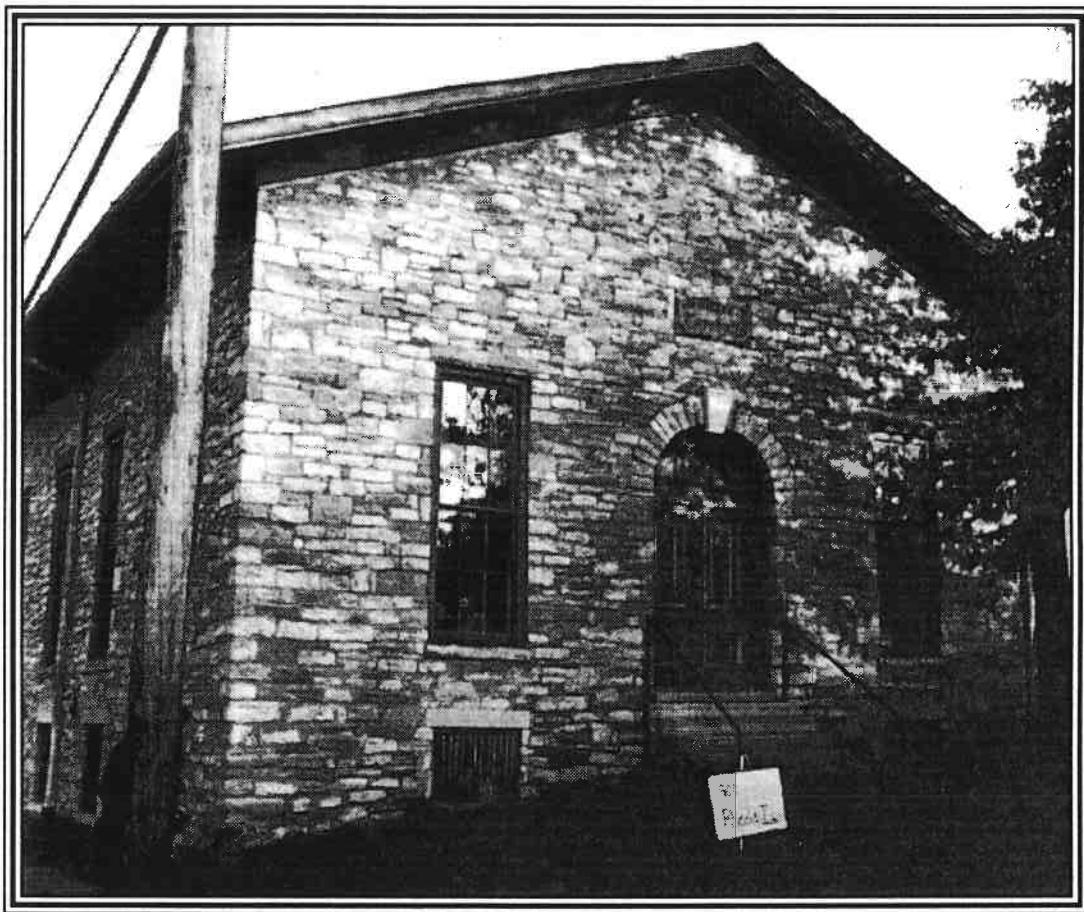


East Lawrence Historic Resources Reconnaissance Survey: *Survey Summary Report*



Three Gables Preservation

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Three Gables Preservation**

**for the Lawrence Historic Resource Commission,
Community Development Department,
and the City of Lawrence, Kansas
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INTRODUCTION

The East Lawrence Historic Resources Reconnaissance survey was begun in October, 1994. Inventory sheets were completed for 700 buildings in June, 1995. Figure 1 shows the survey project boundaries; a complete list of inventoried buildings is found in Appendix I. The survey project was funded by the City of Lawrence with a matching grant through the Kansas State Historical Society, which receives allocations from the Historic Preservation Fund of the Department of Interior, National Park Service, under the provisions of the National Historic Preservation Act of 1966 and subsequent amendments. The East Lawrence survey was part of a larger historic preservation grant project, which included three parts. In addition to the historic resources inventory, draft design guidelines were also developed for the East Lawrence Neighborhood. The results of these projects, as well as a description of the survey methodology, are contained in separate reports. This report summarizes the data gathered for the survey.

The East Lawrence historic resources survey was conducted by Three Gables Preservation, with Deon Wolfenbarger serving as project coordinator, and Brad Finch and Janice Lee assisting. The survey project coordinator for the City of Lawrence was Dennis Enslinger. Project coordinator for the Kansas State Historical Society was Larry Joachims.

The City of Lawrence conducted a historic resource inventory of the East Lawrence neighborhood in order to continue implementation of the Lawrence Historic Resource Commission's long-range goal of developing a compilation of histories and physical descriptions of buildings. The purpose of this compilation is to identify buildings which have historic significance in the community and warrant comprehensive survey. Historic resource surveys help to plan for the growth, development, and preservation of historic neighborhoods like East Lawrence. It is recognized in Lawrence that historic resources have value--they not only give the city its special character, they also contain information about the city's history. In addition, each historic structure represents an investment of past generations. By protecting, maintaining, and rehabilitating these investments, the community can realize a savings in energy, time, money, and raw materials.

As noted, the reconnaissance level survey of East Lawrence will prove useful when planning for the neighborhood. The survey will preliminarily identify properties that contribute to the area's visual character or which provide information about its past and are therefore worthy of preservation. The survey can be used to establish priorities for planning efforts for these resources, such as local historic district zoning. The survey will provide city planners with a data base, and will enable the city to meet their planning and review responsibilities under existing State and Federal legislation. Finally, the data gathered in a survey can provide information for educational programs designed to increase awareness about Lawrence's history and the need for preservation.

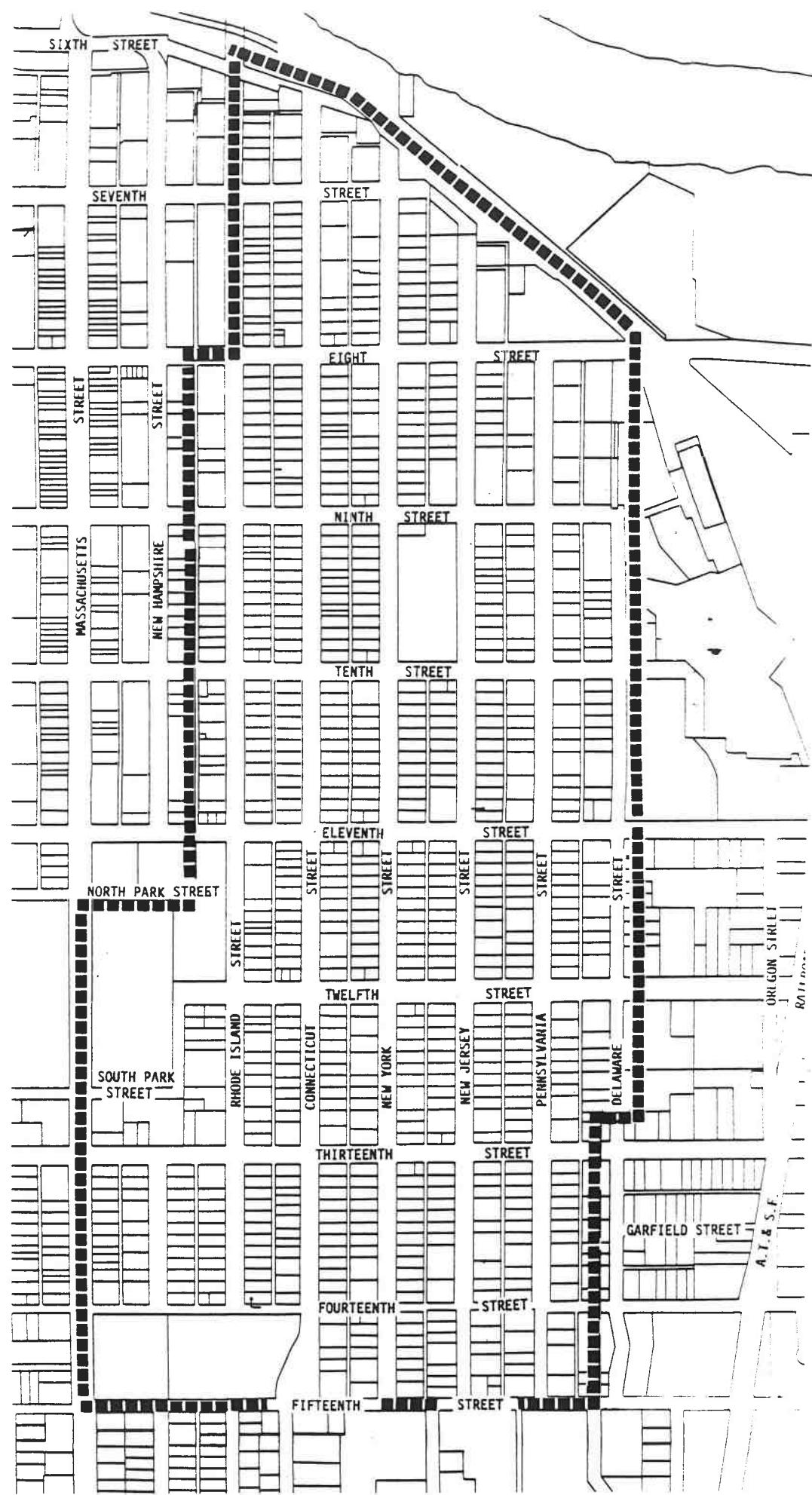


Figure 1
Survey Boundary Map

***EAST LAWRENCE HISTORIC RESOURCES SURVEY:
HISTORICAL SUMMARY***

EAST LAWRENCE HISTORIC RESOURCES SURVEY ***HISTORICAL SUMMARY***

East Lawrence historically has been the area of town bounded by Massachusetts and Delaware Streets on the east and west and Sixth and Eleventh Streets on the north and south.¹ This section, traditionally considered less prestigious than other sections of Lawrence, is noted for its diverse ethnic, social, and economic status. Its development, while related to that of the rest of the City of Lawrence, is still unique. An understanding of the history of the development of this area allows for a more accurate appraisal of the historic significance of the types of buildings that are found here. Thus it is important to place the inventoried buildings in their proper *historic context*.

As defined in National Register Bulletin #24, *Guidelines for Local Surveys: A Basis for Preservation Planning*, a **historic context** is “a broad pattern of historical development in a community or its region, that may be represented by historic resources.” Cultural resources have long been examined from some sort of historical perspective, but by evaluating them in reference to local historic contexts, important links can be made with local patterns, or with major themes in Kansas history. Some buildings may have historic significance *only* if they are evaluated with locally meaningful terms defined by historic contexts. After this occurs, the criteria for evaluating properties for nomination to the State and National Register of Historic Places can be more successfully applied.

For this survey, the outline of historic development of Lawrence which was presented in Dale Nimz’s *Living with History: A Historic Preservation Plan for Lawrence, Kansas* (July 1984) was used as a reference for evaluation of historic resources. In this study, Nimz presents a statement of historic contexts based on review of the recorded history of Lawrence, the surrounding region, and the state. Important patterns in the settlement and development of Lawrence were determined and defined by time period, geographical limits, and historical themes. Information from these contexts which pertains to this survey phase has been summarized with data gathered in this survey project. Readers wishing a more thorough definition of Lawrence’s historic contexts as it applies to the entire city are invited to review his monograph.

The historic contexts are further refined in this report with the information which has been gathered in the inventory of East Lawrence’s historic resources. Due to the survey

¹For the purposes of this survey project, that boundary was extended south to 15th Street, as this more closely correlates with the area presently covered by the East Lawrence Neighborhood Improvement Association, as well as by neighborhood plans.

boundaries, and the inherent limits of reconnaissance level survey, some historic contexts will require further study.²

Settlement Period: 1854-1863

East Lawrence was viewed differently than West Lawrence from its inception. Lawrence was settled between 1854-63 by abolitionists from New England, who gravitated toward what is now West Lawrence. The New England Emigrant Aid Company was organized in order to “dot Kansas with New England settlements” so that “New England Principles and New England influences should pervade the whole territory.”³ This group was composed primarily of Abolitionists from New England, and was responsible for creating several new towns along the Kansas River, one of which was Lawrence. A.D. Searle prepared the plan for Lawrence in 1854 which consisted of a grid system of streets that were eighty feet wide, except for three major thoroughfares one hundred feet wide that connected blocks reserved for public or quasi-public uses. The earliest evidences of city planning in Lawrence were found in this plan, as not only was land reserved for an industrial area, residential lots around the four blocks intended for park use (later joined into one park, South Park) were oriented so that those on all four sides faced the open space.

In the beginning, East Lawrence was a disputed area claimed by both John Baldwin and the Emigrant Aid Company. Development in this district began only after the ownership dispute was settled in 1855. East Lawrence came to be regarded as a less desirable settlement area than the western sections. Early emigrants to Lawrence viewed the former as the province of pro-slavery squatters. The low-lying east side was referred to as the Bottoms or the East Bottoms in these early years, typically not a favorable nomenclature in most towns.

A bird's eye view of Lawrence in 1858 shows scattered development in East Lawrence. The most heavily settled portion was that near the river, between New Hampshire and New York, and between the Kansas River and 8th Street. Most of the blocks in this northwest quarter had at least four residential buildings each. The majority of blocks in the remainder of the district, however, had only one building per block if they contained any at all. Exceptions, according the 1858 map, were the 900 block of Rhode Island and the 1100 block of New York. The present day 14th Street is shown as the southern limit of street development this date. Comparatively, West Lawrence is fairly densely developed.

²See the accompanying “East Lawrence Historic Resources Reconnaissance Survey: Methodology Report” for a discussion of the different levels of survey.

³John W. Reps, The Forgotten Frontier: Urban Planning in the American West before 1890, (Columbia, Mo.: University of Missouri Press, 1981), p. 72.

Typically, these bird's eye views utilized a great deal of artistic license, and several buildings shown on the map may only have been in the planning stages in 1858. Additionally, first person accounts and illustrations of the period reveal a much more "unfinished look," with "roads [that] ran here and there, across lots and between houses."⁴ Most of the early settlement buildings were crude in appearance. The earliest settlers relied on canvas, sod, logs, and framed sticks covered with thatch or split boards. Brick-making was sporadic, and masonry skills were rough at first. Although dressed stone-cutting skills were not implemented until much later, the masonry skills of local residents eventually improved out of necessity, as stone was more readily available than brick or wood.

The end of the settlement period is marked by Quantrill's infamous raid on the community. A few buildings survived the raid in East Lawrence, although definitive documentation is lacking. In 1913, on the fiftieth anniversary of the raid, Gurdon Grovenor prepared a list of extant pre-Quantrill houses in Lawrence. Eleven were located within the project boundaries of East Lawrence at that time. Of those listed, three remain today: 938 Rhode Island, 941 Rhode Island, and 945 Rhode Island. From the data examined for this survey, at least three other buildings are believed to have been constructed prior to the 1863 raid and burning of the town: 724 Rhode Island, 717 Connecticut, and 741 Connecticut. Four other buildings were built some time in the 1860s, but an exact construction date was not determined (1104 & 1131 New York, 900 Pennsylvania, and 913 Connecticut). These buildings are National Folk type houses; most are gable-front or gable-front & wing houses.



Figure 2. *T.H. Eldridge House at 945 Rhode Island.*

City-Building Period: 1864-1873

The construction boom which occurred city-wide in this period was due not only to the rebuilding of the town after Quantrill's raid, but also to the arrival of the railroad in 1864, the telegraph in 1863, and to improved mail service--in other words, all the accoutrements necessary for the development of a city. Settlers streamed into Lawrence;

⁴In Dale Nimz, "Living with History: A Historic Preservation Plan for Lawrence, Kansas," (July, 1984), 67.

the population rose from 1,645 in 1860 to 8,320 in 1870, making Lawrence the twelfth largest settlement west of the Mississippi at this time.⁵

East Lawrence did not experience much development until after the Kansas Pacific Railroad line was completed to Lawrence in 1864. The construction of this line and the beginning of construction on the Leavenworth Lawrence and Galveston line (also in 1864) brought railroad laborers to the city, many of which were foreign immigrants. The completion of the rail lines led to a corresponding industrial boom during the 1860s and '70s, which also led to an increased need for laborers. During these years industry in Lawrence included mills, breweries, foundries, meat packers, and manufactories of shirts, chemicals, farm equipment, soap, and furniture. The areas close to the river soon became populated with boarding houses, restaurants, saloons, gambling dens, barbershops/bath houses, and houses of prostitution.

Beginning in 1864, East Lawrence became an ethnic, working-class neighborhood. Foreign emigrants tended to cluster in groups where they could retain a sense of identity and solidarity. They settled in East Lawrence both because housing was cheap and because this area was near where most of these emigrants worked: the businesses on Massachusetts Street and the industrial areas by the river and railroad tracks. Shops and grocery stores sprang up to serve the needs of this area (there were forty-three grocery stores in East Lawrence by 1903).⁶ By 1870 the population of Lawrence as a whole totaled 8,320 (up from 1,645 in 1860).⁷ One-third of the residents were foreign-born or African-American. The population of East Lawrence (which were part of Wards 3 and 4) peaked during the town-building period. Residency and property ownership in East Lawrence remained stable until the late 1800s.

Germans comprised the largest number of foreign settler of the city. They arrived in Lawrence shortly after the Kansas-Nebraska territory was opened. Emigrant Aid Companies, and later railroads and the Kansas Board of Immigration, helped attract Germans to Kansas. The Germans lived in close proximity to one another in East Lawrence, concentrated between New Hampshire and New York Streets. Unlike other working-class residents of East Lawrence, the Germans were usually of merchant class, a number of whom owned stores on Massachusetts Street. Many of the German merchant class lived on Rhode Island Street. These included Frederick Deichmann, who ran a meat market, Charles Achning, who owned a hardware store, Julius Fischer, who owned an ice house, the Steinberg brothers, who ran a clothing store, and Carl Wyler, a house and sign

⁵Reps, p. 146.

⁶Cathy Ambler, "Identity Formation in the East Lawrence Neighborhood," unpublished paper, 1991, Watkins Museum, Lawrence, KS.

⁷Dale E. Nimz, "Building the 'Historic City': Significant Houses in East Lawrence," Master's thesis, George Washington University, Washington, D.C., 1985, 83.

painter. Fred Deichmann, who possessed assets of \$10,000 in 1870, was one of the wealthiest Rhode Island Street residents. Not only did this ethnic group dominate the west side of East Lawrence, but the entire area was considered a German neighborhood because German merchants owned much of the land by the nearby railroad lines on the eastern boundaries of the district.

Of the foreign emigrants to Lawrence, Germans were the wealthiest, holding higher-status jobs and owning land in East Lawrence, as well as living there and in West Lawrence. The merchant August Poehler lived in West Lawrence, for example, but owned twelve lots in East Lawrence. As one of the major wholesale store owners in Lawrence, he and his brother August moved to Lawrence in 1866 to run the business, which operated until the early 1900s.

By 1857 German settlers in East Lawrence had formed a Turnverein, a social organization that promoted moral, intellectual, and physical improvement. Several charter members of the organization--Henry Martin, Carl Wyler, Charles Achning, Julius Fischer, Simon and Leo Steinberg, and Fred Deichmann--lived in East Lawrence and were influential members of the German community. When forty-four of its forty-eight members enlisted in the Union Army in 1862, the club dissolved and sold its first meeting hall at Tenth and New York Streets. A new Turnverein was founded in 1866. Three years later its members completed the Turnhalle, a stone building at 900 Rhode Island Street. The first floor of the building served as a gymnasium and as a stage for theatrical productions. The basement housed a bar and restaurant, gaming tables, and two bowling alleys. One the east side of the building was a fenced-in (for privacy) beer garden.

The Turnverein played a central role in the life of the German community of Lawrence. One of the primary functions of the Turnverein was physical fitness. Both adults and children took gymnastic classes led by graduates of the National School for Turners in Indiana.

Gymnastic competitions were held regionally and nationally. Another essential role of the Turnverein was that of mutual benefit society. Membership entitled one to insurance to cover funeral costs and to support widows and orphans. A sick fund paid \$3 a week to families whose wage-earners were too ill to work. The most visible role of the Turnverein to the rest of Lawrence was entertainment.

Members could choose activities from a theater group, a men's choir, a brass band, dancing classes, a woman's club, and a library. Most entertainments were intended for



Figure 3. *Turnhalle*,
900 Rhode Island.

German audiences, but one of the music groups, Buch's Military Band, gave concerts in city parks during the early 1900s. It built the bandstand in South Park in 1906.

Special events sponsored by the Turnverein were the annual Stiftungfest (anniversary), Christmas party, and New Year's celebration. The anniversary celebration on January 28 featured musical performances, a play, humorous speeches, a dance and generous amounts of food. In addition to these major celebrations, smaller-scale festivities, such as masked balls and seasonal festivals, were held nearly every month.

Along with its welfare, social, and physical benefits, the Turnverein helped to gradually acclimate the German-born to American life, while at the same time preserving German culture. The Turnhalle basically served as a second home for transplanted Germans in Lawrence. It was a place to eat, drink, dance, play games, make music, and socialize with others of the same language, values, and customs.

In addition to the Turnhalle, the Germans built two German-language churches, St. Paul's Lutheran Church and the German Methodist Episcopal Church. Until 1889, when it built its own structure, the German St. Paul's Lutheran Church met at the Turnhalle. Germans in Lawrence also published their own paper, the *Die Germania*, from 1877 to 1918.

Although it was known as primarily a German area, the population of East Lawrence in this period could more accurately defined as "ethnic." Scandinavians, the second-most populous foreign-born emigrants, were brought to Lawrence to built a windmill, and many settled in East Lawrence. The Scandinavians had their own social organization in East Lawrence by 1864, but the location of their meeting place is not clear. Like the Germans they had their own churches, which provided opportunities to worship in their native languages and maintain ethnic ties.

Laborers for the railroad included other ethnic groups, primarily Irish, French Canadian, and African-American. These workers settled in East Lawrence, often living in boarding houses near their place of work. African-Americans began settling in Lawrence with the advent of the Civil War. African-Americans arriving in Lawrence in 1862 settled in the sections of north New Jersey and north Pennsylvania Streets, areas considered undesirable by whites. By 1865, one-third of the African-Americans in Lawrence lived east of Massachusetts Street, in the area closest to the river. Pennsylvania, New Jersey, and New York Streets became increasingly populated with African-Americans in the 1800s. An A.M.E. Church was constructed at the corner of New York and Ninth Streets in the 1800s. Their population increased until approximately 1890. African-Americans did not settle exclusively in East Lawrence but lived in concentrated sections of North and East Lawrence. Most were laborers because few other jobs were open to them. The A.M.E. Church remains today as a center for social activity, serving not only the East Lawrence residents but the greater African-American community.

Due to the rapid growth of Lawrence, and particularly the influx of ethnic residents, East Lawrence experienced rapid development during the "City Building Period." An 1869 bird's eye view of Lawrence reveals that the east side of town was more densely developed than the west side, with several blocks having every lot filled with a residence. By the time of the 1873 *Atlas of Douglas County*, the development in East Lawrence had become even denser. Development was the densest on Rhode Island and Connecticut, particularly the west side of Connecticut, and continued from the river south through 13th Street.

However, virtually every block had several homes constructed by 1873. The exception was the east side of Delaware and south of 14th Street. Both areas had not been platted into smaller lots at this time.

A total of 196 buildings remain in the district today from this era of rapid growth. 21 are documented from the 1860s, 16 from the 1870s, and 159 buildings could only be estimated as "pre-1873." A large number of the historic extant residences are the gable-front subtype of the National Folk property type; other subtypes include gable-front & wings, I-houses, pyramidal houses, and the small hall & parlors. Although wood is by far the predominate building material, the majority of brick and stone houses which were constructed in East Lawrence were built in this period.



Figure 4. 1016 New York, the Bailey House. One of the stone gable-front residences which mark East Lawrence.



Figure 5. 846 Connecticut; a simple hall & parlor threatened by demolition.

Agriculture and Manufacturing, Foundations of Stability: 1874-1899

The nation-wide financial panic of 1873 had a direct effect on construction throughout the rest of the city, but East Lawrence was not as effected by the 1873-78 recession (although there was a retreat from "expansive activities to cautious consolidation."⁸) The bonds issued for railroad construction proved to be too great a tax burden after the panic, and many residents left Lawrence. An 1875 state census showed that Lawrence had lost 1,052 residents, and many buildings in town were vacant. Of the buildings inventoried, only two buildings were constructed from 1874 through 1879 in East Lawrence.

Exact construction dates were not determined in the reconnaissance level survey, but estimated dates (generally accurate to + or - 5 years) reveal that by the 1880s, construction activity had picked up in East Lawrence. 80 buildings remain in East Lawrence which were built in the 1880s; 50 buildings remain from the 1890s. Thirteen buildings were estimated to have been constructed in the 1880s on Rhode Island Street, perhaps indicating that this street had reached its peak of activity in previous decades. Connecticut and New Jersey streets saw the greatest level of construction activity in the 1880s, with a relatively comparable level on New York as well. A few houses were built in this decade on the easternmost streets of the district--Pennsylvania and Delaware.



Figure 6. *Queen Anne residence built for J.D. Bowersock in 1890 at 712 Rhode Island.*

Although the population of East Lawrence declined between 1880-90, construction activity continued through the 1880s and 1890s. 50 buildings remain in the East Lawrence neighborhood from this decade. In the 1890s several houses were built on Rhode Island Street by absentee speculators. J.D. Bowersock, a leading area capitalist, built houses at 712, 714, and 716 Rhode Island Street in 1890, for example. Such houses were often rented to railroad and industrial workers. Of the extant buildings from this decade, the greatest number were constructed on New Jersey. All were constructed of wood, and the vast majority were vernacular gable-front houses.

⁸Nimz, "Significant Houses," 107.

A Quiet University Town: 1900-1945

Due both to a loss in manufacturing jobs and a change in administration at the University of Kansas, the school took on a greater importance to the economy of Lawrence after the turn of the century. The loss of manufacturing jobs can be directly linked to the decline of fortunes in the East Lawrence area which began in 1900. Most first-generation Germans remained in the neighborhood because they were too old to move. Younger German families, however, tended to move to the west side. Certain parts of East Lawrence were known as "red light" districts. Largely because of the earlier population decline, by 1915 foreign-born made up only 4.8 percent of the town's population--down from 17 percent in 1870--and were outnumbered by university students. However, in 1917 the fourth ward still had the highest proportion of foreign-born residents in Lawrence. In this year the fourth ward was described by a field surveyor as "the section of rented houses and mortgaged homes," "where we would expect to find bad housing conditions and home conditions below normal."⁹ During this period the original foreign-born settlers began to die and were replaced by the native-born. Town growth shifted toward the southwest.

During the first World War, the Turnverein became less active in response to anti-German sentiment. The society, which had in fact become more of a fitness club than a social center, changed its name to the American Gymnastic Union. Because of anti-German feeling, many families withdrew their memberships. The society never regained its former post-war popularity. When it disbanded during the 1930s, again because of anti-German sentiment, the club had only twenty-three members. The club sold its properties to one of its members.

Other ethnic groups also suffered decline in the 1900s. The need for churches catering to specific ethnic groups decreased because of the demographic changes. Other, more general cultural, recreational, and civic associations within Lawrence began to replace the need for these ethnic societies. One effect of the disappearance of original foreign born was a decline in community cohesiveness and therefore stability.

Although the status of residents has been described as declining in this period, the level of construction activity did not decline. Of the buildings which were inventoried, 131 were constructed in the 1900s, 111 in the 1910s, 79 in the 1920s, 16 in the 1930s, and one between 1940 and 1945, for a total of 338 buildings. This is the largest number of buildings for any of the defined historic context periods (although this context does span the greatest number of years). As these numbers indicate, by the end of this contextual period, construction dropped off dramatically in the 1930s and '40s.

⁹F.W. Blackmar and E.W. Burgess, *Lawrence Social Survey* (Topeka: Kansas State Printing Plant, 1917), 11, 18.

One reason for the decline in construction was the lack of available land. Most of the blocks had residences on every lot. In 1936, a W.P.A. project surveyed real estate information in Lawrence. The land use map produced from this project shows that most of the land in East Lawrence was in "permanent use." A few blocks in the southeast corner of the district showed approximately 50% of the land **not** in permanent use (i.e., unused land, parking lots, etc.), but the majority of blocks had between 80 to 100% of the land in permanent use.

Other figures of interest collected during this 1936 W.P.A. project include the age of structures and the distribution of race of residents. The *Age of Structures* map shows the median age of structures by blocks (a block being the rectangular land area bounded on four sides by streets; i.e., everything between 7th and 8th streets, and between Rhode Island and Connecticut streets was one block). A tabulation of these figures is graphically represented in the graph in Figure 7. Compared to the rest of the city, East Lawrence had the greatest number of blocks where the median age was between 1885 to 1894.¹⁰

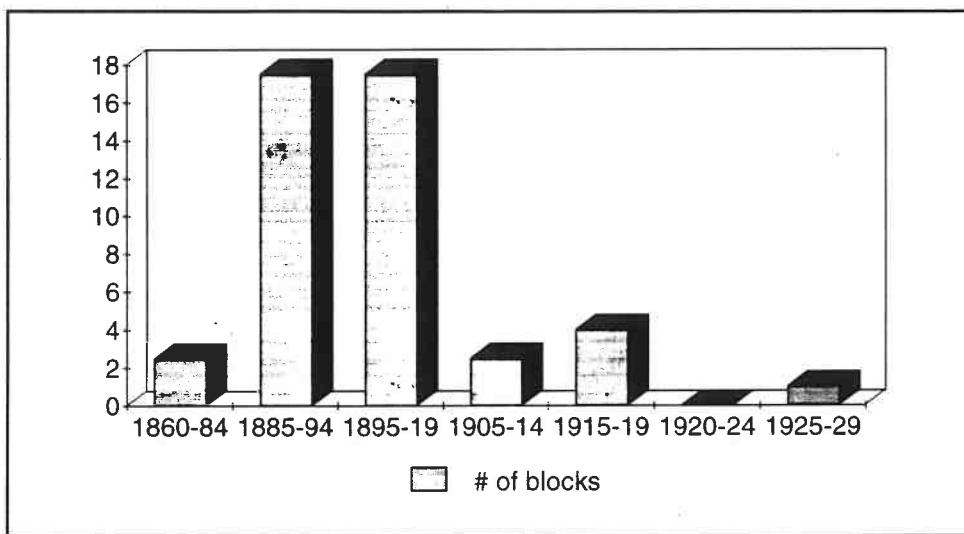


Figure 7. Median construction date by block
(taken from W.P.A. project, 1936)

The W.P.A. project also included a "race map" which shows the percentage on each block of dwelling units occupied by races other than white. There is some correlation to building age and race, with the older blocks having a higher percentage of "non-white" residents. There are two areas in East Lawrence where 81-100% of the residents are non-white--the irregular area south of the river and north of 8th Street lying east of New York,

¹⁰A large area of East Lawrence (not counted in the graph) had a median age between 1860 to 1884. Located south of the river, north of 8th Street, and east of New York and New Jersey streets, this section no longer contains historic buildings and was not included in the historic resources survey.

and the block between New Jersey and Pennsylvania, and 13th and 14th streets. There are 8 blocks with a 61-80% non-white population; 4 blocks with 41 to 60%; 8 blocks with 212 to 40%; 6 blocks with 10 to 20%; and 5.5 blocks with 1 to 10%. The remaining blocks had an all-white population. These figures on the racial balance of each block would appear to suggest that East Lawrence was relatively integrated. It is interesting to note that a city plan prepared by Hare & Hare during this period referred to African-Americans as "a useful element in the population," but that "It is not best for either race . . . that the negroes should encroach upon white districts."¹¹ North Lawrence and West Lawrence (north of 7th Street) were other areas of town in 1936 which had significant non-white populations.

In the first decade after the turn of the century, there was a slightly greater variety in the types of house that were constructed. Although gable-front houses were still being constructed, a greater number of vernacular "National Folk" houses were gable-front & wings. Additionally, houses with Victorian references, such as Queen Anne style residences, were still being built. Increasing in numbers during the latter decades of this period, pattern-book type houses such as foursquares and bungalows began appearing with greater regularity. By the 1920s, bungalows and foursquares comprise over half the extant houses built during this decade.

Modern Period: 1945-1995

The 1950 census was the first time that Kansas University students were included in the data. Even accounting for this, the population of Lawrence grew by more than 16 percent from 1940. In 1950, there were 18,638 permanent residents, and 4,713 KU students, totaling 23,351. Population growth was even greater in the following decades: to 32,858 in 1960, 45,698 in 1970, and 53,029 in 1980.

New industrial concerns were constructed east of Lawrence. In 1950, Westvaco announced plans to build a sodium phosphate plant just east of the city. Cooperative Farm Chemicals Association opened a nitrogen fertilizer plant east of Lawrence in 1951. Stokely Foods, Inc. canning plant was operating in east Lawrence during this period, and the Sunflower Ordnance plant east of the city was reactivated to produce munitions for the Korean War. Nearly two thousand new industrial jobs were created in the 1960s. Residential conditions were not as positive in East Lawrence in the decades immediately following World War II. Transiency among residents increased as more houses became rental properties. In 1949 the neighborhood was rezoned to include multi-family and

¹¹Identical text was found in a city-wide plan for Liberty, Missouri, also prepared by Hare & Hare. It is obvious that the firm "cut & pasted" their information for cities, rather than basing it upon the apparent situation in Lawrence. Unlike Lawrence, the African American population in Liberty does appear to have been segregated in housing.

commercial occupancy. With advances in transportation the numbers of neighborhood groceries, churches, and other shops declined. The physical environment declined as well as maintenance was not kept up on the older housing stock.

Little investment on the part of the City of Lawrence occurred in East Lawrence in the early part of this period, with the exception of the construction of a municipal baseball park at Eleventh and Delaware Streets in 1948. This was built by the city in anticipation of getting a minor league baseball team. By the 1970s the East Lawrence area was noted mostly for its blighted condition. More than half of the residences were designated "deteriorated" and approximately five percent "dilapidated." The controversial Haskell Loop proposed in the 1970s, and successfully opposed by East Lawrence residents was an indication to neighborhood residents of the low regard in which the district was held. The thoroughfare would have run through part of East Lawrence, necessitating the razing of homes, and would probably have increased "non-resident speculation."¹² In 1979, the area was composed of twenty-five percent elderly and forty-eight percent young residents. Most of the elderly had lived in the area most of their lives and intended to remain there. Some of the younger residents were first-time home-buyers. The formation of a neighborhood association in the 1970s increased a sense of commitment and resulted in a number of physical improvements to the neighborhood.

Buildings constructed during this period were, for the most part, not covered by the reconnaissance survey of East Lawrence. It will be necessary for some minimal level of information to be gathered on these buildings in order to make definitive conclusions about the growth and development of East Lawrence during this period. However, based on the number of buildings **not** covered by this project, at least 100 buildings have been constructed in East Lawrence since the end of World War II. Many of these newer buildings have been constructed on the site of older structures, indicating that demolition is occurring hand-in-hand with new construction. Much of the in-fill construction has been multi-family dwellings, which further changes the make-up of residents in East Lawrence. The area from Ninth Street south has been rezoned for single-family dwellings only.

¹²Ambler, "Identity," 34.

EAST LAWRENCE HISTORIC RESOURCES SURVEY
PHYSICAL DESCRIPTION

EAST LAWRENCE HISTORIC RESOURCES SURVEY ***PHYSICAL DESCRIPTION***

East Lawrence is a large, diverse district which is overwhelming residential in character. For the purposes of the reconnaissance survey project, East Lawrence boundaries are described as follows: The western edge of the survey area runs down the center of Massachusetts Street from 15th to 11th Street, and continues to the center of the alley east of New Hampshire Street from 11th to 6th Street. The eastern boundary of the area is the center of Delaware Street from 8th to 11th, and continues from there to the railroad tracks from 11th to 15th Street. The northern boundary of the survey area is 6th Street from the western boundary to the AT & SF railroad right-of-way, and along said right-of-way to Delaware Street. The southern boundary runs down the center of 15th Street. There are approximately 830 main buildings in East Lawrence, as well as numerous outbuildings and a few trailers.

The numbered streets, particularly 7th through 11th streets, carry high volumes of east/west traffic leading into and out of downtown Lawrence. Connecticut Street is a high-volume north/south artery, and is wider than the other north/south streets. At the intersections of busy streets, the corners are marked by commercial buildings, social/religious structures, or occasionally larger residential buildings. For the most part, though, the character of East Lawrence is that of a quiet, tree-lined historic residential neighborhood. A summary of East Lawrence's visual characteristics can be found in Section III.C. in the report "East Lawrence Design Guidelines: A Project to Identify and Protect the Visual Character of a Neighborhood." That report was part of an associated grant project which focused on the historic resources of East Lawrence.



Figure 8. *Street scene on Connecticut*

While the design guidelines project focused on the visual characteristics of the district, this report compiles the information gathered for the Kansas Historic Resources Reconnaissance Inventory forms. According to the purpose of a reconnaissance survey project, the form gathers only minimal descriptive data, relying a great deal on the photograph as a record of physical characteristics. For planning purposes, it may be worthwhile to gather additional information about the physical and historic characteristics of each building. Nonetheless, a summarization of the data gathered in the reconnaissance does provide some insight into the character of the East Lawrence neighborhood.

Style and/or form type

Of interest to architectural historians is style and/or form type of the buildings. As the district covers a large area and construction spans a long period, it is natural that a wide diversity of styles and forms would be present. However, the majority of residences fall within just a few categories. As would be expected from a working class/ethnic neighborhood, the most common building types are vernacular in origin. For the purposes of the survey form, architectural types accepted by the National Register of Historic Places was utilized. This in turn relies heavily on forms and styles discussed in Virginia and Lee McAlester's *A Field Guide to American Houses* (1984). Vernacular form types are discussed in this book, particularly under the category of "National Folk Houses," which is further subdivided into six subcategories. However, there are still a great number of vernacular forms which are not adequately covered by the categories found here. Thus, a large number of buildings in East Lawrence were not categorized by a style or form type descriptor when there was no particular or typical style evident. This does not imply that these buildings cannot be classified or described, but merely that existing terminology is not appropriate.

Figure 9 charts the eleven most common building types in East Lawrence. Including "no prevailing style," the most common styles/types are: bungalow/bungalow ("Bungla" on the chart); foursquare (Foursq); gable-front & wing (G.fr.&w); gable-front (Gable-f); hall & parlor (Hall&pa); I-house (I-house); massed plan, side-gabled (Massed); pyramidal (Pyrami); Queen Anne (Q.Anne); and Late Victorian (Late Vi). Of these, bungalow/bungalows, gable-front & wings, and gable-front houses are the most common of those buildings with a discernible form type. There are 197 gable-front residences in East Lawrence, 135 gable-front & wing houses, and 88 bungalow/bungalows.¹³ 134 buildings had no discernible or prevailing style or form type ("No prev" on the chart). 35 of these, however, did have some detail elements with influences from other styles, such as a Craftsman-era porch.

¹³This figure includes 12 buildings designated "Craftsman bungalows," which differ from other bungalows, which may or may not have Craftsman elements, in the higher number of Craftsman stylistic elements they possess.

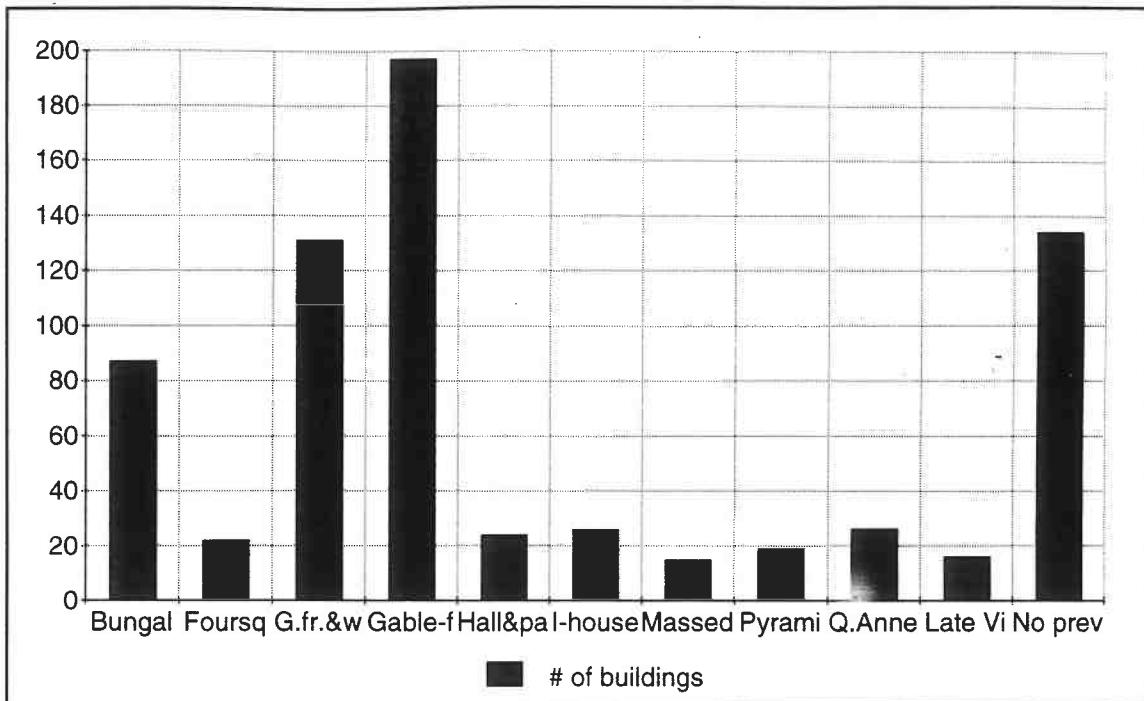


Figure 9. *Predominate building styles/form types*

There were 16 other style/form type categories found in East Lawrence, in addition to the 11 listed above. Some of the categories are related to building function, such as the “one-part commercial blocks” and “temple front church.” Others are clear examples of architectural styles, such as a Colonial Revival or Tudor Revival house. In determining which category to assign a building, it was clear that several buildings had *at one time* been examples of a particular style, such as an Italianate residence. Over the years, many of these houses have lost all vestiges of their identifying architectural elements. In the example given, there were only eight houses remaining in East Lawrence which clearly retained their Italianate features, even minimally. It is likely, however, that some of the extant structures presently categorized as “no prevailing style” at one time had Italianate features. The most common style or form types found in East Lawrence are discussed below.

Gable-Front

The gable-front form evolved from the Greek Revival style, where its front-gabled shape mimicked the pedimented temple facades of that style. It was common in New England and the northeast region in the pre-railroad era, and continued with the expansion of the railroads after the 1850s. It became a dominant folk form up through the early 20th century, and was particularly prevalent in East Lawrence. The form was suited for the narrow lots in the rapidly expanding neighborhood. Rather than the smaller “shotgun” houses of southern cities, in Lawrence and other northern cities the typical gable-front house was two stories with a moderate to steeply pitched roof. The earliest examples in

Revival style. Later examples from the early 20th century derive more of their influence from the prevailing Craftsman and Prairie styles, particularly in their porch details. The three examples shown below reveal the evolution of the gable-front form in East Lawrence, as it adapted throughout the years to the prevailing architectural fashions.



Fig. 10. 1001 Rhode Island
(1866)



Fig. 11. 1136 Pennsylvania
(c.1880)



Fig. 12. 1220 Pennsylvania
(c.1910)

Gable-Front & Wing

Although believed to have also descended from styled Greek Revival houses like the Gable-Front residences which dominated urban settings, gable-front & wing houses were

more common in rural areas. In this form type, a side-gabled wing was added at right angles to the gable-front section, forming an L-shaped plan. The earliest tended to be large houses, usually with stylistic details, while the later ones were simple folk houses. Both one- and two-story examples are found. Some were formed when additions were added to earlier homes. Many, however, were constructed with the two wings from the onset. For the purposes of this survey, if it was obvious that the original portion of the house was a gable-front



Figure 13. 1113 Pennsylvania, a brick one-story
gable-front & wing residence

(generally if the front door was located on the facade of the gable-front wing), then the building was categorized as such, even if there were later side wing additions which formed an ell. Even taking this into account, it was still the second most predominate housing type, with 135 examples remaining in the 700 inventoried buildings.

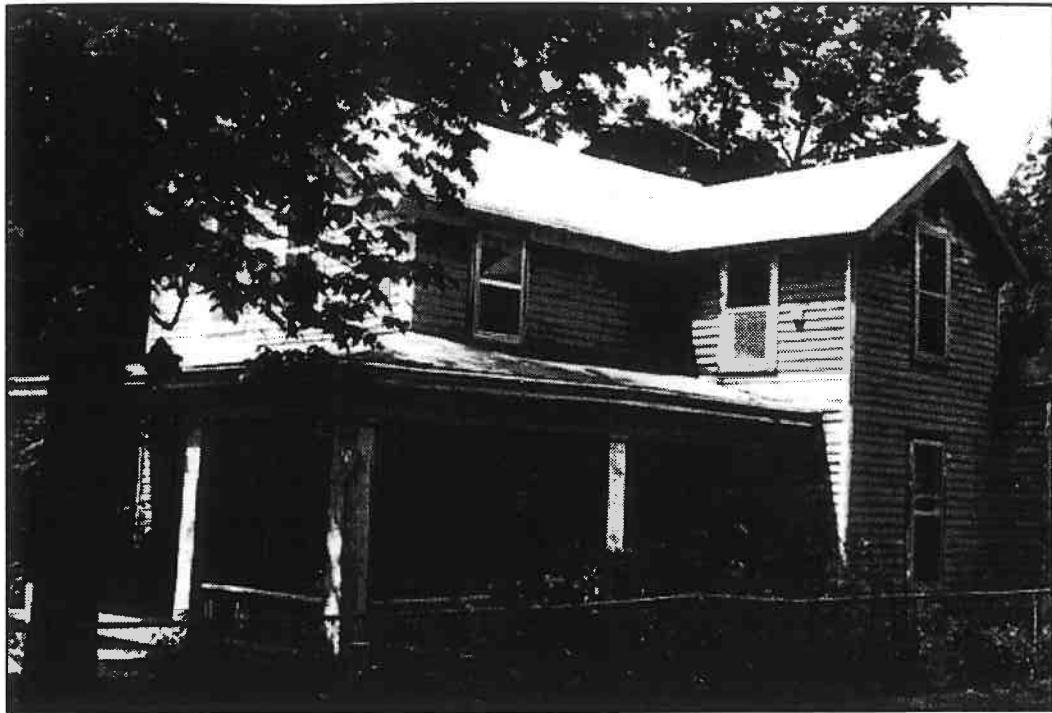


Figure 14. 1225 Delaware, a typical two-story frame example of the gable-front & wing, where in East Lawrence the larger wing is generally the gable-front portion, rather than the side wing.

I-house

I-houses are typically two stories in height, two rooms wide, and one room deep. They evolved from traditional British folk forms, and are found in both the pre- and post-railroad building era. They are a prevalent form in the Midwest, although not found in great numbers in East Lawrence. This was undoubtedly due to the narrow lot size in the neighborhood. Many of the earliest I-houses in the district were probably built on double lots or larger, prior to the time of intense development and when the area was more rural in character. Of the 28 extant I-houses in East Lawrence, 17 are located south of 10th Street. Only three are on Rhode Island; most were constructed in the southeast section of the area, which retained its rural character for greater length of time.



Figure 15. A variation from the typical I-house form at 1144 Pennsylvania, with an off-center door and 1 1/2 stories in height.

Hall & Parlor

Hall & parlor houses are simple one-story side-gabled houses that are two rooms wide and one room deep. They are another traditional British folk form which have been constructed over a long period of this country's history. Variations to the form are found through the porch sizes and roof shapes, differing chimney placements, and various patterns of additions which were necessary to accommodate the small buildings for modern living. There are 24 hall & parlor residences remaining in the East Lawrence district, 14 were built before 1873, and 3 were constructed in the 1880s. Of the remaining hall-&-parlor houses, additional research may reveal an earlier construction date than what is presently estimated.

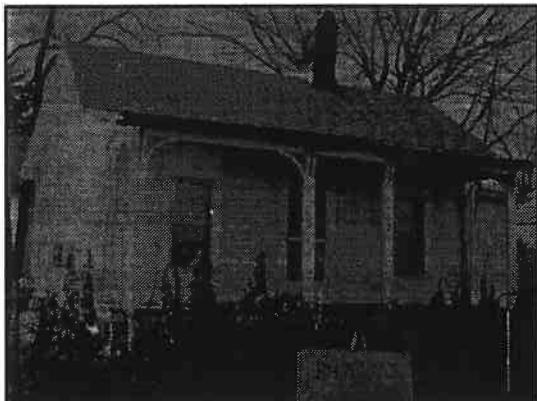


Figure 16. A virtually intact hall-&-parlor at 847 Connecticut.



Figure 17. A former hall-&-parlor at 910 New Jersey, with additions to the side and rear, as well as siding and porch alterations.

Pyramidal and Foursquare

While rectangular plan houses were generally covered with a gable roof, houses with a square plan commonly had pyramidal hipped roofs. Although slightly more complex in their roof framing, they required fewer long rafters and were less expensive to build. One-story examples are more typically found in southern states and are true folk forms. After the turn of the century, two-story square houses with hip roofs--today called "foursquares"--were found in pattern books and catalogues with a variety of stylistic details. The two story square plan house became so prevalent that it was adapted and modified to a number of styles. While many foursquares have Prairie or Craftsman detailing, especially those with hip roofs, several borrowed features from the Victorian era or the Colonial Revival style. Some of these foursquare residences have gable roofs. There are 19 pyramidal National Folk houses remaining in East Lawrence, and 22 foursquares.



Figure 18. 1313 Rhode Island, a one-story pyramidal with truncated roof, c. 1907.



Figure 19. 1315 New Hampshire, a foursquare plan house with influences from the Craftsman style in the porch, and the Colonial Revival style.

Bungalow/Bungalowoid

Although typically identified with the Craftsman style, the term for the form type "bungalow" has been confusing from its inception after the turn of this century.

Generally thought of as a one- or one-and-a-half story house noted for its porch roof extending from that of the main house and sweeping over a verandah, the typical Craftsman features were found in the porch supports, windows, materials, and exposed rafters or brackets in the eaves.

However, bungalow were found with ornamentation from other styles as well. In East Lawrence, there were 18 extant residences which were categorized as Craftsman bungalows. These examples had a



Figure 20. Craftsman bungalows, such as this one located at 1428 Pennsylvania, are noted for their use of natural materials, here rough-laid limestone and wood shingles.

higher degree of stylistic ornamentation which is identifying to that style. 38 were classified as "bungalows," and many of these had Craftsman detailing; 42 were classified as "bungaloids."



Figure 21. 1320 New Hampshire, with the typical bungalow sweeping roof extending over the porch.



Figure 22. 920 Connecticut was categorized a "bungaloid" due to its prominent upper story and atypical steeply pitched roof.

Materials

A majority of the buildings within the district are in fair to good condition. Several of the historic buildings either have been recently rehabilitated or are currently undergoing work. Some of these rehabilitation measures, however, have altered the original historic appearances of the buildings. One of the main areas of alteration has been in siding changes. Virtually all of the houses are of frame construction, but many have had their original siding replaced or covered over. Figure 22 charts the distribution of siding materials. These figures, however, do not always reveal the percentage of siding alterations. For example, a building may have originally been sided with weatherboard, but later covered over with vertical plywood panels. Both of these materials are classified in this survey as "wood." Stucco is another material which may or may not be original. It is safe to assume, however, that asbestos, synthetics, and most metal sidings are not original. Just taking this into account, approximately 186 buildings have had siding alterations: 17 have synthetic siding (usually vinyl), 31 have metal (usually aluminum), and 138 have asbestos shingles. Of the remaining inventoried buildings, the vast majority have some sort of wood siding. 425 buildings either have weatherboard, wood shingles, or plywood siding. There are 9 concrete buildings, 21 with stucco, 18 stone, and 42 brick buildings. It is interesting to note that in East Lawrence, the stone buildings are noted as significant visual landmarks, yet they are one of the least common building materials in the district. The graph in Figure 23 shows the siding materials found in the survey area.

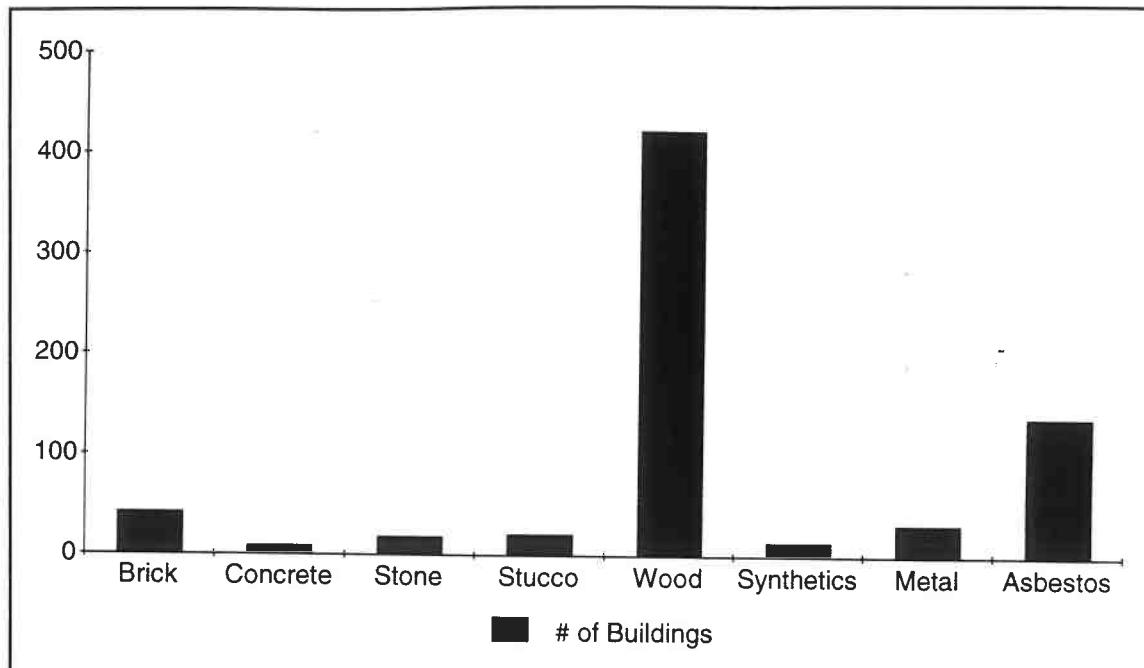


Figure 23. *Siding materials*

Roof Shape

The vast majority of roofs in East Lawrence are gable: either front gable, side gable, or intersecting gables. Many of these gable roof buildings have secondary roofs for later additions or porches, but gable roof predominate the district nonetheless. 575 buildings with gable roofs were inventoried in the district. The majority of these gable roofs have a moderate pitch. 101 buildings have some variation of a hip roof: intersecting hips, pyramidal, truncated hip, or gable hip (also called “gambrel”). 10 buildings have flat roofs (generally commercial buildings) and 8 have gambrel roofs.

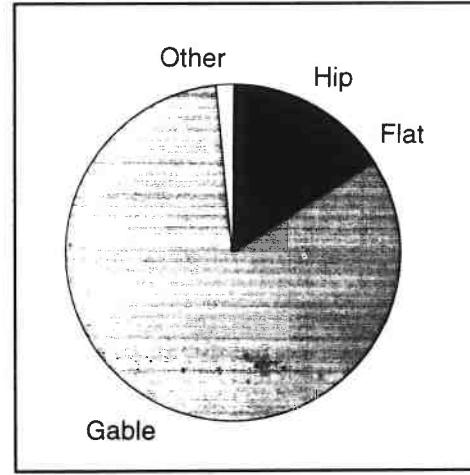


Figure 24. *Roof shapes*

Plan Shape

402 buildings in the East Lawrence survey project have a basic rectangular “footprint” and 197 have a “L”-shaped plan. 45 buildings had irregular plans, and 18 had a “T”-shaped plan. A handful of buildings had other plan shapes.

EAST LAWRENCE HISTORIC RESOURCES SURVEY
SUMMARY OF DATA BY AREA

EAST LAWRENCE HISTORIC RESOURCES SURVEY

SUMMARY OF DATA BY AREA

The East Lawrence Historic Resources Reconnaissance Survey project originally called for a compilation of the data gathered in the survey forms to be presented on a block-by-block basis. With the data entered into a computerized database, this is a task that can be easily and quickly completed at any time. However, in reviewing the data, it was decided that historical and development patterns in the East Lawrence district were not found on a block-by-block basis, but rather in larger areas. While information for each block may be necessary for specific planning projects, a block-by-block summary here would not provide any further insights into the district. In fact, due to the size of the area, the information presented in a block-by-block summary would be daunting to deal with, as there are 51 blocks within the boundaries of the East Lawrence survey project.¹⁴

The design guidelines project looked at the visual characteristics of the district, and noted areas within the East Lawrence neighborhood that were similar, or dissimilar, in their visual features. The summary of characteristics in the design guidelines report will be more useful to planners than a summary of the data gathered in a reconnaissance survey form. Additionally, upon initial review of the data from these survey forms, there were not many prevalent trends noticeable in the East Lawrence district which differentiate any specific sub-areas within the neighborhood. This is due in part to the high degree of consistency found within the various data fields. As noted in the summary of physical characteristics for the entire district, 425 buildings have wood siding and 139 have asbestos siding. These two wall materials alone account for over 80% of the inventoried buildings. 402 buildings have rectangular plans, and 197 have L-plans (generally, a rectangular plan with additions), together equaling 85% of the inventoried buildings. 575 building have some type of gable roof--over 82% of the inventoried buildings!¹⁵

The greatest degree of variety within a data field was found in "style/form type" and "construction date." Even here, there was a high degree of consistency throughout the district. Of the 700 inventoried buildings, 197 buildings were gable-front (28%), 135 buildings were gable-front & wing (19%), 88 buildings are a bungalow type (12%), and 134 buildings have no prevailing or discernible style (19%). Thus 78% of the inventoried buildings fall within these four categories.

¹⁴In this case, using a definition of a **block** as both sides of a named street which lies between two numbered streets (e.g., the 900 block of Connecticut).

¹⁵It should be remembered that all the figures presented herein are based on the 700 inventoried buildings. Nearly 14% of the buildings in East Lawrence were **not** surveyed as they were non-historic. Including the data on these non-historic buildings would obviously change the figures and percentages.

There was some variety found in construction dates, as there was construction activity occurring in East Lawrence at a regular pace from the mid-1860s up through the 1920s. For purposes of understanding the underlying historic themes concerning the development of East Lawrence and the rest of the city, construction dates are presented here in relation to the identified *historic contexts* (see “Historic Summary” chapter). Figure 25 shows the number of extant buildings constructed during the four historic periods. Only six buildings have been identified from the settlement period, partly as a result from the devastating raid by Quantrill in 1863. The other periods of development are fairly equally represented, considering that the “Quiet University Town” period covers more than double the years of the other two periods.

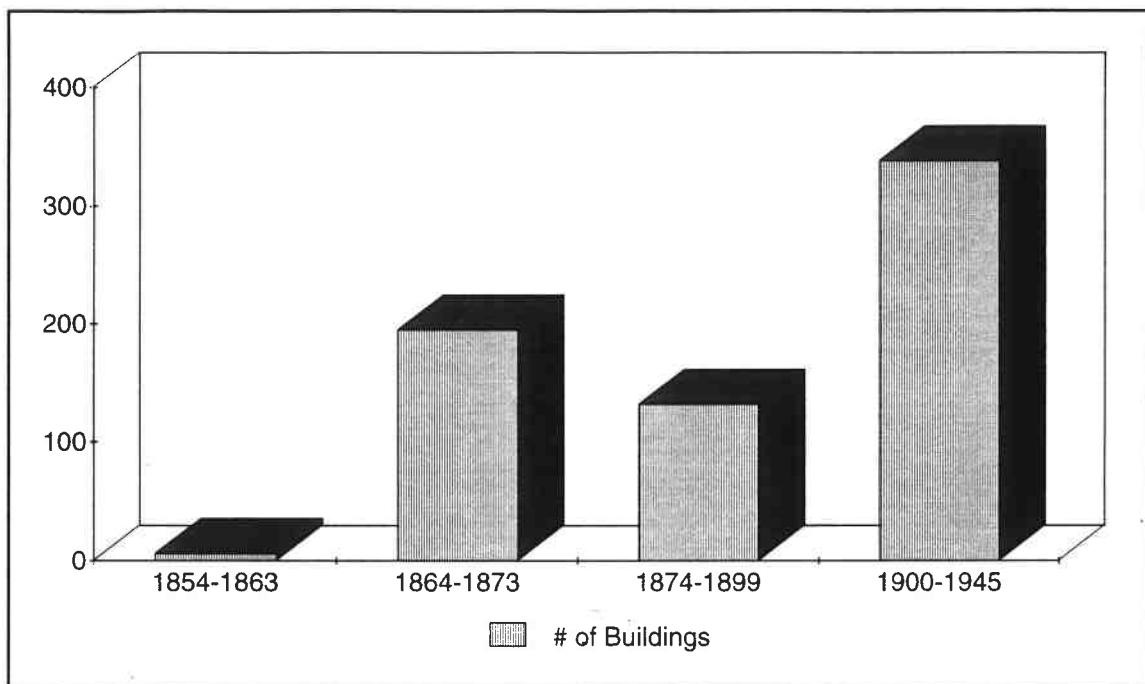


Figure 25. *Estimated number of buildings constructed by historic period*

A closer examination of building dates reveals that buildings from the earliest period are scattered throughout the entire district, but that the northwest quarter contains the highest concentration of historic buildings. Along the same line, the southern section contains the highest concentration of early twentieth century buildings. There is some correlation between construction dates and style/form type as well. The northwest quarter contains primarily two-story buildings, generally the gable-front subtype of the National Folk houses category, while the southeast quarter contains a higher percentage of one-story bungalows. The southwest quarter contains late 19th and early 20th century buildings, but most of these are two-story, as opposed to the smaller ones in the southeastern section. Although the northern parts of Rhode Island, Connecticut, and New York streets contain many early buildings, there are often small concentrations of very early buildings

on the very eastern edge of the district, such as along Delaware Streets. Primary sources of historic information are more difficult to obtain for the eastern edge of the district, which may account for some of the lack of recognition of the historic significance of this section of East Lawrence.

Beyond these general trends, there were not many discernable patterns based on the type of data gathered in a reconnaissance level survey. An intensive level survey, particularly one designed for areas of special interest to East Lawrence, would probably offer more opportunities for intensive scrutiny of data. For example, physical characteristics of interest should include porch information and building height at the minimum. Additional historic information should focus on ethnic or working class heritage.

In general, there were some patterns which could be observed differentiating the north part of the district from the south. Additionally, since most streets at least *visually* are relatively self-contained, a summary of the most pertinent data is presented street-by-street, with a northern and southern section (with the exception of Massachusetts and New Hampshire streets).

All Massachusetts

ADDRESS	CONST DATE	STYLE/FORM	MATERIALS
1304 Massachusetts	c. 1908	Queen Anne	Asbestos
1308 Massachusetts	c. 1890	Queen Anne	Wood
1312 Massachusetts	c. 1910	Foursquare	Wood
1320 Massachusetts	c. 1880	National folk (gable-front)	Wood
1322 Massachusetts	c. 1900	Foursquare	Wood
1326 Massachusetts	c. 1912	Foursquare	Wood
1330 Massachusetts	c. 1914	National folk (gable-front)	Wood
1332 Massachusetts	c. 1918	Bungalow	Wood
1336 Massachusetts	c. 1880	National folk (gable-front & w/	Wood
1344 Massachusetts	c. 1889		Wood
1400 Massachusetts	1922-23	Beaux Arts	Brick

New Hamp 1000-1400 Blocks / ALL

ADDRESS	CONST DATE	STYLE/FORM	MATERIALS
1245 New Hampshire	1928	Jacobethan Revival	Brick
1300 New Hampshire	pre-1873	National folk (gable-front & w	Asbestos
1301 New Hampshire	c. 1895	Late Victorian	Wood
1306 New Hampshire	pre-1873	National folk (gable-front & w	Asbestos
1307 New Hampshire	c. 1900	Foursquare	Wood
1308 New Hampshire	c. 1907	National folk (pyramidal)	Wood
1311 New Hampshire	pre-1873	National folk (gable-front & w	Wood
1312 New Hampshire	c. 1916	Bungalow	Wood
1315 New Hampshire	c. 1908	Foursquare	Wood
1318 New Hampshire	c. 1890; alt.c.1909, '2	National folk (gable-front & w	Wood
1320 New Hampshire	c. 1926	Bungalow	Wood
1321 New Hampshire	pre-1873	National folk (gable-front & w	Wood
1324 New Hampshire	1883	National folk (gable-front)	Wood
1327 New Hampshire	pre-1873	National folk (gable-front)	Stone
1330 New Hampshire	c. 1885	National folk (gable-front)	Wood
1333 New Hampshire	1895; alt. c. 1909	National folk (gable-front & w	Wood
1336 New Hampshire	c. 1900	National folk (gable-front & w	Wood
1337 New Hampshire	pre-1873		Wood
1338 New Hampshire	c. 1945	National folk (massed plan)	Wood
1340 New Hampshire	c. 1915	Foursquare	Wood
1346 New Hampshire	c. 1907	Queen Anne	Asbestos
1347 New Hampshire	c. 1890	Queen Anne	Wood

ADDRESS	CONST DATE	STYLE/FORM	MATERIALS
620 Rhode Island	pre-1873	National folk (gable-front)	Asbestos
624 Rhode Island	c. 1885; alt. 1908		Asbestos
634 Rhode Island	c. 1907	Bungalowoid	Wood
638 Rhode Island	c. 1870	National folk (gable-front)	Wood
640 Rhode Island	1896		Asbestos
646 Rhode Island	1910		Asbestos
702 Rhode Island	1869	National folk (gable-front)	Brick
708 Rhode Island	c. 1886	Italianate	Wood
712 Rhode Island	1890	Queen Anne	Wood
714 Rhode Island	1890	Queen Anne	Wood
716 Rhode Island	1890	National folk (gable-front & wing)	Wood
720 Rhode Island	1870	National folk (gable-front)	Asbestos
724 Rhode Island	c. 1861; alt. c. 1864	National folk (gable-front)	Brick
728 Rhode Island	1871; alt. c. 1950's	Italianate	Brick
732 Rhode Island	c. 1865; alt. c. 1869	National folk (massed plan)	Wood
738 Rhode Island	1915	Bungalow	Wood
740 Rhode Island	1869	National folk (gable-front)	Asbestos
800 Rhode Island	1901	Queen Anne	Wood
806 Rhode Island	1901	Queen Anne	Wood
808 Rhode Island	1867; alt. 1870	National folk (gable-front)	Brick
812 Rhode Island	1867; alt. c. 1873	National folk (I-house)	Brick
816 Rhode Island	1867; alt. c. 1870's	National folk (gable-front & wing)	Wood
822 Rhode Island	c. 1906		Asbestos
826 Rhode Island	c. 1910		Wood
828 Rhode Island	c. 1880	National folk (gable-front)	Wood
830 Rhode Island	c. 1915	Bungalowoid	Wood
836 Rhode Island	c. 1907	National folk (gable-front & wing)	Wood
900 Rhode Island	1869	National folk (gable-front)	Stone
901 Rhode Island	c. 1880	National folk (gable-front & wing)	Metal
904 Rhode Island	c. 1870	National folk (gable-front)	Brick
905 Rhode Island	c. 1865	National folk (gable-front)	Stone
908 Rhode Island	c. 1910	National folk (gable-front)	Wood
909 Rhode Island	c. 1924	Bungalow	Wood
910 Rhode Island	pre-1873	National folk (gable-front)	Wood
912 Rhode Island	c. 1907	Bungalowoid	Asbestos
913 Rhode Island	pre-1873	National folk (gable-front)	Brick
916 Rhode Island	c. 1918	Bungalow	Wood
917 Rhode Island	c. 1914	Foursquare	Wood
922 Rhode Island	c. 1935	Bungalow	Wood
923 Rhode Island	c. 1868		Wood
924 Rhode Island	1870		Wood
927 Rhode Island	c. 1907	Bungalowoid	Wood
928 Rhode Island	1884		Wood
932 Rhode Island	c. 1892		Wood
933 Rhode Island	c. 1868		Stucco
937 Rhode Island	c. 1900	Colonial Revival	Wood
938 Rhode Island	pre-1873	National folk (gable-front & wing)	Metal
940 Rhode Island	c. 1900	Colonial Revival	Wood
941 Rhode Island	c. 1857	National folk (I-house)	Asbestos
945 Rhode Island	c. 1857	National folk (gable-front)	Brick
946 Rhode Island	c. 1868	National folk (gable-front)	Stucco

ADDRESS	CONST DATE	STYLE/FORM	MATERIALS
1000 Rhode Island	1885		Wood
1001 Rhode Island	1866	National folk (gable-front)	Brick
1004 Rhode Island	c. 1922	National folk (gable-front)	Stone
1005 Rhode Island	1908	Bungalowoid	Wood
1007 Rhode Island	c. 1900		Stucco
1008 Rhode Island	c. 1886	National folk (gable-front & w)	Wood
1012 Rhode Island	c. 1886		Asbestos
1016 Rhode Island	pre-1873	National folk (gable-front)	Asbestos
1017 Rhode Island	c. 1920		Concrete
1020 Rhode Island	1871	National folk (l-house)	Asbestos
1025 Rhode Island	c. 1922	Bungalow	Wood
1027 Rhode Island	c. 1912	Foursquare	Wood
1028 Rhode Island	pre-1873	National folk (gable-front & w)	Asbestos
1032 Rhode Island	1870	National folk (gable-front & w)	Asbestos
1033 Rhode Island	1875	National folk (gable-front & w)	Wood
1036 Rhode Island	1871	National folk (gable-front)	Wood
1039 Rhode Island	c. 1950	Minimal traditional	Asbestos
1041 Rhode Island	c. 1868	National folk (gable-front)	Wood
1042 Rhode Island	1892	Queen Anne	Wood
1047 Rhode Island	c. 1914	National folk (gable-front)	Wood
1100 Rhode Island	c. 1880		Wood
1106 Rhode Island	1871; alt. 1890's	National folk (gable-front)	Wood
1120 Rhode Island	c. 1888; alt. c. 1920	Bungalow	Wood
1124 Rhode Island	pre-1873; alt. c. 1920	National folk (gable-front & w)	Wood
1128 Rhode Island	pre-1873	National folk (gable-front)	Asbestos
1130 Rhode Island	pre-1873	National folk (gable-front)	Asbestos
1132 Rhode Island	pre-1873	National folk (gable-front)	Wood
1140 Rhode Island	c. 1907	National folk (gable-front & w)	Wood
1142 Rhode Island	c. 1910	Foursquare	Wood
1144 Rhode Island	1907		Wood
1201 Rhode Island	c. 1920	National folk (gable-front)	Wood
1204 Rhode Island	pre-1873	National folk (gable-front)	Asbestos
1206 Rhode Island	pre-1873		Wood
1210 Rhode Island	c. 1880	National folk (gable-front & w)	Wood
1211 Rhode Island	pre-1873		Wood
1215 Rhode Island	c. 1922	Bungalowoid	Wood
1216 Rhode Island	c. 1907	National folk (gable-front & w)	Wood
1220 Rhode Island	pre-1873	National folk (gable-front & w)	Wood
1228 Rhode Island	pre-1873	National folk (massed plan)	Wood
1238 Rhode Island	pre-1873	National folk (gable-front & w)	Wood
1240 Rhode Island	1904		Wood
1244 Rhode Island	c. 1914	Foursquare	Wood
1300 Rhode Island	c. 1880	National folk (gable-front & w)	Asbestos
1301 Rhode Island	c. 1920	Foursquare	Wood
1304 Rhode Island	c. 1922	Bungalowoid	Wood
1308 Rhode Island	c. 1916	Bungalowoid	Wood
1311 Rhode Island	pre-1873	National folk (gable-front & w)	Wood
1312 Rhode Island	c. 1900	Bungalowoid	Wood
1313 Rhode Island	c. 1907	National folk (pyramidal)	Wood
1317 Rhode Island	c. 1907	Foursquare	Wood
1318 Rhode Island	c. 1880	National folk (gable-front)	Asbestos
1321 Rhode Island	c. 1920	Bungalowoid	Wood
1324 Rhode Island	c. 1928	Bungalowoid	Wood
1327 Rhode Island	c. 1880	National folk (gable-front)	Wood
1328 Rhode Island	c. 1920	Bungalowoid	Wood
1330 Rhode Island	c. 1914	National folk (gable-front)	Wood
1333 Rhode Island	c. 1910		Asbestos
1337 Rhode Island	c. 1916	National folk (gable-front)	Metal
1338 Rhode Island	c. 1900		Wood
1340 Rhode Island	c. 1913		Stucco

Rhode Island 1000-1400 Blocks / ALL

ADDRESS	CONST DATE	STYLE/FORM	MATERIALS
1341 Rhode Island	c. 1913	National folk (gable-front)	Stone
1345 Rhode Island	c. 1922		Stucco
1346 Rhode Island	c. 1930	National folk (gable-front)	Asbestos

Connecticut 600-900 Blocks

ADDRESS	CONST DATE	STYLE/FORM	MATERIALS
621 Connecticut	c. 1886		Wood
627 Connecticut	c. 1890	National folk (gable-front & w	Wood
633 Connecticut	c. 1908	Foursquare	Wood
645 Connecticut	1902	Queen Anne	Brick
711 Connecticut	c. 1902	National folk (gable-front)	Asbestos
717 Connecticut	1855	National folk (gable-front & w	Wood
725 Connecticut	c. 1870; alt. c. 1900	National folk (gable-front)	Wood
729 Connecticut	pre-1873	National folk (massed plan)	Wood
732 Connecticut	c. 1920		Stucco
736 Connecticut	c. 1880	National folk (gable-front)	Wood
737 Connecticut	c. 1890	National folk (gable-front)	Asbestos
739 Connecticut	c. 1920	Foursquare	Wood
741 Connecticut	c. 1857	National folk (gable-front)	Wood
742 Connecticut	pre-1873; alt c. 1920	Bungalowoid	Stucco
746 Connecticut	c. 1916	Bungalowoid	Wood
800 Connecticut	c. 1880; alt. c. 1920	National folk (gable-front)	Wood
801 Connecticut	pre-1873; alt. c. 1920	National folk (gable-front)	Asbestos
804 Connecticut	c. 1910	Foursquare	Wood
805 Connecticut	c. 1880	National folk (gable-front)	Wood
809 Connecticut	c. 1900	Queen Anne	Wood
812 Connecticut	1868	National folk (l-house)	Stone
813 Connecticut	c. 1920	Bungalowoid	Synthetics
816 Connecticut	pre-1873		Wood
820 Connecticut	c. 1880	National folk (gable-front)	Asbestos
822 Connecticut	pre-1873	National folk (gable-front)	Asbestos
825 Connecticut	c. 1912	National folk (pyramidal)	Wood
826 Connecticut	c. 1914	Bungalowoid	Wood
830 Connecticut	c. 1900	National folk (massed plan)	Asbestos
832 Connecticut	c. 1920	Bungalowoid	Wood
833 Connecticut	c. 1880; alt. c. 1900	National folk (gable-front)	Wood
837 Connecticut	c. 1900	National folk (gable-front)	Wood
839 Connecticut	c. 1900	National folk (gable-front)	Wood
843 Connecticut	pre-1873	Late Victorian	Wood
846 Connecticut	pre-1873	National folk (gable-front & w	Wood
847 Connecticut	pre-1873	National folk (hall-&-parlor)	Wood
847 Connecticut (9th Stre	c. 1893	National folk (gable-front & w	Wood
900 Connecticut	c. 1911	National folk (gable-front)	Wood
901 Connecticut	c. 1880; alt. post '27	National folk (gable-front)	Asbestos
905 Connecticut	pre-1873; alt. c. 1893	National folk (gable-front)	Asbestos
909 Connecticut	pre-1873; alt. c. 1900	National folk (gable-front & w	Asbestos
912 Connecticut	pre-1873	National folk (hall-&parlor)	Wood
913 Connecticut	pre-1866; see Item 1	National folk (gable-front)	Brick
916 Connecticut	pre-1873	National folk (gable-front)	Brick
919 Connecticut	pre-1873	National folk (gable-front & w	Asbestos
920 Connecticut	c. 1909	Bungalowoid	Wood
922 Connecticut	c. 1909	National folk (gable-front)	Wood
923 Connecticut	pre-1873		
924 Connecticut	c. 1900; see Item 14	Bungalow	Wood
925 Connecticut	pre-1873; alt. post '27	National folk (gable-front)	Metal
928 Connecticut	c. 1920	Bungalow	Wood
929 Connecticut	pre-1873	National folk (gable-front)	Asbestos
930 Connecticut	c. 1880	National folk (gable-front)	Wood
934 Connecticut	pre-1873	National folk (gable-front)	Wood
935 Connecticut	pre-1873	National folk (gable-front)	Asbestos
937 Connecticut	pre-1873	National folk (gable-front)	Asbestos
938 Connecticut	c. 1927; alt. post-1927	Bungalow	Metal
940 Connecticut	pre-1873	National folk (gable-front)	Wood
941 Connecticut	pre-1873	National folk (gable-front)	Asbestos
945 Connecticut	pre-1873	Italianate	Asbestos
946 Connecticut	c. 1880	Italianate	Asbestos

ADDRESS	CONST DATE	STYLE/FORM	MATERIALS
1000 Connecticut	c. 1880; alt. c. 1920		Synthetics
1001 Connecticut	1870; alt. c. 1900	National folk (gable-front & w)	Asbestos
1004 Connecticut	c. 1900	National folk (gable-front & w)	Asbestos
1008 Connecticut	c. 1887; alt. c. 1892	National folk (gable-front & w)	Metal
1009 Connecticut	c. 1908	National folk (gable-front)	Metal
1012 Connecticut	c. 1880; alt. c. 1892	National folk (gable-front & w)	Wood
1013 Connecticut	pre-1873	National folk (gable-front)	Asbestos
1016 Connecticut	c. 1888; alt. c. 1920	Late Victorian	Wood
1017 Connecticut	pre-1873		Wood
1019 Connecticut	c. 1892	National folk (gable-front)	Wood
1020 Connecticut	c. 1886; alt. c. '92, '20	National folk (gable-front & w)	Wood
1021 Connecticut	pre-1873; alt. c. 1908	National folk (pyramidal)	Asbestos
1022 Connecticut	c. 1900	National folk (pyramidal)	Wood
1025 Connecticut	1870	National folk (gable-front)	Stucco
1028 Connecticut	c. 1902	Queen Anne	Wood
1029 Connecticut	1870	National folk (gable-front & w)	Wood
1032 Connecticut	pre-1873; alt. c. 1900	National folk (gable-front & w)	wood
1033 Connecticut	pre-1873	Late Victorian	Wood
1036 Connecticut	c. 1865; alt. c. 1920	Queen Anne	Asbestos
1037 Connecticut	pre-1873; alt. c. 1900	National folk (gable-front)	Wood
1040 Connecticut	c. 1892	Queen Anne	Asbestos
1041 Connecticut	c. 1920	Craftsman bungalow	Asbestos
1045 Connecticut	c. 1886; alt. c. 1902	National folk (gable-front & w)	Wood
1100 Connecticut	c. 1920	Craftsman bungalow	Stucco
1103 Connecticut	c. 1900	Queen Anne	Wood
1104 Connecticut	pre-1873	National folk (gable-front & w)	Wood
1105 Connecticut	c. 1900	Queen Anne	Wood
1107 Connecticut	c. 1892	National folk (gable-front)	Wood
1108 Connecticut	c. 1900	Late Victorian	Wood
1109 Connecticut	c. 1892	National folk (gable-front)	Wood
1112 Connecticut	c. 1912	National folk (gable-front)	Wood
1113 Connecticut	c. 1880; alt. '92, '20	Late Victorian	Wood
1114 Connecticut	c. 1912	National folk (gable-front)	Wood
1117 Connecticut	pre-1873	National folk (hall-& parlor)	Stone
1120 Connecticut	c. 1880; see Item 14	National folk (hall-& parlor)	Asbestos
1123 Connecticut	pre-1873	National folk (I-house)	Wood
1124 Connecticut	pre-1873; alt. c. '00, '20	National folk (gable-front)	Asbestos
1128 Connecticut	c. 1880	National folk (gable-front)	Wood
1129 Connecticut	c. 1920	National folk (gable-front & w)	Wood
1132 Connecticut	c. 1892; alt. c. 1920	National folk (gable-front & w)	Wood
1135 Connecticut	pre-1873; alt. c. 1900	National folk (gable-front)	Metal
1136 Connecticut	c. 1908	Colonial Revival	Wood
1137 Connecticut	c. 1908	National folk (gable-front)	Wood
1141 Connecticut	pre-1873	National folk (gable-front)	Wood
1142 Connecticut	c. 1908; alt. c. 1920	National folk (gable-front & w)	Wood
1146 Connecticut	pre-1873	gable-front/temple front chur	Wood
1201 Connecticut	pre-1873	National folk (massed plan)	Asbestos
1204 Connecticut	pre-1873	National folk (gable-front & w)	Asbestos
1205 Connecticut	pre-1873	National folk (gable-front)	Asbestos
1208 Connecticut	pre-1873	National folk (gable-front & w)	Asbestos
1209 Connecticut	c. 1900	Bungalowoid	Wood
1212 Connecticut	pre-1873; alt. post-'27	National folk (gable-front)	Metal
1217 Connecticut	c. 1880	National folk (gable-front)	Stucco
1218 Connecticut	pre-1873	National folk (I-house)	Stucco
1221 Connecticut	c. 1900	Late Victorian	Wood
1222 Connecticut	pre-1873	National folk (gable-front)	Asbestos
1226 Connecticut	pre-1873	National folk	Asbestos
1227 Connecticut	pre-1873	National folk (gable-front)	Stone
1229 Connecticut	c. 1912	Bungalow	Stone
1230 Connecticut	c. 1900	Late Victorian	Wood

Connecticut 1000-1400 Blocks

ADDRESS	CONST DATE	STYLE/FORM	MATERIALS
1234 Connecticut	1903	Queen Anne	Wood
1235 Connecticut	c. 1900	National folk (gable-front & w	Asbestos
1236 Connecticut	pre-1873	National folk	Asbestos
1239 Connecticut	c. 1900	National folk (gable-front & w	Wood
1245 Connecticut	c. 1908		Brick
1248 Connecticut	c. 1910	Queen Anne	Wood
1300 Connecticut	c. 1900	National folk (gable-front)	Metal
1301 Connecticut	c. 1880		Wood
1304 Connecticut	pre-1873	National folk (gable-front)	Wood
1307 Connecticut	c. 1890	National folk (gable-front)	Wood
1308 Connecticut	c. 1910	National folk (gable-front)	Wood
1309 Connecticut	c. 1910	National folk (gable-front)	Concrete
1312 Connecticut	c. 1914	National folk (gable-front)	Asbestos
1313 Connecticut	c. 1880	National folk (gable-front & w	Wood
1315 Connecticut	c. 1890	National folk (gable-front & w	Wood
1316 Connecticut	c. 1900	Craftsman bungalow	Wood
1317 Connecticut	c. 1880	National folk	Metal
1320 Connecticut	c. 1880	National folk (pyramidal)	Concrete
1323 Connecticut	c. 1890	National folk (gable-front & w	Synthetics
1324 Connecticut	c. 1910; moved	Foursquare	Wood
1325 Connecticut	c. 1900	Queen Anne	Wood
1328 Connecticut	c. 1880	National folk (gable-front & w	Synthetics
1329 Connecticut	c. 1890	National folk (gable-front & w	Asbestos
1332 Connecticut	c. 1910	Colonial Revival	Wood
1333 Connecticut	c. 1880	National folk (gable-front & w	Wood
1336 Connecticut	c. 1930	National folk (gable-front & w	Wood
1342 Connecticut	c. 1924	National folk (gable-front)	Asbestos
1346 Connecticut	c. 1912	Bungalow	Synthetics
1400 Connecticut	c. 1880	National folk (1-house)	Wood
1406 Connecticut	c. 1900	Foursquare	Asbestos
1410 Connecticut	c. 1900; moved		Asbestos
1414 Connecticut	c. 1880	National folk (gable-front)	Metal
1416 Connecticut	c. 1880	National folk (1-house)	Asbestos
1428 Connecticut	pre-1873	National folk (gable-front & w	Wood

ADDRESS	CONST DATE	STYLE/FORM	MATERIALS
704 New York	1912, 1913; moved	National folk (gable-front/4sq)	Wood
714 New York	1870; alt. c. 1880	National folk (gable-front & w)	Wood
715 New York	1883; alt. c. 1920		Wood
722 New York	pre-1873	National folk (I-house)	Asbestos
723 New York	pre-1873	National folk (hall-&parlor)	Wood
724 New York	pre-1873	National folk (gable-front)	Brick
727 New York	; moved 1955	Bungalow	Wood
728 New York	c. 1910	National folk (gable-front)	Wood
732 New York	c. 1920	National folk (gable-front)	Wood
736 New York	c. 1882	National folk (hall-&parlor)	Wood
745 New York	c. 1910	National folk (gable-front & w)	Wood
800 New York		Colonial Revival	Wood
808 New York		National folk (I-house)	Asbestos
809 New York	c. 1900; alt. c. '20	National folk (hall-&parlor)	Synthetics
812 New York	pre-1873; alt. '00-'20	National folk (gable-front)	Asbestos
815 New York	c. 1908; alt. c. 1920	Bungalowoid	Metal
818 New York	c. 1935	Bungalow	Wood
820 New York	pre-1873; alt. c. '00-'20	National folk (gable-front)	Wood
821 New York	pre-1873	National folk (gable-front)	Wood
825 New York	c. 1880; alt. post-1927	National folk (gable-front)	Asbestos
830 New York	c. 1900	National folk (gable-front)	Wood
831 New York	pre-1873; alt. c. 1920	National folk (I-house)	Wood
832 New York	pre-1873; alt. c. 1920	National folk (gable-front & w)	Wood
835 New York	pre-1873; alt. c. 1920	Queen Anne	Brick
839 New York	c. 1892	National folk (gable-front & w)	Wood
842 New York	c. 1920	National folk (gable-front)	Asbestos
843 New York	c. 1892; alt. c. 1920	National folk (gable-front)	Wood
845 New York	c. 1920	National folk (pyramidal)	Asbestos
846 New York	c. 1920	Bungalow	Wood
900 New York	1910	Jacobethan Revival	Brick
901 New York	c. 1900; alt. post '27		Asbestos
909 New York	c. 1880	National folk (gable-front & w)	Asbestos
913 New York	pre-1873; alt. c. '00-'2		Wood
917 New York	pre-1873	National folk (gable-front)	Wood
921 New York	pre-1873; alt. post '2	National folk (gable-front & w)	Wood
925 New York	c. 1892; alt. c. 1920	National folk (I-house)	Metal
929 New York	c. 1892; alt. c. 1920	National folk (gable-front)	Wood
933 New York	c. 1880	National folk (gable-front)	Wood
936 New York	1934	Classical Revival	Brick
939 New York	pre-1873	National folk (I-house)	Wood
943 New York	pre-1873; alt. c. 1880	National folk (I-house)	Asbestos

ADDRESS	CONST DATE	STYLE/FORM	MATERIALS
1000 New York	1872	Gothic Revival	Stucco
1004 New York	c. 1892; alt. c. 1900	National folk (gable-front & wing)	Wood
1009 New York	c. 1920	National folk (I-house)	Synthetics
1012 New York	c. 1920	Late Victorian	Asbestos
1015 New York	c. 1920	Bungalow	Wood
1016 New York	1869	National folk (gable-front)	Stone
1022 New York	c. 1900; alt. c. 1920	National folk (hall-& parlor)	Asbestos
1024 New York	pre-1873	National folk (gable-front & wing)	Wood
1025 New York	pre-1873; alt. c. 1920	National folk (pyramidal)	Wood
1028 New York	c. 1900	National folk (gable-front)	Metal
1029 New York	pre-1873; alt. c. 1908	National folk (gable-front)	Brick
1032 New York	pre-1873	National folk (gable-front)	Wood
1036 New York	pre-1873; alt. c. 1908	National folk (gable-front & wing)	Wood
1039 New York	c. 1920	Bungalow	Asbestos
1045 New York	c. 1900	Queen Anne	Asbestos
1100 New York	pre-1873; alt. c. 1920	National folk (I-house)	Wood
1104 New York	pre-1865; alt. c. 1920	National folk (gable-front)	Wood
1105 New York	c. 1908; alt. c. 1920	National folk (massed plan)	Wood
1107 New York	c. 1908; alt. c. 1920	National folk (gable-front)	Wood
1108 New York	c. 1900; alt. c. '08, '27	National folk (pyramidal)	Synthetics
1109 New York	pre-1873; alt. c. 1890s	National folk (gable-front)	Asbestos
1112 New York	c. 1920	National folk (gable-front)	Asbestos
1117 New York	c. 1920	Craftsman bungalow	Stucco
1118 New York	c. 1908; alt. c. 1920	National folk (pyramidal)	Asbestos
1120 New York	c. 1890	National folk (gable-front & wing)	Asbestos
1124 New York	c. 1900	National folk (gable-front)	Wood
1128 New York	c. 1920	Craftsman bungalow	Wood
1131 New York	c. 1860s	National folk (gable-front & wing)	Stone
1132 New York	c. 1880		Wood
1133 New York	pre-1873; alt. c. '00, '20	Late Victorian	Wood
1136 New York	c. 1890	National folk (gable-front)	Wood
1138 New York	c. 1900	National folk (gable-front)	Wood
1141 New York	c. 1880; alt. c. 1908	National folk (gable-front)	Wood
1144 New York	c. 1930	National folk (massed plan)	Wood
1145 New York	c. 1900	Late Victorian	Wood
1146 New York	c. 1920	Bungalowoid	Synthetics
1201 New York	pre-1873	National folk (gable-front)	Brick
1204 New York	c. 1912	National folk (gable-front)	Wood
1205 New York	pre-1873	Queen Anne	Wood
1208 New York	c. 1864	National folk (gable-front & wing)	Asbestos
1212 New York	c. 1920	Craftsman bungalow	Wood
1215 New York	pre-1873	National folk (gable-front)	Asbestos
1218 New York	c. 1908	Bungalow	Wood
1219 New York	pre-1873	National folk (gable-front & wing)	Asbestos
1220 New York	c. 1900; alt. c. 1920	Queen Anne	Asbestos
1225 New York	c. 1880	National folk (gable-front & wing)	Wood
1229 New York	pre-1873; alt. post '27	National folk (I-house)	Asbestos
1230 New York	pre-1873	National folk (gable-front)	Wood
1235 New York	pre-1873	National folk (I-house)	Wood
1236 New York	c. 1910	Bungalowoid	Wood
1239 New York	c. 1900		Asbestos
1240 New York	c. 1910	National folk (I-house)	Asbestos
1245 New York	c. 1910	National folk (gable-front)	Wood
1300 New York	c. 1900	Late Victorian	Wood
1301 New York	c. 1925		Wood
1305 New York	c. 1900	National folk (gable-front & wing)	Wood
1309 New York	pre-1873	National folk (I-house)	Wood
1310 New York	c. 1916	National folk (gable-front)	Wood
1311 New York	c. 1890; alt. post-1927		Asbestos
1312 New York	c. 1900	National folk (gable-front)	Wood

New York 1000-1400 Blocks

ADDRESS	CONST DATE	STYLE/FORM	MATERIALS
1315 New York	c. 1920	Bungalow	Wood
1318 New York	c. 1914	Craftsman bungalow	Wood
1320 New York	c. 1914		Wood
1323 New York	c. 1900	National folk (gable-front)	Wood
1325 New York	c. 1880; alt. post-1927		Wood
1331 New York	c. 1900	National folk (gable-front)	Wood
1333 New York	c. 1910		Synthetics
1336 New York	c. 1920	Bungalow	Metal
1344 New York	c. 1926	Bungalow	Wood
1345 New York	c. 1900	National folk (gable-front & wing)	Wood
1346 New York	c. 1920	Bungalow	Asbestos
1401 New York	c. 1910	National folk (gable-front)	Wood
1402 New York	c. 1910	National folk (gable-front)	Wood
1405 New York	c. 1910	National folk (gable-front)	Wood
1406 New York	c. 1910	Bungalow	Wood
1409 New York	c. 1912	Craftsman bungalow	Wood
1410 New York	c. 1912	Bungalow	Wood
1414 New York	c. 1912	Bungalow	Wood
1415 New York	c. 1912	National folk (gable-front)	Wood
1420 New York	c. 1914	National folk (gable-front)	Asbestos
1422 New York	c. 1912	Craftsman bungalow	Wood
1423 New York	c. 1914	National folk (gable-front)	Stucco
1424 New York	c. 1912	Late Victorian	Wood
1425 New York	c. 1912	Craftsman	Stucco
6--? New York	c. 1920	Craftsman bungalow	Stucco

New Jersey 600-900 Blocks

ADDRESS	CONST DATE	STYLE/FORM	MATERIALS
715 New Jersey	c. 1946		Concrete
735 New Jersey	c. 1880	National folk	Brick
743 New Jersey	c. 1880		Stone
747 New Jersey	c. 1912	National folk (gable-front)	Wood
804 New Jersey	1948		Asbestos
810 New Jersey	c. 1890	National folk (gable-front)	Asbestos
811 New Jersey	1984	Modernistic	Metal
814 New Jersey	c. 1890	National folk (gable-front & w)	Wood
819 New Jersey	c. 1880	National folk (gable-front)	Stucco
820 New Jersey	pre-1873	National folk (gable-front)	Brick
821 New Jersey	c. 1900		Wood
910 New Jersey	pre-1873	National folk (hall-& parlor)	Asbestos
918 New Jersey	c. 1908	National folk (gable-front)	Asbestos
920 New Jersey	c. 1912	National folk (gable-front)	Asbestos
922 New Jersey	c. 1912	Bungalow	Wood
924 New Jersey	c. 1900	National folk (hall-& parlor)	Metal
928 New Jersey	c. 1900	National folk (gable-front & w)	Wood
940 New Jersey	c. 1900	National folk (gable-front)	Wood
942 New Jersey	pre-1873	National folk (gable-front)	Asbestos
946 New Jersey	c. 1920	Bungalow	Wood

ADDRESS	CONST DATE	STYLE/FORM	MATERIALS
1000 New Jersey	c. 1935		Wood
1005 New Jersey	c. 1908	National folk (hall-& parlor)	Asbestos
1009 New Jersey	pre-1873	National folk (I-house)	Metal
1014 New Jersey	c. 1880	National folk (gable-front)	Wood
1018 New Jersey	c. 1890	National folk (gable-front)	Wood
1019 New Jersey	c. 1960	National folk (massed plan)	Wood
1022 New Jersey	c. 1910	National folk (gable-front)	Wood
1023 New Jersey	pre-1873	National folk (gable-front & w)	Metal
1026 New Jersey	c. 1880	National folk (gable-front & w)	Wood
1030 New Jersey	c. 1910	National folk (gable-front)	Metal
1031 New Jersey	c. 1935	National folk (gable-front)	Wood
1033 New Jersey	c. 1880	National folk (gable-front & w)	Wood
1034 New Jersey	c. 1935		Wood
1036 New Jersey	c. 1908	National folk (gable-front & w)	Wood
1046 New Jersey	c. 1900	National folk (gable-front & w)	Asbestos
1100 New Jersey	c. 1900	Queen Anne	Wood
1104 New Jersey	pre-1873	National folk (gable-front & w)	Wood
1105 New Jersey	pre-1873	National folk (gable-front & w)	Synthetics
1108 New Jersey	c. 1910	National folk (gable-front & w)	Asbestos
1111 New Jersey	c. 1935	National folk (gable-front)	Wood
1112 New Jersey	1908	National folk (gable-front)	Brick
1113 New Jersey		National folk (gable-front)	Wood
1116 New Jersey		Bungalow	Wood
1119 New Jersey	c. 1920	National folk (gable-front & w)	Asbestos
1120 New Jersey	c. 1920	National folk (gable-front)	Wood
1124 New Jersey	pre-1873	Italianate	Brick
1125 New Jersey	c. 1890	National folk (I-house)	Asbestos
1130 New Jersey	pre-1873	National folk (gable-front)	Wood
1136 New Jersey	c. 1890	National folk (pyramidal)	Wood
1139 New Jersey	pre-1873	National folk (I-house)	Stone
1140 New Jersey	c. 1900	National folk (gable-front & w)	Wood
1141 New Jersey	c. 1890	National folk (gable-front & w)	Wood
1144 New Jersey	pre-1873	National folk	Wood
1145 New Jersey	pre-1873	National folk (gable-front)	Metal
1200 New Jersey	pre-1873	National folk (gable-front & w)	Wood
1201 New Jersey	c. 1890	National folk (gable-front)	Wood
1203 New Jersey	c. 1890	National folk (gable-front & w)	Wood
1205 New Jersey	c. 1908		Wood
1206 New Jersey	pre-1873	National folk (gable-front)	Wood
1208 New Jersey	c. 1910	Bungalowoid	Wood
1214 New Jersey	c. 1900	National folk (gable-front & w)	Wood
1215 New Jersey	c. 1910	Colonial Revival	Wood
1216 New Jersey	pre-1873	National folk (gable-front)	Metal
1219 New Jersey	c. 1890	National folk (gable-front & w)	Wood
1221 New Jersey	c. 1880	National folk (I-house)	Asbestos
1225 New Jersey	pre-1873		Wood
1229 New Jersey	pre-1873	National folk (hall-& parlor)	Wood
1230 New Jersey	c. 1900	National folk (hall-& parlor)	Wood
1233 New Jersey	c. 1890	National folk (gable-front)	Wood
1234 New Jersey	c. 1914	Bungalow	Wood
1239 New Jersey	c. 1926	National folk (gable-front)	Wood
1240 New Jersey	c. 1918		Wood
1241 New Jersey	c. 1880	National folk (gable-front)	Wood
1244 New Jersey	pre-1873	National folk (gable-front & w)	Wood
1300 New Jersey	c. 1910		Asbestos
1301 New Jersey	c. 1900	National folk (gable-front & w)	Asbestos
1305 New Jersey	c. 1900	National folk (gable-front & w)	Wood
1306 New Jersey	pre-1873		Wood
1308 New Jersey	c. 1918	Bungalowoid	Wood
1309 New Jersey	c. 1913	National folk (hall-& parlor)	Asbestos

New Jersey 1000-1400 Blocks

ADDRESS	CONST DATE	STYLE/FORM	MATERIALS
1315 New Jersey	c. 1910	National folk	Metal
1320 New Jersey	c. 1910	National folk (1-house)	Wood
1321 New Jersey	c. 1940	Bungalowoid	Wood
1327 New Jersey	c. 1920	Foursquare	Wood
1345 New Jersey	c. 1910	National folk (gable-front & w	Wood
1346 New Jersey	c. 1910	Queen Anne	Wood
1400 New Jersey	c. 1928		Asbestos
1401 New Jersey	c. 1924	Bungalow	Wood
1405 New Jersey	c. 1926	Bungalow	Wood
1409 New Jersey	c. 1928	Bungalow	Wood
1419 New Jersey	c. 1926	National folk (massed plan)	Asbestos
1429 New Jersey	c. 1929		Wood

Pennsylvania 600-900 Blocks

ADDRESS	CONST DATE	STYLE/FORM	MATERIALS
806 Pennsylvania	c. 1900		Stone
808 Pennsylvania	pre-1873		Brick
826 Pennsylvania	c. 1902		Brick
832 Pennsylvania	c. 1920		Brick
846 Pennsylvania	c. 1918		Brick
900 Pennsylvania	c. 1860s	National folk (gable-front)	Stone
901 Pennsylvania	pre-1873	National folk (gable-front)	Brick
904 Pennsylvania	c. 1880	Italianate	Wood
909 Pennsylvania	pre-1873	National folk (hall-&-parlor)	Brick
912 Pennsylvania	pre-1873	National folk (gable-front)	Wood
916 Pennsylvania	c. 1890	Bungalowoid	Wood
922 Pennsylvania	c. 1900		Asbestos
923 Pennsylvania	pre-1873	National folk (hall-&-parlor)	Asbestos
928 Pennsylvania	c. 1900	National folk (gable-front & w	Asbestos
936 Pennsylvania	c. 1880	Italianate	Asbestos
941 Pennsylvania	pre-1873	National folk (gable-front & w	Wood
942 Pennsylvania	pre-1873	National folk (gable-front)	Brick
946 Pennsylvania	pre-1873	National folk (gable-front & w	Wood

ADDRESS	CONST DATE	STYLE/FORM1	MATERIALS1
1002 Pennsylvania	c. 1890		Wood
1005 Pennsylvania	pre-1873	National folk (gable-front & wing)	Wood
1011 Pennsylvania	pre-1873	National folk (gable-front)	Brick
1012 Pennsylvania	c. 1870	National folk (gable-front & wing)	Wood
1015 Pennsylvania	c. 1900		Wood
1016 Pennsylvania	pre-1873	National folk (gable-front & wing)	Asbestos
1019 Pennsylvania	c. 1900	National folk (gable-front)	Wood
1020 Pennsylvania	pre-1873	National folk (gable-front & wing)	Asbestos
1023 Pennsylvania	c. 1956		Asbestos
1024 Pennsylvania	c. 1880	National folk (gable-front)	Wood
1027 Pennsylvania	c. 1900	National folk (gable-front)	Wood
1034 Pennsylvania	c. 1880	National folk (gable-front)	Wood
1038 Pennsylvania	c. 1914	Bungalow	Wood
1040 Pennsylvania	c. 1880	National folk (gable-front & wing)	Wood
1045 Pennsylvania	c. 1920		Stucco
1046 Pennsylvania	c. 1919	Bungalow	Wood
1100 Pennsylvania	c. 1957		Asbestos
1101 Pennsylvania	pre-1873	Queen Anne	Wood
1103 Pennsylvania	c. 1955	National folk (massed plan)	Synthetics
1104 Pennsylvania	pre-1873	National folk (hall-&-parlor)	Asbestos
1108 Pennsylvania	c. 1880	National folk (gable-front & wing)	Wood
1109 Pennsylvania	pre-1873	National folk (gable-front)	Wood
1113 Pennsylvania	pre-1873	National folk (gable-front & wing)	Brick
1117 Pennsylvania	c. 1920	Foursquare	Wood
1118 Pennsylvania	c. 1935	National folk (pyramidal)	Wood
1120 Pennsylvania	c. 1910	National folk (gable-front & wing)	Asbestos
1121 Pennsylvania	pre-1873	National folk (gable-front & wing)	Wood
1126 Pennsylvania	pre-1873	National folk (pyramidal)	Asbestos
1128 Pennsylvania	c. 1900	National folk (gable-front & wing)	Wood
1132 Pennsylvania	c. 1880	National folk (gable-front & wing)	Wood
1133 Pennsylvania	pre-1873	National folk (gable-front & wing)	Asbestos
1136 Pennsylvania	c. 1880	National folk (gable-front)	Wood
1137 Pennsylvania	c. 1890	National folk (gable-front)	Wood
1140 Pennsylvania	c. 1914	Foursquare	Wood
1144 Pennsylvania	pre-1873	National folk (I-house)	Wood
1145 Pennsylvania	c. 1900		Wood
1200 Pennsylvania	c. 1932	National folk (massed plan)	Asbestos
1201 Pennsylvania	c. 1912	Bungalow	Wood
1205 Pennsylvania	c. 1890	National folk (gable-front)	Wood
1206 Pennsylvania	c. 1900	National folk (gable-front & wing)	Wood
1208 Pennsylvania	c. 1900	National folk (gable-front & wing)	Wood
1209 Pennsylvania	c. 1910	National folk (gable-front & wing)	Wood
1212 Pennsylvania	c. 1910	National folk (pyramidal)	Wood
1217 Pennsylvania	c. 1910	Late Victorian	Wood
1220 Pennsylvania	c. 1910	National folk (gable-front)	Wood
1221 Pennsylvania	c. 1912	National folk (gable-front)	Wood
1225 Pennsylvania	c. 1935		Wood
1228 Pennsylvania	pre-1873	National folk (hall-&-parlor)	Wood
1229 Pennsylvania	c. 1889	National folk (gable-front & wing)	Wood
1231 Pennsylvania	c. 1910	National folk (gable-front & wing)	Wood
1233 Pennsylvania	c. 1910		Wood
1241 Pennsylvania	c. 1900	National folk (pyramidal)	Metal
1245 Pennsylvania	c. 1900	National folk (gable-front)	Wood
1301 Pennsylvania	pre-1873	National folk (hall-&-parlor)	Wood
1304 Pennsylvania	c. 1910	Bungalow	Wood
1305 Pennsylvania	c. 1920		Brick
1309 Pennsylvania	c. 1900	Bungalow	Wood
1318 Pennsylvania	c. 1900	National folk (gable-front & wing)	Wood
1319 Pennsylvania	c. 1910		Wood
1320 Pennsylvania	c. 1955	National folk (massed plan)	Asbestos

Pennsylvania 1000-1400 Blocks

ADDRESS	CONST DATE	STYLE/FORM	MATERIALS
1321 Pennsylvania	c. 1920	Bungalow	Wood
1324 Pennsylvania	c. 1890	National folk (gable-front & wing)	Asbestos
1325 Pennsylvania	c. 1910	Colonial Revival	Asbestos
1334 Pennsylvania	c. 1910	National folk (gable-front & wing)	Wood
1335 Pennsylvania	1960	National folk (gable-front)	Wood
1336 Pennsylvania	c. 1890	National folk (gable-front)	Asbestos
1339 Pennsylvania	c. 1880	National folk (gable-front & wing)	Wood
1341 Pennsylvania	c. 1890	National folk (gable-front)	Wood
1345 Pennsylvania	c. 1900	National folk (hall-&-parlor)	Wood
1346 Pennsylvania	c. 1910		Wood
1409 Pennsylvania	1955	Ranch	Wood
1416 Pennsylvania	c. 1916	Bungalow	Brick
1417 Pennsylvania	c. 1945	National folk (massed plan)	Concrete
1428 Pennsylvania	c. 1920	Craftsman bungalow	Stone

Delaware 600-900 Blocks

ADDRESS	CONST DATE	STYLE/FORM	MATERIALS
901 Delaware (north)	c. 1926		Metal
917 Delaware	pre-1873	Italianate	Stucco
923 Delaware	c. 1900	Bungalow	Wood
925 Delaware	pre-1873	National folk (hall-&-parlor)	Asbestos
927 Delaware	pre-1873	National folk (hall-&-parlor)	Wood
933 Delaware	pre-1873	National folk (hall-&-parlor)	Stucco
945 Delaware	c. 1900	Late Victorian	Wood
947 Delaware	pre-1873	National folk (gable-front & w)	Wood

Delaware 1000-1400 Blocks

ADDRESS	CONST DATE	STYLE/FORM	MATERIALS
1000 Delaware (Park)	1947; c. 1950s		Concrete
1001 Delaware	c. 1910	National folk	Wood
1005 Delaware	c. 1900	National folk (gable-front & w)	Wood
1015 Delaware	c. 1880	National folk (hall-&-parlor)	Asbestos
1017 Delaware	c. 1914	National folk (gable-front)	Metal
1019 Delaware	c. 1912	National folk (gable-front)	Wood
1029 Delaware	pre-1873	National folk (gable-front)	Wood
1041 Delaware	c. 1929	National folk (gable-front)	Wood
1043 Delaware	pre-1873	National folk (gable-front)	Wood
1109 Delaware	c. 1920		Wood
1117 Delaware	pre-1873	National folk (pyramidal)	Wood
1119 Delaware	c. 1927	Bungalow	Metal
1129 Delaware	pre-1873	National folk (gable-front)	Asbestos
1131 Delaware	c. 1920	National folk (gable-front)	Wood
1137 Delaware	c. 1960	National folk (gable-front)	Concrete
1145 Delaware	pre-1873	National folk (pyramidal)	Asbestos
1205 Delaware	c. 1890	National folk (pyramidal)	Wood
1215 Delaware	c. 1900	National folk (pyramidal)	Synthetics
1217 Delaware	c. 1900	National folk (gable-front & w)	Wood
1223 Delaware	c. 1912	National folk (gable-front & w)	Wood
1225 Delaware	c. 1900	National folk (gable-front & w)	Wood
1231 Delaware	c. 1895	National folk (gable-front & w)	Wood

RECOMMENDATIONS

RECOMMENDATIONS

The inventory of historic resources is but the first step in the historic preservation planning process for any community. This planning process is typically five steps, which are:

- *Identification*
- *Evaluation*
- *Designation*
- *Protection*
- *Rehabilitation/Restoration*

Identification involves the collection of historical and physical data on the buildings in question. In the case of this project, the inventory was conducted at a *reconnaissance* level. Although the main function of reconnaissance level survey is to identify those resources for which more documentation should be compiled, at the present time the Kansas State Historic Preservation Office is not funding intensive level survey. In the event that opportunities for conducting intensive level survey become available, recommendations for this are presented.

Evaluation should occur at all levels of survey. While a thorough evaluation of National Register eligibility is not possible with reconnaissance level survey, at the minimum an evaluation should identify the level of architectural integrity, a key issue in determining eligibility for designation. The chapters on “Historical Summary” and “Physical Description” provide a partial evaluation of the historic resources in East Lawrence. The recommendations which follow for future identification and designation complete the survey evaluation process. The associated reports which present draft design guidelines represent the *protection* phase of preservation planning. Finally, the responsibility for the implementation of the *rehabilitation/restoration* phase lies with the citizens and the City of Lawrence.

Identification

The goal of *comprehensive* survey (Kansas’ term for *intensive* survey) “is to document all historic buildings, structures, sites, objects and potential districts in sufficient detail to permit their evaluation and registration in the National Register of Historic Places.”¹⁶ This involves the close inspection of every property, and in the case of historic districts, gathering information on non-historic properties. During the reconnaissance level survey, the Lawrence Historic Review Commission decided that information was to be gathered

¹⁶Kansas Historic Preservation Office, “Historic Resources Inventory Survey Manual,” “Topeka, KS: Kansas State Historical Society), p.7.

on only potentially contributing buildings (i.e., those at least 50 years old or older). For any evaluation to be complete, it will be necessary to gather at least minimal information on non-historic (non-contributing) buildings. It is recommended that the next step in the *identification* phase in East Lawrence is the complete of reconnaissance inventory forms for all buildings which were not surveyed for this project. This entails gathering information primarily on non-historic buildings, for which building permits should exist at City Hall. Additionally, there are a few historic buildings on the southeastern edge of the district along Delaware which were not covered.

Comprehensive level survey would be beneficial to many of the buildings covered in the reconnaissance level as well. While a preliminary evaluation of a building's integrity from the historic period can be made after a reconnaissance survey, very little historical data is gathered. For a neighborhood like East Lawrence which is significant for historical associations as well as architectural, this lack of historic documentation could prove to be detrimental in a National Register nomination process. Particularly since the East Lawrence neighborhood consists of simple vernacular residences, many of which have had some form of alterations, it is especially critical to make a convincing argument for the historic significance of any potential district.

There are two options which should be considered for comprehensive survey. First, a comprehensive survey could be conducted prior to any National, state, or even local designation process. By having the documentation and evaluation completed *prior* to initiating the designation process, the designating agency will establish a legal justification for any designation, and will more likely survive any legal challenge that may arise from a designation case. With any survey at all, it appears that the City or a commission is designating district or landmarks out of personal preference. With a reconnaissance level survey, the City has made a good-faith effort to evaluate its historic resources. With a properly conducted comprehensive level survey, a thorough evaluation of significance will have been conducted.

A second option is to conduct the equivalent of a comprehensive level survey as the first step of a designation process. If, for example, it is an accepted reality that only a small portion of an area such as East Lawrence is interested in designation, it would not be cost effective to conduct a comprehensive level survey for *all* potentially eligible properties only to find out that the majority of property owners are against designation. In this instance, only those areas which have a high degree of acceptance from property owners should be considered for joint *comprehensive survey/designation*. Indeed, several blocks and buildings in East Lawrence have already been the subject of intensive survey, and have enough background information for initiating the designation process. For this option, the proposed National Register district boundaries shown in Figure 26 also serve as proposed boundaries for future comprehensive level of survey. Priorities for these surveys should be established with local residents, as owner approval is necessary for National Register designation.

Designation

There are three types of historic designation available for resources in Lawrence--local landmark designation, state designation, or listing in the National Register of Historic Places. Presently, there are no landmarks or districts within the project boundaries listed on any register.¹⁷ One duty of the Lawrence Historic Review Commission (HRC) is to recommend properties for proposed designations as a historic landmark or historic district. The HRC has been successful in the past in designating several local landmarks and districts, and recently in acquiring federal grants to pursue additional inventory of historic neighborhoods. Using information gathered from survey reports, both past, present, future, the commission should consider establishing a nominating committee in order to pursue their role in designation. By reviewing the goals of the citizens, city staff, and the commission, assessing the potential threats to the historic resources, and by analyzing the political realities in Lawrence, the nominating committee should develop a list of proposed historic districts and landmarks, whether at local, state, or national levels, and assign priorities to this list. This nominating committee could also make recommendations for the city to pursue federal grant money available for National Register nominations.

National Register of Historic Places

One objective of all historic resources survey in Lawrence is to evaluate the potential for listing historic resources on the National Register of Historic Places. Intended primarily as an honorific designation, being listed in the National Register, as well as the Kansas register, brings a minimal level of protection from federal and state funded projects. Listing in the National Register has the additional benefit of making property eligible. Thus, in addition to the honorific and educational benefits, federal historic designation is often the catalyst for beginning or continuing preservation efforts within the community.

In any level of designation, a building which is of itself worthy of preservation may be *individually* designated. Additionally, an area containing several buildings which collectively are worthy of preservation may be designated as a *district*. A historic district may contain within its boundaries buildings which are also individually eligible for listing. Usually, though, a district contains resources which may not be individually eligible when viewed singly, but which are significant when viewed as a group. In these cases, such as residential neighborhoods, the landscape setting is important to consider as well.

¹⁷Some properties located on the edges of the East Lawrence neighborhood, such as the Douglas County Courthouse and the Samuel Riggs house at 1501 Pennsylvania affect the district through the environs review process.

It is clear, even from a reconnaissance level survey, that East Lawrence has significant historic associations. Indeed, the story of the city's development would be incomplete without including the residences of the citizens responsible for much of the growth and prosperity of Lawrence. While the historic associations may be clear, it will be necessary in a National Register nomination to further develop the area of ethnic heritage.

While there are many buildings in East Lawrence which could be individually considered for listing in the National Register, a reconnaissance survey would not gather the level of information required for making such recommendations. Other studies of a portion of East Lawrence have made such recommendations. From his study of Rhode Island Street, Dale Nimz has recommended that the following five residences are worthy of individual listing to the National Register.

- McAllaster House (c. 1861), a two-room, town-house-style house
- Fischer House (1870), 702 Rhode Island Street, a two-room and side-hall house with a simplified Greek Revival facade
- Deichmann House (1867), 812 Rhode Island Street, an I-house
- Wyler House (1871), 728 Rhode Island Street, an upright and wing, T-plan cottage
- Urbansky/Freschmann House (1867, 1870), 808 Rhode Island Street, a three-room plan resembling a town house

Additional individually eligible properties would include key social, educational, and religious buildings which served as focal points for the East Lawrence neighborhood, such as the New York School, St. Luke A.M.E. Church, and Turnhalle.

For residential properties, the vast majority would not be eligible for individual consideration, but could be contributing resources within a historic district. Historic districts are also a more cost-effective manner of listing a greater number of buildings, even if individually eligible buildings lie within its boundaries. The single most cost-effective approach to National Register nomination, and the recommended approach for Lawrence, is to prepare a Multiple Property Nomination Form which outlines the historic and architectural development of the city as a whole. This "cover document" could then be modified for each area of Lawrence as accompanying nominations were considered. For East Lawrence, this would entail presenting the significance of the area based on its ethnic heritage. Any property types developed which would cover East Lawrence would not only present the typical vernacular styles/forms present in the district, but would make definitive arguments for the level of integrity necessary for registration requirements for contributing buildings.

For buildings to be considered as "contributing" to a historic district, they must minimally retain *integrity* in at least one of seven defined areas. Preferably, any building contributing to a historic district would retain integrity in four areas of integrity. While the vast majority of buildings in East Lawrence are historic, many unfortunately no longer retain their historic appearance or integrity. The National Register recognizes that change over time is inevitable, and is indeed becomes historic itself after a period, but too many

alterations to a building often result in a structure which gives every appearance from the street as being modern. The key to listing in East Lawrence will be the level of integrity required for contributing buildings. Upon completion of this project, city staff, commission members, and staff at the Kansas State Historical Society should engage in discussions on this topic, particularly as it relates to East Lawrence. The Historical Society has typically taken a conservative view towards listing in the National Register, preferring to set high standards for integrity as well as the acceptable percentage of non-contributing buildings. While this maintains a high level of acceptance from the federal government, it also has the potential to deny some property owners of real benefits of federal designation. At the present, income-producing properties on the National Register are eligible for the previously mentioned rehabilitation tax credits. Approved in committee in Congress are rehabilitation tax credits for *private residential* property owners as well. Should this measure pass, all properties which have the potential to be listed will deserve careful evaluation.

A cursory review of the historic buildings inventoried in East Lawrence reveals that changes to structures were the "norm." Thus, an argument could be made that "typical" changes are a reflection of the socio-economic conditions in East Lawrence, and have some historic significance. Once again, the Multiple Property format will help to define an acceptable level of change in order for buildings to be considered either individually eligible, or eligible as contributing buildings to a district. In the discussion of property types, the "registration requirement" section should make a convincing argument that certain alterations are not only acceptable, but are typical for specific vernacular housing types. For example, hall & parlor and shotgun houses are virtually unlivable by present day standards due to their extremely small size. Additions are very typical. The registration requirements in a multiple property National Register nomination should be specific as to the size, location, and shape of acceptable additions to these buildings.

Siding and porch alterations are other key areas of consideration. Porch information was unfortunately not gathered in the reconnaissance survey, but the siding data indicates that this will pose problems. Typically, non-original siding has been sufficient cause to deny properties consideration for the National Register in Kansas. However, the National Register *does* allow buildings with non-original siding to be listed as contributing buildings within a district. If the siding mimics the original in width and placement, the building may be contributing as its appearance from the street is the same as from the historic period. Additionally, some siding changes have become historic with the passage of time. Asbestos siding has been available in this country since nearly the turn of the century. Although it virtually never mimics the appearance of the original siding, it is now considered a historic material change. Several districts have been listed with asbestos covered buildings as contributing. A district significant for African American associations was recently listed with virtually every building having some type of non-original siding. While restoration/rehabilitation plans should recognize that non-original siding is *not* desirable or recommended, it should not necessarily preclude listing in the

National Register. However, when coupled with numerous other alterations, non-original siding may indeed be an integrity issue.

Even assuming a more liberal approach towards the integrity issue in designation is adopted by the Kansas Historic Preservation Office, the political realities in East Lawrence indicate that one large encompassing historic district would not be feasible. National Register designation in Kansas, unlike other states, does carry some protection measures which property owners might view as restrictive. As listing in the National Register requires owner consent (in the case of a district, a majority of owners' consent is required), it would be futile to attempt designation of a large district without residents' approval. Therefore, it is recommended that smaller districts be designated. The map in Figure 26 shows potential National Register district boundaries, based upon existing architectural integrity and significance. The boundaries could be expanded or reduced depending upon the priorities of property owners or upon historical data not available through the reconnaissance survey. However, completely arbitrary boundaries based solely on the desires of property owners are not recommended.

The Multiple Property Nomination Form recommended above is conducive to nominating smaller, more intact districts as well. With the overall architectural and historical significance of East Lawrence outlined in such a document, the individual districts can be listed when the majority of property owners are interested. It is recommended that an information meeting about the National Register and the ramifications of listing be set up with city and state staff as well as neighborhood residents. Prior to the meeting, staff of the Kansas Historic Preservation Office should visit the neighborhood in person in order to better assess the historic sense of time and place which is evident in the East Lawrence neighborhood.

Kansas Register of Historic Places

All Kansas properties listed in the National Register of Historic Places are listed in the Kansas Register. Additionally, some properties which do not retain enough integrity to be listed in the National Register are listed in the Kansas Register. While listing in the Kansas Register does not make property owners eligible for the 20% Investment Tax Credits (ITC) for approved rehabilitation, they are eligible to receive the 80/20 matching grant funds from the Kansas Heritage Trust Fund for selected stabilization and/or rehabilitation projects. However, as with the National Register, listing on the state register carries protection measures which affect alterations to historic buildings and their environs.

Since it does not make property owners eligible for the rehabilitation tax credits, it is not recommended that state designation be pursued in East Lawrence until after the Kansas Historic Preservation Program has considered the recommendations for National Register listing for the neighborhood.

(Insert Figure 26. Potential historic district boundaries for the National Register)

Lawrence Historic District Overlay/Conservation District Zoning

A local commission also has the power to designate buildings or districts which it considers locally significant in architecture or history. At the minimum, any resource which is recommended for federal designation is certainly worthy of local recognition. However, the Lawrence Historic Review commission has the option of considering additional buildings or expanding the boundaries of National Register districts. This can occur when the buildings have a strong local historical significance, but may lack the architectural integrity necessary for federal or state designation.¹⁸ Since local designation carries with it the protection of local review over proposed changes, it sometimes happens that many buildings within a designated local historic district will undergo sympathetic rehabilitation, such as the removal of false siding or the replacement of missing features. The end result may be a district later eligible for the National Register. Considering the larger goal of preservation planning, the city may thus be justified in designating larger historic districts for the local register.

Several cities have adopted "conservation zones" as part of their zoning ordinance, which take into account goals of preserving an entire neighborhood, not just those buildings which are considered "historic" by National Register or even local standards. Usually the buildings which cannot be listed as historic **do** receive some consideration in a conservation district zone, as do proposals for new construction.

Thus it is possible for local historic districts or conservation district zones to include a greater number of "non-contributing" resources within their boundaries than National Register districts, as well as include buffer zones on the edges of historic districts. For East Lawrence, it is recommended that a single local historic district or conservation district zone be established, as pictured in Figure 27. This will more closely align with the planning district established by the City of Lawrence, and will be useful should the East Lawrence design guidelines be adopted. Should Lawrence pursue local historic designation, the commission would review all alterations, demolitions, and new construction within the proposed boundaries. In a conservation district zone, only those changes cited in the ordinance would be subject to review. The level of review (i.e., just a staff review or review by a commission) would again be cited in the ordinance which establishes the conservation district.

¹⁸At the minimum, any resource which is recommended for federal designation is certainly worthy of local recognition.

(Insert figure 27. Recommended Local Historic District Overlay/Conservation District Zone)



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