

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received **MAY 26 1987**

date entered **SEP 15 1987**

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

~~Substantive Review~~
~~Substantive Review~~

1. Name

historic Ralph and Cloyd Achning House

and/or common Same

2. Location

street & number 846 Missouri Street not for publication

city, town Lawrence vicinity of

state Kansas code 20 county Douglas code 045

3. Classification

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

4. Owner of Property

name Dean and Dianna Palos

street & number 808 Missouri

city, town Lawrence vicinity of state Kansas 66044

5. Location of Legal Description

courthouse, registry of deeds, etc. Douglas County Clerk

street & number Douglas County Courthouse

city, town Lawrence state Kansas 66044

6. Representation in Existing Surveys

title N/A has this property been determined eligible? yes X no

date N/A federal state county local

depository for survey records N/A

city, town N/A state N/A

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

Describe the present and original (if known) physical appearance

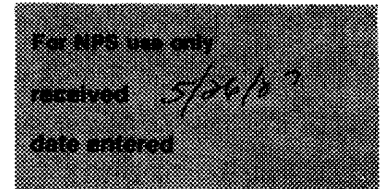
The Ralph & Cloyd Achning House and outbuilding (c. 1911) is located at 846 Missouri Street in Lawrence, Douglas County, Kansas (pop. 58,000). It was built in 1911 as a single-family detached dwelling of the bungalow type in a style characteristic of the Craftsman movement. It stands on the northeast corner of Missouri and Ninth, and faces west. Its greatest east-west dimension, including porches, is 55 feet; north-south, 37 feet. The house stands on a lot measuring 117 feet east-west x 50 feet north-south. Its site is ten blocks west of the Massachusetts Street business district (downtown Lawrence), and three blocks west of the end of the Ninth Street commercial strip. Its immediate neighborhood consists mainly of substantial middle-class detached houses of approximately the same vintage as the Achning House, with a few considerable older exceptions. The zoning is RM-D duplex. The house is a rectangular one-story wood frame bungalow whose main body measures 42 feet east-west x 28 feet north-south, with a raised, overhanging sleeping tower or "airplane room" at the northwest corner, a large wraparound entry porch at the southwest corner, and a small service porch, now enclosed, at the east end. The house maintains a very high degree of external and internal architectural integrity.

The body of the house is sheathed in narrow horizontal wood lap siding. Its windows are large double-hung counterweighted windows, divided 8/1, the upper sash having a row of four square panes over a row of four upright rectangular panes. The four downstairs west and north windows under the overhang of the sleeping tower are of the same pattern but considerably smaller. The windows have interchangeable screens and storm windows, framed in wood and painted black. The ell-shaped entry porch features solid railings clad in the same lap siding as the house. This siding extends down to grade on the porch only. A single broad, flattened arch on each side supports the porch roof. The arches and the roof gable are sheathed in wood shingles. The porch rests on spot footings of concrete. The east service porch, enclosed in the 1940s, is covered in lap siding somewhat broader than the house siding. Above the line of the window headers, the walls of the porch are shingled. This porch sits on a concrete foundation enclosing a former coal room; the concrete is painted in an imitation of stone, to match the uncoursed stone foundation of the main body of the house. The foundation rises to two-and-a-half to three-and-a-half feet above grade. The sleeping tower walls and all gables are shingled. All exterior woodwork is painted white, except for the storms and screen, which have black frames. The roofs of the four masses—body, tower and two porches—are covered in grey asphalt shingles. The roof ridges are parallel to one another and to the long dimension of the house. Roofs feature broad, open eaves, exposed rafter ends and brackets supporting the bargeboards. The roof pitches of the three elements of the west facade are matched. Eave lines and ridge lines, apart from the tower's, are at the same respective levels, but, the body of the house being narrower east of the entry porch and tower, the roof pitch is somewhat steeper over the east two-thirds of the house. The service porch roof matches this steeper pitch.

The west or front facade does not resolve comfortably into bays but is organized into three elements: The body, the porch on the right, and the tower on the left. The three elements' gable ends face front; the body's gable alone has a window, centered and serving a storage attic. Directly below this is another window, serving the living room and defining the centerline of the facade. To the right of this imaginary line, near the

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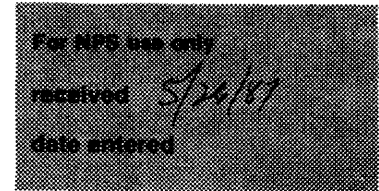
south corner of the body and shadowed by the porch, is the entrance, a single door with multipaned glazing. To the left of the centerline, under the overhang of the sleeping tower and quite close to the north corner, are two closely-spaced small windows, whose headers are in line with those of the larger windows but whose sills are higher. The ell-shaped entry porch at the right (south) protudes seven feet west and south of the corner of the house and is sixteen feet long on the outward sides. It is lapsed from grade to the top of the solid rail, and shingled above. Beadboard covers the porch ceiling. The openings in the long (west and south) sides are single wide flattened arches, springing from the rail; on the short sides (east and north), half-arches rise to meet the body of the house. The middle third of the west rail, under the arch, is cutaway for an entrance. Recent precast concrete steps with iron railings rise to this opening from grade. Removable wood-framed screens have been fitted to all the porch openings, and a matching screen door gives access at the top of the stairs. The deep base, heavy corners, wide low arches and shadowed interior of the porch on the right end of the west facade visually counterbalance the mass of the sleeping tower at the left end of the facade. This feature is distinguished by its wood-shingled exterior, its overhang on the west and north sides, supported on the west by three brackets and its bank of three small windows above the long windowbox, itself supported on three brackets. Though the house's three west gables are matched in roof pitch and orientation, the wide gabled roof of the tower is pulled down low over the band of windows, a subtle trick giving appropriate scale to this element in the composition of the facade. Each of the windows of the tower has a single counterweighted sash, divided 8/1 like the double-hung windows below. The left end of the west facade is defined by a fireplace chimney on the north wall of the house.

The south facade of the body of the house has, just inches from its center, a pair of large windows, serving the dining room. To the left, near the west corner and shadowed by the protruding entry porch, is a single window, for the living room. This side of the porch has a continuous rail and no gable, and is more emphatically horizontal. To the right of the dining room windows is a pair of smaller windows, lighting the kitchen. All window headers are in line; the kitchen window sills are higher than those elsewhere. Beneath each pair of windows is a single basement window set into the stone foundation. A small furnace chimney rises through the roof near the ridge, in line with the kitchen windows. Appended to the east is a service porch, enclosed and sheathed to header level in wood lap siding wider than that on the house; above the headers the surface is shingled with wood shingles. The south wall of this porch contains an entry door of the five-panel type, though here a square window replaces the upper panels. An aluminum storm/screen door is fitted. Recent precast concrete steps with iron railings rise to a landing at this door. The porch roof shares a common pitch with the main roof but its eave line is higher.

The east facade is again balanced around an imaginary vertical centerline through a window in the shingled main gable. To the left of this line is the gabled service porch with its pair of windows, slightly smaller and lower than most of the windows of the house. Beneath these windows is a basement window set into the concrete foundation. To the right of center are the large tripled windows of the sun-bedroom. A concrete

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gangway or areaway immediately to the right of the centerline leads down five steps to the basement door, with its two-leaf outward-swinging screen door. The back wall of the tower is visible from the east. It has at its center a single window, with a single, single-paned inward-swinging sash. It lights the stairway. The east side of the entry porch, with its half-arch opening and wooden hatch to the dirt-floored crawlspace under the porch floor, can be seen at the south.

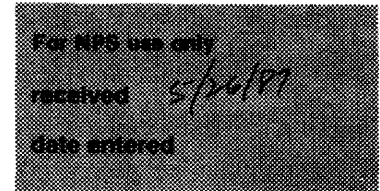
The north facade has at its approximate center a pair of large windows serving the bedroom. To the left is a single large window for the bathroom and another pair for the east sun-bedroom. To the right of the center windows, under the tower overhang with its two brackets, are two small windows (like those on the west facade) flanking a broad, protruding brick fireplace chimney painted white. As it rises, this chimney narrows by tapering immediately below the second-story overhang but does not protrude less; the tower overhangs to the same depth and the brick chimney continues upward flush with, but not covered by, the shingled tower walls. Flanking the chimney in the tower are two small windows identical to those on the west. The chimney passes through the roof without interrupting the eave line. The north side of the service porch can be seen; it has a single window, and in the foundation is a coal-chute door, painted like the concrete wall in which it is set, in an imitation of stone. The north side of the entry porch, with its half-arched opening, is also visible to the west.

The house has a typically simple bungalow floor plan. The western third of the house, for its full width, is the living room. Above the north half of this room is the sleeping tower. The remainder of the main floor is divided down the middle by an east-west bearing wall. Ranged along the south, from west to east, are the dining room and kitchen. Along the north, from west to east, are the bedroom, bath and sun-bedroom. A small, ell-shaped hallway connects these three rooms to the dining room. From this hall descends a stairway to the full basement.

The northeast side of the living room contains the one-flight stairway to the sleeping tower. The railing is partly open, with closely-spaced square balusters. The bottom stair tread is extended to curve around the newel post. Under the stairs is a coat closet. Also at the north end of the room is the fireplace, a simple brick affair painted white, with a wood mantel shelf extended at the sides to cover the tops of two flanking bookcases with simple leaded glass doors. Above the bookcases are two windows flanking the chimney, which do not protrude into the room. The living room and dining room walls feature cornice mouldings of a rather broad, classical pattern. Baseboards and door and window casing throughout the house are flat with chamfered edges. All interior doors are of the two-paneled type, made of hardwood stained the color of mahogany. All the woodwork except the doors is painted. The windows of the tower are made to disappear; a hinged panel in each windowsill gives access to the wall cavity below, into which the whole single sash can be lowered on its counterweight cords and concealed, leaving the entire window unobstructed.

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The house has hardwood floors. The kitchen and bathroom floors are of white marbled linoleum with coved edges of black linoleum, and date from the remodeling of the 1940s. Kitchen cabinets and applicances are also from the 1940s. Bathroom fixtures appear to be of the nineteen-teens period except for the lavatory, which consists of a modern vanity cabinet with a cultured marble top. Light fixtures are linked by no common thread of design, but most share a common vintage with the house.

Recent minor alterations to the house include the following: wooden entry stairs to the front and rear porches have been replaced with precase concrete units and central air conditioning has been installed.

Around 1980 a driver on Nineth Street crashed his car into the Achnings' dining room. The damage to the house was repaired without change. The house was sold after Cloyd Achning's death in 1985. The new owners, Dean and Dianna Palos, of 808 Missouri, have changed northing, other than to improve the wiring and plumbing systems and to sell the vacant north lot, which was the Achning's garden.

This nomination also includes an outbuilding. This is a large one-story gable-roofed two-car garage (c. 1918) designed to match the house and built for the Achnings in 1918. It stands at the northeast corner of the lot, with the garage doors facing south. The roof ridge runs north and south. Two wooden garage doors slide to the sides on rollers on a overhead track. Each door consists of three leaves hinged together; each leaf has a high four-paned window over a recessed panel of diagonal beadboard. A single four-panelled door pierces the west elevation. A pair of square six-light windows is centered on the north elevation; two such pairs appear on the east side. The lap siding, roof materials and eave design match those of the house. The foundation, floor and driveway are of concrete.

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The Achning house stands in the western half of the neighborhood known today as Old West Lawrence. Although the Old West Lawrence neighborhood is best known today for its fine and varied collection of late Victorian houses and mansions dating from the 1870s and 1880s, these types are concentrated in the eastern half of the neighborhood. They developed there after the Central Park ravine was filled and bridged, making a great deal of land suddenly desirable for its newfound accessibility to the business district. However, the land west of Illinois Street, beyond easy walking distance to the downtown, was slower to develop, and never matched the eastern half's status as a prestige neighborhood.

In 1907, Missouri north of 8th was predominantly but not exclusively a blue-collar black neighborhood. Missouri south of 9th was mainly a white, white-collar district. Main Street at the time was economically and racially mixed. Though the 800 block of Maine was then built up, there were no residences in the 800 block of Missouri until 1911. In that year, nine houses were built in that block. One of them was the very modern house on lot 13, 846 Missouri, built for Cornelia and Else-Jean Hazzard by Joseph E. Edwards. It appears that the Hazzards never occupied the Achning house, but rather rented it out until 1918, when it was sold to Ralph and Cloyd Achning, who resided there until their respective deaths in 1967 and 1985.

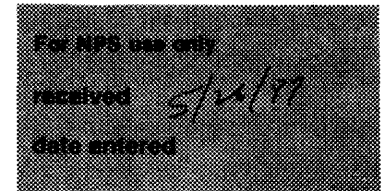
Ralph purchased "Achning's Hardware" (est. 1883) from his father in 1925. Cloyd gave up her principalship at Pinckney School, which she had held since 1918, and worked with Ralph at the store, where she came to know the business thoroughly. Ralph and Cloyd extended the line of merchandise to include "radios, electric washing machines, gas and gasoline stoves, beautiful enamel and aluminum cooking utensils" by 1929. The store became a sales agency for Eveready Radios.

Ralph Achning served as a city councilman in Lawrence from April 1942 to April 1946, and was a member of the fire committee, the streets and alleys committee, and harking back to his WWI training, the airport committee. Meanwhile, after retiring from teaching in the public schools after sixteen and a half years, Cloyd worked from 1942 to the close of WWII as supervisor of the mail department--postmistress--at the Hercules Powder Company's Sunflower Ordnance Plant in DeSoto, Kansas. Evenings and Saturdays, she worked at the hardware store.

In 1967, after fourscore and seven years of continuous operation under three generations of Achnings, the hardware store closed its doors for the last time. Cloyd sold off the stock, but held on the building and its eight decades' accretion of shelves and racks and bins, just as her husband had left them. She offered the building for rental on condition that these fixtures be unchanged. Even the long-standing Achning paint scheme, white with simple black trim, common to the store and to the Achning houses, was retained. Few prospective tenants could accept such encumbrances, but in 1968, Trader's Pawn Shop moved in, using the old fixtures just as they were.

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After Ralph's death and the closing of the store, Cloyd had more time to devote to her church, her family and friends, and her house and garden. Her house was her pride and joy. The place was scrupulously cared for inside and out. The house was on a double lot, and this very yard was a point of pride with Cloyd. She grew tomatoes and roses, and had various flower beds blooming all summer, everything neat and trim and manicured. The house was furnished with good, solid, handsome, well-made pieces of furniture, some of which had been handed down in the family for generations but most of which hadn't become antiques until they had been in the house for many years. Things didn't wear out quickly in the Achning house. The house itself stands as a testament to the Achning character: trim, tidy, cheerful, compact and efficient, with great presence and little pretense.

The house was sold to Dean and Dianna Palos after Cloyd Achning's death in 1985.

8. Significance

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

Specific dates c.1911 **Builder/Architect** Joseph E. Edwards

Statement of Significance (in one paragraph)

The Ralph and Cloyd Achning House and outbuilding (c. 1911) is being nominated to the National Register under criterion C for its architectural significance and for its architectural quality. As a Craftsman-style bungalow in an exceptional state of preservation, it is the best-known and one of the finest examples of its kind in Lawrence, where numerous variants of the style survive. Its well-integrated sleeping tower is an elegant response to the fashion of open-air sleeping popular in the early part of this century. The house was built in 1911 at the very edge of development in Lawrence, and its lines partake of a suburban-rural setting, unlike the more urban structures nearby, built shortly afterward as neighborhood development became more dense. The house is closely associated with the Achning family, who lived there from 1918 to 1985: Ralph George Achning (1891-1967), a prominent mercantile and civic figure for many years in Lawrence, proprietor of a very old and well-known family hardware business and a sometime public official; and his wife, Cloyd Brass Hanselman Achning (1890-1985), whose careers as an educator, postmistress and businesswoman made her a pioneer independent woman and an important figure in her own right.

Ralph and Cloyd Achning's bungalow shows Craftsman influence in its large wraparound porch with its wide, flattened arches and shingled cladding; its overhanging shingled sleeping tower, its generous windows, its stone base, its use of hardwood in woodwork of simple form, and its free, open, efficient floor plan.

The design of the house was quite up-to-date and stylish for 1911—a compact and efficient six-room frame bungalow suggestive of the Craftsman style, with a living-porch, a sun-bedroom and a sleeping tower, all well-finished and equipped with modern conveniences.

The east bedroom of the Achning house, with its five large windows, can be considered a sun-bedroom. The upstairs sleeping room, thanks to its many windows on three sides with their disappearing sash, more closely answers the description of sleeping tower or "airplane room" though in a state of enclosure that, for 1911, might be called either advanced or degenerate. As such it is a relatively rare feature in Lawrence; its placement on the front of the house may, in fact, be unique. Its careful integration into the composition of the facade, its curious windows and its trim detailing are certainly exceptional.

Neighbors recall Cloyd Achning claiming that the house was once written up in a national magazine. Some say that this house was the Better Homes & Gardens Idea House, persistence of the belief is a testament to its credibility and to the exceptional nature of the house.

9. Major Bibliographical References

See attached sheet

10. Geographical Data

Acree of nominated property Less than 1 acre

Quadrangle name Lawrence East

Quadrangle scale 1:24,000

UTM References

A

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4	1	3	1	1	5	4	1	0	1	0
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Zone Easting Northing

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Zone Easting Northing

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Verbal boundary description and justification The nominated property stands on Lot 13, Block 15, Lane Place Addition, City of Lawrence, Kansas. The 50' x 117' tract is bounded by Missouri Street on the west, Ninth Street on the north, and adjacent property lines on the east and south.

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

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

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

11. Form Prepared By

name/title Paul O. Caviness

organization _____

date May 14, 1987

street & number 615 1/2 Indiana Street

telephone 913-841-7817

city or town Lawrence

state Kansas 66044

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature *Paul M. Smith*

title Executive Director, Kansas State Historical Society

date May 14, 1987

For NPS use only

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

William B. Bushong
Keeper of the National Register

date 9/15/87

Attest:

Chief of Registration

date _____

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"Achning, Carl W." Funeral information file, Warren-McElwain Mortuary

"Achning, Cloyd B." Funeral information file, Warren-McElwain Mortuary

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"Ralph G. Achning," obituary, Lawrence Journal-World, June 3, 1967

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Personal Interviews:

- Christine Isern, cousin of Cloyd Achning
- Lucille (Mrs. Carl) Achning, sister-in-law of Ralph Achning
- Dr. Penfield Jones, former neighbor
- Ann U. Evans, former neighbor