Oread Neighborhood North of University of Kansas Memorial Stadium Historic Resources Survey

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920 Massachusetts Street
Lawrence, Kansas 66044
September 2010

This study was completed in part with a Historic Preservation Fund (HPF) grant from the Kansas State Historical Society.

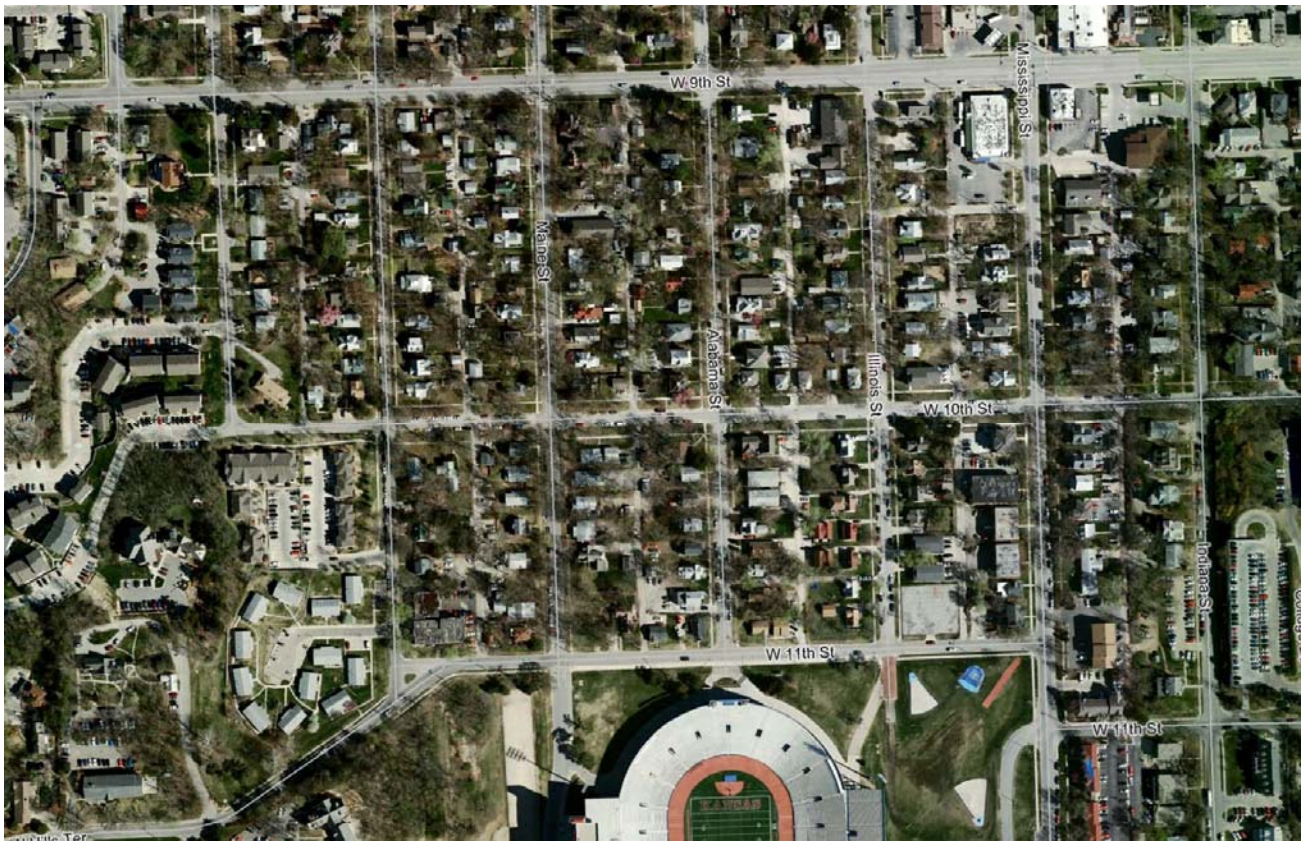


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OREAD NEIGHBORHOOD NORTH OF KU STADIUM SURVEY

SUMMARY REPORT

September 2010

INTRODUCTION

PURPOSE

A historic preservation survey is the process of identifying and gathering data on a community's historic resources such as buildings, sites, structures, and objects. It consists of two basic components – the field survey and a project report describing the process, the inventories, and the results of the survey.

By producing an inventory of historic resources, surveys provide a valuable community service. Information discovered often provides additional insight into the community's history and the results can be incorporated into the city's historic preservation plan. Ultimately, the preservation of these historic resources can mean savings in energy, time, money, and raw materials.

METHODOLOGY

The City of Lawrence/Douglas County Planning Department initiated the survey with assistance from the Kansas Historic Preservation Office (KHPO). Conclusions will aid in identifying historic resources as outlined in Lawrence's proposed Horizon 2020 Comprehensive Preservation Plan. Primary funding was provided by a Historic Preservation Fund Grant, administered by KHPO. Lynne Braddock Zollner, Lawrence's Historic Resources Administrator, supervised the project.

Stan Hernly and Shelli Ulmer of Hernly Associates, Inc. conducted the survey. Primary field research and photography occurred April 7-9, 2010. Additional site visits were made throughout May-August 2010. A *Kansas Historic Resources Inventory Reconnaissance Form* was completed for each property July-August 2010, and the project report was completed September 2010.

A public meeting for anyone interested in learning more about the project was held on July 10, 2010 at the South Park Community Center, notices were mailed to all survey area property owners and approximately 15 people attended. The walk-in format of the meeting let attendees arrive anytime during the two hour timeframe to pick up handouts, review photos and maps, and discuss the project with the consultants or the Historic Resources Administrator.

Research included reference to the consultant's past work and new research specific to the survey area. Sources included Sanborn Insurance Company maps, city directories, various maps, and other sources listed in the bibliography. Sources were located at Watkins Community Museum, Lawrence Public Library, and Spencer Research Library at the University of Kansas. Refer to the Bibliography at the end of this report for a complete list of sources.

HISTORICAL SUMMARY

SURVEY AREA

The survey area consists of approximately 12 blocks bounded by Indiana Street on the east, Emery Road on the west, 9th Street on the north, and 11th Street on the south. A total of 223 historic resources survey forms were entered into the interactive online database maintained by the Kansas SHPO. Some properties with similar multiple buildings on a single lot were entered on one survey form and some properties with dissimilar multiple buildings on a single lot were entered on separate forms.

DEVELOPMENT

Lawrence, founded in 1854 with its platted town site rather ambitious in the size, was expanded even more by 1887 with large areas added to the town as platted subdivisions. Because of this, a pattern of slow, delayed, and scatted development over several decades was common. This resulted in a diverse array of construction dates and architectural styles mixed together throughout many of the older neighborhoods.

Development within the survey area fits this pattern of slow development. The survey area is comprised of lots primarily within three subdivisions, Lanes Second Addition (1865), Christian's Subdivision (1871), and Sinclair's Subdivision (1883). A fourth subdivision, Quivera Place (1909) is a replat of a portion of Sinclair's Subdivision, so by 1883 nearly all of the land encompassing the survey area was surveyed, platted, and included within the city limits.

A photo taken by Walter Bretherton in 1890 looking northwest from 11th and Louisiana Streets shows most of the area developing slowly, with a compact grouping of residences along 9th Street at the northeast portion of the survey area, and mostly scattered houses, open lots, and pasture over the rest of the area (see photo in appendix). The real transformation from open land to tree lined residential streets occurred during a brief thirty year timeframe, 1895 to 1925, over the majority of the area. 51% of the existing building stock dates from that era, while 11% is earlier and 38% is more recent.

STREET TYPES

The City of Lawrence categorizes its streets according to usage intent and traffic volume. The categories from most to least intense use are: Freeway, Principal Arterial, Minor Arterial, Collector, and Local. In the survey area 9th Street is a minor arterial, Mississippi, Maine, and 11th Streets are collectors, and all others are local streets. Mississippi Street serves as a gateway thoroughfare from 9th Street to the University of Kansas campus.

Historically, the effects of available transportation and technology are evident in the development of the buildings and uses in the survey area. This is particularly true with the construction of the Lawrence Light and Railway Company electric streetcar line in 1909 with a loop from the Massachusetts Street business district along Mississippi Street and across the University of Kansas Campus.

PROPERTY TYPES

The survey area has a mix of uses with commercial on the two block area on 9th Street between Indiana and Illinois Streets. The primary use however is residential and the scale, massing, setback, and materials of these buildings define the fundamental architectural character of the

survey area. The residential uses range in scale from small single dwellings to large multi unit apartment complexes.

HISTORIC PROPERTY LISTINGS

Currently there are no properties in the survey area listed either individually or as part of a district on the National, State, or Local register of historic places. The survey team identified six properties potentially eligible to be individually listed including:

- 1043 Indiana Street, W.C. Hoad Residence, 1908
- 900 Mississippi Street, Klock's Windmill Grocery, ca. 1915
- 901 Mississippi Street, The Pladium (bowling alley),1947
- 1111 10th Street, Blue Spruce Farm (C.H. Hoyt Residence), ca. 1885
- 907 Arkansas Street, Lane Place School, ca. 1873
- 905 Michigan Street, Olof Larson Residence, 1872

The survey team also identified 129 properties potentially eligible to be listed as contributing to a historic district or districts. In some cases potential eligibility is dependent on restoration of original exterior siding materials.

(The eligibility of properties for listing is provided as an opinion of the survey team, SHPO staff always conducts the official determination of eligibility for National Register properties or districts.)

Currently the northwest corner and the eastern edge of the survey area are within the environs of listed historic properties. Any proposed redevelopment or exterior work on these properties is subject to review by Lawrence's Historic Resources Commission. This provides only minimal preservation protection for properties in the area, because the review is limited to the impact of the work on the listed property, not the property being worked on. A demolition permit has been submitted for 1043 Indiana Street (W.C. Hoad Residence), which has been determined by the Kansas State Historical Society to be eligible for listing on the National Register, yet its historic significance will be irrelevant in the Historic Resource Commissions review of the demolition application in October of 2010.

For true preservation protection of eligible properties within the survey area it is important that the owners pursue historic listing. Without listing, the environs of historic properties are likely to disappear as redevelopment continues.

CONDITION AND REDEVELOPMENT

Most of the structures in the area are generally in good condition, yet many face redevelopment pressures. 20% of the properties in the survey area have been developed or redeveloped over the past 30 years, and many others are currently being considered by private developers for additional redevelopment. Much of the redevelopment has occurred around the periphery of the area, as well as several individual lots scattered within the area (see map in appendix).

Redevelopment of the area will continue and questions regarding that include:

- Is the original existing building fabric historically significant?
- Is the original existing building fabric worthy of preservation?

- Is there community consensus regarding the historic significance and preservation worthiness of the area?
- Is there community consensus regarding the method, type, scale, and character of redevelopment in the area?

Without answers to these questions redevelopment will continue to create controversy between developers and preservationists in a project-by-project manner, making referees out of the City's Historic Resources Commissioners and City Commissioners in ongoing battles with ill-defined decision making criteria. A more coherent approach that defines the community's interest regarding balance between preservation and development could help alleviate controversy, and create a stronger neighborhood which simultaneously supports redevelopment and preservation.

REDEVELOPMENT PRESSURES

Regarding redevelopment pressures, there are three factors which, considered in combination, may encourage and increase retention of historic building fabric. These are:

- **Open Area:** The physical "elephant in the neighborhood" is the University of Kansas' Memorial Stadium. On six or seven weekends each fall, nearly 55,000 people attempt to park as close to the stadium as possible, and this area directly north of the stadium is ideal. Many residents remove their own personal vehicles, and some in apartment complexes are required by rental agreement to remove their personal vehicles, so that parking spaces can be rented to game attendees. Some spaces are on improved parking surfaces and some are just on open areas in the yards. This phenomenon may actually reduce pressure for redevelopment to increase housing density in the area, since more density with larger building footprints reduces the number of potential parking spaces. New developments, which incorporate lower level underground garages, may capitalize on both density and parking.

- **Rental Properties:** The second "elephant in the neighborhood" is the presence of de facto student housing. Only 20% of the properties in the survey area are owner occupied, and because of the size of many of the multi dwelling properties and the quantity of tenants in those properties, the number of survey-area-residents who are also survey-area-property-owners is certainly less than 5%.

- **Historic Preservation Tax Credits:** 63% of the buildings may qualify for historic register listing (individually or as part of a district), with some dependent on recovery and restoration of original siding materials. Income producing properties (i.e. rental apartments) are eligible to earn income tax credits (Kansas 25%, and Federal 20%) for qualified restoration and rehabilitation work. This potential savings of nearly 45% of the cost of rehabilitation projects would likely encourage restoration instead of demolition and new construction.

REHABILITATION VS. REDEVELOPMENT

Given that many of the properties in the survey area may be eligible to be listed individually or as part of a historic district, it is appropriate to view the area in a similar manner to a historic property. The Secretary of the Interior's Standards for the Treatment of Historic Properties establish four treatment approaches, *Preservation, Rehabilitation, Restoration*, and *Reconstruction*. The second treatment, Rehabilitation, emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the

property is more deteriorated prior to work. This would seem to be a similar standpoint from which to view the survey area.

Recognizing that redevelopment in the survey area should be approached as rehabilitation, rather than as a blank slate on empty lots, is a key step in protecting the historic fabric that is worthy of preservation. Development of currently empty lots or redevelopment of marginal non-historic properties can have a positive or negative impact on the integrity of the existing historic fabric, depending on the type and character of development. Encouraging or requiring new development to be compatible with the character of existing development would be one way to protect historic integrity.

Due to these factors it may be possible to create a historic district and a set of design guidelines for the area that would:

- encourage preservation of the historic fabric
- promote retention of existing open/undeveloped space
- provide financial incentive (preservation tax credits) for rehabilitation of historic properties (state and federal credits for rental properties, state credits for owner occupied properties)
- ensure infill development compatible with existing historic properties

ZONING

Zoning within the survey area is governed by the City of Lawrence's Land Development Code, and any potential redevelopment would be required to meet these regulations. The zoning is a mix of CS (commercial) along the south side of 9th Street between Illinois Street and Indiana Street, RM12 (residential multi dwelling, 12 units per acre) at the northwest corner, RM12D for the bulk of area in the middle, and RM32 (32 units per acre) for the eastern and southwest portions. In the RM12/RM12D district, two dwelling units per original 50'x117' lot are permissible, and in the RM32 district, four dwelling units per 50'x117' lot are permissible. In addition, the RM12D district limits development to one building per lot and two units per building; eliminating the possibility of multiple property assemblage into large multi dwelling residential developments.

While the zoning of each lot limits the maximum density, the actual in-place density is also affected by:

- Parking requirements: One parking space is required for each bedroom in a residential development
- Construction/maintenance costs: Developments with more units and fewer bedrooms per unit are more expensive to build and to maintain because of the increased number of Kitchens, Bathrooms, and mechanical systems.
- Developer/Owner preference
- Income from football parking
- Value in existing buildings: The fact that the existing buildings have financial value means, for rental properties, as long as they provide a reasonable return on investment there is more incentive to keep the existing buildings (maintaining the existing density) rather than redeveloping and increasing density.

PLANNING PATTERNS

Streets in the original Lawrence town site formed a regular grid of blocks 600 feet by 250 feet with the long dimension running north-south, away from the Kansas River. Each block was divided into twenty-four lots 50 feet by 117 feet with the short sides facing the north-south streets

and a 16' wide alley running lengthwise down the middle of the blocks. No part of the survey area is in the original town site, but the three subdivisions comprising most of the area are laid out using a similar organization. The primary difference is that all of the 1000 blocks from Mississippi to Missouri Streets are only 415' north-south and originally contained only 16 lots (rather than being 600' and 24 lots). This resulted in an approximate 175' off-set in the location of 11th Street at the intersection with Mississippi Street, which has become a significant and ongoing traffic flow congestion issue.

The commercial properties at the northeast corner of the survey area also demonstrate a break from the east-west orientation of lots. These properties are shown on the 1927 Sanborn Map facing toward 9th Street, and later replatting has incorporated more land in the north orientation, with a cross-alley behind them.

Lot sizes in the survey area vary, in part, because of historical platting patterns. Individual residential lots are generally 50 feet wide with some properties consisting of double lots, others being single lots plus part of adjoining lots, and in some cases multiple lots combined.

In the west portion of the survey area a few houses and buildings were constructed before the subdivisions were platted. When the land was platted around the existing buildings it resulted in an atypical configuration of streets and lots, primarily between Arkansas Street and Emery Road.

RESIDENTIAL DEVELOPMENT PROCESSES AND PATTERNS

Land speculation was a powerful motivation for development in nineteenth century America because it was a principal opportunity for investment in growing cities (Nimz 1984). In the late nineteenth and early twentieth century, the subdivision building process was a two-step procedure. Land would be subdivided and preliminary development would occur, then lots would be sold to builders, real estate dealers, and individuals who would build private houses. Speculators rarely bought land, divided it, and built houses because that would have required too much capital (Warner 1962). The selling of lots by a speculator did not always go as planned. Sustained demand led to a built-up area that was identical to the subdivision plat, but slow lot sales, slow construction, an increase in multiple lot sales, and tax forfeiture led to a distinctive type of development that attracted non-conformists and ad-hoc builders. An over-supply of platted land, an economic slump, remoteness or poor accessibility, and an unattractive layout or undesirable location could have led to slow development (Barnett 1978).

During the first fifty years of its existence, the platted area of Lawrence more than doubled in size, but actual development of the platted property did not keep pace. None of the additions to Lawrence from 1865 to 1873 developed very rapidly because of economic problems that caused slow growth. This resulted in a mix of houses from different time periods in different popular styles (Nimz 1984). As Lawrence grew from 1865 through the late 1880s, larger and more elaborate residences were built by more affluent citizens, but affluent residents did not see the essentially flat treeless landscape of the survey area as prime residential real estate.

Generally, economic recessions beginning in 1873 and 1893 slowed growth in the United States and Lawrence. By the late 1890s, rapidly growing corporations were tying up capital and limiting long-term real estate investments which, combined with the easy access to land, meant that small investors, contractors, and individual homeowners drove residential development. In Lawrence one of those small investors was Harriet Tanner, who designed, developed, and financed many residences for KU faculty, including at least two properties in the survey area, 1043 Indiana Street (W.C. Hoad Residence) and 1011 Indiana Street (R.J. Dalton Residence).

After the Great Depression of the 1930s and World War II, the residential development process changed. National mortgage insurance programs were instituted and the banking system was ready to loan money for long-term mortgages. Extensive highway systems were organized and buildings could accumulate funding to construct speculative housing units on a mass scale (Hayden 1984). By this time, the survey area was mostly developed and only single or small groups of lots were still available for development.

TRANSPORTATION

Historically, transportation systems available on a local and regional level influenced housing demand, construction methods, the choice of house forms and styles, street planning patterns and other factors in the house building process. The affects of available transportation and technology are apparent in the survey area.

One of the most important influences was the construction of railroads. In September, 1863, the Union Pacific Railroad began construction westward from Kansas City, but the proposed route would have passed three miles north of Lawrence. Telegraph poles and grading were already set on this route when James Lane, Senator from Lawrence, forced a change in the route to the north bank of the Kansas River in Lawrence. The railroad reached Lawrence, in November, 1864 (Dary 1982).

In 1909 the Lawrence Light and Railway Company organized to start an electric trolley service which eventually consisted of three lines (Nimz 1984, Rowe 1975). One of the electric street car lines extended along Mississippi Street south through the KU campus and back over to Massachusetts Street. Streetcar service reached its maximum extent from 1922 to 1927, but bus service gradually became more common and in 1933 streetcar and trolley service ended. (Nimz 1984).

After 1920 the number of trucks being used for transporting goods was increasing, as was the use of autos. The number of automobiles in the United States increased from 32 million in 1940 to 48.5 million in 1950 (Dobriner 1958).

Development patterns in the survey area correlate with local historic transportation modes and planning practices. Alleys were incorporated into subdivisions throughout town, including in the survey area. As the automobile came into common use and construction of individual garages became prevalent for each property, the number of garages accessed off the alleys increased. In a few locations access to a garage on the rear portion of a lot was taken from a curb cut at the front street and a driveway extending beside the house.

Originally, transportation by individuals through the survey area would have been by foot, on horse back, or by horse drawn carriage/wagon. Over the years the electric trolley (1909-1933) and the automobile (widely available after 1915) were added to these choices. With each of these changes in transportation modes, the character along the streets changed.

Although the use of automobiles and pedestrian traffic are both present, the dominance of the automobile is significant. On average, 17,500 automobiles traverse along 9th Street on a daily basis, 5,600 along Mississippi Street, and 7,900 along 11th Street. During the day most of the on-street parking spaces along the north-south streets in the survey area are occupied either by area residents, or by KU students parking and walking to campus.

HOUSING DEMAND

The market demand for housing has influenced the quantity and the types of houses built throughout Lawrence and in the survey area. The population of Lawrence grew rapidly after 1865 until 1874 when economic problems, drought, and grasshopper invasions prompted some residents to leave; the population in 1875 was 1052 lower than in 1870 (Nimz 1984). Population growth throughout the last part of the 19th century and the first part of the 20th century maintained at a moderate rate.

On a national level, World War I and the post war recession created a housing shortage by limiting housing starts and raising the price of a house. A strong construction market in the 1920's came to a halt in the 1930's depression. The Roosevelt administration's New Deal reforms begun in 1933 were aimed at ending the depression. The Federal Housing Administration (FHA) revolutionized home loan financing with the long term, low interest, amortized mortgage. These measures were meant to control the cyclical housing market and made houses more affordable (Agnew, in Duncan 1982).

The post-WWI increased housing demand and the change in housing need modulated the type of housing units built and the use of existing houses in the survey area. Many small and moderate sized single family houses were converted to rentals, large houses were converted to fraternity and sorority houses, and more multi-family housing units were built. 1043 Indiana Street (W.C. Hoad Residence) and 1011 Indiana Street (R.J. Dalton Residence) are both examples of houses converted to fraternity/sorority use around 1920.

Circumstances in the 1930s and 1940s left a wide gap between the supply of housing and the demand for housing. In 1945 and 1946 ten million men and women were discharged from the armed forces. Housing was scarce; reports estimated that five million new units were needed immediately but housing starts in the first two years after the war could not even keep up with the marriage rate (G. Wright 1981).

The demand for housing in Lawrence after WWII was perhaps even greater than in other areas because of the significant increase in enrollment at the University of Kansas. 1043 Indiana Street was purchased by KU in 1950 and used for varsity football player housing through that decade. Lawrence's population increased nearly 80% from 1940 to 1960, and 11% of the properties in the survey area were constructed in the 1950's.

ARCHITECTURAL ANALYSIS

BUILDING TYPES

Property types in the survey area include a few commercial buildings and mostly residential buildings. Some of the residential buildings have been used in the past for institutional residential purposed including fraternities, sororities, and university housing.

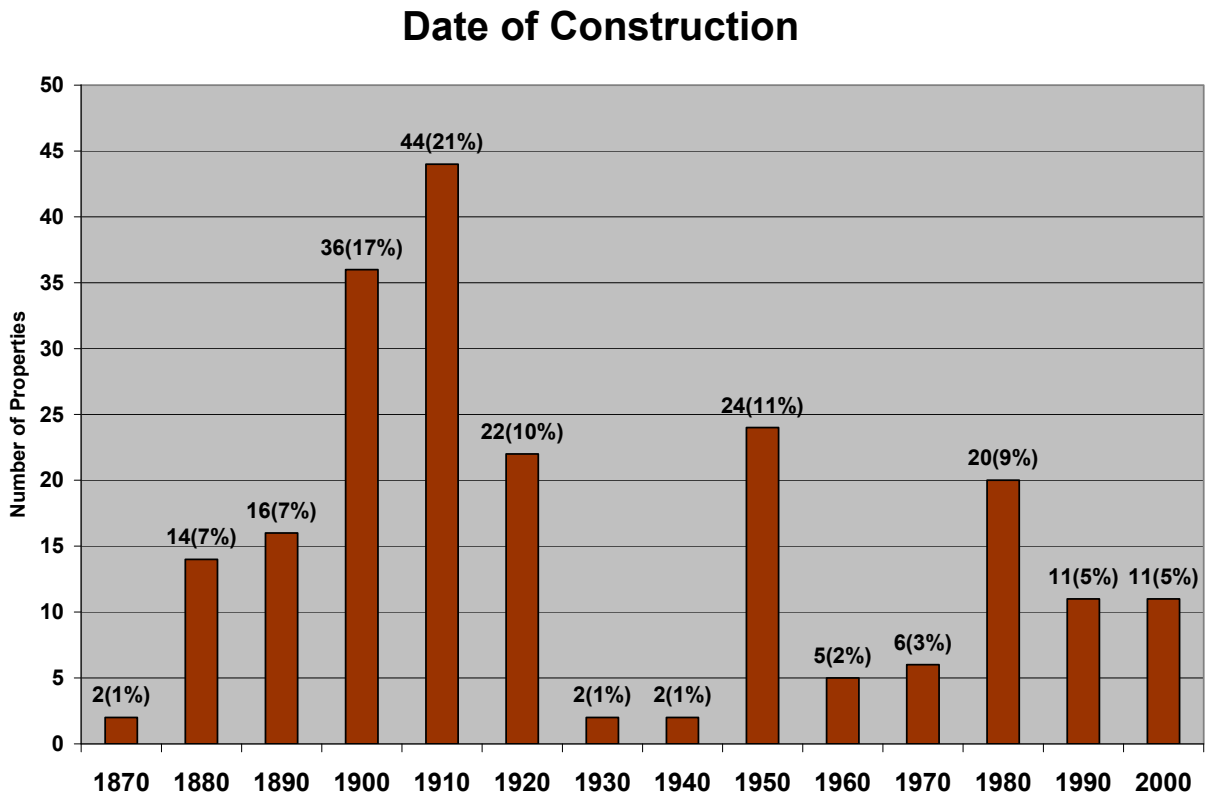
Currently, the mix of commercial uses in the survey area includes six properties which represent 2.6% of the survey forms completed. Three of these, 900 Mississippi St., 901 Mississippi St., and 912 Illinois St. meet the 50 year age criteria for potential historic listing; however none are used for their original historic purpose. 900 Mississippi St. was originally a grocery store and is currently a laundry-mat, 901 Mississippi St. was originally a bowling alley and is currently a liquor store, and 912 Illinois St. was originally a residence and is currently a book store.

Domestic uses represent 97.3% of the survey area. Of those, 143 (64%) were originally single dwellings and are still single dwellings, 19 (9%) were originally single dwellings and are now multi dwellings, and 46 (21%) were originally multi dwellings and are still multi dwellings. Of the 143 single dwellings, 43 (30%) appear to be owner occupied.

CONSTRUCTION DATES

Because of the lack of historic building permits in Lawrence, most construction dates were estimated. Major buildings, however, have been documented. Estimated construction dates are based on an analysis of Lawrence city directories, Sanborn maps, and architectural features. The following tables outline the approximate construction dates based on ten year increments:

<1880	2	1%
1880's	14	6%
1890's	16	7%
1900's	36	16%
1910's	44	20%
1920's	22	10%
1930's	2	1%
1940's	2	1%
1950's	24	11%
1960's	5	2%
1970's	6	3%
1980's	25	11%
1990's	11	5%
2000's	11	5%
TOTAL	220	100%



ARCHITECTURAL STYLES - GENERAL

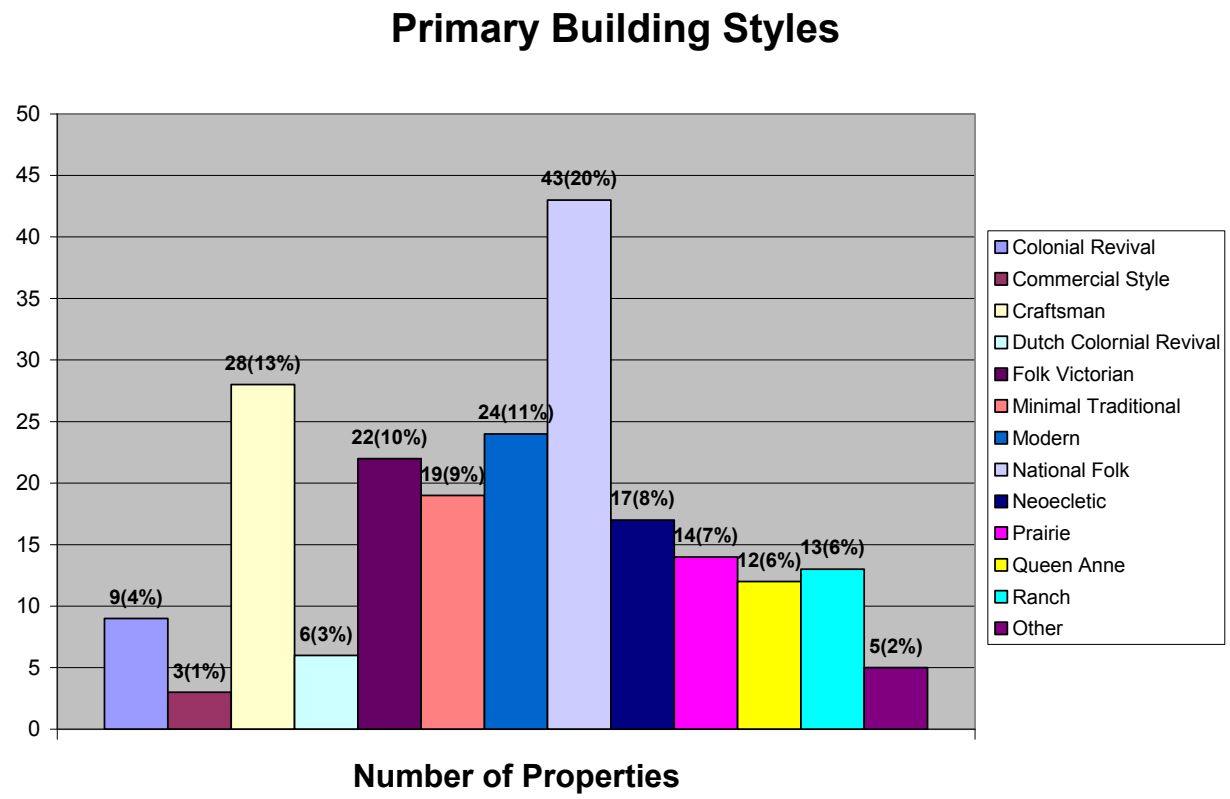
Popular house and building design styles from different time periods follow a fairly typical pattern across the nation (McAlester 1984). This is mainly due to changes in construction technology that have affected house styles and construction methods throughout history. Several of these national trends in construction technology are apparent in the survey area.

The industrialization of off-site building technologies from 1865 to 1900 permitted many complex building parts, such as doors, windows, siding, detailing, etc. to be mass produced in factories and shipped across country by train (McAlester 1984).

Early in the 1920s, inexpensive techniques were perfected for adding brick or stone veneer to balloon frame construction allowing these materials to be used cheaply in middle class dwellings (McAlester 1984). Domestic technology raised standards of living in the home with the most significant change being the installation of electricity for lights and appliances. Only 16 percent of homes in the U.S. had electric lights in 1912, compared to 63 percent in 1927 (G. Wright 1981).

A large change in construction technology occurred from 1940 to 1945 when housing construction for war projects became a fast-paced industrialized production (Mason 1982). The government had funded testing of new materials and construction processes; builders used these to construct dwellings after the war. Gypsum board replaced time consuming plaster, plywood panels were used for walls and floors, component parts became standardized, and fiberglass insulation became available. During that time, "platform framing" evolved from "balloon framing" as a method of fast and easy construction (Walker 1981).

Due to the wide spread of construction dates, a wide variety of architectural styles are present in the survey area. The most prominent group of residences are National Folk style, followed by Craftsman style, Modern style, Victorian styles, Minimal Traditional, Neoeclectic, and Colonial Revival (Colonial and Dutch Colonial combined) styles. The following table shows the number of each style present in the area:



ARCHITECTURAL STYLES - EXAMPLES

The following sections outline architectural styles present in the survey area. Architectural classification was based on the data categories in National Register Bulletin 16A: How to Complete the National Register Registration Form. This classification also relies heavily on forms and styles discussed in Virginia and Lee McAlester's A Field Guide to American Houses (1984).

National Folk houses (1870-1930)

Folk housing changed dramatically as railroads mushroomed and building materials became more readily available across the country. Lumberyards became prevalent in small towns and wooden dwellings with light balloon framing became the norm (McAlester 1984).

Folk Houses were the most dominant of the styles in the survey area and include those that fall within the National classification. The form types included Gable-Front, Gable-Front & Wing, I House, Hall & Parlor, Massed-plan with Side-gable, and Pyramidal.

National Folk: Number of examples in the survey area = 43 (20%).



National Folk style

Victorian houses (1860-1905)

Pre-Civil War styles had been romantic revivals with little intermixing of styles, but in the 1870s a new generation of architects began to influence mainstream domestic design (Scully 1971). A mixing and combining of motifs from various periods began and tended to create overlapping styles without as clear-cut distinctions as earlier (McAlester 1984).

Post-Civil War houses were a large mass on a small lot with designs emphasizing openness between inside and out with larger windows, bay windows, and porches. (G. Wright 1981). The aim of Victorian houses was visual delight. Calls for diversity sometimes resulted in an awkward and fussy appearance and at other times in delightfulness. Beneath the ornament though was standardization. Similar plans and rectangular lots in a grid presented a clear code of meaning (G. Wright 1980).

Two types of Victorian Houses were present in the survey area, Folk Victorian and Queen Anne.

Folk Victorian: Number of examples = 22 (10%).
Queen Anne: Number of examples in survey = 12 (5%).



Folk Victorian style



Queen Anne style

Eclectic houses

Eclectic style houses (1880-1940) draw on the full spectrum of architectural tradition – Ancient Classical, Medieval, Renaissance Classical, or Modern - for stylistic inspiration. Unlike the free stylistic mixtures that dominated the Victorian era, the Eclectic movement stresses relatively pure copies of these traditions as originally built. In Eclecticism many different styles vie with one another with the sharpest lines drawn between historical or "period" styles and "modern" styles that disregard earlier precedents (McAlester 1984).

Colonial Revival houses

Colonial Revival style houses fall under the definition of Eclectic Houses and take different forms in different time periods.

COLONIAL REVIVAL - 1890 TO 1900

Early examples of Colonial Revival were rarely historically correct copies but were instead free interpretations with details inspired by colonial precedents. (McAlester 1984).

COLONIAL REVIVAL - 1900 to 1920

The most common form for the Colonial Revival style from 1900 to 1915 was the "Classic Box" with a hipped roof and a full width porch. Details from Georgian, Adam, Post-Medieval English and Dutch colonial were freely combined on these houses (McAlester 1984).

COLONIAL REVIVAL - 1915+

In the first decade of the century fashion had shifted toward researching colonial work and after 1915 Colonial Revival examples more closely resembled the originals. The Colonial Revival period house was the most popular style in the 1920s and closely resembled Colonial originals. (McAlester 1984).

Colonial Revival (Colonial and Dutch Colonial combined):
Number of examples in survey area = 15.



Colonial Revival style "Classic Box" (circa, 1910)



Dutch Colonial Revival style (1908)

Other Period Style houses

Throughout the 1920's and 1930's, millions of period style houses (Tudor, Neo-Classical, Colonial, etc.) were built by speculators in modest suburban neighborhoods throughout the country (Lane 1961, Walker 1981). Tudor houses were based on medieval forms and featured: a steeply pitched, side-gabled roof with a dominant cross gable; decorative half timbering; tall narrow windows in multiple groups; brick cladding; and massive chimneys (McAlester 1984).

Tudor Revival: Number of examples in survey area = 2.



Tudor Revival style (1925)

Craftsman style

Housing from 1900 to 1920 reflected the public concern for simplicity and efficiency. To save work, an almost austere simplicity became the basis for domestic design. The size of new houses was dramatically cut partly to compensate for increased expense (G. Wright 1981). The

"bungalow" was the most widely used name for the Craftsman style dwelling and in general referred to a one or 1-1/2 story house from 600 to 800 s.f. (G. Wright 1981). The bungalow featured a low pitched gabled roof with open eaves, exposed roof rafter tails, and a front porch (McAlester). Stuccoed or shingled walls were also prevalent. A two story version with similar detailing was also common.

Craftsman: Number of examples in survey area = 28.



Craftsman style

Prairie Style houses

The Prairie Style was a development of a new American architecture suited to the Midwest and received national publicity until World War I (Walker 1981). The style featured a low pitched roof, usually hipped, with wide overhanging eaves, a two-story central mass with one-story wings or porches, and a horizontal emphasis. It was originated in Chicago by Frank Lloyd Wright and vernacular examples spread through pattern books and popular magazines (McAlester 1984). The vernacular examples most commonly took the form of a front gabled 2-story house with a full width front porch and a medium pitch roof with flared lower sloped long overhangs at both the house and porch.

Prairie: Number of examples in survey area = 13.



Prairie style

Modern houses

Modern style houses without historical allusions began to challenge period houses in the 1930's (Lane 1961). The Minimal Traditional house dominated through the 1940's, the Ranch house was dominant through the 1950's and early 1960, and the Split-level emerged in the 1950's. There are several general characteristics that apply to these types including: minimal decorative detailing, emphasis on functionalism, low pitched roofs (McAlester 1984), controlled environment (Pickering 1951), ornamental front yard, abundance of consumer goods, picture windows, and personalization of standardized houses (Donaldson 1969).

Minimal Traditional: Number of examples in survey area = 19.
Ranch: Number of examples in survey area =13.
Split-level: Number of examples in survey area = 2
Shed: Number of examples in survey area = 14
Contemporary: Number of examples in survey area = 3
Neoeclectic: Number of examples in survey area = 17



Minimal Traditional style



Shed style



Neoeclectic style

LANDMARK BUILDINGS

Commercial

Significant historic commercial buildings in the survey area include Klock's Windmill Grocery (ca. 1915) at 900 Mississippi Street and The Pladium bowling alley (1947) at 901 Mississippi Street. These two buildings serve as a gateway into the survey area from 9th Street leading to the University of Kansas campus. While these buildings no longer serve their historic function, their scale, styles, and proximity to the street create an iconic intersection.



900 Mississippi Street



901 Mississippi Street

Residential

Prominent residential buildings include 1043 Indiana Street (W.C. Hoad Residence) at the southeast corner of the survey area, J-Hawk Apartments 1028 Missouri Street at the southwest

corner of the survey area, and 907 Arkansas Street (Lane Place School) near the northwest corner of the survey area.



1043 Indiana Street (W.C. Hoad Residence)



1028-30 Missouri Street (J-Hawk Apartments)



907 Arkansas Street (Lane Place School)

RECOMMENDATIONS

From the survey of properties located in the Oread Neighborhood North of the University of Kansas Memorial Stadium, it is apparent that this area developed over an extended period of time. While the mix of architectural styles does not create a unified appearance, the area does contain pockets of similar style buildings and significant scattered properties of similar styles.

Currently, no buildings in the survey area are designated as significant historic structures by being listed on the State or National Registers of historic places. Only a portion of the properties along the eastern edge and the northwest corner are within the environs of listed properties outside the survey area. While projects within 500 feet of listed properties are subject to environs review, such review presumes that projects will be approved unless the impact on the environs of the designated property is dramatic. This situation means that many historically significant resources in the survey area are not protected and the property owners are not eligible to earn state and federal rehabilitation tax credits or to apply for Kansas Heritage Trust Fund grants.

Significant individual buildings, which are, or may be, eligible to be listed on the National Register include:

- 1043 Indiana Street, W.C. Hoad Residence, 1908 (determined eligible by KHPO)
- 900 Mississippi Street, Klock's Windmill Grocery, ca. 1915
- 901 Mississippi Street, The Pladium (bowling alley),1947
- 1111 10th Street, Blue Spruce Farm (C.H. Hoyt Residence), ca. 1885
- 907 Arkansas Street, Lane Place School, ca. 1873
- 905 Michigan Street, Olof Larson Residence, 1872

The survey also identifies individual buildings with good architectural integrity that may be worthy of designation as part of a historic district. The Potential Historic District Map, in the appendix of this summary document, diagrams a potential contiguous historic district that contains approximately 155 properties, of which 128 (82%) are potentially eligible as contributing to the district.

The potential for redevelopment, especially in areas closest to the KU campus, is high. Redevelopment that also encourages retention of historic building fabric should be encouraged and will help maintain a continuum of residential development, rather than wholesale replacement with new construction.

Because of the variety of building types present in the survey area, a comprehensive definition of the character-defining features is difficult. Nevertheless, the area has a relatively distinct visual character. Most blocks in the survey area have a high percentage of historic buildings with a range of building types and sizes. The survey area could be designated as a conservation district with broad design guidelines protecting the scale, massing, setback, and materials of rehabilitation and new infill construction. Such designation would protect the visual experience of this important buffer at the south edge of the KU campus.

HISTORIC CONTEXT STATEMENT

The historical interpretation and architectural analysis in this survey report are based on the National Register Multiple Property Document (MPD), "Historic Resources of Lawrence, Douglas County, Kansas." The MPD was accepted by the Kansas Historic Preservation Office in 1997. Properties in the survey area are primarily associated with three of the historic contexts outlined in the MPD.

City-building Period, 1864-1873

Agriculture and Manufacturing, Foundations of Stability, 1874-1899

Quiet University Town, 1900-1945

A fourth potential context, Centennial City, 1946-1960, has been suggested in the proposed Preservation Plan Element, Horizon 2020 Comprehensive Plan.

City-building Period, 1864-1873

Rebuilding the town after Quantrill's raid in 1863, the completion of a transcontinental railroad to Lawrence in 1864, and the end of the Civil War contributed to a notable, but short-lived boom in Lawrence from 1864 to 1873. An influx of settlers increased the town's population from 1,645 in 1860 to 8,320 in 1870. Most of this increase occurred in the last five years of the decade. After 1873 the town never experienced anything like that growth until 1945. Rapid growth and unfulfilled ambition were themes of this period.

Agriculture and Manufacturing, Foundations of Stability, 1874-1899

Economic and population growth in Lawrence paused for a few years after the nation-wide financial panic of 1873. By this time, even the most optimistic booster realized that Lawrence was losing the competition with Kansas City for railroad connections, population, and economic growth. During the boom after the end of the Civil War, the city and county had issued a total of $900,000 in bonds to support railroad construction. After 1873 this debt became a crushing tax burden. In 1874 a drought and grasshopper infestations devastated the farms of Douglas County.

Residents began to leave for more secure settlements in the East or for possible opportunities in the West. By the time the state census was taken in 1875, Lawrence had lost 1,052 residents and the population of Douglas County declined by 2,087. Because of the continuing recession, the population of Lawrence in 1880 (8,510) was only slightly larger than in 1870. From 1874 to 1899, a pattern of slow population growth and building construction continued in Lawrence with an economy based on agricultural production and manufacturing.

Years of relative prosperity during the 1880s followed by slower growth in the 1890s were reflected in the dates of the subdivisions recorded during this period. Compared to East and North Lawrence, there was much more residential construction during this period in the Oread neighborhood along the east and north sides of the University of Kansas campus.

Quiet University Town, 1900-1945

By the turn of the century, Lawrence had matured; its commercial and industrial interests had stabilized. Lawrence was described as "the trading metropolis for a rich and populous

agricultural county." During this period, the town's population grew at a slow gradual rate. There were 12,374 Lawrence residents in 1910, 12,456 in 1920, 13,726 in 1930, and 14,390 residents in 1940. While Lawrence did not lose population, the town's rate of growth was much slower than the larger urban centers of Kansas City and Topeka. By 1930 the population of Lawrence was spread across the platted areas of town, as concluded in the first comprehensive plan for Lawrence, "there are no areas of congestion. The distribution of permanent population is fairly even over the developed area, with slightly more density in the area south, west, and east of South Park" (Hare and Hare).

Early in the twentieth century, city leaders made long overdue improvements in the urban infrastructure. Local publisher E. F. Caldwell boasted in 1898 that, "a complete system of water works has been put in, uniform street grades have been established, a number of streets have been macadamized, a great mileage of curbing and guttering, and stone and brick sidewalks laid." By 1906 there was about 17.9 miles of sanitary sewers in Lawrence, ranging in size from 8" dia. to 21" dia. (Hoad and Mann, 1906).

Public infrastructure improvements were matched by transportation developments, which encouraged new outlying residential neighborhoods. Construction of an electric streetcar system during the fall of 1909 was the most important transportation innovation, and reached its maximum extent from 1922 to 1927. Cars ran on three routes: KU loop from downtown; east loop to Haskell school and Santa Fe Railroad depot through downtown; and a north loop along Indiana Street and through downtown. After 1927, buses gradually replaced streetcars.

In 1909, when Lawrence had about one hundred automobiles, the owners formed an auto club. By the end of 1927, Lawrence was connected by two paved roads to Topeka and one to St. Joseph. Late in the 1920s and 1930s, growing use of the automobile stimulated the dispersal of services along traffic corridors. Although the planners, Hare & Hare, recommended construction of a major thoroughfare system to provide for "the increasing demands of present day automobile traffic," this was not implemented (Hare & Hare).

Centennial City, 1946-1960

The outbreak of World War II and its consequences made a dramatic change in the city. Sunflower Ordinance Plant, which opened in nearby Johnson County in 1942, brought three thousand new workers to the area, most housed in Lawrence. After the war, veterans returning to finish their education at KU launched the modern era in local history. Population growth and economic development characterized the post World War II period in local history. In the decade from 1940 to 1950, the population of Lawrence grew by more than twenty-six percent from 14,390 to 18,638 residents. By 1960, the town's population reached 32,858.

In 1949 the city's original zoning ordinance was revised. This established segregated uses and rezoned portions of the older residential districts which discouraged investment in the city core. With improved transportation, the existing neighborhood groceries, churches and other institutions declined in importance.

After 1945 the patterns of residential development in Lawrence resembled that of other communities throughout the nation. Home ownership, particularly for white middle-class families, became a public policy goal. Federal programs such as the Federal Housing Administration (FHA) which revolutionized home loan financing with the long-term, low-interest amortized mortgage; the G. I. Bill, which allowed home purchase without a down payment; and the introduction of personal income tax deductions for mortgage interest provided a foundation for extraordinary residential construction and suburban expansion (Hernly 157).

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Oread Neighborhood North of KU Stadium - List of Surveyed Properties - Page 1

SEQ #	ADDRESS NUMBER	STREET NAME	HIST FUNCTION	HIST SUBCAT	PRES FUNCTION	PRES SUBCAT	PRIMARY STYLE	2ND STYLE	STORIES	CONDITION	CON DATE	OWNER OCC	LISTING ELIGIBILITY	INVENTORY #
1	701	9th	Commercial		Commercial		Modern	Shed style	1.5	Good	1990		No	045-3609
2	919 #1-4	Indiana	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Modern	Shed style	1.5	Good	1985		No	045-3610
3	923	Indiana	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk		2	Excellent	1885		Contrib	045-3611
4	925 A-C	Indiana	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Modern		2	Good	1985		No	045-3612
5	927 #1-3	Indiana	Domestic	Single Dwelling	Domestic	Single Dwelling	Folk Victorian		1.5	Fair	1905		Contrib	045-3613
6	933	Indiana	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk		2	Fair	1885	Yes	No	045-3614
7	939 #1-2	Indiana	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk		2.5	Excellent	1915		No	045-3615
8	941 #1-3	Indiana	Domestic	Single Dwelling	Domestic	Multi Dwelling	Queen Anne	Modern	3	Good	1895		No	045-3616
9	945	Indiana	Domestic	Single Dwelling	Domestic	Single Dwelling	Dutch Colonial Revival	Craftsman/Bung	2	Excellent	1905		No	045-3617
10	1001 A-D	Indiana	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Ranch		2	Good	1950		No	045-3618
11	1005	Indiana	Domestic	Single Dwelling	Domestic	Multi Dwelling	Colonial Revival		2.5	Excellent	1905		No	045-3619
12	1011 #1-6	Indiana	Domestic	Single Dwelling	Domestic	Multi Dwelling	Dutch Colonial Revival		2.5	Good	1905		Contrib	045-3620
13	1017 #1-4	Indiana	Domestic	Single Dwelling	Domestic	Multi Dwelling	Prairie		2.5	Good	1915		Contrib	045-3621
14	1025 A-F	Indiana	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Modern		2	Good	1950		No	045-3622
15	1000 Block #1	Indiana			Vacant									045-3623
16	1043	Indiana	Domestic	Single Dwelling	Domestic	Vacant	Dutch Colonial Revival	Shingle	2.5	Fair	1908		NRHP	045-3624
17	900	Mississippi	Commercial	Business	Commercial	Business	Commercial Style	Minimal	1	Good	1915		NRHP	045-3625
18	901	Mississippi	Recreation &	Sports Facility	Commercial	Specialty Store	Commercial Style	Art Deco	1	Good	1947		NRHP	045-3626
19	900 Block #1	Mississippi			Vacant									045-3627
20	918	Mississippi	Commercial	Business	Commercial	Business	Commercial Style	Modern	1	Good	1988		No	045-3628
21	924	Mississippi	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Modern		2	Excellent	2000		No	045-3629
22	925	Mississippi	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk		2	Good	1880		Contrib	045-3630
23	926	Mississippi	Domestic	Single Dwelling	Domestic	Single Dwelling	Craftsman		1	Good	1915		Contrib	045-3631
24	929 #1-2	Mississippi	Domestic	Single Dwelling	Domestic	Multi Dwelling	National Folk		1.5	Good	1880		Contrib	045-3632
25	932 #1-5	Mississippi	Domestic	Single Dwelling	Domestic	Multi Dwelling	Colonial Revival	Shingle	2.5	Good	1915		Contrib	045-3633
26	933 A-C	Mississippi	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Neoeclectic	Queen Anne	2.5	Excellent	1998		No	045-3634
27	934	Mississippi	Domestic	Single Dwelling	Domestic	Single Dwelling	Craftsman		1.5	Good	1915		Contrib	045-3635
28	937 A-B	Mississippi	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Neoeclectic	Queen Anne	2	Excellent	2005		No	045-3637
29	940	Mississippi	Domestic	Single Dwelling	Domestic	Multi Dwelling	Prairie		2.5	Good	1915		Contrib	045-3637
30	941	Mississippi	Domestic	Single Dwelling	Domestic	Single Dwelling	Craftsman		1	Fair	1915		Contrib	045-3638
31	942	Mississippi	Domestic	Single Dwelling	Domestic	Single Dwelling	Folk Victorian		2	Good	1880		Contrib	045-3639
32	946	Mississippi	Domestic	Single Dwelling	Domestic	Single Dwelling	Folk Victorian		2	Good	1880		Contrib	045-3640
33	947 A-C	Mississippi	Domestic	Single Dwelling	Vacant		Queen Anne		1.5	Good	1890			045-3641
34	1000 #1-4	Mississippi	Domestic	Single Dwelling	Domestic	Multi Dwelling	Prairie		2.5	Good	1915		Contrib	045-3642
35	1001 #1-3	Mississippi	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Neoeclectic	Prairie	2.5	Excellent	2002		No	045-3643
36	1006 #1-3	Mississippi	Domestic	Single Dwelling	Domestic	Multi Dwelling	Prairie		2.5	Good	1915		Contrib	045-3644
37	1008	Mississippi	Domestic	Single Dwelling	Domestic	Single Dwelling	Prairie		2.5	Good	1915		Contrib	045-3645
38	1014 A-C	Mississippi	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Neoeclectic	Queen Anne	2.5	Excellent	1998		No	045-3646
39	1015 #1-14	Mississippi	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Neoeclectic	Mansard	2.5	Fair	1970		No	045-3647
40	1018	Mississippi	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk	Craftsman/Bung	1.5	Excellent	1900		Contrib	045-3648
41	1024-26 A-B	Mississippi	Domestic	Single Dwelling	Domestic	Multi Dwelling	Split-level		2	Good	1965		No	045-3649
42	1025 #1-10	Mississippi	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Neoeclectic	Mansard	2.5	Good	1975		No	045-3650
43	1027 #1-11	Mississippi	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Neoeclectic	Mansard	2.5	Good	1975		No	045-3651
44	1029 #1-4	Mississippi	Domestic	Single Dwelling	Domestic	Multi Dwelling	National Folk		1.5	Fair	1900		No	045-3652
45	1029.5	Mississippi	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk		1.5	Fair	1950		No	045-3653
46	1031 #1-3	Mississippi	Domestic	Single Dwelling	Domestic	Multi Dwelling	Queen Anne		2.5	Fair	1890		No	045-3654

Oread Neighborhood North of KU Stadium - List of Surveyed Properties - Page 2

SEQ #	ADDRESS NUMBER	STREET NAME	HIST FUNCTION	HIST SUBCAT	PRES FUNCTION	PRES SUBCAT	PRIMARY STYLE	2ND STYLE	STORIES	CONDITION	CON DATE	OWNER OCC	LISTING ELIGIBILITY	INVENTORY #
47	1034 #1-21	Mississippi	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Modern		3	Good	1985		No	045-3655
48	1040	Mississippi	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Modern		2.5	Excellent	1995		No	045-3656
49	900	Illinois	Commercial	Restaurant	Commercial	Restaurant	Modern	Shed style	1	Good	1995		No	045-3657
50	901 #1-8	Illinois	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Ranch		2	Good	1980		No	045-3658
51	909 A-C	Illinois	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Neoeclectic	Queen Anne	2	Excellent	2000		No	045-3659
52	912	Illinois	Domestic	Single Dwelling	Commercial	Specialty Store	Craftsman		1.5	Excellent	1915		Contrib	045-3660
53	913	Illinois	Domestic	Single Dwelling	Domestic	Single Dwelling	Craftsman		1.5	Excellent	1915		Contrib	045-3661
54	916	Illinois	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk		1.5	Fair	1915		Contrib	045-3662
55	917	Illinois	Domestic	Single Dwelling	Domestic	Single Dwelling	Folk Victorian		1.5	Excellent	1895	Yes	Contrib	045-3663
56	920	Illinois	Domestic	Single Dwelling	Domestic	Single Dwelling	Craftsman		1.5	Good	1930		No	045-3664
57	921	Illinois	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk		1.5	Good	1910	Yes	Contrib	045-3665
58	925	Illinois	Domestic	Single Dwelling	Domestic	Single Dwelling	Folk Victorian		1	Good	1895	Yes	Contrib	045-3666
59	926	Illinois	Domestic	Single Dwelling	Domestic	Single Dwelling	Craftsman		1.5	Good	1920		Contrib	045-3667
60	929	Illinois	Domestic	Single Dwelling	Domestic	Single Dwelling	Minimal Traditional		1	Good	1950	Yes	Contrib	045-3668
61	930	Illinois	Domestic	Single Dwelling	Domestic	Single Dwelling	Folk Victorian		2	Fair	1890	Yes	Contrib	045-3669
62	934 A-D	Illinois	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Ranch		1.5	Fair	1980		No	045-3670
63	935	Illinois	Domestic	Single Dwelling	Domestic	Single Dwelling	Minimal Traditional		1.5	Good	1945	Yes	Contrib	045-3671
64	936	Illinois	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk		2	Good	1900		Contrib	045-3672
65	937	Illinois	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk		1	Good	1890		Contrib	045-3673
66	940	Illinois	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Modern		2	Excellent	2007		No	045-3674
67	942	Illinois	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Modern		2	Excellent	2007		No	045-3675
68	943	Illinois	Domestic	Single Dwelling	Domestic	Single Dwelling	Minimal Traditional		1	Good	1950		Contrib	045-3676
69	945	Illinois	Domestic	Single Dwelling	Domestic	Single Dwelling	Folk Victorian		1.5	Good	1890		Contrib	045-3677
70	946-48	Illinois	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Neoeclectic	Stick	2	Excellent	2007		No	045-3678
71	947.5	Illinois	Domestic	Single Dwelling	Domestic	Single Dwelling	Folk Victorian		1	Fair	1890		Contrib	045-3679
72	1000	Illinois	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk		1.5	Good	1890		Contrib	045-3680
73	1001	Illinois	Domestic	Single Dwelling	Domestic	Single Dwelling	Minimal Traditional		1.5	Good	1950		Contrib	045-3681
74	1004	Illinois	Domestic	Single Dwelling	Domestic	Single Dwelling	Folk Victorian		1.5	Excellent	1890		Contrib	045-3682
75	1005	Illinois	Domestic	Single Dwelling	Domestic	Single Dwelling	Minimal Traditional		1.5	Good	1950		Contrib	045-3683
76	1010	Illinois	Domestic	Single Dwelling	Domestic	Single Dwelling	Minimal Traditional		1.5	Good	1950		Contrib	045-3684
77	1011	Illinois	Domestic	Single Dwelling	Domestic	Single Dwelling	Minimal Traditional		1.5	Excellent	1950		Contrib	045-3685
78	1013	Illinois	Domestic	Single Dwelling	Domestic	Single Dwelling	Modern		2	Excellent	1985		No	045-3686
79	1012	Illinois	Domestic	Single Dwelling	Domestic	Single Dwelling	Craftsman		1	Good	1915		Contrib	045-3687
80	1015	Illinois	Domestic	Single Dwelling	Domestic	Single Dwelling	Minimal Traditional		1.5	Fair	1950		Contrib	045-3688
81	1017 A-B	Illinois	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Modern		2	Good	1985		No	045-3689
82	1016 #1-4	Illinois	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Ranch		1.5	Good	1995		No	045-3690
83	1019	Illinois	Domestic	Single Dwelling	Domestic	Single Dwelling	Minimal Traditional			Good	1950		Contrib	045-3691
84	1021 A-B	Illinois	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Modern		2	Good	1985		No	045-3692
85	1020 #1-4	Illinois	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Ranch		1.5	Good	1995		No	045-3693
86	1023	Illinois	Domestic	Single Dwelling	Domestic	Single Dwelling	Minimal Traditional		1.5	Fair	1950		Contrib	045-3694
87	1000 Block #1	Illinois				Vacant (Parking)								045-3695
88	1027	Illinois	Domestic	Single Dwelling	Domestic	Single Dwelling	Minimal Traditional		1.5	Good	1950		Contrib	045-3696
89	900	Alabama	Domestic	Single Dwelling	Domestic	Single Dwelling	Folk Victorian		2	Good	1880		Contrib	045-3697
90	903	Alabama	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk		2	Good	1880		Contrib	045-3698
91	906	Alabama	Domestic	Single Dwelling	Domestic	Single Dwelling	Craftsman		1	Good	1920		Contrib	045-3699
92	911	Alabama	Domestic	Single Dwelling	Domestic	Single Dwelling	Prairie		2.5	Good	1915	Yes	Contrib	045-3700

Oread Neighborhood North of KU Stadium - List of Surveyed Properties - Page 3

SEQ #	ADDRESS NUMBER	STREET NAME	HIST FUNCTION	HIST SUBCAT	PRES FUNCTION	PRES SUBCAT	PRIMARY STYLE	2ND STYLE	STORIES	CONDITION	CON DATE	OWNER OCC	LISTING ELIGIBILITY	INVENTORY #
93	912 #1-4	Alabama	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Ranch		1.5	Fair	1980		No	045-3701
94	915	Alabama	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk		1.5	Good	1880		Contrib	045-3702
95	916	Alabama	Domestic	Single Dwelling	Domestic	Single Dwelling	Colonial Revival		1.5	Excellent	1925	Yes	Contrib	045-3703
96	919	Alabama	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk		1	Good	1880		Contrib	045-3704
97	920	Alabama	Domestic	Single Dwelling	Domestic	Single Dwelling	Queen Anne		1	Excellent	1895		Contrib	045-3705
98	923	Alabama	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk		2	Fair	1885	Yes	Contrib	045-3706
99	924	Alabama	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk		2	Fair	1905		Contrib	045-3707
100	925	Alabama	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk		2	Good	1915		Contrib	045-3708
101	928 #1-4	Alabama	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Ranch		1.5	Good	1985		No	045-3709
102	929	Alabama	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk	Colonial Revival	2	Excellent	1905		Contrib	045-3710
103	932	Alabama	Domestic	Single Dwelling	Domestic	Single Dwelling	Craftsman/Bungalow		1.5	Fair	1925		No	045-3711
104	933	Alabama	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk		2	Good	1895		Contrib	045-3712
105	936	Alabama	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk		1	Good	1900	Yes	No	045-3713
106	937	Alabama	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk		1	Good	1900		No	045-3714
107	940-42	Alabama	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Neoeclectic	National Folk	2	Excellent	2008		No	045-3715
108	941 A-B	Alabama	Domestic	Single Dwelling	Domestic	Multi Dwelling	Prairie		2.5	Good	1910		Contrib	045-3716
109	944	Alabama	Domestic	Single Dwelling	Domestic	Single Dwelling	Modern		1.5	Good	2005		No	045-3717
110	945	Alabama	Domestic	Single Dwelling	Domestic	Single Dwelling	Prairie		2.5	Good	1915		Contrib	045-3718
111	945 1/2	Alabama	Domestic	Single Dwelling	Domestic	Single Dwelling	Other		1.5	Good	1925		Contrib	045-3719
112	946 1/2	Alabama	Domestic	Single Dwelling	Domestic	Single Dwelling	Folk Victorian		1	Good	1905		Contrib	045-3720
113	1000	Alabama	Domestic	Single Dwelling	Domestic	Multi Dwelling	Other		2.5	Excellent	1910		No	045-3721
114	1000	Alabama	Domestic	Single Dwelling	Domestic	Single Dwelling	Neoeclectic	Prairie	2	Excellent	1998		No	045-3722
115	1001	Alabama	Domestic	Single Dwelling	Domestic	Single Dwelling	Dutch Colonial Revival		2	Excellent	1925	Yes	Contrib	045-3723
116	1004 #1-4	Alabama	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Neoeclectic	National Folk	2	Excellent	2008		No	045-3724
117	1007	Alabama	Domestic	Single Dwelling	Domestic	Single Dwelling	Prairie		2.5	Good	1910		Contrib	045-3725
118	1008 #1-4	Alabama	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Ranch		1.5	Good	1985		No	045-3726
119	1011	Alabama	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk		2.5	Good	1910		Contrib	045-3727
120	1012	Alabama	Domestic	Single Dwelling	Domestic	Single Dwelling	Folk Victorian		2	Good	1900		Contrib	045-3728
121	1015	Alabama	Domestic	Single Dwelling	Domestic	Single Dwelling	Prairie		2.5	Good	1910	Yes	Contrib	045-3729
122	1016	Alabama	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Ranch		1.5	Good	1985		No	045-3730
123	1017	Alabama	Domestic	Single Dwelling	Domestic	Single Dwelling	Prairie		2.5	Fair	1915		Contrib	045-3731
124	1019	Alabama	Domestic	Single Dwelling	Domestic	Single Dwelling	Prairie		1.5	Good	1910		Contrib	045-3732
125	1022	Alabama	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Neoeclectic	Neocolonial	2	Excellent	2010		No	045-3733
126	1024	Alabama	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk		2.5	Fair	1900		Contrib	045-3734
127	1025	Alabama	Domestic	Single Dwelling	Domestic	Multi Dwelling	Prairie		2.5	Good	1915		No	045-3735
128	1029	Alabama	Domestic	Single Dwelling	Domestic	Single Dwelling	Craftsman		1	Good	1925		Contrib	045-3736
129	1029 1/2	Alabama	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk		1	Good	1915		No	045-3737
130	1030	Alabama	Domestic	Single Dwelling	Domestic	Single Dwelling	Minimal Traditional		1	Good	1950		Contrib	045-3738
131	1034-36	Alabama	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Modern	Shed style	2	Good	1975		No	045-3739
132	900	Maine	Domestic	Single Dwelling	Domestic	Single Dwelling	Folk Victorian		1.5	Excellent	1880		No	045-3740
133	901 #1-3	Maine	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Modern	Shed style	2	Good	1900	Yes	No	045-3741
134	905	Maine	Domestic	Single Dwelling	Domestic	Single Dwelling	Craftsman		1.5	Good	1915	Yes	Contrib	045-3742
135	906	Maine	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk		1.5	Good	1920		Contrib	045-3743
136	908	Maine	Domestic	Single Dwelling	Domestic	Single Dwelling	Folk Victorian		1.5	Fair	1895		Contrib	045-3744
137	909	Maine	Domestic	Single Dwelling	Domestic	Single Dwelling	Craftsman		1.5	Good	1920	Yes	Contrib	045-3745
138	912	Maine	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk		2.5	Good	1905		Contrib	045-3746

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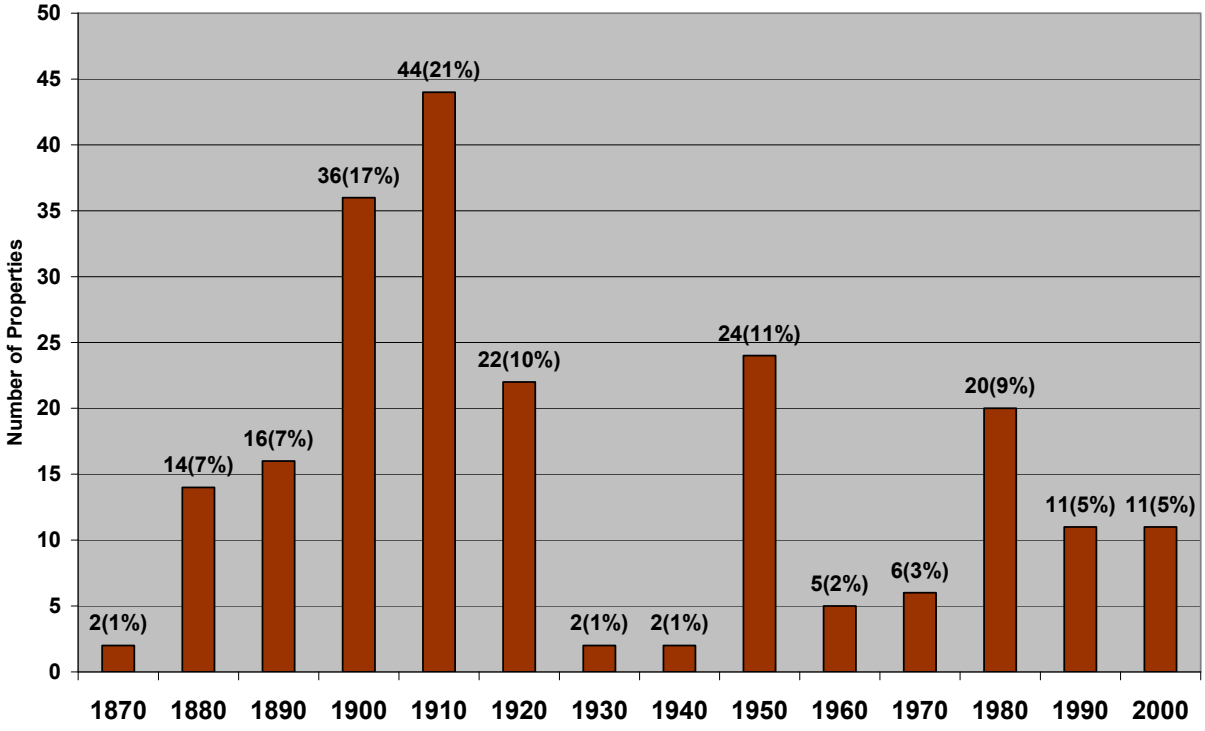
SEQ #	ADDRESS NUMBER	STREET NAME	HIST FUNCTION	HIST SUBCAT	PRES FUNCTION	PRES SUBCAT	PRIMARY STYLE	2ND STYLE	STORIES	CONDITION	CON DATE	OWNER OCC	LISTING ELIGIBILITY	INVENTORY #
139	915	Maine	Domestic	Single Dwelling	Domestic	Single Dwelling	Queen Anne		1.5	Excellent	1895		Contrib	045-3747
140	917	Maine	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk		2	Excellent	1905	Yes	Contrib	045-3748
141	920 #1-8	Maine	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Modern	Contemporary	2.5	Good	1975		No	045-3749
142	923	Maine	Domestic	Single Dwelling	Domestic	Single Dwelling	Folk Victorian		2	Good	1900		Contrib	045-3750
143	925	Maine	Domestic	Single Dwelling	Domestic	Single Dwelling	Folk Victorian		1	Good	1900	Yes	Contrib	045-3751
144	926	Maine	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk		1	Good	1950		No	045-3752
145	928-30	Maine	Domestic	Single Dwelling	Domestic	Multi Dwelling	National Folk		2	Fair	1920		Contrib	045-3753
146	931	Maine	Domestic	Single Dwelling	Domestic	Single Dwelling	Colonial Revival		2	Excellent	1910	Yes	Contrib	045-3754
147	932	Maine	Domestic	Single Dwelling	Domestic	Single Dwelling	Queen Anne		1.5	Good	1915	Yes	Contrib	045-3755
148	935	Maine	Domestic	Single Dwelling	Domestic	Single Dwelling	Folk Victorian		1	Good	1895	Yes	Contrib	045-3756
149	936	Maine	Domestic	Single Dwelling	Domestic	Single Dwelling	Craftsman		1.5	Excellent	1915	Yes	Contrib	045-3757
150	937	Maine	Domestic	Single Dwelling	Domestic	Single Dwelling	Folk Victorian		2	Good	1900	Yes	Contrib	045-3758
151	940	Maine	Domestic	Single Dwelling	Domestic	Single Dwelling	Queen Anne		1.5	Good	1915	Yes	Contrib	045-3759
152	941	Maine	Domestic	Single Dwelling	Domestic	Single Dwelling	Split-level		1.5	Good	1955	Yes	Contrib	045-3760
153	945	Maine	Domestic	Single Dwelling	Domestic	Single Dwelling	Folk Victorian		2	Good	1900		Contrib	045-3761
154	946-946.5	Maine	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk		2	Fair	1905	Yes	No	045-3762
155	1019-21	10th	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Minimal Traditional		1	Good	1960		No	045-3763
156	1001	Maine	Domestic	Single Dwelling	Domestic	Single Dwelling	Colonial Revival	Victorian	2.5	Good	1915		Contrib	045-3764
157	1005	Maine	Domestic	Single Dwelling	Domestic	Single Dwelling	Craftsman		1.5	Good	1920		Contrib	045-3765
158	1008	Maine	Domestic	Single Dwelling	Domestic	Single Dwelling	Craftsman		1.5	Fair	1920		Contrib	045-3766
159	1009	Maine	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk		1.5	Good	1905		Contrib	045-3767
160	1010	Maine	Domestic	Single Dwelling	Domestic	Single Dwelling	Craftsman		1.5	Fair	1920	Yes	Contrib	045-3768
161	1012-16	Maine	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Minimal Traditional		1	Good	1950		No	045-3769
162	1015	Maine	Domestic	Single Dwelling	Domestic	Single Dwelling	Dutch Colonial Revival		2	Good	1930		Contrib	045-3770
163	1019	Maine	Domestic	Single Dwelling	Domestic	Single Dwelling	Craftsman		2.5	Good	1915		Contrib	045-3771
164	1020	Maine	Domestic	Single Dwelling	Domestic	Single Dwelling	Tudor Revival		1.5	Excellent	1925	Yes	Contrib	045-3772
165	1021	Maine	Domestic	Single Dwelling	Domestic	Single Dwelling	Craftsman		1.5	Fair	1915		Contrib	045-3773
166	1030	Maine	Domestic	Single Dwelling	Domestic	Single Dwelling	Tudor Revival		1.5	Fair	1925		Contrib	045-3774
167	1031	Maine	Domestic	Single Dwelling	Domestic	Single Dwelling	Colonial Revival		2.5	Fair	1915		Contrib	045-3775
168	900	Missouri	Domestic	Single Dwelling	Domestic	Single Dwelling	Craftsman		1	Good	1925	Yes	Contrib	045-3776
169	1111	9th	Domestic	Single Dwelling	Domestic	Single Dwelling	Craftsman		1	Good	1925		Contrib	045-3778
170	901 A-C	Missouri	Domestic	Single Dwelling	Domestic	Multi Dwelling	National Folk		2	Fair	1905		Contrib	045-3777
171	902	Missouri	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk		1	Good	1915	Yes	Contrib	045-3779
172	905	Missouri	Domestic	Single Dwelling	Domestic	Single Dwelling	Colonial Revival		2	Excellent	1910		Contrib	045-3780
173	908	Missouri	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk		1	Excellent	1905		Contrib	045-3781
174	909 #1-4	Missouri	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Ranch		2	Good	1980		No	045-3782
175	911	Missouri	Domestic	Single Dwelling	Domestic	Single Dwelling	Craftsman		1.5	Good	1915	Yes	Contrib	045-3783
176	912	Missouri	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Ranch		1	Good	1985		No	045-3784
177	915	Missouri	Domestic	Single Dwelling	Domestic	Single Dwelling	Queen Anne		1.5	Good	1905	Yes	Contrib	045-3785
178	920	Missouri	Domestic	Single Dwelling	Domestic	Single Dwelling	Queen Anne		2.5	Fair	1900	Yes	Contrib	045-3786
179	921	Missouri	Domestic	Single Dwelling	Domestic	Single Dwelling	Neoeclectic		1.5	Excellent	1905		No	045-3787
180	922	Missouri	Domestic	Single Dwelling	Domestic	Single Dwelling	Craftsman		1.5	Good	1920	Yes	Contrib	045-3788
181	925	Missouri	Domestic	Single Dwelling	Domestic	Single Dwelling	Queen Anne		1	Good	1900		Contrib	045-3789
182	930	Missouri	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk		1	Good	1900	Yes	Contrib	045-3790
183	931	Missouri	Domestic	Single Dwelling	Domestic	Single Dwelling	Folk Victorian		1	Fair	1900	Yes	No	045-3791
184	933	Missouri	Domestic	Single Dwelling	Domestic	Single Dwelling	Craftsman		1	Excellent	1925		Contrib	045-3792

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SEQ #	ADDRESS NUMBER	STREET NAME	HIST FUNCTION	HIST SUBCAT	PRES FUNCTION	PRES SUBCAT	PRIMARY STYLE	2ND STYLE	STORIES	CONDITION	CON DATE	OWNER OCC	LISTING ELIGIBILITY	INVENTORY #
185	936	Missouri	Domestic	Single Dwelling	Domestic	Single Dwelling	Queen Anne		1	Fair	1900		Contrib	045-3793
186	937	Missouri	Domestic	Single Dwelling	Domestic	Single Dwelling	Queen Anne		1.5	Good	1905		Contrib	045-3794
187	938	Missouri	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk		1.5	Good	1915		Contrib	045-3795
188	941	Missouri	Domestic	Single Dwelling	Domestic	Single Dwelling	Craftsman		1.5	Good	1915		Contrib	045-3796
189	942	Missouri	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk		1.5	Excellent	1910		Contrib	045-3797
190	945 #1-4	Missouri	Domestic	Single Dwelling	Domestic	Multi Dwelling	National Folk		2	Fair	1885		Contrib	045-3798
191	946	Missouri	Domestic	Single Dwelling	Domestic	Single Dwelling	Folk Victorian		1.5	Excellent	1905	Yes	Contrib	045-3799
192	1111-13-15	10th	Domestic	Single Dwelling	Domestic	Multi Dwelling	National Folk		2	Fair	1885		NRHP	045-3800
193	1208	10th	Domestic	Single Dwelling	Domestic	Single Dwelling	Craftsman		1.5	Good	1925		Contrib	045-3801
194	1000	Missouri	Domestic	Single Dwelling	Domestic	Multi Dwelling	Craftsman		1.5	Good	1920		Contrib	045-3802
195	1011 A-D	Missouri	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Neoecletic	Neocolonial	3	Excellent	1990		No	045-3803
196	1014	Missouri	Domestic	Single Dwelling	Domestic	Single Dwelling	Colonial Revival		1.5	Excellent	1950		Contrib	045-3804
197	1020	Missouri	Domestic	Single Dwelling	Domestic	Single Dwelling	Dutch Colonial Revival		2.5	Good	1950		Contrib	045-3805
198	1028-30	Missouri	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Modern		3	Good	1970		No	045-3806
199	900	Arkansas	Domestic	Single Dwelling	Domestic	Single Dwelling	Colonial Revival		2.5	Excellent	1915	Yes	Contrib	045-3807
200	904 #1-4	Arkansas	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Ranch		1.5	Good	1985		No	045-3808
201	907	Arkansas	Education	School	Domestic	Single Dwelling	National Folk	with Victorian Det	2	Excellent	1873	Yes	NRHP	045-3809
202	911-31	Arkansas	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Neoeclectic	Craftsman/Bunga	2	Excellent	1996		No	045-3810
203	912	Arkansas	Domestic	Single Dwelling	Domestic	Single Dwelling	Minimal Traditional		1	Good	1950		Contrib	045-3811
204	916	Arkansas	Domestic	Single Dwelling	Domestic	Single Dwelling	Minimal Traditional		1	Fair	1950		Contrib	045-3812
205	918	Arkansas	Domestic	Single Dwelling	Domestic	Single Dwelling	Minimal Traditional		1	Good	1950		Contrib	045-3813
206	930	Arkansas	Domestic	Single Dwelling	Domestic	Single Dwelling	Folk Victorian		1	Fair	1900	Yes	No	045-3814
207	932	Arkansas	Domestic	Single Dwelling	Domestic	Single Dwelling	Minimal Traditional		1	Good	1950	Yes	Contrib	045-3815
208	934	Arkansas	Domestic	Single Dwelling	Domestic	Single Dwelling	Minimal Traditional		1	Deteriorated	1950		No	045-3816
209	1216	10th	Domestic	Single Dwelling	Domestic	Single Dwelling	Ranch		1.5	Good	1965	Yes	No	045-3817
210	900	Michigan	Domestic	Single Dwelling	Domestic	Single Dwelling	Craftsman		1.5	Good	1925		Contrib	045-3818
211	901 #1	Michigan	Domestic	Single Dwelling	Domestic	Single Dwelling	Modern	Shed style	2.5	Good	1980		No	045-3819
212	901 #2	Michigan	Domestic	Single Dwelling	Domestic	Single Dwelling	Modern	Shed style	2.5	Good	1980		No	045-3820
213	901 #3	Michigan	Domestic	Single Dwelling	Domestic	Single Dwelling	Modern	Shed style	2.5	Good	1980		No	045-3821
214	901 #4	Michigan	Domestic	Single Dwelling	Domestic	Single Dwelling	Modern	Shed style	2.5	Good	1980	Yes	No	045-3822
215	905	Michigan	Domestic	Single Dwelling	Domestic	Single Dwelling	National Folk	Greek Revival	2	Good	1872	Yes	NRHP	045-3823
216	907 #1	Michigan	Domestic	Single Dwelling	Domestic	Single Dwelling	Modern	Shed style	2.5	Good	1980		No	045-3824
217	907 #2	Michigan	Domestic	Single Dwelling	Domestic	Single Dwelling	Modern	Shed style	2.5	Good	1980		No	045-3825
218	907 #3	Michigan	Domestic	Single Dwelling	Domestic	Single Dwelling	Modern	Shed style	2.5	Good	1980		No	045-3826
219	913 #1-6	Michigan	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Modern	Shed style	3	Good	1980		No	045-3827
220	931-33	Michigan	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Modern	Contemporary	1	Fair	1960		No	045-3828
221	935-37	Michigan	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Modern	Contemporary	1	Fair	1960		No	045-3829
222	942	Michigan	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Neoecletic	Craftsman/Bunga	2	Good	1996		No	045-3830
223	900 & 904	Emery	Domestic	Multi Dwelling	Domestic	Multi Dwelling	Modern	Shed style	2.5	Good	1980		No	045-3831

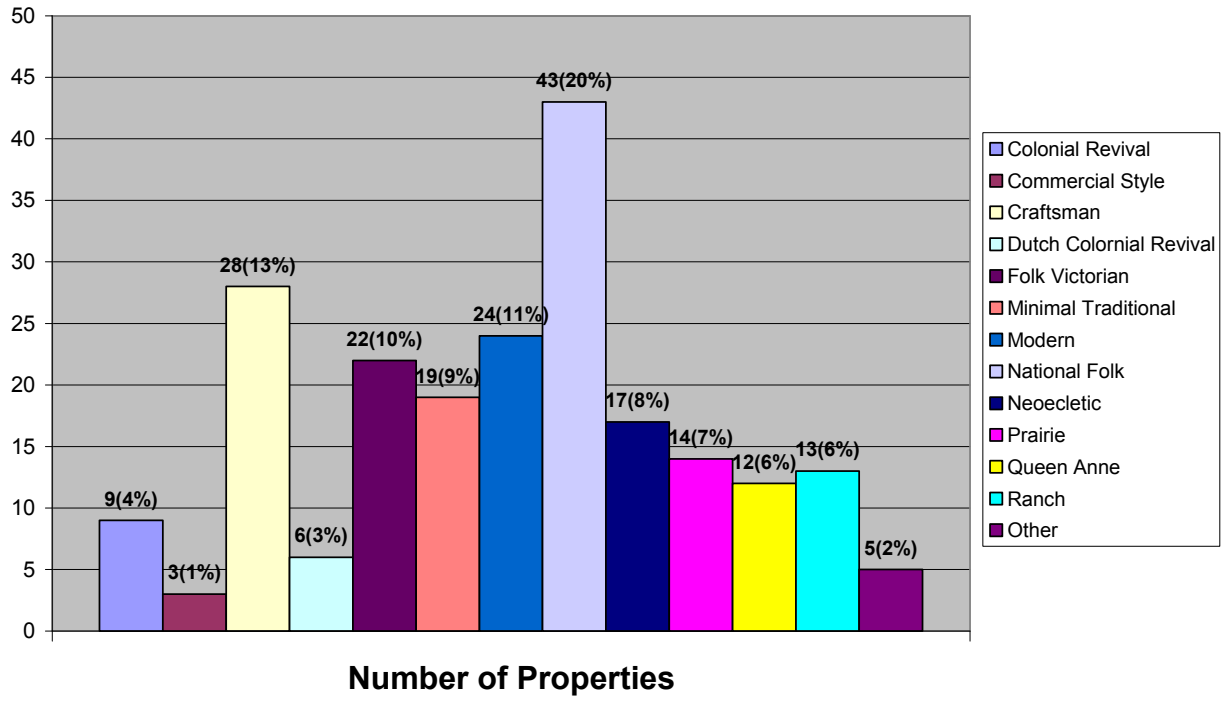
Historic Resources Survey
Neighborhood North of the University of Kansas Memorial Stadium
Lawrence, Douglas County, Kansas

Date of Construction



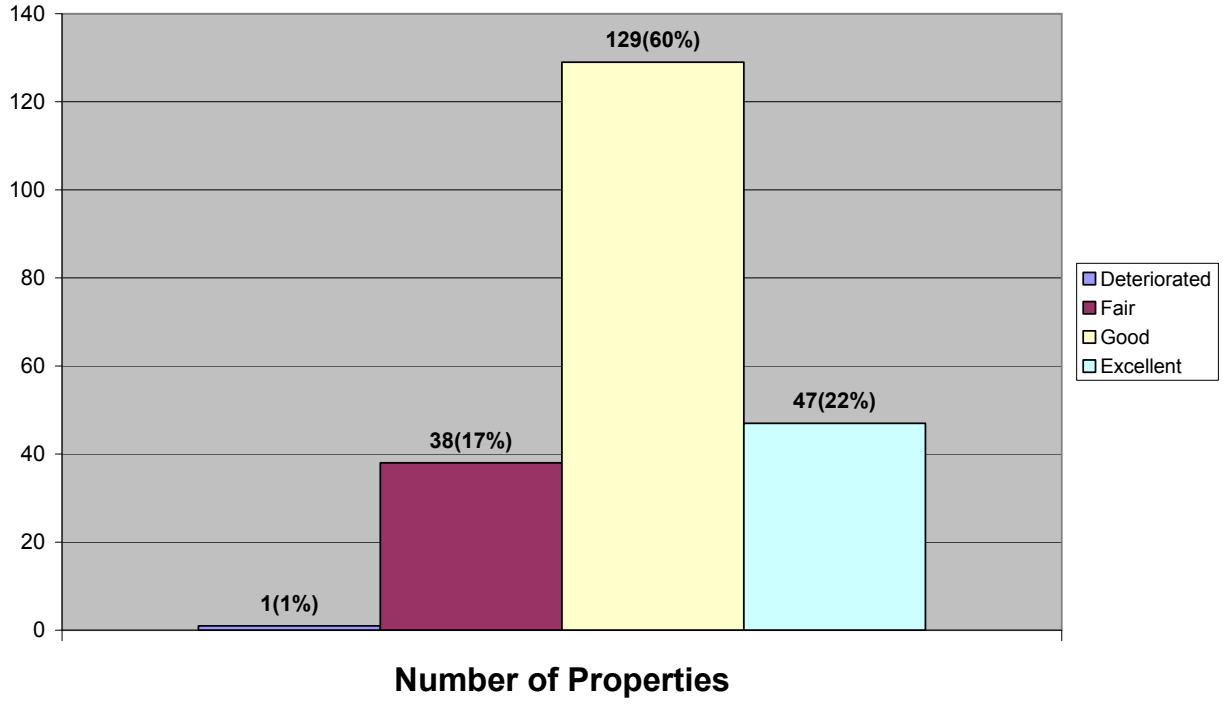
Historic Resources Survey
Neighborhood North of the University of Kansas Memorial Stadium
Lawrence, Douglas County, Kansas

Primary Building Styles

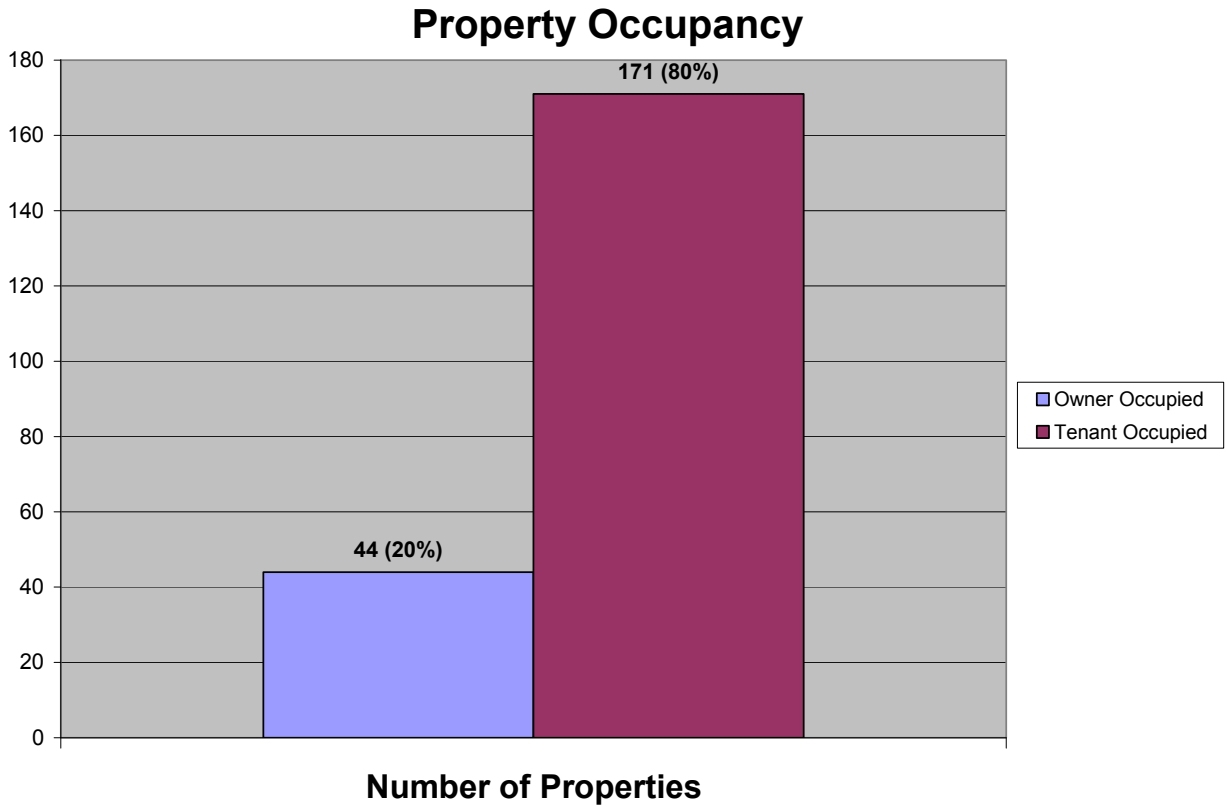


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Neighborhood North of the University of Kansas Memorial Stadium
Lawrence, Douglas County, Kansas

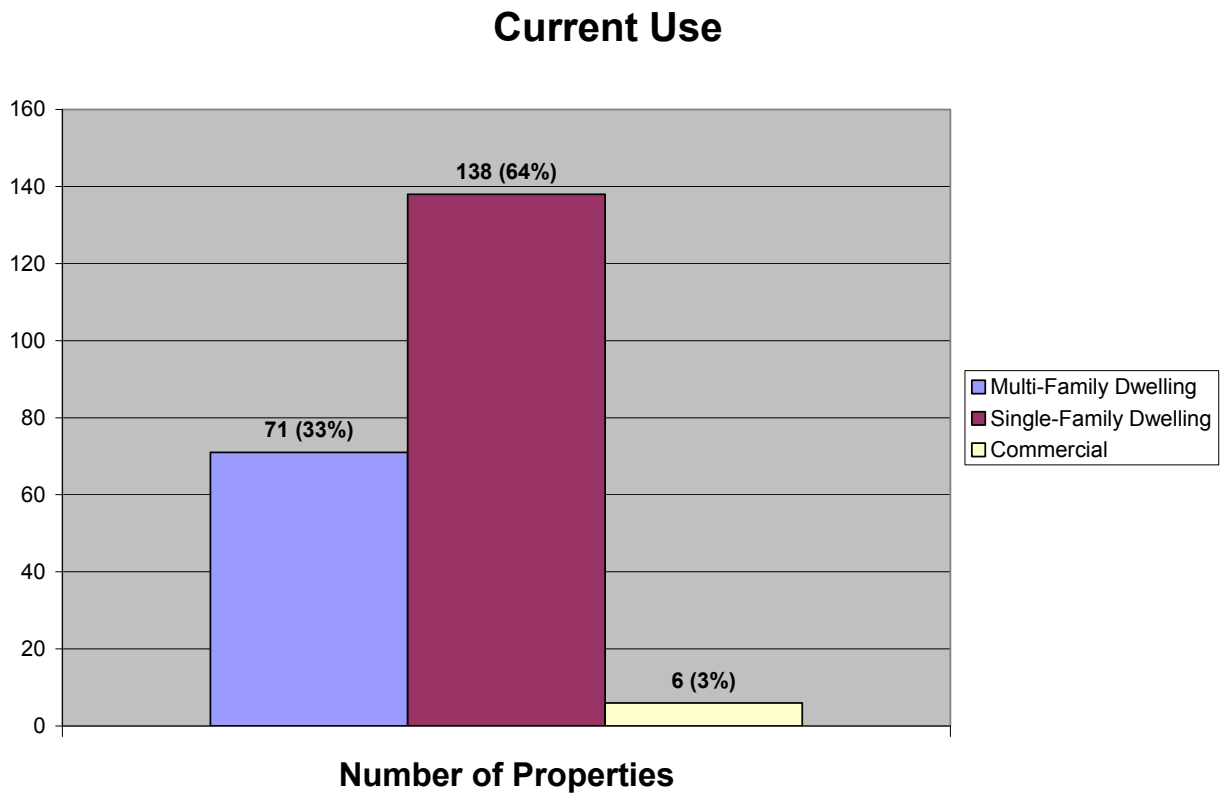
Condition of Properties

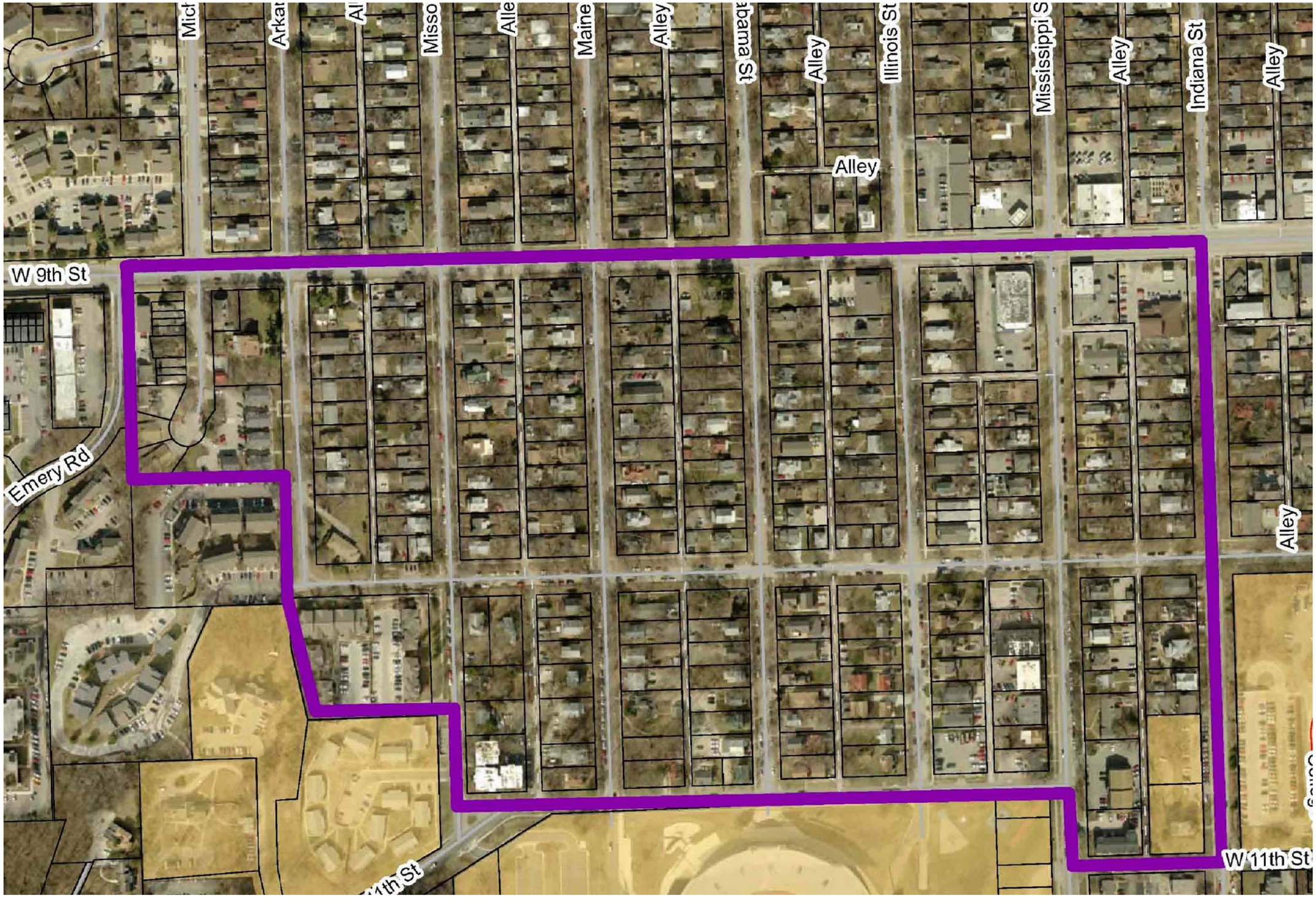


Historic Resources Survey
Neighborhood North of the University of Kansas Memorial Stadium
Lawrence, Douglas County, Kansas



Historic Resources Survey
Neighborhood North of the University of Kansas Memorial Stadium
Lawrence, Douglas County, Kansas





Current Aerial Photograph with Parcel Boundaries

Historic Resources Survey - Neighborhood North of the University of Kansas Memorial Stadium-Lawrence, Douglas County, Kansas



Current Properties w/ Buildings

Historic Resources Survey - Neighborhood North of the University of Kansas Memorial Stadium-Lawrence, Douglas County, Kansas

1" = 160'

9th St.

Alabama St.

Illinois St.

Mississippi St.

Indiana St.

10th St.

Current Properties w/ Buildings & Addresses - Northeast Quadrant

Historic Resources Survey - Neighborhood North of the University of Kansas Memorial Stadium-Lawrence, Douglas County, Kansas

1" = 80'



Current Properties w/ Buildings & Addresses - Southeast Quadrant

Historic Resources Survey - Neighborhood North of the University of Kansas Memorial Stadium-Lawrence, Douglas County, Kansas

1" = 80'

Current Properties w/ Buildings & Addresses - Northwest Quadrant

Historic Resources Survey - Neighborhood North of the University of Kansas Memorial Stadium-Lawrence, Douglas County, Kansas

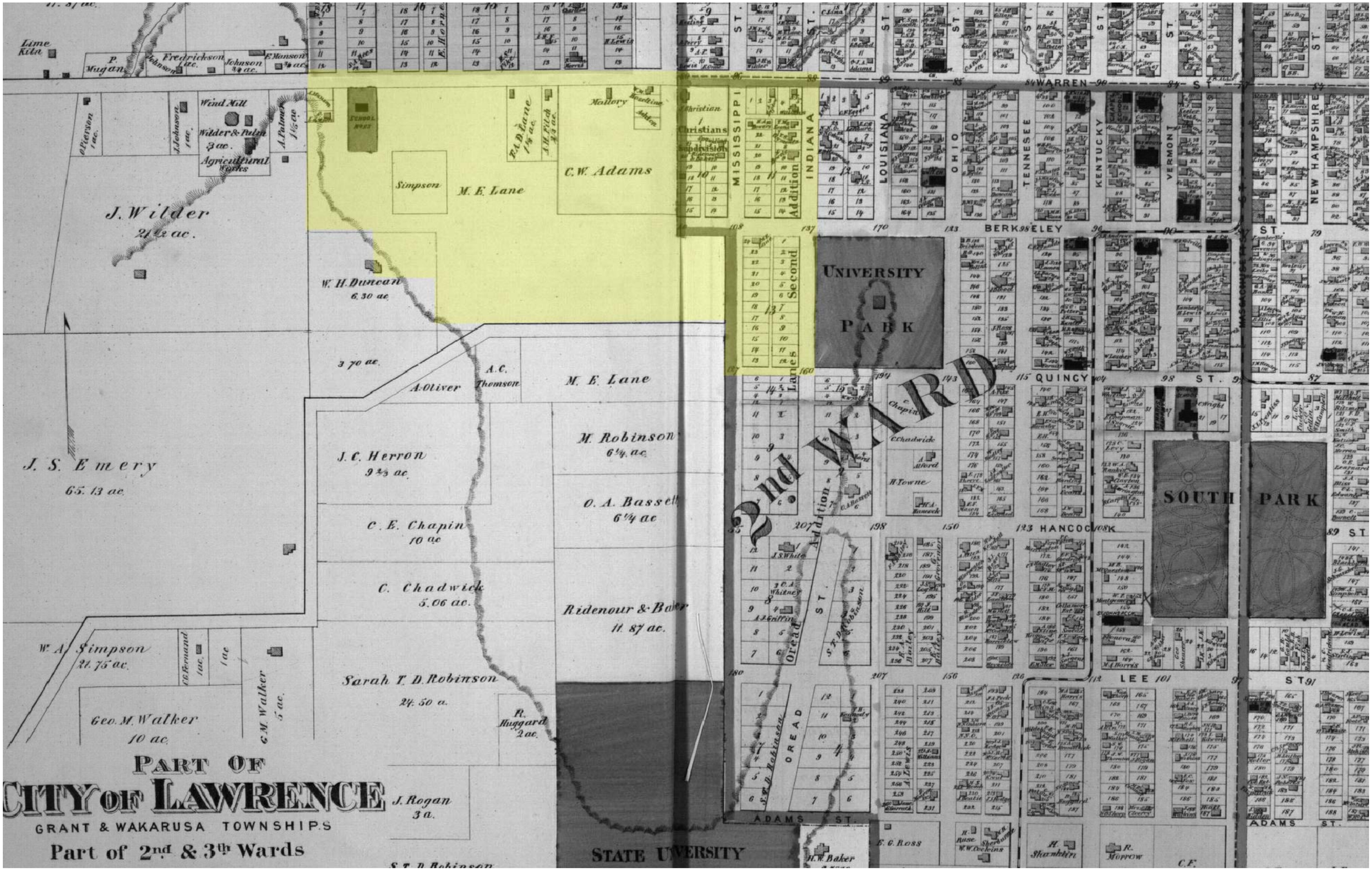
1" = 80'



Current Properties w/ Buildings & Addresses - Southwest Quadrant

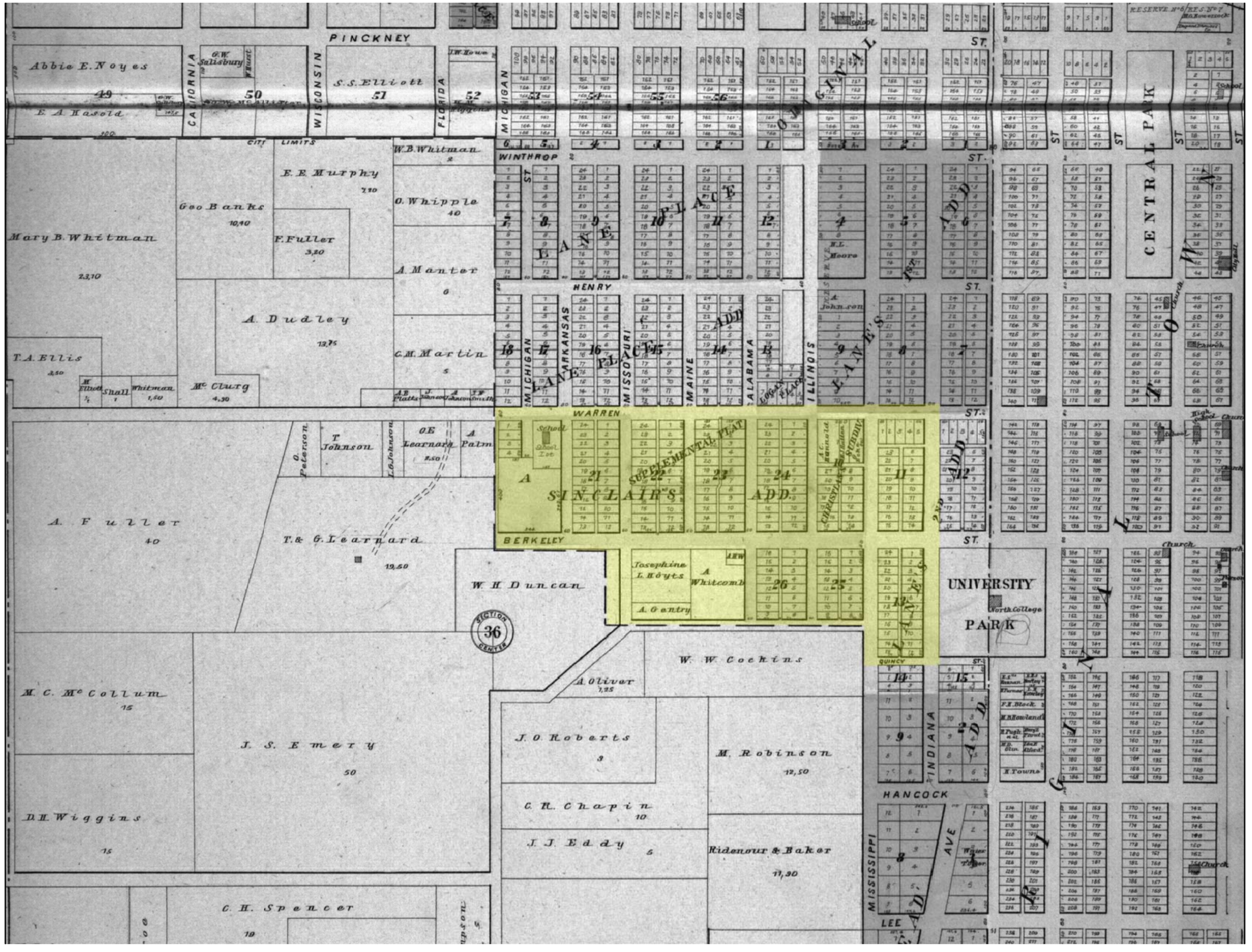
Historic Resources Survey - Neighborhood North of the University of Kansas Memorial Stadium-Lawrence, Douglas County, Kansas

1" = 80'



1873 Beers Atlas

Historic Resources Survey - Neighborhood North of the University of Kansas Memorial Stadium-Lawrence, Douglas County, Kansas



1909 Beers Atlas

Historic Resources Survey - Neighborhood North of the University of Kansas Memorial Stadium-Lawrence, Douglas County, Kansas

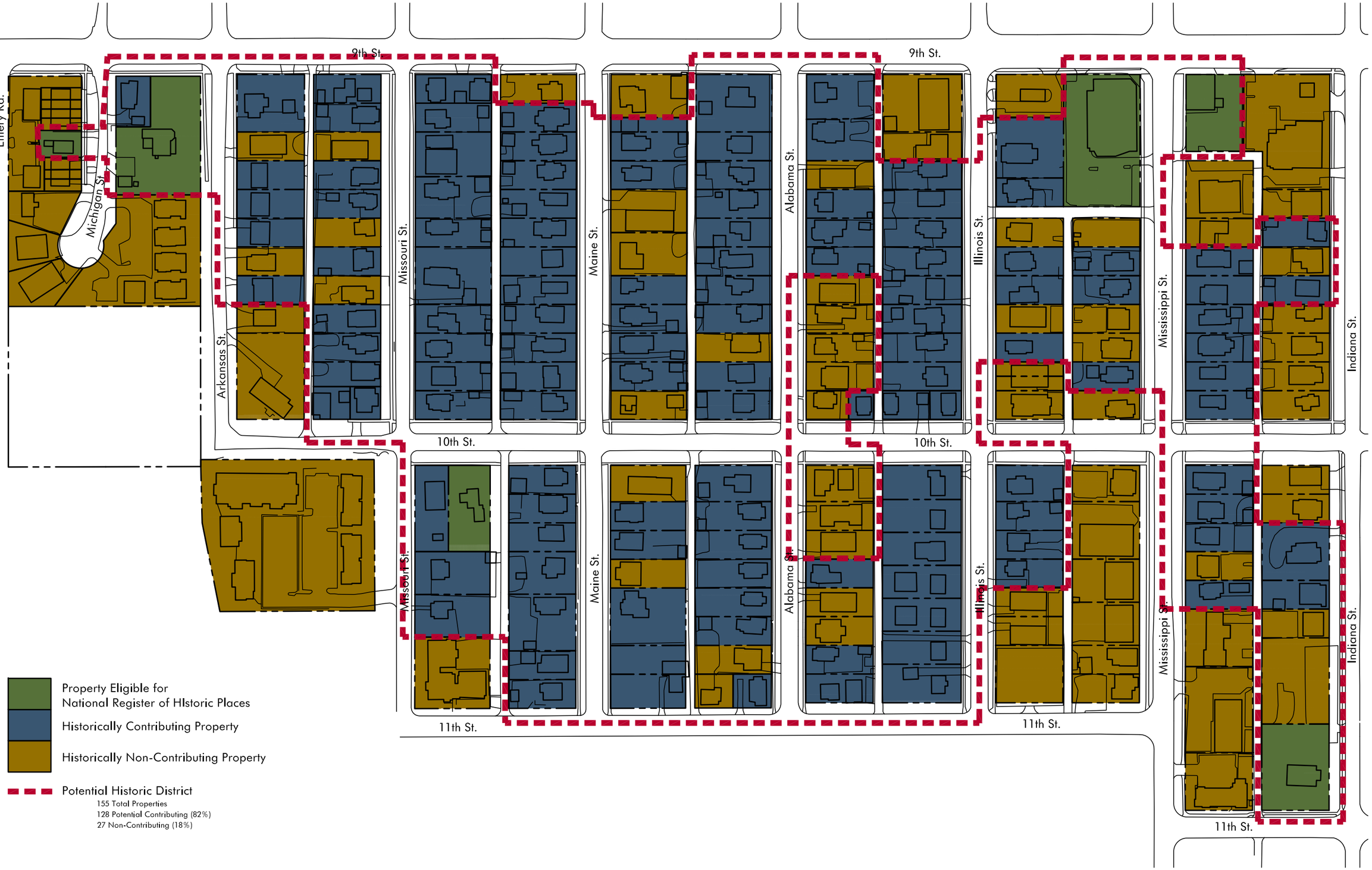


1927 Sanborne Insurance Map



City of Lawrence Zoning Designations

Historic Resources Survey - Neighborhood North of the University of Kansas Memorial Stadium-Lawrence, Douglas County, Kansas

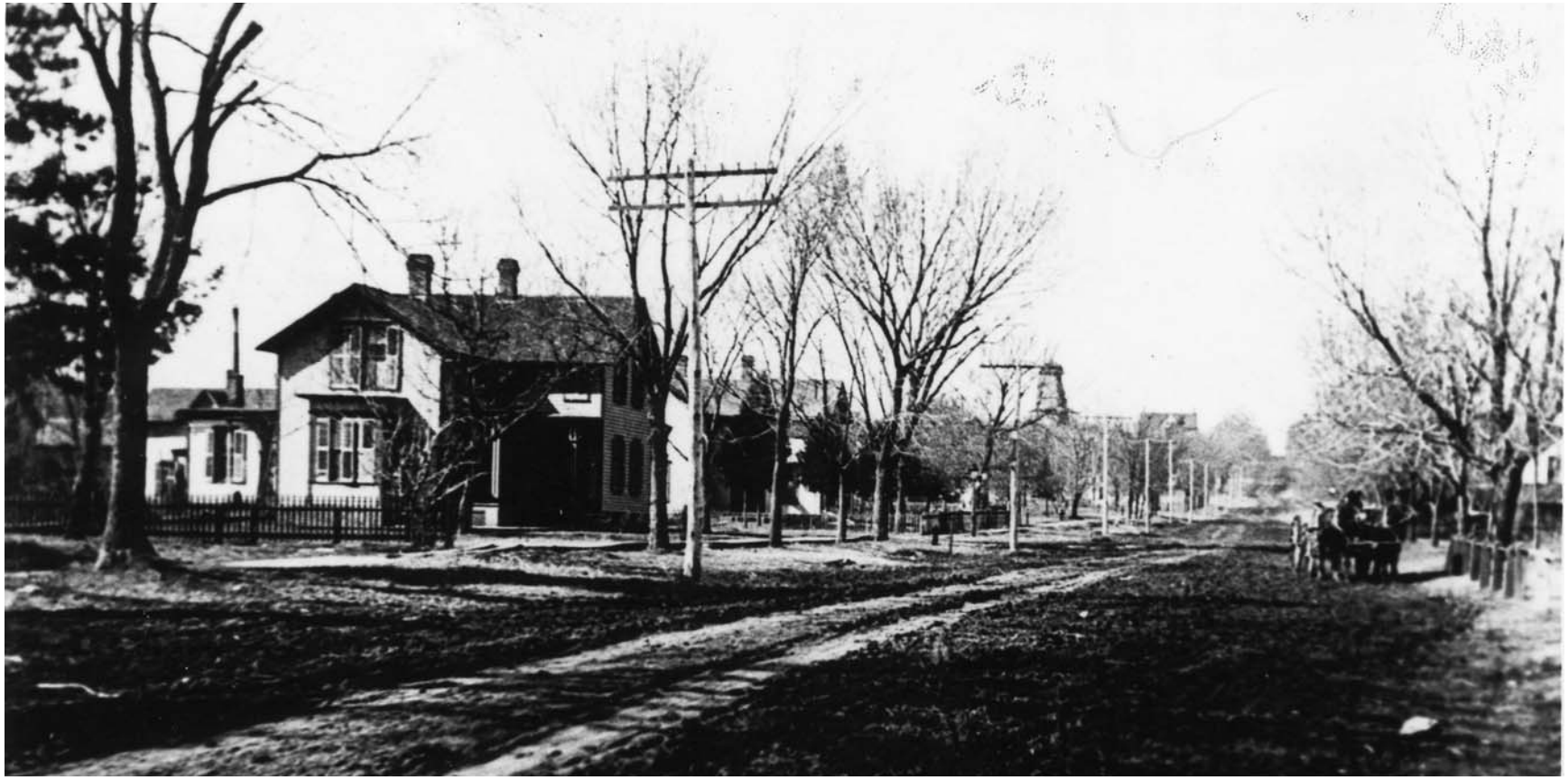


Historic Significance of Properties with Potential Historic District Boundary

Historic Resources Survey - Neighborhood North of the University of Kansas Memorial Stadium-Lawrence, Douglas County, Kansas



1890 view by Walter Bretherton looking northwest from 11th & Louisiana streets. Houses still existing in survey area include 1111 10th (Charles H. Hoyt Residence), 945 Missouri, 905 Michigan, 907 Arkansas (Lane Place School), 923 Alabama, 919 Alabama, and 915 Alabama. (Courtesy Watkins Community Museum)



1902 view looking west along 9th Street from near Illinois Street. Closest on left side is the existing house at 900 Alabama. Next house beyond is 903 Alabama. House visible over rear portion of 900 Alabama is 915 Alabama. (Courtesy Watkins Community Museum).



Circa 1910 photo of 1111 10th Street (Charles H. Hoyt Residence). Wrap around porch and Victorian ornamentation has been added since 1890 photo. (Courtesy Watkins Community Museum).



1910 view over Potter Lake looking northeast. Existing houses visible down the hill west from old North College include 1011 Indiana, 1017 Indiana, and 1043 Indiana. (Photo from Alfred A. Lawrence Collection, scanned from Dary 1992).



1918 view looking north from approximate location of KU Union. Street in foreground is Mississippi, with barracks constructed on west side during World War I. Several houses existing in survey area are visible in background. (Photo from University of Kansas Archives, scanned from Dary 1992).



1921 view looking northwest from approximate location of parking garage north of Kansas Union. In foreground is electric streetcar line along west side of Mississippi Street. Houses in background still existing in survey area include 1031 Maine, 1021 Maine, 1019 Maine, 1015 Maine, 1009 Maine, 1025 Alabama, 1019 Alabama, and 1017 Alabama. (Courtesy Watkins Community Museum).



Photo circa 1925 looking north over Memorial Stadium. Existing houses in survey area visible in background include 1019 Alabama, 1025 Alabama and 1029.5 Alabama. (Courtesy Watkins Community Museum).



1926 photo looking north over Memorial Stadium. Existing houses in survey area visible in background include 1020 Maine, 1030 Maine, 1024 Alabama, 1025 Alabama, 1029 Alabama, and 1029.5 Alabama. (Courtesy Watkins Community Museum).