NPS Form 10-900
Oct. 1990

OMB No. 10024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER
LISTED
JUL 15 2004

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 an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name PINCKNEY II HISTORIC DISTRICT

Other name/site number

2. Location

Street & number SEE CONTINUATION SHEET ☐ not for publication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, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Richard D Pankratz, DSHPO 5-18-04

Signature of certifying official/Title 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 official /Title Date

State or Federal agency and bureau

4. National Park Service Certification

I herby certify that the property is — Signature of the Keeper — Date of Action

☐ 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:)

Pickney II Historic District
Name of property

Douglas County, KS
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [x] private
- [ ] 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
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
17	17	buildings
		sites
		structures
		objects
17	17	total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)
Historic Resources of Douglas County, KS

Number of contributing resources previously listed in the National Register
1

6. Function or Use

Historic Functions
(Enter Categories from instructions)

Domestic: single dwelling
Domestic: multiple dwelling
Domestic: secondary dwelling

Current Functions
(Enter categories from instructions)

Domestic: single dwelling
Doemstic: multiple dwelling
Domestic: secondary dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

See Continuation Sheet

Materials
(Enter categories from instructions)

foundation Stone: limestone; Brick; Concrete
walls Stone: limestone; Brick; Wood: clapboard, weatherboard; Stucco
roof Wood: shake; Slate; Asphalt
other

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

8. Statement of Significance

Applicable National Register Criteria
(Mark "X" in one or more boxes for the criteria qualifying the property for Natonal Register

☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history

☐ B Property is associated with the lives of persons significant in our past.

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

☐ D Property has yielded, or likely to yield, information important in prehistory or history.

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

Property is:

☐ A owned by a religious institution or used for religious purposes.

☐ B removed from it original location.

☐ C a birthplace or grave.

☐ D a cemetery.

☐ E a reconstructed building, object, or structure.

☐ F a commemorative property.

☐ G less than 50 years of age or achieved significance within the past 50 years

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

Areas of Significance
(Enter categories from instructions)

Architecture

Community Planning and Development

Period of Significance

1867- 1924

Significant Dates

1867- 1873; 1897- 1900; 1905- 1910

Significant Person
(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

unknown

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 lising (36 CFR 67) has been requested
☐ Previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey #
☐ recorded by Historic American Engineering Record #

Primary location of additional data:
☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other

Name of repository:

Kansas State Historical Society

Name of Property PINCKNEY II HISTORIC DISTRICT County and State DOUGLAS COUNTY, KS

10. Geographical Data

Acreage of Property Approximately 6.5 acres

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

	Zone	Easting	Northing
1	14	305530	4316625
2	14	305630	4316625
3	14	305630	4316340
4	14	305530	4316340

☐ 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 Susan Jezak Ford

Organization Citysearch Preservation Date August 18, 2003

Street & number 3628 Holmes Street Telephone 816-531-2489

City or town Kansas City State Missouri Zip code 64109

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with SHPO or FPO for any additional items)

Property Owner

name SEE CONTINUATION SHEET

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16) U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

2.Location

East and west sides of 300 block of Indiana St., and 400 and 401 Indiana St.

7. Architectural Classification
LATE VICTORIAN: Queen Anne; Second Empire Renaissance Revival
LATE 19TH & 20TH CENTURY REVIVALS: Colonial Revival
LATE 19TH & EARLY 20TH CENTURY MOVEMENTS: Craftsman
OTHER: Folk House National, Folk Victorian

Architectural Description
The Pinckney II Historic District (circa 1867-1924) is located in Lawrence, Douglas County, Kansas. The district is nominated to the National Register of Historic Places as significant under National Register Criteria A and C in the areas of COMMUNITY PLANNING AND DEVELOPMENT and ARCHITECTURE for its association with the history of Lawrence, Kansas as described in the Multiple Property Documentation Form *Historic Resources of Lawrence, Douglas County, Kansas* (MPDF). This collection of houses has changed little since 1924, retaining a high degree of integrity in placement, setbacks, design and street features. The context for the housing types within the district are described in the MPDF's Associated Property Types, *Late Victorian Residences*, *National Folk Residences* and *20th Century Revival and American Movement Houses*.

The Pinckney II district is located northwest of Lawrence's original business district in the West Lawrence subdivision. The district encompasses slightly more than one block of dwellings and outbuildings. The surrounding streets are set on a grid established in Lawrence in 1858, early in the settlement of the town. The district includes the properties on the east and west sides of the 300 block of Indiana Street, as well as the properties at 400 and 401 Indiana St.

The character of the neighborhood is generally that of a 19th Century small-town neighborhood, consisting primarily of single-family homes. Most of the homes retain their original single-family status. The shaded streets are paved in asphalt, but original brick pavers are still present under the asphalt. The district also retains brick sidewalks, stone curbs and stone hitching posts. All of these elements are considered character-defining features of the district.

The district consists of: 17 dwellings—14 contributing, three non-contributing; nine garages—two contributing and seven non-contributing; eight sheds and other outbuildings—one contributing and seven non-contributing. The total number of buildings is 34, 17 contributing and 17 non-contributing. It should be noted that many of the non-contributing buildings are considered so due to the application of non-historic siding. These buildings would likely gain contributing status if such siding was removed.

The predominant house style in the Pinckney II Historic District is Folk House National followed by Folk Victorian. Housing styles within the district are as follows:

Folk House National	5
Folk Victorian	4
Queen Anne	3
Craftsman	1
Colonial Revival	1
Second Empire	1

Inventory
The following properties are included in the historic district:

WEST SIDE OF 300 INDIANA STREET

1. **Michael R. Nieder Residence**, 703 W. 3rd St., circa **1985, NC.**
The one-story frame, side-gable, frame Ranch dwelling sits on a concrete foundation. A wood deck extends from the northeast corner of the house. The house is sheathed in wide clapboards. The property has retaining walls on the north and east sides. A concrete driveway runs along the south side of property.

301 Indiana was listed as "under construction" in 1961 city directory, but no listing for any structure on this property was given until the 1986 listing at 703 W. 3rd St. for Michael R. Nieder (owner, Nieder Painting & Decorating).

1a. **Carport**, 703 W. 3rd St., circa **1985, NC.**
A one-story, front gable carport is attached to south side of house.

1b. **Shed**, 705 W. 3rd St., circa **1990, NC.**
A one-story non-permanent shed is located on the SW corner of the property. The structure is clad in clapboards with an entrance in east elevation.

2. **Simpson Hollister** Residence, 309 Indiana St., circa **1867, Contributing.**
The two-story brick, front gable Folk House National dwelling sits on a rusticated stone foundation. A double entrance is located in the north bay of the façade and arched lintels are placed over windows and the door. A central brick chimney pierces the roof. A one-story frame addition is attached to the west elevation.

The House is shown on the 1873 Atlas of Douglas Co. (lot 77) as belonging to S. Hollister. The 1871 city directory lists Simpson Hollister (Hollister, Taylor & Adams real estate agents) as living in this location. Hollister was not listed in the 1866 city directory, but the house may be present on an 1869 Bird's Eye View of Lawrence. Edward E. Pearson (clerk, Barteldes Seed Co.) and wife France E. are listed as owners in city directories from 1909 through 1923.

3. **William F. and Ida VanGosen** Residence, 321 (317) Indiana St., circa **1900, Contributing.**
The two-story frame, cross gable, Folk House National dwelling sits on a concrete foundation. The house is clad in clapboards and has one-story frame addition on the west elevation. A porch with a hipped roof and square posts fills the ell on the southeast corner. A central brick chimney pierces the roof.

William F. VanGosen (mach., Law. Egg Case & Filler Co.) and wife Ida are the first residents of this house, listed at 317 Indiana in the 1909 city directory. John E. Chambers (mgr., L.B. Price Merc. Co.) and wife Hazel were listed here in the 1923 city directory.

3a. **Garage**, 321 Indiana St., circa **1960, NC**.
A one-story, side gable, plywood-covered garage is located on the west property line with an entrance in the east elevation.

3b. **Shed**, 321 Indiana St., circa **1970, NC**.
A one-story, front gable, board and batten-sided shed is located on the NW corner of the property with an entrance in the east elevation.

4. **Arthur D. and Mina Pitcher Residence**, 325 Indiana St., circa **1910, Contributing**.
The one-and-a-half-story, hipped with cross gable, frame Folk Victorian dwelling sits on a rusticated stone foundation. The house is clad in clapboards with patterned shingles in the gable ends. A central brick chimney pierces the roof. A porch wraps around southeast corner of the house, supported by wood columns.

Arthur D. Pitcher (instructor, U of K) and wife Mina are the first residents of this house, recorded in the 1911 city directory. William Kahle (fireman, Water Works) and wife Marie are listed as owners in the 1923 city directory.

4a. **Garage**, 325 Indiana St., circa **1950, NC**.
A one-story, hipped roof, garage with non-historic brick siding is located on the west property line. Rafter tails are present under the eaves and an entrance is located in the east elevation.

5. **J.C. Bare Residence**, 331 (329) Indiana St., circa **1869, Contributing**.
The two-story, cross gabled, Folk House National dwelling sits on a rusticated stone foundation. The house is sheathed in clapboards and the cross-gable roof has been altered on the west side. A side porch with a gable overhang is located on the north elevation. A front porch placed on the southeast corner of the house has a hip roof and is supported by tapered square posts.

A dwelling matching the footprint of this house is shown on the 1873 Atlas of Douglas Co. (lot 87) as belonging to J.C. Bare. The house may also be present on an 1869 Bird's Eye View of Lawrence. J.C. Bare (millwright) is listed in the 1873-74 and 1875-76 city directories as residing at this location. Mrs. E.J. Moys (widow John) is listed here in the 1909 city directory. In the 1923 city directory James M. Johnson (engr. Kansas Electric Power Co.) and wife Cynthia are listed at 331 and Margaret E. Vale is listed at 331½ Indiana. The house is currently divided into three apartments.

5a. **Garage**, 331 Indiana St., circa **1950, NC**.
A one story, side gable, frame garage is located on the NW corner of the property with an entrance in the east elevation.

6. **Mary E. Faucett Residence,** 341 Indiana St., circa **1909, Contributing.**
The one-story, hipped with gable, frame Folk Victorian dwelling sits on a rusticated stone foundation. A gable protrudes from the northeast corner of the house and a central brick chimney pierces the roof. The house is sheathed in clapboards with shingles in the gable end. Tuscan columns support a flat roof front porch.

Mrs. Mary E. Faucett (widow John) is the first owner listed here on the Douglas Tax Roll and in the 1909 city directory. Alfred Weber is listed as owner in the 1923 city directory.

6a. **Garage**, 341 Indiana St., circa **1910, Contributing.**
A one-story, front gabled, frame garage is located on the west property line. The garage is clad in clapboards and an entrance is located in the north elevation.

7. **Alaric G. Al(d)rich Residence**, 345 Indiana St., circa **1905, Contributing.**
The two-and-a-half-story, hipped with cross gables, frame Queen Anne dwelling sits on a rusticated stone foundation. A brick chimney rises up the north side of house. The house is sheathed in clapboards and the gable ends are clad in patterned shingles. A two-story extension is attached to the west elevation. The front porch wraps around the southeast corner of the house, supported by tapered posts atop brick piers. The house's entrance is located in the southeast corner. A chain link fence encloses the south portion of the yard.

Alaric G. Aldrich (mach. Lawrence Paper Mill) is listed as the owner of this house on the 1905 Douglas County Tax Roll and as Alaric Alrich in the 1909 city directory. Alaric Alrich and wife Augusta are listed as owners in the 1923 city directory.

EAST SIDE OF 300 INDIANA STREET

8. **Zimmerman Carriage House**, 302 Indiana St., circa **1897, Contributing.**
The one-and-a-half-story, side gabled frame Folk Victorian dwelling sits on a masonry foundation. A wall dormer is placed above the entrance gable overhang in the façade. One-story additions are placed on the south and east sides. A central brick chimney pierces the roof. The house is clad in clapboards with shingles in the gables.

Prior to 1915, the building was listed in City Directories as "304 Indiana—rear". Stanislas Van Meensel (no occupation given) was listed as a resident in 1911. Prior to that year, it is assumed that extended family members or servants for 304 Indiana resided here.

9. **Albert & S.T. Zimmerman Residence**, 304 Indiana St., **1869, Contributing**. Property listed on the National Register of Historic Places.
The two-story, mansard roofed, Second Empire brick dwelling sits on a stone foundation. A two-and-a-half-story tower is located on the northwest corner and a flat roofed one-story bay is located on the south elevation.

The house has exposed brackets under eaves, wrought iron cresting on the roof, the top of the south bay and on the flat roofed porch on the southwest corner.

The house was built for Albert and S.T. Zimmerman in 1869. S.T. Zimmerman was chief engineer for the construction of the Bowersock Dam, a miller and a railroad contractor. The site was reportedly chosen for a nearby natural spring. John H. and Ella E. Kahao were listed here in the 1909 city directory. Andrew J. and Florence V. Laughlin were listed as owners in the 1923 city directory.

9a. **Garage**, 304 Indiana St., circa **1910, Contributing**.
A one-and-a-half-story, side gabled frame garage is located on the southeast corner of the property. Three entrances are present in the façade, with a wall dormer projecting above the center entrance.

10. **Rufus C. and Ada B. Young Residence**, 312 Indiana St., circa **1897, Contributing**.
The two-story, cross gabled, frame Queen Anne dwelling sits on a rusticated stone foundation. The gables have hipped peaks. A hipped with front gable porch is located on the façade with a spindlework frieze supported by turned posts. An octagonal bay is located on the north elevation and small porches are located on the north and south elevations. The house is sheathed in clapboards.

A significant increase in tax value occurred for this property between 1895 and 1900 when Rufus C. Young (agent, Armour Packing Co.) and wife Ada were owners. Later city directory listings show: Joseph A. Montgomery (supt. Lawrence Vitrified Brick & Tile Co.) and wife Margaret, 1909; Henry M. Stone (janitor, Pinckney School) and wife Marie, 1917; Clarence E. Mitchel (lineman, Kansas Elec. Power Co.) and wife Nellie, 1923. The 1923 directory lists Albert G. Hunter (driver) and wife Mabel at 312½.

10a. **Garage**, 312 Indiana St., circa **1990, NC**.
A two-and-a-half-story gable front frame barn structure is located on the NE corner of the property with a mock hay hood on the façade and fenestration on upper stories.

11. **Mary M. Smelser Residence**, 322 Indiana St., circa **1908, Contributing**.
The two-and-a-half-story, cross gable, frame Folk Victorian dwelling sits on a brick foundation. The first story is clad in brick, the second in shingles and the gables in decorative shingles. A central brick chimney pierces the roof. A flat-roofed, one-story porch spans the façade supported by tapered squared posts. A two-story chamfered bay extends from the south elevation. A two-story rear addition was constructed during the summer of 2003.

The 1908 city directory first lists Mary M. Smelser (librarian, KU) here. The 1923 city directory lists Jacob Hammig (farmer) and wife Clara M. as owners.

11a. **Garage**, 322 Indiana St., circa **1980, NC**.

A one-and-a-half-story, gable front frame garage is located on the north property line. The garage is clad in clapboards with decorative shingles in the gable. The entrance is located in the west elevation and a carport is attached to the south elevation.

11b. **Shed**, 322 Indiana St., circa **1925, NC**.
A one-story board and batten shed is located on the NE corner of the property. The shed appears to have received non-historic alterations.

12. **Edmund A. and Christine E. Kasold Residence**, 326 Indiana St., circa **1898, Contributing**.
The two-and-a-half-story, cross gabled, frame Queen Anne dwelling sits on a stone foundation. A brick chimney pierces the south gable. A full porch with a shed roof, spandrel brackets and spandrels spans the façade, supported by turned posts. A gable is placed in the porch roof over the north entrance. A gabled side porch with spandrels and turned posts is located on the north elevation. A two story chamfered bay is placed on the south elevation. The house is sheathed in clapboards with decorative shingles in the gable ends. Brackets are placed at the lower edge of the front gable and rafter tails are present under the eaves.

326 Indiana was not listed in city directories prior to 1898. In 1898, Edmund A. Kasold (proprietor, West End Grocery, Pinckney and Indiana) and wife Christine A. were listed here. Edmund A. Kasold (councilman 1st Ward, proprietor, West End Grocery, 547Indiana) and wife Christine A. were listed in the 1909 city directory. Edmund A. Kasold and wife Maude M. were listed as owners in the 1923 city directory.

13. **Robert M. and Diana Wagner Residence**, 338-40 Indiana St., circa **1960, NC**.
The one-story, side gabled, frame Contemporary Folk dwelling sits on a concrete foundation. Entrances to the double unit and concrete sidewalk are located on the north elevation.

The first occupants listed in the city directory for 338 were Robert M. Wagner (salesman, Star Farmer, Kansas City, MO) and wife Diana J., 1960. The first occupants for 340 were Kenneth Rothrock (student) and E.M. Brontrager (student), 1960.

13a. **Shed**, 338-40 Indiana St., circa **1980, NC**.
A one-story, gable front, non-permanent metal shed is located on the north property line.

14. **Robert and Minnie Bonar Residence**, 342 Indiana St., circa **1905, NC**.
The two-story, cross gabled, frame Folk House National dwelling sits on a stone foundation. A porch with pier supports spans the façade and half of the south elevation. A one-story, shed roofed addition is attached to the east elevation. The house is clad in non-historic vinyl siding.

The first occupants listed in the city directory were Robert Bonar (policeman) and wife Minnie in 1905. Minnie Bonar (widow, Robert) was listed in the 1909 city directory.

14a. **Garage**, 342 Indiana St., circa **1940, NC**.
A one-story, gabled front, frame garage is located on the north property line. The garage is clad in vinyl siding.

14b. **Shed**, 342 Indiana St., **NC**.
A one-story, gabled front, frame shed is located on the north property line.

14c. **Shed**, 342 Indiana St., **NC**.
The one-story non-permanent shed is located on the north property line.

15. **Oscar L. and Adella Newby Residence**, 346 Indiana St., circa **1924, Contributing**.
The one-and-a-half-story, gabled front, stucco Craftsman dwelling sits on a concrete foundation. The gable-front porch spans the façade, supported by tapered piers on brick piers. A brick chimney runs up the south elevation. A gable dormer projects from the north roof slope and a shed dormer projects from the south roof slope. The gables are clad in wide clapboards.

The house was not listed in the 1923 city directory, but was listed in the 1924 directory as owned by Oscar L. Newby ("Otto", manager Royal Shoe Stores) and wife Adella.

15a. **Shed**, 346 Indiana St., circa **1940, Contributing**.
A one-story, gabled front, frame cube shed with exposed rafter tails is located on the NE corner of the property.

WEST SIDE 400 INDIANA STREET

16. **Frank and Alice Myers Residence**, 401 Indiana, circa **1906, Contributing**.
The two-story, cross gambreled Colonial Revival dwelling sits on a rusticated stone foundation. The first story is sheathed in brick and the second story gables are sheathed in decorative shingles. A full front porch supported by square posts spans the façade. A one-story shed addition is located on the west elevation.

Frank Myers (African American) and wife Alice are the first owners listed here in city directories in 1907. The 1923 directory lists Edith A. Lester as the owner. Edith Lester sold the house to Anna Wylie in 1942.

16a. Garage, 401 Indiana, circa **1990, NC**.
A one-and-a-half-story, gabled front, frame garage is located on the SW corner of the property with an entrance in the north elevation.

EAST SIDE 400 INDIANA STREET

17. **C. Holt Residence**, 400 Indiana, circa **1870, Contributing**.

The one-and-a-half-story, end gabled, frame Folk House National dwelling sits on a rusticated stone foundation. A brick chimney runs up the north elevation. A gable shelters the house's entrance. A one-story gable addition is attached to the east elevation and a deck extends from the north side of the addition. The house is sheathed in clapboards.

The house is shown on the 1873 Atlas of Douglas Co. as property of C. Holt. Charles Holt (driver) is listed here in the 1875-76 city directory. The dwelling is also shown with its rear addition on the 1918 and 1927 Sanborn maps. The 1909 city directory lists William R. Gibson (eng.) and wife Rosa here. The 1923 directory lists Louis Geisey (emp. NY Cleaners) and wife Laura as owners.

Statement of Significance
The Pinckney II Historic District (circa 1867-1924) is located in Lawrence, Douglas County, Kansas. The district is nominated to the National Register of Historic Places as significant under National Register Criteria A and C in the areas of COMMUNITY PLANNING AND DEVELOPMENT and ARCHITECTURE for its association with the history of Lawrence, Kansas as described in the Multiple Property Documentation Form *Historic Resources of Lawrence, Douglas County, Kansas* (MPDF). The historical context of Lawrence is described within the MPDF document in: *City Building Period, 1864-1873*; *Agriculture and Manufacturing, Foundations of Stability, 1874-1899*; and *Quiet University Town, 1900-1945*.

The Pinckney II District, a sub-district of the Pinckney Neighborhood, is comprised primarily of single-family homes. During the 19th Century, the two neighborhoods known today as Pinckney on the north side of Sixth Street and Old West Lawrence on the south of Sixth Street were considered one.[1] But unlike the Old West Lawrence neighborhood area, Pinckney II housed few mansions of Lawrence's newly wealthy merchant class. Housing primarily accommodated the town's working class, reflected in the majority of modest homes. Developed from circa 1867 to circa 1924, the district contains 17 dwellings and 17 outbuildings. Most houses include detached garages or carriage houses located at the rear of the property or on an alley. The grid of streets that runs through and surrounds the district was platted in 1858, although numbered streets originally had names, with 4th Street named Elliott Street and 3rd Street named Reed St.

The district's boundaries lie within the West Lawrence addition, platted in 1869. The nearly 60-year development of the district tended to occur in building surges. The district, although considered part of the town's core today, was rather isolated during its era of development and was omitted from Sanborn maps. The dwellings of the Pinckney II district are representative of working class housing from its period of significance. Because Lawrence served as the county seat, opportunities were available to all classes of workers. The Pinckney neighborhood is representative of this diversity, providing sites for houses of several styles for a wide range of incomes.

The 1873 Atlas of Douglas County shows the district as moderately populated with seven houses, placed either on large lots or on double lots. Four of these houses—309, 331, 304 and 400 Indiana St.—are still extant today. The oldest house in the district is the circa 1867 Hollister house at 309 Indiana St., built for Simpson Hollister, a real estate agent and likely the neighborhood's first promoter. The circa 1869 house at 331 Indiana likely soon followed, built for J.C. Bare, a millwright. Charles Holt, a driver, was the first owner of the residence at 400 Indiana, built circa 1870. These three early homes are built in the Folk House National style, defined primarily by their simple forms, and are indicative of frame dwellings that arrived with the railroads and the advent of easily available cut lumber. The brick construction of 309 is unusual for the street, speaking well of the owner's status as a real estate developer, but the clapboards of 331 and 400 are more typical for this style. The grandest home in the district, 304 Indiana, was built for Albert and S.T. Zimmerman in 1869. S.T. Zimmerman was chief

[1] Deon Wolfenbarger and Dale Nimz, *National Register of Historic Places Multiple Property Documentation Form: Historic Resources of Douglas County, Lawrence, Kansas* (1997): E12.

engineer for the construction of the Bowersock Dam, a miller and a railroad contractor. The Zimmerman house was listed on the National Register of Historic Places in 1974, significant as possibly the only surviving example of the Second Empire style in Lawrence. The Zimmerman house's mansard roof, tower, brackets and cresting all contribute to its style classification.

Four additional extant houses—321, 302, 312 and 326 Indiana St.—were built between 1897 and 1900, most in either the Folk Victorian or Queen Anne styles, somewhat more ornate than their earlier neighbors. These houses tend to have a higher degree of ornamentation, as seen in the combination of clapboards and shingles at 302 or the hip peaks on the cross gable at 312. The Kasold house at 326 Indiana is an excellent example of the Queen Anne style, retaining its original cross-gabled form and much of its ornate milled trim. The Kasold house, paired with the Zimmerman house, represent the affluence that could be found during Lawrence's early development.

Six houses were built between 1905 and 1910 in Folk Victorian, Queen Anne, Colonial Revival and Folk House National styles, showing that although architectural trends entered the district, earlier styles also prevailed. Despite the variety of forms, these later houses consistently included generous front porches, as well as combinations of wall materials. The houses at 322 and 401, built circa 1908 and 1906, both have first stories clad in brick and upper stories covered in wood shingles, a detail common in houses of this era that continued into the later 1900s. The last historic home added to the district was 346 Indiana, a 1924 Craftsman bungalow built for Oscar and Adella Newby. This house fits well into its style classification, with its stucco exterior, one-and-a-half story height and full front porch supported by tapered wooden piers placed atop brick piers.

Pinckney II residents worked at a wide variety of occupations and the diversity of housing is indicative of the range of their incomes. This remained true during the entire 60 years of the neighborhood's development. A sampling of occupations from 1870 to 1875 includes tobacconist, driver, city engineer, carpenter, surveyor, millwright and real estate agent. By 1900, many of the Pinckney II residents worked as employees for the businesses that had developed in Lawrence, such as Barteldes Seed Company, Lawrence Vitrified Brick and Tile Company, Lawrence Egg Case and Filler Company and the University of Kansas. In 1900, widows live in three of the houses (331, 341 and 342.) Edmund Kasold, successful owner of the West End Grocery and councilman for the 1st Ward, built his impressive Queen Anne house at 326 Indiana in 1898. The occupations of residents remained working class between 1900 and 1930, with listed occupations that included fireman, driver, lineman, clerk and employees of the Barteldes Seed Company, Kansas Electric Power Company, L.B. Price Mercantile and New York Cleaners.

It appears that few University of Kansas students found their way to the Pinckney II neighborhood for student housing. A number of the houses within the district have served as rental housing, but typically for the working class or for instructors at the University. It is possible that prior to 1900 several of the houses were occupied by tenants rather than owners. The neighborhood retained a significant number of renters prior to 1930, but today most dwellings are owner-occupied. The Pinckney II district has retained its character in the years following 1930 to the present as a home to Lawrence's middle class.

The Pinckney II district retains its integrity in location, setting and architecture.[2] The wide streets, street trees and remaining brick sidewalks, stone curbs, and hitching posts reinforce its significance. All of these elements comply with the requirements set forth in the Multiple Property Listing, *Historic Resources of Douglas County, Lawrence, Kansas*. The massing and relatively unchanged appearance of modest housing placed next to fine examples from the Late Victorian period contributes to the district's eclectic sense of time and place. Several historic Lawrence neighborhoods have suffered from the encroachment of commercial development or the University, but the Pinckney II neighborhood, located far from the main crossroads of the town, has retained its original flavor. The number of single-family homes remains high, along with its integrity.

[2] It should be noted again that a number of the structures, especially garages, are listed as non-contributing because they are clad in non-original siding. The removal of this siding could transform a building into a contributing structure.

Bibliography

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Pankratz, Richard. *National Register of Historic Places Inventory-Nomination Form, Zimmerman, S.T., House.* 7 June 1974.

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Verbal Boundary Description
The nominated district includes the east and west sides of 300 block of Indiana St. and the properties at 400 and 401 Indiana St.

Boundary Justification
The nominated district contains a large number of significant properties historically associated with the Pinckney neighborhood. The selected area contains a high degree of integrity and is bounded by the southern property boundaries of 400 and 401 Indiana St. on the south, eastern property boundaries on the east, Third Street on the north and western property lines on the west.

Photographic Information
The following information is consistent for all photographs:

1. Pinckney II Historic District
2. Douglas County, Kansas
3. Photographer—Susan Jezak Ford
4. June/July 2003
5. Negatives retained by the Kansas State Historical Society.

The following information is applicable to specific photographs:
6. 302 Indiana St., SE view (exceptional style example, Folk Victorian style)
7. #1

6. 304 Indiana St., SE view (exceptional style example, Second Empire style)
7. #2

6. 309 Indiana St., SE view (form example, Folk House National style)
7. #3

6. 312 Indiana St., SE view (form example, Queen Anne style)
7. #4

6. 322 Indiana St., NE view (form example, Folk Victorian style)
7. #5

6. 326 Indiana St., E view (exceptional style example, Queen Anne style)
7. #6

6. 341 Indiana St., W view (form example, Folk Victorian style)
7. #7

6. 345 Indiana St., SW view (form example, Queen Anne style)
7. #8

6. 346 Indiana St., NE view (form example, Craftsman style)
7. #9

6. 400 Indiana St., S view (form example, Folk House National style)
7. #10

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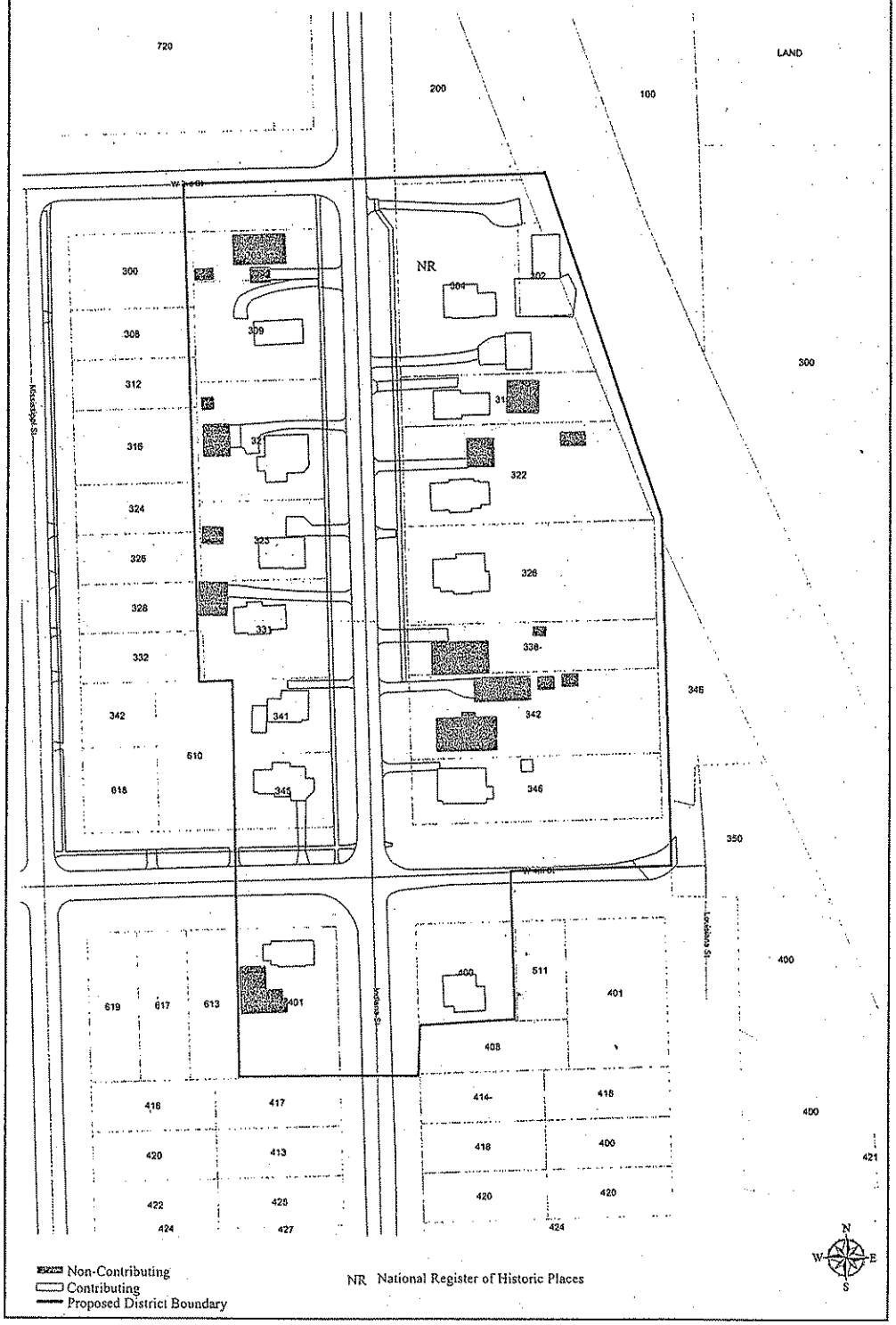
6. 401 Indiana St., SW view (form example, Colonial Revival style)
7. #11

6. 703 W. 3rd St., SW view (example, non-contributing structure)
7. #12

Preliminary Boundaries for the Pinckney #2 Historic District



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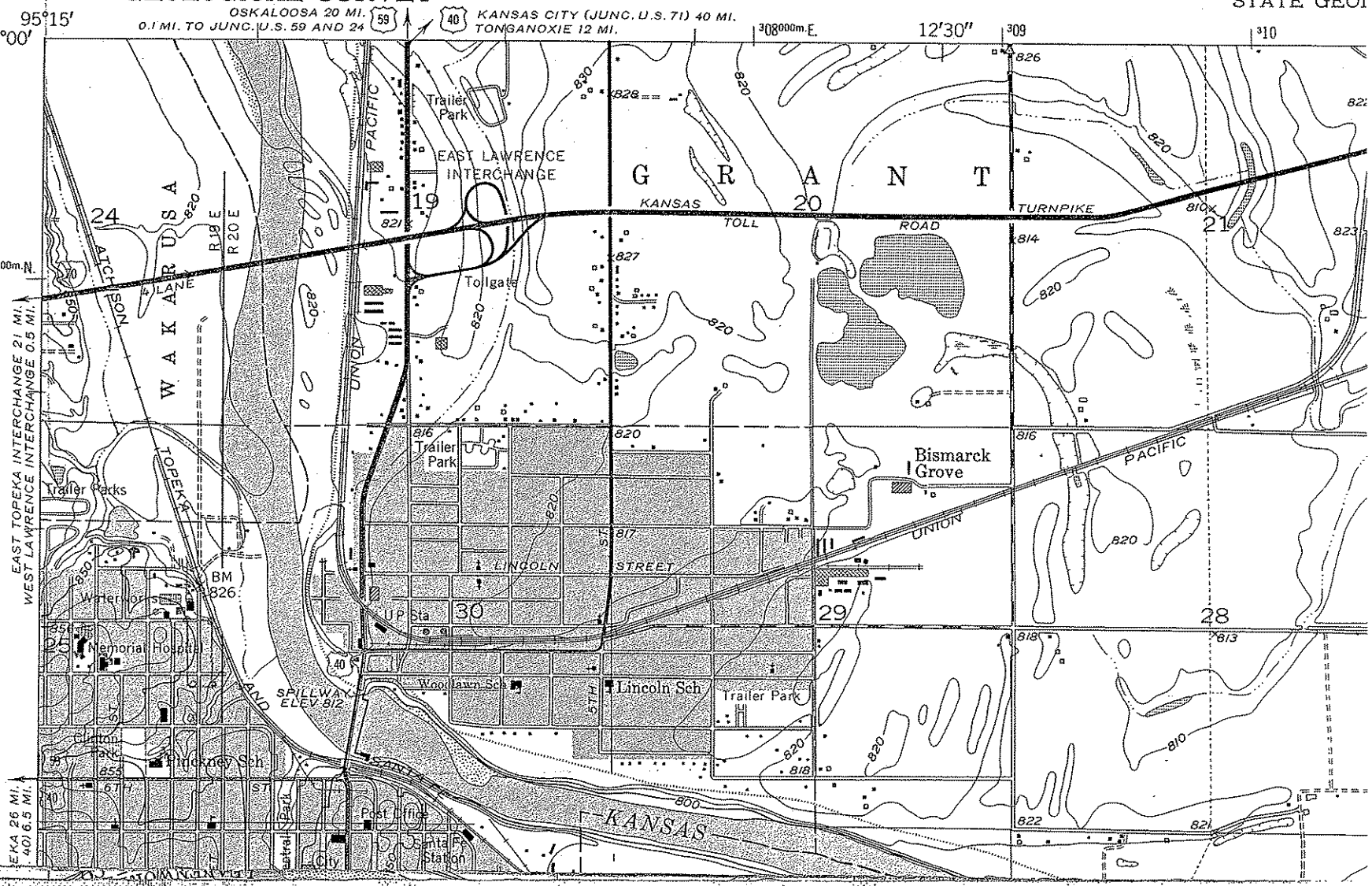

PINCKNEY II
HISTORIC DISTRICT
UTM COORDINATES
'4/305530
4316625;
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316625;
305630
4316340;
305530
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