

United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. 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 Breededale Historic District
Other name/site number _____

2. Location

Street & number 2301-2401 Massachusetts Street not for publication
City or town Lawrence vicinity
State Kansas Code KS County Douglas Code 045 Zip code 66046

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.)
Patrick Zollner 12/12/07
Patrick Zollner, Deputy State Historic Preservation Officer 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 hereby certify that the property is
 entered in the National Register. Edson H. Beall Signature of the Keeper Date of Action 1-31-08
 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:)

Breezedale Historic District
Name of Property

Douglas County, Kansas
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
12	5	buildings
		sites
		structures
2		objects
14	5	total

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

Historic Resources of Lawrence, KS

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter Categories from instructions)

DOMESTIC: Single Dwelling

DOMESTIC: Secondary Structure

RECREATION & CULTURE: Work of Art

Current Functions
(Enter categories from instructions)

DOMESTIC: Single Dwelling

DOMESTIC: Secondary Structure

RECREATION & CULTURE: Work of Art

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th & 20th Century Revivals: Classical Revival

Late 19th & Early 20th Century American Movements:

Bungalow/Craftsman

Materials
(Enter categories from instructions)

Foundation: STONE: Limestone; CONCRETE

Walls: STONE: Limestone; BRICK; WOOD: Shingle

Roof: ASPHALT; WOOD: Shingle

Other:

Narrative Description

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

Breededale Historic District

Name of Property

Douglas County, KS

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National 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 its 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)

Community Planning and Development

Architecture

Period of Significance

1910-1945

Significant Dates

1910

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Sutton, Charles E.

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) 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:

Breezedale Historic District
Name of Property

Douglas County, KS
County and State

10. Geographical Data

Acreage of Property 2 acres

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

1

1	5	3	0	6	1	8	0	4	3	1	2	6	0	0
Zone		Easting						Northing						

2

1	5	3	0	6	2	2	0	4	3	1	2	6	0	0
Zone		Easting						Northing						

3

1	5	3	0	6	2	2	0	4	3	1	2	3	8	0
Zone		Easting						Northing						

4

1	5	3	0	6	1	6	0	4	3	1	2	3	8	0
Zone		Easting						Northing						

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 Dale E. Nimz
Organization For the City of Lawrence Date August 26, 2005
Street & number 1928 Countryside Lane Telephone 785-842-8992
City or town Lawrence State KS Zip code 66044

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 attached list
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

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Breezedale Historic District
Douglas Co., Kansas

Summary

The Breezedale Historic District, located on the west side of Massachusetts Street south of 23rd Street, includes at least four houses constructed for developer Charles E. Sutton circa 1910, three houses from the same period in the early twentieth century, and two infill houses constructed after World War II. There are seven contributing residences, five contributing outbuildings, two non-contributing residences, three non-contributing outbuildings, and two contributing objects. All the non-contributors are compatible in use, material, and scale with the significant contributing resources. Residences in the district have a uniform setback and orientation.

The district is located at the southern end of Massachusetts Street. Massachusetts Street is the primary north/south artery in the historic Lawrence city plan. The street stretches from the Kansas River and the downtown central business district on the north to its southern terminus at an entrance to Haskell Indian Nations University. The terrain is generally level and the residences in the district are shaded by many mature trees.

The north boundary of the district is defined by 23rd Street, a major east-west artery, to the north. Two prominent stone markers facing 23rd Street flank the entrance to Breezedale Addition. The western boundary is defined by the rear property line of the lots facing Massachusetts; there are no alleys. The southern boundary is defined to exclude several contemporary houses dating from the post-World War II period on the west side of Massachusetts Street extending to Indian Street. On the east side of Massachusetts, the streetscape is comprised of modest residences compatible in use, material, and scale with the architectural character of the historic district. These residences date from the early twentieth century to circa 1970.

None of the residential properties in the district or adjacent neighborhood are already designated. The significant buildings contributing to the district are well-preserved examples of some of the residential property types outlined in Section F of the multiple property document, "Historic Resources of Lawrence, Douglas County, Kansas" (MPS).¹ Contributing buildings meet the property type description and registration requirements as defined in Section F.

The contributing residences are examples of the "Comfortable House," a term that refers to the profusion of styles built in suburban settings in the United States from about 1890 to about 1930. Found throughout Lawrence, these residences are the predominant house type in the Lawrence neighborhoods developed in the early twentieth century south of the downtown business district. Typically, residences of this type freely combined forms and ornament, making distinct classifications based on architectural

¹ Deon Wolfenbarger and Dale Nimz, "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Document (1997).

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style difficult.² Some examples of the main subtypes, based primarily on form, are found in the Breezedale Historic District. The *Foursquare* is a two-story building, two rooms wide and two rooms deep, with a pitched roof. Ornamental features and details may be borrowed from the Neo-Classical, Craftsman, Prairie, and other styles. The *Bungalow* typically was a one-story or one-and-a-half-story house noted for a porch roof extending from the main house and sweeping over a front porch. Craftsman features ornament the porch, windows, exposed rafters, and eave brackets.

Property Inventory

The following properties are included in the historic district:

2301 - 2401 MASSACHUSETTS STREET -- WEST SIDE

1. Carl A. Preyer Residence, 2301 Massachusetts, circa 1910, contributing.

This is a rectangular two-story *Foursquare*-type house with an eclectic blend of Neo-Classical and Craftsman ornamental features. The house has a rough-cut rubble stone foundation surmounted by a hipped roof with flared eaves and intersecting gable roof dormers covered with asphalt shingles. The first floor is constructed of rough-cut rubble native stone blocks laid in ashlar bond. The second floor is wood-frame construction covered with wood shingles. A rear wing with second floor sleeping porch has weatherboard on the first floor and shingle sheathing on the second. There is a stone exterior chimney near the southeast corner of the building and an interior brick chimney in the north side.

The front porch has a low-hipped roof with flared eaves. The sides of the porch, steps, and two square end posts are constructed of rough rubble stone. The porch floor is concrete. The paneled and glazed wooden front entrance door is flanked by sidelights. Ornamental features include flat arches with keystones over the masonry openings, a projecting stair bay window to the north, a three-part Palladian dormer window with a central round-arched sash and cornice returns on the roof dormers. The house has a one-story shed-roofed rear addition on a concrete block foundation to the southwest.

1b. Outbuilding, 2301 Massachusetts, circa 1910, contributing.

Directly behind the house stands a one-story outbuilding with an intersecting gable roof. It is wood frame construction covered with weatherboard. There appear to be two sections with the oldest forming a wing oriented north-south and another section oriented east-west. The older north wing has a concrete foundation with narrow wooden sheathing and the south block has wider car sheathing. The outbuilding has wooden double-hung windows.

² "Historic Resources of Lawrence, Douglas County, Kansas," F-8.

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1c. Garage, 2301 Massachusetts, circa 1910, contributing.

There is a one-story wood-frame and weatherboard garage with a gable roof at the southwest corner of this property. The front entrance has two large wooden rolling doors facing east. The garage has a concrete block foundation.

2. Ada McPherson Residence, 2309 Massachusetts, circa 1910, contributing.

This is a rectangular two-story *Foursquare*-type house with Craftsman ornamentation. It has a gable roof covered with asphalt shingles and rough-cut native stone foundation. The first floor is constructed of coursed rough-cut native stone with deep-raked joints and the second floor is constructed of wood frame and weatherboard. To the north, there is a projecting stair bay with paired windows. There is an exterior stone chimney at the southeast corner. The rear wing has a shed roof and the rear entrance opens to a modern wooden deck.

The front porch and two end posts are constructed of coursed stone with concrete steps and floor. The railing consists of upright stones set in the floor with a concrete railing. The porch has a gable roof with an ornamental molding and cornice return. The overhanging front gable is ornamented with Craftsman eave brackets and the side eaves have ornamental rafter tails. The wooden glazed front door is flanked by sidelights. Generally, the house has 4/1 glazed double-hung windows.

2b. Garage, 2309 Massachusetts, date unknown, contributing.

There is a garage on the northwest corner of the property. This is a one-story wood-frame and weatherboard structure with a gable roof oriented east-west covered with corrugated metal roofing. The garage has a concrete foundation. The original entrance to the east has three folding paneled wooden doors. A panel of three modern wooden glazed doors has been installed in the south wall.

3. A. P. Baecher Residence, 2315 Massachusetts, circa 1921, contributing.

This is a rectangular two-story *Foursquare*-type house with Craftsman ornamentation. It has a gable roof covered with asphalt shingles. The house has a foundation and first story constructed of rough-cut stone blocks laid in ashlar bond. The second story is wood-frame construction covered with wooden shingles. A rear wing has modern plywood sheathing on the first floor and wood shingle sheathing on the second. The front porch gable end and front gable end are stuccoed. There is a projecting stair bay to the north with a single window and a shed-roofed bay window to the southwest. The house has a central interior brick chimney and an exterior stone chimney at the southeast corner of the building. Generally, there are 4/1 double-hung windows with original wooden storm windows.

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The front gable porch has stone walls, concrete steps, floor, and railing. The front overhanging eave is ornamented with eave brackets and the side eaves have ornamental rafter tails. The front wooden entrance door is flanked by sidelights. There are 6/1, 4/1, and 3/1 windows in the front façade.

3b. Garage, 2315 Massachusetts, circa 1921, contributing.

There is a one-story gable-roofed garage oriented east-west at the northwest corner of the property. It is wood-frame construction covered with wooden shingles and a concrete foundation. The main entrance facing east has a paneled glazed overhead door flanked by a small glazed paneled wooden entrance door.

4. L. S. Woolsey Residence, 2317 Massachusetts, circa 1910, contributing.

This is a rectangular two-story *Foursquare*-type house with classical and Craftsman ornamentation. It has a gable roof with flared eaves covered by asphalt shingles. The foundation and first floor are constructed of coursed rough-cut stone blocks. The second floor is wood-frame construction covered with wooden shingles. The gable ends and rear wing are covered with wooden shingles. There is a projecting hipped-roof stair bay with paired windows in the north side. There is a rear wing with hipped roof. The porch and two square end posts are constructed of rough-cut stone blocks with a concrete floor, steps and cap on the stone railing. There is a rear brick interior chimney in the northwest corner.

The front eave has wooden crown molding forming an ornamental cornice return. The front wooden entrance door has a glazed panel and is flanked by sidelights with ornamental glass. It has a modern wooden paneled storm door. The front windows are wooden double-hung sash with an upper ornamental diamond sash.

5. Charles E. Sutton Residence, 2325 Massachusetts, circa 1910, contributing.

This is a rectangular two-story *Foursquare*-type house with classical ornamentation. It has a projecting sidegable roof and a front hipped roof dormer covered with asphalt shingles. The foundation and first floor are constructed of rough-cut stone blocks laid in ashlar bond. There are flat-arched masonry openings in the basement. The shed-roofed rear wing is stuccoed with a second floor sleeping porch. There is a projecting stair bay with a gable roof and a bank of three windows to the north and a projecting bay window with a gable roof in the southwest corner of the building. There is an exterior chimney constructed of rough-cut stone blocks at the southeast corner.

The front gable-roofed porch and square end posts are constructed of rough-cut stone blocks with a concrete floor, steps, and cap on the stone railing. The modern wooden entrance door has an original

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wooden storm door and is flanked by sidelights with ornamental glass. Second floor windows are 1/1 double-hung wooden sash with an upper ornamental diamond pane. The front roof dormer has three windows with upper ornamental 8-light sash.

5a. Garage, 2325 Massachusetts, non-contributing

There is a garage at the southwest corner of the property with a hipped roof and front gable roof dormer covered with asphalt shingles and a concrete foundation. The garage is wood-frame construction covered with modern plywood sheathing. It has a modern synthetic garage door.

6. Residence, 2331 Massachusetts, circa 1950, non-contributing.

This is a rectangular one-story *Minimal Traditional*-style house with a side gable roof covered with asphalt shingles and attached end garage. It is wood frame construction with wooden shingle sheathing and a concrete foundation. There is an interior central brick chimney. The main entrance has an ornamental door surround with fluted flat columns. The 8/12 double-hung windows appear to be wooden.

7. William Kopp Residence, 2341 Massachusetts, circa 1917, contributing.

This is a rectangular one-story *Craftsman*-type house with a side gable roof and a prominent intersecting front gable porch. The building is wood frame construction covered with wooden shingles in ornamental coursing. It has a stucco foundation (probably on concrete block or brick). There is a rear gable wing with a shed-roofed rear entrance to the southwest and projecting gable-roofed bays centered in the north and south side. There is an external river rock chimney to the southeast and an internal river rock chimney in the ridge of the rear wing.

The front porch has round river rock battered piers, a wooden floor and railing, and end posts composed of four square built-up posts with ornamental projecting caps. The wooden entrance door has nine small upper lights and a modern aluminum storm door. The front and side gables have broad overhanging eaves with ornamental beams. There are large front windows with upper ornamental multi-pane sash. The porch gable end is ornamented with square paired multi-pane windows. First floor windows are double-hung wooden 1/1 sash and the attic windows are 3/1 wooden sash.

7b. Garage, 2341 Massachusetts, circa 1917, contributing.

This is a rectangular one-story garage with a gable roof oriented east-west. The building is wood frame construction covered with wooden shingles. It has a concrete foundation. The garage has a broad eave overhang with ornamental rafter tails. There is a modern synthetic 16-panel glazed overhead door.

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8. Residence, 2347 Massachusetts, circa 1960, non-contributing.

This is a rectangular one-story house with a side gable roof covered with asphalt shingles. It is wood frame construction with wide synthetic sheathing and a concrete foundation. There is some imitation stone sheathing ornamenting the entrance. A projecting bay to the southeast may have been a garage that has been converted to living space. This bay has a large fixed window flanked by two casement windows. The house has a modern paneled entrance door with two small upper lights. There is a large tripartite central window beside the entrance. Other windows are 2/2 double-hung windows with ornamental shutters.

8b. Outbuilding, 2347 Massachusetts, date unknown, non-contributing

8c. Outbuilding, 2347 Massachusetts, date unknown, non-contributing

9. Albert and Leona Brewer Residence, 2401 Massachusetts, circa 1911, contributing.

This is a rectangular two-story *Foursquare*-type house with classical and Craftsman ornamentation. It has a gable roof and cross-gable roof dormers covered with asphalt shingles. There is a two-story rear wing with an upper sleeping porch. The first floor is brick masonry and the second floor is wood frame construction. The house has a foundation of rough-cut coursed stone blocks with a projecting tooled cut-stone water table. The first floor is constructed of tan-gray brick and the second floor is wood frame construction covered with synthetic siding. There is a brick exterior chimney to the southeast and a projecting gable bay window to the southwest.

The front entrance porch has square corbelled brick posts with a cut stone base set on rough-cut stone piers. There are stone steps and wooden tongue and grooved porch flooring. The wooden glazed front entrance door is flanked by sidelights. There are ornamental eave brackets. The first floor front window has an ornamental leaded glass upper panel with wooden double-hung 8/1 second floor windows and 4/1 attic windows.

9b. Garage, 2401 Massachusetts, circa 1970, non-contributing

This is a rectangular one-story building with a hipped roof oriented north-south with the entrance facing south. It is wood frame construction covered with plywood sheathing on a concrete foundation. There are paired rolling entrance doors.

10a. Entrance monument (West), 1909, contributing

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Two monumental pillars on each side of the intersection of 23rd and Massachusetts Street mark the primary entrance to the Breezedale Addition. The west pillar is slightly higher and has a curved seat with "Breezedale" spelled out in large embedded metal letters. The seat is flanked by two square pillars approximately seven feet high. The seat is constructed of stone and concrete. The pillars are constructed of large coursed rough-cut native stone blocks. There is a modern metal cross surmounting the southeast pillar.

10b. Entrance monument (East), 1909, contributing

Across the street to the east is a similar monument. This consists of two separate end pillars and curved wall sections with a gap and concrete walk between them. The north pillar is approximately seven feet tall and the south pillar is approximately ten feet tall. The walls and the pillars are constructed of rough-cut stone blocks.

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Breezedale Historic District
Douglas Co., Kansas

Significance

The Breezedale Historic District, located on the west side of Massachusetts Street south of 23rd Street, Lawrence, Douglas County, Kansas, is eligible for listing on the National Register of Historic Places under Criterion A for its significant historical association with the early twentieth century suburban development of Lawrence. Also, the district is eligible for listing under Criterion C for architecture as a significant assemblage of early twentieth residential buildings in Lawrence, Kansas. This nomination is being submitted as part of the multiple property listing "Historic Resources of Lawrence, Douglas County, Kansas." The residences that contribute to the sense of time and place in the district are representative examples of the "Comfortable House," a term that refers to the profusion of styles and types built in suburban settings in the United States from 1890 to 1930. Found throughout Lawrence, these residences are the predominant house type in the Lawrence neighborhoods south of downtown. Typically, residences of this type freely combined forms and ornament, making distinct classifications based on architectural style difficult.³ The period of significance begins with the construction of the first house in 1910 and ends with 1945, as defined by the multiple property listing.

Historical Context

Extending an early twentieth century trend of southern and western residential expansion, Charles E. Sutton developed the Breezedale Addition at the southern end of Massachusetts Street and the streetcar route. The plat for Breezedale was recorded May 12, 1909.⁴ In an unusual venture for Lawrence, Sutton reportedly built five homes with similar architectural character between 1909 and 1910. This was the first attempt in Lawrence to create an identifiable suburban neighborhood.⁵

At this time, Lawrence was described as the "trading metropolis for a rich and populous agricultural county." The Lawrence Journal boasted in 1910, "Lawrence is conceded on all hands to be the most beautiful residence city in Kansas. Its homes present a uniformity in good architecture, a tasteful construction, and in delightful surroundings, rarely seen in any city in the country."⁶ However, Breezedale was so far from the town center of Lawrence that the addition developed slowly over the next three decades. Not long after Breezedale Addition was opened, there was a pause in the chronological development of residential subdivisions during the early twentieth century. The town recorded twenty-nine additions and subdivisions between 1901 and 1919, primarily in the south part of

³ Deon Wolfenbarger and Dale Nimz, "Historic Resources of Lawrence, Douglas County, Kansas," National Register Multiple Property Document (1997), F-8. Cited Alan Gowans, The Comfortable House (Cambridge, MA: MIT Press, 1987), xiv.

⁴ Plat Records, Book 3, 17. Register of Deeds, Douglas County.

⁵ Stan Hernly, "Cultural Influences on Suburban Form: With Examples from Lawrence, Kansas," M. Arch. Thesis, University of Kansas (1984), 112.

⁶ Lawrence Daily Journal special edition "Live Lawrence," (November 1910), 8.

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Lawrence. However, only seven new plats were recorded after 1920 — the first in 1925 and the last two in 1938.⁷

Sutton followed the example set by Charles B. Hosford, who came to Lawrence in 1906 and formed an investment and mortgage company in 1910. Reviewing Hosford's career in 1929, the Lawrence Journal-World reported, "one of the principal contributions to the city has been the residential development carried on by this firm. Eight additions and subdivisions have been developed and placed on the market by them."⁸ The report commented that Hosford's first and second additions in 1906 were probably the first made to the town of Lawrence in twenty years. Hosford's additions extended the southern limits of the town and built up blocks on either side of Massachusetts Street between Nineteenth and Twenty-Second Streets.

Construction of an electric streetcar system in Lawrence during the fall of 1909 stimulated the development of suburban residential neighborhoods such as the Breezedale Addition. After the great 1903 flood, the earlier horse-car street railway ended its operations. Six years later, the Lawrence Light and Railway Company organized to build an electric trolley system. In September, 1909, the company opened its main route from the Santa Fe Railroad depot near the south side of the Kansas River to the southern end of Massachusetts Street. After 1927, however, the company gradually replaced the streetcars with buses.

Breezedale Addition

On June 23, 1909, the Lawrence Daily Journal reported, "the word "Go" was sounded shortly after noon today when the first work was begun on the local electric line, and from now on until the line is completed and cars are running it means that Lawrence will be the center of activity in part of Kansas." Rebutting those who had declared that the line would never be built to the south part of town, the Journal commented on June 26, "the fact that work actually began first on Lee street and is now progressing on South Massachusetts street means much to Lawrence. The laying of the big heavy steel double tracks assures that the service is to be prepared for a larger service. It also is certain that the interurban now being constructed as far as DeSoto will have its depot on the south side of town and also will have service on Massachusetts street. It is given out from good authority that the electric line will also be extended to Haskell Institute and give a splendid service to that section of the city. Lawrence is to have a complete and splendid electric line as quickly as men, money, and rails can make them."

A few days later on June 30, the Journal boasted, "rapidly the wonderful growth continues southward ... the south part of town will be the most valuable and handsomest residence section of Lawrence." The

⁷ Hernly, "Suburban Form," Appendix B, 215.

⁸ "Hosford Business Was Opened in 1906," Lawrence Journal-World October 10-11, 1929, p. 18, col. 1.

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writer stated that more than fifty homes were being constructed and predicted that more than that number would be started in the near future. "Time was when people looked askance at South Lawrence, but now it is rightfully coming into its own. Judging by the activity in South Lawrence property the talk of a 'boom' might not be stated without great variation for the truth, but the fact is that the south part of town is just a natural growth, rapid to be sure, but nevertheless a healthy and substantial growth. The increase in population and the benefits of the street railway in making outside property desirable is one of the chief issues in the quick making of South Lawrence."

Later on September 14, the Journal described a last chance sale of lots by the Hosford Investment Company in the fair grounds, or race track, addition. The writer commented, "Messrs. Hosford and Brook have done wonders in building up South Lawrence. They have accomplished what many said was the impossible... And they have pushed--and then some, for they have built houses, and thereby showed their faith in the property they were pushing." Apparently, Charles E. Sutton followed the same sales plan by building the first houses in Breezedale Addition.

One of the essential steps in marketing the lots and houses in South Lawrence was the success of the Lawrence street railway. On September 19, 1909, the first electric car ran over the several miles of completed track. As the Journal boasted on September 20, "the road-bed is splendid, the cars beautiful and up-to-date, the power more than sufficient, the cars well manned with experienced men and with efficient, big men at the head of its big half-million dollar corporation, Lawrence now boasts as good a street railway as can be found in any city of equal size in the West." The reporter concluded that the event marked a new era in the history of the city and a new spirit of progress. "It meant a larger and greater Lawrence. The skeptics were vanquished and the optimists ruled. For more than two decades Lawrence had dreamed of its street railway and now the dream has become a reality." At this time, the track had been laid from the Santa Fe Depot to Massachusetts Street with a double track from Winthrop to Banks Street and a track completed to Hosford's Addition, Breezedale, and the extreme limit of Massachusetts Street.

Vital links between the street railway, the development of South Lawrence, and the new Breezedale Addition were emphasized in a September 22 article, "The South Side," on the front page of the Journal. "The street cars have made the southside. Yesterday carload after carload of people were taken to the south end of the line and for the first time saw the many improvements that were being made there." Much of the report described Breezedale, the terminal of the line, where "the McQuary-McNeil Investment Company have been doing a great work and spending thousands of dollars in building up a great addition."

As the Journal concluded, "Breezedale has long been looked upon by the investors as the future fine residence portion of Lawrence and the present summer has seen this then seemingly a vision become a reality. Five handsome modern residences are nearing completion... They are built upon the latest

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architectural design and are as fine as any residences in the city." The report described workmen putting down granitoid sidewalks in front of the homes and grading the streets. Work had begun on the "fine artistic gateway which is being erected. This will make Breezedale the Park addition to the city and will make a fitting terminal for the line."

The Journal praised the tremendous investment and the faith Mr. C. E. Sutton and the McQuary-McNeil firm had in Lawrence and the south side. "They are spending more than \$20,000 on houses which are being erected in Breezedale. They are spending \$1,800 on an ornamental gateway and entrance." In their two additions, Breezedale and South Ridge, they were installing "ten thousand feet of granitoid walks, ten thousand feet of sewer, ten thousand feet of water and gas pipes." Finally, the newspaper announced, "this property is selling at bottom prices now. The opening of the street car line with its rapid service to the South Side is making this property more valuable than ever every day."⁹

In 1913, a commemorative booster publication praised Charles E. Sutton as a man "who wins and inspires success." As a reporter described him, Sutton was "a man of vigor, snap, and one full of energy, a man ever ready to size up a project and be able to gauge its possibilities in big figures. Some men are born with a capacity for big business and [sic] then able to train their minds for the execution of carefully laid plans."

As a younger man, Sutton was in poor health and came to his father's ranch in Russell County, Kansas. Later, he rented a farm of 720 acres adjoining the town, purchasing the property three years after. By 1905 he had acquired over 8,500 acres of improved land. In 1906 Mr. Sutton sold some 4,000 acres of the Sutton Ranch and moved to Lawrence where he purchased the Thummel Farm of 480 acres, five miles north of Lawrence. Later he added the tract, now known as "Breezedale" to his holdings, recording the plat for Breezedale Addition on May 12, 1909, and building five unusually attractive homes there.¹⁰

A photograph illustrating the booster publication showed the stone monuments at the entrance to Breezedale and five residences to the south along the west side of Massachusetts Street. With the information currently available, it is not possible to confirm that Charles Sutton built all five of the earliest houses in Breezedale Addition. The southernmost one of these would be the Albert Brewer residence. Since Brewer was a brick mason and the first floor of this house is the only one constructed of brick, he may have built the residence. Possibly, Charles Sutton financed the construction. Whatever the exact sequence, Brewer was recorded as the owner in 1911. The scattered trees in this photo are few and relatively small. The main sources of information about the initial construction and ownership of houses in the Breezedale Addition are the Douglas County tax assessment rolls for Lawrence and city

⁹ "The South Side," Lawrence Daily Journal, "22 September 1909, p. 1, col. 5.

¹⁰ Lawrence: Today and Yesterday, 41.

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directories. Because of the distance from the central business and residential districts, the Breezedale Addition was not covered in the 1927 Sanborn insurance map of Lawrence.

Brief histories of the nine homes included in the Breezedale historic district follow.

- 1. Carl A. Preyer Residence**, 2301 Massachusetts, circa 1910, contributing. Because of its prominent corner location, it appears that this was the first house in the Breezedale Addition. Preyer was recorded as the owner of Lot 1 with a taxable value of \$25.05 in 1910. Since adjacent unimproved lots were valued at \$1.80, the house was completed by the end of 1910. Preyer acquired Lot 2 from Charles Sutton in 1914. Carl and Frances Preyer were listed as residents of 2401 [sic] Massachusetts in 1911. Mr. Preyer was an instructor at the University of Kansas. Frank Preyer, a student, was listed as boarding at the residence.
- 2. Ada McPherson Residence**, 2309 Massachusetts, circa 1910, contributing. Charles Sutton was the owner of Lot 3 from 1910 until 1915 when Mrs. Ada McPherson acquired the property. The house was constructed in 1910 when the taxable value was \$20.00. John D. and Lorene McNeill were tenants in 1911. Mr. McNeill was a partner in the Dale-McNeill Realty Company. Howard and Jessie Morton and their daughters, Lucie (a student) and Ruth also lived there.
- 3. A. P. Baecher Residence**, 2315 Massachusetts, circa 1921, contributing. Sutton was the owner of Lot 4 from 1910 to 1912. J. D. Bowersock, a prominent Lawrence entrepreneur and Congressman, was the owner from 1913 to 1920. Apparently, the lot was unimproved with a value of only \$2.00 until 1921 when A. P. Baecher acquired the property and the value increased to \$39.00. Herbert and Lotta Hill were the tenants from 1926 to 1928. Mr. Hill was a salesman for the Hamilton Motor Company.
- 4. L. S. Woolsey Residence**, 2317 Massachusetts, circa 1910, contributing. Sutton was the owner of Lot 5 in 1910 and the property value was \$20.00 indicating that the house was constructed that year. Lew and Mary Woolsey were listed as the residents in 1911. Their children, Helen, a student at the University of Kansas, and Arthur, an electrician, were listed as boarding with them. Oliver F. and Gertrude Ulrich were listed as residents in 1917 and 1917. Mr. Ulrich was a clerk for the Burham-Munger-Root Manufacturing Company. Owen and Blanche Maloney were the tenants from 1926 to 1928. Mr. Maloney was a department manager for the Lawrence Journal-World.
- 5. Charles E. Sutton Residence**, 2325 Massachusetts, circa 1910, contributing. Sutton was the owner in 1910 when the property value was \$25.95 indicating that the house was constructed that year. Charles and Elizabeth Sutton were listed as the residents in the 1917 and 1919 city directories. Their children, Agnes and Elizabeth, both students, boarded at the address. Mr. Sutton was listed as a stockman. However, Elizabeth W. Sutton was recorded as the owner from 1918 to 1922. Charles and

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May Penwell acquired the property in 1924. Henry B. and Grace Ober were listed as the residents of 2425 [sic] Massachusetts from 1911 to 1915.

6. Residence, 2331 Massachusetts, circa 1950, non-contributing.

7. William Kopp Residence, 2341 Massachusetts, circa 1917, contributing. Charles Sutton was recorded as the owner of Lots 111 and 112 from 1910 to 1912. H. B. and G. H. Ober were the owners in 1913. When William Kopp acquired the property in 1914, the value was only \$1.50. The house was constructed in 1917 when the value increased to \$22.50. William and Pauline Kopp were listed as the residents from 1917 to 1928. Kopp was a tinner employed at Grayson & Reinisch in 1917; later he was listed as proprietor of a sheet metal works.

8. Residence, 2347 Massachusetts, circa 1960, non-contributing.

9. Albert and Leona Brewer Residence, 2401 Massachusetts, circa 1911, contributing. Albert Brewer acquired Lots 114 and 115 from Charles Sutton in 1911. The property value of Lot 114 increased from \$1.35 in 1910 to \$48.85 in 1911 making this the most expensive house in the district. Mr. Brewer was listed as a brick masonry contractor in 1914 and 1915. The Brewers were listed as residing at 801 Alabama in west Lawrence in 1915. Sarah Lewellen acquired the property in 1915 and the directory listed James C. and Sarah Lewellen as residents from 1915 to 1919. Mr. Lewellen was employed at Haskell Institute. Paul Laptad acquired the property in 1922 and lived there through 1930. Paul and May Laptad, their children Agnes (teacher), Marguerite (stenographer), and Robert (farmer) all lived at the address in 1926.

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R. L. Polk & Company (Sioux City, IA, St. Paul, MN, Detroit, MI: 1909, 1911, 1913-1914, 1915, 1917, 1919, 1925-1926, 1927-1928).

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Lawrence Daily Journal, "A Last Chance," 14 September 1909, p. 1, col. 3.

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Verbal Boundary Description

The Breezedale Historic District encompasses 2 acres of land, which includes 10 properties. The districts boundaries are as follows:

Beginning at the northwest corner of the property of 2301 Massachusetts Street, then proceeding south along the west property lines of 2301, 2309, 2315, 2317, 2325, 2331, 2341, 2347, and 2401 Massachusetts Street to the southwest corner of the property of 2401 Massachusetts Street, then proceeding east along the south property line of 2401 Massachusetts Street, then proceeding north along the east property lines of 2401, 2347, 2341, 2331, 2325, 2317, 2315, 2309, and 2301 Massachusetts Street, including the two stone monuments on the SW and SE corners of the intersection of Massachusetts Street and 23rd Street, then west along the north property line of 2301 Massachusetts to the point of beginning.

Boundary Justification

The Breezedale Historic District includes the area platted by developer Charles E. Sutton in 1909. The nominated area includes a significant collection of building and structures that are connected both historically and aesthetically.

Property Owner Information

1. **Carl A. Preyer Residence**, 2301 Massachusetts, circa 1910, contributing
Michael B. Sizemore
Georgia Gavito
2301 Massachusetts Street
Lawrence, KS 66046
2. **Ada McPherson Residence**, 2309 Massachusetts, circa 1910, contributing
Erik A. Lundquist
Nancy Biles
2309 Massachusetts Street
Lawrence, KS 66046
3. **A. P. Baecher Residence**, 2315 Massachusetts, circa 1921, contributing
Ryan M. Pope
2315 Massachusetts Street
Lawrence, KS 66046

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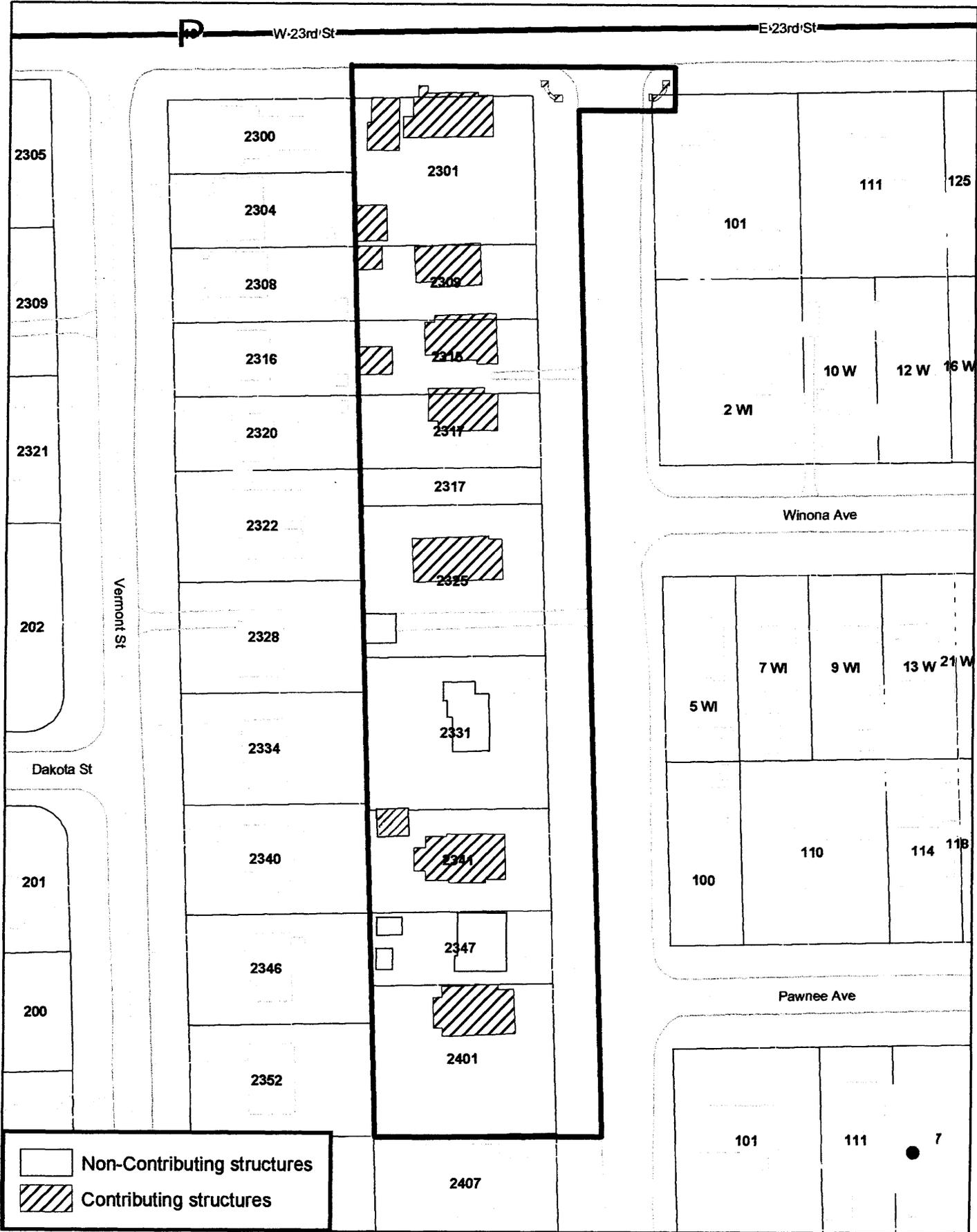
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4. **L. S. Woolsey Residence**, 2317 Massachusetts, circa 1910, contributing
Alex & Tina Conchola
2317 Massachusetts Street
Lawrence, KS 66046
5. **Charles E. Sutton Residence**, 2325 Massachusetts, circa 1910, contributing
James & Constance Jeans
2325 Massachusetts Street
Lawrence, KS 66046
6. **Residence**, 2331 Massachusetts, circa 1950, non-contributing
Isabelle S. Tait
2331 Massachusetts Street
Lawrence, KS 66046
7. **William Kopp Residence**, 2341 Massachusetts, circa 1917, contributing
Douglas Romary
2341 Massachusetts Street
Lawrence, KS 66046
8. **Residence**, 2347 Massachusetts, circa 1960, non-contributing
John & Elizabeth Weslander
2347 Massachusetts Street
Lawrence, KS 66046
9. **Albert and Leona Brewer Residence**, 2401 Massachusetts, circa 1911, contributing
Robert & Mary Matthews
2401 Massachusetts Street
Lawrence, KS 66046
10. **Entrance monuments**, 1909, contributing
City of Lawrence
6 E. 6th
Lawrence, KS 66044

Breezedale Historic District



Non-Contributing structures
 Contributing structures

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Lawrence, Douglas County, Kansas

PHOTO LABELS

Breezedale Historic District, Lawrence, Douglas County, Kansas

Photographer: Dale Nimz
1928 Countryside Lane, Lawrence, KS 66044

Location of negatives: Kansas State Historic Preservation Office

Exterior

- Photo 1: Carl A. Preyer Residence, 2301 Massachusetts, Lawrence, Douglas County, KS, view of house from south southeast, 07/20/2005.
- Photo 2: Carl A. Preyer Residence, 2301 Massachusetts, Lawrence, Douglas County, KS, view of house and outbuilding from northwest, 07/20/2005.
- Photo 3: Outbuilding, 2301 Massachusetts, Lawrence, Douglas County, KS, view from east, 07/20/2005.
- Photo 4: Ada McPherson Residence, 2309 Massachusetts, Lawrence, Douglas County, KS, view of house from southeast, 08/19/2005.
- Photo 5: Ada McPherson Residence, 2309 Massachusetts, Lawrence, Douglas County, KS, view of house from northeast, 08/19/2005.
- Photo 6: Outbuilding, 2309 Massachusetts, Lawrence, Douglas County, KS, view from southeast, 08/19/2005.
- Photo 7: A. P. Baecher Residence, 2315 Massachusetts, Lawrence, Douglas County, KS, view from southeast, 08/19/2005.
- Photo 8: A. P. Baecher Residence, 2315 Massachusetts, Lawrence, Douglas County, KS, view from northeast, 08/19/2005.
- Photo 9: Outbuilding, 2315 Massachusetts, Lawrence, Douglas County, KS, view from southeast, 08/19/2005.

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Lawrence, Douglas County, Kansas

- Photo 10: L. S. Woolsey Residence, 2317 Massachusetts, Lawrence, Douglas County, KS, view from northeast, 08/19/2005.
- Photo 11: Charles E. Sutton Residence, 2325 Massachusetts, Lawrence, Douglas County, KS, view from east, 08/19/2005.
- Photo 12: Outbuilding, 2325 Massachusetts, Lawrence, Douglas County, KS, view from northeast, 08/19/2005.
- Photo 13: Residence, 2331 Massachusetts, Lawrence, Douglas County, KS, view from southeast, 08/19/2005.
- Photo 14: William Kopp Residence, 2341 Massachusetts, Lawrence, Douglas County, KS, view from northeast, 07/20/2005.
- Photo 15: Outbuilding, 2341 Massachusetts, Lawrence, Douglas County, KS, view from east, 07/20/2005.
- Photo 16: Albert Brewer Residence, 2401 Massachusetts, Lawrence, Douglas County, KS, view from southeast, 08/19/2005.
- Photo 17: Residence, 2347 Massachusetts, Lawrence, Douglas County, KS, view from east, 07/20/2005.
- Photo 18: Entrance monument (west), Lawrence, Douglas County, KS, view from northeast, 08/19/2005.
- Photo 19: Entrance monument (east), Lawrence, Douglas County, KS, view from southwest, 07/20/2005.
- Photo 20: Massachusetts streetscape, Lawrence, Douglas County, KS, view from northeast, 08/19/2005.
- Photo 21: Massachusetts and Pawnee intersection, Lawrence, Douglas County, KS, view from east, 08/19/2005.

Breezedale Historic District



 Non-Contributing structures
 Contributing structures