventually, the crossing was abandoned and the tracks were torn out in February, 1895. Removal of the tracks hurt the east Lawrence businesses that had grown up near the railroad. Another blow to economic vitality and residential values was the closing of the Barb Wire manufacturing plant in March, 1899. The loss of jobs in the manufacturing enterprises located on the Kansas River also contributed to the neighborhood's decline.

¹School Survey of Lawrence, Kansas (Lawrence: Kansas State Printing Plant, 1922), p. 56.

²School Survey (1922), p. 66, 68, 70-71.

³Benjamin and Enslinger, "Resurvey of Old West Lawrence," p. 20; Gray, "Heart of Oread Survey," pp. 29-30.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number E Page 26 Historic Resources of Lawrence, Douglas County, Kansas

By this time, east Lawrence was associated with vice and crime. As described by Lizzie Goodnight in 1903, "on the east side of Massachusetts Street in the seven and eight hundred blocks of Pennsylvania and Delaware Streets is a district known as the East Bottoms."¹ The "bottoms" were associated with illegal liquor sales, gambling, and sub-standard housing. By 1917 social scientists F.W. Blackmar and E.W. Burgess extended the image to the whole neighborhood in commenting that, "unfortunately, Lawrence has its 'bottoms,' with all their geographical, economic, moral significance."²

In 1917 the fourth ward including the north part of east Lawrence had the highest proportion of foreign-born residents, rented houses, and mortgaged homes in Lawrence. New residential construction continued in the south part of the neighborhood with few new homes constructed in the older part to the north. Because of the neighborhood's maturity and the effects of the Depression in the 1930s, there was little construction during the years from 1930 to 1945. After the turn of the century, there was greater variety in the types of houses constructed in east Lawrence. National Folk and Victorian style houses were built, but pattern or plan-book houses increased in number after the first decade. By the 1920s, bungalows and foursquares comprised more than half of the extant houses in east Lawrence.³

Downtown businesses, west, and south Lawrence benefitted from the growth and increasing importance of the University of Kansas beginning in the early twentieth century, but east and North Lawrence did not. North Lawrence was damaged by the two "great floods" of 1903 and 1951 as well as several lesser floods. When the Kansas River inundated North Lawrence in 1903, residents fled across the bridge south into Lawrence and after the bridge was washed away, most were evacuated by small boats. On June 1, "the Kaw River was ten miles wide just east of Lawrence." Part of the original North Lawrence town site was lost to the river in that flood. The riverfront was unappreciated as a notable landscape feature. Instead, Lawrence was geographically and socially separated by the river. According to the Lawrence Social Survey published in 1917, the floods of 1903, 1904, and 1908 intensified the "social and economic chasm between the two sections of the community."⁴

¹I.E. Quastler, Railroads of Lawrence, Kansas (Lawrence, KS: Coronado Press, 1979), p. 344, 347; Lizzie E. Goodnight, "Negroes of Lawrence," M.A. thesis University of Kansas (1903), p. 10.

²F.W. Blackmar and E.W. Burgess, Lawrence Social Survey (Topeka, KS: Kansas State Printing Plant, 1917), p. 8.

³Wolfenbarger, "East Lawrence Survey," p. 13, 15.

⁴Blackmar and Burgess, Lawrence Social Survey, p. 8.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number E Page 27 Historic Resources of Lawrence, Douglas County, Kansas

In the University Town period, Lawrence was a mature community with social and residential stratification by occupation. At the time Wards 1 and 2 were located west of Massachusetts Street, Wards 3 and 4 in East Lawrence, and Wards 5 and 6 in North Lawrence. Blackmar and Burgess pointed out,

The second ward has by far the largest proportion of the professional group. The first ward leads in number both of business men and of employees. The third and fourth wards possess the largest proportion of men in the skilled trades. The proportion of unskilled laborers rises to one-third of the men in the fourth ward and to over one-half of the men in North Lawrence, while in the second ward the ratio falls to 1 in 10.¹

In the early twentieth century, African-Americans in Lawrence were not strictly segregated, but their residences were dispersed in clusters throughout the town. Most men were laborers, teamsters, and janitors. Most families lived in rented sub-standard houses. Racial separation, however, was instituted in churches, schools, and places of recreation.²

A leader in this trend toward southern and western residential development was C.B. Hosford, who began developing real estate in 1906 and incorporated his investment and mortgage company in 1910. Later, the Lawrence Journal World concluded that, "one of the principal contributions to the city has been the residential development carried on by this firm. Eight additions and sub-divisions have been developed and placed on the market by them."³ At the southern end of Massachusetts Street and the streetcar line where the main street intersected with 23rd, Charles E. Sutton developed Breezedale Addition.⁴ On the site of the Poehler estate, Elmhurst, Sutton built five homes with similar architectural character between 1906 and 1913. This was the first attempt in Lawrence to create an identifiable suburban neighborhood.⁵ However, the addition situated far from the center of Lawrence near the pastoral landscape of Haskell Institute grew slowly over the next three decades. At the terminus of the

¹Ibid., p. 29.

²Goodnight, "Negroes of Lawrence," p. 6, 14; Donald B. Zavelo, "Black Entrepreneurs in Lawrence, Kansas, 1900-1915," B.A. honors thesis (1975), pp. 3-4, 9, 11.

³Lawrence Journal World October 10-11, 1929, p. 8.

⁴Lawrence: Yesterday and Today (Lawrence, KS: Lawrence Daily Journal-World, 1913), p. 41.

⁵Hernly, "Suburban Form," p. 112.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number E Page 28 Historic Resources of Lawrence, Douglas County, Kansas

east streetcar route in far east Lawrence, Fairfax and Belmont Additions were platted at the intersection of 13th and Prairie Streets.¹

South of the University, University Place was platted in 1887 when a streetcar route was proposed on Louisiana and Illinois, 17th and 18th, but the addition was not actually developed until after 1910. E.W. Sellards promoted University Place in 1914 as a neighborhood offering a "beautiful view, fresh air, near the University--an Ideal spot for a home." The oldest extant residence in the neighborhood is the Italianate Benjamin Akers residence constructed in 1874. Another notable landmark is "The Outlook" built by banker J.B. Watkins in 1913. This Neoclassical mansion is now the University Chancellor's residence. Several other houses in the Craftsman and Colonial Revival styles constructed from ca. 1910 to the 1930s were the homes of University professors.²

In the chronological development of residential subdivisions in Lawrence, there was a pause between the prosperous early decades and modest growth during the 1920s and 1930s. There were twenty-nine additions and subdivisions recorded between 1901 and 1919, primarily in the south part of Lawrence. Only seven new plats were recorded after 1920--the first in 1925 and the last two in 1938. These included some of the first residential developments adjacent to the University to the west and the first to break out of the western grid pattern. Given Court platted in 1926 had the first loops and curving roads. Westhills Number 1(1931) had the earliest winding roads with lots that were not strictly oriented to the four cardinal directions. Colonial Court (1935) had the first true cul-de-sac in the city's residential development.³

Although the first plan for the original University campus was presented by Professor F.O. Marvin in 1897, the 1904 George Kessler plan for long-range campus development was even more significant. Kessler proposed to organize future building around a huge central administration building. This focal point was eventually realized in the construction of Strong Hall. Kessler also projected the development of "Dormitories or Other Buildings," "Club Houses," and "Homes of Faculty" on the west ridge of Mount Oread.⁴ In this respect, the Kessler

¹Hernly, "Suburban Form," p. 100.

²Advertisement in Lawrence Daily Journal World May 16, 1914. Cited in "University Place Homes Tour," brochure (1992). Kansas Collection, Spencer Research Library, University of Kansas.

³Hernly, Appendix B, p. 215.

⁴Marvin's plan was discussed in the University Weekly November 13, 1897. A view of the Kessler plan was reproduced in Robert Taft, Across the Years on Mount

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number E Page 29 Historic Resources of Lawrence, Douglas County, Kansas

plan foreshadowed the eventual development of both University-related facilities and significant residential districts west of the campus. Individual professors in the School of Engineering and the Department of Architecture influenced campus planning and the construction of residential districts west of campus.

With an innovative curvilinear street pattern and irregular building orientation, the development of University Heights west of the campus demonstrated modern trends in suburban design and residential styles. In 1909 Ralph W. Cone, a sociology professor, subdivided the northern 8.7 acres of a 24-acre farm tract. Cone instituted protective covenants regarding location, use, occupancy, and minimum cost of residences that were enforced by an association of lot owners. The first house, a Prairie style, was constructed in 1910 at 1505 Crescent Drive for George and Martha Hood. Hood was a professor of engineering. Two other houses were completed in 1911 and then none until 1924. A landmark from that year was a Tudor style house for Goldwin Goldsmith, the director of the Department of Architecture.¹ The subdivision was replatted in 1928 and the main street was renamed Crescent Road. University Heights was not annexed into the city of Lawrence until 1947.²

The first paved road between Lawrence and Topeka was completed by August 22, 1922. West Lawrence was divided by street improvements for automobile traffic. In 1944 a plan to make 6th Street a through route for east-west traffic on Highway 40 was proposed to reduce congestion at 7th and Massachusetts. Although the PTA and Board of Education opposed this routing in front of Pinckney Elementary School, the state highway commission eventually authorized the relocation in 1950. To solve the traffic hazard, the commission agreed to construct a pedestrian underpass with ramps opposite Pinckney School.³ Construction of this trafficway divided the Pinckney neighborhood from what is now known as Old West Lawrence. North Lawrence was affected by the paving of the intersections of highways 10, 73W, and U.S. Highway 40 just north of the city limits. This improved the connection between the road leading out of Lawrence and the main road linking Kansas City and Topeka.⁴

Oread (Lawrence: University of Kansas, 1941), pp. 164-165, notes pp. 188-189.

¹Elaine Warren, "University Heights Part Two, 1906 to 1996," unp. paper Architecture 600 (May 13, 1996). Kansas Collection, Spencer Research Library, University of Kansas, pp. 1-7

²Warren, "University Heights Part Two," pp. 15-16, 25.

³Lawrence Journal World, May 22, 1944; November 7, 1944; September 4, 1950.

⁴Lawrence Journal-World January 14, 1930.



JAMIE SHEW
DOUGLAS COUNTY CLERK
1100 Massachusetts
Lawrence, KS 66044

Marni Penrod-Chief Deputy Clerk
Benjamin Lampe-Deputy Clerk Elections

December 10, 2015

A CERTIFIED PROPERTY OWNERSHIP LIST WITHIN 250 FT OF 2301
MASSACHUSETTS ST (U06229A). 12/10/2015. REQUESTED BY LINDSAY CRICK.

JOHN R. NICHOLS
DOUGLAS COUNTY CLERK'S OFFICE
1100 MASSACHUSETTS ST
LAWRENCE, KS 66044

785-832-5147

jnichols@douglas-county.com

Douglas County Real Estate Division
County Clerk's Office. I do hereby certify
the Property Ownership listed hereto, to be
true and accurate.

A handwritten signature in black ink, appearing to read "John R. Nichols", written over a horizontal line.

JOINPIN	SYSALACRE	owner1	owner2	owner3	address	city	sta	zip	plate	PID	Quickrefid	situs
103-06-0-30-33-013.00-C	0.28693589	BAILEY SCOTT R	BAILEY KRISTY K		1548 N 1000 RD	LAWRENCE	KS	66046	U02961	023-103-06-0-30-33-013.00-C	R22805	2239 MASSACHUSETTS ST
103-06-0-30-33-009.00-C	0.28693676	HARRIS LUCY J TRUSTEE			2240 VERMONT ST	LAWRENCE	KS	66046	U02962	023-103-06-0-30-33-009.00-C	R22801	2240 VERMONT ST
103-06-0-30-34-006.00-C	0.14921273	MEAD CHARLES D	MEAD LOIS F		1548 N 1000 RD	LAWRENCE	KS	66046	U02792	023-103-06-0-30-34-006.00-C	R22819	2232 MASSACHUSETTS ST
103-06-0-30-32-004.00-C	0.72100339	INTRACHAT PALLOP			2245 VERMONT ST	LAWRENCE	KS	66046	U06352A	023-103-06-0-30-32-004.00-C	R22792	2245 VERMONT ST
103-06-0-30-34-007.00-C	0.14924364	RAITERI CHARLES E	RAITERI JANICE N		2236 MASSACHUSETTS ST	LAWRENCE	KS	66046	U02793	023-103-06-0-30-34-007.00-C	R22820	2236 MASSACHUSETTS ST
103-06-0-30-33-012.00-C	0.20587661	CITY OF LAWRENCE			PO BOX 708	LAWRENCE	KS	66044	U02965	023-103-06-0-30-33-012.00-C	R22804	0 MASSACHUSETTS ST
103-06-0-30-33-010.00-C	0.40422115	COTTIN THOMAS J	COTTIN LINDA L		2244 VERMONT ST	LAWRENCE	KS	66046	U02963A	023-103-06-0-30-33-010.00-C	R22802	2244 VERMONT ST
103-06-0-30-34-009.00-C	0.31597225	NICCU M JON S	NICCU M ANN M		2245 NEW HAMPSHIRE ST	LAWRENCE	KS	66046	U02795.5A	023-103-06-0-30-34-009.00-C	R22822	2245 NEW HAMPSHIRE ST
103-06-0-30-34-008.00-C	0.23862064	CITY OF LAWRENCE			PO BOX 708	LAWRENCE	KS	66044	U02794A	023-103-06-0-30-34-008.00-C	R22821	0 MASSACHUSETTS ST
103-06-0-30-33-011.00-C	0.20336600	CITY OF LAWRENCE			PO BOX 708	LAWRENCE	KS	66044	U02966	023-103-06-0-30-33-011.00-C	R22803	0 MASSACHUSETTS ST
103-07-0-20-05-001.00-C	0.29553700	BARLAND RAYMOND F	BARLAND EMMA D		2305 VERMONT ST	LAWRENCE	KS	66046	U09116	023-103-07-0-20-05-001.00-C	R23179	2305 VERMONT ST
103-07-0-20-01-006.00-C	0.28330398	ROPER KENNETH F			111 E 23RD ST	LAWRENCE	KS	66046	U06236A	023-103-07-0-20-01-006.00-C	R23094	111 E 23RD ST
103-07-0-20-01-007.00-C	0.28296449	OHAYER ELLEN C	LIND BRENT D		101 E 23RD ST	LAWRENCE	KS	66046	U06234A	023-103-07-0-20-01-007.00-C	R23095	101 E 23RD ST
103-07-0-20-04-001.00-C	0.28693707	SIZEMORE MICHAEL B	GAVITO GEORGIA		2301 MASSACHUSETTS ST	LAWRENCE	KS	66046	U06229A	023-103-07-0-20-04-001.00-C	R23152	2301 MASSACHUSETTS ST
103-07-0-20-04-002.00-C	0.14346890	KOENIG CHRISTOPHER			1136 E 1200 RD	LAWRENCE	KS	66047	U06314	023-103-07-0-20-04-002.00-C	R23153	2300 VERMONT ST
103-07-0-20-04-003.00-C	0.14346911	YOE ELLA M			2304 VERMONT ST	LAWRENCE	KS	66046	U06315	023-103-07-0-20-04-003.00-C	R23154	2304 VERMONT ST
103-07-0-20-05-021.00-C	0.28693745	MCCLURE FEI F	BRUNE ALBERT W		PO BOX 3141	LAWRENCE	KS	66046	U09117	023-103-07-0-20-05-021.00-C	R23195	2309 VERMONT ST
103-07-0-20-04-027.00-C	0.14347542	LUNDQUIST ERIK A	BILES NANCY		2309 MASSACHUSETTS ST	LAWRENCE	KS	66046	U06231	023-103-07-0-20-04-027.00-C	R23178	2309 MASSACHUSETTS ST
103-07-0-20-04-004.00-C	0.14347617	HAGELA LLC			2902 FREDERICK AVE	SAINT JOSEPH	MO	64506	U06316	023-103-07-0-20-04-004.00-C	R23155	2308 VERMONT ST
103-07-0-20-04-010.00-C	0.14169274	BARTON JARED L	BARTON ELIZABETH M		12 WINONA AVE	LAWRENCE	KS	66046	U06249	023-103-07-0-20-01-010.00-C	R23098	12 WINONA AVE
103-07-0-20-01-009.00-C	0.14160429	FUGETT DAVID P	FUGETT VICKI V		10 WINONA AVE	LAWRENCE	KS	66046	U06248	023-103-07-0-20-01-009.00-C	R23097	10 WINONA AVE
103-07-0-20-01-008.00-C	0.28295805	AVERILL CLARA J			2 WINONA AVE	LAWRENCE	KS	66046	U06246	023-103-07-0-20-01-008.00-C	R23096	2 WINONA AVE
103-07-0-20-04-026.00-C	0.14347636	FOARD ERIC M	FOARD AMELIA A		2315 MASSACHUSETTS ST	LAWRENCE	KS	66046	U06232	023-103-07-0-20-04-026.00-C	R23177	2315 MASSACHUSETTS ST
103-07-0-20-04-005.00-C	0.14347711	BEASLEY GARY W			2336 RIDGE CT	LAWRENCE	KS	66046	U06317	023-103-07-0-20-04-005.00-C	R23156	2316 VERMONT ST
103-07-0-20-05-020.00-C	0.27835328	YBARRA LORETTA M	BARTEE THOMAS W		2321 VERMONT ST	LAWRENCE	KS	66046	U09118	023-103-07-0-20-05-020.00-C	R23194	2321 VERMONT ST
103-07-0-20-04-025.00-C	0.14347542	CONCHOLA TINA			2317 MASSACHUSETTS ST	LAWRENCE	KS	66046	U06233	023-103-07-0-20-04-025.00-C	R23176	2317 MASSACHUSETTS ST
103-07-0-20-04-006.00-C	0.14347617	BEASLEY GARY W			2336 RIDGE CT	LAWRENCE	KS	66046	U06318	023-103-07-0-20-04-006.00-C	R23157	2320 VERMONT ST
103-07-0-20-04-024.00-C	0.07173780	CONCHOLA TINA			2317 MASSACHUSETTS ST	LAWRENCE	KS	66046	U06332	023-103-07-0-20-04-024.00-C	R23175	2317 MASSACHUSETTS ST
103-07-0-20-04-007.00-C	0.21521445	YODER JOSEPH A	PHELAN JOAN K		2322 VERMONT ST	LAWRENCE	KS	66046	U06319A	023-103-07-0-20-04-007.00-C	R23158	2322 VERMONT ST
103-07-0-20-04-023.00-C	0.28695205	HUDSON BRUCE			2325 MASSACHUSETTS ST	LAWRENCE	KS	66046	U06333A	023-103-07-0-20-04-023.00-C	R23174	2325 MASSACHUSETTS ST
103-07-0-20-02-011.00-C	0.14423879	BENNETT AARON T	BENNETT CAROLINE R		7 WINONA AVE	LAWRENCE	KS	66046	U06259	023-103-07-0-20-02-011.00-C	R23118	7 WINONA AVE
103-07-0-20-02-012.00-C	0.14432275	KASS HILLARY K	KASS DOUGLAS J		920 N 750 RD	LAWRENCE	KS	66047	U06258	023-103-07-0-20-02-012.00-C	R23119	5 WINONA AVE
103-07-0-20-04-008.00-C	0.21521445	LANGDON JEROME T TRUSTEE	LANGDON DEBORAH M TRUSTEE		21050 W 106TH ST	OLATHE	KS	66061	U06320-01A	023-103-07-0-20-04-008.00-C	R23159	2328 VERMONT ST

POL WITHIN 250 FT OF 2301 MASSACHUSETTS ST (U06229A)



GIS MAP DISCLAIMER: Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the state of the art, Douglas County cannot assume liability for any damages caused by any errors or omissions in the data, nor as a result of the failure of the data to function on a particular system. Douglas County makes no warranty, expressed or implied, nor does the fact of distribution constitute such a warranty.