

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

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

1. Name of Property

historic name Consolidated Barb Wire Company drawing mill

other names/site number Lawrence Paper Co.; Kansas Fiberboard Co.

2. Location

street & number 546 New Hampshire (Foot of New Hampshire)

☐ not for publication

city, town Lawrence

☐ vicinity

state Kansas

code

county Douglas

code

zip code 66044

3. Classification

Ownership of Property

☐ private☒ public-local☐ public-State☐ public-Federal

Category of Property

☒ building(s)☐ district☐ site☐ structure☐ object

Number of Resources within Property

Contributing

1

Noncontributing

buildings

sites

structures

objects

1

Total

Name of related multiple property listing:

Number of contributing resources previously
listed in the National Register

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

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

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

INDUSTRY manufacturing facility

Current Functions (enter categories from instructions)

VACANT not in use

7. Description

Architectural Classification
(enter categories from instructions)

Late 19th/early 20th century

American movements:

commercial style

Materials (enter categories from instructions)

foundation concrete

walls brick

roof asphalt

other

Describe present and historic physical appearance.

The Consolidated Barb Wire Company Drawing Mill is located on the south bank of the Kansas River at the foot of New Hampshire Street, extended, in Lawrence, Kansas (population 58,000). It was built in 1892 as a factory building housing the wire-drawing operation of the Consolidated firm, wherein steel rods were heated in furnaces and the metal was drawn through dies to make wire. This was its use until 1899. From 1907 to 1974 it housed the Lawrence Paper Company's corrugated-paper box factory. The building is currently vacant. The building is rectangular in plan, with the long axis running roughly west-northwest to east-southeast, parallel with the Santa Fe railroad tracks bordering the site on the south, and roughly parallel with the riverbank to the north. The building stands athwart the extended right-of-way of New Hampshire Street. It is part of a row of abutting industrial buildings of various periods, now mostly vacant. The site is at the northeast end of the downtown Lawrence business district, and lies just northeast of the Lawrence City Hall (built 1980), and east of the Bowersock Mill & Power Company's hydroelectric power plant (c. 1916) and the Kansas River dam (1872-74). Zoning at the Consolidated site is C-4 commercial.

The mill building is sound, but it is neglected and needs work. Alterations to the building over the years have generally left its historic integrity intact or easily recoverable. In all, its integrity is fairly high.

The drawing mill is rectangular, measuring 100 feet north-south and 140 feet east-west. The building has one main factory floor and a walkout partial basement opening to the north. Above the main floor, a partial mezzanine is built among the roof trusses at second-floor level. The roof is gabled, with the ridge running east-west. A gabled monitor clearstory sits along the ridge. The ridge is approximately 35 feet above the main floor level.

The foundation is of limestone and concrete. Walls are of local red brick laid in running bond with a header course every eighth course. The roof is clad in grey asphalt shingles. The clearstory walls are of wood drop siding covered in white asbestos shingles. Fenestration of the mill building consists mainly of 6/6 or 9/9 wood sash double-hung windows or smaller 9-light wood or metal casements. Most of the windows are currently boarded over on the outside. The clearstory windows are modern paired 3-light wood casements. These replace the original tripled 9-light casements. The long north and south walls of the building are each organized in ten 14-foot structural bays defined by shallow engaged 2-foot-wide brick pilasters and 7-step corbel-tables below the eaves. Eaves project about 18 inches,

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with wood plank soffits and fascia, and new aluminum ovolo gutters. The east and west gable ends feature six bays defined by pilasters that bear no vertical load but serve to stiffen the high gable walls. They are joined by corbel-tables pitched to match the slope and elevation of the roof. The gable pilasters continue above the roof. With a few exceptions, all of the bays contain or contained in each story either two windows or a double door. Some of these have been changed.

The south facade of the building, facing the railroad, features a boxcar-loading dock or platform running the full length of the building. The platform is of concrete. Platform height matches the elevation of the factory floor and the floors of boxcars on the rail siding. Windows on this facade are either tall (6/6 doublehung) or short (9-light casement); Window heads are at the same height but sill heights vary. Sills are of cut limestone on this wall. Penetrations in the ten bays of this side are as follows:

First (west, or left) bay - blank wall, recent brickwork.

2nd bay - an eight-foot-wide loading door: 2-leaf, solid plywood, outward swinging door on three strap hinges per leaf, the whole framed in wood. Above this door is a shed-roof cantilevered canopy of wood structure with plywood sides and a sheetmetal roof; the high side of this canopy meets the building wall just below the corbeling beneath the eaves. Diverters direct canopy roof drainage to the lower corners.

3rd bay - two windows symmetrically placed - tall (6/6) on left, short (9-light) on right.

4th bay - an eight-foot-wide loading door: 2-leaf carsiding-clad, outward swinging door on three strap hinges per leaf, the whole framed in wood. This bay is not recessed but is set flush with the surface of the pilasters on either side; the brickwork of the bay is recent. Above this door is a shed-roof cantilevered canopy of wood structure with carsiding-clad sides and a tarpaper roof; the high side of this canopy meets the building wall above the corbeling, right at the eaves. Diverters direct canopy roof drainage to the lower corners. Above this bay, the eave is cut away; the brickwork of the building wall extends slightly above the eave line and is capped by a concrete coping. Above this is the flat-roofed elevator tower, a 12-foot-square frame structure some 25 feet high, clad in grey asphalt shingles. Projecting outward from the tower and supported by the concrete coping atop the building wall, is a concrete footbridge with a vaulted roof and sides of corrugated sheet steel, extending across the tracks southward, supported at the south end upon two concrete columns. This bridge once led to another factory building, now gone; it now ends in midair.

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5th bay - two short windows. Above is a narrow shed-roofed dormer extending out to the eave line and clad in galvanized corrugated sheetmetal, with a tarpaper roof. The opening in the end of the dormer is boarded up.

6th bay - two short windows.

7th bay - an eight-foot-wide loading door: 2-leaf carsiding-clad outward-swinging door on three strap hinges per leaf, the whole framed in wood. Holes in the door reveal an aluminum sectional overhead garage door just within. This opening is surrounded with recent brickwork. Above this door is a shed-roof cantilevered canopy of wood structure with plywood sides and a sheetmetal roof; the high side of this canopy meets the building wall just below the corbeling beneath the eaves. Diverters direct canopy roof drainage to the lower corners. Above this, in the roof, is a narrow dormer with a pedimented gable roof, with carsiding soffits and roll roofing. The end of this dormer features a boarded-up door; above this door a painted sign reads, "KEEP OUT - EMPLOYEES ONLY." Below the door is a pair of angle-iron brackets projecting outward but roughly cut off, once supporting another footbridge over the tracks.

8th bay - one very large window. This is a metal casement window of three tiers, extending from a three-piece limestone sill to a point just below the eaves. The corbeling is interrupted by this opening, but the corbels are returned at 90° into the wall. The top two tiers of the window each consist of three 6-light sash side by side, and together fill the top half of the opening. The lower tier has three taller sash.

9th bay - one large window. The window opening and corbel treatment and top two window tiers are the same as in the 8th bay. Here the lower tier is modified. The lower right two sash have been removed to accommodate a flush-panel personnel door. The windowsill and bulkhead have been cut away where the door stands, and the space between the doorframe and the frame of the larger windows it displaced is filled in with new brick.

10th bay - two tall windows, 9/9 doublehung. A band of three 6-light casements has been added above, matching those in the adjacent bay's top tier of windows. Here the corbeling has been roughly cut away to accommodate them. The lower half of the two tall windows is sheltered by a crude sheetmetal canopy.

At the roof ridge, above the center eight bays, is the gabled monitor clearstory. Its window openings feature paired modern wood casements of three stacked panes each. There is one opening per bay. Between the openings are panels of white asbestos siding. The clearstory has very shallow eaves and no gutters. A covered passage bridges the gap from the top of the

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elevator tower to the clearstory window above the fourth bay of the building's south facade.

The mill building's east facade is a gable wall. It is mostly obscured by adjacent buildings (built 1892 and c. 1920). The upper part of the gable is visible. The six bays divided by pilasters are apparent. A corbel-table joins the pilasters below roof level; the corbels are sloped to match the pitch of the roof. An 18-inch brick parapet follows the pitch of the roof, the courses of brick are themselves sloped to roof pitch. This parapet is stepped back from the plane of the corbel-table and lies instead in the plane of the bay wall below. The parapet has a half-round coping of brick and concrete. The pilasters continue above the corbel-table and through the parapet to terminate as squat, square pillars. Each such terminus is girdled by a double stringcourse of projecting brick just above the upper junction of pillar and parapet coping. Two feet above this, the pillars are capped by low, nearly flat pyramids of concrete. Any fenestration in this wall is concealed by adjacent buildings.

From this end the east wall of the elevator tower is visible, clad in grey asphalt shingles, with a single 6-light window sash near the top of the wall. A sloping enclosed passage, also shingle-clad, descends from the top floor of the tower to a side window of the clearstory.

The drawing mill's north facade faces the river and, because the grade level is lower here, is two stories high. The lower story is the basement; the upper is the main factory floor at the level of the railroad tracks on the other side of the building. On this side, the eaves, corbels, pilasters and bays are arranged as on the south facade. Here the pilasters are continuous through both stories. Most bays have two windows in each story. Upper windows are tall (9/9 doublehung), and lower windows are short (6/6). All have brick segmental-arched heads and brick sills, except as noted below. The basement story is parged with concrete from grade up to a point slightly above the level of the basement windowsills. Openings are arranged as follows:

First (east, or left) bay - upper story has one tall, squareheaded window set to the left of center in the bay. Lower floor has one short window.

2nd bay - two tall windows upstairs; that on the right is filled with a louvered ventilation grille. Lower story has two short windows.

3rd bay - two tall up, two short down.

4th bay - two tall up. the lower floor has one modern overhead garage door centered in the bay. The square lintel over the door is a course of rowlock brick.

5th bay - two tall up, two short down. The corbeling above the upper right window has been replaced with recent brickwork substituting for

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the corbel-table a flat wall lying in the plane of the bay wall below.

6th bay - two tall up, two short down. The top half of the upper right window has been bricked in; the lower half is a small, square-headed window. Through the brick panel in the top half projects and iron smokestack, bending upwards in a 90° elbow to extend well above the eaves. At the window is an iron fire escape with a ladder to the roof. A second ladder rises from the roof to the top of the chimney.

7th bay - two tall up, two short down. Brickwork shows that the upper right window has been altered twice: first the segmental arch was lowered and the space above filled with brick; then the windowhead was lowered again and the space above bricked in. The remaining opening is now filled with a louvered ventilation grille.

8th bay - two tall up, two short down. The downstairs windows have both been bricked in.

9th bay - two tall up, two short down.

10th (west, or right) bay - two tall windows upstairs; that on the right has been bricked in. The lower floor has a solid wall built out to the plane of the pilasters; the top of this wall, at main-floor level, is beveled back to the plane of the recessed bay above.

Above, the eight-bay clearstory's north face is identical to that on the south except that there is no covered passage to the top of the elevator tower; all eight bays here contain paired three-light casement windows.

The west gable end has become a party wall shared with an adjacent building. The wall has six bays and is organized and detailed like the east gable wall, except that the lower south end of the parapet has been built up to the roofline of the newer building. The original fenestration, up in the gable at mezzanine level, now mostly bricked up, can be read above the adjacent rooftop and on the interiors of both buildings. The two center bays, numbers 3 and 4 counting from the left, or north, each had two tall windows. The two intermediate bays, numbers 2 and 5, each had one short window, their sills aligning with those of the taller windows and their segmental-arched heads dropping with the height of the roof. The outboard bays, numbers 1 and 6, had no openings. Only one window remains open - the short window in the 2nd bay. Any fenestration on the main or lower floor at this end is not now evident in the building.

The west wall of the elevator tower is visible - it is clad in grey asphalt shingles and has a single 6-light window centered near the top of the tower. The sloping passage from the top of the tower to the side of the clearstory is also shingle-clad and has no openings.

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The interior of the drawing mill is simple, unfinished industrial space. The enclosing walls are of plain brick, painted in places. The ceiling is the underside of the pitched roof deck of wood planks laid diagonally. The roof trusses are entirely exposed. The nine steel roof trusses span the full hundred-foot width of the building. In profile each is a broad triangle, with an appendage at the ridge to provide the framework for the raised gable-roof clearstory. Truss members in tension are of flat steel stock; members in compression are of angled stock to resist buckling. The members are joined with bolts. The clearspan roof structure leaves the entire main floor open from exterior wall to exterior wall and from floor to roof, except for the wood-framed mezzanine along the south wall, covering about a quarter of the floor area; the sheetmetal enclosure for the elevator; and a few wooden partitions enclosing a number of offices and storerooms under the mezzanine. The floor is of concrete, with various pedestals and openings once accommodating machinery. The window sash, boarded over on the outside, are visible from inside. The gabled end walls are pierced by large openings at main-floor level, dating from the 1927 installation of the three-building-long paper corrugation machine of the Lawrence Paper Company. These openings are framed in steel, with heavy I-beams supporting the weight of the wall above. The opening in the west wall has been closed up with concrete block, leaving only a wide steel sliding fire-door for access to the west building. The three broad openings to the east building have no closure.

The mill building is in very good structural condition, its floors and parts of its foundation having been rebuilt to repair flood damage in 1903 and to accommodate heavy machinery in the 1920s and later. The brickwork does need repointing, and the roof has developed a few leaks. Overall, though, the building is fit for occupancy as is, for industrial tenants. Cosmetically, the building's condition is only fair-to-good. Many small alterations have been made for practical reasons without regard for the architecture. Most of these changes consist of the bricking-up of windows or the cutting of new doorways through the brick walls, sometimes with crude canopies installed; or the adding of smokestacks, ventilators, mismatched dormers and the elevator tower through the roof. Most of these changes are reversible, and the earlier configuration is still apparent in the building itself. Though not vandalized, the mill building has been rather neglected; the boarded-up windows, rusted exterior sheetmetal and decaying exposed woodwork suggest a deeper state of dereliction than is the case.

8. Statement of Significance

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

☐ nationally ☐ statewide ☐ locally

Applicable National Register Criteria ☒ A ☒ B ☒ C ☐ D

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

Areas of Significance (enter categories from instructions)

Industry

Period of Significance

1892-1899
1907-1974

Significant Dates

1893
1914

Cultural Affiliation

Significant Person

Henley, Albert; Bowersock, Justin

Architect/Builder

Not known

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

The Consolidated Barb Wire Company Drawing Mill is being nominated to Register status under Criteria A, B and C for its importance as the quarters of the largest employers in Lawrence in two different eras, and the largest employer in Kansas at one time; for its connection with two Lawrence industrialists of considerable importance in business and political affairs in Lawrence and the state; for its value as a textbook example, rare in Lawrence, of late-19th-Century brick industrial architecture, with a clear-span roof system fairly bold for its time and place; and for its significance as the seat of "the barb-wire capital of the west," of an industry vital to the settlement and development of the prairie, as well as the second seat of the oldest paper-box manufacturer in the west and originator of the corrugated paper carton for canned goods, now the foundation of the box industry.

One of the obstacles to the settlement and cultivation of the prairie was a lack of native materials for building fences. Cropland, pasture, animal pens and open range all had to be fenced apart for obvious practical reasons. Animals could easily break through plain wire fences. However, stone and timber were scarce and costly on the prairie; what there was was more profitably used in the construction of houses and barns. With the invention of barb wire in Illinois in the 1860s, an inexpensive and effective fence material was finally available to prairie farmers. Demand was tremendous in the west, but barb wire manufacture was concentrated in the east, near sources of steel. By 1878, only two barb wire factories had been built west of the Mississippi, both in Iowa. A third was established in the riverfront manufacturing district of Lawrence, Kansas, in 1878, followed by three more. Lawrence became known as the Barb Wire Capital of the West. The four Lawrence barb wire makers merged in 1883, and the resulting Consolidated Barb Wire Company's production of barb wire soon outstripped that of any other barb wire factory in the west. The company grew very rapidly, in 1892 building a new factory complex powered by water

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turbines in the Kansas River. In 1893 the company's new wire-drawing mill was put into operation, enabling the company to buy steel rods rather than costlier ready-made wire as a raw material, and whereby the company's capacity and range of products was greatly enhanced. With the new drawing mill, the company became a major force in the national market. In 1893, its products included plain wire, barbed wire, wire nails, wire bale-ties, and hay presses; later, woven-wire fence was added. The company shipped 1800 tons of its products a month. Sales covered a territory of nineteen western states and territories, and amounted to \$1 million a year. The company had up to 375 employees, and was the largest employer in Kansas at that time. Consolidated had branch plants at Joliet, Illinois and at Cincinnati. The Consolidated Barb Wire Company was the principal pillar of the local economy, and its closing in 1899, after a forced sale to an eastern steel trust, was a hard blow to the prosperity of Lawrence. The Consolidated buildings were taken over in 1907 by the Lawrence Paper Company, a mill founded in 1882, producing brown wrapping paper from straw. In 1897, the L.P.C. became the first paper-box manufacturer west of the Mississippi. In 1910, the Lawrence Paper Company led the paper-box industry's successful fight against the wooden-box industry's efforts to persuade the railroads to refuse to ship goods packed in paper (cardboard) boxes. In 1914, the Lawrence Paper Company invented the corrugated-paper carton for canned goods, the industry's staple product ever since. The corrugated paper was produced in the former Consolidated wire-drawing mill. The L.P.C. became in its turn the largest employer in Lawrence in the nineteen-teens, and produced fifteen tons of paper products a day. The L.P.C., now called Kansas Fiberboard, Inc., moved to a much larger facility in 1974.

The Consolidated Barb Wire Company was the enterprise of Albert Henley (1854-1919) and Justin D. Bowersock (1842-1922), each of whom had owned one of Consolidated's four constituent firms. Henley was the first barb-wire maker in Lawrence, having arrived in town from Iowa in 1878, carrying four little hand-cranked machines for attaching barbs to wire. He set up shop and quickly became a leading manufacturer. In 1879 J.D. Bowersock, owner of the Kansas River dam and water-power works and the Douglas County Mills, set up a competing factory. After the merger of 1883, Bowersock continued putting together a commercial and industrial empire on the river-front, owning or directing the Lawrence Paper Company, two grain mills, a foundry, a chemical works, and ice house, the dam and power plant, a bank, a tannery, a patent-medicine firm, the Bowersock Opera House and many other enterprises. Most of these businesses were supplied with mechanical power from Bowersock's water wheels at the south end of his Kansas River Dam. Bowersock was elected Mayor of Lawrence in 1881, State Representative

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in 1887, State Senator in 1895 and U.S. Representative in 1898. Lawrence's Old City Library (1904) and Old Post Office (1906) are owed to his influence in Congress.

Henley became a State Representative in 1898. A pioneer motorist, he was a leader in the Good Roads movement of the early 1900s. Henley established the American Cement Plaster Company in the early 1900s, a maker and applicator of exterior building stucco, a popular product in Lawrence for a time. Surviving buildings connected with these two entrepreneurs are: the Henley residence, 713 Louisiana (1884); the American Cement Plaster Company office building, 701 New Hampshire (1906); the Bowersock Opera House, 644 Massachusetts (1912); the Bowersock Mills and Power Company hydroelectric plant, foot of Massachusetts Street (c. 1916); and the former Consolidated Barb Wire Company complex, foot of New Hampshire Street (1892). All of the other mills and factories mentioned are gone, as is J.D. Bowersock's mansion at 1439 Tennessee Street. Indeed, Lawrence, primarily a manufacturing town in the last quarter of the 19th century, now has few surviving 19th-century industrial buildings of any description, and none comparable to the Consolidated drawing mill in size, quality, integrity or prominence.

As a work of architecture, the Consolidated mill is almost a classic example of the late 19th-century brick industrial type, with its structure articulated on the exterior in bays framed by engaged brick pilasters and corbel-tables at the eaves, each bay containing two tall multi-paned windows, each window under a segmental arch of brick. The north side, facing the river, presents an imposing facade of two tall stories with vertical emphasis provided by tall, narrow windows and continuous two-story brick pilasters. The high-pitched gable roof with a gable-roofed clearstory along the ridge contributes to the feeling of height, abetted by the brick-parapetted gable ends with their bay-pilasters continuing above the roof. The clearspan roof structure consists of delicate-looking hundred-foot-long open steel trusses supported on the building's sidewalls only; the main factory floor is entirely free of columns, a necessary arrangement for the handling of great loops of wire and for the placement of the giant corrugated-paper machine once housed here. The building is largely intact. However, the endwalls are blocked by adjacent buildings, and the arrangement of openings there has been changed. Windows in the clearstory have been changed, as have some of the windows in the factory sidewalls; the original configuration is in many cases clearly read in the brickwork itself. A partial wooden mezzanine has been introduced among the trusses inside, with an elevator tower poking through the roof. Otherwise, the Consolidated Barb Wire Company drawing mill is much as it appeared in the 1890s.

9. Major Bibliographical References

Caviness, Paul O., Building History: The Consolidated Barb Wire Company Drawing Mill and the Industrial Riverfront of Lawrence, Kansas, Lawrence, unpublished paper, 1988
Dary, David, Lawrence, Douglas County, Kansas: an Informal History, Lawrence, Allen Books, 1982
Lischer, Michael, The Consolidated Barb Wire Company, Lawrence, Kansas, Lawrence, unpublished paper, 1978
Middleton, Kenneth, Manufacturing in Lawrence, Kansas 1854-1900, Lawrence, thesis, 1940

☐ See continuation sheet

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☐ State historic preservation office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other

Specify repository: _____

10. Geographical Data

Acreage of property _____

UTM References

A
Zone Easting Northing

B
Zone Easting Northing

C
D

☐ See continuation sheet

Verbal Boundary Description

see attached sheet

☒ See continuation sheet

Boundary Justification

☐ See continuation sheet

11. Form Prepared By

name/title Paul O. Caviness / historian
organization _____ date Nov. 8, 1988
street & number 615¹/₂ Indiana telephone 913-841-7817
city or town Lawrence state Kansas zip code 66044

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Corrected 1/23/89

EXHIBIT A

A tract of land located in the area known as The Levee Area in the City of Lawrence, more particularly described as follows:

Beginning at the point of intersection of the East Right-of-Way line of New York Street, with the North Right-of-Way line of Pinckney Street; thence along the North Right-of-Way line of said Pinckney Street North 70 deg. 27'15" West, 136.40 feet to the North Right-of-Way line of the Atchison, Topeka and Santa Fe Railroad, as described in Douglas County District Court Case No. CV31910 B; thence along the North line of the said Atchison, Topeka and Santa Fe Right-of-Way North 49 deg. 51'55" West, 266.44 feet; thence continuing along the North Right-of-Way of the said Atchison, Topeka and Santa Fe Right-of-Way on a curve to the left with a radius of 1,169.78 feet and arc length of 530.20 feet (chord of said curve bears: North 62 deg. 51'00" West, 525.68 feet); thence continuing along the North Right-of-Way line of the said Atchison, Topeka and Santa Fe Right-of-Way North 75 deg. 50'05" West, 309.32 feet to the center of an existing wall line located within an existing building; thence along the center of the said existing wall North 14 deg. 14'20" East, 100.31 feet to the outside edge of the North wall of the existing building; thence along the outside of the North wall of the said existing building South 75 deg. 45'40" East, 0.76 feet to the face of an existing concrete retaining wall; thence along the face of the said retaining wall North 51 deg. 30'23" East, 21.22 feet; thence continuing along the face of the said retaining wall North 13 deg. 58'53" East, 6.47 feet; thence continuing along the face of the said retaining wall North 41 deg. 35'54" East, 4.09 feet; thence North 72 deg. 06'54" East, 29.31 feet; thence South 85 deg. 33'35" East, 97.02 feet; thence South 80 deg. 20'41" East, 179.70 feet; thence South 66 deg. 14'07" East, 138.88 feet; thence South 66 deg. 29'15" East, 137.19 feet; thence South 61 deg. 43'50" East, 106.18 feet; thence South 52 deg. 14'50" East, 116.10 feet; thence South 59 deg. 09'36" East, 221.57 feet; thence South 52 deg. 17'55" East, 155.23 feet to the West line of Reserve No. Eight (8); thence along the West line of said Reserve No. 8, South 0 deg. 10'16" East, 183.29 feet to the point of beginning, containing 4.534 acres.

(from lease agreement between City of Lawrence and Lawrence River-front Plaza Associates, L.P. dated January 20, 1989.)