NPS Form 10-900
(Rev. 10-90)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name N/A

other names/site number Lawrence's Downtown Historic District [preferred]

2. Location

street & number Generally along Massachusetts St. between 6th Av. & S. Park St.

[n/a] not for publication

city or town Lawrence

[ ] vicinity

state Kansas code KS county Douglas code 045 zip code 66044

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this [X] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [ ] does not meet the National Register Criteria. I recommend that this property be considered significant [ ] nationally [ ] statewide [X] locally. ([ ] See continuation sheet for additional comments.)

Richard D. Pankratz DSHPO 5-18-04

Signature of certifying official Date

Kansas State Historical Society

State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- [ ] entered in the National Register
  - [ ] See continuation sheet
- [ ] determined eligible for the National Register
  - [ ] See continuation sheet.
- [ ] determined not eligible for the National Register
- [ ] removed from the National Register
- [ ] other (explain): _____

Signature of the Keeper | Date of Action

Lawrence's Downtown Historic Di ict
Name of Property

Doug County, Kansas
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

[X] private
[X] public-local
[ ] public-State
[ ] public-Federal

Category of Property
(Check only one box)

[ ] building(s)
[X] district
[ ] site
[ ] structure
[ ] object

Number of Resources within Property

Contributing	Noncontributing	
99	33	buildings
1	1	sites
1		structures
1		objects
102	34	Total

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

Historic Resources of Lawrence, Douglas Co., KS

Number of contributing resources previously listed in the National Register

4 (four)

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/specialty store
COMMERCE/warehouse
DOMESTIC/hotel

Current Functions
(Enter categories from instructions)

COMMERCE/specialty store
COMMERCE/business

7. Description

Architectural Classification
(Enter categories from instructions)

Late Victorian
Late 19th & 20th Century Revivals
Other: One- & two-part Commercial block buildings
See continuation sheets

Materials
(Enter categories from instructions)

foundation Limestone, CONCRETE, BRICK
walls Limestone, BRICK, METAL, WOOD
roof OTHER
other Limestone, BRICK, Iron

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

See continuation sheets.

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

[X] **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

[ ] **B** Property is associated with the lives of persons significant in our past.

[X] **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

[ ] **D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations
(Mark "X" in all the boxes that apply.)

Property is:

[ ] **A** owned by a religious institution or used for religious purposes.

[ ] **B** removed from its original location.

[ ] **C** a birthplace or a grave.

[ ] **D** a cemetery.

[ ] **E** a reconstructed building, object,or structure.

[ ] **F** a commemorative property.

[ ] **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

Commerce
Architecture
Community Planning & Development

Period of Significance
1856-1953

Significant Dates
n/a

Significant Person
(Complete if Criterion B is marked above)
n/a

Cultural Affiliation
n/a

Architect/Builder
Cobb & Froutt; William Griffith; John Constant; Samuel Tarbet & Co.; F.G. Cudworth; John Haskell; Frederick Gunn; Unknown

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):
☐ preliminary determination of individual listing (36 CFR 67 been requested.
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data:
☒State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒Local government
☐ University
☐ Other

Name of repository:

10. Geographical Data

Acreage of Property 47.2 acres

UTM References
(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	14S	x		3	14S		
2	14S			4	14S		

☒ See continuation sheet.

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Deon Wolfenbarger/Preservation Consultant

organization Three Gables Preservation date August 15, 2003

street & number 320 Pine Glade Road telephone 303/258-3136

city or town Nederland state Colorado zip code 80466

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

Additional items
(Check with the SHPO or FPO for any additional items)

Property Owner

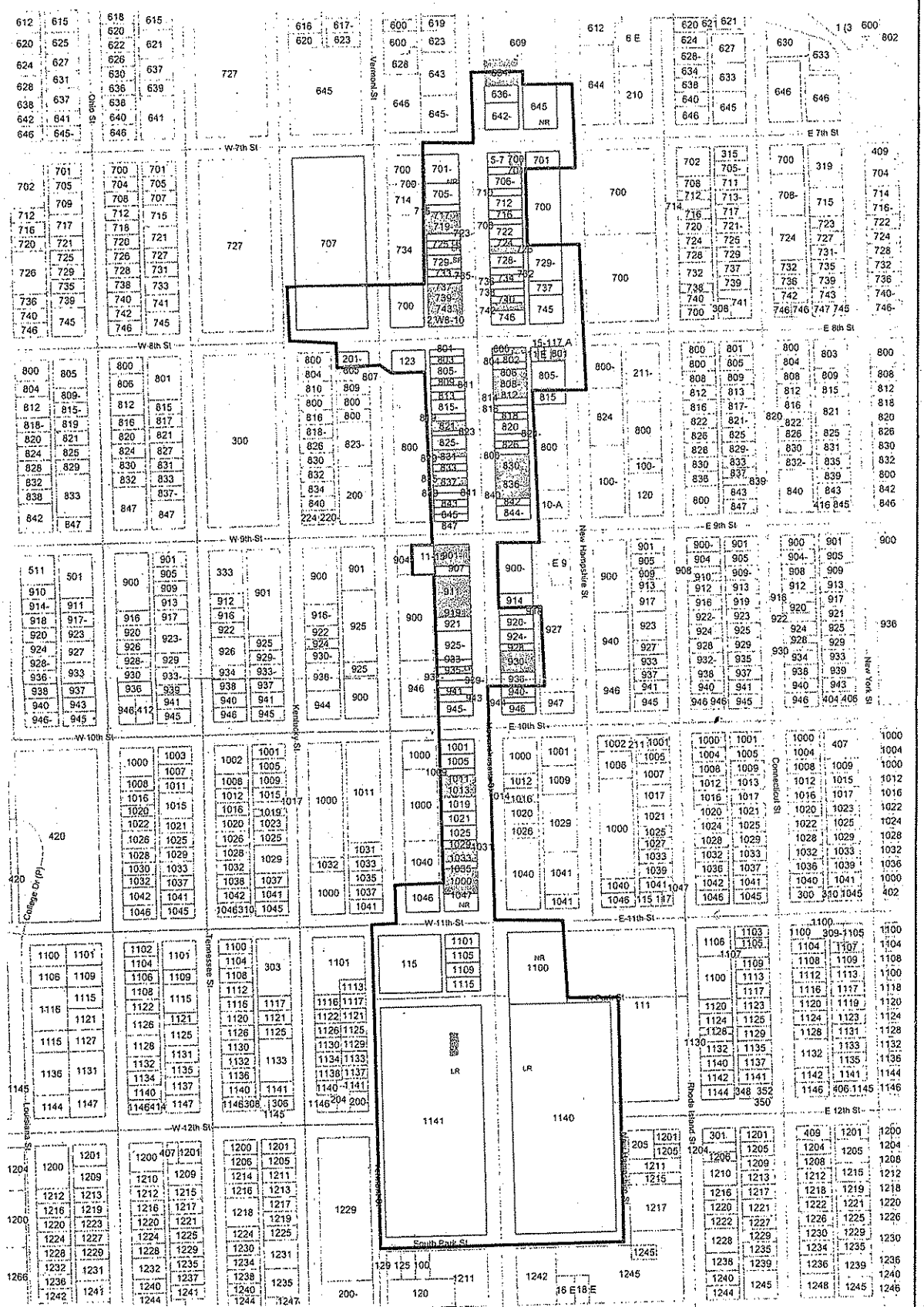
(Complete this item at the request of the SHPO or FPO.)

name See continuation sheets

street & number _____ telephone

city or town _____ state _____ zip code

Boundaries for Downtown Historic District



SUMMARY

Lawrence's Downtown Commercial Historic District comprises the extant core of the historic central business district of Lawrence, Kansas. It is generally located along Massachusetts Street between 6th and South Park streets; see accompanying map for exact boundaries. Massachusetts Street is the primary north/south artery through the downtown. A grid-system of streets in Lawrence's downtown runs to the four compass points. Lawrence's downtown is located on a generally level area which slopes gently down to the Kansas River to the south. Diagonal parking is provided along Massachusetts Street, and parallel parking along New Hampshire and Vermont Streets. There are wide concrete sidewalks with curbs, light standards, and stop lights at intersections. The outside edges of the district are defined either by vacant lots and parking lots, most of which were formed by the demolition of historic commercial buildings; non-historic buildings; or historic buildings which have been irreversibly altered. Most of the extant buildings in this district have identical setbacks; i.e., most are constructed to the edge of the property line along the sidewalks. Primary building materials are brick and stone. The ends of the blocks tend to be anchored with larger buildings with more monumental appearances, and smaller one- to two-story buildings are situated in the center of the block.

The vast majority of buildings in the district are the *commercial block* property type as outlined in Section F of the multiple property documentation form "Historic Resources of Lawrence, Douglas County, Kansas" (hereafter referred to as "MPDF"). These commercial buildings feature a distinction between the storefront level and the upper zone. Most of the storefront levels have large display windows flanking an entry which is generally recessed. Second story windows are usually narrower than those on the first floor. Most also have flat roofs with symmetrically arranged facades.

Within the boundaries of this district are four historic resources already listed in the National Register: the old Douglas County Courthouse, the Old Lawrence City Hall (now Watkins Museum), the Eldridge House Hotel, and the United States Post Office. Including these resources, there is a total of one hundred thirty-six (136) resources within the proposed district: ninety-nine (99) contributing buildings, one (1) contributing object, one (1) contributing site, one (1) contributing structure, one (1) non-contributing site, and thirty-three (33) non-contributing buildings. Of the non-contributing buildings, a majority were constructed during the district's period of significance. Rehabilitation of these buildings may change their

contributing status and eligibility for rehabilitation tax credits; they are therefore included within the proposed boundaries.

ELABORATION

Lawrence's Downtown Commercial Historic District comprises the collection of extant buildings in Lawrence's historic central business core. This area has served as the center of Lawrence's historic downtown since the platting of the city in 1854. The commercial core of Lawrence historically developed in a linear manner primarily along Massachusetts, but also on the parallel north/south streets of Vermont and New Hampshire. However, demolition of commercial buildings along these latter two streets have impacted their integrity, and only a few blocks of historic buildings remain along their length.

The boundaries of the proposed district include the greatest concentration of contributing historic resources. Nonetheless, within the boundaries are some non-contributing buildings which date from the period of significance for the district. In anticipation of future rehabilitation of these buildings, the proposed district therefore includes some non-contributing buildings, which may change their contributing status upon removal of incompatible changes. In general, though, just outside of the district's boundaries are either vacant lots, new construction, or historic buildings with irreversible alterations.

The commercial architectural styles in the proposed district range from those found in the late Victorian era through those of the early to mid-twentieth century, with some examples of Modern architecture as well. Even though constructed over a period spanning several decades, the majority of contributing buildings within the proposed district, however, share similar building features, forms, and massing, as well as a shared history. Even the buildings which were constructed or altered in the mid-twentieth century share similar storefront arrangements as those constructed in the 1880s.

A list of the contributing and non-contributing buildings follows. Contributing buildings meet the property type description and registration requirements as defined in Section F of the MPDF for a variety of property types. These registration requirements note that buildings of this type have commonly undergone alterations over the years. The registration requirements further define the allowable alterations as: windows which are blocked but which retain original recessions; additions which are clearly subsidiary to the main building; alterations to non-street facing elevations; and storefronts alterations as long as the transom lines and other major

storefront divisions are evident.[1] Information specific to each building is found in the following list, including: present address, secondary addresses in brackets (secondary addresses would be those found for storefronts along the side streets of the large corner anchor buildings), construction and significant alteration dates in parenthesis, and historic name if known. A single building may have more than one address along its main elevation if it contains more than one business at the storefront level. The presence of unifying architectural details and materials on the upper stories serves as the determining factor as to whether or not storefronts are counted as single buildings or are grouped together as one. If applicable, each building is categorized by its property type as defined in Section F of the MPDF. Non-contributing buildings may not fit into such categories, however. Additionally, there may be a few singular buildings which do not prescribe to existing property type categories. Also included is a brief description of each building, including architectural style if applicable. Lastly, the building's contributing/non-contributing status is listed. For non-contributing buildings, it is possible that the removal of later alterations would change the status of a building to "contributing;" these buildings are so noted in the text.

MASSACHUSETTS STREET

638 Massachusetts, Kaw Valley Interurban Station. (c. 1912) ***Key Contributing***
Although a simple two-part *commercial block* building, it takes design cues from the adjoining building to the south (the Bowersock Opera House), and has an intact storefront as well. The storefront has a recessed central entry flanked by display windows with stone bulkheads. The entry retains its tile floor with "Kaw Valley Line." The Luxfor prism glass transoms above have a cloth roller awning. There is a recessed secondary entry on the north leading to the second story. The tan brick second story has two fixed sash windows set within recessed openings with stone lugsills and lintels. Above each window is a recessed rectangular brick panel, topped with a projecting cornices of corbelled brick brackets.

642-646 Massachusetts, Bowersock Opera House. (1911) ***Key Contributing***

[1]Deon Wolfenbarger, "Historic Resources of Lawrence, Douglas County, Kansas," National Register of Historic Places, Multiple Property Documentation form, Section F.

Designed by the Kansas City architectural firm of Samuel B. Tarbet & Co. and associate engineer F.G. Cudworth, this three-story rectangular *Beaux Arts* building has an adjoining two-story wing on the south. The impressive main portion has a first story of tan brick with regularly spaced recessed rows giving the appearance of stone blocks. There is a centered triple set of double doors with transoms above, flanked by large engaged brick pilasters each containing a deeply recessed window with elaborate terra cotta surrounds. There is a storefront on either side of the large central bay. The north storefront has a centered recessed entry door, flanked by single display windows and leaded glass transoms above, while the south storefront has a flush entry door on the south. There are three display windows with stone bulkheads north of this entry, and leaded glass transoms above. The second and third stories of the main portion of the building are tan brick, and are visually divided into three bays. The large central bay is set off by paired, fluted columns with Doric capitals. Set on the pilasters below, they support a pedimented portico with a decorative escutcheon set within. The second story of this central bay has a triple set of six light windows, separated by stone columns. Above a large, semi-circular window serves as a transom, bounded by a molded terra cotta surround with keystone. The flanking bays on the main portion are symmetrical, and each contain two windows on the second and third story. The second story windows are tall and narrow, with six lights and terra cotta surrounds with projecting entablature above. The third story windows are smaller, square, with four lights and molded stone surrounds with corner geometric embellishments. The accentuated wide stone cornice represents a classical Doric entablature, with plain metope panels alternating with triglyphs in the frieze with large dentils above. Floral decorations and a shield are in the tympanum.

The two-story tan brick wing on the south is composed as a two-part *commercial block* with *Classical Revival* details. The first story has an off-center entry with display windows to the north, with original transoms enframed by terra cotta pilasters and geometric, classically-inspired storefront cornice. The second story has a band of five tall, narrow fixed sash windows, set within a large arched window opening with terra cotta surrounds and keystone. Just above is a segmental arched terra cotta band. The cornice area is accentuated with a projecting stone band with central segmental arch, supported by two brackets. The parapet roof edge also has a segmental arch with terra cotta coping and a small, centered rectangular projection above circular stone medallion. The storefront has a recessed entry on the south, with two display windows featuring stone bulkheads to the north. It retains its Luxfor prism glass transom.

The south elevation, facing onto 7th Street, has red brick facing. It is divided into four bays of varying width by full height engaged brick pilasters. The parapet roof edge has a semi-circular arch at the west end, stone coping, and a wide molded stone architrave band below. Second story windows are 1/1 and set within recessed openings with stone sills. One bay has a slightly recessed storefront with molded terra cotta surround. Set within this recess frame is a pair of double entry doors with flanking tall fixed sash windows, and tan brick cladding. There are four additional storefronts, with flush doors and display windows, on this elevation and are addressed on 7th Street.

700 Massachusetts. (1912) ***Key Contributing***
This building is an example of the *Classical Revival* style as applied to the two-part *commercial block* form. The three-story corner building is clad with smooth stone veneer. The primary facade is on the west, facing Massachusetts, and a secondary entrance faces 7th Street. The west elevation is divided into three large bays, with a centered entry on the first level. This entry features round tapering stone columns with Doric capitals supporting a shallow pedimented portico on a wide entablature. Set within is a modern glass entry with metal frames, containing a single door, large sidelights, and transoms. This central bay in turn is flanked by large display windows, each with stone kickplates and a wide transom covered with corrugated metal. The display windows have low stone bulkheads. The north elevation is five bays wide. The first story has display and upper story windows identical to those on the front at the western two bays. A double-glass entry door is in the second bay from the east, and has a shallow projecting stone awning above. Each bay of the second and third stories has a triple set of 1/1 double-hung windows. The overhanging cornice is supported by large stone brackets.

701-703 Massachusetts, Eldridge Hotel. (1925-1928) ***Key Contributing***
This five-story L-shaped building is a simplified example of the *Second Renaissance Revival* style. The brick and concrete building stands at the southwest corner of Massachusetts and 7th Streets. Constructed in two phases, the building is eleven bays wide on the north elevation, and twelve bays on the east. The first story has rusticated limestone veneer on the east and north elevations, with semi-circular arched fenestration openings having radiating voussoirs. Rectangular display windows flank the central paired openings on the east elevation. there is also an entry on the north elevation at the first level, as well as basement entries due to the drop in elevation along 7th Street. A stone beltcourse with decorative rosettes is between the first and second stories, and the fifth story and the cornice. The upper stories are red brick with corner brick quoins. The second through fifth stories have two sizes of 1/1 double-hung windows, some

of which are paired. The windows have stretcher brick lintels and stone sills, except for those on the second and fifth stories, which have cast iron baluster grills in the sill area. The parapet roof edge has regularly spaced limestone panels across the north and east elevations. Above each panel is a false balustrade area, comprised of recessed brick stretchers with stone sills. Circular stone medallions mark the corners of these two primary facades. ***Listed on the National Register as the "Eldridge House Hotel" on 12-01-1986.***

704-704 ½ Massachusetts. (c. 1870) ***Key Contributing***
This two-part *commercial block* building has elements of the *Romanesque Revival* style, most noticeably in the stone arched fenestration, and is a rare intact example of this type in Lawrence. The facade is covered with a rusticated stone veneer. A deeply recessed secondary entry at the north end has a semi-circular arched opening, and is reached by a set of concrete steps. The storefront to the south is set within a large segmentally arched opening, and an center entry at the north end, display window, wood bulkhead, and large glass transom. There is a molded projecting cornice serving to separate the first from second story, which has carved end brackets. The second story has three 1/1 windows, with semi-circular arched openings featuring keystones. The unadorned cornice band has tile coping.

706 Massachusetts. (c. 1870) ***Contributing***
A good example of a *Queen Anne* two-part *commercial block* building. The red brick second story has four windows set within a recessed brick panel which features has corbelled brick brackets above. The 1/1 windows have semi-circular arches, with stone lugsills and molded arched window crowns with a small medallion at the apex. Above each window in the cornice area is a decorative recessed panel with curved ends; there are corbelled brick rows above. The roof edge has tile coping. The first story has a recessed secondary entry leading to the second story with fixed sash glass transom above. The storefront has a centered recessed entry, flanked by display windows that have vertical wood kickplates. The transom area is closed down with wood panels and covered with a cloth awning. The storefront is enframed by rusticated stone piers.

708-710 Massachusetts, Fairfax Hotel. (c. 1895; altered c. 1925) ***Contributing***
The application of stucco covering the brick facade is believed to have occurred during the tenancy of the Fairfax Hotel, and has now achieved historic significance. The double-wide two-part *commercial block* building has retained design elements from the *Late Victorian Commercial* era. It is divided into two main portions, corresponding with each storefront. Each

section of the second has four 4/4 double-hung windows, with semi-elliptical arched openings featuring molded stone sills and crowns. Each half of the building has a stepped parapet roof edge with recessed panel in the cornice area. Each storefront has a recessed centered entry door flanked by comparatively narrow display windows (due to the wide wood frames). The storefronts are enframed by rusticated stone pilasters. The closed-down transoms are covered with awnings.

712 Massachusetts. (c. 1865) *Contributing*
This is a *Late Victorian Commercial* era example of a two-part *commercial block.* The red brick second story has three 1/1 windows with modern storms. The windows have molded stone sills and pedimented crowns. The windows are set within a recessed brick panel with corbelled brick brackets above. Above each window in the cornice area is a decorative recessed brick panel with curved ends, and corbelled brackets above. The storefront has a centered entry and full height display windows with steel beams separating each window.

714 Massachusetts. (c. 1860s; altered c. 1922) *Contributing*
This two-part *commercial block* building with design elements from the *Early Twentieth Century Commercial* era has been sandblasted, affecting the integrity of the brick facade. The second story has four windows: three are identical and are set within a recessed brick panel topped with projecting brick cornice. The north window is much narrower, and set within a separate recessed panel. It corresponds to an entry below. The windows have two fixed sashes, simple stone lugsills, and projecting stone entablatures. The unadorned cornice is topped with tile coping. Besides the entry door on the north, the storefront has large full-height display windows separated by steel I-beams.

715 Massachusetts, Anderson Building. (c. 1866; altered c. 1919) *Contributing*
This two-part *commercial block* building has simple geometric detailing typical of *Early Twentieth Century Commercial* buildings. The hard-fired red and multi-colored brick facade has two pairs of 1/1 double hung windows with raised brick header sills on the second story. The lintel is comprised of vertical brick stretchers. A large rectangular panel is above, formed by a raised course of brick headers. Centered within is a stone plaque with the name "ANDERSON". The cornice area has three courses of projecting bricks. The stepped parapet roof has stone coping. The storefront has a recessed centered entry front flanked by large display windows with brick bulkheads, steel lintels, and three large transom windows above. There is a secondary entry

door to the upper level on the north. There is a vacant lot to the north, and the north side of the building has been covered with stucco.

716 Massachusetts. (c. 1870; altered c. 1927) ***Contributing***
This two-part *commercial block* has design elements typical of *Early Twentieth Century Commercial* buildings. The painted brick facade has two pairs of 1/1 double- hung windows on the second story, set within a plain rectangular opening with simple stone lugsills. A projecting cornice above has simple block brackets and small egg and dart molding. The storefront has recessed entries at both ends, and full-length display windows in between with fixed sash transoms.

717 Massachusetts. (2001) ***Non-contributing***
This new two-part commercial block building has a brick veneer on the upper story, with two windows set within elaborate surrounds having projecting entablature lintels, a dentil band, and wrought iron balconies. There is a wide overhanging cornice with brackets and dentil band, and a stone plaque with "2001." The first story has a recessed entry with double doors, flanking display windows, and transoms -- all set within a wood frame.

719 Massachusetts. (c. 1867; altered c. 1970s) ***Non-contributing***
This two-story rectangular commercial building has an altered facade with a stucco covering. The large, heavy projecting cornice consisting of an overhanging, false mansard metal roof with large stucco brackets at each end. The first story has a recessed entry, reached through two centered portals with stuccoed columns. The portals are flanked on either side by a fixed sash window with angled sill. The second story has three fixed sash windows.

721 Massachusetts. (c. 1865) ***Contributing***
The facade of this two-part *commercial block* building was probably altered after the turn of the century as it has features typical of *Early Twentieth Century Commercial* buildings. The hard-fired brown brick facade has two sets of three fixed sash windows on the second story, each set within a recessed panel. The windows share a continuous sill of raised brick headers, and a continuous lintel course of triple rock-faced brick. Above the windows are two rectangular panels recessed with the brick. The projecting cornice is of corbelled brick. The storefront currently does not contain an entry door, as the building functions as part of the business adjoining to the north. The first story has five recessed display windows separated by heavy, bracketed wood timbers. The windows here are full-height.

722 Massachusetts. (c. 1860s; altered c. 1910, 1965; rehabilitated 2002) ***Contributing***
This two-part *commercial block* building has two storefronts, and a unified second story with design elements typical of the *Early Twentieth Century Commercial* era. The building is clad with white terra cotta tiles, and features four pairs of 3/3 double-hung windows with projecting sills and lintels. Above is a rectangular panel formed by raised terra cotta tiles featuring three small medallions at each end, with an additional medallion flanking the panel. The stepped parapet edge has molded terra cotta coping. There are two storefronts at the ground level, each with a recessed entry at either end and display windows with ceramic tile kickplates. The enframing piers for the storefront have granite tile bases.

723-725 Massachusetts. (c. 1856-58) ***Key Contributing***
This three-story, two-part *commercial block* building has *Italianate* architectural features, found in the accentuated cornice area and the elaborated arched window surrounds. The second and third stories are identical, with eight bays of round-arched, double-hung 4/4 windows. The two center windows on the third floor have metal fire escapes. The windows have quarry-faced stone sills and lintels, with a keystone in the arch of the lintels. The projecting cornice is accentuated with corbelled brick brackets. There are two storefronts on the first story. There are secondary entries leading to the upper stories on both ends of the facade. The south storefront has a centered flush entry door with flanking display windows featuring diagonal wood siding. The transom area has been closed down, and is covered with a cloth awning. The north storefront has a recessed centered entry and display windows with comparatively high brick bulkheads. The transoms have fixed vertical sashes with wood mullions, with a signboard partly covering.

724 Massachusetts. (c. 1870; altered c. 1922, 1970s; rehabilitated 2000) ***Contributing***
This two-part *commercial block* has design elements from the *Early Twentieth Century Commercial* era. The second story has dark hard-fired brick veneer, with two large rectangular windows set in a surround of raised tan brick forming quoins on the sides. The lintels are tan vertical brick stretchers. Above are two small rectangular panels formed by a raised light brick course, with a stone panel centered between with "J.A.E. DICKE 1863-1922." The cornice has a simple raised brick course and tile coping. The storefront has a recessed entry on the south with display windows featuring a granite tile veneer kickplate. Granite tiles also cover the enframing piers of the storefront.

726 Massachusetts. (c. 1868) ***Non-contributing***

This two-part *commercial block* building has a partly closed down storefront, but simple second story detailing typical of simple *Moderne* commercial buildings. The second story is separated from the first by a row of vertically placed brick stretchers; two more identical rows demarcate the cornice of the second story. There are two pairs of 1/1 double-hung windows on the second story with light colored brick stretcher surrounds. The upper corners of the windows have square medallions. The simple cornice is marked by a single beltcourse of brick headers, and the roof edge has tile coping. The storefront has been partly closed down with dark brick with white contrasting mortar. There are double entry doors recessed at the north end. A single rectangular display window on the south has vertically placed brick stretchers for a sill. Rehabilitation of the storefront would alter this building's non-contributing status.

727 Massachusetts, Lawrence Photo Studios Building. (c. 1865; altered c. 1920)
Contributing
This one-part *commercial block* building has a *Mission Revival* style facade, seen in its stucco facade and Mission style parapet. The storefront has been divided into two small shops, each with slightly recessed entry doors at both ends of the facade. There are centered display windows with marble bulkheads. The transoms have fixed vertical sashes with wood mullions. The stucco cornice area has been scored into small blocks, and features a Mission style parapet with tile coping and decorative brackets. Centered in the cornice area is a recessed opening with a lion's head beneath.

728-730 Massachusetts. (c. 1868) ***Contributing***
This *Italianate* two-part *commercial block* building has three large bays, which corresponds to three original storefronts. The bays on the second story are formed by engaged, fluted pilasters. Each bay contains a set of three windows, with a large fixed sash window in the center, flanked by multi-paned casement windows (not original). The pilasters support a full-width projecting entablature. Above, the elaborate metal cornice has large decorative brackets above each pilaster, and smaller decorative brackets in between. The architrave panels have small floral motifs, and there is a dentil band on the overhanging cornice. The second story is clad in historic metal siding scored to resemble stone blocks. The north and central storefront have recessed, centered entries, with wood doors having a large single glass sash. There is a secondary entry leading to the upper story between two storefronts. The south storefront has a flush entry door at its south end. All display windows have glass block bulkheads. The transoms have been covered. Storefront divisions are formed by original cast iron columns with capitals.

729-731 Massachusetts, House Building. (1858[731] & 1860[729]; altered 1921)
Contributing
This two-part *commercial block* building has design details typical of *Early Twentieth Century Commercial* buildings. The tan brick second story has four pairs of 1/1 double hung windows. Each pair has a separate stone lugsill, but all share a continuous lintel band formed of a row of vertical brick stretchers, then headers. Centered in the cornice area is a stone plaque with the name "HOUSE." Flanking the plaque are recessed rectangular panels formed by double corbelled rows of bricks. The roof has a stepped parapet edge with stone coping. The cornice is formed by corbelled bricks with rows of dentils beneath. There are two storefronts and a centered recessed secondary entrance leading to the second story. The rehabilitated storefronts have recessed entries at both ends of the facade, with two large display windows having vertical wood kickplates. The transoms have vertical fixed sashes.

732 Massachusetts. (1866; altered c. 1926) ***Contributing***
An example of the *Moderne* influence on a simple two-part *commercial block* building – the result of a facade alteration in the mid-twentieth century. The plain second story is accented only by flush patterns in varying brick courses. There are two pairs of horizontal 2/2 windows. The windows have slightly projecting brick header sills, and a continuous flush band of brick header lintels. The spandrel area between each window and the building's edges is stacked stretcher rows. The remainder of the facade is common bond, except for a course of vertically placed brick stretchers near the cornice area. The first story has a recessed entry on the south end, with display windows to the north having brick bulkheads, and a cloth awning above.

733-735 Massachusetts. (c. 1866) ***Contributing***
This is a *Late Victorian* example of a two-part *commercial block* building. The red brick has three 1/1 double-hung windows over each storefront, and a narrower window in the center over the entry leading to the second story. Each windows is set with a paneled brick surround, with flat radiating brick voussoirs as lintels, brick headers on the sides of the windows, and molded projecting sills. There is a projecting metal cornice with large decorative end brackets, with smaller brackets in between. The cornice also has swags, a row of small dentils, and larger block modillions. Beneath are recessed rectangular panels formed by corbelled bricks. There are two storefronts on the first story, each with a recessed entry door at the north end. Centered in the building is another entry leading to the second story. The south storefront has full height display with a sill of ceramic tiles, while the display windows are also full- height. The transoms above the display windows are closed down and covered with a cloth awning.

734 Massachusetts. (c. 1920) ***Contributing***
This two-part *commercial block* building features simple detailing typical of *Early Twentieth Century/Moderne* commercial buildings. The second story is clad in hard-fired red brick, and has two pairs of 1/1 windows with projecting brick header sills. These windows are slightly shorter than the original, as the fenestration openings have been partially bricked-in above. The window lintel is a continuous course of vertically placed brick stretchers. Above is a rectangular panel formed by slightly projecting brick headers, and the cornice is marked by a simple projecting brick course. The first story has a recessed secondary entry at the north end. The storefront entry is adjacent to this, and display windows to the south have tan brick bulkheads which angle in to meet the door. The transom area is fixed glass sash, and is covered with a cloth awning.

736-738 Massachusetts. (1866; altered c. 1920s) ***Contributing***
This two-part *commercial block* building features simple detailing typical of *Early Twentieth Century/Moderne* commercial buildings. Alterations in the mid-twentieth century have unified the upper stories of what was previously two separate buildings. The second story is clad in hard-fired brown brick, and each storefront has two pairs of 1/1 double-hung windows; the windows on the south end are slightly taller. Each pair shares a slightly projecting sill of brick headers, and all windows have a continuous course of vertically placed brick stretchers as the lintel. Another row of vertically placed brick stretchers delineates the otherwise unadorned cornice. The north storefront has a recessed centered entry flanked by display windows with brick bulkheads which angle in to meet the door. The south storefront has a recessed entry with flanking display windows having paneled wood kickplates. There is an entry leading to the second story between the two storefronts.

737 Massachusetts. (c. 1870; altered c. 1970s) ***Non-contributing***
The facade of this one-story enframed window wall commercial building, as defined by Longstreth, has been covered with Drivet panels.[2] The recessed storefront has slightly off-centered double glass doors with metal frames, and full height display windows. A small planter of ceramic tiles serves as a kickplate for the south display windows.

739-741 Massachusetts. (c. 1980) ***Non-contributing***

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[2]Richard Longstreth, The Buildings of Main Street (Walnut Creek, CA: Alta Mira Press, 2000) pp. 68-69.

This one-story, rectangular building has elements which borrow from the *New Formalism* movement of Modern architecture.[3] The double-wide brick facade has an arcaded front, with seven bays of semi-elliptical arched openings. The store entry and display windows to the north are recessed behind the plane of the arcade. Display windows are full height with glass kickplates. The cornice area is unadorned, save for the projecting letters of the store sign.

740 Massachusetts. (1866) ***Contributing***
This is an *Italianate* example of a two-part *commercial block* building. The painted brick second story has four 2/2 double-hung arched windows, set within an arcaded panel and separated by brick engaged columns having simple Doric capitals. The arcade has triple recessed semi-circular brick arches. The projecting cornice has large decorative end brackets, with smaller brackets in between. There is a centered recessed storefront entry with flanking display windows and fixed sash transoms (located below the original transom location). Both have false mullions to give the appearance of multiple panes. The kickplate is wood. The original transom area is covered with T-111 plywood siding. There is a secondary entry leading to the second story at the north end, set within a brick surround

742 Massachusetts. (1865) ***Non-contributing***
This two-part *commercial block* building has features which typify the transition between the *Late Victorian* and *Early Twentieth Century* commercial era. The red brick second story has a band of five tall, narrow fixed sash windows, set within a recessed panel and sharing a brick header sill and steel lintel. Above is a rectangular recessed panel in the brick; above this is another rectangular panel, with an interior herringbone pattern formed by brick stretchers. The cornice has corbelled brick brackets. The storefront has a recessed entry on the south, and windows to the north set within flattened oval frames of diagonal wood siding. Between the two display windows, the wall of the storefront angles to a point. The transom area is covered with a barrel-shaped enclosed awning. Rehabilitation of the storefront would alter this building's non-contributing status.

743 Massachusetts. (c. 1870; altered c. 1960) ***Non-contributing***
Formerly a two-part commercial block building, this building is currently clad with vertical aluminum siding above the storefront windows. The storefront has a recessed entry on the south

[3]Marcus Whiffen, American Architecture Since 1780 (Cambridge, MA: The M.I.T. Press, 1985) p. 257.

end, with large metal frame full height display windows which angle in to meet the door. The building is enframed with full-height brick pilasters.

746 Massachusetts, First National Bank Building. (1888; altered 1930) ***Key Contributing***
Alterations by architect Verner F. Smith gave this building its current restrained *Classical Revival* appearance with smooth stone veneer. The primary elevation of the corner building faces west onto Massachusetts, and has a symmetrical three-bay facade with a polished granite base. There are three fenestration openings on the ground level which are one-and-a-half stories in heights. All feature semi-circular window transoms. The centered main entry has a stone pedimented surround below the transom, and a stone shield above. The flanking windows are multi-paned, and have the same semi-circular transom. The windows on the secondary (south) elevation also have semi- circular arched crowns. These openings, however, are recessed, with stone panels and either basement level windows or entry doors below. The south elevation is ten bays wide, with bays of varying widths. One bay has been closed down. The wide cornice band is visible on the west and south elevations, and features plain architrave, molded taenia, wide plain cornice, and molded corona.

800 Massachusetts, Lawrence Building & Loan Trust Co. Building. (1915) ***Contributing***
This two-part *commercial block* building has design elements typical of *Early Twentieth Century Commercial* buildings, and reflects some influence of the Classical Revival style. The primary elevation faces west onto Massachusetts, with design details on the second story carried over onto the south elevation. The facade has two pairs of 1/1 windows; all windows share a common sill composed of a continuous stone course. Each window pair in turn has surrounds of brick stretchers. A projecting cornice above has brackets. The parapet roof rises to a pediment in the center of the facade, with castellated ends and a stone plaque bearing the date "1915." The storefront has a recessed entry door on the north with sidelights. There is a south display window separated by a brick column. The north elevation has a secondary entrance at the easternmost bay. The other bays on the first story are three-sectioned display windows.

801 Massachusetts, Woodward Block Building. (c. 1865; altered c. 1926) ***Contributing***
This *Spanish Colonial Revival* building has a basic two-part *commercial block* form. Located on the southwest corner of 8th and Massachusetts, the northeast corner of the building is rounded on the second story, while the first story entrance is set at an angle. The red and brown multi-colored brick second story has regularly spaced pairs of 1/1 double-hung windows, except for the northwest corner bay and the three windows above the secondary storefront on the north, which

are single windows. All windows have stone lugsills. The cornice area features a tile cantilevered "mansard" type roof, supported by scrolled brackets. The corner entry is flanked on both east and north elevations by large display windows with brick bulkheads. The transom area has been closed down with vertical wood siding, and the display windows on the north elevation have also been closed down, except for one entry door.

802 Massachusetts. (c. 1865; altered c. 1920s) ***Contributing***
This simple two-part *commercial block* building has details typical of the *Early Twentieth Century* Commercial era. The building is clad in red-tan brick, with lighter colored brick used as geometric accents. There are two paired 1/1 windows; each pair shares a common sill of projecting brick headers and flush vertical brick stretcher lintels. Centered above is a single recessed rectangular brick panel, set off by the use of lighter colored brick. The centered stepped parapet roof edge has stone coping. The first story has a secondary entry door leading to the upper level on the south, and a centered recessed entry for the storefront area. The display windows have multiple square panes in wood frames, with brick bulkheads below and multi-paned glass transom above.

803 Massachusetts. (c. 1896) ***Contributing***
This two-part *commercial block* has design details typical of *Early Twentieth Century Commercial* buildings. The tan brick second story and has two 1/1 double-hung windows with stone lugsills and flush stone lintels. Above is a recessed rectangular panel in the brick. The cornice is accentuated by brick corbels, and the flat parapet roof edge has stone coping. The first story has an entry door leading to the second story on the south, and a recessed centered entry in the storefront area. The storefront doors are double, wood framed with multiple glass panes. They are flanked by large display windows with ceramic tile kickplates. Above, the transom area features Luxfor prism glass. A roller cloth awning extends across the storefront.

804 Massachusetts, Ridenour & Baker Store/Barteldes Seed Co. Building. (c. 1865; addition 1871, 1905) ***Key Contributing***
This is a rare extant example in Lawrence of an intact three-story *Italianate* two-part *commercial block* building. The red brick facade has four 2/2 windows with fixed transoms above. The sills and lintels are simple stone. The third story features a centered Palladian window, also with stone sills and lintels. The centered arched window crown has a keystone. The elaborate projecting metal cornice is bracketed, with alternating panels and a row of dentils. A metal fire escape from the third story window leads from the roof edge to the lintel of the storefront level.

The storefront has a centered recessed double-door entry. The wood frame doors have a lower panel and a large fixed glass sash, with glass transom above. It is flanked by tall display windows separated by fluted pilasters, with paneled bulkheads below. The storefront retains its decorative lintel.

805-807 Massachusetts. (c. 1860s; altered c. 1930s) ***Contributing***
This double-wide one-part *commercial block* building which has a single recessed entry with double doors at the north end. To the south are large glass display windows with glazed ceramic tile kickplates. The transom area has been closed down. The elaborate cornice area above features brick expanse broken up by geometric patterns of low-relief floral terra cotta panels. The elaborate parapet edge features terra cotta floral escutcheons with tile coping.

806 Massachusetts. (c. 1870s) ***Non-contributing***
This two-part *commercial block* building has detailing typical of *Early Twentieth Century Commercial* buildings. The altered storefront reduces this building's integrity; rehabilitation, however, would change this building's contributing status. The red brick second story has two pairs of 1/1 windows. Each pair shares a common stone lugsill and flat lintel with centered keystone. Above the windows are four sets of small, decorative stone square blocks. The cornice area is slightly accentuated with three projecting brick courses. The stepped parapet edge of the roof has stone coping. The storefront has a secondary entrance on the south leading to the second story, and a recessed main entry to the north. The display windows are comparatively small, and the remainder of the storefront is closed down with new brick. The transom, storefront, and second story have been enframed with heavy wood timbers.

808-810 Massachusetts. (1987) ***Non-contributing***
This one-story rectangular commercial building has a Neo-colonial facade recessed behind the plane of the adjoining buildings. The brick-faced building has a centered entry with double wood doors set within a simple, wide rectangular surround. On either side of the door are multi-paned bay windows in wood frames. A curved metal shed roof canopy is above the storefront area, and rises nearly full- height, leaving an unadorned brick cornice above.

809 Massachusetts, Newmark's Building. (1865; altered 1912) ***Contributing***
This two-part *commercial block* building features simplified design details typical of *Early Twentieth Century Commercial* buildings. The storefront level has a recessed centered entry flanked by large display windows with masonry bulkheads. The light brick second story contains

a large central window panel with a band of five fixed sash windows. Above are multiple fixed transom sashes, separated from the windows below with a band of corbelled bricks forming dentils. Above the windows is a stone plaque carved with "1855 NEWMARK'S 1912." Two rectangular recessed brick panels are beneath the overhanging brick cornice, which features corbelled brick brackets. The storefront has a recessed entry with flanking display windows having ceramic tile kickkplates. The transom area is covered with a barrel-shaped cloth awning. The enframing piers are covered with stone veneer on the first floor.

811-813 Massachusetts. (c. 1870s; altered 1911) ***Contributing***
This is a two-part *commercial block* building with design features typical of *Early Twentieth Century Commercial* buildings. The tan brick second story has four double-hung windows with diamond-shaped panes. These windows are grouped in twos and set within recessed brick panels. Each window has a stone lugsill and surround with label molding. The cornice is demarcated by a molded stone course, and features a stepped parapet edge with a stone panel on the south end engraved with "19 FISCHER 11." A rectangular brick panel on the north currently does not contain a plaque. There are two storefronts, each with a recessed centered entry flanked by large display windows. The south storefront is sided with aluminum in the bulkhead and transom/sign area, while the north storefront has ceramic tile kickplates and painted glass transom. Between the two storefronts is an entry door with fixed sash transom leading to the second story.

812 Massachusetts. (c. 1870) ***Non-contributing***
This one-part *commercial block* building has few extant original materials which reduce its architectural integrity. There is a recessed storefront entry, flanked by display windows with glazed brick kickplates. The transom area is covered, and the upper cornice area stuccoed. A simple metal projecting cornice with end brackets is at the roof edge.

814 Massachusetts. (c. 1864) ***Contributing***
This is a *Queen Anne* example of a two-part *commercial block* building. The red brick second story has four regularly spaced 9/9 windows with quarry-faced stone sills and lintels. Above each window is a decorative panel of recessed tapestry brick. A large, projecting metal cornice has end brackets, paneled architrave, and a diamond patterned bed molding. A recessed secondary entry on the south leads to the second story, while the storefront area has a recessed centered entry flanked by display windows with false stone veneer bulkheads. There is a cloth roller awning, and the transom area is covered with an enclosed awning.

815-817 Massachusetts. (c. 1860s) *Contributing*
This two-part *commercial block* building, with design details typical of *Early Twentieth Century Commercial* buildings, has two storefronts and a unified second story which probably occurred as an alteration during this period. The tan brick second story has four pairs of 1/1 double- hung windows, each with simple stone sills and lintels. A projecting triple course of brick stretchers runs the full width of the facade above the windows. Below the projecting cornice of corbelled brick brackets are two rectangular panels formed by raised brick headers. Both storefronts have secondary entries leading to the second story at their south ends. Each storefront also has a recessed, centered entry flanked by display windows. The north storefront has Permastone veneer bulkheads and metal covering the transoms, while the south has marble bulkheads and Luxfor glass transoms. Both storefronts share a flat metal canopy.

816 Massachusetts. (c. 1872) *Contributing*
This vernacular two-part *commercial block* building has simple design features typical of *Early Twentieth Century Commercial* buildings. The second story is clad in tan multi-colored brick and has two 1/1 windows with brick header sills and stretcher lintels. Above is window is a recessed brick rectangular panel, and the slightly projecting cornice is of corbelled brick. There is a secondary entry on the north to the second story, and the storefront has a recessed centered entry flanked by display windows with painted bulkheads. An enclosed awning covers the transom area.

818 Massachusetts. (c. 1865) *Contributing*
This simple two-part *commercial block* building has design features typical of *Early Twentieth Century Commercial* buildings. The second story is painted brick, and has two pairs of 2/2 windows. The windows have stone lugsills and a continuous lintel course of brick stretchers running full width. A single recessed brick course is near the cornice. A secondary entry door on the north leads to the upper floor, while the storefront area has a recessed entry door flanked by large display windows with low, ceramic tile kickplates. The transom/sign area has been covered with a cloth awning.

819 Massachusetts. (c. 1870; altered c. 1925) *Contributing*
This two-part *commercial block* building has design details typical of those reflecting *Early Twentieth Century* commercial influences. At one time combined with 821 Massachusetts, the red brick asymmetrical second story is probably reflective of that period. It has two off-centered square windows, with irregularly arranged multiple sashes. The two windows share a common

stone sill, and have flat stone surrounds with label molding. Above the windows is a continuous projecting entablature, while the parapet roof edge is irregularly stepped. The storefront has a wide, recessed central entry flanked by display windows which have Permastone veneer kickplates. A flat metal canopy is suspended by metal cables from the storefront lintel.

820 Massachusetts. (c. 1866) ***Contributing***
This *Late Victorian* example of a two-part *commercial block* building has design elements which complement, but are slightly different than, those of 822 Massachusetts. The painted brick second story has four 1/1 windows with semi-circular arched transoms, set within a double recessed brick surround. There are radiating brick voussoirs above. The cornice is demarcated by a double brick beltcourse surrounding a course of alternating recessed stretchers; this extends south onto the facade of the adjoining building. The flat roof edge has tile coping. There is a secondary entry on the north end of the first story. The storefront has a recessed entry flanked by large display windows with cast iron columns as dividers. The fixed sash glass transoms are shaded by a cloth awning.

821 Massachusetts. (c. 1870; altered c. 1980, 1990s) ***Non-contributing***
A two-story commercial building with second story covered by angular panels of rough stucco. The storefront area has a deeply recessed secondary entry to the upper story on the south, and an off-centered, angled recessed entry at the storefront. The display windows have sloping brick bulkheads. A tapered, angled column separates the display window from entry door. A flat metal canopy runs the entire length of the front facade.

822 Massachusetts. (c. 1875) ***Contributing***
This *Late Victorian* example of a two-part *commercial block* building has design elements which complement, but are slightly different than, those of 820 Massachusetts. The painted brick second story has four 1/1 windows with semi-circular arched transoms, set within a double recessed brick surround. Due to the drop in elevation of the street, these are set lower than those of 820. There are radiating brick voussoirs above. The cornice is demarcated by a double brick beltcourse surrounding a course of alternating recessed stretchers; this extends north onto the facade of the adjoining building. The parapet roof rises to an arched in the center. The storefront has a flush entry flanked by large display windows with cast iron columns as dividers. The fixed sash glass transoms are shaded by a cloth awning.

823 Massachusetts. (c. 1865; altered c. 1927) ***Contributing***

This narrow two-part *commercial block* building has early twentieth century storefront alterations which reflect the *Spanish Colonial Revival* style. The red brick second story has a centered pair of 1/1 double hung windows with stone block/quoins surround, and a simple flat stone sill and lintel. The cornice is accented with a cantilevered "mansard" roof of multi-colored clay tile supported by brackets. The storefront has centered recessed entry with flanking display windows featuring marble bulkheads. The transom area has been closed down, and is currently used as a signboard.

824 Massachusetts. (c. 1865) *Contributing*
This *Italianate* two-part *commercial block* has an intact painted brick second story with four tall, narrow 1/1 double-hung windows with molded stone sills and elaborate, segmental pediments with Eastlake inspired crowns. The wide overhanging cornice has a paneled brick architrave, and a metal overhanging corona supported by brackets with a dentil band beneath. On the first floor, there is a secondary entry at the north end, and a double set of centered, recessed entry doors in the storefront area. The flanking display windows have ceramic tile bulkheads. There is a flat, metal overhanging canopy over the storefront, and the transom/sign area has been closed down with vertical metal siding.

825-827 Massachusetts, Montgomery Wards Building. (c. 1863-66; altered c. 1931) *Key Contributing*
This is an *Art Deco* example of a two-part *commercial block*. The three-story building is clad with a stone veneer on the second and third stories. The upper stories are divided into five bays which correspond to divisions in the storefronts below. The central three bays are slightly recessed from the two end bays. All windows are currently fixed sash, with the third story taller and wider than those on the second. Those in the central bay are grouped in horizontal bands. The end bay windows have stone surrounds with elaborate incised geometric carvings. Several of the stone panels depict sun rays. The central three bays have large incised geometric panels above each set of windows. There is a centered recessed entry with double entry doors flanked by full height display windows, and enframed with fluted square stone columns. At either end of the storefront are display windows with decorative tile bulkheads, each with a recessed portion in the center (possibly a former entry). There is a roller cloth awning.

826 Massachusetts. (c. 1880) *Contributing*
This two-part *commercial block* building has simple design features typical of vernacular *Early Twentieth Century Commercial* buildings. The brown brick second story facade has two pairs of

1/1 windows with a full-width sill course of brick headers, and a lintel course of brick stretchers. Above the lintel course is a metal sign. The plain cornice is demarcated by two rows of alternating recessed brick headers, and a stepped parapet edge. There is a secondary entry on the north leading to the upper story, and a center recessed entry on the storefront area flanked by display windows with ceramic tile bulkheads. The entry has "Ernst Hardware" in the tile floor. A flat metal canopy extends full width across the facade.

829 Massachusetts. (c. 1868; altered c. 1965) ***Non-contributing***
This two-story commercial building with flat roof has a second story covering of vertical metal siding. This aluminum siding is accented by a triangular metal motif which extends above the roof edge, giving the appearance of a false "Tudor" gable front. The first story has a deeply recessed central entry and display windows with brick bulkheads. A flat cloth awning covers the transom area.

830 Massachusetts, J.C. Penney Building. (1959) ***Non-contributing***
This two-story rectangular concrete building has a brick veneer on the front (west) elevation. The northern third of the first story is recessed, and supported by round iron columns. There is a centered entry door, flanked on both sides by large display windows. Alternating panels of display windows have been closed down with diagonal wood siding. The north 3/4's of the second story has nine light colored brick panels divided by a vertical row of red brick stretchers. The remaining quarter of the front facade is red brick. This building may achieve architectural significance when it reaches fifty years of age.

831 Massachusetts. (c. 1868-71; altered c. 1930s) ***Contributing***
This two-part *commercial block* building has detailing influenced by *Moderne* architecture. Horizontal design emphasis on the second story is reflected in the two bands of triple windows. These groups of windows are divided by brick pilasters with three stone horizontal courses. The two sets of windows additionally share a continuous stone lintel. The remainder of the brick cornice is unadorned, save for the stone coping. The storefront has a recessed centered entry with flanking display windows. The bulkheads, support columns, and lintel are moderately wide brick (not original). The entire area beneath the second story windows to the transom is presently covered with an enclosed awning.

833 Massachusetts. (c. 1866) ***Contributing***

This two-part *commercial block* building has facade alterations which possibly date from the early twentieth century, as its design details reflect both *Late Victorian* and *Early Twentieth Century* commercial influences. The hard-fired red brick second story has three windows -- the two on either end have a single window with transom, while the central has a double-wide fixed sash with two transoms above. The windows share a continuous stone sill and lintel of brick stretchers. A rectangular panel above is formed by a raised course of brick headers. The cornice features corbelled brick brackets and stone coping. The storefront has a recessed entry door flanked by display windows with tall brick bulkheads. There is a cloth awning shading the display windows, and the transom has been closed down with wood panels. There is a secondary entry door on the north end leading to the second story.

835 Massachusetts. (1886; altered 1935) ***Contributing***
This two-part *commercial block* building has simple details typical of *Early Twentieth Century Commercial* buildings. The tan brick second story has four 1/1 double-hung windows with stone lugsills. They share a continuous lintel band of vertical brick stretchers. Above the windows is a large rectangular panel formed of raised brick headers. The stepped parapet roof has a plaque with "WIEDEMANN 1886". The roof edge has stone coping. The storefront has a recessed, centered entry door with segmental arched top. It is flanked by display windows, also set within brick segmental arches. The display windows have wood paneled kickplates. There is a flat metal canopy across the storefront, with wood panels set within the transom area. A secondary entry leading to the upper story is at the north end.

836-838 Massachusetts. (c. 1870; altered c. 1960s) ***Non-contributing***
This double-wide one-part *commercial block* building has been altered by the addition of metal siding covering the cornice area. The north storefront has a recessed entry, while the south storefront has two flush entry doors -- one centered, and one at the south end. All doors are flanked by large display windows with low brick bulkheads. A flat metal canopy runs the entire width of the facade. Rehabilitation may alter this building's contributing status.

837 Massachusetts. (1990) ***Non-contributing***
This two-part *commercial block* building is not only shorter than the adjoining structures, but is set back further from the sidewalk as well. The storefront is slightly setback from the plane of the adjoining facades, and has a centered recessed entry flanked by multi-paned display windows with wood kickplates. It has a metal shed roof which extends full width across the facade, and slopes back towards the recessed second story. This features two multi-paned windows with

semi-elliptical arches of radiating brick voussoirs and wood shutters. The cornice is demarcated with a row of vertical brick stretchers.

839 Massachusetts. (c. 1868; altered c. 1920s) ***Contributing***
This two-part *commercial block* building has design elements typical of vernacular *Early Twentieth Century Commercial* buildings. The brown brick second story has four 1/1 double-hung windows with projecting brick header sills. Above and below the windows are rectangular panels formed by raised brick stretcher courses. The parapet roof edge is also lined with a double row of vertically placed brick stretchers. The storefront has a deeply recessed centered entry flanked by display windows with low glass transoms. The kickplates and original transom/signboard area is covered with horizontal siding. There is a secondary entry leading to the second story on the south.

840 Massachusetts. (c. 1870) ***Non-contributing***
Alterations have reduced the integrity of this one-part *commercial block* building, but rehabilitation may change its contributing status. The storefront has an off-centered recessed entry door of wood with a single large glass sash. It is flanked by display windows with low ceramic tile bulkheads, and transoms which angle back to a recessed portion under the building's cornice. The cornice itself has been covered with diagonal wood siding.

842 Massachusetts. (c. 1870; rehabilitated 2000) ***Contributing***
This one-part *commercial block* building has design elements typical of *Early Twentieth Century Commercial* buildings. It has been divided into two small storefronts; the north has a recessed entry on the north with display window angling back to meet the door. The south storefront has a flush entry to the south with display window. Both display windows have brick bulkheads. The transoms are fixed glass sashes. The cornice area has red brick with accents of tan brick. There are two recessed tan brick rectangular panels, and tan brick corbelled brackets on a slightly projecting brick cornice.

841-843 Massachusetts. (c. 1870; altered c. 1890's) ***Contributing***
This *Italianate* two-part *commercial block* building has two storefronts and a unified second story treatment. The red brick has three main divisions to the second story facade, each with three 1/1 double-hung windows. Over each storefront, the windows have simple flat stone sills and lintels. The central window in the center bay, however, has a semi-circular arched crown with keystone. Above each group of three windows, a rectangular decorative panel of diagonally

placed stone blocks form a tapestry area. The elaborate overhanging metal cornice has large brackets emphasizing the three main divisions of the building, with smaller brackets in between. The double-wide brick building has two storefronts on the first level, with a central secondary entry leading to the upper story. The storefronts have centered recessed entries flanked by display windows. The display windows on the south have low granite kickplates and a stucco transom area above. The display windows on the north have brick kickplates and an awning covering the transom area.

844-846 Massachusetts. (c. 1888; altered c. 1955; rehabilitated 2002) ***Contributing***
This large corner two-part *commercial block* building has *Late Victorian Commercial* design elements. The red brick building has four 1/1 windows on the west elevation of the second story over each storefront. The windows have bracketed stone entablature sills and pedimented stone lintels. There is a simple projecting metal cornice near the roof's edge. The north storefront (844) has a recessed entry, full height display windows, and a transom covered by an enclosed barrel-shaped awning. The south storefront (846) is a mirror image of the north's.

845-847 Massachusetts. (c. 1879; altered c. 1930s) ***Contributing***
This two-part tan brick *commercial block* building has a tiled pent roof which references the *Spanish Colonial Revival* style, popular during the early twentieth century. This alteration combined the upper stories with a unified facade, although the windows are set at slightly different heights. The upper story windows are paired 1/1 double-hung with brick header sills and stretcher lintels. The remainder of the upper story is unadorned, except for a row of vertical brick stretchers beneath the pent roof. The primary (east) elevation has two storefronts, with a central secondary entry door leading to the second story. There are double doors at a angled corner entry on the southeast corner, as well as two additional recessed entry doors on the east flanked by display windows with ceramic tile bulkheads. The northernmost storefront on Massachusetts has a barrel-shaped cloth awning, while the south has a flat metal canopy which extends around the south one bay. The transom on the latter is covered over. The south elevation, which is nine bays wide, has one entry with shed roof wood awnings and clapboard siding forming a false storefront area. Another entry door has a historic shallow shed roof awning with clay tiles, and display windows with vertical wood kickplates.

901-905 Massachusetts. (c. 1807; 1911; altered 1971) ***Non-contributing***
Originally two separate buildings, the two-story storefront of 905 currently extends to the north and is integrated into the corner three-story department store building. 905 Massachusetts has a

aggregate stone veneer panel on the second story which extends north, and contains the large letters "Weavers." This storefront has an entry at the south end, with large, full-height display windows to the north which angle in to meet the door. The three-story section containing 901-903 Massachusetts has been covered with vertical smooth stucco panels on the upper stories of the east and north elevations. There are no fenestration openings here, except for the westernmost bay on the north elevation, which is brick and has two square fixed pane windows The storefronts here also have recessed entries with aggregate stone veneer bulkheads.

907 Massachusetts. (c. 1880) ***Contributing***
This two-part *commercial block* building has *Italianate* details on the brick-clad second story. Here there are five windows, with the north window (over the secondary entry) narrower than the other four. The windows are 1/1, with an upper section closed down with vertical wood panels. The surrounds have stone lugsills, and there are semi-elliptical arched, bracketed crowns with keystones. A projecting brick beltcourse is above the windows, and is topped with a widely projecting, elaborate metal cornice. It features brackets, dentils, and a paneled architrave. The storefront has also been altered, although a historic bracket at the storefront cornice still remains. The storefront has an entry on the south end, with display windows having paired wood vertical sashes. The display windows have brick kickplates. An enclosed barrel-shaped vinyl awning covers the transom area. There is a secondary entry door leading to the second story on the north end of the facade. It has original cast iron columns with brackets capitals, and plywood siding covering the transom.

911 Massachusetts, Woolworth's Building. (1966) ***Non-contributing***
This two-story, rectangular commercial building has been altered from its 1966 appearance when it housed Woolworth's. The upper story has been stuccoed, and has regularly spaced 1/1 windows set between continuous raised lintel and sill courses. The multiple storefronts on the east have walls recessed beneath the plane of the main building, and a continuous flat metal canopy.

918 Massachusetts. (c. 1872) ***Contributing***
This is a *Queen Anne* example of a two-part *commercial block* building. The painted brick second story has three 1/1 windows with simple stone lugsills and overhanging entablature crowns supported by brackets. The roof edge features a double row of corbelled brick brackets, and an overhanging metal cornice with two end brackets. The first story has a secondary entry on the north leading to the upper story. The storefront has a centered recessed entry flanked by

display windows with low paneled wood bulkheads. The storefront retains its cast iron columns. The transom has been closed down and is currently used as a signboard.

919 Massachusetts. (c. 1880) ***Non-contributing***
This two-part *commercial block* building has had second story alterations, probably c. 1920s, and a closed down storefront. Rehabilitation of the storefront would alter this building's contributing status. The glazed tan brick second story has four double-hung sash windows with brick header sills and stretcher lintels. A geometric panel of glazed tile is centered above the windows, and tile blocks enframed the second story. The cornice area presently is recessed, possibly back to the original facade, as the uppermost part of the roof edge is missing. The "Neo-Colonial" storefront has a recessed centered wood entry door with small, multi-panes in the upper half. In the former transom area above is a small, semi-circular window. The display windows are smaller than typical, with the remainder of the window area closed down with horizontal clapboards. The display windows themselves are rectangular, with small, multiple panes and a semi-circular transom above. The transom area of the storefront has also been covered with the same horizontal clapboard.

920-922 Massachusetts, C.H. Hunsinger Garage Building. (c. 1860s; altered c. 1919; rehabilitated 1997) ***Contributing***
This two-part *commercial block* has design elements typical of *Early Twentieth Century Commercial* buildings. The hard-fired red brick facade has four pairs of 1/1 windows with a raised brick header sill and a double row of raised brick headers as lintels. Nearly full width rows of contrasting brick are above and below the windows. The castellated parapet edge has metal coping. There are two storefronts at the first story. The north storefront (920) has a recessed entry, display windows with multi-panes, and a closed down transom, while the south storefront (922) also has a recessed entry, but the display windows have ceramic tile bulkheads. It also features brick corner posts.

921 Massachusetts. (c. 1868; altered c. 1910) ***Contributing***
This two-part *commercial block* building has simple details typical of vernacular *Early Twentieth Century Commercial* buildings. The tan brick second story has four pairs of double-hung windows covered with metal bars. Each pair has a stone lugsill. Above each pair of windows is a decorative recessed brick square. The parapet roof edge has molded terra cotta coping, which extends down to enframe the facade's end. Centered in a scroll is a wood panel with "RANEY." Originally two storefronts, the south end has display windows with kickplates, while the north

storefront has a recessed, double-door centered entry flanked by display windows with granite kickplates that curve into the entry area. A metal, mansard-type awning extends full width of the facade.

924-926 Massachusetts. (c. 1883; 1899) ***Contributing***
This double-wide two-part *commercial block* building has detailing typical of *Queen Anne/Late Victorian* commercial buildings. The second story has a unified treatment across the entire width. There are eight tall, narrow 1/1 double-hung windows with stone lugsills, and segmentally arched pedimented crowns with keystones. All windows are connected at the lintels with a course of brick dentils. The cornice has a decorative band of diagonal bricks.. The parapet roof edge is stepped over each storefront. The double-wide brick front building has two storefronts, each with a centered recessed entry flanked by display windows. There is also a central secondary entry door leading to the second floors. The bulkhead on the north is ceramic tile, while the south storefront's are brick. The north transoms have individual boards covering each sash.

925-927-929-931 Massachusetts. (1901) ***Contributing***
This large two-part *commercial block* building with five storefronts has design details which reflect the influence of the *Classical Revival* style. The tan brick second story has fourteen double-hung windows with stone lugsills and segmentally arched tops, each with four rows of radiating brick voussoirs. The cornice area of the roof has a lower brick belt course, eight oval attic vents, and a projecting metal cornice with a row of brick dentils. The rehabilitated storefronts have recessed entries and display windows with a concrete skim coat over the brick kickplates. The glass transoms have small multiple panes. A metal I-beam serves as a storefront lintel, supported by two cast iron columns at two of the entries.

928 Massachusetts, Commercial Hotel. (c. 1878) ***Contributing***
This is a three-story *Late Victorian* example of a two-part *commercial block* building. The painted brick upper stories each have three 2/2 double-hung windows. The second story windows have semi-circular arches, while the third story have segmental arches. The projecting cornice has corbelled brick brackets. There is a recessed entry on the north, with full-height display windows and free-standing cast iron columns.

930-932-934 Massachusetts. (1972) ***Non-contributing***

This modern two-story commercial structure with some traits of the *Brutalism* style. There is a recessed central entry flanked by two storefronts, which are divided by full height brick columns. A wide, flat overhanging canopy with concrete panels extends the width of the two storefronts, each of which have their own entry doors. The second story features a continuous band (except for the brick columns) of dark, fixed sash windows, set within vertical concrete panels.

933 Massachusetts. (c. 1870) *Contributing*
This *Italianate* two-part *commercial block* building has an intact second story cornice. A projecting metal lintel separates the storefront from the red brick second story, which has four tall, narrow, 1/1 double-hung windows. The windows have molded stone sills, and segmental arched labels of molded stone with keystones. The elaborate cornice has a pedimented parapet with a honeycomb pattern tympanum centered in a projecting entablature with four large scrolled brackets and dentils. The c. 1950s storefront has a deeply recessed, centered entry flanked by display windows with brick bulkheads. The transom area above the storefront, but retains its cast iron pilasters. A historic cast iron column divides the storefront from a secondary entry door on the south end of the facade which leads to the second story. There is a fixed sash transom above.

935-937 Massachusetts. (c. 1871; altered c. 1929) *Contributing*
Alterations post-1927 have given these (former two separate) buildings their current appearance as a simple two-part *commercial block* building with *Moderne*-influenced design features. The tan brick second story has four pairs of windows. Each window has a large fixed upper sash, and a smaller lower casement window. Each pair shares a stone sill, and a continuous lintel course of brick stretchers runs the entire length of the facade. An identical course of brick stretchers is above, serving to demarcate the otherwise unadorned cornice area. The double-wide building has two storefronts. There are recessed secondary entries at both ends leading to the upper story, and both storefronts have centered recessed entries. The south storefront has full height display windows, and metal columns with scrolled capitals support an architrave with dentil band (not original). The north storefront has glazed tile block kickplates, glass block transoms, and a flat metal canopy.

936-938 Massachusetts, Erikson Building. (1899) *Contributing*
This is a *Late Victorian* example of a two-part *commercial block* building. The double-wide brick front building is two-and-a-half stories in height. The upper story of the double-wide painted brick building has a unified treatment. There are eight tall, narrow 1/1 double-hung windows with quarry-faced stone sills and lintels. Above the windows are four recessed brick

rectangular panels. Centered below the cornice is a stone plaque with "C.J. ERIKSEN 1899". The projecting cornice has corbelled brick brackets, and the roof edge has tile coping. The storefront has recessed double doors at the south end, and a secondary recessed single door leading to the upper stories on the north. In between the two doors are large display windows with brick bulkheads. The transom area has been boarded over.

939 Massachusetts. (1871) ***Contributing***
A two-part *commercial block* building with detailing typical of *Early Twentieth Century Commercial* buildings, indicating a probable facade alteration at this time. The glazed tan brick-clad second story has three 1/1 double-hung windows with sills of raised dark brick headers. The windows currently have wood shutters. The narrow cornice has a course of vertically placed brick stretchers, topped with a darker colored stone coping with shallow centered parapet. The rehabilitated storefront has a recessed secondary entry on the south end leading to the second story. The storefront itself has a recessed centered entry door flanked by display windows. The corner posts are paneled, and the display windows have segmental arched wood crowns and brick kickplates. The transom area has multiple fixed square glass panes.

941 Massachusetts. (c. 1871; altered c. 2000) ***Non-contributing***
This two-part *commercial block* building has design elements typical of *Early Twentieth Century Commercial* buildings, indicating a probable facade alteration at this time. Recent storefront alterations have resulted in the present appearance. The brick-clad second story has two pairs of 1/1 windows with projecting wood surrounds. The windows have wrought iron balconies and large cloth awnings. Above the windows are double recessed rectangular brick panels. The projecting cornice has corbelled brick brackets, and tile coping at the flat parapet roof edge. The storefront has full height moveable display windows with metal frames and small fixed transoms. It is covered with a circular vinyl awning. There is a recessed door on the north end which leads to the second story. Rehabilitation would likely alter this building's status to contributing.

943 Massachusetts. (c. 1868; addition 1905; altered c. 1908) ***Contributing***
This two-story, two-part *commercial block* building has second story design elements which are complementary to the Italian Renaissance features on the adjoining three-story building to the south. The brick-clad second story has two pairs of small, casement windows. Each pair has a shared sill of raised brick headers. Above each pair is a double recessed brick rectangular panel. The cornice features large brick dentils, with an overhanging flat metal corona. Above, the flat brick parapet has stone coping. The storefront has a deep recessed entry on the north with display

windows to the south. The kickplates are ceramic tile, and the transom has been covered with a plywood signboard.

945-947 Massachusetts, J.C. Ecke Building. (1908) ***Contributing***
This three-story brick building is an example of a two-part *commercial block* with simplified Italian Renaissance design features. The building is intact on its second and third stories. The upper stories are clad in tan brick and have stone details. A molded stone beltcourse separates the first story from the second on the facade (east elevation), and another serves as lintel for three large groupings of windows. The second story windows have a central, large fixed sash flanked on both sides by a 1/1, double-hung sash window. Above are four narrow transoms, topped with a wide, molded stone lintel. There is an identical grouping at the east end of the south elevation of this corner building. The remaining windows on both the second and third stories are identical -- paired groups of 1/1 double-hung sash. The stone sills have simple square block brackets beneath, and the lintels are recessed brick stretchers. There are four pairs on the east elevation of the third story, and eight pairs on the south elevation of the third story, south elevation. Centered above the east third story windows is a stone panel with the words "J.C.ECKE," and between a smaller panel with "1908." The cornice has large block brick dentils covered by an overhanging metal corona, with plain brick parapet above. Presently, the storefronts on the east and southeast have been closed down with metal panels. There is a centered entry door on the east elevation with flanking display windows. The remainder of the first level on the south elevation has been bricked in, except for a centered entry with glass door and display windows, and a single door at the west end.

1001-1003 Massachusetts, Lawrence Masonic Temple. (1911) ***Key Contributing***
Designed by K.U. art professor William Griffith and built by John T. Constant, this imposing, three-story Egyptian Revival style building has a massive temple-front facade distinguished by the twin hollow stone columns set between large stone sections of enframing wall ("distyle in antis"). The columns represent papyrus bundles, with horizontal bands approximately two-thirds up representing the binding cords. The wide, overhanging cornice is also typical of the Egyptian Revival style, with long, slender leaf forms curving vertically, with half-round torus molding beneath. The rectangular building is constructed of brick and stone, with a full basement under the building and the sidewalk on the north side. The primary (east) and north elevations are symmetrical, and feature a stone frame with brick walls recessed behind. In addition to the previously noted columns, the east elevation also has wide enframing piers. Set behind this is a brick wall with entry doors midway between the basement and raised main floor. The doors are

double with a lintel of stretcher brick. The main floor and second story each have three 1/1, double-hung windows with brick sills and lintels. The brick portion of the north elevation is windowless on the main and second stories, as part of Masonic tradition. The basement windows have been partially closed down with concrete blocks, and presently contain four glass blocks. The brick walls are set behind five stone columns, with two end piers. Each column is composed of a stack of five limestone slabs with deeply scored joints. The widely overhanging cornice is repeated on the north elevation.

1005-1007 Massachusetts, W.E. Spalding Building/Masonic Annex. (c. 1911) ***Contributing***
This two-part *commercial block* building has design elements from both the *Queen Anne* and *Early Twentieth Century Commercial* styles. The double-wide brick front building has two storefronts, both with flush off-center entries flanked by display windows. The south storefront has two entry doors and full height display windows; the north storefront has one entry door and display windows with brick bulkheads. The transom area has been covered over with cedar wood shakes. The second story contains four oriel windows. Each oriel has three 1/1 double-hung windows with wood panels beneath. The oriels have metal hip roofs with dentils beneath their overhanging eaves. The brick cornice area above has four rectangular panels formed by raised brick rows, and a row of corbelled brick brackets at the roof edge.

1009 Massachusetts. (c. 1910) ***Contributing***
This two-part *commercial block* building features design details typical of *Early Twentieth Century Commercial* construction. The second story has four 1/1 double-hung windows sharing a continuous stone sill. Each window has its own flat stone lintel. Above the windows are two rectangular panels formed by raised brick courses. The cornice area is otherwise unadorned. The first story has a secondary entry on the north end leading to the second story. The storefront has a centered flush entry flanked by display windows with brick bulkheads. A cloth awning covers the transom area.

1011 Massachusetts. (c. 1871) ***Non-contributing***
This simple one-part *commercial block* building retains its upper cornice area dating from the late nineteenth century, but the majority of the storefront area has been closed down; rehabilitation would alter this building's contributing status. The storefront has two flush entries at either end, with two display windows in between. The kickplates, transoms, and corner enframements have been closed down with vertical wood paneling. Above, the cornice area retains its original brick cladding and corbelled brick brackets at the roof edge.

1013-1015 Massachusetts, Varsity Theater. (c. 1915; altered 1967) ***Non-contributing***
This two-story rectangular building has an altered facade which may become significant for Modern architecture when it reaches fifty years in age. On the other hand, rehabilitation of the building back to its former Moorish Revival facade may reveal a contributing resource. The current facade is divided into three main bays. The central portion has a large, polygonal-shaped panel with metal edges on the second story, and stucco panels to either side. The central panel, which contains the marquee and letters "Varsity," extends above the roof edge, and the metal edges extend into the first story to continue the three divisions of the facade. Sloping exposed aggregate columns along the interior, along with double glass entry doors and full-height display windows. At both ends of the east elevation is another set of double glass doors. A flat metal canopy projects to a point centered in the facade. It has a wide metal cornice with a double row of electric bulb sockets.

1017 Massachusetts. (c. 1886) ***Non-contributing***
This one-part *commercial block* building has a rehabilitated facade, but due to lack of any original materials on the facade, is considered non-contributing. The storefront has a recessed entry door at the south end, with display windows to the north. There are wood paneled columns separating the storefront divisions, and fixed glass sash transoms. The upper area has been stuccoed, and the roof edge has no details.

1019 Massachusetts. (c. 1886) ***Contributing***
This two-part *commercial block* building has a rehabilitated storefront which features a recessed entry on the south leading to the upper story, and a north recessed entry on the main storefront. There are display windows with wood kickplates between the two doors. The storefront has enframing paneled wood columns, and fixed glass transoms. The early brick of the second story was stuccoed during the district's period of significance. The second story features two sets of windows, containing a central 1/1 window flanked by narrower 4/4 windows. Above each window are multi-paned transoms. The parapet roof has castellated ends and rises to pediment in the center.

1021-1023 Massachusetts. (c. 1870's; 1891) ***Contributing***
This two-part *commercial block* building has had alterations to its second story. The second story is clad with glazed brick, and reads as one storefront. There are four casement windows with multiple small panes. A false mansard roof of colored slate completes the cornice area of the roof. There are two storefronts on the first story, with two centered secondary entries leading

to the second floor. The storefronts have recessed centered entries flanked by display windows with ceramic tile kickplates. The north storefront has stained glass transoms, while the south's transom is covered with an enclosed awning.

1025 Massachusetts. (c. 1893) ***Contributing***
This *Italianate* two-part *commercial block* building is divided into three storefronts, each with a centered entry and flanking display windows; the northernmost storefront has full-length display windows, while the others have stucco kickplates. The transom areas have been filled in with a with a signboard, but retain their decorative divisions of slender cast iron pilasters. A secondary entry leading to the upper story is between the central and north storefront, and retains its original decorative cast iron enframement and bracketed transom with glass sashes. The upper story of painted brick has two windows above each storefront. These are 1/1 double-hung with quarry faced stone sills and elaborate pedimented crowns. The pediments are supported by brackets, and feature a decorative embellishment at the crown peaks and a swag beneath. The elaborate overhanging cornice has large floral corner brackets with smaller brackets between, and an architrave with decorative circular medallions.

1029 Massachusetts. (c. 1896) ***Contributing***
This one-part *commercial block* building has design elements from the *Late Victorian Commercial* era. The storefront has a centered, recessed entry door flanked by display windows with vertical wood bulkheads. An overhanging, molded cornice separates the display windows from the three rectangular transoms with fixed glass sashes. The upper portion of this one-story building is covered with stone-patterned metal sheeting, and is topped with an overhanging metal cornice with large end brackets, and two smaller interior brackets. The end brackets are topped with a curved finial, and a dentil row below the projecting cornice.

1031 Massachusetts. (c. 1905) ***Non-contributing***
This one-part commercial block building has an altered storefront and upper facade, although it does retains a late Victorian era metal cornice with brackets; rehabilitation of this building may alter its contributing status. The storefront has a centered recessed entry with flanking display windows with brick kickplates. The transom area has also been bricked in. The upper portion of the one-story building is covered with embossed metal panels (not original).

1033-1033 ½ Massachusetts. (c. 1908) ***Non-contributing***

This one-part *commercial block* building has an altered storefront and false siding. The building is divided into two small storefronts. There are two centered flush entry doors with a single display window to either side. The kickplates are covered with corrugated metal. A signboard signs cover the transom, and the cornice section of the building has been covered with asbestos shingles. Rehabilitation of the building may reveal a contributing resource.

1035 Massachusetts. (c. 1910) ***Contributing***
This two-part *commercial block* building has simple design features typical of *Early Twentieth Century Commercial* design. The hard-fired red brick second story has three 1/1 double-hung windows with false mullions giving the appearance of 8/12. There are simple stone lugsills, and small shutters for each window. The cornice features a paneled wood architrave, with flat parapet top having tile coping. The storefront has a flush glass door at the north end with full-length display windows (no bulkheads) to the south. The transom area is covered with a vinyl awning which has metal pole supports from the ground. There is a secondary, wood paneled entry door on the north end of the facade with glass transom.

1035-1045 Massachusetts, Sister City Friendship Garden. (2000) ***Non-contributing***
A landscaped "pocket park" just north of the Watkins National Bank building honors Hiratsuka City, Japan, sister city to Lawrence. A historic stone retaining wall with iron fence above encloses the Massachusetts boundary. The park has a curving path, planting beds, and small deciduous trees.

1047 Massachusetts, Watkins National Bank/Old Lawrence City Hall. (1888) ***Key Contributing***
This large, imposing two-and-a-half story Romanesque Revival building with steeply pitched hip roof is constructed of red brick with red and white stone accents. Many of the columns or window surrounds have curved bricks. It sits on a high basement, with a wide quarry-faced limestone water sill separating it from the raised main floor. The basement has segmental arched windows with iron grills. The main entry door is on the east/Massachusetts elevation. A massive Romanesque arch sets off the recessed entry doors. The arch has wide, quarry-faced radiating limestone voussoirs, with end blocks of carved stone. "WATKINS" is spelled out in the arch on separate stones. The first story windows are 1/1 double-hung, and are set within semi-circular arched recessed with radiating brick voussoirs. The second story windows are highly elaborated. On the east facade, four 1/1 windows are set within an arcaded panel, composed of stone pilasters with floral capitals. The four windows each have a semi-circular

transom above, and share a wide, continuous sill band of floral carved stone. The south elevation windows are somewhat similar, in that they share a continuous, decorative sill band only slightly less elaborate than that of the east elevation. This carved stone sill band terminates in a scroll comprised of a curved, winged dragon. The windows here are divided by pilasters with floral capitals. The south windows do not have arched transoms, however. Instead, across the ten bays on the second story, the second/third, fifth/sixth, and eighth/ninth bay windows have rectangular windows above. Corresponding above these bays are three, parapet gable dormer roofs. The front (east) elevation has a large, centered parapet gable dormer. The dormers have carved finials at their peaks and bottom of the slopes, and feature a tall, narrow, 1/1 attic window with stone sill and round arch crown. The roof edge is delineated with a contrasting white stone molding, which terminates at each dormer with a carved medallion. ***Listed on the National Register on 02-24-1971.***

1100 Massachusetts, Douglas County Courthouse. (1903-'04) ***Key Contributing***
Designed by John G. Haskell and Frederick C. Gunn, this three-and-a-half story native limestone building is an imposing example of the *Romanesque Revival* style. It has a basic rectangular floorplan, which is modified at its south end with small projecting wings on the east and west to form a shallow "T." These wings correspond to cross gable roofs above. Other irregularities in the roofline are caused by the central clock tower on the west elevation, a stair tower on the southwest corner, and multiple gable dormers intersecting a truncated hip roof on the north main portion. The first floor site on a high basement, and a narrow band of dress-faced limestone separates the basement from the first floor. Another wider band of dressed-face stone serves as a continuous lintel around the entire building. Otherwise, the building is noted for its quarry-faced Cottonwood limestone, with fenestration lintels of smooth stone providing contrast.

The west elevation has a large, Romanesque arched entry centered along the facade, with a square, six-story clock tower immediately to the north. The entry has four small columns, and highly elaborate stone work in the arch. The clock tower has a pyramidal roof with metal finial, with four large minarets at each corner of the roof. The sixth floor of the tower has a clock face on each side, while the fifth floor contains balconies with iron railings on all but the east side. Another primary entry is on the north elevation, recessed in a rectangular opening. The windows vary in size and shape -- the majority have flat stone lintels, but several feature wide, Romanesque arched lintels with dressed-faced radiating stone voussoirs. Other notable stone work includes drain spouts with carved decorations, a small gargoyle on the clock tower, and the

variously located stone "checkerboard" panels, whose pattern is formed by alternating squares of dressed- and quarry-faced stone. ***Listed on the National Register on 04-14-1975.***

1101-1103 Massachusetts/105 W. 11th, J.E. Stubbs Building. (1909) ***Contributing***
This is a large corner two-part *commercial block* building with *Classical Revival* stylistic features. The building is angled at the northeast corner. Its upper story is clad in hard-fired red brick. There are four windows on the second story of the east elevation. These are 12/1 double-hung, and have thin stone labels above and a simple stone sill. One window also has a Gibbs surround (jambs with protruding blocks and quoins) without the keystones. This window has two panes in the upper sash, while the lower sash has a stone panel carved with "J.E. Stubbs Building 1909." The window at the angled corner has a decorative surround of small stone and brick panels, giving the appearance of quoins or blocks. The north elevation has seven pairs of 9/1 double-hung windows, all sharing a thin stone label above and a stone still below. Above the windows is a very wide, overhanging metal cornice supported by brackets with imposts, with paired brackets at the building's corner. There is a corbelled band of bricks below forms dentils. A parapet roof above has regularly spaced short brick pilasters. The parapet at the angled corner of the building rises in a shallow pediment with a stone fleur-de-lis decoration. There are two storefronts on the east (Massachusetts) elevation, and one on the north (11th Street) elevation. The two storefronts on the east elevation share a flat projecting metal canopy, and a signboard formed by corrugated metal covering the transom area. The southern storefront (1103) has a recessed entry at the north end, with full height display windows which angle in to meet the door. The northern storefront has a recessed entry, and display windows on the north which have glazed tile block kickplates. There is another entry at the northeast angled entry, which has an aluminum framed door and display windows, also with glazed tile block kickplates. The first story of the north elevation has two small square windows with narrow stone sills and wide flat stone lintels. There are also three entry doors at the west end. The centered entry door has a full Classical Revival surround with engaged pilasters supported by a pediment above, and is addressed 105 W. 11th. Another door is found centered within the western storefront. It has a stone arched transom above supported by two brick columns, and is flanked by display windows. The display windows have Luxfor glass transoms, and the entire storefront is topped with a widely projecting cornice featuring two end brackets.

1105 Massachusetts, Orpheum Theater. (c. 1913) ***Contributing***
This is a painted brick one-part *commercial block* building with design details typical of Early Twentieth Century commercial building, as well as some references to *Moderne* commercial

features. It has a double-wide facade with a large centered entry flanked by brick columns which have a large arch above formed by patterned brick. The entry has modern aluminum famed full height windows and entry door. Small doors flank either side of this centered entry. Short engaged pilasters with corbelled brick capitals separate two small windows on either end, and the entire storefront is enframed with full height engaged brick pilasters. The cornice area has a rectangular brick panel (with arched bottom course corresponding to the centered entry arch) of raised brick courses. The roofline edge is decorated with a row of alternating projecting brick headers.

1109 Massachusetts. (c. 1924) ***Contributing***
This building is the northernmost storefront in a group of three one-part *commercial block* buildings which are lower in height than other typical one-story Commercial buildings in Lawrence's downtown. The upper part of this building's facade has been stuccoed, and features a centered recessed entry door flanked by display windows with wood panel kickplates. There is no transom area above the windows, and the cornice area above has two recessed rectangular panels topped by two raised brick courses which are continuous across the three storefronts. There is tile coping at the roofline.

1111 Massachusetts. (c. 1924) ***Contributing***
This building is the middle storefront in a group of three one-part *commercial block* buildings which are lower in height than other typical one-story Commercial buildings in Lawrence's downtown. The upper part of this building's facade has been stuccoed, and features a centered recessed entry door flanked by display windows with wood panel kickplates. There is no transom area above the windows, and the cornice area above has two recessed rectangular panels topped by two raised brick courses which are continuous across the three storefronts. There is tile coping at the roofline.

1113 Massachusetts. (c. 1924) ***Contributing***
This building is the southernmost storefront in a group of three one-part *commercial block* buildings which are lower in height than other typical one-story Commercial buildings in Lawrence's downtown. This building's facade has been stuccoed, and features a centered recessed entry door flanked by display windows with stucco kickplates. There is no transom area above the windows, and the cornice area above has two recessed rectangular panels topped by two raised brick courses which are continuous across the three storefronts. There is tile coping at the roofline.

1115-1119 Massachusetts. (c. 1923-'25) ***Contributing***
This is a one-part *commercial block* building which formerly contained three storefronts with shared design elements in the cornice area reflective of the *Moderne* influence on commercial architecture. It is clad in hard-fired red brick, with vertical stretcher courses at the roofline and separating the transoms from the upper cornice area. These courses wrap around to the south side of the building, which has a single door and window, currently closed down, with flat lintels of vertical brick stretchers; the window has a projecting brick header sill. The cornice area on the facade has three diamond-shaped stone decorations centered above each storefront, with the central one being slightly larger. There is a brick column separating the south storefront from the remaining to the north. The kickplates feature glazed ceramic tile. A metal beam separates the display windows from the transom area. The south storefront has a recessed entry on the southeast corner and display windows to the north. Its transoms are painted. The former entry for the north storefronts has been altered to a display window with kickplates. Transoms in this area are corrugated metal. Located at the southwest rear corner of the building is an additional shop entry (addressed 1119) which has a false metal mansard roof extending from above the windows to the roofline. It has T-111 plywood siding, a slightly recessed entry door with wood planking surround, and two groups of three small windows to the west.

Intersection of Massachusetts & South Park Street, South Park. (c. 1854) ***Contributing***
This public square is divided into two halves, with Massachusetts Street running down the middle of the park. It is a level grassed park with numerous shade trees, including varieties of oak, maple, London plane trees, and ash. Located in the east portion is a ***contributing*** structure -- the 1906 octagon-shaped gazebo/band shelter. It has a painted brick base with round columns set on brick piers supporting an ogee pyramidal roof with metal shingles. The roof spire is topped with a finial, and there are small brackets and a dentil band beneath its overhanging eaves. Also in this section of the park are sunken formal gardens with a ***contributing*** object (a 1910 fountain), and pathways lined with redbud (Cercis canidensis) trees. The western section has a ***non-contributing*** park building, a spray pool with ***non-contributing*** pool house, playground equipment, and an informal field for sports. The pool house has brick veneer siding and a low-pitched gable roof. The park building is also constructed of brick, and has a flat roof. The wading/spray pool is surrounded with an iron fence. Both sections of the park are bounded by a sidewalk along the street edges.

NEW HAMPSHIRE

645 New Hampshire, United States [Lawrence] Post Office. (1907) ***Key Contributing***
Although addressed on New Hampshire, this one-story *Beaux Arts* brick and stone building's primary facade actually faces south onto 7th Street. The main (south) facade is symmetrically arranged, and features a wide, centered projecting entry bay. The double entry doors have a pedimented top with a scrolled shield medallion. Above is a tri-partite fanlight, recessed within a semi-circular arched stone molding with keystone. Engaged brick pilasters with Doric capitals separate the entry door from flanking windows, which are set within recessed arches identical to the door. The windows themselves are also tri-partite, with a centered 1/1 window flanked by narrower 1/1 windows. The two end bays on the south facade, as well as the three bays on the original portion on the east, have paired 1/1 windows with transoms set within a simple rectangular opening. Above each window is a keystone and rectangular panel of recessed brick. The brick first story is set on a high basement of rusticated stone. Steps lead to the main entry on the south, and the secondary entry on the first bay of the east. The elaborate stone cornice has a wide architrave band, projecting corona with block dentils beneath, and a stone balustrade on the roof edge. A brick addition to the north is two stories, and carries out main details of the original section. The rusticated stone basement is continued, as is the stone cornice, although somewhat simplified in its detailing. The windows on the east elevation of the addition are paired on the first story with transoms and a keystone above, while those on the second story have no transoms or keystones. There is a rear loading dock on the north. ***Listed on the National Register on 10-31-2002.***

701 New Hampshire, Charlton Building. (1906) ***Key Contributing***
Designed by local architect William T. Wellman, this one-story brick *Classical Revival* building has a basic rectangular shape which is slightly modified by a shallow projecting central entry bay. Although addressed on New Hampshire, the primary facade faces north onto 7th Street. There are brick quoins on the building at its corners and the corners of the entry bay. It sits on a high basement of rusticated stone. The basement has windows and entry doors, in line with the windows on the main floor. The central pedimented entry door is reached by a set of stairs. The wood paneled door has a molded surround, with glass transom above having a keystone in its flat lintel. The pedimented portico above is supported by brackets. Above this is a plaque area. There are two windows on both sides of the entry door, and three on the east elevation. These windows are 1/1, double-hung sash with fanlight transoms above. The transoms have semi-circular, molded stone crowns with keystones, supported by corbelled brick brackets. The sills

are simple, stone. The projecting cornice has a wide flat architrave band, a dentil band, and shallow brackets. A simple brick band serves as the parapet edge.

729-733 New Hampshire. (c. 1925) ***Contributing***
This simple brick one-part *commercial block* building has seven bays/storefronts of varying width along the facade. They are demarcated by square brick corner posts; formerly there were short brick piers rising above the roof edge at these divisions as well. Starting from the north end, the first bay is partly closed down, and has a recessed entry. The next bay is also partly closed down, and has a flush entry with display window and brick bulkhead. The third bay has display windows, closed down transom, and brick bulkheads. The fourth bay is narrow, and contains only an entry door. The fifth bay has a flush entry door, display windows, and closed down transoms. The sixth bay has recessed windows and a brick planter as bulkhead, while the last bay has a flush entry, display windows, and painted transom windows. Above each storefront, a rectangular panel is formed by a course of brick headers. Rows of vertical brick stretchers serve as simple decoration on the facade -- either in bands on the brick columns, as a continuous storefront lintel, or below the rectangular brick panels.

735 New Hampshire. (c. 1889; altered c. 1920s) ***Contributing***
This two-part *commercial block* building has *Italianate* features on the second story, and a first story altered to serve automotive purposes; this alteration occurred during the district's period of significance, and has achieved significance in its own right. The second story has metal siding pressed to resemble stone. The first story has a wood paneled garage entry door with small glass lights at the south end. There are two entry doors north of this, with a windows in between. The corner posts and storefront lintels are brick faced. The second story has four 1/1 double-hung windows. The windows are set with a recessed arcade, formed by engaged square pilasters and flattened arches. The windows have projecting shelf sills. The widely overhanging metal cornice has large end brackets, and smaller brackets between.

737 New Hampshire. (c. 1927) ***Contributing***
This one-story former automotive building has details typical of *Early Twentieth Century Commercial* buildings, and a stepped parapet which borrows very loosely from the Mission Revival style. The storefront has a former garage entry opening at the south end, which currently has two small doors recessed within. Just north of this is a boarded over entry and large display windows. The display windows have brick stretchers sills, and the transom area has been closed down. The entire storefront has a lintel of vertical brick stretchers. Centered above is a

rectangular panel formed by a course of brick headers with small stone squares at the corner. There are three "I"-shaped stone motifs -- one centered at the parapet, and one at both ends of the rectangular panel.

745 New Hampshire. (c. 1920) ***Contributing***
This rectangular one-story, flat roofed *Spanish Colonial Revival* building is located on the northwest corner of 8th and New Hampshire, and has two primary elevations. It is clad with red-tan brick, and has a flush entry door on the south elevation and a recessed entry along the east. The remainder of these two elevations has large display windows with tan brick bulkheads and square corner posts. Above the storefronts is an overhanging cantilevered pent tile roof. The parapet roof edge is comprised of a multi-colored brick cornice, accentuated at regular intervals with sloping brick piers with terra cotta finials. Small floral terra cotta tiles decorate the cornice area beneath these piers.

801 New Hampshire/19 W. 8th Street. (c. 1889) ***Non-contributing***
This brick *Italianate* two-part *commercial block* building has a closed down storefront; rehabilitation may alter this building's contributing status. The second story north elevation has been stuccoed, and has three closed-down windows with pedimented crowns. The overhanging metal Italianate cornice is bracketed. The storefront has a recessed entry door on the west end, and small rectangular windows to the east with the remainder of the storefront bricked-in. The transom area has been closed down as well. There is an entry to the basement on the east elevation, and the second story retains its fenestration patterns, with six window openings recessed within radiating brick arches.

811 New Hampshire, Kansas Seed House. (c. 1856; 1889; 1897) ***Key Contributing***
A rare extant two-story stone warehouse building which was constructed in two main sections. The divisions are evident from differing stone along the primary (east) facade. Both sections are constructed of quarry-faced stone laid in irregular courses. The north half has a garage-type fenestration opening, currently with recessed wood frame doors, sidelights, and transom. Another opening currently has two windows separated by a stone sill, and is flanked by two smaller windows with arched radiating brick voussoirs. The second story of this section has two windows, one with a flat stone lintel, and the other with arched radiating brick voussoirs. The south half of the building has two tall, narrow fenestration opening, one with a door in the lower half, and windows above. There are two small multi-paned windows, one on each side of these entries, and two larger windows above the entries. All fenestration in this half have a double or

triple row of arched, radiating brick voussoirs. The cornice area on the facade is formed by corbelled bricks.

VERMONT STREET

745 Vermont, Lawrence Fire Station. (1951) ***Key Contributing***
Although this building does not meet any current property type definitions in the MPDF, it is a good representative of *Moderne* architecture, as applied to a government building. It would be individually eligible under criterion C in the area of ***architecture***, and criterion A in the area of ***politics/government.*** The vari-colored light brick building has an irregular floorplan and flat roof. A large projecting portion on the southwest corner houses the fire department. The south elevation of this portion has three garage bays, separated by concrete columns. These columns support a concrete entablature with the words "FIRE DEPARTMENT" and a low mansard roof above. The wall above has three fixed sash windows with multi-panes on the second story. Additional entry doors are found on the south, east, and north elevations. The windows vary in size and treatment, but are generally four-light hinged windows with brick header sills. On the second story, an encircling brick course of headers serves as the window lintels. At the "L" formed in the southeast junction of two sections, a square hose tower rises four stories. Its corners are accented with regularly spaced rows of recessed brick, and two sides have tall narrow glass block windows which span several floors.

1046 Vermont, Capitol Federal Savings Building. (1953) ***Contributing***
Although this building does not meet any current property type definition in the MPDF, it is a good representative of *Wrightian* architecture, as defined by Whiffen, and would be eligible under criterion A in the area of ***architecture***.[4] This one-story, flat roof building has a basic rectangular plan, with the exception of a recessed bay on the south elevation. The building has contrasting wall materials, but is dominated by the projecting, flat metal canopy on the west and south which provides a strong horizontal line; this has been extended to form a roof/porte-cochere for the drive-through services. The west elevation has two small fixed sash windows set in a wall of very long, narrow light-colored bricks in stretcher bond. There is a central section with vertical black marble panels, with aggregate stone panels above and below. The southwest

[4]Whiffen, pp. 263-264.

corner of the building has squared limestone, with a massive pier rising above the roof edge on the south elevation. The south elevation has the main entry door.

7TH STREET

7 E. 7th Street. (c. 1912) ***Non-contributing***
This two-part *commercial block* building has been covered with stucco and has an altered facade. The building sits on a high basement with four fixed sash basement windows. A recessed entry is at the west end of the building, and is reached by concrete steps with balustrade. Four tall narrow fixed sash display windows, with smooth stone surrounds, are east of the entry door. The second story is covered with stucco, and has four small 1/1 windows with simple sills. The cornice projects slightly from the facade.

8TH STREET

9 W. 8th Street. (c. 1905; altered c. 1926) ***Contributing***
Sharing design details with adjoining 801 Massachusetts, this two-part *commercial block* building nonetheless differs in its siding and windows treatment. It does, however, share a continuous mansard tile roof supported by brackets with the building on the east. The red brick second story has three 1/1 windows with stone sills and lintels. The storefront has a flush entry door, and is flanked by rectangular windows which are fixed sash, and also have stone sills and a wide stone lintel. The remainder of the first story cladding is brick.

8-12 W. 8th Street. (1983) ***Non-contributing***
This one-story brick rectangular building with flat roof has one entry on the east side, and two on the south. These entries are recessed, and are flanked by display windows divided by brick columns. The windows are covered with cloth awnings. Above each window is a rectangular panel formed by a shallow corbelled brick course; otherwise the surface of the exterior walls is unadorned.

123 W. 8th Street, Standard Mutual Life Building/Fraternal Aid Building. (1930) ***Key Contributing***

This is a two-story brick and stone example of a *Classical Revival* style building with a very high degree of exterior integrity. Unlike most buildings in Lawrence's downtown, this has a truncated tile hip roof with a decorative stone edge resembling a balustrade. Beneath, the wide cornice band has stone panels with occasional cut-stone floral motifs. The first story sits on a high basement level of rusticated limestone, with 1/1 windows in recessed openings. The symmetrical primary facade faces north onto 8th Street, and features a tall, centered entry. The steps to the first floor entry door are recessed beneath this entry, which has a large classical pediment above supported by stone pilasters. This pediment is comprised of a rectangular stone tablet with scrolled spandrels on either side. The entry surround is a paneled stone band. The double entry doors have a historic metal grill covering the transom. Above the entry on the second story is a group of three windows. On either side of the entry door are four single windows, flanked by a brick expanse one bay wide and a grouping of three windows. The windows on the first floor have large stone surrounds with stone panels beneath. All windows are 1/1 with stone label moldings above the simple stone surrounds. The west elevation has a grouping of three windows at each end, and four single windows in between. A continuous stone course separates the first story from the second. The brick cladding is tan with light colored brick interspersed.

201-203-205 W. 8th Street, I.O.O.F. Building. (c. 1880) ***Contributing***
This is a large free-standing example of a two-part *commercial block* building with very simple details, more typical of those found on *Early Twentieth Century Commercial* buildings. The main elevation of this two-story brick building faces north onto 8th street, and has a centered entry door set with a classically inspired opening. Square pilasters with Doric capitals support a flat entablature with dentils. West of this entry are four sets of display windows (not original) with brick bulkheads. Within this group of four, the two central display windows each have two sets of 1-over-1, fixed sash windows, while the two end display windows have one pair. East of the centered entry are two storefronts. Each storefront has a centered recessed entry, flanked by display windows similar to those to the west. The transom area above has been closed in with brick. The east elevation has one identical display window at the north end, and an entry door at the south end. The second story of the north facade has eleven, tall narrow window openings, which have been partially closed down and filled with stock 1/1 double-hung windows. The windows have simple stone lugsills and lintels. The second story of the east elevation has four identical windows. The cornice area has a wide projecting band of flat brick edged with a raised brick course, and stone coping at the roof edge. The east elevation has a stepped parapet edge.

9 E. 8th Street. (1946) ***Non-contributing***

Although data regarding this building's construction date is conflicting, the building's altered condition would render it non-contributing. It is representative of a two-part *commercial block* building with design features on its second story typical of the *Late Victorian* period. The tan brick second story is overwhelmed by two large oriel windows. Each oriel has three 1/1 double-hung windows with wood panels beneath. The hipped metal oriel roofs have overhanging eaves. A widely overhanging cornice at the building's roof edge has two large, decorative brackets at each end. On the first story, there is a paneled wood secondary entry door on the west, with decorative glass transom above. The storefront has a centered flush entry flanked by single large display windows with stucco bulkheads. The transom area has prism glass.

11-13-15 E. 8th Street. (c. 1870) *Contributing*
Formerly two separate buildings, this brick-faced two-part *commercial block* building had an early twentieth century facade alteration which resulted in a uniform treatment of the second story; recent tuckpointing on 11 E. 8th gives it a different appearance, however. The west end of the second story has two pairs of 1/1 double-hung windows with brick header sills and stretcher lintels. Above each pair is a rectangular panel of brick headers, and the slight parapet roof edge had a triple row of vertically placed brick stretchers. The east end of the second story has two 1/1 double-hung windows, also each with brick header sills, stretcher lintels, and rectangular panels above. The west storefront (11 E. 8th) has a recessed entry on the west with display windows and false brick veneer kickplates. The transom windows are covered with a cloth awning. 13 E. 8th Street has a recessed entry on the east, with display windows with brick bulkheads to the west. The transom windows are covered with cloth awnings.

12 E. 8th Street. (c. 1883; altered 1918) *Contributing*
This one-story commercial building was altered c. 1918 to its current *Spanish Colonial Revival* features. The facade has a rough stucco covering. The centered entry is deeply recessed within an arched opening which is supported by two spiral fluted columns. Flanking multi-paned display windows with stone sills also have arched openings, and are covered with metal grills. Above the entry are three small recessed windows, also in arched openings. The parapet roof edge has rising piers at both ends topped with finials. Between, a cantilevered pent tile roof has wide stucco soffits.

14-16 E. 8th Street. (c. 1900) *Contributing*

This is a one-story, double-wide enframed window wall commercial building, as defined by Longstreth in The Buildings of Main Street. The red and multi-colored brick veneer is distinguished by a beltcourse of brick stretchers is at the water table line, and by two rows of vertical brick stretchers at the cornice line. There is also a plain brick panel between the brick enframing piers of the building, which rise above the roof edge in short posts. There are two additional brick piers at the roof edge near the center of the building. At the storefront level, there are two recessed entry doors centered in the building, and separated by a large brick pier. To each side of the entry doors are display windows with angled brick stretcher sills, brick bulkheads, and brick corner posts.

15 E. 8th. (c. 1870) ***Contributing***
This two-part *commercial block* building has a facade alteration in the early twentieth century which resulted in a treatment similar, but not identical, to 11-13 E. 8th Street. It features a nearly intact storefront, with centered flush entry door, flanking display windows with paneled bulkheads, and two light transoms above each. There is a secondary entry door on the east leading to the second story. The red brick second story has three narrow 1/1 double-hung windows with brick header sills and stretcher lintels. Slightly lower in height than the two adjoining buildings to the west, there is a brick partial course of vertically placed stretchers above the windows. The parapet roof edge is castellated.

17 E. 8th Street. (c. 1885) ***Non-contributing***
This *Italianate* two-part *commercial block* has a closed down storefront; rehabilitation would change this building's contributing status. The painted brick second story has three tall, narrow 1/1 double-hung windows with stone lugsills and lintels. The projecting metal cornice has large, decorative end brackets with smaller brackets between. The storefront has been closed down with horizontal wood siding. It has a recessed entry on the west end, and three display windows to the east. Above the display windows are two fixed sash rectangular transoms, and above the door in the transom area is a vent.

9TH STREET

6 E. 9th Street. (c. 1903) ***Contributing***
This is an intact simple one-part *commercial block* building. It features a centered glass entry door is flush and is flanked by display windows with brick bulkheads and stone sills. The

transom area is covered with a cloth awning. Above the windows are two rectangular panels recessed in the brick. The parapet roof edge has a dentil band of brick headers, and a course of slightly projecting bricks.

11-15 W. 9th Street. (c. 1912) ***Contributing***
This two-part *commercial block* building has simple design features typical of *Early Twentieth Century Commercial* buildings. The triple-wide building is clad in red brick on the facade. Each bay has a grouping of three 1/1 windows with painted stone sill. Above, below, and to each side of these windows are recessed rectangular stucco panels. The building is enframed with square brick pilasters which rise above the roof edge in short piers at each end. The roof edge has tile coping. Each of the three storefronts has an entry door at the west end with display windows to the east. 11 and 13 W. 9th have slightly recessed wood doors and brick bulkheads below the display windows. 15 W. 9th has a wood bulkhead. The transoms are covered with wood.

11TH STREET

115 W. 11th Street, Lawrence Community Building. (1940) ***Key Contributing***
This simple *Art Deco/Moderne*-influenced building has a flat roof, brick cladding, and basic T-plan. The primary elevation faces north onto 11th Street, and features a two-story central block flanked by one-story wings. The building sits on a high brick basement with stone belt course separating it from the first floor. Each wing has four tall, narrow windows, each with a single fixed sash and glass transom above. The stone belt course serves as lintel, and there is a shared stone lintel for each set of our windows. Below each window is a small, rectangular basement window. There are small square decorative blocks above the windows, and the flat roof has a thin stone coping on the wings. The two-story central portion is slightly recessed between the two wings, and has three sets of entry doors reached by a flight of concrete stairs with metal rails. The doors are recessed behind massive curved stone block columns. The columns support a lintel with curved linear motifs at each end. Above the columns are five tall, narrow window openings, each containing 1/1/1 windows. Above are three decorative stone panels with geometric motifs. The main wing is flanked by two vertical rows of glass blocks set within square recessed openings and topped with a circular medallion. Beneath are three small, narrow fixed sash windows. The roof of the central, main portion of the building has a wide stone coping. The windows, linear brick detailings, and other design details are similar on the west elevation, which also contains secondary entrances. A parking lot is west of the building.

SUMMARY

Lawrence's Downtown Historic District is significant under Criterion A in the areas of ***Commerce*** and ***Community Planning and Development,*** and under Criterion C in the area of ***Architecture.*** The district comprises the extant core of the historic central business district of Lawrence, Kansas. Various buildings within this district are associated with one or more of all of the historic contexts outlined in the Multiple Property Documentation Form "Commercial Historic Resources of Lawrence, Douglas County, Kansas" (hereafter referred to as "MPS"). These contexts document the various periods of Lawrence's development, including the commercial growth and development of downtown.

As a county seat and college town, there was a wide range of commercial, social, and government operations that took place in buildings in downtown Lawrence. The buildings associated with these activities represent a variety of commercial and industrial building types and styles, depending upon the means and tastes of the business owners as well as the buildings' intended uses. Lawrence was not only located close to the metropolitan area of Kansas City, but it was home to the architectural program at the University of Kansas. Thus many buildings in Lawrence either benefitted from the services of a professional architect or from the educated tastes of the building's owner. Several are high-style representatives of various popular styles from their period of construction and/or are architect-designed. Other buildings which housed smaller local businesses are simple, vernacular commercial construction typical of that found throughout the country. A significant number of the extant buildings in the proposed district date from the 1860s through the 1880s, a period of intense development downtown. However, several were later altered in the early twentieth century in an attempt to update the appearances of the buildings. Furthermore, new buildings were constructed to replace earlier, outdated commercial buildings. This redevelopment represents the continuing strength of the downtown as a commercial center throughout the twentieth century, as well as changing tastes in architectural styles.

There are one hundred thirty-six (136) resources within the proposed boundaries for the district. Ninety-nine (99) are contributing buildings (including four already listed on the National Register). There is also one contributing object, one contributing site, and one contributing structure, all located within South Park. There are also thirty-three (33) non-contributing buildings and one non-contributing site. Of the non-contributing buildings, a majority were constructed during the district's period of significance. Rehabilitation of these buildings may

change their contributing status; they are therefore included within the proposed boundaries. Due to the district's continuous role as the center of commerce in Lawrence throughout the majority of the twentieth century, the period of significance for the district extends from 1856, the construction date for the oldest extant, intact commercial building in the district, through 1953, the arbitrary cut-off date for National Register eligibility. This also coincides with the construction of a Modern architecture bank within the boundaries.

ELABORATION

Settlement Period: 1854-1863

When the Kansas Territory was opened for European-American settlement after the Kansas-Nebraska Act in 1854, a townsite was selected on an area of relatively level ground between the two valleys of the Kansas and Wakarusa Rivers. Agents for the New England Emigrant Aid Company, an antislavery organization formed to counter southern influence in Kansas, selected the site based on a belief in 1854 that steamboat travel was practical on the Kansas River. It seemed that the new town would have the potential to become the regional metropolis serving a vast territory.[5]

The New England Emigrant Aid Company had been organized in order to "dot Kansas with New England settlements" so that "New England principles and New England influences should pervade the whole territory."[6] This group, composed primarily of Abolitionists from New England, were responsible for creating several new towns along the Kansas River, one of which was Lawrence. A.D. Searle prepared the plan for Lawrence in 1854 which effectively defines the boundaries of the present day historic survey project. Searle laid out a grid system of streets which were eighty feet wide. An exception to this were the three major thoroughfares which were planned to connect blocks reserved for public or quasi-public uses, such as parks and a college. These streets, one of which was Massachusetts, were one hundred feet wide. The earliest evidences of city planning in Lawrence were found in this plan, as not only was land

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[5]Dale E. Nimz, "Living with History: A Historic Preservation Plan for Lawrence, Kansas" (n.p.: City of Lawrence, 1984) pp. 59-60.

[6]John W. Reps, The Forgotten Frontier: Urban Planning in the American West Before 1890 (Columbia, MO: University of Missouri Press, 1981) p. 72.

reserved for an industrial area, but smaller lots were laid out along the intended commercial street, Massachusetts. Lots around the four blocks intended for park use (later joined into South Park) were oriented so that those on all four sides faced the open space.

As noted in the MPS, A.D. Searle revised this plan a year later in 1855, but it is clear from the map above that this basic grid pattern of streets, combined with the reservations for parks, schools, and public buildings, remained a significant determining factor in Lawrence's future development. The town plan laid out some basic character-defining elements of downtown. Massachusetts Street was planned wider than the other streets in Lawrence, and was lined with narrow blocks to maximize the commercial potential for the street. The blocks were very long as well, which would eventually lead to Massachusetts having an impressive corridor-like appearance after it was lined with two-story commercial buildings. The commercial district was bounded naturally on the north by the Kansas River, and was given a definitive boundary on the south with the four park squares.

A bird's-eye view of Lawrence in 1858 shows the fruition of Searles' plan. The 700 block of Massachusetts was nearly solid with commercial buildings, and the 600 and 800 block contained a number as well. However, as was typical of these types of illustrations, it seems that artistic license was taken with the preparation of this view, as many of the buildings shown in 1858 were only in the planning stages. Other illustrations and first person accounts of the period reveal a very different looking community. An early Lawrence settler, upon arriving to the community in the fall of 1857, noted that the town had an "unfinished look", and that the "roads ran here and there, across lots and between houses."[7] Although some substantial brick buildings on Massachusetts were begun in late 1857, most of the early settlement buildings were crude in appearance. The earliest settlers relied on canvas, sod, logs, and framed sticks covered with thatch or split boards. Brick-making was sporadic, and masonry skills were rough at first. Although dressed stone-cutting skills were not implemented until much later, the masonry skills of local residents eventually improved out of necessity, as limestone was more readily available

[7]In Nimz, p. 67.

than brick or wood. Surviving as a representative of early masonry construction is a portion of 811 New Hampshire. The random-laid, quarry-faced stonework of this building would typify the construction of many of the commercial buildings which were constructed immediately after the raid, on which a brick facade served as a finish veneer.

Just a few years after settlement of Lawrence, the Civil War began. This did not have a negative effect on commercial development, however, and according to Richard Cordley in his 1895 A History of Lawrence, Kansas:

> Lawrence was more prosperous during the first three years of the war than she had been the three years preceding. The war gave employment to many people. Those in the army sent their money back to their families . . . There was no special growth in the town, and very little building was done, but there were some improvements and a general air of thrift.[8]

As a Free-State town only forty miles from the Missouri border, though, the citizens of Lawrence were worried about possible actions from southern troops. Early on the morning of August 21, 1863, their fears became reality when William Quantrill led a group of three hundred men in an attack against Lawrence. The result was the destruction of most of downtown and the deaths of nearly one hundred fifty people.

Richard Cordley's account of the raid, written shortly afterwards, provides an image of downtown Lawrence as it was in 1863:

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[8]Richard Cordley, A History of Lawrence, Kansas: from the First Settlement to the Close of the Rebellion (Lawrence, KS: E. F. Caldwell, Lawrence Journal press, 1895).

> The business of the place was mainly on Massachusetts street, between Winthrop and Warren [7th and 9th Streets], a space of about 1800 feet. This was one continued line of stores on both sides. In this space, about seventy-five buildings were destroyed. Only one block, containing two stores, remained, and those two stores were robbed. On the lower end of the street, there also remain one or two or three small buildings and one grocery store. . . The loss in buildings and goods could be very nearly estimated. But these by no means constitute the whole. All the rooms over the stores were occupied as offices, or by families. The loss in the Eldridge Hotel alone was beyond all the estimates yet made. The original cost of the house is said to have been $70,000. In the lower story were five stores and a law office.[9]

As a result of the raid, virtually nothing survives from this earliest settlement period of Lawrence. In addition to 811 New Hampshire, only two other buildings in the downtown are extant from the settlement period, and both have since either had additions or alterations. Miller's Hall at 723-25 Massachusetts was originally a small one-story limestone building in 1856. In 1857-58, a two-story addition was constructed to the south and east of the first limestone building. A year later, a three-story addition was built in front of the one-story building. A third story was added to the two-story portion of 725 in 1863. Historic photographs dated ca. 1865 reveal that the present building has much the same appearance as it did in the photos. Although the view in the photographs may have been the result of repairs after the raid, Miller's Hall nonetheless remains a rare and significant resource from the early settlement period. The other surviving building was separated by only one lot -- 729-31 Massachusetts. Originally called Miller's Block, it was renamed "The House Building" in 1921 when the third story was removed and the facade repaired. A fire in 1922 required yet another facade alteration, so that the building's present day appearance does not reflect its earliest heritage.

The most significant survivor of Quantrill's infamous raid is the layout of the town, particularly as it pertains to the downtown. Massachusetts Street was planned as a wide, commercial

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[9]In William G. Cutler, History of the State of Kansas, (Chicago, IL: A. T. Andreas, 1883).

thoroughfare lined with narrow lots and extending from 6th Street to South Park. When the rebuilding efforts began almost immediately, the plan for downtown was not only adhered to, but has continued to thrive up through the present day.

City-building period: 1864-1873

After Quantrill's raid, there were several factors which contributed to a construction boom in Lawrence's downtown. With mail service having improved significantly, telegraph service arriving in 1863, and a railroad secured in 1864, Lawrence was completely connected with the rest of the country. The end of the Civil War not only saw the return of soldiers, but also new settlers who streamed into Lawrence. The city's population rose from 1,645 in 1860 to 8,320 in 1870, making Lawrence the twelfth largest western settlement in the United States.[10]

Even taking into account the exaggeration of such maps, an 1869 bird's-eye view of Lawrence show that Massachusetts Street had quickly overcome the results of its destruction just five years earlier. With the construction of the bridge over the Kansas River at the north end of downtown in 1863 after the raid, Massachusetts was now connected to north Lawrence. This map shows that all the lots in the 700 and 800 blocks of Massachusetts were completely built out with brick structures, and the 600, 900, and 1000 blocks were also very nearly full. The size of the commercial building along Massachusetts had lengthened three-fold since 1860.[11]

Many commercial businesses which had been destroyed by the raid were immediately rebuilt, and numerous others were started in the years following the raid. This period, from 1864 through 1873, became the one of the most intense development periods along Massachusetts. Within the boundaries of the proposed district are sixty-one extant buildings which were constructed during this short period, or forty-five percent of the district. The vast majority of these were built along the 700 and 800 blocks of Massachusetts, particularly in the first couple of

[10]Reps, p. 146.

[11]Nimz, p. 75.

years after the raid. After the raid, only stone or brick buildings were permitted on Massachusetts Street because of the danger of fire in the close-packed commercial area. Thus the new commercial buildings were constructed of stone walls with brick veneer facades and cast iron storefronts, in contrast to the earlier frame buildings. The stone construction is still visible today on many of the side and rear walls of the commercial buildings along Massachusetts.

The rebuilding of downtown Lawrence did not fall solely to individual business owners. The city and county governments were more fully organized, and groups of citizens banded together for various purposes leading to the promotion of commerce and industry in Lawrence. Many of these ventures are noted in the MPS: the establishment of a streetcar system, development of several power sources, including gas and coal companies, and the paving of Massachusetts Street. The city purchased lots at the corner of 8th and Vermont in 1865 in order to lease them to a group of businessmen who were planning to build a large city market. When this venture ran out of money, the city completed a large brick "Market House" in 1869. All the county offices, the courtroom, city offices, council chamber, and the city police and fire departments were housed in this downtown building.[12]

By the end of the "city building" period, Searle's plan was fulfilled, at least along Massachusetts. Although focused on the 700 and 800 blocks, there were commercial buildings lining the entire length of the downtown. The natural boundaries of the Kansas River on the north and South Park on the south served to focus development in this area.

Agriculture and Manufacturing, foundations of stability: 1874-1899

Commercial growth in Lawrence came to an abrupt halt in 1873. The nationwide financial panic of 1873 had a direct affect on finances of local residents, and eastern investors who might have contributed to commercial development in Lawrence. After the panic, the bonds issued for railroad construction proved to be too great a tax burden, and many residents left Lawrence. An 1875 state census showed that Lawrence had lost 1,052 residents, and many buildings in town were vacant. A drought and the grasshopper invasions of 1874 did not help the general image of

[12]Andreas, History of State of Kansas, p. 311-312; Dary, Lawrence, An Informal History, p. 170.

Kansas for emigrants who were contemplating a move to the state. Construction downtown virtually ceased during in the mid-1870s.

By the 1880s, though, the economy began to pick up and the number of commercial buildings in the downtown increased. By the time the 1883 Sanborn map of Lawrence was prepared, there were several solid blocks of commercial buildings along Massachusetts Street. All of the lots in the 700 and 800 blocks were completely infilled, and the vast majority of the 900 block also had commercial buildings. The 600 block of Massachusetts also had several commercial buildings.[13] Some of the construction in this era, however, were buildings replacing earlier structures. Construction also continued on New Hampshire and Vermont, but many of these commercial buildings were later demolished. The population grew only slightly in 1880 to 8,510. Through the end of the century, the population increased gradually -- to 9,997 in 1890, and 10,862 in 1900.

A comparison of the 1883 Sanborn Map to the 1873 Atlas reveals that much of the character of Massachusetts had already been established in the preceding decade. The most noticeable additions to the commercial district in the 1880s occurred at the rears of existing buildings. By 1883, when business had somewhat returned to normal, several enterprises were prosperous enough to make additions to existing buildings. Few new buildings were constructed between 1873 and 1883, however. Twenty-one extant buildings from this period were built between 1883 and 1893. This small spurt in commercial development in Lawrence coincided with a nationwide real estate boom, in which eastern investors began speculating on properties. Although other nearby communities were subject to wild real estate speculation at this time, Lawrence in general prospered from the relative availability of money.

The types of businesses found along Massachusetts in the 1883 Sanborn reveal that nearly all types of goods and services were available here. Stores selling dry goods, groceries, stoves, drugs, books, meat, books, furniture, china, and hardware were found along the main street of commerce in Lawrence. Banks, attorneys, restaurants, and billiard halls were also present.

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[13] Lawrence, Kansas (New York: Sanborn Map Company) 1883.

Businesses tending to feed, grain, and livery stables tended to be on the adjoining parallel streets of New Hampshire and Vermont.[14]

Most of the new construction in downtown during this period occurred on the south end of Massachusetts. Nine new buildings were constructed in the 900 and 1000 blocks. The grandest of these new buildings was the impressive Watkins National Bank, built in 1888 at 1047 Massachusetts in the Romanesque Revival style. It continues to serve today as an impressive focal point at the south end of the commercial district. At the north end of the downtown, the Wilder Brothers built a new shirt factory building on their New Hampshire site in 1882. Although it is outside the boundaries of this proposed district, it is important to note that it served to encourage commercial development on the north end of New Hampshire. The cross streets in downtown were also beginning to see construction in this period, typically when corner lots were subdivided.

In the original Lawrence survey plat of 1854, four large tracts were reserved for parks. Only South Park at the end of the Massachusetts Street commercial area and Clinton Park in the northwest part of the original town site plat remain. South Park was planned much like a New England village green, and as such, in its earliest years was used for communal grazing. As Lawrence grew from a small settlement town into a city, this practice was eventually not looked upon favorably. A city ordinance forbidding this practice was passed in 1884, but was not strictly enforced at first.[15] As the central public space in the developing town, South Park grew in importance and its use became more urban as the site of local baseball games, band concerts, and public speeches.

A Quiet University Town: 1900-1945

By the turn of the century, Lawrence's commercial economy stabilized, although its industrial interests had never taken off as originally hoped. Several of the significant manufacturing establishments were lost by 1900, and due to the proximity of Kansas City and Topeka, this

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[14]Ibid.

[15]Carolyn Berneking, Lawrence Preservation Alliance, "Application for Landmark Designation, Lawrence Register of Historic Places: South Park" (July 18, 1995), pp. 5-6.

section of the economy never truly recovered. However, Lawrence continued to serve as the commercial and service center for the surrounding farm region, and the University of Kansas began to take on a greater importance in the local economy. There were 1,000 university students in 1896, 1,500 in 1904, and 2,500 in 1912. The city's population grew at a more steady pace. There were 10,682 residents in 1900, which increased to 12,374 in 1910, but only to 12,456 in 1920. There were 13,726 citizens in 1930, and 14,390 residents in 1940 (not including University students). While Lawrence was not losing population, the town's rate of growth was much slower than the larger urban centers of Kansas City and Topeka.

During this period, there was a trend toward centralization of some types of businesses in the downtown, although small neighborhood businesses also proliferated in other areas of Lawrence. Nonetheless, if one reviews the buildings which were constructed downtown, the first two decades of the twentieth century, in particular, appear prosperous. Of the buildings within the boundaries of the proposed historic district, this period contains the second largest number of extant historic buildings. There are thirty-four extant buildings constructed during this period. Of these, twenty-three were built in the first two decades, nine during the 1920s, and only two from 1930 through 1945.

Some of the buildings from this period are quite significant, both in their architecture and their role in the development of downtown. The Douglas County Courthouse was constructed in 1903, and, with the Watkins National Bank, provided another visual anchor to the south end of the commercial district. The Lawrence Public Library was built in 1904 on Ninth Street; the Lawrence Post Office on Seventh and New Hampshire in 1906; the Bowersock Opera House in 1912; a new Eldridge House Hotel (1925-1928) on Massachusetts; and the Lawrence Community Building in 1940 at Eleventh and Vermont Streets. Four of these buildings have already been listed on the National Register of Historic Places, and the remaining are eligible for individual listing.

In addition to new construction, it is apparent from both visual inspection and review of the Sanborn Maps that storefront remodelings were occurring to historic commercial buildings. This may have occurred partly in response to the development of small commercial districts in other areas of Lawrence, especially near the University; business owners hoped to keep business downtown by giving their buildings a more "up-to-date" appearance.

Individual property owners were not the only ones to react with alarm to the growth in the number of commercial buildings near the University. In 1925, the first Lawrence Planning Commission was created "in response to a general alarm that Kansas University would be completely surrounded by 'business houses' unless some sort of regulations were adopted."[16] The prominent Kansas City landscape architecture and planning firm of Hare & Hare prepared a zoning ordinance for Lawrence which was enacted in June 1926, and later a city plan in 1930.[17]

Improvements in public facilities continued into the early twentieth century. Street paving continued to be an issue; paved streets were necessary for efficient trolley operation and brick was the preferred paving material if it could be obtained locally. After the city made a commitment to pave Massachusetts Street in the summer of 1899, the McFarlane brick plant in Lawrence was expanded to provide durable paving brick.[18] Hare & Hare's plan of 1930 devoted several pages to the consideration of forming a "Civic Center" between 11th and South Park Streets along Massachusetts. This location would provide the city with "an opportunity to create a center of interest at a point which will be both convenient and beautiful, without interfering with the business expansions of the central district."[19] The site plans presented in this plan show a rather formal arrangement for South Park, and relocating the library across the street from the courthouse. The library was eventually constructed at the north end of downtown, however, as were the new offices for the city government.

Improvements in public facilities were matched by development in the transportation system. After the great 1903 flood, the horsecar street railway ended its operations. Six years later, the

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

[17]A City Plan for Lawrence, Kansas: Report of the City Planning Commission (Kansas City, MO: Hare and Hare, 1930).

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

[19]Hare & Hare, p. 59.

Lawrence Light and Railway Company organized to build an electric trolley system for Lawrence. The main route led from the Union Pacific depot to the southern end of Massachusetts Street, with branches from downtown to various residential areas and the University. An electric interurban railway was built from North Lawrence to Kansas City in 1916, but this did not serve to increase commercial traffic in downtown.[20] In the late 1920s and 1930s, growing use of the automobile stimulated the dispersal of services and businesses along traffic corridors, another blow to downtown. Entrepreneurs responded by locating several auto service garages and dealerships on the edges of downtown, particularly in the 600 block of Massachusetts and on New Hampshire Street.[21]

Modern period: 1945 through 1994

The end of World War II was a turning point for growth in Lawrence. Servicemen returned to town to settle permanently, or to take advantage of the G.I. bill. The 1950 census was the first time that Kansas University students were included in census data. Even accounting for this, the population of Lawrence grew by more than 26 percent from 1940. In 1950, there were 18,638 permanent residents, and 4,713 KU students, making the total population 23,351. A Civic Action Committee established a 17-point blueprint for community improvements. Those which directly affected downtown included new downtown parking and new facades for businesses. The population increased by nearly the same proportion during the next decade, to 32,858 in 1960. Population growth was even greater in the following decades; to 45,698 in 1970; 53,029 in 1980; 65,608 in 1990; and 80,083 in 2000.

Massachusetts was basically completely built out by 1945. It continued a nearly solid corridor of two-stories or greater brick buildings. In spite of this, new construction continued to occur along Massachusetts after 1945. Fourteen buildings were constructed along Massachusetts in this period, most replacing earlier buildings at the same site.[22] A number of storefronts were also

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

[21]Deon Wolfenbarger, "Lawrence Downtown Historic Building Survey," Three Gables Preservation, City of Lawrence (August 1994) pp. 50-51.

[22]Most of these are not included within the proposed boundaries.

remodeled during this period. This lasted from immediately after the war up through the 1960s. In August of 1948, the Lawrence Journal-World noted that "The city of Lawrence is having its face lifted," and on Massachusetts Street, some buildings were "completely torn down and modern structures put in their place."[23] However the alterations to existing buildings have become historic in their own right, as have some of the new buildings that were constructed during this period. They reflect nationwide trends in retailing, merchandising, and Modern architecture, as applied to this Midwestern town.

In recent years, due to a growing appreciation for historic buildings and the enactment of Lawrence's preservation ordinance, some building owners have rehabilitated their storefronts. Planning efforts by local citizens and city government have also served to preserve downtown economically, as well as physically. Attention to the effect of development on the outer edges of Lawrence on downtown businesses have served this latter group well. Also in part due to the proximity of campus, downtown has remained a vibrant commercial center for Lawrence efforts from virtually the inception of the town up through the present day. "Lawrence's Downtown Historic District" is therefore significant in the area of ***Commerce*** up through 1953, the National Register's limit for eligibility, as the primary commercial center of town. The district as a whole collectively represents the breadth of commercial activities found in the city's central core.

Several of the buildings in the proposed district would also be individually eligible in the area of ***Commerce*** due to their association with significant businesses, which in turn are associated with one or more of the historic contexts identified in the MPS. The following buildings have potential for individual listing under criterion A in the National Register for their commercial significance in Lawrence:

- **638 Massachusetts, Kaw Valley Interurban Station. (c. 1912)**

Also significant under criterion A in the area of ***Transportation.***

- **642-646 Massachusetts, Bowersock Opera House. (1911)**
- **701-703 Massachusetts, Eldridge Hotel. (1925-1928)**

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[23]In Nimz, p. 95.

Already listed on the National Register.

- **746 Massachusetts, First National Bank Building. (1888; altered 1930)**
- **804 Massachusetts, Ridenour & Baker Store/Barteldes Seed Co. Building. (c. 1865; addition 1871, 1905)**
- **1047 Massachusetts, Watkins National Bank/Old Lawrence City Hall. (1888)**
- **811 New Hampshire, Kansas Seed House. (c. 1856; 1889; 1897)**
- **123 W. 8th Street, Standard Mutual Life Building/Fraternal Aid Building. (1930)**

The proposed district is also significant under criterion A in the area of ***Community Development and Planning*** for its planned role as the commercial center of Lawrence. This significance is represented not only by the physical planning and development along the wide thoroughfare of Massachusetts Street, but by the city ordinances and plans which have served to protect downtown. As a physical manifestation of the original town plan of 1854, **South Park** would also be individually eligible for National Register listing in this area, as well as under criterion C in the area of ***landscape architecture***.

Architecture

The commercial buildings found in the proposed historic district represent a wide range of buildings. The varied size, scale, and level of detailing was dependent upon not only the means and tastes of the business owners, but also on the building's intended use as well as its period of construction. With a large number of professional architects located only forty miles away in Kansas City, and an architectural program locally at the University of Kansas, Lawrence was able to benefit from professional design services. Many of the buildings downtown are thus high-style representatives of various popular styles from their period of construction. Other buildings which housed smaller local businesses are simpler and are typical of vernacular commercial construction found throughout the country.

A common element of virtually all the commercial buildings within the proposed district is their masonry construction. There are no examples of the earliest frame buildings in town due to Quantrill's destruction of the commercial core in 1863. After the raid, the city passed an ordinance that no building could be constructed on Massachusetts except of brick or stone. Cut sandstone and limestone were the building materials of choice for decades; even when hard fired

bricks were readily available, stone continued to be used for the rear and side walls of many buildings downtown.

The vast majority of buildings within the proposed historic district are representatives of the *commercial block* property type as defined in Section F of the MPS Historic Resources of Lawrence, Douglas County, Kansas;" their significance is discussed in that document. These buildings can have one- or two-stories, and have flat roofs with symmetrically arranged facades. More importantly, they feature a distinction between the storefront level and the upper zone. Most of the storefront levels of *commercial block* buildings have large display windows flanking an entry which is generally recessed. Second story windows are usually narrower than those on the first floor.

Stylistic features of the *commercial blocks* vary depending upon the period of construction for each individual building. In the rebuilding decade after Quantrill's raid, the first buildings constructed downtown were simple representations of the *Late Victorian* commercial era. Typical design elements were utilized in order to avoid a flat, monotonous surface. While the elaborate decorations and embellishments of Italianate, Queen Anne, and Romanesque Revival buildings served a similar purpose, the earliest commercial buildings focused on providing architectural interest with decorative brick patterns. Recessed panels, corbelled brick brackets, and either brick or stone window surrounds were prevalent. The building at 712 Massachusetts is an example from this period. Its tall, narrow windows are set within a recessed brick panel, which has corbelled brick brackets at the top of the panel. Above this are three decorative recessed brick panels with curved ends. Finally, the roof cornice has corbelled brick brackets. As these were less expensive to build than some of its high-style counterparts, *Late Victorian* examples of *commercial block* buildings continued to be constructed until the first decade of the twentieth century.

As the town and its residents became more prosperous, several "high style" representations of Victorian commercial buildings began to be constructed. A greater use of decorative brick, stone, or terra cotta helped to vary the surface texture and facades of downtown buildings. The *Italianate* and *Queen Anne* styles were predominant architectural vocabularies during the 1880s in Lawrence, although few intact examples remain. These two styles are somewhat difficult to

distinguish among commercial buildings, however. Both feature tall, narrow upper story windows. Decorative window lintels are a common feature of Italianate commercial buildings; most have either segmental or round arched lintels, often with labels or keystones. Both also feature a decorative overhanging cornice. Many of these cornices were constructed of sheet metal, and often contain a decorative frieze and brackets. Queen Anne commercial buildings may provide further relief from a flat wall surface with oriel windows on the second story.

The Ridenour & Baker Store/Barteldes Seed Company Building at 804 Massachusetts (built c. 1865) is an intact three-story example of an *Italianate* two-part *commercial block* building. The 2/2 windows on the second story have fixed transoms above, which further accent the window height. The window sills and lintels are simple stone. The third story features a centered Palladian window, also with stone sills and lintels. The centered arched window crown has a keystone. The elaborate projecting metal cornice is bracketed and has a dentil row. The rare (for Lawrence) intact storefront has a centered recessed double-door entry with wood frame doors featuring a lower panel and a large fixed glass sash, with glass transom above. It is flanked by tall display windows separated by fluted pilasters, with paneled bulkheads below. The storefront retains its decorative lintel.

Romanesque Revival commercial buildings often shared many of the same features as Italianate commercial buildings, but are distinguished by prominent arched windows, usually with stone surrounds. Although comparatively rare in Lawrence, the extant examples are very impressive. The Watkins National Bank/Old Lawrence City Hall (1888) at 1047 Massachusetts and the Douglas County Courthouse at 1100 Massachusetts (1904-'05) are already individually listed on the National Register. The Watkins National Bank Building is an imposing two-and-a-half story Romanesque Revival building with steeply pitched hip roof is constructed of red brick with red and white stone accents. A massive Romanesque arch sets off the recessed entry doors. The arch has wide, quarry-faced radiating limestone voussoirs, with end blocks of carved stone. "WATKINS" is spelled out in the arch on separate stones. The first story windows are 1/1 double-hung, and are set within semi-circular arched recessed with radiating brick voussoirs. The second story windows are highly elaborated. There are several other decorative stone features accenting the building. The Douglas County Courthouse is a three-and-a-half story native limestone building, also with Romanesque arched entries. The majority of the building is clad in quarry-faced limestone, with dressed-face accents. It also features a square, six-story

clock tower immediately to the north. The entry has four small columns, and highly elaborate stone work in the arch.

The other example of Romanesque Revival style within the proposed district is simpler, but nonetheless significant as a rare intact example of this style. 704-704 ½ Massachusetts' facade is covered with a rusticated stone veneer, and has stone arched fenestrations, such as the deeply recessed secondary entry at the north end with semi-circular arched opening, and the storefront to the south set within a large segmentally arched opening.

Commercial buildings constructed after the turn of the century began to take on a different appearance from those built earlier, although along Massachusetts they still utilized the plan of a a basic one- or two-part *commercial block*. Ornamentation was either simplified, or following the trend in architecture towards revival styles, took a turn towards classical references. The cornices, although still accentuated, were not nearly as prominent. Often they were just simple projecting brick beltcourses. Shaped parapet roofs were the most typical manner in which cornices were accented. The windows tended to be more square in their proportion, rather than the tall and narrow windows of the nineteenth century. This was true of both new construction and storefront alterations. New construction on New Hampshire and Vermont Streets tended to be one-story, free-standing buildings. The overall proportion of these buildings was wider than tall. Concrete was introduced as a building material, and many storefronts were probably stuccoed in this period in an attempt to emulate this "modern" material. Other differences in the visual character of the new buildings can be attributed to their function. The rising prominence of the automobile demanded new types of buildings, devoted not only to sales, but to servicing autos as well. Several of the buildings constructed in the 600 block of Massachusetts, and on New Hampshire in particular, were combination car dealerships and garages.

There were several significant examples of Classical Revival, or other similar styles, constructed in downtown in the first decades of the twentieth century. Evolving from the Beaux Arts style, these refined buildings typically featured classically-inspired details, but presented in a simpler, more refined manner. These details might include columns, an elaborated cornice formed by a simple entablature, and rusticated stone foundation. 700 Massachusetts (1912) is an example of the *Classical Revival* style as applied to the two-part *commercial block* form. Clad in smooth stone veneer, the west facade features a centered entry with round tapering stone columns with

Doric capitals supporting a shallow pedimented portico on a wide entablature. The overhanging cornice is simply decorated with large stone brackets.

The Bowersock Opera House at 642-646 Massachusetts was constructed in 1911 in the *Beaux Arts* style. Designed by the Kansas City architectural firm of Samuel B. Tarbet & Co. and associate engineer F.G. Cudworth, this building varies somewhat from typical examples of its style in that it is not strictly symmetrical (although the design elements are symmetrical within each wing). It has the character-defining paired, fluted columns with Doric capitals supporting a pedimented portico with a decorative escutcheon set within. The accentuated wide stone cornice represents a classical Doric entablature, with plain metope panels alternating with triglyphs in the frieze with large dentils above. Through design details, the appearance of multiple planes is given, in spite of the building being constrained to a typical downtown lot. Other character-defining features found on the Opera House include arched and linteled openings.

The Modern Architecture movement began to influence the appearance of downtown buildings after World War II. Some of the new buildings are characterized by their departure from the basic two-part commercial block form. There is no longer an upper story which has a residential appearance; Modern commercial or government buildings are strictly commercial in appearance. Another area in which these buildings are differentiated is the use of new materials, such as glass block, carrara glass, roman brick, transite, enamel, and glazed terra cotta wall surfaces. Concrete became a primary wall material. Extruded aluminum or steel was used around windows and doors in windows. These buildings may also include the use of new shapes or methods of construction, such as hyperbolic roofs, cantilevered canopies, and ribbon windows. In many modern commercial buildings, the emphasis was on the horizontality of the detailing.

Post-World War II commercial buildings tended to have a more transparent storefront, with very large glass display windows supported by thin extruded aluminum frames, and kickplates reduced to mere sills. As a more scientific approach to marketing drove the design of the storefront, entries were often recessed even further into the building. Large display cases flanked both sides of the long approach to a deeply recessed entry, so that shoppers could view the merchandise before even entering the store. Canopies were often cantilevered, and were integrated into the overall storefront. Along with the prominent window display cases, these

extended canopies reached out to bring the customer into the store from the sidewalk. Lighting was recessed into the canopies. Even as the storefront became more transparent, the upper part of the building was often transformed into a solid wall which served as a sign board. Modern commercial buildings also often related to the street differently than their predecessors. Instead of taking up the entire lot, these buildings might be setback from the sidewalk with lawn or parking in front. This was partly in response to the increasing dominance of the automobile in modern society, but also for the desire for the building to be set apart from the other commercial buildings. Modern commercial banks, although still often occupying prominent corner locations in downtown, are typical examples of this change in setting. The Capitol Federal Savings Building (1953) at 1046 Vermont is an example of *Wrightian* architecture as applied to a small commercial building. This one-story, flat roof building is dominated by the projecting, flat metal canopy on the west and south which provides a strong horizontal line. There are contrasting wall materials, including the west wall of very long, narrow light-colored bricks in stretcher bond, and a central section with vertical black marble panels, with aggregate stone panels above and below. The southwest corner of the building has squared limestone, with a massive pier rising above the roof edge on the south elevation.

Modern architectural details previously noted were sometimes merely applied to a storefront of an earlier commercial building, such as a simple one-part commercial block, or they might be found integrated into a more high-style modern form. With few vacant lots available for new construction, most of the changes in twentieth century downtown Lawrence were storefront alterations. As noted in the registration requirements for the *commercial block* property type, it was typical for the earliest commercial buildings to undergo some degree of alterations over the years; these changes do not diminish their architectural integrity, but instead have become historic in their own right.

Collectively, the buildings in "Lawrence's Downtown Historic District" meet criterion C for significance in ***Architecture*** as the largest collection of extant historic commercial property types in Lawrence. The district contains buildings which range from one of the oldest commercial buildings to recent examples of Modern Architecture. Individually, some buildings are excellent representatives of a particular style or type, may be the work of a master, or may exhibit excellent craftsmanship and method of construction. Many of the same buildings which would be individually eligible under criterion A in the area of ***commerce*** are also individually eligible

in ***architecture***. The buildings which would be individually eligible in the area of ***architecture*** are:

- **642-646 Massachusetts, Bowersock Opera House. (1911)** ***Beaux Arts***
- **704-704 ½ Massachusetts. (c. 1870)** ***Romanesque Revival two-part commercial block***
- **723-725 Massachusetts. (c. 1856-58)** ***Italianate two-part commercial block***
- **746 Massachusetts, First National Bank Building. (1888; altered 1930)** ***Classical Revival***
- **804 Massachusetts, Ridenour & Baker Store/Barteldes Seed Co. Building. (c. 1865; addition 1871, 1905)** ***Italianate two-part commercial block***
- **825-827 Massachusetts, Montgomery Wards Building. (c. 1863-66; altered c. 1931)** ***Art Deco two-part commercial block***
- **1001-1003 Massachusetts, Lawrence Masonic Temple. (1911)** ***Egyptian Revival***
- **1047 Massachusetts, Watkins National Bank/Old Lawrence City Hall. (1888)** ***Romanesque Revival***
- **1100 Massachusetts, Douglas County Courthouse. (1903-'04)** ***Romanesque Revival***
- **645 New Hampshire, United States [Lawrence] Post Office. (1907)** ***Beaux Arts***
- **701 New Hampshire, Charlton Building. (1906)** ***Classical Revival***
- **745 Vermont, Lawrence Fire Station. (1951)** ***Moderne***
- **123 W. 8th Street, Standard Mutual Life Building/Fraternal Aid Building. (1930)** ***Classical Revival***
- **115 W. 11th Street, Lawrence Community Building. (1940)** ***Art Deco/Moderne***

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UTM COORDINATES (cont.)

	Zone	Easting	Northing
5.	14S		
6.	14S		

VERBAL BOUNDARY DESCRIPTION

The boundary of the Lawrence's Downtown Historic District is shown as the heavy dashed black line on the accompanying map entitled "Lawrence's Downtown Historic District."

BOUNDARY JUSTIFICATION

The boundary includes the highest concentration of extant contributing historic resources that have historically been part of Lawrence's commercial core. This has historically been located along Massachusetts Street between 6th Avenue and South Park, and extended onto some of the cross streets to the adjacent streets of New Hampshire and Vermont. Some blocks along Massachusetts do not retain a sufficient concentration of buildings which maintained their historic integrity as outlined by the registration requirements in the MPS, or they contain newer construction. These portions have therefore been excluded. Generally, outside of the district's boundaries are non-contributing buildings (either altered or non-historic), parking lots, and vacant lots. The passage of sufficient time (to allow some buildings to reach fifty years inage) or future rehabilitation of buildings immediately outside of the proposed district's boundaries may warrant a boundary adjustment.

Photographic Information

The following information is consistent for all photographs:

1. Lawrence's Downtown Historic District
2. Douglas County, Kansas
5. Negatives retained by the Kansas State Historical Society.

The following information is applicable to specific photographs:

3. P. Zollner
4. December, 2003
6. 642 Massachusetts St., E view
7. #1

3. D. Wolfenbarger
4. June, 2003
6. NE Corner of Seventh and Massachusetts Streets, NE view
7. #2

3. P. Zollner
4. December, 2003
6. 700 Block Massachusetts Street, NE view
7. #3

3. D. Wolfenbarger
4. June, 2003
6. 700 Block Massachusetts Street, SE view
7. #4

3. D. Wolfenbarger
4. June, 2003
6. 700 Block Massachusetts Street, SE view
7. #5

3. P. Zollner
4. December, 2003
6. NE Corner of Eighth and Massachusetts Streets, NE view
7. #6

3. D. Wolfenbarger
4. June, 2003
6. 701 Massachusetts Street, SW view
7. # 7

3. D. Wolfenbarger
4. June, 2003
6. 700 Block Massachusetts Street, SW view
7. # 8

3. D. Wolfenbarger
4. June, 2003
6. 700 Block Massachusetts Street, SW view
7. # 9

3. D. Wolfenbarger
4. June, 2003
6. 700 Block Massachusetts Street, NW view
7. # 10

3. D. Wolfenbarger
4. June, 2003
6. SW Corner of Eighth and Massachusetts Streets, SW view
7. # 11

3. D. Wolfenbarger
4. June, 2003
6. 123 West Eighth Street, SW view
7. # 12

3. D. Wolfenbarger
4. June, 2003
6. 800 Block Massachusetts Street, W view
7. #13

3. P. Zollner
4. December, 2003
6. 800 Block Massachusetts Streets, SW view
7. #14

3. P. Zollner
4. December, 2003
6. 800 Block Massachusetts Streets, NE view
7. #15

3. D. Wolfenbarger
4. June, 2003
6. 800 Block Massachusetts Street, SE view
7. # 16

3. P. Zollner
4. December, 2003
6. 800 Block Massachusetts Streets, NE view
7. # 17

3. D. Wolfenbarger
4. June, 2003
6. NE Corner of Ninth and Massachusetts Streets, NE view
7. # 18

3. D. Wolfenbarger
4. June, 2003
6. 900 Block Massachusetts Street, NW view
7. # 19

3. P. Zollner
4. December, 2003
6. 900 Block Massachusetts Street, SW view
7. # 20

3. P. Zollner
4. December, 2003
6. SW Corner of Tenth and Massachusetts Streets, SW view
7. # 21

3. P. Zollner
4. December, 2003
6. 1000 Block Massachusetts Street, SW view
7. # 22

3. D. Wolfenbarger
4. June, 2003
6. 115 W. Eleventh Street, S view
7. # 23

3. D. Wolfenbarger
4. June, 2003
6. 1100 Block Massachusetts Street, NW view
7. # 24

3. D. Wolfenbarger
4. June, 2003
6. Douglas County Courthouse, 1100 Massachusetts Street, NE view
7. # 25

3. D. Wolfenbarger
4. June, 2003
6. South Park, 1100 Block Massachusetts Street, E view
7. # 26

3. D. Wolfenbarger
4. June, 2003
6. South Park, 1100 Block Massachusetts Street, W view
7. # 27

3. D. Wolfenbarger
4. June, 2003
6. South Park, 1100 Block Massachusetts Street, NE view
7. # 28

3. D. Wolfenbarger
4. June, 2003
6. 645 New Hampshire Street, NW view
7. # 29

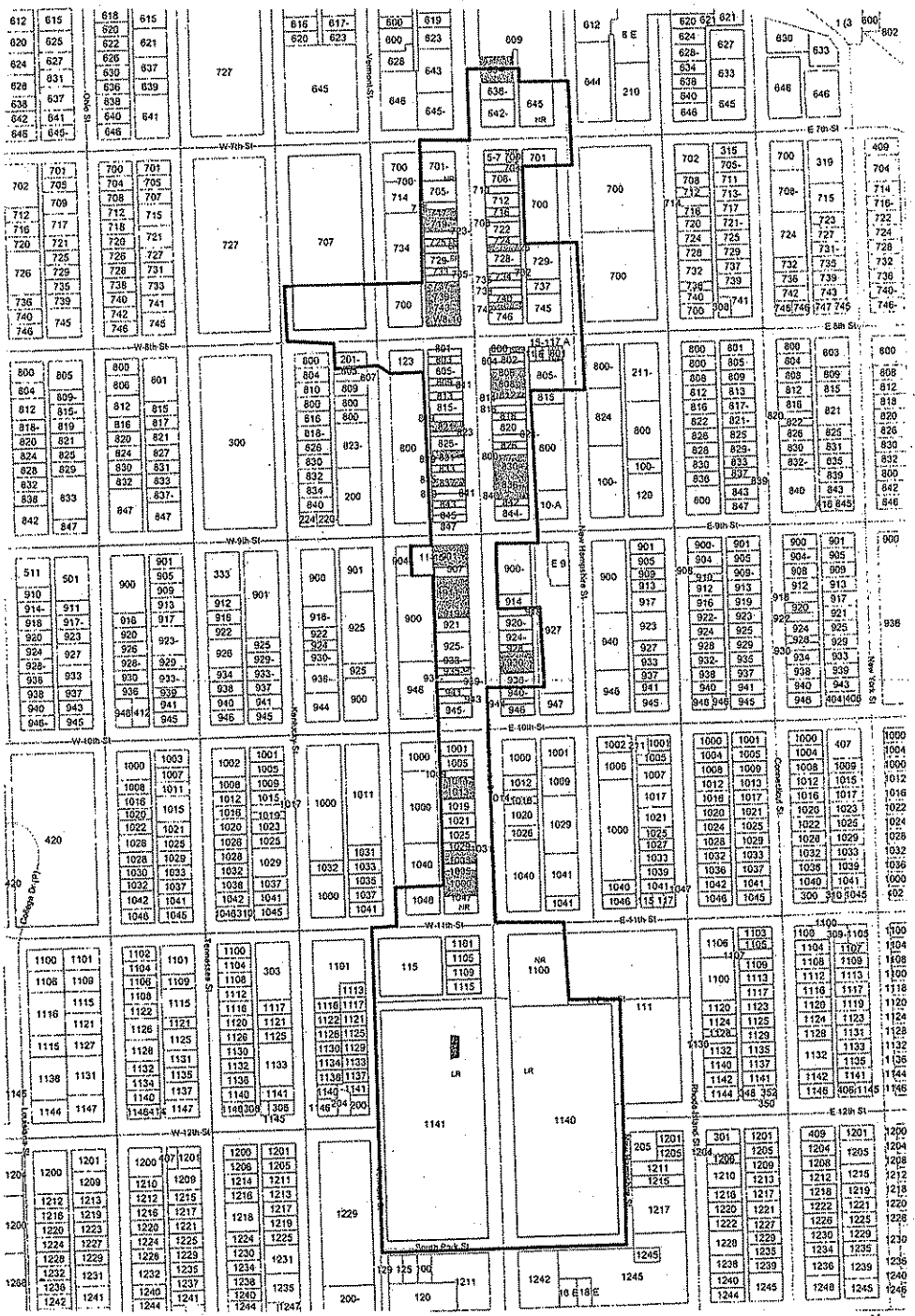
3. D. Wolfenbarger
4. June, 2003
6. 700 Block New Hampshire Street, SW view
7. # 30

PROPERTY OWNER	PROPERTY ADDRESS		MAILING ADDRESS	CITY, STATE	ZIP	
LIBERTY HALL ASSOCIATES	638	MASSACHUSETTS	642 MASSACHUSETTS	LAWRENCE, KS	66044	D
LIBERTY HALL ASSOCIATES	642-648	MASSACHUSETTS	642 MASSACHUSETTS	LAWRENCE, KS	66044	D
700 MASS LC ATTN: MARK SWANSON	700	MASSACHUSETTS	700 MASSACHUSETTS	LAWRENCE, KS	66044	D
ELDRIDGE HOUSE INVESTORS ATTN: ROBERT PHILLIPS	701-703	MASSACHUSETTS	103 W. 7TH STREET	LAWRENCE, KS	66044	D
NICKEL BUILDING LC	704-704 1/2	MASSACHUSETTS	706 MASSACHUSETTS	LAWRENCE, KS	66044	D
NICKLE BUILDING LC	706	MASSACHUSETTS	706 MASSACHUSETTS	LAWRENCE, KS	66044	D
NICKLE BUILDING LC	708-710	MASSACHUSETTS	706 MASSACHUSETTS	LAWRENCE, KS	66044	D
KIM KERN	712	MASSACHUSETTS	712 MASSACHUSETTS	LAWRENCE, KS	66044	D
KIM KERN	714	MASSACHUSETTS	712 MAA	LAWRENCE, KS	66044	D
JAMES & CARLA CONNELLY, MARTIN YOUNGBERG ET AL TRUSTEES	715	MASSACHUSETTS	1500 VERMONT	LAWRENCE, KS	66044	D
HILTON & JAMES CONNER	716	MASSACHUSETTS	3038 HARVARD RD	LAWRENCE, KS	66049	D
ROBERT & SANDRA SCHUMM	717	MASSACHUSETTS	1720 ST ANDREWS DR	LAWRENCE, KS	66049	D
ROBERT & SANDRA SCHUMM	719	MASSACHUSETTS	1720 ST ANDREWS DR	LAWRENCE, KS	66047	D
ROBERT & SANDRA SCHUMM	721	MASSACHUSETTS	1720 ST ANDREWS DR	LAWRENCE, KS	66047	D
JAYHAWK EQUITIES ATTN: PAT TALBOTT	722	MASSACHUSETTS	13725 W. 109TH ST, # 104	LEXEXA, KS	66215	D
GOLDMAKERS	723-725	MASSACHUSETTS	723 MASSACHUSETTS	LAWRENCE, KS	66044	D
724 LLC	724	MASSACHUSETTS	PO BOX 490	LAWRENCE, KS	66044	D
PARK III TRUSTEES & JEAN HETZEL	726	MASSACHUSETTS	1305 N. 1100 RD	LAWRENCE, KS	66046	D
JAYHAWK EQUITIES ATTN: PAT TALBOTT	727	MASSACHUSETTS	13725 W. 109TH ST, # 104	LEXEXA, KS	66215	D
PARK III TRUSTEES & JEAN HETZEL	728-730	MASSACHUSETTS	1305 N. 1100 RD	LAWRENCE, KS	66046	D
CAROL FRANCIS REVOCABLE TRUST	729-731	MASSACHUSETTS	1916 COUNTRYSIDE LN	LAWRENCE, KS	66044	D
DARWIN & LORRAINE MALOTT C/O GEORGE & JUDY PALEY	732	MASSACHUSETTS	PO BOX 842	LAWRENCE, KS	66044	D
GEORGE PALEY TRUSTEE	733-735	MASSACHUSETTS	PO BOX 842	LAWRENCE, KS	66044	D
JOEL MALOTT COTRUSTEES & CHARLOTTE BARNHART	734	MASSACHUSETTS	4321 OLD ARKANA RD	MOUNTAIN HOME, AR	72653	D
JOEL ET ALL, DARWIN & LORRAINE MALOTT	736	MASSACHUSETTS	4321 OLD ARKANA RD	MOUNTAIN HOME, AR	72653	D
EDGAR COTRUSTEES & HELEN KEARNEY	736	MASSACHUSETTS	4537 BROADMOOR DR	LAWRENCE, KS	66047	D
JUDY PALEY TRUSTEES	737	MASSACHUSETTS	PO BOX 842	LAWRENCE, KS	66044	D
MILLER BLDG OF LAWRENCE ATTN: JEAN MILLER	739-741	MASSACHUSETTS	1350 STRONG AVE	LAWRENCE, KS	66044	D
FREDA & JACK MILLER	740	MASSACHUSETTS	14337 NORWOOD ST	LEAWOOD, KS	66224	D
8TH STREET PROPERTIES ATTN: DANA EZELL ET AL TRUSTEES	742	MASSACHUSETTS	2306 OXFORD RD	LAWRENCE, KS	66049	D
MARK WOLFSON	743	MASSACHUSETTS	4241 BRIARWOOD DR #G-3	LAWRENCE, KS	66049	D
CASPIAN GROUP ATTN: GEORGE PALEY	746	MASSACHUSETTS	PO BOX 842	LAWRENCE, KS	66044	D
CHRISTIAN JR & CAROL ARMSTRONG	800	MASSACHUSETTS	1052 HARTLAND DR	LAWRENCE, KS	66049	D
ROUND CORNER DRUG CO INC ATTN: THOMAS WILCOX	801	MASSACHUSETTS	801 MASSACHUSETTS	LAWRENCE, KS	66044	D
CHRISTIAN JR & CAROL ARMSTRONG	802	MASSACHUSETTS	1052 HARTLAND DR	LAWRENCE, KS	66049	D
DAVID & SUSAN MILLSTEIN	803	MASSACHUSETTS	464 E. 1750 RD	BALDWIN CITY, KS	66006	D
DAVID & SUSAN MILLSTEIN	804	MASSACHUSETTS	464 E. 1750 RD	BALDWIN CITY, KS	66006	D
CONSOLIDATED PROPERTIES INC ATTN: DOUG COMPTON	805-807	MASSACHUSETTS	PO BOX 1797	LAWRENCE, KS	66044	D
JOHN ESTES	806	MASSACHUSETTS	102 KELLY DR	EAST AURORA, NY	14052	D
808 MASSACHUSETTS PARTNERSHIP	808-810	MASSACHUSETTS	PO BOX 8	LAWRENCE, KS	66044	D
PRAIRIE POND LC ATTN: GEORGE PALEY	809	MASSACHUSETTS	PO BOX 842	LAWRENCE, KS	66044	D
ZEN ZERO INC ATTN: LA PERILLA	811	MASSACHUSETTS	814 MASSACHUSETTS	LAWRENCE, KS	66044	D
SALLY JONES	813	MASSACHUSETTS	616 RIDGEWAY	LIBERTY, MO	64068	D
JUDY PALEY TRUSTEES	812	MASSACHUSETTS	PO BOX 842	LAWRENCE, KS	66044	D
JUDY PALEY TRUSTEES	814	MASSACHUSETTS	PO BOX 842	LAWRENCE, KS	66044	D
SANDRA EISELE TRUSTEE	815-817	MASSACHUSETTS	25182 LINDA VISTA	LAGUNA HILLS, CA	92653	D
LARRY CORNELIUS	818	MASSACHUSETTS	2004 E. 1600 RD	LAWRENCE, KS	66044	D
G & P LC ATTN: GEORGE KITOS	818	MASSACHUSETTS	1313 VANTUYL DR	LAWRENCE, KS	66049	D
819 MASSACHUSETTS LLC ATTN: THOMAS PAYNE	819	MASSACHUSETTS	PO BOX 25625	OVERLAND PARK, KS	66225	D

JUDY PALEY TRUSTEES	820	MASSACHUSETTS	PO BOX 842	LAWRENCE, KS	66044	D
DENNIS & CINDA GARRISON	821	MASSACHUSETTS	1327 COVINGTON CT	LAWRENCE, KS	66049	D
JUDY PALEY TRUSTEES	822	MASSACHUSETTS	PO BOX 842	LAWRENCE, KS	66044	D
J & J CO INC	823	MASSACHUSETTS	1913 QUAIL RUN	LAWRENCE, KS	66047	D
PHILIP & EDNA ERNST TRUSTEE	824	MASSACHUSETTS	826 MASSACHUSETTS	LAWRENCE, KS	66044	D
READY CORPORATION FIVE C/O JOHN ARENSBERG	825-827	MASSACHUSETTS	825 MASSACHUSETTS	LAWRENCE, KS	66044	D
PHILIP & EDNA ERNST TRUSTEE	826	MASSACHUSETTS	826 MASSACHUSETTS	LAWRENCE, KS	66044	D
DAVID & ROBERT ONTJES, CAROLYN FALLETTA	829	MASSACHUSETTS	829 MASSACHUSETTS	LAWRENCE, KS	66044	D
GOLDEN GATE PROPERTIES LLC ATTN: JOHN REVENEW	830	MASSACHUSETTS	3122 W. 26TH	LAWRENCE, KS	66047	D
JANIS HOUK TRUSTEES	831	MASSACHUSETTS	831 MASSACHUSETTS	LAWRENCE, KS	66044	D
PHILIP & EDNA ERNST TRUSTEE	833	MASSACHUSETTS	826 MASSACHUSETTS	LAWRENCE, KS	66044	D
JAMES SCHUBERT TRUSTEE, JOHN & SANDRA SMOYER TRUSTEE	835	MASSACHUSETTS	2429 OHIO	LAWRENCE, KS	66046	D
JAMES GRANTHAM TRUSTEES & SHIRLEY GRANTHAM	836-838	MASSACHUSETTS	838 MASSACHUSETTS	LAWRENCE, KS	66044	D
DG CO PROPERTIES LC ATTN: DOUGLAS COMPTON	837	MASSACHUSETTS	PO BOX 1797	LAWRENCE, KS	66044	D
FREDERICK NOLL TRUSTEE	839	MASSACHUSETTS	6154 CAMINO RICO	SAN DIEGO, CA	92120	D
PARK III TRUSTEES & JEAN HETZEL	840	MASSACHUSETTS	1305 N. 1100 RD	LAWRENCE, KS	66046	D
MICHAEL & MARILYN AMYX	842	MASSACHUSETTS	515 LINDLEY DR	LAWRENCE, KS	66049	D
RALPH G. & RALPH W. CAMPBELL TRUSTEE	841	MASSACHUSETTS	841 MASSACHUSETTS	LAWRENCE, KS	66044	D
FURSE LC	843	MASSACHUSETTS	843 MASSACHUSETTS	LAWRENCE, KS	66044	D
DUANE KRAFT TRUSTEE	844-846	MASSACHUSETTS	2409 ORCHARD LN	LAWRENCE, KS	66049	D
GEORGE PALEY TRUSTEE	845	MASSACHUSETTS	PO BOX 842	LAWRENCE, KS	66044	D
THOMAS VANCE TRUSTEES & GLADYS VANCE	847	MASSACHUSETTS	16 W. OHIO PO BOX 108	BUTLER, MO	64730	D
WEAVERS INC ATTN: JOE FLANNERY	901-905	MASSACHUSETTS	901 MASSACHUSETTS	LAWRENCE, KS	66044	D
G & P LC ATTN: GEORGE KITOS	907	MASSACHUSETTS	1313 VANTUYL DR	LAWRENCE, KS	66049	D
TINAR INC	911	MASSACHUSETTS	911 MASSACHUSETTS STE C-1	LAWRENCE, KS	66044	D
NORRIS HOLDINGS LC ATTN: PHYLLIS NORRIS	918	MASSACHUSETTS	725 N. 500 RD	BALDWIN CITY, KS	66006	D
VIRGINIA BIRDSALL & CAROLYN BROTHERTON	919	MASSACHUSETTS	1 STANTON ST	WATERFORD, CT	06385	D
TERRA FIRMA LTD	920-922	MASSACHUSETTS	PO BOX 1514	LAWRENCE, KS	66044	D
RICHARD TRUSTEES & KATHLEEN RANEY	921	MASSACHUSETTS	5 WESTWOOD RD	LAWRENCE, KS	66044	D
HILTON & JAMES CONNER	924-926	MASSACHUSETTS	3038 HARVARD RD	LAWRENCE, KS	66049	D
FAYMAN PROPERTIES LLC ATTN: DAVID FAYMAN	925-927-929-931	MASSACHUSETTS	1211 N. 1100 RD	LAWRENCE, KS	66047	D
ROBERT & LINDA LESTER C/O THE ETC SHOP	928	MASSACHUSETTS	928 MASSACHUSETTS	LAWRENCE, KS	66044	D
ROUND CORNER BUILDING CROP	930-932-934	MASSACHUSETTS	700 MASSACHUSETTS	LAWRENCE, KS	66044	D
HOVEY HANNA TRUSTEE OF THE HOVEY HANNA TRUST	933	MASSACHUSETTS	PO BOX 3403	LAWRENCE, KS	66046	D
THOMAS & ROSANN WILKERSON	935	MASSACHUSETTS	606 W. 28TH PL	LAWRENCE, KS	66046	D
ELINOR EVERITT C/O ALPHA COMMUNITY BANK	937	MASSACHUSETTS	137 W. 5TH ST	MINONK, IL	61760	D
ROBERT & DEBRA PEPPLE	936-938	MASSACHUSETTS	1325 OJNATHAN CT	LAWRENCE, KS	66049	D
PETER ZACHARIAS	939	MASSACHUSETTS	804 LOUISIANA	LAWRENCE, KS	66044	D
ROBERT & SANDRA SCHUMM	941	MASSACHUSETTS	1720 ST ANDREWS DR	LAWRENCE, KS	66047	D
JACK GRAHAM TRUSTEE	943	MASSACHUSETTS	PO BOX 1433	LAWRENCE, KS	66044	D
1908 REALTY CO ATTN: DOUGLAS COMPTON	945-947	MASSACHUSETTS	PO BOX 1797	LAWRENCE, KS	66044	D
LAWENCE MASONIC TEMPLE BLDG CO ATTN: GREG KRUGER	1001-1003	MASSACHUSETTS	1001 MASSACHUSETTS	LAWRENCE, KS	66044	D
LAWRANCE LODGE OF PERFECTION #5	1005-1007	MASSACHUSETTS	1005 MASSACHUSETTS	LAWRENCE, KS	66044	D
EMICK HOLDINGS LC ATTN: EUGINIA EMICK	1009	MASSACHUSETTS	2119 VIRGINIA	LAWRENCE, KS	66046	D
TERRY HOPKINS	1011	MASSACHUSETTS	908 HOLIDAY DR	LAWRENCE, KS	66049	D
JAYHAWK EQUITIES ATTN: PAT TALBOTT	1013-1015	MASSACHUSETTS	13725 W. 109TH ST ST. #104	LENEXA, KS	66215	D
BRENT & ELIZABETH CRANDON	1017	MASSACHUSETTS	1019 MASSACHUSETTS	LAWRENCE, KS	66044	D
BRENT & ELIZABETH CRANDON	1019	MASSACHUSETTS	1019 MASSACHUSETTS	LAWRENCE, KS	66044	D
PHILIP & EDNA ERNST TRUSTEE	1021-1023	MASSACHUSETTS	826 MASSACHUSETTS	LAWRENCE, KS	66044	D
BLACKACRE TRUST C/O GARY & EILEEN STRONG	1025	MASSACHUSETTS	1025 MASSACHUSETTS	LAWRENCE, KS	66044	D
HOWLING PROPERTIES II C/O DAVID WRIGHT	1029	MASSACHUSETTS	2125 PIKES PEAK PL	LAWRENCE, KS	66049	D
EMICK HOLDINGS LC ATTN: EUGINIA EMICK	1031	MASSACHUSETTS	2119 VIRGINIA	LAWRENCE, KS	66046	D

ALEEN HANNA TRUSTEE C/O HOVEY HANNA	1033-1033 1/2	MASSACHUSETTS	PO BOX 3403	LAWRENCE, KS	66046	D
ALEEN HANNA TRUSTEE C/O HOVEY HANNA	1035	MASSACHUSETTS	PO BOX 3403	LAWRENCE, KS	66046	D
ALEEN HANNA TRUSTEE C/O HOVEY HANNA	1035-1045	MASSACHUSETTS	PO BOX 3403	LAWRENCE, KS	66046	D
DOUGLAS CO HISTORICAL SOCIETY INC	1047	MASSACHUSETTS	1047 MASSACHUSETTS	LAWRENCE, KS	66044	D
DOUGLAS COUNTY ATTN: COUNTY CLERK	1100	MASSACHUSETTS	1100 MASSACHUSETTS	LAWRENCE, KS	66044	D
WILLIAM & MARY MOORE ET AL	1101-1103	MASSACHUSETTS	314 DAKOTA	LAWRENCE, KS	66046	D
JAYHAWK EQUITIES ATTN: PAT TALBOTT	1105	MASSACHUSETTS	13725 W. 109TH ST ST, #104	LENEXA, KS	66215	D
HAZEL BURGERT C/O LEROY & BRENDA YOING ET AL	1109	MASSACHUSETTS	1111 MASSACHUSETTS	LAWRENCE, KS	66044	D
HAZEL BURGERT C/O LEROY & BRENDA YOING ET AL	1111	MASSACHUSETTS	1111 MASSACHUSETTS	LAWRENCE, KS	66044	D
HAZEL BURGERT C/O LEROY & BRENDA YOING ET AL	1113	MASSACHUSETTS	1111 MASSACHUSETTS	LAWRENCE, KS	66044	D
QANDIL PROPERTIES LC ATTN: WAHID QANDIL	1115-1119	MASSACHUSETTS	1535 MASSACHUSETTS	LAWRENCE, KS	66044	D
CITY OF LAWRENCE ATTN: CITY CLERK	South Park	MASSACHUSETTS	PO BOX 708	LAWRENCE, KS	66044	D
POSTAL INVESTORS LC ATTN: DOLPH SIMONS III	645	NEW HAMPSHIRE	PO BOX 888	LAWRENCE, KS	66044	D
LAKSHMI GANGA PROPERTIES INC ATTN: DAVID BOGNER	701	NEW HAMPSHIRE	PO BOX 174	LAWRENCE, KS	66044	D
PARK III TRUSTEES & JEAN HETZEL	729-733	NEW HAMPSHIRE	1305 N. 1100 RD	LAWRENCE, KS	66046	D
PARK III TRUSTEES & JEAN HETZEL	735	NEW HAMPSHIRE	1305 N. 1100 RD	LAWRENCE, KS	66046	D
LANCE BURR	737	NEW HAMPSHIRE	16 E. 13TH STREET	LAWRENCE, KS	66044	D
CENTRAL MANAGEMENT INC	745	NEW HAMPSHIRE	745 NEW HAMPSHIRE	LAWRENCE, KS	66044	D
LAWRENCE W., LAWRENCE E. & DONNA SINKS	801	NEW HAMPSHIRE	1204 OAK TREE DR	LAWRENCE, KS	66049	D
KANSAS SEED HOUSE LLC	811	NEW HAMPSHIRE	808 MASSACHUSETTS	LAWRENCE, KS	66044	D
CITY OF LAWRENCE ATTN: CITY CLERK	745	VERMONT	PO BOX 708	LAWRENCE, KS	66044	D
CAPITOL FEDERAL SAVINGS & LOAN ASSN ATTN: NEIL MCKAY	1046	VERMONT	PO BOX 3505	TOPEKA, KS	66601	D
CONSOLIDATED PROPERTIES INC ATTN: DOUG COMPTON	7	E. 7TH STREET	PO BOX 1797	LAWRENCE, KS	66044	D
ROBERT F. BROWN	12	W. 8TH STREET	12 W. 8TH	LAWRENCE, KS	66044	D
GREG GUENTHER	8-10	W. 8TH STREET	8 W. 8TH	LAWRENCE, KS	66044	D
MARTIN MOORE	123	W. 8TH STREET	1441 WAKARUSA DR #20	LAWRENCE, KS	66049	D
JAYHAWK EQUITIES ATTN: PAT TALBOTT	201-203-205	W. 8TH STREET	13725 W. 109TH ST, # 104	LENEXA, KS	66215	D
ROUND CORNER DRUG CO INC ATTN: THOMAS WILCOX	9	E. 8TH STREET	801 MASSACHUSETTS	LAWRENCE, KS	66044	D
LETHA JOHNSON TRUSTEE	11	E. 8TH STREET	1402 E. 359 RD	BERRYTON, KS	66409	D
ARON OLIVERA	13	E. 8TH STREET	6100 AVERY DR #1106	FT WORTH, TX	76132	D
DARRELL & BRENDA SAMPSON	15	E. 8TH STREET	401 INDIANA	LAWRENCE, KS	66044	D
CENTRAL MANAGEMENT LLC	12	E. 8TH STREET	745 NEW HAMPSHIRE	LAWRENCE, KS	66044	D
CENTRAL MANAGEMENT LLC	14-16	E. 8TH STREET	745 NEW HAMPSHIRE	LAWRENCE, KS	66044	D
DARRELL & BRENDA SAMPSON	16	E. 8TH STREET	401 INDIANA	LAWRENCE, KS	66044	D
THEODORE & RITA MADL	17	E. 8TH STREET	1840 N. 1 RD	WELLSVILLE, KS	66092	D
DUANE KRAFT TRUSTEE	8	E. 9TH STREET	2409 ORCHARD LN	LAWRENCE, KS	66049	D
MARY O'BRYON-WATSON & CHARLES O'BRYON TRUSTEE	11-15	W. 9TH STREET	918 E. 1650 RD	BALDWIN CITY, KS	66006	D
CITY OF LAWRENCE ATTN: CITY CLERK	115	W. 11TH STREET	PO BOX 708	LAWRENCE, KS	66044	D

Boundaries for Downtown Historic District

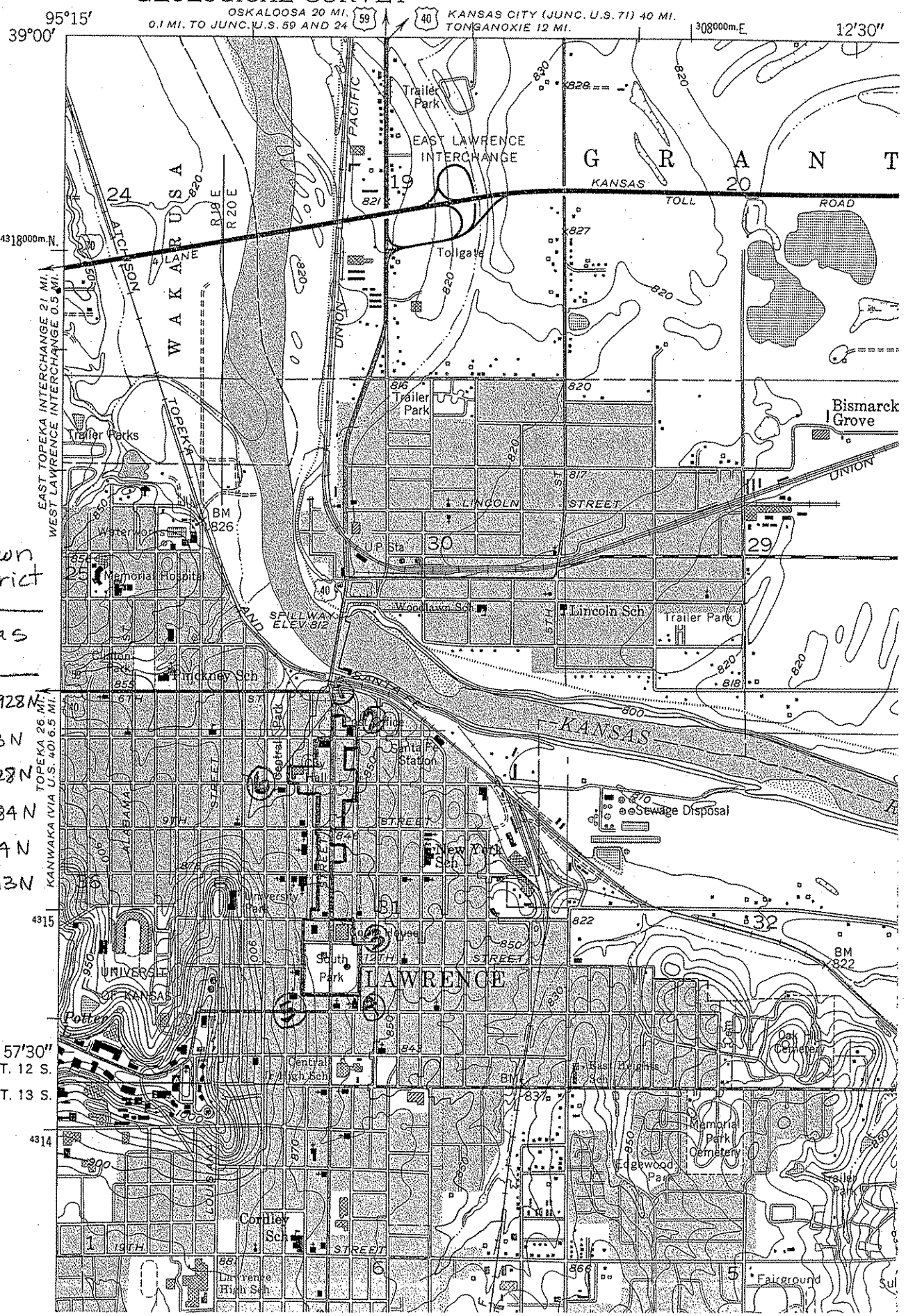


Non-Contributing
Contributing
Proposed District Boundary

SR Kansas Register of Historic Places
LR Lawrence Register of Historic Places
NR National Register of Historic Places

6962 III SE
(WILLIAMSTOWN)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



Lawrence's Downtown Historic District

Lawrence, Douglas County, KS

15S 306324E 4315928N
15S 306435E 4315813N
15S 306433E 4314828N
15S 306426E 4314584N
15S 306154E 4314584N
15S 306061E 4315593N