



Pre-Application Meeting Required
Planner _____
Date _____
Application Number _____
L- _____
Date Received _____

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

RECEIVED

NOV 27 2013

City County Planning Office
Lawrence, Kansas

**APPLICATION FOR LANDMARK DESIGNATION IN
THE LAWRENCE REGISTER OF HISTORIC PLACES**

1. Property Nomination Information

Historic Property Name:	WATKINS NATIONAL BANK
Property Address:	1047 MASSACHUSETTS
City, State, Zip Code:	LAWRENCE KS 66044
Legal Description:	MASSACHUSETTS ST LT 115 AND S 11' FT LT 113.

2. Applicant Information

Name:	Douglas County Historical Society
Street Address:	- same -
City, State, Zip Code:	
Home Phone:	
Work Phone:	785 841-4109
Email Address:	SNOWAK@WATKINSMUSEUM.ORG

3. Owner Information

Name:	Douglas County Historical Society
Street Address:	- same -
City, State, Zip Code:	
Home Phone:	
Work Phone:	
Email Address:	

Is this an owner initiated nomination? Yes No
 If not, has the owner been notified by the applicant of this nomination? Yes No *
 If sponsored by an organization:
 Organization Name: LAWRENCE PRESERVATION ALLIANCE
 Organization Address: PO BOX
 Organization City, State, Zip Code: LAWRENCE, KS

* DCHS Board will discuss at 12/17 meeting

4. This property is being nominated for its:

Historic Significance:

Architectural Significance:

Association with an Important Local, State or National individual or event:

5. Historic Background Information

Date Built: 1887	Estimated Documented <input checked="" type="checkbox"/>	Source: NR NOMINATION	Comments:
Date of Building Alterations or Additions:	Estimated Documented <input type="checkbox"/>	Source:	Comments:

Description of Building Additions or Alterations:

Original Owner: J.B. WATKINS	Source:
Original Builder or Architect: Cobb & Frost, CHICK	Source:
Original Use: BANK & TRUST COMPANY	Source:

6. Architectural Significance

See NR NOMINATION attached. Is Listed property.

7. Historic Significance

See NR Nomination attached.

8. Authorization and Certification

I, the undersigned do hereby have the legal authority to submit this nomination and I certify that the information provided on this application is true and correct to the best of my knowledge.

Signature: [Signature] Date: 11/21/13
 Signature: CO-TRASKINA, LPA. Date:

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Watkins National Bank

AND/OR COMMON Old Lawrence City Hall

2 LOCATION

STREET & NUMBER 1047 Mass. St.

CITY, TOWN Lawrence

STATE Kansas

VICINITY OF CODE 20

CONGRESSIONAL DISTRICT No. 3, Larry Winn

COUNTY Douglas CODE 045

NOT FOR PUBLICATION

LEGAL - MASSACHUSETTS ST. LT 115, S 11 FT
LT 113.

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME City of Lawrence

STREET & NUMBER City Hall

CITY, TOWN Lawrence

VICINITY OF

STATE Kansas 66044

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Douglas County Courthouse

STREET & NUMBER

CITY, TOWN Lawrence

STATE Kansas 66044

6 REPRESENTATION IN EXISTING SURVEYS

TITLE None

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The two and one half story Watkins National Bank building has a combination hip and gable roof with three dormers on each side, a small dormer on the back, and a very large one in the front. The second story is penetrated with many evenly spaced windows with a single continuous stone sill to strengthen the horizontal movement.

The first story is plain with its arched windows making no significant impression. A strong horizontal line is produced by a wide band of contrasting rough-cut stone which pulls the eye around the building to the dominant feature, the massive semi-circular stone archway entrance. The half floor below the stone line is plain with uninteresting windows and no ornamentation.

The building measures 75 feet by 117 feet and has foundations which measure 12 feet across at the lowest point and taper up to the required basement wall thickness. The exterior plan is symmetrical about the longitudinal axis except for the archway. This single exception again tends to emphasize the importance of the entrance.

The Watkins National Bank building is significant. A classic example of the Romanesque influence on Kansas buildings.

Building Dimensions

Overall length of building

Overall width of building

117' $7 \times 3 =$
75
26,325

48- $\text{\textcircled{O}}$ 777475

$70 \times 113 = 7,910$
31,240

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

1887

BUILDER/ARCHITECT Cobb and Frost, Chicago

STATEMENT OF SIGNIFICANCE

The Watkins National Bank building was erected in 1887 for a Lawrence financier, Jabez B. Watkins. Watkins moved to Lawrence in 1873 and established himself as a lawyer and loan agent. He successfully solicited funds in the east to lend to farmers in Kansas and surrounding states. His company was incorporated in 1883 as the J. B. Watkins Land Mortgage Company with branch offices in London, New York City, Dallas, and Lake Charles. This company was one of the largest of its kind.

The second floor of the Watkins Building served as the home office of the mortgage company, and in 1888 the Watkins National Bank was established on the ground floor.

Watkins also owned a local newspaper, the Lawrence Record, and controlled the Lawrence Canning Company, said to be the largest vegetable cannery west of Baltimore.

The economic depression of the early 1890's brought disaster to many mortgage companies, and Watkins' firm went into receivership in 1894. The building continued to serve the Watkins bank until it was left vacant by a bank merger in 1929. Mrs. J. B. Watkins then donated the building to the city of Lawrence, which used it as the City Hall until 1970.

Presently city officials and citizens interested in the building's preservation are searching for a way in which the building may continue to serve the community.

The Watkins National Bank building is a classic example of the Romanesque influence on Kansas buildings.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

- Ensign, Lillian May, "Lawrence Realizes Some Objectives," Kansas Municipalities, v. 16, no. 1 (January, 1930), pp. 18-23.
- Bogue, Allan G., "The Land Mortgage Company in the Early Plain States," Agricultural History, v. 25, no. 1 (January, 1951), pp. 20-33.
- "The Historic City," Topeka Capital, August 8, 1888.
- Lawrence Daily Record, September 12, 1890.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

UTM REFERENCES

A	ZONE	EASTING	NORTHING	B	ZONE	EASTING	NORTHING
C	ZONE	EASTING	NORTHING	D	ZONE	EASTING	NORTHING

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Charles Hall
Richard Pankratz

ORGANIZATION

Kansas State Historical Society

DATE

STREET & NUMBER

120 West Tenth Street

TELEPHONE

913-296-3251

CITY OR TOWN

Topeka

STATE

Kansas 66612

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL _____

STATE _____

LOCAL _____

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

Executive Director, Kansas State Historical Society

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST

DATE

KEEPER OF THE NATIONAL REGISTER



JAMIE SHEW
DOUGLAS COUNTY CLERK

1100 Massachusetts
Lawrence, KS 66044

Phone: 785-832-5267

Fax: 785-832-5192

Marni Penrod
Chief Deputy Clerk

Benjamin Lampe
Deputy Clerk-Elections

November 14, 2013

A CERTIFIED PROPERTY OWNERSHIP LIST WITHIN 250 FT OF 1047 MASSACHUSETTS ST
(U01309-01). 11/14/2013. REQUESTED BY DALE SLUSSER.

JOHN R NICHOLS
ACCOUNT CLERK
PHONE 785-832-5147
FAX 785-832-5192
EMAIL jnichols@douglas-county.com

Douglas County Real Estate Division
County Clerks Office. I do hereby certify
The Real Estate Ownership listed hereto,
to be true and accurate.

JOININ	SYSCLACRE	owner1	owner2	owner3	address	city	sta tip	plate	PID	Quickyield	status
079-31-0-20-29-003-00-0	0.66693483	CITY OF LAWRENCE			PO BOX 708	LAWRENCE	KS 66044	U01431A	023-079-31-0-20-29-003-00-0	R16120	1009 VERMONT ST BLK 1
079-31-0-20-30-001-00-0	0.53639070	BERNILEY PLAZA INC			1029 NEW HAMPSHIRE ST STE B	LAWRENCE	KS 66044	U01069A	023-079-31-0-20-30-001-00-0	R16136	1029 NEW HAMPSHIRE ST
079-31-0-20-30-006-00-0	0.20107169	GRANADA LLC		C/O FIRST MANAGEMENT INC	PO BOX 7797	LAWRENCE	KS 66044	U01296A	023-079-31-0-20-30-006-00-0	R16141	1020 MASSACHUSETTS ST
079-31-0-20-29-010-00-0	0.13344426	ERNST PHILIP R			828 MASSACHUSETTS ST	LAWRENCE	KS 66044	U01297	023-079-31-0-20-29-010-00-0	R16127	1021 MASSACHUSETTS ST
079-31-0-20-29-007-00-0	0.13411526	VENTANA INVESTMENTS LC			1029 NEW HAMPSHIRE ST	LAWRENCE	KS 66044	U01300	023-079-31-0-20-29-007-00-0	R16142	1025 MASSACHUSETTS ST
079-31-0-20-29-008-00-0	0.13510968	STRONG GARY B	STRONG EILEEN A		1025 MASSACHUSETTS ST	LAWRENCE	KS 66044	U01304	023-079-31-0-20-29-008-00-0	R16136	1025 MASSACHUSETTS ST
079-31-0-20-29-008-00-0	0.67033107	ALEN PRESS INC			PO BOX 368	LAWRENCE	KS 66044	U01299A	023-079-31-0-20-29-008-00-0	R16143	1040 MASSACHUSETTS ST
079-31-0-20-29-004-00-0	0.06472559	S & A PROPERTIES LLC			701 W 9TH ST STE A	LAWRENCE	KS 66044	U01302	023-079-31-0-20-29-004-00-0	R16128	1029 MASSACHUSETTS ST
079-31-0-20-28-007-00-0	0.13469172	HB&L LLC			601 N IOWA ST	LAWRENCE	KS 66044	U01439A	023-079-31-0-20-28-007-00-0	R16121	1040 VERMONT ST
079-31-0-20-30-008-00-0	0.06680412	HEINZ DAVID			PO BOX 702	LAWRENCE	KS 66044	U01438	023-079-31-0-20-30-008-00-0	R16117	1031 VERMONT ST
079-31-0-20-30-008-00-0	0.40212101	ALEN REALTY INC			322 INDIANA ST	LAWRENCE	KS 66044	U01303	023-079-31-0-20-30-008-00-0	R16114	1041 MASSACHUSETTS ST
079-31-0-20-29-006-00-0	0.08489914	HANNA JOHN P	HANNA JANICE C	C/O SHERWOOD CLAYTON	PO BOX 621	LAWRENCE	KS 66044	U01079A	023-079-31-0-20-29-006-00-0	R16144	1041 NEW HAMPSHIRE ST
079-31-0-20-29-006-00-0	0.13470756	STEIN RICHARD M	HOWE MARY L		887 SPRING TRL	PRESOTT	AZ 86303	U01305	023-079-31-0-20-29-006-00-0	R16122	1033 MASSACHUSETTS ST
079-31-0-30-04-001-00-0	0.06679501	HANNA JOHN P	HANNA JANICE C		422 SW 6TH AVE	TOPEKA	AZ 86303	U01440	023-079-31-0-20-29-006-00-0	R16116	1033 VERMONT ST
079-31-0-20-28-005-00-0	0.23715627	CITY OF LAWRENCE			887 SPRING TRL	PRESOTT	AZ 86303	U01305A	023-079-31-0-20-29-006-00-0	R16123	1035 MASSACHUSETTS ST
079-31-0-20-28-005-00-0	0.13472097	HEDGES BLAKE A TRUSTEE			1037 VERMONT ST	LAWRENCE	KS 66044	U01306-01A	023-079-31-0-20-28-005-00-0	R16180	1035 MASSACHUSETTS ST
079-31-0-30-04-003-00-0	0.28655510	CAPITOL FED SAVINGS & LOAN ASSN			PO BOX 3505	TOPEKA	KS 66601	U01442	023-079-31-0-30-04-003-00-0	R16115	1035 VERMONT ST
079-31-0-30-05-001-00-0	0.13473712	LOCATION PROPERTIES LC			1067 MASSACHUSETTS ST	LAWRENCE	KS 66044	U01304	023-079-31-0-30-05-001-00-0	R16183	1046 VERMONT ST
079-31-0-30-04-001-00-0	0.16762596	DOUGLAS CO HISTORICAL SOCIETY INC			PO BOX 368	LAWRENCE	KS 66044	U01309-01	023-079-31-0-30-04-001-00-0	R16181	1041 MASSACHUSETTS ST
079-31-0-30-03-001-00-0	0.13400757	ALEN PRESS INC			PO BOX 3505	LAWRENCE	KS 66044	U01304	023-079-31-0-30-03-001-00-0	R16179	1041 NEW HAMPSHIRE ST
079-31-0-30-13-001-03-0	0.13475242	CAPITOL FED SAVING & LOAN ASSN OF TOPEKA KS			PO BOX 368	TOPEKA	KS 66601	U01447	023-079-31-0-30-13-001-03-0	R16184	1041 VERMONT ST
079-31-0-30-12-001-00-0	1.15029764	DOUGLAS COUNTY	MOORE MARY L ET AL		1100 MASSACHUSETTS ST	LAWRENCE	KS 66044	U02428	023-079-31-0-30-12-001-00-0	R16279	1101 MASSACHUSETTS ST
079-31-0-30-12-002-00-0	0.14829783	MOORE WILLIAM J			314 DAKOTA ST	LAWRENCE	KS 66044	U02428	023-079-31-0-30-12-002-00-0	R16273	115 W 11TH ST
079-31-0-30-12-005-00-0	0.99796457	CITY OF LAWRENCE	JACKSON KELDA		PO BOX 708	LAWRENCE	KS 66044	U02433-02A	023-079-31-0-30-12-005-00-0	R16274	115 W 11TH ST
079-31-0-30-12-006-00-0	0.12689893	HEIDELMANN GEORG	YOUNG BRENDA		3821 GILLHAM	KANSAS CITY	MI 64111	U02425A	023-079-31-0-30-12-006-00-0	R16277	1109 MASSACHUSETTS ST
079-31-0-30-12-004-00-0	0.13461739	YOUNG FRANCIS J			1401 NEW YORK ST	LAWRENCE	KS 66044	U02429A	023-079-31-0-30-12-004-00-0	R16276	1109 MASSACHUSETTS ST
079-31-0-30-12-003-00-0	0.13536909	DANDL WAHID M			6635 W 151ST ST	OVERLAND PARK	KS 66223	U02432A	023-079-31-0-30-12-003-00-0	R16275	1115 MASSACHUSETTS ST

W 10th St

E 10th St

Alley

Vermont St

Alley

Lawrence

Massachusetts St

New Hampshire St

W 11th St

E 11th St

North Park St

Vermont St

150

Feet

THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A LEGAL OPINION. EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THESE DATA ARE ACCURATE AND RELIABLE AS OF THE DATE OF THE CURRENT STATE OF THE DATA. THE COUNTY DOES NOT ASSUME LIABILITY, FOR ANY DAMAGES CAUSED BY ANY ERROR OR OMISSIONS IN THE DATA, NOR AS A RESULT OF THE FAILURE OF THE DATA TO BE USED IN CONNECTION WITH ANY OTHER DATA OR INFORMATION. THE COUNTY DOES NOT WARRANT THE FACT OF DISTRIBUTION CONSTITUTE, SUCH AS WARRANTY.

Map of Douglas County, Kansas, 2019
 Douglas County, Kansas 2019