

United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Priestly House
other names/site number Same

2. Location

street & number 1505 Kentucky Street not for publication
city, town Lawrence vicinity
state Kansas code KS county Douglas code 045 zip code 66044

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u> </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u>1</u>	<u> </u> objects
			<u> </u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Signature of certifying official *[Signature]* Date February 10, 1988
Executive Director, 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.

Signature of commenting or other official _____ Date _____
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. See continuation sheet. *[Signature]* Entered in the National Register 3-10-88

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain): _____

Signature of the Keeper *[Signature]* Date of Action _____

6. Function or Use

Historic Functions (enter categories from instructions)
Domestic; Single Dwelling; Residence

Current Functions (enter categories from instructions)
Domestic; Single Dwelling; Residence

7. Description

Architectural Classification
(enter categories from instructions)

Materials (enter categories from instructions)

Mid- 19th Century; Greek Revival;
Upright and wing

foundation Stone: limestone
walls Brick
roof Asbestos; asphalt
other Wood

Describe present and historic physical appearance.

The Priestly House (c. 1864) is located at 1505 Kentucky Street in Lawrence, Douglas County, Kansas (pop. 58,000). The two story, brick, vernacular house stands in the heart of the Oread neighborhood, two blocks west and one block south of the central business district on Massachusetts Street between Eighth and Fourteenth Streets. When built, the house stood on the outskirts of the original townsite. The Oread neighborhood lies between the commercial district and the University of Kansas, which opened in 1866. As the university grew, the land in Oread was quickly built upon. The Priestly house originally stood on four lots stretching from Kentucky to Tennessee Streets; it is one of the few remaining houses in Oread sited on two lots.

The Priestly House is a symmetrical structure which faces directly east onto Kentucky Street. The two-story, three unit, house has an L-plan with a west addition. The overall dimensions of the building are approximately 39' feet from north to south and forty-two feet from east to west. Its stretcher-coursed brick walls rest on a rough cut limestone foundation. An asbestos shingled, cross gabled roof covers the original building while an aluminum, gabled roof with flanking shed-roofed units cover the 1978 addition. Originally chimneys were located on the front gable and the wing; both were removed in 1952.

The building's facade is composed of a gable front, two unit structure which abuts a projecting one-bay gable wing to its north. A one story, Queen Anne porch (c. 1886) runs the width of the east facade and along the north facade to the wing. It is supported by carved wood columns connected by decorative brackets. The porch masks the first floor fenestration and door treatments.

Fenestration in the gable front is composed of one first story and two second story 6/6 double hung units with wood lintels and sills. Brick header courses top the lintels.

The main entry into the structure is a single wooden door surrounded by fluted casing and topped with a decorative crown. This eight-paned door is on the north side of the front elevation. A second door, on the wing, is of the same design.

The north and south elevations repeat the window design used on the facade; the 1978 west addition replaced a frame section which housed the kitchen and bathroom. The two story, two unit gabled aluminum addition is flanked by two, one story, one unit extensions on the north and south sides. The gabled roof of the addition is not symmetrical with the older structure's gable. Two, 6/6 double hung windows with wood lintels and

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sills remain on the west side of the original structure.

The plan and major features of the interior have been altered. The living room of the gable front was originally two parlors; the wall separating the rooms was removed in 1934. The brick exterior walls of the original west elevation were uncovered in 1954 and serve as the east walls of the rooms in the aluminum covered addition. A short entrance hall leading to the 1978 addition lies north of the curving front stair. On the second floor, a central hallway opens from the stair landing, with rooms radiating from the north, south, and west of the hall. The walnut stair bannister was milled at the site in 1886. The woodwork, closets, and windows of the gable front appear to be original. The woodwork, windows, and doors of the wing appear to date to its 1886 construction. The house has plaster walls, excepting the brick east wall; ceilings were dropped six inches in 1978 during the renovation. Except for the stair rails and balusters, the woodwork is painted. Significant stylistic features include the rough hewn lintels above the east doors of the addition, the deep set windows, and the wide door and window surrounds.

A tennis court, barn and gardens were on the site when William Priestly purchased the property in 1872. Both the tennis court and barn were sited on the Tennessee lots which are no longer a part of the property. The gardens were on the north lot, which is now empty but for several trees.

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to the demise of the growth period include the 1873 grasshopper invasion of Kansas and the national panic of 1873 which was followed by a depression.

The 1866 opening of the University of Kansas, with fifty-five students, forecast the state's commitment to the institution and its impact on the growth of Lawrence, particularly on the Oread neighborhood. The number of students steadily grew during the City Building period. As there were no dormitory facilities, many families built in the Oread neighborhood, which stands between the university and the downtown Lawrence commercial district. Families began to relocate to Lawrence so that their children could attend the university. Thus, building in Oread became a means of speculative gain. The Priestly House may have been constructed for the purpose of economic gain. John Bowles built the dwelling in 1864 and sold it to Dennis S. Gibbs in 1870. Although the house was considered to be on the outskirts of town in the 1870s, it was within walking distance to the university.

William Priestly (1827-1898) moved his family from Baldwin, Kansas to Lawrence in 1872. Priestly, Captain of the 93rd Ohio Volunteers during the Civil War, purchased 1505 Kentucky Street on April 23, 1872 for \$3,200 from Dennis S. Gibbs. One of the main incentives for the family's move to Lawrence was so that his children could attend the University of Kansas. University of Kansas catalogues list three Priestlys attending the university preparatory school and the university between 1866 and 1890. Joe (Joh) Priestly (Priestley) is shown as attending the preparatory school in 1875 and 1876 and the university in 1877 as a freshman. Nellie Priestly is shown as attending the preparatory school in 1878. William Priestly is shown as attending the preparatory school in 1878 and the university in 1881 as a senior. Carrie Priestly Yates, born in Baldwin in 1871, was one of the first women to graduate from the University of Kansas pharmacy department.

The Oread neighborhood was not developed in an organized manner. An 1858 map of Lawrence shows the neighborhood (which extends from Ninth Street to Nineteenth Street and Massachusetts to Louisiana Streets) as sparsely built upon; the 1500 block of Kentucky Street is completely undeveloped. The 1869 map of Oread shows a small number of dwellings. The Priestly House appears to be represented along with three other dwellings on the west side of the block and only one structure on the east side. Later Priestly family photographs show the house surrounded by small wood buildings which no longer stand. With its outbuildings, the Priestly House lent an impressive appearance to the neighborhood.

The simple Greek Revival styling of the upright and wing Priestly House is both unique to the Oread neighborhood and yet representative of a larger house type constructed in Lawrence during the 1860s. Scattered examples of this form exist throughout the older sections of the community, built of limestone, brick, and wood. Most of these examples, like the Priestly House, date from the City Building period. This house type, with its gable facade, flat door and window lintels, 6/6 double hung fenestration,

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and upright and wing form is a classic vernacular adaptation of Greek Revival concepts in design. Its upright and wing form immediately classifies it as vernacular within the Greek Revival tradition. This is an early Lawrence house type built by transplanted New Englanders and by emigrants from areas east of the Missouri and Mississippi Rivers. It is reflective of active building traditions from the settled parts of the nation that the emigrants came from. The Priestly House remains as one of the few extant examples of this house type in Lawrence.

Members of the Priestly family owned and resided in the dwelling until 1986 when two of William Priestly's great-grandchildren sold it to John McGrew. The nominated property was in danger of demolition by the owner who wanted to construct two, six-unit apartment buildings on the site. The Lawrence Preservation Alliance prevented the destruction of the Priestly House when they purchased it in 1986. The property was sold in 1987 to William Haw, who agreed to the implementation of restrictive covenants. The contract stipulates that no alterations of the exterior shall be made without previous approval by the Lawrence Preservation Alliance. In addition, no improvements or additional structures may be constructed without written approval. The restrictions are assigned for a period of twenty years from the date of sale.

The Priestly House's historical significance through its association with the City Building period in Lawrence, spans the years from 1864, when the property was constructed, until 1874, when the building period ended. The Priestly House is also architecturally significant as a rare, relatively intact example of a Mid-Nineteenth Century, Greek Revival influenced residential dwelling in Lawrence. The period of architectural significance for the building is defined by the date of its construction.

This nomination was generated under a Survey and Planning Grant made by the Kansas State Historic Preservation Office to the Oread Neighborhood Association.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Social History

Period of Significance

1864

1864-1874

Significant Dates

1864

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Bowles, John

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Priestly House (c. 1864) is being nominated to the National Register under criteria A and C for its historical association with the development of Lawrence, Kansas and for its architectural significance as a rare, Mid-Nineteenth Century, Greek Revival influenced residential dwelling. The Priestly House dates from the City Building period in Lawrence history, which represents the second building and population boom period. The first wave of settlement and population in Lawrence occurred in 1854 when members of the pro-abolitionist New England Emigrant Aid Company first settled in Lawrence. The town of Lawrence was attacked in Spring, 1863 by William Quantrill and his Confederate allies. The majority of the downtown first settlement buildings were destroyed. The City Building period, fueled by the advent of the railroad in Lawrence, the growth of the University of Kansas, and general nationwide western resettlement, saw the building of more durable structures, of which the Priestly House is an example. Few buildings dating to this period remain in the Oread neighborhood in Lawrence. Having undergone some interior alterations and a recent minor, rear addition, the building yet retains a high degree of architectural integrity and significance.

The post-Civil War prosperity in Lawrence was largely due to the 1864 arrival of the Union Pacific Railway, Eastern Division, in Lawrence; the transportation link was critical to growth in Lawrence businesses and population. Citizens of the town had recognized the economic need for the railroad as early as 1855, as expressed in a newspaper editorial. An 1862 bill in Congress formally proposed that the railway send lines to Lawrence. By 1865, the Union Pacific lines only served the areas east and west of the Lawrence station. By 1871 however, it had northern and southern routes as well. From 1862 through 1874, Lawrence served as a regional railroad center. This facilitated local business growth. Many of those people relocating westward stopped in Lawrence because of its then importance as a railway center. A number of these people stayed. The 1860 Eighth U.S. Census shows only 1,645 residents of Lawrence. By the time of the Ninth Census in 1870, fully 8,320 individuals resided in the town. Lawrence would never experience growth of this magnitude again until after 1945. The City Building period ended when railway service became more available in other areas; other significant factors adding

See continuation sheet

9. Major Bibliographical References

Armitage, Katie. Personal interview with Barbara Allison Gray, June 2, 1987.

Buller, Martha. Personal interview with Barbara Allison Gray, July 6, 1987.

Cordley, Richard. A History of Lawrence, Kansas. (Lawrence, Ks: E.F. Caldwell, 1895).

Sanborn Insurance Company. "Map of Lawrence, Kansas." (New York: Sanborn Insurance Co., 1905, 1912).

"View of Lawrence". (1870, 1880). Kansas Collection: Spencer Research Library, Lawrence, Ks.

Zenith, William. "Birds Eye View of the City of Lawrence." (Chicago: William Zenith, Lith., 1880).

See continuation sheet

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

Specify repository:

Kansas State Historical Society

10. Geographical Data

Acreage of property Less than 1 acre

UTM References

A

1	4
Zone	Easting

3	0	7	1	6	0
Northing					

C

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--	--	--	--	--	--

B

Zone	Easting	Northing			

D

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See continuation sheet

Verbal Boundary Description The nominated property is located on Lot 11 and Lot 12, less the north 6' of the later, in Block 6 of Babcock's Addition in Lawrence, Douglas County, Kansas. The lot measures 144' (N/S) x 125' (E/W). It is bounded on the north, south, and west by adjacent property lines and on the east by Kentucky Street.

See continuation sheet

Boundary Justification The nominated property includes half of the land historically associated with the property. Four city lots were historically associated with the property, two of these were sold and developed many years ago.

See continuation sheet

11. Form Prepared By

name/title Barbara Allison Gray

organization Lawrence Preservation Alliance date July 29, 1987

street & number 812 Indiana telephone 913-842-4123

city or town Lawrence state Kansas zip code 66044