NPS Form 10-900
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United States Department of the Interior
National Park Service

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received

date entered

National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

45-3010-0107

historic *Eldridge House Hotel*

and/or common *Same*

2. Location

street & number *Seventh and Massachusetts* ___ not for publication

city, town *Lawrence* ___ vicinity of

state *Kansas* code *20* county *Douglas* code *45*

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	___ occupied	___ agriculture	___ museum
X building(s)	X private	___ unoccupied	___ commercial	___ park
___ structure	___ both	X work in progress	___ educational	___ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	N/A in process	X yes: restricted	___ government	___ scientific
	N/A being considered	___ yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	X other: *Hotel & Restaurant*

4. Owner of Property

name *Eldridge House Hotel Investors*

street & number *733 Massachusetts*

city, town *Lawrence* ___ vicinity of state *Kansas 66044*

5. Location of Legal Description

courthouse, registry of deeds, etc. *Douglas County Courthouse-Register of Deeds*

street & number *11th and Massachusetts*

city, town *Lawrence* state *Kansas 66044*

6. Representation in Existing Surveys

title *Living with History* has this property been determined eligible? ___ yes X no

date *1984* ___ federal ___ state ___ county X local

depository for survey records *University of Kansas, Spencer Library*

city, town *Lawrence* state *Kansas 66045*

7. Description

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	X original site
X good	___ ruins	X altered	___ moved date _____
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

The Eldridge House Hotel (ca. 1925-1928) is located on the southwest corner of Massachusetts and Seventh Streets in Lawrence, Douglas County, Kansas (pop. 54,307). The five-story, flat roofed, concrete and red brick eclectic Second Renaissance Revival structure stands at the north end of Massachusetts Street, being one of the tallest buildings in Lawrence's commercial area. The ell-shaped building was constructed in two phases. The first unit, constructed in 1925-1926, is a rectangle with a five-bay, eastern facade elevation which measures forty-five feet south from the Massachusetts and Seventh Streets intersection along Massachusetts. The eleven-bay, northern elevation of the 1925-1926 unit measures one hundred and seventeen feet west from the Massachusetts and Seventh Streets intersection along Seventh. The second construction phase occurred in 1926-1928, extending the hotel south from the eastern facade elevation by fifty-five feet and making the unit forty-seven feet deep from east to west. A one-story brick and stucco rectangle sits inside the ell. This unit measures approximately fifty feet from north to south and seventy feet from east to west. It appears that this unit dates from the 1866 Eldridge House Hotel, the bulk of which was demolished to allow for the 1925-1928 construction.

The concrete, metal lath, and hollow clay brick structure is masked by a red brick veneer on all of its elevations and a rusticated limestone, raised foundation veneer on its east and north elevations. The south and west elevations of the building are nondescript, having no identifiable decorative treatments.

Brick quoins define the building's corners and major terminations on the east and north elevations, identifying the split in the building's construction and flanking the eastern and two western most bays of the north elevation. Limestone beltcourses decorated with rosettes run between the first and second stories and between the fifth story and the parapet wall. A limestone double beltcourse runs below and intersects each of the second story windows on the east and north elevations.

The parapet's brick false balustrades stand above each of the center windows and the corner windows of the two units which comprise the building's east facade and over each of the eleven window bays on the north elevation. Limestone sills run beneath each balustrade and a recessed limestone panel stands beneath each sill. The parapet is capped with a limestone course. Limestone rosette medallions decorate the parapet above each quoin.

The building's upper four story fenestration employs two sizes of rectangular windows, the window units themselves are not original. The upper story fenestration of the east facade of the 1925-1926 unit is comprised of five bays; pairs of the larger windows fenestrate the two corner bays and the center bay. Smaller windows fenestrate the second and fourth bays. The upper story fenestration on the east facade of the 1926-1928 unit is slightly different, with single larger windows lining the two corner bays and the third and fifth bays of the seven bay unit. Pairs of the larger windows form the fenestration in the center bays and single, smaller windows form the fenestration in the second and sixth bays. The fenestration on the north elevation is comprised of the larger rectangular windows, with a pair of these windows lining the most eastern bay,

leaving the remaining ten bays to be filled with single windows. These windows have stretcher brick lintels and limestone sills. The larger windows on the second and fifth stories exhibit cast iron baluster grilles below them. The fenestration on the south and west elevations is comprised of the larger rectangular windows but there does not appear to be any decorative lintel or sill treatment for these windows.

The fenestration and door openings on the rusticated limestone veneered raised foundation of the east and north elevations are symmetrically aligned with the window bays above them. Arched door surrounds with angled voussoirs mark the corners of the two units which comprise the east facade. A large rectangular window stands between each pair, measuring three bays across on the 1925-1926 unit and five bays, across on the 1926-1928 unit. The north elevation incorporates the downward grade of Seventh Street, gradually increasing the foundation's height by a half story at its most western point. The doors and windows on the north elevation are arched with angled voussoirs and fanlights. The elevation's major doorway stands in the fifth bay west from the eastern corner. Windows and additional doors stand beneath the arched windows on the western portion of the heightened foundation.

The building's most significant interior architectural features exist in the public spaces on the first and basement floors. Neo-Classical features predominate on the first floor, with capitaled pilaster, columns, and posts; beaded ceiling beams; decorative plaster cast coiffered ceilings; and moulded woodwork. Wall and capital cartouches displaying the Eldridge House Hotel emblem and emblems for the "Big Six" football universities, of which the University of Kansas was one, add an eclectic flavor to the Neo-Classical first floor interior. The basement exhibits Neo-Classical features as well but the approach tends toward the rustic eclectic rather than the high style.

Marble was used extensively on the first floor of the Eldridge House Hotel. Travertine marble remains in the lobby and staircases, Alabama marble remains in the ladies toilet, and Verde antique marble and black marble remain in the clerks's desk. The Formosa and Carrara marble used in the pharmacy and the Tennessee marble used for the lobby fountain are no longer in the building.

The Eldridge House Hotel maintains a high degree of external integrity and retains many architecturally significant features on its first and basement floors. The upper four floors have been gutted.

8. Significance

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	___ theater
___ 1800–1899	X commerce	___ exploration/settlement	___ philosophy	___ transportation
X 1900–	___ communications	___ industry	___ politics/government	___ other (specify)
		___ invention		

Specific dates *ca. 1925-1928* **Builder/Architect** *Charles Shepard and Alben Wiser, Architects*
Mont John Green, Contractor

Statement of Significance (in one paragraph)

The Eldridge House Hotel (ca. 1925–1928) is being nominated to the National Register under criteria A, B, and C for its historical association with the City of Lawrence (est. 1854), for its historical association with William Groh Hutson (1880–1959), and for its architectural significance. The five-story, brick, eclectic Second Renaissance Revival structure stands on the site of two previous "Eldridge House" hotels (ca. 1857–1858, 1864–1866) and the Free State Hotel (ca. 1855–1856). Touted as Lawrence's "new and modern hotel," the Eldridge House Hotel symbolizes the booster spirit promoted by the Lawrence Chamber of Commerce in the 1920s and marks the only major construction to occur in the city's downtown during this period. The hotel was owned and operated by William Hutson, a Lawrence native who achieved national prominence in the hotel business. Hutson's financial backing and direction were largely responsible for the construction of the new hotel. Charles Shepard and Alben Wiser, a Kansas City, Missouri architectural team that designed a number of "modern hotels" throughout the southwest during the 1910s and 1920s, were responsible for the Eldridge House Hotel plans. Mont John Green, a successful Manhattan, Kansas general contractor, constructed the hotel and with Hutson, provided financial backing for the project. The Eldridge House Hotel maintains a high degree of external integrity and a high degree of internal integrity on its first and basement floors; however, the upper four floors have been gutted.

The Lawrence Chamber of Commerce (est. 1879), began actively promoting the concept of a "new and modern hotel" for Lawrence in 1922. There were fears within the business and civic community that although Lawrence had several hotels, including the Eldridge House Hotel (ca. 1866), tourists and business people travelling by automobile would by-pass the city unless it could offer modern hotel accommodations.

In pursuit of this goal, the Chamber allied itself with Hockenbury System, Inc. of Harrisburg, Pennsylvania, a firm which agreed to organize and implement a $250,000.00 stock subscription drive to fund the construction of a new hotel. Hockenbury System withdrew from the agreement in Spring, 1923, citing low stock sales in actual and projected form as the reason for the termination. The Chamber then turned to William Hutson, a Chamber member, who had owned and operated the Eldridge House Hotel (ca. 1866) since 1906. After two years of negotiations, it was agreed that the Chamber would collect payment on $47,500.00 of the subscribed stock and Hutson and Mont Green would finance the remainder of the $250,000.00 project.

Construction on the new Eldridge House Hotel began in June, 1925, and was completed in two stages. The northern half of the 1866 Eldridge House Hotel was demolished in May

and June, 1925 to allow for the construction of the northern unit of the new Eldridge House Hotel and to allow for hotel operations to continue in the southern half of the 1866 Eldridge House Hotel. With the completion of the northern unit in April, 1926, the southern half of the 1866 hotel was demolished and a new unit, which attached to the 1926 unit, was constructed in its place. This unit was completed in October, 1928.

There was some anger and surprise expressed locally and nationally when plans to demolish the 1866 Eldridge House Hotel became final. The pre-statehood and Civil War associations with the 1866 hotel were strong. The 1866 Eldridge House Hotel replaced an earlier Eldridge House Hotel (ca. 1857-1858) which had been destroyed in spring, 1863, by pro-slavery raiders under the command of William Quantrill. The 1858 hotel in turn had replaced the Free State Hotel (ca. 1855-1856), built by Colonel Shalor Winchell Eldridge and the New England Emigrant Aid Company, the pro-abolitionist group that founded Lawrence. The Free State Hotel was destroyed on its opening day by pro-slavery sympathizers under the command of Sheriff Sam Jones, the United States Marshal for the Kansas-Nebraska Territory.

The Lawrence Chamber of Commerce, aware of this antipathy, promoted the new hotel with slogans such as "Let's do it for Lawrence," "Every citizen a stockholder, every citizen a "booster," and "The modern hotel of any city is the organized host of that community." The stock prospectus reassured the public that once the new and modern hotel was built, Lawrence would no longer be "shunned" by travelling salesmen.

The concrete and brick hotel designed by Shepard and Wiser had one hundred guest rooms in its northern unit and fifty guest rooms in its southern unit. All of the guest rooms had toilets and lavatories and half of the rooms had baths. A typical guest room included a walnut finished steel bed with double deck springs and a spring cushion mattress, a night stand with a reading lamp attached to it, and a five-ply walnut dresser designed by Hutson. To make the hotel more desirable to salesmen, there were eight combination sample rooms on the second floor of the northern unit with IN-A-DOOR beds, display tables, and floor lighting connections. A barber shop, a pharmacy, and a post office were located on the first floor of the northern unit and expanded dining facilities were located on the first and basement floors of the southern unit.

The Eldridge House Hotel represented Hutson's first purchase in the hotel chain that he went on to build with Robert C. McCormick after 1934. In the 1930s and 1940s the partners acquired the State Hotel and Robert Lee Hotel in Kansas City, Missouri; the Broadview in Wichita, Kansas; the Hotel Boulderado in Boulder, Colorado; and the Meadowbrook Lodge in Jackson Hole, Wyoming. In the 1950s Hutson and McCormick built the White Sands Hotel in La Jolla, California, their last venture.

Hutson's career in the service industry began with the Fred Harvey Railroad Restaurant Company. By the age of eighteen, Hutson was managing all of the Harvey Houses west of Gallup, New Mexico. He later served as the assistant manager and steward at the Albany Hotel in Denver, Colorado and then as the manager for the Wabash Railway Company's restaurant at Union Station in Detroit, Michigan before returning to Lawrence in 1906.

Hutson's professional associations and responsibilities were many. During World War I, Hutson, was appointed to chair the Kansas commission on food conservation in hotels and restaurants by Herbert Hoover, U.S. Food Administrator under President Woodrow Wilson. He sat on the Board of Governors of the American Hotel Association for many years and was active in the regional hotel associations as well. Hutson sat on the Board of Directors of the Kansas Power and Light Company from 1949 until 1959 and on the Board of Directors of the Lawrence National Bank.

Hutson resided at the Eldridge House Hotel until his death in 1959. The hotel continued to operate until 1970 with Hutson's wife Florence and his daughter Virginia Getto retaining ownership. In 1972, Hutson's grandson Michael Getto and two business partners purchased the building and renovated it into apartments. This venture was terminated in 1986 with the initiation of the current renovation project, which will transform the building into a forty-eight suite hotel. Many of the same businesses which operated in the building before this construction project will re-open in the building when the Eldridge House Hotel is re-christened.

9. Major Bibliog aphical References

SEE ATTACHED SHEET

10. Geographical Data

Acreage of nominated property less than 1 acre .

Quadrangle name East Lawrence

Quadrangle scale 1:24,000

UTM References

	Zone	Easting	Northing
A	15	306390	4315780
B			
C			
D			
E			
F			
G			
H			

Verbal boundary description and justification The nominated property stands on Lots 21 and 23 on Massachusetts Street in Lawrence, Kansas. It is bounded to the east by Massachusetts Street and to the north by Seventh Street.

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	N/A	county	N/A	code	N/A
state	N/A	code	N/A	county	N/A	code	N/A

11. Form Prepared By

name/title Martha Gray Hagedorn, Architectural Historian

organization Kansas State Historical Society date September 10, 1982

street & number 120 West Tenth telephone 913 296-5264

city or town Topeka state Kansas 66612

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state X local

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

State Historic Preservation Officer signature Joseph W. Snell

title Executive Director, Kansas State Historical Society date September 10, 1986

For NPS use only

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

date

Keeper of the National Register

Attest: date

Chief of Registration

Bibliography:

Caldwell, Martha B. "The Eldridge House Hotel," Kansas Historical Quarterly. V. IV, N. 4 (347-370), August, 1940.

Connelley, William E. History of Kansas, V.5. (Chicago: American Historical Society, 1928).

Kansas First Century, V. III. (New York: Lewis Historical Publishing).

Kansas City Star, 24 February 1924; 18 May 1925; 28 June 1925.

Lawrence Hotel Corporation. "A New Hotel for Lawrence." (Pamphlet, ca.1923).

Lawrence Daily Journal-World, 6 June 1925; 21 August 1925; 22 November 1925; April 1926; 10 October 1929; 13 January 1956; 3 June 1970.

Kansas Power and Light. Service. January, 1960.

Mayhew, Brad. "Eldridge House Hotel." (National Register Nomination Draft, 1986).

New York Times, 30 March 1924.

Topeka Capital Journal, 25 September 1928.

Wichita Eagle-Beacon, 8 April 1973.

6962 III SE
(WILLIAMSTOWN)

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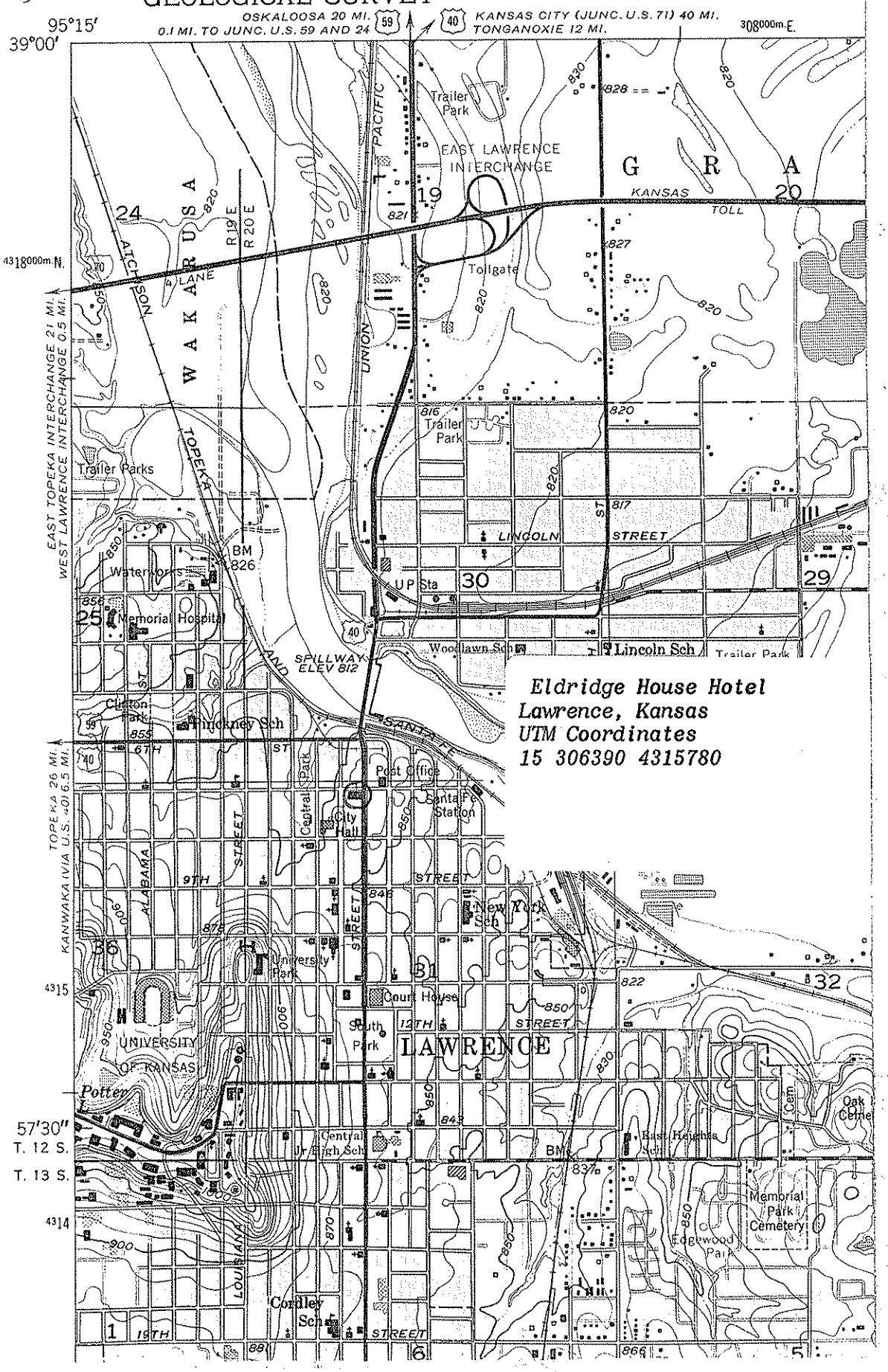
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



Eldridge House Hotel
Lawrence, Kansas
UTM Coordinates
15 306390 4315780