

Oread Neighborhood Association NEWSLETTER

Lawrence, Kansas

Volume XXIX, No. 2

Winter, 2007

Oread Neighborhood Association's Mission Statement: The mission of the Oread Neighborhood Association is to stabilize and maintain the neighborhood as a quality, mixed-density residential neighborhood by accommodating the need for student housing, preserving existing single-family housing, and revitalizing the neighborhood's unique architectural, environmental, and historical character. This mission is accomplished by encouraging the participation of residents and property owners in the maintenance, planning and development of the neighborhood.

Oread's Historic District

Where is it and what does this mean to you?

Lynne Zollner, Historic Resources Administrator, Lawrence/Douglas County Metropolitan Planning Office will talk with Oread neighbors about the historic district nomination approved by the State Historic Sites Board at their November 18th meeting. A listing of contributing vs. non-contributing properties is provided on Page 2. Following state approval, the historic district nomination is then forwarded automatically to the National Park Service for review. They have 45 days to make a decision following receipt of the nomination.

Approval by the State means...

- Contributing properties within the historic district are automatically on the Register of Historic Kansas Places. This ties these properties to State tax credits and grants;
- State preservation law is in effect. Building permits will have to be reviewed to ensure that work is done in accordance with Secretary of Interior standards. This process is coordinated through the Lawrence Historic Resources Commission;
- Environs laws apply. These are needed to help preserve the historic integrity of the area. This includes:
 - Properties located within 500 feet from the historic district;
 - Any project requiring a building permit must be reviewed according to environs law by the Lawrence Historic Resources Commission;

The following is an excerpt from the November-December 2006, Kansas Preservation newsletter, Kansas State Historical Society (http://www.ksks.org/resource/ks_preservation/kpnovdec06.pdf):

Oread Historic District—Lawrence, Douglas County

Located directly west of the downtown commercial area and east of the University of Kansas campus, most of the Oread Historic District falls within the original town plat and thus represents one of Lawrence's oldest residential neighborhoods. Not only did it provide easy access to downtown and campus, several churches were either adjacent or located within its boundaries. Central School and later a high school were located on the two south corners of Kentucky and Ninth Streets. Early in its growth, these amenities appealed to affluent owners who constructed large, high style houses on double lots. Later development attracted middle-class residents and owners who provided boarding to students. The district contains a variety of homes that represent changing tastes, fashions, and construction methods in American architecture. More than 30 percent of the district's 175 resources reflect the Queen Anne Style. Oread Historic District also includes several more modest National Folk-type homes of the working class and later examples of residential styles that were popular in the early twentieth century.

The property pictured on the right is located at 1008 Ohio. This represents one of the contributing properties in the historic district. To learn about the difference between a contributing vs. a non-contributing property, see page 2. There is also a listing of contributing and non-contributing buildings by address. Take a look and see if your residence is now on the Register of Historic Kansas Places!

*ONA Invites Neighbors To
Attend the Winter 2007
General Meeting*

**The Special Guest Speaker
will be:**

**Lynne B. Zollner
Historic Resources
Administrator**

**When: Monday
January 22nd
7:00 p.m.**

**Where: Plymouth
Congregational Church
925 Vermont—Mayflower Room
(North Door)**



**If you are an Oread resident or
property owner, consider attending the
ONA Board of Directors meeting too!
That meeting will be held at 6:00 p.m.
in the same location.**



Contributing and Non-contributing Buildings in Oread's Historic District by Address

Historic districts are composed of two types of properties. These are:

Contributing: These properties contribute to the significance of the district and are listed in the state and national registers of historic places. These buildings look like they did during the period of significance. If someone from the historic period returned, they would know that they were in the same neighborhood. This includes ancillary structures because these lend to the character of the neighborhood. Contributing properties are eligible for financial assistance used to rehabilitate and maintain the structures. This can include tax credits at both the federal and state levels.

Non-Contributing: A non-contributing property is within the boundaries of the district but not considered for the state or national register. This can be because the property is not historic (less than 50 years of age) or it is a structure over 50 years old but it has been altered to such a degree that it can no longer meet the criteria necessary to be eligible for the state or national registers.

A map of the historic district can be viewed at: <http://www.lawrenceplanning.org/documents/OreadDistrict.pdf>

KENTUCKY STREET

916-920 Kentucky *Contributing*
 922 & 924 Kentucky *Contributing*
 925 Kentucky *Contributing* [plus *non-contributing* garage]
 929, 930 & 933 Kentucky *Non-contributing*
 930 Kentucky *Non-contributing*
 936 & 937 Kentucky *Contributing* [plus *non-contributing* garage]
 941 Kentucky *Contributing* [plus 2 *non-contributing* garages].
 944 Kentucky *Non-contributing*
 945 & 1001 Kentucky *Contributing*
 1005, 1009-1011, 1015, 1017, 1019 Kentucky *Non-contributing*
 1023 Kentucky *Contributing*
 1025 & 1029 Kentucky *Contributing* [plus *non-contributing* garage]
 1033 Kentucky *Contributing*
 1037 Kentucky *Non-contributing*
 1041 Kentucky *Contributing* [plus *contributing* garage]
 1045 Kentucky *Contributing*

LOUISIANA STREET

915 Louisiana *Non-contributing*
 917 Louisiana *Contributing* [plus *contributing* garage]
 918 & 920 Louisiana *Contributing*
 923 Louisiana *Contributing* [plus *non-contributing* garage]
 924 Louisiana *Non-contributing*
 927 Louisiana *Non-contributing* [plus *non-contributing* garage]
 928 Louisiana *Non-contributing*
 936 Louisiana *Contributing* [plus *non-contributing* garage]
 938 Louisiana *Non-contributing*
 940 Louisiana *Contributing*

Louisiana Street Continued...

941 Louisiana *Non-contributing*
 943 Louisiana *Contributing*
 946 Louisiana *Contributing* [plus *contributing* garage]
 947 Louisiana *Contributing* [plus *non-contributing* garage].
 1100, 1106, & 1116 Louisiana *Contributing*
 1136 Louisiana *Non-contributing*
 1144 Louisiana *Contributing*

TENNESSEE STREET

917 Tennessee *Contributing*
 923 Tennessee *Contributing* [plus 2 *non-contributing* buildings]
 929 Tennessee *Contributing* [plus *contributing* garage/barn]
 933 Tennessee *Contributing*
 938 Tennessee *Non-contributing* [plus *contributing* garage]
 939 Tennessee *Contributing*
 940 Tennessee *Contributing* [plus *contributing* garage]
 941 & 945 Tennessee *Contributing*
 946 Tennessee *Non-contributing* [plus *contributing* garage]
 1002 & 1006 Tennessee *Non-contributing*
 1003 Tennessee *Contributing*
 1007 Tennessee *Contributing* [plus *non-contributing* garage]
 1008 Tennessee *Non-contributing*
 1011 Tennessee *Non-contributing* [plus *non-contributing* garage]
 1012 Tennessee *Non-contributing*
 1015 Tennessee *Contributing* [plus *contributing* garage]
 1016 Tennessee *Non-contributing* [plus *non-contributing* garage]
 1020, 1021, 1025 Tennessee *Contributing*
 1026 & 1028 Tennessee *Contributing* [plus *contributing* garage]
 1029 Tennessee *Contributing* [plus *non-contributing* garage]
 1032, 1033, 1037, & 1038 Tennessee *Contributing*
 1041 Tennessee *Contributing* [plus *non-contributing* garage]
 1042 Tennessee *Contributing*
 1045 Tennessee *Contributing* [plus *non-contributing* garage]
 1046 Tennessee *Non-contributing*

OHIO STREET

916 & 920 Ohio *Contributing* [plus *contributing* garage]
 923 Ohio *Contributing*
 926 Ohio *Non-contributing* [plus *non-contributing* garage]
 927 Ohio *Non-contributing*
 928 Ohio *Contributing*
 930 Ohio *Non-contributing* [plus *contributing* garage]
 933 Ohio *Non-contributing* [plus *contributing* barn]
 936 Ohio *Contributing* [plus *non-contributing* garage]
 937 Ohio *Contributing* [plus *contributing* garage; *non-contributing* garage]
 943 Ohio *Non-contributing*
 945 Ohio *Contributing* [plus *contributing* garage]

Ohio Street continued...

946 Ohio *Contributing*
 1000 Ohio *Non-contributing* [plus *non-contributing* guest house]
 1008 Ohio *Contributing*
 1016 Ohio *Contributing* [plus *non-contributing* garage]
 1020 Ohio *Contributing*
 1022 Ohio *Contributing* [plus *non-contributing* garage]
 1026 Ohio *Contributing* [plus *non-contributing* garage]
 1028 Ohio *Contributing*
 1030 Ohio *Contributing* [plus *non-contributing* garage]
 1032 & 1042 Ohio *Contributing*
 1046 Ohio *Contributing* [plus *contributing* garage]
 1101 Ohio *Contributing*
 1102 & 1104 Ohio *Non-contributing*
 1106, 1108, 1109, 1115, 1121, 1122, 1126, 1127 & 1128 Ohio *Contributing*
 1131 Ohio *Two (2) Non-contributing*
 1132 & 1134 Ohio *Non-contributing*
 1140, 1146 Ohio *Contributing*
 1147 Ohio *Contributing* [plus *contributing* garage]

10TH STREET

412 W. 10th Street *Contributing*

11TH STREET

310 W. 11th Street *Non-contributing*

12TH STREET

414 W. 12th Street *Contributing*



*1015 Tennessee
The Blood House*

LEARN HOW YOU CAN HELP.



*We are looking for
caring people to join our training
and volunteer staff.*

Info Meetings: Tues. 1/16 or Thurs. 1/25
6:30 pm at the Public Library

785/841-2345
www.hqcc.lawrence.ks.us

**ONA Board Elections...
there's still time to cast your vote!**

The ONA board member nominating committee will present the following nominations for neighborhood consideration at the Winter General Meeting. Neighborhood participation is important to this process.

| | |
|---------------------------------|---------------------------------|
| <u>Officer Positions</u> | District 3: Laura Herlihy |
| President: Jerry Stubbs | District 4: Carol von Tersch |
| Vice President: Candy Davis | District 5: Marci Francisco |
| Treasurer: Deb Milks | District 6: Christy Kennedy |
| Secretary: Beth Reiber | |
| | <u>At Large Representatives</u> |
| <u>District Representatives</u> | District 2: Rene Diaz |
| District 1: Nils Gore | District 3: James Dunn |
| District 2: VACANT | District 3: Devon Kim |



District 1 – Rezoning Proposal
By ONA Board Member Candy Davis

On November 14th, representatives from the Oread Neighborhood Association sent a packet of information to 143 property owners in the duplex-zoned area north of the KU Football Stadium requesting feedback about the possibility of a zoning change from duplex to single family. The purpose of this proposed change is to preserve the character and history of the neighborhood by preventing increasing destruction of historic properties as well as making the neighborhood more desirable and pleasant to live in. All present duplexes would be grandfathered into a single-family zone and remain as such.

Recipients of the notification were provided with a self-addressed return envelope to mail back their response to the proposal (i.e.: in favor, not in favor or unsure).

On November 20th there was a public rezoning meeting at Plymouth Congregational Church at 7:00 p.m. Those who attended, primarily landlords, were generally not in favor of the proposed change. Preliminary information returned indicates that home owners living in their homes tend to be in favor of the proposal, landlords not living in the neighborhood tend not to be in favor of the proposal.

Phone calls will be made to those who were unsure or did not respond to the survey at all. Those who fail to respond will be counted as a no. Once collection of the data is completed the neighborhood association will assess the logic of moving forward or not moving forward with the proposal.



ONA's Fall General Meeting

The Oread Neighborhood Association thanks author Fred McElhenie for talking with neighbors about his new book Making Do and Getting Through: Co-ops, Halls, and Houses, 1919-1966. A hallmark of organized living groups was change. Many of the co-operatives either relocated or changed their names over the years. By the mid-sixties, almost all of the small, organized living groups had vanished. Student living shifted to residence halls, scholarship halls, apartments or married student housing.

1614 Kentucky -- A Cooperative Lives On

The Jayhawk co-op began as a men's cooperative in 1939. The Jayhawk co-op was open to all residents without regard to race, religion or creed. This was a progressive living arrangement at a time when segregation was the norm.

Unlike earlier organized living groups, this co-op followed the Rochdale Principles. These were established by the Rochdale Society of Equitable Pioneers in Rochdale, England in the mid-nineteenth century. Six of the original principles are practiced by co-ops today. These include the following:

- Open, voluntary membership,
- Democratic governance,
- Limited return on equity,
- Surplus belongs to members,
- Education of members and public in cooperative principles, and
- Cooperation between cooperatives.



1614 Kentucky

Over the years, 1614 Kentucky has housed both male and female students under the following names:

- Jayhawk Co-op (1939 – 1943): A men's cooperative that disbanded following the beginning of World War II.
- Kaw Koette Co-op (1943 – 1944): An undergraduate women's cooperative.
- Jayhawk Co-op (1944 – 1955): In 1944, men reclaimed the house and restored the Jayhawk Co-op name. From 1951 – 1955, women again replaced the men as occupants of the Jayhawk Co-op.
- Hilden Gibson Co-op (1955 – 1965): Men reclaimed the house at 1614 Kentucky and renamed it in honor of a popular KU political science professor following his untimely death.
- The house was sold in 1965 and was not used as a co-op for the next 33 years.
- The Olive House (Green House) (1998 – Present): The University of Kansas Student Housing Association purchased the home in 1998. This residence continues to serve as a co-ed cooperative in the Oread Neighborhood governed by the Rochdale Principles.

Memories of Early Co-op Residents

- Cold, long walks up the hill to campus. Or... hitchhiking to get there.
- Struggling to prepare meals. Honorable mention goes to 'Steve the Mad Scientist's' opossum stew and John Conard's Bull Durham tobacco meatloaf.
- Bunk beds on crowded sleeping porches. Students waking to find snow on their bedspreads.
- Rooming with Wesley Elliott who was one of the first black students to live in cooperative housing. This was during a time when racial discrimination was rampant in Lawrence.
- Laundry was mailed home.
- In the mid-1940s, rent was \$15.00 per month, coffee and a roll for breakfast at the Student Union cost \$0.10, and \$0.60 provided a complete meal at the Rock Chalk Café in the neighborhood.

Mr. McElhenie's book can be purchased at the Oread Bookshop or online at: <http://www.kubookstore.com>. A portion of proceeds benefit the Historic Mount Oread Fund and Fred McElhenie Scholarship.



940 Illinois... A demolition permit application has been submitted for the property pictured above. This small, white bungalow does not fall within the environs of an historic district or property. Therefore, following a 30-day holding period, demolition can begin.

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Greg Hickam

June 28, 1958—November 25, 2006

I mourn the passing of Michael Gregory “Greg” Hickam.

I knew Greg Hickam in many ways. Greg was a high school classmate of my husband Joe, and he introduced me to friends of theirs from school. He was an avid KU fan, and we saw him at basketball games cheering on the team. He was a realtor, and he gave me good advice. But I mostly know him through this place where we live, the Oread neighborhood.

I’ve only lived here thirty years, and Greg grew up in the neighborhood, so I always deferred to him as the expert on the late 20th century history of this place. He studied the early history of our neighborhood, and shared much of that with us in a series of articles he wrote for our Oread Newsletter. He wrote a concise history of the neighborhood that was published just prior to our Holiday Tour of Homes in 2000.

Greg served on the ONA board for a number of years and as President of ONA in 2002. He was very active in our efforts to preserve the historic homes on the 1300 block of Ohio. He stepped back from neighborhood activities to participate in other preservation work and to spend time with his daughter, Autumn Rose, and his wife, Melissa, but was always available for comments and advice.

I was in the audience at the December meeting of the Lawrence Historic Resources Committee, the first meeting after Greg’s death. Greg served as chair of the committee; the vice chair spoke eloquently of Greg’s contributions. He noted that Greg was always able to contribute a unique perspective – Greg had been in almost all the buildings under review and was familiar with their environs.

Those of us who live in Oread have had experiences with parking problems, litter in the streets and alleys, and noise from the bars and private parties, and yet we enjoy the beautiful historic houses, the brick sidewalks and streets, the huge canopy and shade from the trees, and the short walks to the University and to downtown. To me, our Oread neighborhood is a delightful and perfect place to live. Greg had some difficulties and yet he contributed so much in his knowledge, understanding, and skills to our neighborhood. He was always ready to help others. I will remember him as a delightful and perfect neighbor.

Marci Francisco

ONA Thanks YOU for Your Donation!*

| | | |
|---------------------------------|-------------------------|-----------------------------|
| Betty Alderson | Bridget Franklin | Ellen Lecompte |
| Barry Billings | Kyle & Janet Gerstner | Debbie Milks and Charlie |
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| Mrs. David Francisco | Carl and Janann Jones | Findlay |
| Marci Francisco & Joe Bickford | Devon and Tony Kim | |

*Donations received since January 01, 2006.

Cheers and Chides from the Oread Neighborhood by Marci Francisco

Cheers to those who have filed to run for city commission and school board. Chides to those over 18 who haven’t yet registered to vote.

Cheers to those neighbors who put up outside lights for the holidays and those who had lights shine through their windows. Chides to those who haven’t yet started using some fluorescent bulbs for their porch lights or in their house.

Cheers to those who invited their neighbors to a party. Chides to those whose parties prompted calls to the police.

Cheers to those who shopped locally for the holidays. Requests to those who shopped from catalogues or on-line to report the sales tax on your state income tax return.

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Big Brothers Big Sisters at (785)843-7359

Orientations on Tues 5:15 and Weds noon.

www.mentoringmagic.org



A Concise History Of The Oread Neighborhood

By Greg Hickam

The following article appeared in the Winter 2000 ONA newsletter. It is being reprinted in memory of Mr. Hickam.

With this issue of the newsletter I will try to present a reasonably coherent and concise history of our neighborhood, hopefully to complement our focus on the homes of the Holiday Tour. Of all the original neighborhoods of Lawrence, Oread has probably experienced more continuous change from the inception of the city than any other. From the earliest days of Kansas as a territory and before, native peoples, French fur trappers and early American explorers traveled through and camped in and around the site of Mount Oread and its eastern and northern slopes. John C. Fremont led expeditions through Douglas county in 1842 and 1843, describing the route of travels in a guidebook published in early 1844 which led to the establishment of the Oregon Trail. By the late 1840's, what had become known then as the Oregon-California road passed along what is now Tennessee Street, ascending the eastern flank of Mount Oread at what is now 11th Street.

Among the early emigrants was a Dr. Charles Robinson, a physician from Hardwick, Massachusetts, on his way to the gold field of California in 1849. By 1854, Dr. Robinson had returned as the resident agent of the Massachusetts Emigrant Aid Society, the principal organizers of the initial settlement of Lawrence. Dr. Robinson went on to become, among other things, the first Governor of Kansas and superintendent of Haskell Institute. He was also, after a time, one of the earliest residents of the Oread neighborhood, having built a fine home on a site just east of present-day Fraser Hall on the K.U. campus.

Lawrence in its earliest years was a wild and wooly town full of strong opinions and ready passions to support its growth, development and dominant political outlook, which was strongly abolitionist and 'Free-State.' Lawrence suffered a number of setbacks in its earliest years, among them Quantrill's raid in 1863, but prospered as it continually rebuilt after each disaster. In these earliest years from 1854 to 1863, a number of structures were built in the neighborhood with few surviving to the present day. The earliest reported structure was the "Pioneer Boarding House," a pole and thatch structure erected by Mrs. Levi Gates and Mrs. William Bruce and open for business in late November, 1854. The exact location of the boarding house is unknown to me, and it is likely that it did not last more than a couple of years.

When building methods became more sophisticated and better quality materials could be used, some structures outlasted the ravages of time and weather, and some still exist. Two notable Oread examples from this period are the stone home at 1309 Kentucky, built in 1862 by Michael Brickley, and the George and Annie Bell house at 1008 Ohio [pictured on page 1], completed in 1863 by Annie after George was killed in Quantrill's raid. These are homes built of native limestone and (when built well as these were) were extremely durable.

Construction on the old Unitarian Church in the 900 block of Ohio began in the fall of 1855, was delayed by the raids of 1856, and was completed in 1858. Industry was also moving into the neighborhood during this time period, as Kimball's Foundry and Iron Works opened at the corner of Quincy (11th) and Tennessee in 1858. During this first decade of the city there were several attempts to begin the buildings that would become the original University of Kansas, but funding was irregular

and progress sporadic. The site for the college, however, lay squarely within Oread in the block now occupied by GSP-Corbin and previously by Old North College.

By the mid 1860's the push for construction of the University actually succeeded in getting enough completed to open for first classes in September of 1866 with an initial class of 55 and a faculty of three. Once open, the University went through many good and bad times with the state legislature, but eventually it grew to cover most of the top and sides of Mount Oread. The beginnings of Oread's history as a neighborhood for student housing date from this time period and were greatly strengthened in the several decades that followed. From this time until the Recession of 1873, Lawrence grew fast and furiously and Oread right along with it. The Priestly House at 1505 Kentucky (1864), the Blood Italianate (1867) at 1015 Tennessee and the Duncan House (1869) were built in this time period.

1869 also saw the opening of the Lawrence Coal, Gas and Coke Works, providing the first availability of residential gas lighting. By 1871, Lawrence had its first street railway system, and Oread soon had its own line, extending south on Tennessee to Euclid (now 17th). 1872 saw the initial construction of what would become one of the finest Italianates in Lawrence and the Midwest, now known as the Usher House at 1425 Tennessee. Usher previously had been Secretary of the Interior under President Lincoln and general counsel for the Union Pacific Railroad at the time of his arrival in Lawrence. He subsequently was elected to a term as mayor of Lawrence but infuriated the local citizenry with a ban on cattle grazing in South Park and so remained a one-term mayor.

The decades of the 1870's and 1880's had seen a number of churches established in the Oread neighborhood (a constant element of social life throughout Lawrence in those days), including the First Baptist at 10th & Kentucky, the Plymouth Congregational Church in the 900 block of Vermont, the United Presbyterian, also at 10th and Kentucky, the Saint John the Evangelist in the 1200 block of Kentucky and the Trinity Episcopal Church at 10th and Vermont. Quincy School opened in 1867 at 11th and Vermont and was enlarged in 1871. In the late 1880's Oread saw the opening of the Watkins National Bank at 11th and Massachusetts and the Methodist Episcopal Church at 10th and Vermont. Other notable homes built then include the Benedict house at 923 Tennessee, the James C. Marvin house at 1605 Vermont, the Morrow house at 1408 Kentucky, the Morse house at 1401 Tennessee, the Halcyon House at 1000 Tennessee and the crown Jewel of the Oread neighborhood, the Ludington-Thatcher mansion at 1613 Tennessee, now owned (and saved) by Dr. Terry Riordan and his family.

Considerable growth and construction took place on the hill at the University as well. The campus was graded and landscaped and stone walls were built in the older areas along with several more university buildings. University funding from the legislature remained a staunchly political annual battle (sound familiar?), but the general trend was onward and upward at a relatively sedate pace. By the 1880's, electricity was being generated in Lawrence, and the first city streetlights appeared in 1888. The previous year had seen the beginning of central water services for the city with water being piped to residential customers and a large spike in sales of the new-fangled flush toilets occurring not long afterward. Building construction methods and materials improved sub-

stantially in this time period, helping to boost the steady rate of growth that Lawrence and Oread were experiencing.

By the 1890's the University had risen to an enrollment of roughly a thousand, and the majority of these students lived in Oread. The neighborhood took a pounding on the occasions of the annual "Maypole Scraps" of the time (later banned) and the early homecoming games of the Jayhawk football team. This decade saw the building of several notable structures, including the J.N. Roberts house (now known as the Castle Tea Room) at 13th and Massachusetts, the present-day Chancellor's residence, and the Spooner Library at 14th and Oread. The 1890's also saw the beginning of paved streets in parts of Lawrence and the early calls for paving on Oread Street itself, though it would be some years before the University was completely paved, particularly the long roads going straight up the hill.

At the first years of the 20th Century, Oread saw the beginning of construction on Dyche Natural History Museum (1901), and the closing of what had been the 1400 block of Mississippi and western end of Adams (now 14th). 1903 saw Lawrence hit by what was called (until 1951) "The Flood," easily at that time the largest calamity to hit Lawrence since Quantrill. Utility services were disrupted all over town, but Lawrence pulled together in its usual manner and rebounded quickly. Modern street car service arrived in Oread in 1910 and continued until 1933, when it was replaced by bus service. Just before World War I, the University saw the installation and later enlargement of what would come to be known as the "Steam Tunnel," a system for bringing all University utilities underground, thus improving both aesthetics and safety for the University. This was also when Potter's Lake was originally constructed, first as a 'fire pond' and later as a full-blown recreational area. Many boarding houses are listed in Oread at this time and later, during World War I, barracks were constructed on campus to house soldiers in training. Following both World War I and II, severe housing shortages resulted when discharged veterans came to the University to complete their education. Many homes in Oread began to convert themselves into student housing units which crammed as many people into one house as possible. Oread still lives with the echoes of these days.

The remaining decades of the 20th Century have wrought great changes on the faces of the Oread neighborhood. Waves of converting single-family homes into multi-family units, which over the years have been neglected, and eventually demolished, appear to be the greatest single current challenge for the neighborhood. The stability of the neighborhood is not enhanced when owners of such properties continue to be rewarded by willing buyers who seek to remove yet more of our unique homes and replace them with additional multi-family housing forms (this includes scholarship halls slated to be built on the west side of Ohio in the 1300 block, targeted by the KU Endowment Association).

As a life-long resident of Oread, I will always find a bit of magic in the diversity of the physical landscape, the number and style of the homes within it and the interesting variety of the people who live in it. I hope that enough of it survives the challenges of the next several years that a bit of magic will still be found by those looking at it.

As always, thanks for reading.

The Lawrence Community Shelter

THIS PAST YEAR...

As part of the Good Neighborhood Agreement, neighbors will review summary reports of incidents, program outcomes, and neighborhood concerns from the LCS. In keeping with this agreement, the following information is provided for your review:

- Clientele include: 74% male, 26% female, 13% veterans, 55% substance abuse, 42% disabled, and 39% mental health.
- 7,526 people were sheltered
- 26 homeless became housed
- 14 people were employed
- 11 people received detox rehabilitation
- 1 documented neighborhood complaint has been received since the initiation of the Good Neighbor Agreement process.

NIGHT SHELTER EXPANSION

The night shelter expansion is completed and approved allowing a 50% increase in the number of guests who can stay during night hours from 21 to 31. This addition is particularly important now that winter has settled in.

COMPLAINTS OR CONCERNS

Neighbors are reminded that they can contact the LCS with complaints or concerns. All communications will be kept confidential.

E-mail

www.lawrenceshelter.org
loring@lawrenceshelter.org

Phone

Day - 785-832-8864 (8:00 a.m. - 5:00 p.m. daily)
Night - 785-832-0040 (8:00 p.m. to 8:00 a.m. daily)

Mail

214 W. 10th Street, Lawrence, KS 66044

The Good Neighbor Agreement has been written for the Lawrence community... not just for the Oread Neighborhood. Because the current facility is inadequate for the clientele being served, relocation of the shelter is inevitable. Your neighborhood may be the next host for this important community service. Please do your part to lend a hand whenever possible. To learn more about what you can do, visit the LCS website at: <http://www.lawrenceshelter.org/howhelp.html>.

Volunteers Needed for the Lawrence 1/2 Marathon and 5k

Sunday—April 15, 2007

A benefit for Health Care Access Clinic

The map below depicts the portion of the marathon course that travels through the Oread neighborhood (and beyond). Marathon organizers would like to know who would be willing to fill the following positions by February 1st: If interested, contact Marcia or Steve Riley at srmriley@sunflower.com. Or contact the Oread Neighborhood Association at 842-5440 or jodi@sunflower.com.

Course captains will...

- Two course captains will work each section of the course together. These positions involve a relatively high level of responsibility.
- Attend a volunteer meeting around the first of April.
- Report to Haskell Indian Nations University on Saturday, April 14th, to pick up supplies needed for the race. They will also be given course maps and learn where volunteers, cones, and stop signs are needed. The number of volunteers needed and available for their section of the course will be verified. A volunteer pool will be available to fill vacant positions.

Water station captains will...

- Attend a volunteer meeting around the first of April
- Report to Haskell Indian Nations University on Saturday, April 14th, to pick up the necessary equipment for the water station (cups, table, water jugs);
- Work on the morning of Sunday, April 15th, 2007.

Course Marshalls will...

- Direct runners on the course.
- The time commitment will vary depending on the location. Most would need to be in their positions from 7-7:15 a.m. and the length of their stay will depend on the location on the course and when the runners pass through.

Water station workers will...

- Hand out water to runners.
- Water station workers will need to be in position by 7:15 a.m. (maybe later depending on when the runners will pass through). The length of time will depend on the location of the water station.
- Children age 8 and above can help with this, as long as there are enough adult workers as well.

Volunteer shirts will be provided for as many volunteer positions as possible. Priority will go to the course and water station captains and people on the course. These people must be visible and recognizable to the runners.

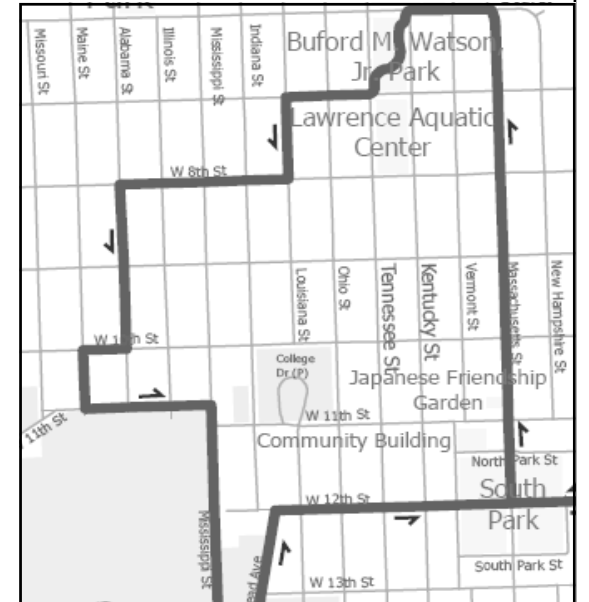
Other ways to get involved...

Adopt a port-a-john: For \$50 the neighborhood organization can sponsor and decorate a port-a-john to be set by the Oread water station or at Haskell.

Baked goods for the food fest: One of the unique items of the race is the wonderful food fest of home baked goods. These would be brought to Health Care Access Clinic or Haskell on Saturday, April 14th.

Other positions need to be filled that are not in the neighborhood that you may be interested in.

You can go to www.lawrencehalfmarathon.com for more information about this race.



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According to Diana Robertson, Interim Director Department of Student Housing, the former Strait house, pictured on the left, will now be called the Crawford Center. It is anticipated that renovations will be finished just before the students return for 2nd semester on January 16, 2007. The house will include an upstairs office and apartment for the complex director who serves the Scholarship Halls, while the lower level will function as a gathering space for scholarship hall residents and will include a living room, conference room, a small kitchen, and restrooms. The back of the house will have a flagstone patio for outdoor gatherings. The three-lot property surrounding the house will be called Strait Park, in honor of Reginald and Juanita Strait. The park will be contained by an attractive wrought-iron fence and will include a fountain and a park-bench sitting area. A dedication ceremony is scheduled for April 21st.

Highlights From ONA’s Board Of Directors Meetings

The following are highlights from recent ONA Board meetings that address matters not otherwise discussed in this newsletter.

October 2006

Treasurer’s Report

Membership income received since the beginning of the new grant year totaled \$171.00.

Board of Zoning Appeals – 11/02/06 Mtg

The following Oread property was listed on the November agenda:

- 1101 Vermont – Vermont Towers: Request to reduce the side yard setback to permit construction of a new entry canopy on the north side of the building. The board did not have any questions or concerns about this agenda item.

Historic Resources Commission—11/16/06 Mtg

The following Oread related agenda items were discussed:

- Oread’s Historic District Nomination: The HRC had an opportunity to comment on the nomination prepared by Deon Wolfenbarger. A letter of support will be written by the local board.
- 920 Louisiana: This is the same group that renovated the property at 1145 Kentucky. A representative from the Lawrence Preservation Alliance expressed concerns about the group replacing, rather than repairing, the exterior features of the property. This group is eligible for tax credits and can apply this to the cost of renovation.
- 1008 Ohio: The request for replacement of the rear deck was approved by the HRC. *This property is pictured on Page 1.*

ONA Board of Directors

The Oread Neighborhood Association Newsletter is published quarterly by the Oread Neighborhood Association, through funding provided by a Community Development Block Grant, membership dues, and advertising revenues. The views expressed in the newsletter do not necessarily reflect the opinions of all the residents and landlords in the Oread neighborhood, the administrators of CDBG funds, or the business owners that advertise in the newsletter. Letters to the editor may be sent to the Oread office and may be published in part or in their entirety.

Below is the roster for ONA’s current Board of Directors, voted upon by the general membership at ONA’s Fall meeting, October 26th, 2005:

| | |
|--|---|
| President: James Dunn | Representatives at Large: Rene Diaz |
| Vice- President: Devon Kim | Candy Davis |
| Secretary: Beth Reiber | Jerry Stubbs |
| Treasurer: Debbie Milks | Coordinator/Editor: Jodi P. Wentz |
| District Representatives: District 1: Nils Gore District 2: Fred Sack District 3: Laura Herlihy District 4: Carol von Tersch District 5: Marci Francisco District 6: VACANT | Photographs: Brian R. Barfoot |
| ONA Address: P.O. Box 442065 Lawrence, KS, 66044 Phone: 785-842-5440 | |

Guidelines to be Followed by CDBG Funded Neighborhood Associations

According to the guidelines, business may be conducted only at open meetings of which all members have been notified a reasonable time in advance. A member is defined as any person eighteen years of age or older living or owning property in the specified geographical boundaries. Monthly board meetings will be announced on the ONA answering machine at 842-5440.

November 2006

Parties in Oread

Neighborhood parties do continue in the winter. They are often more apparent during the quieter, cold months of the year. In late October, a board member received a flier for a young woman’s 21st birthday party in their mailbox. On the evening of the party, the celebration was very noisy... festivities included a band. The police were called around 11:00 p.m., and within ½ hour, there was no sound coming from the party. The police department is commended for their attention to this matter.

Oread neighbors are also awakened in the night by noisy passers-by. When there are multiple parties in the neighborhood, students are known to walk from one party to another.

Neighbors should call police dispatch at 832-7509 if they are disturbed by noise.

1019 Kentucky – Demolition Permit

Several ONA Board Members visited this property with Ellie LeCompte, property owner. Mike Goans, Lawrence contractor, went through the house as well and noted the following:

- Hardboard siding over asbestos. If the property is to be torn down, there will be an additional expense for removal of the asbestos.
- The electrical system is over 50-years old.

ONA was asked to support a plan to make the existing lot into additional parking for 1017 and 1023 Kentucky and the remainder to be landscaped green space. By unanimous vote, the board agreed to submit the following statements in a letter to the Historic Resources Commission:

- Because of the location of the property to the south (empty lot), demolition of this house would create a large gap in the block (i.e.: ‘empty tooth’ appearance).
- The neighborhood hopes that inclusion of this property in the new historic district will allow for tax credits that will in turn make rehabilitation of the property a prudent and feasible alternative.

At the November Lawrence Association of Neighborhoods meeting, housing that does not meet code was discussed. Deteriorating electrical, mechanical and plumbing systems can pose a significant safety issue in older homes. In single-family neighborhoods, there is a renter registration process that requires all rentals to be inspected periodically. It is hoped that this requirement could be extended beyond single-family zoning.

LAN will write a letter to the City Commission about this. Failure to address this issue could result in a tragedy in the higher-density, older neighborhoods.

Boarding Houses

Boarding houses currently registered in the Oread Neighborhood include:

- 839 Mississippi (8 occupants)
- 1232 Ohio (9 bedroom / 9 occupants)
- 1313 Vermont (6 bedroom / 6 occupant)
- 1005 Kentucky (6 bedroom / 6 occupant)
- 1121 Ohio (11 bedroom / 12 occupant)
- 414 W. 14th Street (8 bedroom / 8 occupant)
- 1033 Kentucky (10 bedroom / 10 occupant)
- 1109 Tennessee (6 bedroom / 6 occupant)
- 1334 Ohio (12 bedroom / 12 occupant)
- 1416 Tennessee (10 bedroom / 10 occupant)
- 1140 Mississippi (7 bedroom / 7 occupant)

The Planning Office is working on a text amendment to the new zoning code to include a boarding house designation. Concern was expressed about fraternities / sororities that purchase homes adjacent to campus. These properties are used as ‘party’ houses because they cannot drink in their houses on campus. Allowing annexations to fraternities / sororities is not a good thing for the neighborhood.

December 2006

Blight

1232 Louisiana

According to an e-mail received from Daryl Beene, on Monday, December 11, 2006, the KU Endowment Association has received a contract of purchase for this property. The attorneys for the two parties are working out the details and it is anticipated that there will be a signed agreement by the end of the week. They hope to close by the end of the month.

Community Development Block Grant

The following projects were Included in the 2007-2008 application:

- Operating Expenses: \$4,501.00 (Newsletter printing and mailing, telephone, and misc. office expenses)
- Coordinator Salary: \$7,800.00
- Blight Survey: \$78.00

Blight Survey

County Appraiser’s property condition information can be used to map blight throughout the City of Lawrence (i.e.: identify fair and poor properties throughout the city). This information could then be used to determine which areas of the city are most blighted. With this information, the Neighborhood Resources Advisory Committee (NRAC) would be able to identify blight based on factual data. Because a goal of CDBG funding is to eliminate blight, NRAC could then allocate funding to those areas needing improvement. This would also serve as a measure for progress over time.

Help The Oread Neighborhood Association Continue to Serve You

If you would like to verify the date of your last donation, please call the ONA Office at 842-5440.

Make a Donation Today! ONA Makes a Difference

The Oread Neighborhood Association has been serving the folks who live and/or own property between Kansas University and Downtown Lawrence for more than 29 years.

During the last few years, ONA has been actively involved in reducing neighborhood blight, protecting the neighborhood's limited parking space, seeking options for homeless services that do not infringe upon residents and property owners, finding effective methods of deterring criminal and disorderly behavior, protecting the neighborhood from encroachment by The University of Kansas, preserving Oread's historic structures, and much more.

If you are one of those folks who wants to be actively involved in shaping Oread's future, how about joining the Board of Directors or make a donation to ONA? If it has been over one year since your last donation, how about renewing it today?

Residents and property owners in the Oread neighborhood are encouraged to donate \$1.00 to the neighborhood association each year. Oread's friends who don't live in the neighborhood can help too for only \$5.00. All donations help finance ONA's various efforts to improve the neighborhood, *and those donations are tax deductible.*

Thanks to all those who have helped make Oread the great neighborhood it is today!

NAME _____
ADDRESS _____

PHONE _____
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GENERAL MEMBERSHIP
\$1.00 _____

GENERAL MEMBERS: Any person eighteen years of age or older living or owning property within the Oread Neighborhood. A general member is entitled to vote at Oread Neighborhood Association meetings. Dues are encouraged, but not required, for General Members.

ASSOCIATE MEMBERSHIP
\$5.00 _____

ASSOCIATE MEMBERS: Any interested person eighteen years of age or older who neither lives in nor owns property within the Oread Neighborhood. An associate member is not entitled to vote at Oread Neighborhood Association meetings.

SUPPORTING MEMBERSHIP
\$25.00 _____

SUSTAINING MEMBERSHIP
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