

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 1

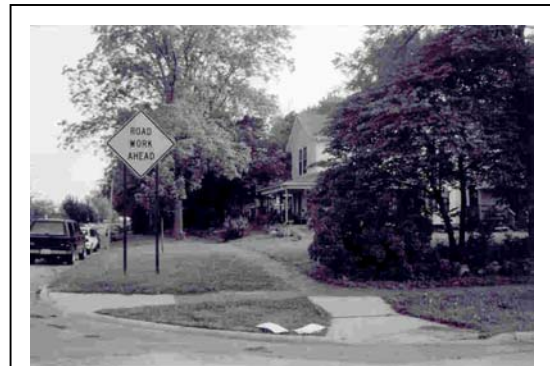
Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas  
North Rhode Island Street Historic Residential District  
Douglas County, KS

## SUMMARY

### LOCATION AND SETTING

The North Rhode Island Street Historic Residential District is located in the East Lawrence neighborhood of Lawrence, Kansas, one block east of the central business district. The historic district encompasses an area of 19.6 acres along Rhode Island Street from 7<sup>th</sup> Street on the north to approximately the middle of the 1200 block on the south (see Figure 1: City of Lawrence Location Map). It includes both sides of the 900 and 1000 blocks, the east side only of the 700, 800 and 1100 blocks, and the west side only of the 1200 block. The district is bounded on the north by 7<sup>th</sup> Street, and on the south at 12<sup>th</sup> Street and the southern lot line of 1215 Rhode Island. The east and west boundaries are the alleys at the rear (east and west) of the Rhode Island Street lots.

The North Rhode Island Street Historic Residential District illustrates typical residential land use from the last quarter of the nineteenth century and the first quarter of the twentieth century as building patterns in East Lawrence followed local population, social, economic, and architectural trends described in the contexts for Lawrence history.<sup>1</sup> The district includes eighty-seven primary buildings, of which sixty-three are contributing to the historic character of the district. Thirty-five buildings were constructed before 1873; fifteen were built between 1880 and 1895; thirty-four properties date between 1900 and 1935; and three buildings were constructed after 1945, the end of the period of significance. In addition to the primary residential buildings, the proposed district includes thirty-four garages and six barns, one summer kitchen, and three sheds. The majority of the properties were constructed as single-family residences. One building, the Social Services League, was converted to a non-residential, social function during the period of significance. Two other non-contributing buildings were converted from single-family residential and mixed-use commercial functions to multi-family residences. The Turnhalle was constructed as a social hall in the nineteenth century.



*700 Block (east side) Rhode Island Street  
at 8<sup>th</sup> Street, Looking North (Photo #17)*

<sup>1</sup> These periods are outlined in Deon Wolfenbarger's National Register of Historic Places Multiple Property Documentation Form, "Historic Resources of Lawrence, Douglas County, Kansas," 1997, E-2 to E-30.

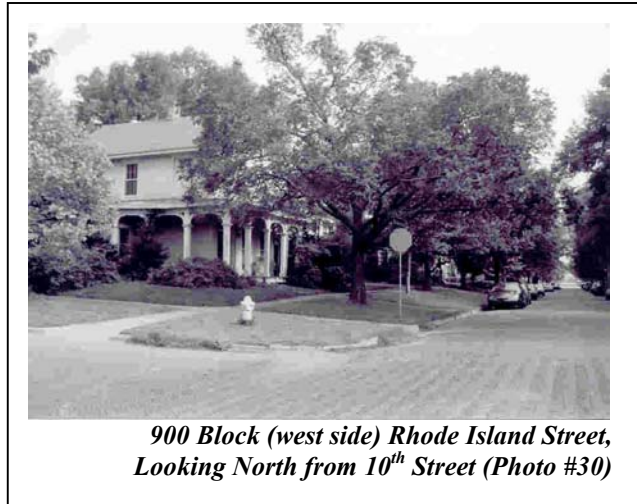
United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 2

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas  
North Rhode Island Street Historic Residential District  
Douglas County, KS

The district's cohesive streetscapes create a distinct sense of neighborhood and a strong residential boundary, contrasting dramatically with the commercial area to the west. Asphalt paves most of Rhode Island Street, although original brick pavement is exposed on the 900 and 1200 blocks. The difference in street level between the blocks with a brick street surface and those with an asphalt street surface is perceptible. The sections of brick street reveal the original street depth, which, when compared to the siting of the adjacent houses, emphasizes the role of the street as a drainage system.



Limestone curbing is extant, with the exception of the 1100 block near the Douglas County buildings. Four structures also retain curbside limestone hitching posts. Grass easement strips with mature shade trees separate the streets from the sidewalks, creating a smooth transition between public and private spaces (Photo numbers 17, 30).



Pedestrian-friendly sidewalks line both sides and ends of all blocks. They are a mixture of brick, concrete, and limestone.<sup>2</sup> The 700 block of Rhode Island is mostly brick, but four houses have concrete patches and another has a limestone sidewalk. Along the 800 block of Rhode Island Street, all walks are brick except at the parking lot at the south end of

<sup>2</sup> At corners, sidewalks are ADA compliant.

United States Department of the Interior  
National Park Service

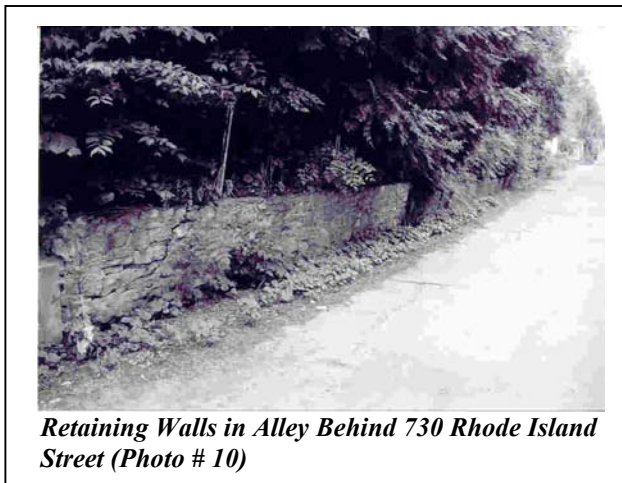
National Register of Historic Places  
Continuation Sheet

Section 7 Page 3

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas  
North Rhode Island Street Historic Residential District  
Douglas County, KS

the block. In the 900 block, sidewalks are a mixture of brick and concrete. Concrete is predominant along the 1100 and 1200 blocks. Many houses have front walks leading from the sidewalk to the front porch or stoop. Some of these are brick and others are concrete or limestone (Photo numbers 13, 27).

Sited to face the street, the district's residences occupy the narrow city lots delineated in the original townsite plan. Six houses face the



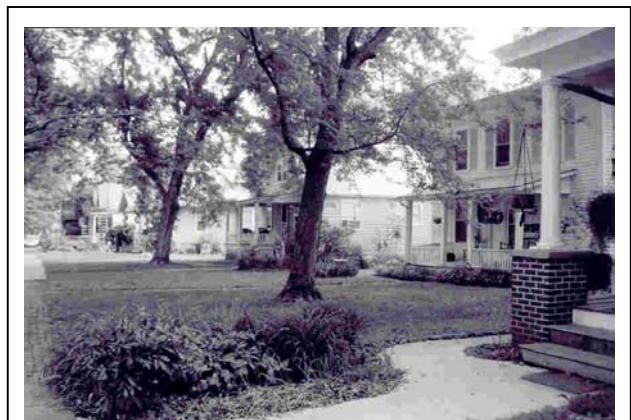
Other irregular lots are found in the 1200 block of Rhode Island Street. An alley did not divide this block because these lots were created from land subdivided from South Park rather than delineated in the original plan (see Figure 3: Detail of Proposed District Area).

Houses are typically situated near the center of their lots, which enhances the cohesiveness and rhythm of the district. However, the early construction of many houses and the undulating terrain often resulted in uneven setbacks from the street line. This is particularly notable along the 700 block of



*Setting and Hitching Posts,  
923 Rhode Island Street (Photo # 36)*

numbered streets at the ends of blocks. Six historic houses (702, 732, 917, 923, 1007, and 1017 Rhode Island Street) occupy double lots or one-and-one-half lots. The extra lot width is typical of older neighborhoods where residents occasionally purchased an extra lot with neighbors to provide side yards for gardens or green space (Photo # 36). The non-historic apartment building at 1021 Rhode Island occupies a double lot.



*Variations in Setbacks,  
Looking North from 922 Rhode Island Street  
(east side of 900 Block, Photo # 35)*

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 4

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas  
North Rhode Island Street Historic Residential District  
Douglas County, KS

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Rhode Island Street. Because of its proximity to the Kansas River, its early development landscape was affected by undulating ground with runoff gullies and a grade that slopes north toward the river. The effect of the landscape is evident, particularly along the alley where retaining walls were frequently constructed to help adjust yards to the downward slope of the land (Photo #s 10, 35).

Moving south through the district, the topography levels off by the 800 and 900 blocks of Rhode Island Street, but setbacks remain varied. Streets originally followed the ups and downs of the topography but were leveled over time. Eventually, the affect of leveling changed how some structures related to the street. An example of this is the Turnhalle building at 900 Rhode Island Street. The structure's front door was roughly at street level when built; however, leveling the street raised the entry several feet above grade. The vertical variations in settings are particularly noticeable among the houses at the north end of the 900 block and add to the distinctive character of the historic district. The variation in setbacks becomes less noticeable from 10<sup>th</sup> Street to 12<sup>th</sup> Street.

## ARCHITECTURAL STYLE AND TYPE

The residential designs that comprise the North Rhode Island Street Historic Residential District include a variety of vernacular building forms and architectural styles that reflect the eighty-year continuum of new construction. While the buildings in the district reflect the evolution of architectural styles over an eighty-year period, the relationship between them, based on location, streetscape, building materials, workmanship, mass, and scale, creates a district with a strong and distinct neighborhood identity.

The vast majority of contributing buildings are two stories in height, and 60 percent have wood-frame construction. Examples of one-story or one-and-one-half-story buildings and stone or brick masonry construction are also common. The contributing buildings retain architectural features and physical forms that reflect the design trends and styles popular during their period of construction. Architectural ornament includes Italianate and Late Victorian jigsawn porch elements and cornice brackets, Neoclassical porch columns, and Craftsman period knee braces and battered porch piers. These elements are found on high style buildings as well as vernacular building forms such as the Gable-Front National Folk House or Bungalow.

The types of alterations made to historic buildings vary. Most buildings retain their original windows, although many now have metal storm windows. Some porch details have been lost, although the majority of properties retain their distinctive porch elements. In general, additions are complementary and are set to the side or rear of the original building.

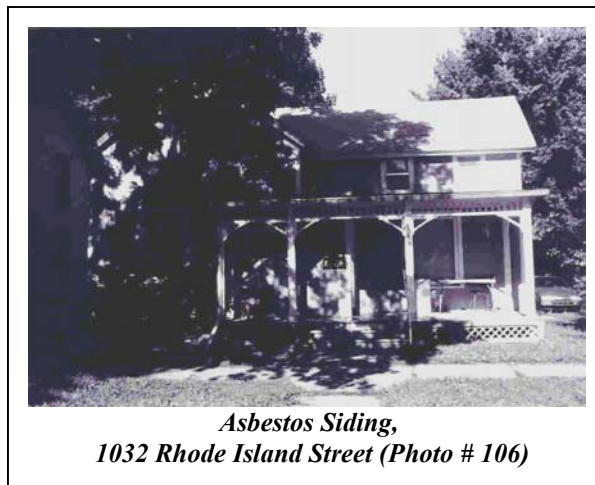
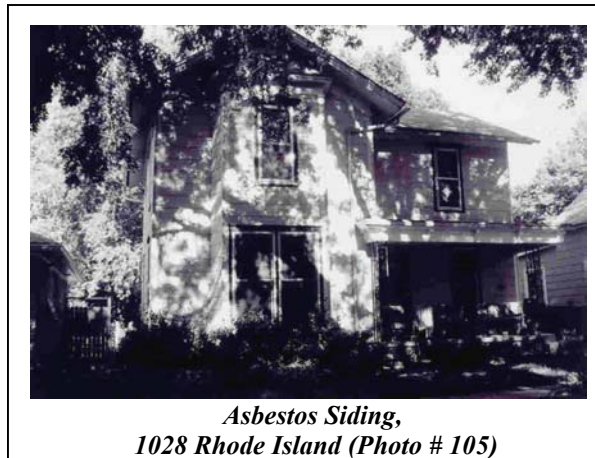
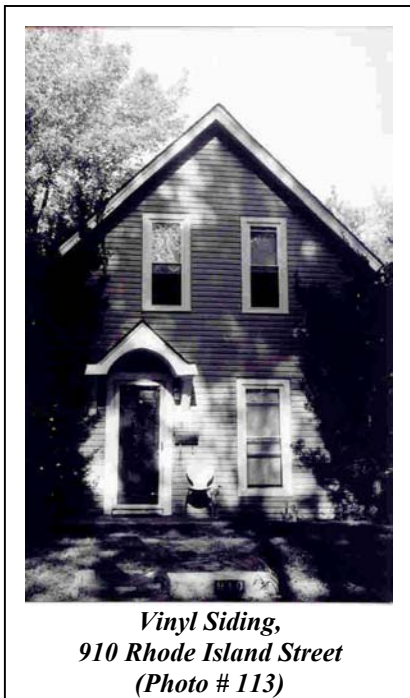
United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 5

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas  
North Rhode Island Street Historic Residential District  
Douglas County, KS

Non-contributing buildings constitute less than 28 percent of the district. However, it is important to draw attention to them because many non-contributing buildings were deemed so solely because of asbestos or vinyl siding. If the siding were removed from these buildings, only a few would remain non-contributing to the district.<sup>3</sup> The siding neither interferes with nor compromises the district's strong sense of visual integrity. Examples of residences with siding include **910, 1028 and 1032 Rhode Island Street**. These houses, in particular, would be considered contributing if the siding were removed (Photo #s 113, 105, 106).



<sup>3</sup> While asbestos, vinyl, and metal siding typically preclude a “contributing” status for a building, the National Register does allow buildings with non-original siding to be listed as contributing within a district if the new siding mimics the original in width and placement. Buildings with siding can contribute to a district’s appearance from the street. Asbestos siding, especially, has become a historic material in its own right, even though it does not mimic historic materials such as lap siding. Available since nearly the turn of the century, its widespread use, beginning in the 1940s, signifies an important period in the acceptance of changing building technologies and cultural attitudes about home maintenance and repair. Such changes are capable of yielding important information about this vital time when building construction and use patterns changed for building materials.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 6

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas  
North Rhode Island Street Historic Residential District  
Douglas County, KS

Other non-historic alterations in the district include inappropriate remodeling, new additions, and/or porch replacements, such as those evident at **822** and **826 Rhode Island Street**. Vinyl siding and new windows have significantly compromised the integrity of **1000 Rhode Island Street**. Porch infill has substantially changed the look and feel of the Bungalow at **1025 Rhode Island Street** (Photo #s 80, 81, 6, 3).



*Inappropriate Addition and Windows,  
822 Rhode Island Street (Photo # 80)*



*Inappropriate Porch and  
Window Alterations,  
826 Rhode Island Street (Photo # 81)*



*Vinyl Siding and  
Inappropriate Window Replacement,  
1000 Rhode Island Street (Photo # 6)*



*Porch Infill,  
1025 Rhode Island Street,  
Looking West (Photo # 3)*

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 7

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas  
North Rhode Island Street Historic Residential District  
Douglas County, KS

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**DISTRICT PROPERTIES**

- |  |                                |
|--|--------------------------------|
| 1 ) 305 East 7th (702 Rhode Island Street) | <i>Contributing Status: C</i>  |
| 2 ) 708 Rhode Island Street                | <i>Contributing Status: C</i>  |
| 3 ) 712 Rhode Island Street                | <i>Contributing Status: C</i>  |
| 4 ) 714 Rhode Island Street                | <i>Contributing Status: C</i>  |
| 5 ) 716 Rhode Island Street                | <i>Contributing Status: C</i>  |
| 6 ) 720 Rhode Island Street                | <i>Contributing Status: C</i>  |
| 7 ) 724 Rhode Island Street                | <i>Contributing Status: C</i>  |
| 8 ) 728 Rhode Island Street                | <i>Contributing Status: C</i>  |
| 9 ) 732 Rhode Island Street                | <i>Contributing Status: C</i>  |
| 10) 738 Rhode Island Street                | <i>Contributing Status: C</i>  |
| 11) 740 Rhode Island Street                | <i>Contributing Status: C</i>  |
| 12) 307 E. 8th Street                      | <i>Contributing Status: C</i>  |
| 13) 800 Rhode Island Street                | <i>Contributing Status: C</i>  |
| 14) 808 Rhode Island Street                | <i>Contributing Status: C</i>  |
| 15) 812 Rhode Island Street                | <i>Contributing Status: C</i>  |
| 16) 816 Rhode Island Street                | <i>Contributing Status: C</i>  |
| 17) 822 Rhode Island Street                | <i>Contributing Status: NC</i> |

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 8

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas  
North Rhode Island Street Historic Residential District  
Douglas County, KS

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- |   |                                |
|---|--------------------------------|
| 18) 826 Rhode Island Street                   | <i>Contributing Status: NC</i> |
| 19) 828 Rhode Island Street                   | <i>Contributing Status: C</i>  |
| 20) 830 Rhode Island Street                   | <i>Contributing Status: C</i>  |
| 21) 836 Rhode Island Street                   | <i>Contributing Status: C</i>  |
| 22) 900 Rhode Island Street                   | <i>Contributing Status: C</i>  |
| 23) 904 Rhode Island Street (McFarland House) | <i>Contributing Status: C</i>  |
| 24) 908 Rhode Island Street                   | <i>Contributing Status: C</i>  |
| 25) 910 Rhode Island Street                   | <i>Contributing Status: NC</i> |
| 26) 912 Rhode Island Street                   | <i>Contributing Status: NC</i> |
| 27) 916 Rhode Island Street                   | <i>Contributing Status: C</i>  |
| 28) 922 Rhode Island Street                   | <i>Contributing Status: C</i>  |
| 29) 924 Rhode Island Street                   | <i>Contributing Status: C</i>  |
| 30) 928 Rhode Island Street                   | <i>Contributing Status: C</i>  |
| 31) 932 Rhode Island Street                   | <i>Contributing Status: C</i>  |
| 32) 938 Rhode Island Street                   | <i>Contributing Status: NC</i> |



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 9

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas  
North Rhode Island Street Historic Residential District  
Douglas County, KS

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- |                                 |                                |
|---------------------------------|--------------------------------|
| 33) 940 Rhode Island Street     | <i>Contributing Status: C</i>  |
| 34) 946 Rhode Island Street     | <i>Contributing Status: NC</i> |
| 35) 946 1/2 Rhode Island Street | <i>Contributing Status: C</i>  |
| 36) 1000 Rhode Island Street    | <i>Contributing Status: NC</i> |
| 37) 1004 Rhode Island Street    | <i>Contributing Status: C</i>  |
| 38) 1008 Rhode Island Street    | <i>Contributing Status: C</i>  |
| 39) 1012 Rhode Island Street    | <i>Contributing Status: NC</i> |
| 40) 1016 Rhode Island Street    | <i>Contributing Status: NC</i> |
| 41) 1020 Rhode Island Street    | <i>Contributing Status: NC</i> |
| 42) 1024 Rhode Island Street    | <i>Contributing Status: NC</i> |
| 43) 1028 Rhode Island Street    | <i>Contributing Status: NC</i> |
| 44) 1032 Rhode Island Street    | <i>Contributing Status: NC</i> |
| 45) 1036 Rhode Island Street    | <i>Contributing Status: C</i>  |
| 46) 1042 Rhode Island Street    | <i>Contributing Status: C</i>  |
| 47) 1046 Rhode Island Street    | <i>Contributing Status: NC</i> |
| 48) 1106 Rhode Island Street    | <i>Contributing Status: C</i>  |
| 49) 1120 Rhode Island Street    | <i>Contributing Status: C</i>  |
| 50) 1124 Rhode Island Street    | <i>Contributing Status: C</i>  |

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 10

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas  
North Rhode Island Street Historic Residential District  
Douglas County, KS

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- |                                 |                                |
|---------------------------------|--------------------------------|
| 51) 1128 Rhode Island Street    | <i>Contributing Status: NC</i> |
| 52) 1130 Rhode Island Street    | <i>Contributing Status: NC</i> |
| 53) 1132 Rhode Island Street    | <i>Contributing Status: C</i>  |
| 54) 1140 Rhode Island Street    | <i>Contributing Status: C</i>  |
| 55) 1142 Rhode Island Street    | <i>Contributing Status: C</i>  |
| 56) 1144 Rhode Island Street    | <i>Contributing Status: C</i>  |
| 57) 1201 Rhode Island Street    | <i>Contributing Status: C</i>  |
| 58) 1205-07 Rhode Island Street | <i>Contributing Status: C</i>  |
| 59) 1211 Rhode Island Street    | <i>Contributing Status: C</i>  |
| 60) 1215 Rhode Island Street    | <i>Contributing Status: C</i>  |
| 61) 205 E. 12th Street          | <i>Contributing Status: C</i>  |
| 62) 1047 Rhode Island Street    | <i>Contributing Status: C</i>  |
| 63) 117 E. 11th Street          | <i>Contributing Status: NC</i> |
| 64) 115 E. 11th Street          | <i>Contributing Status: NC</i> |
| 65) 1041 Rhode Island Street    | <i>Contributing Status: C</i>  |

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 11

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas  
North Rhode Island Street Historic Residential District  
Douglas County, KS

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- |                                   |                                |
|-----------------------------------|--------------------------------|
| 66) 1039 Rhode Island Street      | <i>Contributing Status:</i> NC |
| 67) 1033 Rhode Island Street      | <i>Contributing Status:</i> C  |
| 68) 1027 Rhode Island Street      | <i>Contributing Status:</i> C  |
| 69) 1025 Rhode Island Street      | <i>Contributing Status:</i> NC |
| 70) 1019 - 21 Rhode Island Street | <i>Contributing Status:</i> NC |
| 71) 1017 Rhode Island Street      | <i>Contributing Status:</i> C  |
| 72) 1007 Rhode Island Street      | <i>Contributing Status:</i> C  |
| 73) 1005 Rhode Island Street      | <i>Contributing Status:</i> C  |
| 74) 1001 Rhode Island Street      | <i>Contributing Status:</i> C  |
| 75) 211 E. 10th Street            | <i>Contributing Status:</i> C  |
| 76) 945 Rhode Island Street       | <i>Contributing Status:</i> C  |
| 77) 941 Rhode Island Street       | <i>Contributing Status:</i> NC |
| 78) 937 Rhode Island Street       | <i>Contributing Status:</i> C  |
| 79) 933 Rhode Island Street       | <i>Contributing Status:</i> C  |
| 80) 927 Rhode Island Street       | <i>Contributing Status:</i> C  |
| 81) 923 Rhode Island Street       | <i>Contributing Status:</i> C  |
| 82) 917 Rhode Island Street       | <i>Contributing Status:</i> C  |

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 12

Multiple Property Documentation Form: Historic Resources of Lawrence, Douglas County, Kansas  
North Rhode Island Street Historic Residential District  
Douglas County, KS

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- |                                    |                                |
|------------------------------------|--------------------------------|
| <b>83) 913 Rhode Island Street</b> | <i>Contributing Status: NC</i> |
| <b>84) 909 Rhode Island Street</b> | <i>Contributing Status: C</i>  |
| <b>85) 905 Rhode Island Street</b> | <i>Contributing Status: C</i>  |
| <b>86) 901 Rhode Island Street</b> | <i>Contributing Status: C</i>  |
| <b>87) 219 E. 9th Street</b>       | <i>Contributing Status: NC</i> |
| <b>88) 806 Rhode Island Street</b> | <i>Contributing Status: NC</i> |