

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) Complete each item by marking "x" in the appropriate box or by entering the information requested. If 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 Hancock (12th Street) Historic District
Other name/site number _____

2. Location

Street & number see continuation sheet not for publication
City or town Lawrence vicinity
State Kansas Code KS County Douglas Code 045 Zip code 66045

3. State/Federal Agency Certification

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

Richard S. Parfitt, DSHPO May 8, 2004
Signature of certifying official/Title Date
Kansas State Historical Society

State or Federal agency and bureau

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

Signature of commenting official /Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is

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

Edson A. Beall
Signature of the Keeper

Date of Action 7/21/04

Hancock Historic District
Name of property

Douglas County, KS
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	
9	4	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
9	4	total

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

Number of contributing resources previously listed
in the National Register
1

6. Function or Use

Historic Functions
(Enter Categories from instructions)

Domestic: single dwelling; multiple dwelling

Current Functions
(Enter categories from instructions)

Domestic: single dwelling; multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and early 20th Century Revivals;

Late 19th and early 20th Century American Movements;

Late Victorian

Materials
(Enter categories from instructions)

foundation Stone: limestone; concrete; stucco
walls Wood: weatherboard; shingle

roof Synthetic; Wood: shingle; Metal

other

Narrative Description

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

Name of Property Hancock Historic District County and State Douglas County, KS

8. Statement of Significance

Applicable National Register Criteria

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

- Criteria A, B, C, and D with checkboxes and descriptions.

Criteria Considerations

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

Property is:

- Criteria A through G with checkboxes and descriptions.

Narrative Statement of Significance

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

Areas of Significance

(Enter categories from instructions)

Architecture
Community Planning and Development

Period of Significance

1907- 1925

Significant Dates

1907, 1908, 1910, 1911, 1912, 1913, 1920, 1922, 1925

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Griffith, William Alexander

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): Primary location of additional data:

- Documentation checkboxes: preliminary determination, previously listed, designated landmark, recorded by Historic American Buildings Survey, recorded by Historic American Engineering.

- Repository checkboxes: State Historic Preservation Office, Other State agency, Federal agency, Local government, University, Other.

Name of repository:

University of Kansas

Name of Property Hancock Historic District

County and State Douglas County, KS

10. Geographical Data

Acreage of Property Less than 4 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	1	4	3	0	5	5	6	1	4	3	1	4	7	2	1
Zone	Easting		Northing						Zone	Easting		Northing			
2															

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

Name/title Susan Jezak Ford

Organization CitySearch Date January 2004

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

City or town Kansas City State MO Zip code 64109

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional items

(Check with SHPO or FPO for any additional items)

Property Owner

name Multiple- see continuation sheet

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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

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**NATIONAL REGISTER OF HISTORIC PLACES
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**Hancock (12th Street) Historic District
Douglas County, Kansas**

2. Location

The district is roughly bound by Mississippi on the west, property lines on the north, Indiana Street and Oread Avenue on the east and property lines on the south. The district includes the following properties: the south and north sides of the 700 block of W. 12th Street, 1201 through 1209 Oread Ave. (southeast corner of W. 12th St. and Oread Ave.), 1208 Mississippi (on the east side of Mississippi), 1145 Indiana (northwest corner of W. 12th St. and Indiana St.), 1138 and 1140 Mississippi (on the east side of Mississippi).

7. Architectural Classification

LATE VICTORIAN: Shingle Style

LATE 19TH & 20TH CENTURY REVIVALS: Colonial Revival

LATE 19TH & EARLY 20TH CENTURY MOVEMENTS: Craftsman, Prairie, Commercial Style

OTHER: Folk House National, Folk Victorian

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Section 7 Page 2

**Hancock (12th Street) Historic District
Douglas County, Kansas**

Architectural Description

The Hancock (12th Street) Historic District (circa 1907-1925) is located in Lawrence, Douglas County, Kansas. The district is nominated to the National Register of Historic Places as significant under National Register Criteria A and C in the area of COMMUNITY PLANNING AND DEVELOPMENT for its association with the University of Kansas and in the area of ARCHITECTURE as a collection of turn-of-the-century housing styles as described in the Multiple Property Documentation Form, *Historic Resources of Lawrence, Douglas County, Kansas* (MPDF). This area retains a high degree of integrity in placement, setbacks, design and street features. The context for the housing types within the district are described in the MPDF's Associated Property Types, *Late Victorian Residences* and *20th Century Revival and American Movement Houses*.

The Hancock District is located adjacent to the north edge of the University of Kansas in blocks 8 and 9 of the Oread Addition subdivision. The district encompasses approximately two blocks of dwellings and outbuildings. The district includes the properties on the north and south sides of the 700 block of W. 12th Street, as well as adjacent properties on Mississippi Street, Indiana Street and Oread Avenue.

The district's character reflects the description set forth in the MPDF for the period between 1900 and 1945, a Quiet University Town. Many of the houses in the district were built for instructors and the University of Kansas and every building in the district has housed at least one person associated with the University. The topography and landscaping of W. 12th Street and Mississippi shield the houses from the parade of students that have passed by daily for nearly a century. The properties range from small bungalows to impressive architect-designed homes to a 1922 apartment building. Most of the buildings retain their integrity in design and materials. The shaded streets still have stone retaining walls and decorative planted areas in the medians, elements considered character-defining features of the district.

The district consists of eleven dwellings—nine contributing and two non-contributing—and two non-contributing garages. The total number of buildings is 13, nine contributing and four non-contributing. It should be noted that the two non-contributing dwellings are considered so due to the addition of non-historic features. These buildings would likely gain contributing status if these features were removed.

The house styles of the Hancock Historic District are fairly evenly divided among 20th Century types. Housing styles within the district are as follows:

Colonial Revival	3
Prairie	3
Craftsman	3
Shingle	1
Commercial Style	1

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Section 7 Page 3

**Hancock (12th Street) Historic District
Douglas County, Kansas**

Inventory

The following properties are included in the historic district:

1200 BLOCK OF MISSISSIPPI ST., EAST SIDE

1. Parks House, 1208 A-C Mississippi, circa 1907, Contributing.

The two-story, side-gable, frame Colonial Revival dwelling sits on an exposed rusticated limestone foundation. Paired wood piers placed on stone piers support the roof of the integrated front porch. The house is clad in wide clapboards. The gambrel roof has two shed dormers on the facade. A brick chimney rises on the north side. The house has a two-story, flat-roofed extension on the south side, a one-story, shed-roofed extension on the north side and a two-story, shed-roofed extension on the rear.

The property significantly increased in value between 1907 and 1908, when Eleanor Parks was the owner. City directories listed Alexander Parks (trav. agt.), wife Mary E. and Mary Parks (boarding) as residents in 1907. Willis K. Folks (Lawrence Realty Co.) purchased the property and is listed as a resident in 1908 through 1911 with his wife Emma. Sarah Fox purchased the property in 1911. The house is listed as the residence of Samuel L. and Sarah Fox in the 1915 through 1919 city directories. It is listed at the Wita Wenton House, group living quarters, from 1923 to 1926. John Ise (inst. KU) and wife Lillie are listed as owners from 1927 to 1930. The house is shown on the 1927 Sanborn map as a two-story dwelling with an integrated full front porch.

2. Theodore and Minnie Gardner House, 1200 Mississippi, circa 1912, Contributing.

The three-story, side-gable brick Prairie dwelling has a rusticated limestone foundation. A low-sloped screened porch supported by two brick piers and two wood piers atop brick piers is located on the façade. A shed dormer projects from the façade. A modern enclosed porch with a low-sloped roof is placed on the east side of the house. The house has a metal roof with a brick chimney projecting from the south portion of the roof. The house has a two-story bay on the south elevation and a one-story bay projects from the juncture of the SW corner. The house is approached by a set of concrete steps on the south, surrounded by stone pillars and low brick walls. A six-foot wood fence surrounds the west edge of the property. A historic stone retaining wall is located on the north edge of the property.

The house was designed by William A. Griffith. Minnie Gardner purchased this property in 1912. The house was built by Theodore Gardner (ins. agent) and his wife Minnie, who retained ownership until the couple sold the house to their daughter May Gardner (instr. KU) in 1939. May Gardner, a world traveler and associate professor of Spanish, lived in the house until 1950, when it was sold to Robert H. and Kathryn B. Garrison. The house is shown on the 1927 Sanborn map as a two-story dwelling with a full, one-story front porch.

2a. Garage, 1200 Mississippi, circa 1920, NC.

The ridge of the gabled one and a half story frame garage runs north-south. The main portion of the building is clad in shingles and a non-historic, modern addition extends from the west side. (Removal of this addition may make it a contributing building.) It is shown on the 1927 Sanborn map as a one story garage.

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**Hancock (12th Street) Historic District
Douglas County, Kansas**

700 BLOCK OF W. 12TH STREET, SOUTH SIDE

3. Jane Appleton Aiken Snow House, 706 (704) W. 12th St., 1910, Contributing, Property listed on the National Register of Historic Places in 1996.

The two-and-a-half-story, front-gable frame Shingle style dwelling sits on a foundation covered with concrete. The gambreled second story extends over the first story and the house is clad in shingles. The house has a gambrel dormer on the east side and a shed dormer on the west side. The house retains its original fenestration and several original mullioned windows. A brick chimney is located on the east elevation. The house has a one-story, shed-roofed bay on the east side clad in shingles on the lower half and filled with windows on the upper half.

The house was designed by William A. Griffith and built in 1910 for the widow of Chancellor Francis Snow. The house is shown on the 1927 Sanborn map as a two-story dwelling. The Snow estate sold the house to Carolyn Berneking in 1958.

4. William H. Johnson House, 704 W. 12th St., circa 1908, Contributing.

The two-story, hipped-roof with cross gable brick Colonial Revival dwelling sits on a limestone foundation. A columned portico protects the entrance on the east portion of the facade. The cross gable in the west portion of the façade has a two-story chamfered flat-roofed bay clad in shingles. The house has a two-story extension on the west elevation. First story windows have transoms. The house's brick is painted white. A central brick chimney pierces the roof. The north edge of the property is surrounded by six-foot wooden fence.

The property significantly increased in value between 1907 and 1909 when William H. Johnson was the owner. William H. Johnson (instr. KU) and wife Helen are listed in city directories until 1930. Miss Rosemary Ketchum is also listed in 1925 and Paul A. Witty (instr. KU) is listed in 1929/30. The house was owned by Frank S. (prof. KU) and Winifred S. Pinet for several decades until the mid-1990s. The building is currently owned by the University Endowment and has housed the Robert J. Dole Institute of Politics. The house is shown on the 1927 Sanborn map as a two-story dwelling.

4a. Garage, 704 W. 12th St., circa 1980, NC.

The gable-front frame one story garage is approached from Oread Avenue. The entrance is located in east elevation and the building is sheathed in wide clapboards.

1200 BLOCK OF OREAD AVE., WEST SIDE

5. Oread Apartments, 1201-1203-1205 Oread Ave, circa 1922, Contributing.

These three-story, T-shaped tapestry brick Commercial Style apartments have a foundation covered with concrete. A stone and corbelled brick stringcourse runs around the perimeter of the building above the second story. A stone stringcourse is placed under the building's parapet. Modern wood balconies are attached to the east and north sides of the building. The roof is flat. Two stairwells are located on the east elevation and one stairwell is on the north elevation. The complex holds 18 apartments.

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Hancock (12th Street) Historic District
Douglas County, Kansas

The property significantly increased in value between 1922 and 1923 under the ownership of John W. Miller, a lumber man who lived at 1620 Tennessee. In the 1925/26 city directory, 16 apartments are listed. Most of the tenants held positions at KU as instructors or clerical workers. The apartment building is shown on the 1927 Sanborn map as a brick faced and tile lined apartment house.

6. Frederick M. Bennett House, 1209-1211 Oread Ave., circa 1907, Contributing.

The two-and-a-half-story, frame hipped Prairie house sits on a rusticated limestone foundation. The first story of the house is clad in brick and the second story is clad in wood shingles. A central brick chimney pierces the roof, which has wide eaves. A flat roofed porch supported by tapered wood piers supports a porch that wraps around the southeast corner. Doublehung windows are 12/1 on the first story and 16/1 on the second story. A modern flat roofed dormer projects from the south side of the roof and a one-story, flat-roofed bay projects from the north elevation. Entrances are located on the east and south sides of the building.

The property significantly increased in value between 1907 and 1908 when F.M. Bennett owned it. Rev. Frederick M. Bennett (pastor, Unitarian Church), wife Alice M. and George F. Bennett (Bennett & Rowley, cheese mnfrs., 1101 NY) are listed as residents in the 1907 city directory. Alley B. Ticknor (trav. agt.), wife Myrtle and Henry B. Ticknor (boards) are listed here in the 1913 city directory. Mrs. Martha Brown (wid. Wm.) is listed here from 1915 to 1919. Delta Upsilon Fraternity occupied the house in 1920 and is listed as owner of the building from 1923 to 1926. In 1929/30, the house is listed as the Delta Upsilon Annex to the fraternity house as 1215 Oread Ave. The house is shown on the 1927 Sanborn map as a two-story dwelling with a veneered first story and a one-story porch that wraps the southeast corner.



1209-1211 Oread Ave. is the house on the right.
The house on the left is the Delta Upsilon fraternity house.¹

¹ 1920 Jayhawker Yearbook, 158.

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**Hancock (12th Street) Historic District
Douglas County, Kansas**

1100 BLOCK OF INDIANA ST., WEST SIDE

7. Leonidas W. Coleman Furnished Rooms, 1145 Indiana St., circa 1911, NC.

The two-and-a-half-story, front-gable Prairie frame dwelling sits on a rusticated limestone foundation. The first story of the building is clad in narrow clapboards and the second story is clad in shingles. Gable dormers, clad in shingles, with return cornices, project from the north and south sides of the roof. A tall brick chimney runs up the south elevation. A circa 1960 flat-roofed two-story front porch is supported by tapered wood piers. The porch has a floor of poured concrete and concrete blocks. (Replacement of this two-story porch with a replica of the original one-story porch could make the building a contributing property.) The building has modern 1/1 windows. Four brick piers support a two-story, flat-roofed rear porch.

The property significantly increased in value between 1911 and 1912 under the ownership of Harriet E. Tanner, who never lived in the house. L.W. Coleman purchased the property in 1913. Leonidas and Alice Coleman are listed as proprietors of furnished rooms here in the 1915 city directory. The Pi Kappa Alpha Fraternity House is listed here from 1917 to 1919. Lela Hope (wid. Edw.) is listed as the owner in 1923. The Sigma Phi Epsilon Fraternity is listed here from 1925 to 1930 and the Triangle Fraternity is listed here in 1932. The house is shown on the 1927 Sanborn map as a two-and-a-half-story Fraternity House with a full one-story front porch.



1933 photograph of 1145 Indiana.²

700 BLOCK OF W. 12TH ST., NORTH SIDE

8. Belle Wilmont House, 707-709 W. 12th Street, circa 1911, Contributing.

The two-and-a-half-story, front-gable Craftsman frame house sits on a raised stucco basement. The upper stories of the house are clad in shingles. The flat roof of the front porch on the southeast corner is supported by wood piers and is approached by seven wood steps. A one-story, shed-roof bay projects from the east elevation and a two-story, shed-roof bay projects the west elevation. Shed dormers project from the east and west sides of the house and a central brick chimney pierces the roof. Exposed rafter tails are present in the eaves.

² 1933 *Jayhawker* Yearbook, 228.

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Hancock (12th Street) Historic District
Douglas County, Kansas

This house was designed by William A. Griffith. Belle N. Wilmont purchased this property in 1910 and a significant increase in value followed. Mrs. Clara L. Brook (widow Charles), Elizabeth C. Brook (inst. KU) and Isaiah H. Brook (std. KU) lived in 707 in 1913/14. Margaret Lynn (instructor KU) and Elizabeth Sprage (instructor KU) lived at 709 in 1915. Mrs. Belle Wilmont, matron of Pi Kappa Alpha Fraternity (1145 Indiana St.) is listed at 709 in 1917. Elizabeth Sprague and Margaret Lynn are listed at 707 in 1919. Margaret Lynn (prof. KU) is listed at 707 and Arthur Mix (assoc. prof. KU) and wife Katherine L. are listed at 709 in 1923. Agnes Husband (dean of women at KU) is listed at 707 and Mrs. Nellie McFarland (wid. Charles, milliner 1017 Mass.) is listed at 709 in 1925/26. In 1927/28, Margaret Lynn (instructor KU) is listed at 707 and Helen O. Mahn (instr. KU) and Agnes Husband are listed at 709. Agnes Husband (dean KU) is listed at 707 in 1929/30 and William R. Harley (instr. KU) and Mary Harley (wid. Charles) are listed at 709. Nellie McFarland purchased the property around 1939 and sold it to Nelson M. LeSuer in 1951. The house is shown on the 1927 Sanborn map as a two-and-a-half-story duplex with tile on the first story.

9. Florence Snow House, 711 W. 12th Street, circa 1913, NC.

The one-and-a-half-story, side-gable frame Craftsman bungalow sits on a stucco foundation. A full shed roof front porch spans the dwelling, supported by tapered stucco piers. The house is clad in wood shingles. The façade contains a shed dormer and a brick chimney rises up the west elevation, piercing the west edge of the roof. A projecting modern skylight sits on the ridge of the gable. (Removal of this prominent skylight could make the building a contributing property.) A concrete block deck extends from the east side of the house.

The house was designed by William A. Griffith. Wallace C. Payne and Harold C. Herman owned the property in 1913, just prior to the year that the house was first listed in city directories, but Florence Snow was the longest residing homeowner. Mrs. Eva F. Beach (wid. George) and George Beach (std. U of K) are listed at this address in 1915. In 1917, George H. Beach and Edward C. Bricken (propr. Oread Cafe, 1244 Oread) and wife Edith are listed. Florence L. Snow owned and lived in the house from 1924 until 1956. Emma Snow is also listed as living in the house from 1923 until 1930. The house is shown on the 1927 Sanborn map as a one-and-a-half-story dwelling with a full one-story front porch.

1100 BLOCK OF MISSISSIPPI ST., EAST SIDE

10. Margaret E. Comrie House, 1140 Mississippi, circa 1912, Contributing.

The two-and-a-half-story, side-gable frame Craftsman dwelling sits on a concrete block foundation. A low-pitched one-story porch spans the façade, supported by tapered wood piers. The house is sheathed in narrow clapboards and has a flat roof dormer on the façade. A brick chimney runs up the north elevation. A two-story gable extension is attached to the rear of the house.

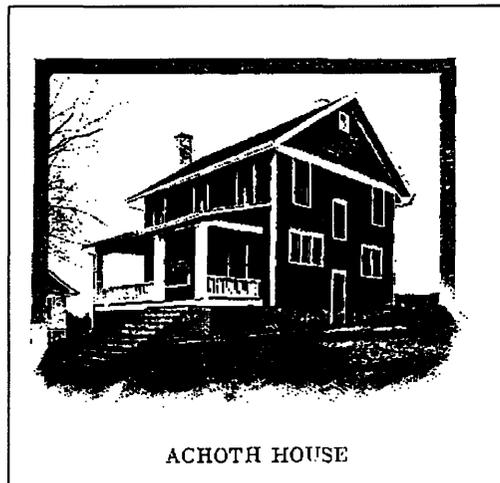
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Hancock (12th Street) Historic District
Douglas County, Kansas

The property significantly increased in value between 1912 and 1913 under the ownership of M.A. Barber (instr. U of K). Margaret E. Comrie is the first resident listed at this address in city directories in 1913. The house is listed in 1915 as the Achotz (Achoth) Sorority House. (Achoth is likely the correct spelling, as it appears in the 1915 *Jayhawker* yearbook.) Mrs. Eustace H. Brown (advisor, U of K) is listed in 1917, Wm. C. Austin (editor) and wife Rosa are listed in 1919 and John W. Pettey (trav. slsmn.) and wife Mary are listed in 1923. George L. Atkeson (trav. slsmn.), wife Mary, George L. Atkeson (student) and Miss Wilma Atkeson (teacher) are listed in 1925/26. In 1927, Samuel Atkeson (trav. slsmn.), wife Mary, George Longdon Atkeson, Jr. (student) and Wilma Atkeson (tchr.) are listed. Carl D. and Bella B. Reynolds are listed in 1929/30. The house is shown on the 1927 Sanborn map as a two-story dwelling with a full one-story front porch.



ACHOTH HOUSE

1140 Mississippi in 1915.³

11. Ora and Rena Stockwell House, 1138 Mississippi, circa 1925, Contributing.

The two-and-a-half-story, side-gable frame Colonial Revival dwelling sits on a brick foundation. The house is clad in wide clapboards and the entrance has an enclosed gable front portico, approached by six modern wood steps. Original 6/1 windows are still present, as well as exposed rafter tails in the eaves. The rear of the house has a one-story hipped addition. A central brick chimney pierces the roof. The house currently holds eight apartments.

The property significantly increased in value between 1925 and 1926, under the ownership of O.H. Stockwell. The house is first listed in the 1925/26 city directory, with Ora H. Stockwell (slsmn. Butler Sanderson Motor Co.) and wife Rena as the owners. The Stockwells are listed as owners through 1930. The house is shown on the 1927 Sanborn map as a two-story dwelling.

³ 1915 *Jayhawker* Yearbook, 362.

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**Hancock (12th Street) Historic District
Douglas County, Kansas**

Statement of Significance

The Hancock (12th Street) Historic District (circa 1907-1925) is located in Lawrence, Douglas County, Kansas. The district is nominated to the National Register of Historic Places as significant under National Register Criteria A and C in the area of COMMUNITY PLANNING AND DEVELOPMENT for its association with the University of Kansas (KU) and in the area of ARCHITECTURE as a collection of turn-of-the-century housing styles as described in the Multiple Property Documentation Form, *Historic Resources of Lawrence, Douglas County, Kansas* (MPDF). This area retains a high degree of integrity in placement, design and street features. The context for the history of Lawrence and housing types are described in the MPDF's Associated Property Types, *Late Victorian Residences* and *20th Century Revival and American Movement Houses*.

History of the District

The Hancock District is comprised of a collection of single- and multiple-family dwellings. Development of this area is directly tied to the growth of the University of Kansas during the early 20th Century. Eight of the properties—1208 Mississippi, 1200 Mississippi, 706 W 12th, 704 W. 12th, 1209 Oread, 711 W. 12th, 1140 Mississippi and 1138 Mississippi—were designed and built as single family homes. Many of these homes were either built for instructors at KU or were occupied early by instructors or students. Even in owner-occupied homes, city directories often listed additional boarders as residing within the homes. The district is named for Hancock Street, the former name for 12th Street.

Several of the properties within the district have served as housing for numerous individuals. The house at 707-709 W. 12th Street was either built as a duplex or was converted to one within three years of construction. The large rooming house at 1145 Indiana and the Oread Apartments at 1201-1205 Oread were clearly built to house many tenants. Within a few years of construction, four of the properties—1208 Mississippi, 1209 Oread, 1145 Indiana and 1140 Mississippi were used as living quarters for fraternity or sorority groups. The eleven dwellings within the district reflect the development of Lawrence as a college town and the housing diversity that accompanied such development, as described in the MPDF.

Every house in the Hancock District has housed at least one person associated with the University of Kansas. The proximity between the district and the school made KU easily accessible to teachers and students. The Jane Snow house at 706 W. 12th Street, currently listed on the National Register of Historic Places, especially reflects the desirability of the neighborhood. Although Mrs. Snow's husband, chancellor Francis H. Snow, died in 1908, she had her home built in this neighborhood within walking distance of academia. May Gardner, a long-time instructor in the Spanish department at KU, lived in her parents' home at 1200 Mississippi in between trips abroad and across the country. She purchased the home in 1939 and continued to live there until 1950. The circa 1908 home at 704 W. 12th Street was built for William H. Johnson, an instructor at KU, and was later home to Frank S. Pinet, longtime instructor, professor and professor emeritus. Several KU instructors shared the duplex at 707-709 W. 12th and the Atkeson family, who lived at 1140 Mississippi in the 1920s, included a student and teacher.

The district's location was ideal for group living, as well. The earliest example is the one-year occupation by the Achoth Sorority at 1140 Mississippi in 1915. The Pi Kappa Alpha Fraternity occupied the large boarding home

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**Hancock (12th Street) Historic District
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at 1145 Indiana in 1917, followed by the Sigma Phi Epsilon Fraternity in 1925 and the Triangle Fraternity in 1930. The Delta Upsilon Fraternity was located at 1209 Oread in the 1920s and continued to use the house as an annex into the 1930s.⁴ 1208 Mississippi is listed as the Wita Wenton house in the 1923 through 1926 city directories. The development of the Oread Apartments at the prime corner of Oread Avenue and W. 12th Street replaced several small houses with a building that provided convenient housing for KU instructors, office workers and students.

The period of significance—1907 to 1925—matches a time of intense building activity on the nearby campus of the University of Kansas. The school grew to become a well-established academic center between 1880 and 1900 and several new buildings, now demolished, were constructed during these early years. Between 1902 and 1918, the substantial buildings that provide the mainstay of today's campus were constructed, including the Museum of Natural History (1902), the Engineering Building/Marvin Hall (1908), the Geology and Mining Building/Haworth Hall (1909) and the east wing of Strong Hall (1911).⁵ This period of tangible campus growth undoubtedly influenced nearby residential construction.

Architecture and Setting

The Hancock district lies within the Oread Addition, which was platted in 1870. The 20-year development of the district to its current form occurred gradually, beginning with the circa 1907 Prairie house at 1209 Oread, also the dwelling located closest to the KU campus. Before 1915, nine houses within the district were completed. The final additions were the circa 1922 Oread Apartments at 1201-1205 Oread and the circa 1924 Stockwell house built on an empty lot at 1138 Mississippi. The district, considered rather distant at the time of its development from Lawrence's business core, first appears on Sanborn maps in 1927.

The Hancock district is located on a very steep hill that slopes upward toward the east. The homes facing Mississippi Street are placed far above the street level, with a public sidewalk located on a level between the house and the street. The houses on West 12th Street are placed on lots that slope downward toward Mississippi. The 1927 Sanborn Fire Insurance map indicates that West 12th Street connected Oread Avenue with Mississippi Street. At some point, likely due to the steep grade, West 12th Street was made into a cul-de-sac. Limestone walls line the street, create a planter within the median and form a decorative retaining wall facing Mississippi Street. These walls are not present on Sanborn maps. They are typical of designs and construction consistent with the Works Progress Administration program in the 1930s. These walls are considered significant contributing features of the district.

When the Oread Addition appeared on Sanborn maps until 1927, all of the extant primary buildings of the Hancock district had been constructed. The architectural styles of the district match those of the Oread neighborhood. These styles are described in the MPDF as Shingle, Prairie, Colonial Revival and Craftsman.⁶

⁴ The fraternity moved to a new location in the 1930s and 1209 Oread became an apartment house. It was demolished in the late 1960s.

⁵ Virginia Adams, Katie Armitage, Donna Butler, Carol Shankel & Barbara Watkins, *On the Hill* (Lawrence: University of Kansas Press), 1983.

⁶ MPDF, Section E, p. 25.

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With the exception of the Oread Apartments, these early 20th-century styles are evenly divided among the dwellings of the district, although most of the houses display elements from more than one style.

The Colonial Revival Style, identified primarily by a symmetrical façade, an accentuated entrance and the decorative use of columns or pilasters, can be seen at 1208 Mississippi, 704 W. 12th and 1138 Mississippi. The two houses on Mississippi feature fairly simple, symmetrical façades. 1138 Mississippi and 704 W. 12th both feature entrances emphasized by porticos and doorways with sidelights. The gambrel roof, dormers and integrated front porch supported by columns places 1208 Mississippi squarely in the Colonial Revival category.

The district's Prairie houses are located at 1200 Mississippi, 1209 Oread and 1145 Indiana. Distinguished primarily by their wide overhanging eaves, these houses tend to have a more vernacular square profile, rather than a high-style horizontal form. All of these dwellings originally had very large one-story front porches emphasizing the horizontal mass of the Prairie style.⁷

Two of the three Craftsman homes within the district are somewhat larger than the typical bungalow. Only 711 W. 12th features a classic bungalow design, despite the much later addition of a skylight that projects from the ridge of the roofline. The earlier houses at 707 W. 12th and 1140 Mississippi feature wood cladding and exposed rafter tails under the eaves. 707 and 711 W. 12th both have integrated front porches, an element of the style noted in the MPDF; 1140 Mississippi also contains a full front porch.

The district also includes one Shingle style dwelling at 706 W. 12th. This home with its shingle siding and lack of ornamentation would have appeared rather old fashioned when built in 1910. The choice of this earlier style can be explained by the fact that the first owner, Jane Snow, a widow for two years and not a young woman, may have preferred a home that evoked images of an earlier time.⁸ The house is an excellent example of the style.

KU professor William Alexander Griffith designed four of the houses in the district—1200 Mississippi, 706 W. 12th, 711 W. 12th and 707-709 W. 12th.⁹ Griffith, a native to Lawrence, was a well-known painter of landscapes in the early 1900s. After studying at Washington University in St. Louis and at the Julian Academy in Paris, he taught art at the St. Louis School of Art and Washburn College before returning to Lawrence. He joined the KU faculty as a professor of Art in 1899. As head of the University's Art Department, he also helped design Strong Hall. Griffith's interest in building design led him to recommend that a School of Architecture be established at the University. He began designing houses for friends in the early 1900s, as a sideline to his academic duties. Many of these homes were designed for associates within the University community and were located in neighborhoods close to campus, such as the Hancock district.

⁷ The one-story porch of the rooming house at 1145 Indiana now has a circa 1960 two-story porch.

⁸ Clyde Kenneth Hyder, *Snow of Kansas* (Lawrence: University of Kansas Press, 1953), 248. Jane Snow died in May 1928.

⁹ Paul Caviness, "The Lawrence Masonic Temple", unpublished manuscript on file at the Watkins Community Museum of History, p. 15.

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The Hancock district retains its integrity in location, setting and architecture. The topography, layout of the streets and stone walls reinforce its significance. All of these elements comply with the requirements set forth in the MPDF, *Historic Resources of Douglas County, Lawrence, Kansas*. The district retains its historical mix of owner-occupied and multiple-family housing. The massing and relatively unchanged appearance of several housing types contributes to the district's sense of time and place.

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Hancock (12th Street) Historic District
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Verbal Boundary Description

The Hancock District is located in blocks 8 and 9 of the Oread Addition subdivision of the city of Lawrence. The district includes all of the properties on the north and south sides of the 700 block of W. 12th Street, as well as two north and one south adjacent properties on Mississippi Street and one south adjacent property on Oread Avenue.

Boundary Justification

The nominated district contains a large number of significant properties historically associated with the the original Hancock (12th) Street. The selected area contains a high degree of integrity and is bounded by the southern property boundaries of 1208 Mississippi Street and 1209 Oread Avenue on the south, Mississippi Street on the west, northern property boundaries of 1138 Mississippi and 1145 Indiana on the north and Indiana Street and Oread Avenue on the east.

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Photographic Information

The following information is consistent for all photographs:

1. Hancock (12th Street) Historic District
2. Douglas County, Kansas
3. Photographer—Susan Jezak Ford
4. September 17, 2003
5. Negatives retained by the Kansas State Historical Society

The following information is applicable to specific photographs:

6. North side of W. 12th Street; NW view
7. #1

6. South side of W. 12th Street; SE view
7. #2

6. West side of Oread Avenue; NW view
7. #3

6. West side of Indiana Street; NW view
7. #4

6. East side of Mississippi Street; NE view
7. #5

6. Stone retaining wall on west end of W. 12th Street; NE view
7. #6

6. 706 W. 12th Street (Shingle style); SW view
7. #7

6. 1208 Mississippi (Colonial Revival style); E view
7. #8

6. 138 Mississippi (Colonial Revival style); E view
7. #9

6. 707-709 W. 12th Street (Craftsman style); NE view
7. #10

6. 1209-1211 Oread Avenue (Prairie style); W view
7. #11

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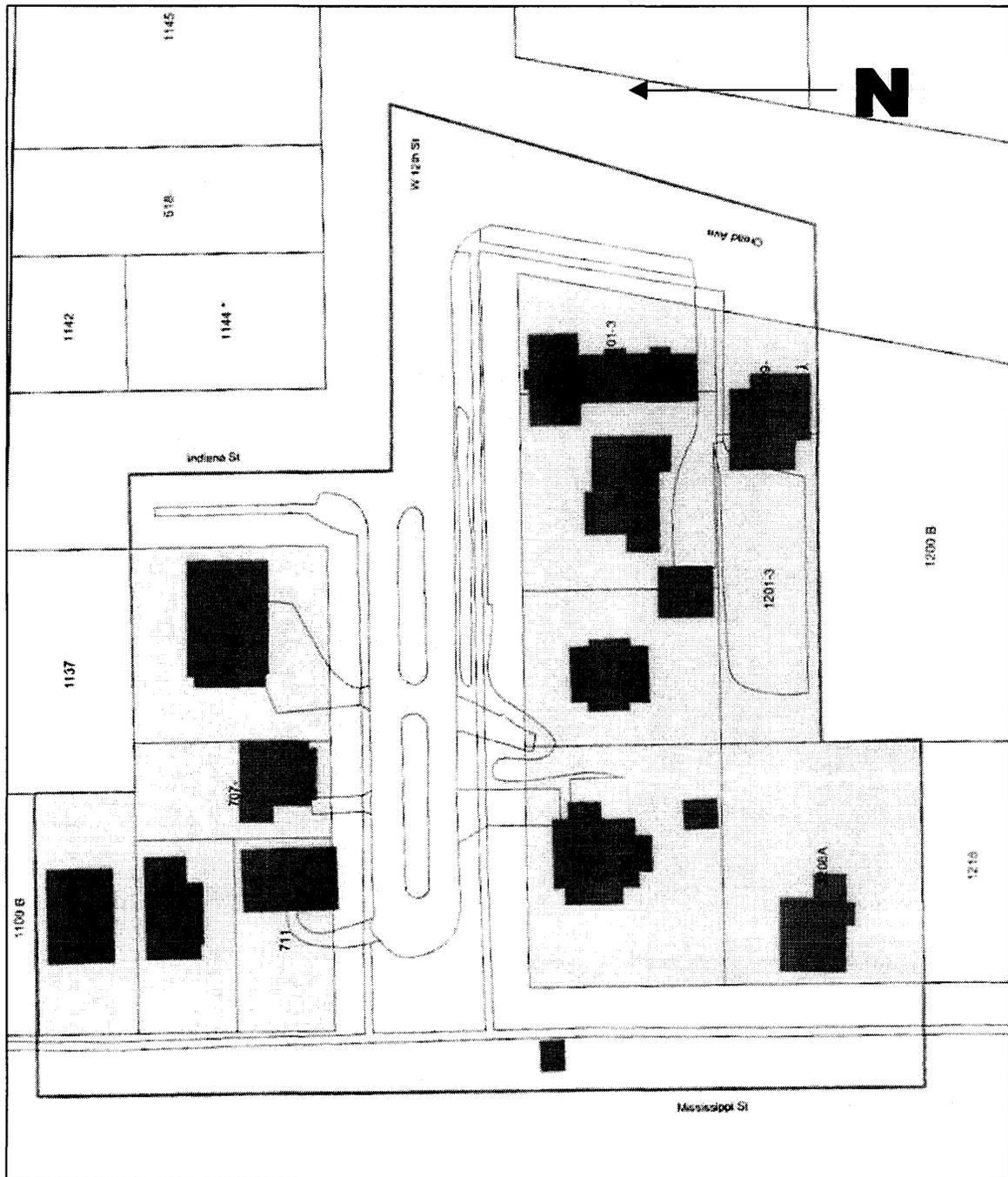
6. 1201-1203-1205 Oread Avenue (Commercial style); NW view
7. #12

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Boundaries of the Hancock (12th Street) Historic District

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Property Owners

The property owners are listed for each privately owned building in the proposed Hancock (12th Street) Historic District by the address of the building listed on the map in Section 11.

1. 1208 Mississippi

Frank E. Sandelius & Alyn Jackson
1208 Mississippi, Apt. A
Lawrence, KS 66044

2. 1200 Mississippi

Susan Davis & Deborah Spencer
1200 Mississippi
Lawrence, KS 66044

3. 706 W. 12th St.

Carol von Tersch
706 W. 12th St.
Lawrence, KS 66044

4. 704 W. 12th St.

Kansas University Endowment
704 W. 12th St.
Lawrence, KS 66044

5. 1201-1203-1205 Oread Ave.

Oread Apartment Co.
P.O. Box 1797
Lawrence, KS 66044

6. 1209-1211 Oread Ave.

Glen Lemesany
5208 Fox Chase Dr.
Lawrence, KS 66049

7. 1145 Indiana St.

Philip & Robert Harrison
1701 St. Andrews Dr.
Lawrence, KS 66047

8. 707-709 W. 12th St.

Lilian O. Six
915 Louisiana St.
Lawrence, KS 66044

9. 711 W. 12th St.

Hatter Properties
P.O. Box 1881
Lawrence, KS 66044

10. 1140 Mississippi

James A. Slough
P.O. Box 763
Lawrence, KS 66044

11. 1138 Mississippi

James A. Slough
P.O. Box 763
Lawrence, KS 66044