# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

## 1. Name of Property

<table>
<thead>
<tr>
<th>Historic name</th>
<th>Griffin, Andrew Jackson (A.J.) and Mary Carrol House</th>
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<tbody>
<tr>
<td>Other names/site number</td>
<td>A.J. Griffin House</td>
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<tr>
<td>Name of related Multiple Property Listing</td>
<td>Historic Resources of Lawrence, KS</td>
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## 2. Location

<table>
<thead>
<tr>
<th>Street &amp; number</th>
<th>645 Connecticut Street</th>
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<tr>
<td>City or town</td>
<td>Lawrence</td>
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<tr>
<td>State</td>
<td>Kansas</td>
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<td>Zip code</td>
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## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: national statewide local Applicable National Register Criteria: A B C D

<table>
<thead>
<tr>
<th>Signature of certifying official/Title</th>
<th>Patrick Zollner, Deputy SHPO</th>
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<tbody>
<tr>
<td>Kansas State Historical Society</td>
<td></td>
</tr>
<tr>
<td>State or Federal agency/bureau or Tribal Government</td>
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</tr>
<tr>
<td>In my opinion, the property meets does not meet the National Register criteria.</td>
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| Signature of commenting official | |
|----------------------------------|---
| Title                            | State or Federal agency/bureau or Tribal Government |

## 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

<table>
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<th>Signature of the Keeper</th>
<th>Date of Action</th>
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5. Classification

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<th>Category of Property</th>
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6. Function or Use

**Historic Functions**
DOMESTIC: single dwelling

**Current Functions**
DOMESTIC: single dwelling

7. Description

**Architectural Classification**
LATE VICTORIAN: Queen Anne

**Materials**
- foundation: STONE: Limestone
- walls: BRICK
- roof: ASPHALT
- other: WOOD
**Name of Property**
Griffin, Andrew Jackson (A.J.) & Mary Carrol, House

**County and State**
Douglas County, Kansas

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**Narrative Description**

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources, if applicable. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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**Summary**

The Griffin House at 645 Connecticut, is a 2-story Queen Anne house with full basement totaling 4,375 square feet. The Queen Anne Style appeared in American residential architecture during the late nineteenth century and became one of the most popular house styles of “principal businessmen” throughout the United States especially in the two decades after 1885. 645 Connecticut is a prime example of this style. It remains the single best representative of Queen Anne residential architecture in East Lawrence. (*photo 1 and figure 3*).

The house is located on a prominent corner site and sits back on a knoll so that the house overlooks Winthrop (7th) Street to the south and Connecticut Street to the east. This site was specifically chosen for its proximity to Mr. Griffin’s business endeavors at the time. It is only one block away from the Kansas River, along which Mr. Griffin built his successful ice business. It is also one block away from the ATSF Depot, the major transportation hub at the time the house was constructed. It stands at the entrance to a dead-end block of Connecticut Street, a major north-south street that runs through East Lawrence, a historic working-class neighborhood.¹ (*figure 1 & 2, photo 1*).

**Exterior:** The exterior retains high architectural integrity and quality craftsmanship. The twice pressed brick and limestone building materials are in good condition. The house has a diagonal orientation and entry to the intersection with a cross-gabled roof. There is a modified octagonal porch with Doric columns, a cornice with dentils, turret, and articulated elements that accentuate the exterior's complexity. Asphalt roof shingles have replaced the original wood shingles probably in 1923 after the fire. The upper wooden portion of the prominent turret was repaired in 2016, but the structure, roof, original windows, and much of the wood siding were retained. The finely laid twice pressed brick walls rest on a roughhewn water table and limestone foundation which retain high integrity. Also contributing to the overall high integrity of the exterior are the roughhewn limestone lintels and sills. The windows are all double hung, except for the stained-glass entry hall window on the east elevation.

**Additions:** Three one-story additions from 1962, 1964, and 1967 stretch across the west elevation of the house and visually cover the original materials and details of the west façade, though the original brick walls and openings are visible from inside the additions. (*figure 2*) From the early 1960s to the early 1980s the structure operated as a “boys home” and these additions provided extra living space for disabled children. Today the 1962 addition functions as a laundry room and the 1967 addition is used for storage space. The 1964 addition remains an extra living space that can be utilized as a guest suite. The additions conceal the first floor of the original west façade which includes two original double-hung windows. The additions have not impacted or degraded any features from the original 1901 structure.

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Interior: The interior of the Griffin House retains excellent historic integrity of location, design, materials, and workmanship and is in good to excellent condition. The original plan has not been changed. (figure 2) An entry hall, double parlors, adjoining dining room, which also functioned as a meeting room, and recessed u-shaped stair and screen cluster around an ornate hearth to create an open, flowing social space. The original interior building materials retain high integrity throughout.

Elaboration

Environment and Site
The Griffin house is sited prominently on lots 17 and 19 on the south end of an elevated hill and far back from the corner of 7th and Connecticut Streets. (photo 1) The site was conveniently located in proximity to Mr. Griffin’s business endeavors such as his ice business along the river, within one block of the Santa Fe depot, and two and a half blocks from Massachusetts Street, the main commercial center in Lawrence. It is at the north edge of the East Lawrence neighborhood, composed of approximately 50 blocks of mostly modest working-class houses from the 19th and early 20th centuries. (figure 1 & 2)

The site, composed of lots 19, 17, 15, and 13, has undergone a few changes. The Beers Atlas of 1873 shows the footprint of a house on lot 17 owned by Eliza Fricker, who purchased it in 1870 from Abbie C. Akin, along with lots 19, 15, and 13 for $3,000. This house is also visible on the 1869 Birds Eye View of Lawrence, KS. The 1889 Sanborn map identifies the address of Fricker’s house as 643 Connecticut, which was an L-shaped, two-story house with a porch facing Connecticut Street and two, one-story additions, one with a south porch facing 7th Street. This house is no longer standing. On the west side of lot 17 is a row of structures, three of which are one-story. The southernmost structure has 1 ½ stories with a pyramidal roof. There is an adjoining privy to its east. Andrew J. Griffin purchased the four lots and the house in 1891 from George and Eliza Fricker for $2,500, and the City Directory showed Griffin in residence at 643 Connecticut in 1893-94. (figure 3) House shown on Lot 17 in 1872, 1889 and 1897 appear to be the same structure as shown on Lot 15 starting in 1905. This indicates that the lots were reassigned around the time that the Griffin’s built the brick Queen Anne house at 645-647 Connecticut St on Lots 19 & 17 while they were living at 643 Connecticut. The secondary structure with a pyramidal roof situated between lots 17 & 19 seems to have been retained until at least 1905, as it no longer appears on the 1912 Sanborn. The brick home at 645 Connecticut appears along with its fence for the first time on Sanborn maps in 1905.

The 1905 Sanborn map shows the Queen Anne style footprint centrally situated between lots 17 & 19 and addressed as 645/647,

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2 The Lawrence Tribune, May 18, 1870, 1. Douglas County tax rolls in 1867 and 1869 show tax values for lot 17 of $1,000 while tax values on lot 19 since 1863 had been $300, indicating that the house was probably built on lot 17 before 1867.

3 Lawrence Daily Gazette, May 13, 1891, 1. 1893-94 City Directory.
just as it is today. The 1860s structure, originally belonging to Aiken at 643 Connecticut, is still visible on both the 1905 and the 1912 Sanborn maps.\(^4\) The 1 ½ story pyramidal roof structure along the west property line seems to have been retained until about 1905. In the 1960s, a series of modern additions would be attached to the west side of the 1901 house, as shown in the accretion diagram (figure 4).

Figure 1 shows the East Lawrence neighborhood, from Massachusetts Street on the west to Delaware Street on the east, and 6\(^{th}\) Street on the north to 15\(^{th}\) Street on the south, covers about 50 city blocks (300' x 650') of "working-class" houses, ethnically based churches, a modicum of small businesses and industrial sites, neighborhood schools, parks, and recreation areas. Topographically this neighborhood is lower compared to west Lawrence and is known for flooding, which made the neighborhood less attractive but contributed to its historic image. The neighborhood’s historic landscape of north-south, east-west brick streets were “parked” in the late 19\(^{th}\) century. (figure 5) Parking reduced

\(^4\) Note: anomaly with lot and address numbers. The lots shift ca. 1905. 1889 & 1897 Sanborn show lot 17 with the 1860s structure and address of 643. 1905 Sanborn shows lot 17 & 19 with QA house and address of 645/647. Lot 17 becomes lot 15 & 13 with 1860s house at 643 Connecticut.
the width of streets to about 35 feet but the limestone curbs, brick sidewalks, stone and concrete hitching posts, and setbacks on 50’ x 117” lots were retained. These features together strongly recall the past.

The corner of 7th & Connecticut Streets is on the fringe of a working residential neighborhood and an industrial district, which since the 1870s stretched along the Kansas River, down Connecticut for the first half of the block, and along the railroad that runs from the north to the sound end of East Lawrence. The industrial nature of the east side of town mixed with working class homes remains today.

Landscape
The landscape begins at the sidewalk level which is well below ground level. The sidewalk running east and west is concrete, and the sidewalk running north and south is brick. These sidewalks intersect at the southeast corner of the site. Along the sidewalk a low stone, retaining wall capped with concrete wraps around the south and east sides of the property and partially around the west side, which is necessary to hold back the earth that slopes up to a contemporary steel fence at the edge of the yard. The entry to the yard is at the corner where eight semi-circular limestone steps, their curving staircase, and two carved limestone posts with conical capstones meet at the intersection of the stone retaining walls. (photo 1) Beyond the steel gate, a concrete pathway runs northwest across the yard maintaining the diagonal orientation and connecting the wooden porch steps to the entry gate and its staircase. This concrete pathway then leads to the public sidewalk along the south and east property lines. Very large, well-established trees provide shade to the open lawn. The landscape outside the stone retaining wall consists of public sidewalks, a narrow verge, and curbing. On the west side of the property is a small parking pad paved with gravel which can be accessed from the alley and provides convenient connection to a sidewalk that leads the rear of the home. A metal wire fence runs along the north property line. (figure 5, photos 2)

Exterior Elevations
Compared to more than twenty other Queen Anne houses in East Lawrence determined by a careful reconnaissance survey in 2010, the Griffin house is the only brick example of Queen Anne on the east side of town. Along with the lot and landscape, this house is designed with the complexity typical of Queen Anne style. It has 2 stories, a full basement and five elevations: north, south, east, and west and a southeast main entry façade. The large and complex cross gable roof system includes four main gables, one facing each direction and two small gables off the east and west ends of the upper hallway. These small hallway gables are typical of George Barber designs. All gables are filled with alternating diamond and round-headed wood shingle patterns except where noted. (photo 6) All roof surfaces are covered with asphalt shingles. All of the windows are original, retain very high integrity, and are in good condition. All are double-hung
wood windows, except for the stained-glass entry hall window, and retain their original wood sash, stiles, jambs, casings, panes, roughhewn limestone lintels, and sills unless otherwise noted. Modern storm windows cover all above grade windows, except for the east and west upper gable windows.

All of the gables are strongly articulated by a wide facia board to emphasize their verticality. All of the masonry walls are twice pressed brick from the Iola Brick Company. Laid in common bond, twice pressed and finely cut, the orange-red brick rests on a rock-faced belt course that sits on a rough-faced limestone foundation. The changes in wall materials from the limestone foundation to the rough cut stone belt course that also functions as a water table to walls of twice pressed brick are characteristic of the Queen Anne Style that prefers complex exterior wall surfaces. (photo 4) Limestone sills and lintels articulate each element in the wall surfaces, adding to their complexity. An alternating fish-scale and diamond shingle pattern fills in the wall surfaces under the point of each primary gable, enhancing their richness. (photo 7)

Southeast (Entry) Elevation
This southeast entry front features a tall, asymmetrically placed, wooden and brick octagonal turret, creating a dynamic architectural composition. All of the exterior wooden skin of the turret was replaced in 2016. The turrets original interior structure, form, roof, layered cornice, and four double-hung wooden windows with sash, stiles, jambs, casings, and panes remain. Modern aluminum storm windows cover the turret windows. Under the porch roof, the turret changes to brick and serves as the reception parlor’s outside wall on the first floor. (photo 1, 6)

The upper hallway (attic) gable, peeking out from behind the turret, has a small double-hung window with divided lights and wood sash, stiles, jambs, and casings. (photo 2)

Below the corner turret, an octagonal wooden porch creates a wraparound front porch connecting to the main entry door on the right and to the side entry door into the dining room on the left. The connection where the baluster railing meets the house next to the main entry creates an awkward unresolved “bump out.” This peculiarity is characteristic of George Barber designs. Barber designs often have unresolved details where the porch meets the house. Sometimes that lack of resolution results in a bump out and sometimes it results in a tight corner triangle. (figure 6)

A ceiling of channeled car siding attaches to the entablature of the porch and the brick wall. A tongue-in-grove floor attaches to brick piers

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5 There were four brick plants in Iola, Kansas, which prospered until the natural gas fields began to run out: the Union Brick Company, the Iola Brick Company, Plants 1 and 2, and the Star Brick Company. The Iola Brick Company, Plant 1 had a daily capacity of 40,000 bricks. Plant 2 had a daily capacity of 60,000 bricks.
with limestone caps and a sawn baluster base. Between the piers are wooden balusters and rails and original Doric columns. Some of the wooden balusters were replaced during the 1980s. Above the columns is the cornice, which stretches past both ends of the porch and ties into the brick walls of the south and east elevations. There are five wooden porch stairs that are flanked by a brick stringer wall capped with limestone.

The two outside entries doors to the house under the porch are original, 5-panel single light wood doors along with their roughhewn limestone lintels, panes, and hardware. (photo 9) The south entry under the porch is an outside entry that leads to the dining room/meeting room. This is an unusual characteristic especially designed for business purposes and allows people to enter the meeting room without going into the hall and main parlor. All doors and their surrounds outside and inside the original house remain unchanged since 1901.

**East Elevation**

The East Elevation has an asymmetric composition typical of Queen Anne style. The roof presents a mix of forms with two prominent gables of different sizes, the cross-gable of the main structure pushing forward and the other peaking over the roof's pitch. The roof also sweeps down and to the left and connects to the turret's octagonal upper level. This sweep covers the porch and ends with the white colonial entablature with dentils and cornice, which is protected by a contemporary gutter.

The wall is punctuated with a wide basement window, an ornate, entry hall window, a paired, double-hung parlor window, and a paired, double-hung gable window. The basement window has a rough limestone lintel, and all the other windows have rough limestone sills. (photo 17) The entry hall window has a segmental arch with brick voussoirs and prominent rock-faced header brick, a rounded wood head casing, and wood side casing that holds a stained-glass window with an Art Nouveau floral motif. (photo 5 & 6) The parlor window has a rounded arch with brick voussoirs and prominent header brick and a rounded, wood tympanum with an Art Nouveau motif. (photo 17) The paired gable window is squared off with a wood lintel, and above is an alternating diamond and fish-scale shingle pattern in the gable. (photo 7) There are no storm windows over the windows in this gable. A second gable, the smaller, upper floor hallway gable, peeks out from behind the east gable. (photo 10)

**North Elevation**

The North Elevation, viewed from the northeast, shows one of the distinguishing roof features of this Queen Anne house: its cross-gabled roof structure (photo 16).

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7 To address the complexity of the exterior and interior of this house, the author uses the architectural vocabulary employed by Jan Jennings and Herbert Gottfried in American Vernacular Interior Architecture, 1870-1940. (New York, Van Nostrand Reinhold Company, 1988), and American Vernacular Buildings and Interiors, 1870-1960. (New York: W.W. Norton & Company, 2000).
The east gable extends to the west gable and the north gable extends to the south gable, although not at the same ridgeline. At the crossing is another distinguishing characteristic of this Queen Anne: the upper floor hallway articulated as a rectangular, gabled structure that ties the cross gables together.

This elevation has five windows that wrap from the north wall of the parlor to the east and north walls of the bedroom. (photo 7) The parlor window and the two end windows have companion windows to the basement below. Three double-hung windows light the upper-level bedroom under the gable-end. The north elevation is interrupted on the west side by a 1964 modern, single-story, gabled, frame addition with wood lap siding, a paneled and glazed door, and double-hung windows with wooden sash, stiles, and jambs on its east and north side. As a modern addition, it is not decorated in any fashion. (photo 11)

West Elevation
The West Elevation consists of structures built in 1901, 1962, 1964, and 1967 (photo 12 & figure 4). The west cross gable, the upper hallway gable, and the north-south cross-gable roofs are all part of the original house from 1901. The 1962 addition has a shed roof that occupies the full depth of the original house and covers an outdoor porch. The 1964 addition with its gable roof increased the size by twenty-two feet to the north of the 1962 addition. The 1967 shed roof addition fills the southwest corner of the original house and connects to the 1964 addition on the west and on the east to the dining room's solarium. There is one missing window in the cross gable facing west. The other windows in the west gable and hallway gable are original and fully intact. The hallway gable window retains its divided lights (photo 18).

South Elevation
The South Elevation faces Seventh Street and consists of the front-facing gable, turret, porch, and the 1967 addition (photo 14). The turret, the hearth below, and the steeply pitched gable add verticality to the structure, while the porch provides a horizontal sweep across the façade with a classical entablature and dentils. The modern ribbon of double-hung windows for the solarium north behind this ribbon adds to this horizontality. (photo 13) This wall's variable fenestration includes two basement windows with limestone surrounds, four windows on the first floor, and on the upper floor are two windows with divided lights and diamond design (photo 11).

First Floor Interior Plan
The original hardware is prevalent throughout the house and provides a ubiquitous reminder of the quality and attention to detail. All interior finishes are original, including the plaster walls. The wood trim and
casings around the pocket doors, openings, baseboards, and windows matches throughout the house. *(figure 7)*

**Porch and Entry Hall**

The porch provides a practical function and funnels people toward two doors, one to a large dining room/meeting room and solarium on the south, where workmen, foreman, and fellow politicians may enter directly. The other leads to the door on the north, which opens to the formal entry hall before entering the house’s main parlor and center. The forty-inch wide, original entry door with its wood panels and beveled glass possesses the original hardware, which is also found on the thirty-two-inch wide, original dining room door at the other end of the porch. The entry hall is 35 square feet, big enough for the door from the porch and the door into the hall parlor to swing freely. The quality of the stained glass window resembles work like Tiffany’s Atelier. *(photo 5, 6, 19)*

**Hall Parlor**

The second-largest room in the house is the hall parlor, the center of the house, which connects to the entry hall. The hall parlor is 15 feet x 18 feet making 278 square feet of “ell” shaped space which contains the turret that is mirrored on the inside as a bay window. The corner of the “ell” features a fireplace, a paneled pocket door to the dining room, a short hallway, a dogleg stair with an Art Nouveau screen, a pocket door leading to a second parlor, and a panel door to the entry hall.

The hall parlor also contains an original steam heat register (disconnected in 1974) and four 2 feet x 4 feet windows with original finishes and trim. The floor throughout the hall parlor is original tongue in groove 2” wide pine floors. The fireplace’s mantel includes a hearth, face, and surround of original motley brown and white layered tiles *(photo 23)*. The cherry wood mantel has smooth pilasters on plinths capped with Ionic capitals, which holds an entablature with Art Nouveau end blocks, a shelf, and a mirror. Once attached to a no longer extant cast iron ventilating face and grate that held the burning fuel, a floral cast iron fireplace edge is the only element left of the original fittings.8

**Pocket Door to Dining Room in Hall Parlor**

The 5’ oak pocket door to the dining room has five panels with the trim set found throughout the house. There is a matching pocket door to the side parlor. The hardware is original, and the pocket door is still in use and in good order. *(photo 22)*

**Recessed Stair in Hall Parlor**

This stair has an overhead entablature and screen supported by paneled newel posts, with a fluted column and a Doric capital. The turned balusters and rails, treads and risers meet at a circle end, bottom step. Recessed in the north wall of the hall parlor, this stair provides a grand way to the upper floor and an ornate entrance into the short hall leading to the kitchen. *(photos 20,21,22,)*

Every part of the stair set, except for the screen, fits into a free classical style. Instead of classical details, the screen *(photos 20 & 22)* features oak balls variously distributed on vertical, quarter-inch dowel sticks attached to a bottom rail. The balls and dowels make patterns on the screen that catch the eye over the stair set and into the hall parlor.9 A similar screen with a fuller pattern stretches across the front of the solarium colonnade in the dining room. *(photo 24)*

**Pocket Door to Second Parlor, Baseboard, Trim Set, Paneled Door to Entry Hall (typical)**

The hall parlor include a five-foot-wide, oak, paneled pocket door that opens into a second parlor. The trim casing matches throughout the house, and the 5-panel single light door to the entry hall retains its original glass. *(photo 19, 21, 22)*

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8 For parts of a fireplace, see Jennings and Gottfried, *American Vernacular Interior Architecture*, 128-137.

9 Writers from Schopenhauer, to Goethe, Schiller, Schelling, Greggs, and Ruskin have claimed the aphorism that architecture is frozen music or that music is liquid architecture. See https://www.quora.com/Who-said-architecture-is-frozen-music-and-why.
Second Parlor
The second parlor is a flexible, open space used for either additional public space or a private space related to the master bedroom. The pocket door can be left open to connect the two public spaces and provide additional space for more occupants. (photo 22) In this open arrangement, the double parlor creates about 498 square feet of space. This parlor may access the master bedroom door to the second parlor. On the east wall are two double-hung windows and a single double-hung window on the north wall. The floor is three-inch, tongue-in-grove, pine flooring, and the walls are plaster over lathe.

Dining Room/Meeting Room
The dining room is the largest single room in the house, with 345 square feet of space divided into a 16' x 16' dining area and a 5' x 16' solarium. This space is expressed on the exterior as a gabled rectangle pushing out from the house's center with a ribbon of double-hung windows set high above the basement. (photo 13) The dining room/meeting room may be entered from every corner of the room: through the pocket door from the hall parlor at the northeast corner; through the outside door at the southeast corner; through the door from the 1967 addition on the southwest corner; and through the swinging door from the pantry and kitchen on the northwest corner. (figure 7, photos 24, 25, 26, 27)

One pocket door enters from the hall parlor on the northeast corner of the dining room. Four double-hung south windows and double-hung side windows provide light to the solarium and the dining room. (photo 25) One of the side windows in the southwest corner has been replaced by a door to the 1967 modern addition. (figure 8) The windows and solarium space are framed by a classical set of paneled knee walls ending with Doric columns on paneled plinths and bases (photo 24, 27, 29). The capitals are composed of a paneled pier and an entablature from which the screen hangs.

The dining room's north end is the service end with a swinging door to the pantry and kitchen. It has a large, built-in wall cabinet for dishes, silverware, tablecloths, candles, and other culinary paraphernalia. (photo 17) The hardware on the cabinet, door, and the built-in cabinet are original and match the rest of the house. The pine floor has been covered with linoleum, probably c1974.

Master Bedroom, Closet
The master bedroom provides just over 300 square feet of space. It has direct access to the back hall leading to the kitchen and the hall parlor, direct access to the downstairs bathroom, indirect access to the kitchen through a bathroom door, direct access to the second parlor, which opens to the hall parlor and entry hall. (figure 6) The bedroom has four five-paneled doors with their original trim sets. Two doors on the west wall open to a closet and a bathroom, another opens to the back hall, and the fourth opens to the second parlor. The bedroom possesses original pine floors and plaster walls (typical). The closet, is ample size (4' x 4') for its time.

Master Bathroom and Closet
The bathroom is entered through the north door on the west wall of the master bedroom. This original 5-paneled door, like its twin next to it, is 8 feet x 30 inches (typical). An original north window gives light into the room. A 49 inch high wainscot and plaster cover the walls, and there are linoleum floors. A steam heat register stretches along the north wall. An original wash basin and stand are extant. A corner door opens into the kitchen. A closet opens in the southeast corner of the bathroom, and the ceiling is pressed metal. (photo 30)

Back Hall
The back hall, approximately 9 feet long and recedes under the stair from the center of the house in the hall parlor. Although modest, it is a significant part of the circulation system of the first floor. The back hall leads from the kitchen past the paneled door to the master bedroom, past the stairs, and into the hall parlor. A large steam heat register is tucked against the south wall of the back hall.
Kitchen
The kitchen of the original house has 193 square feet of space, including the pantry. All doors, except the basement door, are original, paneled, and painted and have trim sets that match the house. All appliances, sinks, cabinets, stove, and overhead vent are modern replacements. The main entry into the kitchen is at the west end of the hall through a door opening with a transom window overhead. Other doors open to the pantry, the basement, and the bathroom. Modern tile covers a wood floor. The ceiling retains its original pressed metal. (photo 21) The west door that originally opened to the outside now goes to the 1962 addition. The original two-over-two double hung window that has been retained and is protected by a plywood insert that doubles as a spice rack from inside the kitchen. (photo 31)

The Pantry
The pantry between the kitchen and the dining room is 41 square feet and typical of butlers pantries of the time. It has shelves on three walls, a swinging door into the dining room that is 30" x 95" and various historic hasps and hinges are extant.

Upper Floor (figure 9)
The upper floor is reached by way of the dogleg stair, the bottom of which begins at the edge of the hall parlor. A newel post at the top of the stairs is much less elaborate than the two newel posts below, and brings an end to the stairs at the edge of the upper floor hall. The hall leads to 3 bedrooms, a bathroom, and a turret room, all of which have original paneled doors, trim sets, matching hardware, and transom windows, except for the bathroom.

The upper floor hall is one of the hallmarks of this house's interior, which is also expressed on the outside as a gabled east-west rectangle that sits across the cross-gable roof. The hall also functions as an effective ventilator for the whole house with its ceiling windows (skylights) (photo 33) directly above the stairs and ventilating windows in each of its gables. Interior ventilation of the five upper rooms is also achieved with open transom windows, which are original and still operable above each of the five 5-panel doors. The floor of the hall is pine but has been covered with linoleum, probably dating to c.1974. The baseboards in the hall match the baseboards throughout the upper floor and first floor.

The north bedroom is the largest of the three, and all of its wooden appointments are original. This bedroom also has an original small wash basin. (photo 34) This rooms also features one of the original push-button electrical switches that are distributed in several places throughout the house. Three windows adorn the north wall. (photos 3)

The south bedroom, directly across the hall from the north bedrooms, is a slightly smaller room than the north bedroom. The windows are double hung divided lights with upper diamond panes. The floor, closet, baseboards, paneled doors, and hardware are original -typical. (photo 13, 14, 15, )

The east bedroom retains its integrity with original paneled entry door, two original double-hung windows, an original panel door to the closet, and original baseboards. (photo 10)
The bathroom is located on the west end of the upper floor, between the north and south bedrooms. The original wood floor is covered with c.1974 vinyl. The clawfoot tub is likely original. The paired two-over-two double hung windows is missing one of the windows. (photo 35)

The octagonal turret room (photo 36) retains its integrity with original flooring, baseboards, and 4 original windows. The divided panes are not original. The division was created by electrical tape and can be removed. This room also has an original steam heat register and an original push-button electrical switch.

Basement
The basement has 1230 square feet of space with limestone walls, a concrete floor, and a limestone buttressing wall that separates the basement space into south and north spaces. The windows correspond to the windows on the first floor (photos 10, 13, 17). As shown in the floor plans (figure 8 & 10) a dogleg stair from the kitchen leads into the south space that is then divided into three spaces: one for a sleeping room, a middle space for the historic boiler, and a 1974 furnace, and a room under the turret for storage. The north space under the master bedroom contained several sleeping rooms and two bathrooms but is now used for storage. In the same north space an engineering project is underway to lift the house slightly and buttress it from settling. The poured concrete stairs along the north wall have been sealed off and is no longer an access point. (photo 28) There is scarring along the buttress wall and adjacent north wall where an original wall partition has been removed (figure 8 - dashed line).

Modern Additions (Figure 4)
Three one-story modern additions have been added to the first floor of the original house and were built in 1962, 1964, and 1967. (photo 11, 12, 18) The entrance to the 1962 addition is through the kitchen door from inside and also has an exit door to the back yard and patio. This addition has two rooms; a hall that functions as a mudroom, and a laundry room to the south which abuts to the 1967 addition and has a concrete slab on grade foundation. The 1964 addition, also concrete slab on grade foundation, was built as a studio apartment with two entrances; one from the mudroom and a secondary entrance that leads from the back yard directly into the living/dining space. The apartment features a kitchen, a shared dining/living area, a north bedroom, and a full bathroom. Paneled doors have been installed throughout the 1964 addition with typical modern trim around doors and baseboards. The floors are carpeted in the bedroom and dining room. The floor in the bathroom and kitchen is tile. The walls are drywall throughout. The 1967 addition is a single room entered through the door from the dining room and is built with a crawl space foundation.

Electrical Switches, Light fixtures, and Steam Heat Registers
Figure 9 shows the locations and images of the existing original push-button electrical switches' throughout the first and upper floors. Steam heat registers are also placed throughout the original 1901 house. A few original light fixtures are still in their original location. (photo 21, 25, 28, 29)

Garage (Photos 39 & 40)
The garage is a wood frame, front gabled building that is 20’ 3” x 12’ 4”. It has a concrete slab foundation. Stud walls are covered with wood siding and several layers of asphalt siding. An 8’ garage door once was raised to allow vehicle entry. The garage has an asphalt roof. The date of the garage is about 1930. The garage is in fair to poor condition and does not contribute to the historical significance of the site.
Integrity, Alterations, and Character-defining features

The house at 645 Connecticut was built in 1901 and has never been moved. The location was especially important as it is close to Mr. Griffin’s ice business. In 1891, when Griffin focused on the ice business near the river, he bought up four lots on Connecticut Street and lived at 643 Connecticut until their Queen Anne house at 645 Connecticut was built in 1901. This neighborhood retains 798 houses, as counted in 2010. Most of them are working-class houses along with a small number of merchant-class houses from four historic periods: Settlement Period (1854-1863), the City-building Period (1864-1873), the Agriculture and Manufacturing Period (1874-1899), and the Quiet University Town Period (1900-1945). Having come from the working class, the Griffins were very comfortable with the working class setting.

The few neighborhood changes have not significantly altered its working-class nature that has existed for 150 years. The view from 645 Connecticut into the East Lawrence neighborhood has by and large been the same for decades. A business strip across the street immediately east of the house has been sequestered there for decades. It is appropriate in scale and quality for this residential area in which many businesses and small industrial enterprises have been scattered historically. The integrity of the setting is due to a strong preservation ethic in Lawrence.

When they built 645 Connecticut, Mary and A.J. were at the pinnacle of their lives and built a house that would have an appropriate Victorian-era house design. Besides a residence, it functioned as a business and political meeting house during this period. Mr. Griffin used the dining room, that opened directly onto the wrap around porch, for extensive political and business meetings. Mrs. Griffin took on a leadership role in the state’s suffrage movement and hosted state-wide leaders at her home, while also undertaking an extensive lecture program on her expertise on Japan. A Queen Anne house, modified for meetings with an outside door, was their choice for their increasingly complex lives.

Alexander Shaw, a lumberman, builder, political associate and close friend of Griffin, built several of Griffin’s properties, including Griffin’s second house and ice factory. The house at 2235 East Drive in Lawrence, which Alexander Shaw also built, is very similar to the plan of 645 Connecticut and like several designs in George F. Barber’s pattern books. Christopher R. DiMattei, an architect from Boston and expert on Barber, has identified 645 Connecticut as a Barber house, which Barber published as design number 4 in his book, Cottage Souvenir No. 2, published in 1892. 2235 East Drive and 645 Connecticut both have one of Barber’s design “fingerprints,” the triangle and “bump out” connections between wraparound porch and the house, as discussed in the Southeast Elevation section of this nomination. Shaw also build the Watkins Bank, the brick walls of which completely match the walls of 645 Connecticut. Since Shaw possessed the plans for 2235 East Drive, he could use them for other residences, a widespread practice at that time, and those plans certainly guided him and his friends and clients, Mr. and Mrs. Griffin, as they tweaked the design for their purposes. One significant change they made to the Barber design was the outside door that led directly into the dining room, which also functioned as a conference room and meeting space that business and political associates could use without going into the parlors. Shaw was doubtless the builder of 645 Connecticut.

645 Connecticut still stands almost totally preserved in 2021. By comparing a 1913 photograph of 645 Connecticut to the house in its 2021 condition (figure 22 & 24) it is clear the house expresses the Queen Anne style’s main features and embodies the distinctive characteristics of the style. The elements such as structural

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10 Lawrence Daily Gazette, May 13, 1891, 1.
11 Historic Resources of Douglas County, Multiple Property listing.
systems, massing, proportion, scale, materials, texture, color, and fenestration are still extant in 2021. Likewise, the interior plan of the house and spatial arrangement has not been altered since 1901. The fluidity of the plan continues to work the same way in 2021. Modern additions were attached to the rear (west) elevation of the first floor in the 1960s without compromising the exterior or changing the original house’s interior. Further, historic heating, electrical, and ventilation technologies have been retained throughout the original house, although not all remain in service.

The Griffin House retains its exterior and interior historic materials, except for the roof's wooden structural elements, the structure and exterior skin of the turret, and minor elements of the porch. The roof and turret were burned in a fire in 1923 and mostly destroyed. Only the brick chimney adjacent to the turret was not rebuilt. (figure 22) According to a local news report, "the flames and water damaged the interior of the residence to such an extent that practically the entire house will have to be refinished, it was thought today." The exterior skin of the turret was replaced in 2016-2017. As of 2021, there is no indication of fire inside the house. The windows, doors, and trim on the second floor are indistinguishable from their first-floor counterparts.

Recent investigations of the roof structure revealed charred attic floor joists over the upstairs hall and charred timbers in the storage area north of the upstairs bathroom. These conditions indicate that not all of the roof's wooden structural system was destroyed, and what was not destroyed was retained. In the 1980s, the turret windows were repaired using original materials and retaining sash cords and counterweights. The badly deteriorated exterior siding of the turret was replaced in 2016-2017, and all the original framing materials along with existing windows and turret roof were retained along with their original dimensions and details. The porch repairs in 2016-2017 retained the original dimensions and details and most of the original materials, including the columns, ceiling, and a majority of the tongue and groove decking.

One estimate, considering all the exterior and interior materials and how much might have been saved, would be a 5% loss of the total historic material, which would have little impact on the structure's historic integrity. The original Iola brick walls, cross-gables, pediments, stone foundation, stone lintels and sills, windows, and frames are extant. The original Victorian details, scale, and wrap-around characteristic of the porch remain. Outstanding workmanship, craft, attention to detail, and a high standard of construction can be found everywhere in this house. The curving, cement-covered stone stair with the twisted posts at the corner entry is unique. The material and intricate workmanship and quality of the house are high and contribute to the sense of place.

The stonecutter’s chisel marks reveal the mason’s steady hammer blows that have skillfully cut and sized the limestone lintels and sills that outline openings all around the house. (photo 4) The small, rounded, stained glass window has a mosaic of colorful pieces carefully assembled. (photo 5 & 6) The five-panel doors with original beveled glass represent wooden doors throughout the house. The hearth, the stair and its turned balustrade, the lively screens above the stair and the solarium in the dining room, the wall cabinet in the dining room, and the pocket doors demonstrate the quality and craftsmanship.

Walking up the entry steps on its prominent corner site, the Griffin House evokes a strong feeling of history, as if it were a place in another time. This feeling stems from the fact that 645 Connecticut is easily recognizable as a Victorian-era house. The feeling of 645 Connecticut is demonstrated through its role as an early progressive house with the most advanced technology of the era. The Griffin House’s character is based on a Queen Anne design that brings light from all directions into the interior spaces, illuminating historic features of the house. The excellent materials and fine workmanship show the historic integrity, the authenticity of the materials and construction and represent a sense of place, time, and history.

13 Lawrence Journal-World, February 17, 1923, 1.
8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction. **X**

D Property has yielded, or is likely to yield, information important in prehistory or history.

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

Property is:

A Owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years old or achieving significance

Areas of Significance

ARCHITECTURE

Period of Significance

1901-1922

Significant Dates

1901- construction

1922- house sold

Significant Person

(COMPLETE only if Criterion B is marked above.)

Cultural Affiliation

NA

Architect/Builder

Barber, George Franklin, Architect

Shaw, Alexander, Builder

Period of Significance (justification)

1901 to 1922 is the period when the Griffins owned 645 Connecticut, and is extended to include any historic changes they made to the home before it was sold. Mr. Griffin occupied it until his death in 1907, a period when it functioned as the home office of Mr. Griffin, a prominent businessman and politician of Lawrence. Mary occupied it until 1916. She utilized the home as a meeting room social center to support her efforts as an influential suffragist, community activist, philanthropist, and her extensive work as a lecturer on Japan. Mrs. Griffin sold the house in 1922.

Criteria Considerations (justification)

N/A
The house at 645 Connecticut is directly associated with A. J. and Mary C. Griffin who established a series of very successful retail and wholesale businesses especially important to the life of the city and were highly influential political, social, and activist leaders. Over more than three decades, the Griffins amassed the financial resources necessary to build, according to the 1913 Souvenir Edition of the *Lawrence Daily Journal-World*, an iconic house for “Home Life as Idealized in Beautiful Lawrence.” During that period, the Griffins put together an outstanding community service record and frequently found themselves in leadership positions. Almost at the pinnacle of their lives, they wanted a house that exuded a generous and elegant Victorian sociability. Over their years from 1867 leading up to 1901, A. J. and Mary developed the refined architectural awareness and cultural taste and thorough building experience necessary to choose a highly fashionable, well-built, and modern transitional house type. They chose a Queen Anne house of superb quality that embodied the style’s distinctive characteristics. For an iconic house to be created, which has special considerations such as the dining room/meeting room arrangement with an outside door and is highly unusual not only in Queen Anne houses but late Victorian houses in general, the process was as important as the product. 645 Connecticut demonstrates an effective relationship between an excellent contractor and close friend, Alexander Shaw, and highly informed, critical clients. The house at 645 Connecticut retains its distinctive architectural characteristics and has high integrity of location, setting, design, materials, workmanship, feeling, and association. The house is locally eligible for the National Register of Historic Places for its high artistic value and integrity under Criterion C for its architecture. The period of significance is 1901-1922, the period in which the Griffins owned the house, and accounts for any changes made by the Griffins.

The Griffin house closely matches Design # 4 (figure 26) from George E. Barber’s, *The Cottage Souvenir No. 2 Revised and Enlarged* (1892) and Design 43 from *New Model Dwellings and How Best to Build Them* (1894). These are two of six pattern books Barber wrote from 1891 to 1907. However, the main pattern came from the Babcock House (1893) at 2235 East Drive in Lawrence, which has been confirmed as a George Barber house (a plan-book architect). Alexander Shaw, a long-time Lawrence lumberman, contractor, and politician, who was a friend of Griffin and served on the same city council, had constructed several buildings for Mr. Griffin since the 1870s, including Griffin’s first house on Oread Street, built the Babcock House. When he was finished, Mr. Shaw likely retained the Babcock House plans Mr. Babcock had bought from George Barber’s plan-book and used them again eight years later in a modified form—especially the addition of the outside door giving direct access into the dining room/meeting room, which was very unusual if it existed at all in Barber houses—a modification request that seems unique to Mr. and Mrs. Griffin’s functional needs for their house at 645 Connecticut.

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Andrew and Mary Griffin, Pioneers

When Andrew Jackson Griffin (1842-1907) and his new bride, Mary Carrol Griffin (1847-1922), moved from Illinois to Lawrence, Kansas in 1867, he was 25, and she was 20. They were poor.15 Young and poor but not inexperienced, A. J., as he was called, had enlisted at the age of 19 and participated in battles at Mill Springs, Perryville, Stone River, Tullahoma Chickamauga, Missionary Ridge, and the Atlantic Campaign, mustering out of the army in 1866.16 In an assessment of his military service, he was described as “naturally a good soldier [who] early showed those characteristics that so dominated his later life by his consideration for his comrades. With his company, he was a paragon of goodness.”17 (photo 144) A. J. was a good soldier throughout his life and he also brought hauling experience. Given the number of battles Company F, 35th Ohio Volunteer Infantry fought during the war, Griffin most certainly learned how to move munitions and other supplies efficiently from one battle to another, a skill that would serve him the rest of his days.

Within a year of his release from the military, he married Mary, who was willing to head west in a wagon train to search for their “American dream”. The Griffins found the famous city of Lawrence to their liking, with a surging population growing at a rate of more than 400 percent by the end of the decade. At first, they lived in North Lawrence where A. J. tried his hand at farming until he could find a more lucrative trade.18 The use of the farmhouse in American life as a business house was probably the seminal idea for dining room/meeting room idea that came to fruition 34 years later at 645 Connecticut. The Griffins were enterprising and determined based

17 “In Memory of A. J. Griffin,” Lawrence Journal, December 7, 1907, 4.
18 The Griffins later sold that property for $1,000. Lawrence Daily Journal, July 16, 1871, 3; Daily Kansas Tribune, July 23, 1871, 3. When Griffin sold his Oread quarry, he advertised it as “Better than a Farm,” Lawrence Daily World, August 6, 1892, 1.
on A. J.’s managerial acuity and understanding of logistics and hauling. Their timing was perfect, too, given the pressing need for the conveyance of basic building commodities in Lawrence and elsewhere during the “City Building” period. This was the beginning of one of the most successful careers in Lawrence’s history, which produced an extraordinary business record recognized as a “public benefit” upon A. J.’s death.

Griffin’s Businesses

Hauling and Quarrying Stone and Making Lime, 1869-1915

Griffin started his first business by hauling grocery freight to southern Kansas for Ridenour & Baker, one of the largest wholesale grocery stores west of the Mississippi River. He delivered stone for building the Southern Kansas Railroad, also known as the Leavenworth, Lawrence, and Galveston Railroad. The money from hauling was much better than farming, even in North Lawrence where the Griffins lived and the top soil was deep and rich from floods that had covered the bottom land for millennia.

By 1869, A. J. had a thriving lime, sand, and stone contracting business with two limestone kilns, two stone quarries, which eventually led to other big contracts for stone. His biggest contract was the Bowersock Dam in 1877, a pivotal infrastructure project that provided the power for Lawrence’s burgeoning industrial developments on the south and north banks of the Kansas River. The dam job was so big — 417 feet — that he contracted with J. D. Bowersock to haul 2,000 cords of stone and ran “thirty-five teams” to haul 60 cords a day from his Mt. Oread quarry to the dam. Griffin got a lot of big jobs after that. He delivered stone to the Kansas Pacific in 1878, to Pierson’s new mill in 1880 and he macadamized Massachusetts Street between 9th and 10th Streets in 1881. He was still hauling twenty loads of stone a day for the dam in 1881, and in 1882 he furnished all the stone for the Wilder Brothers shirt factory. In furnishing this stone during the busiest times during 1881, he employed an additional six to eight teams and three to four men to quarry stone which was steady work and paid well. To meet the strong demand, Griffin had two quarries on Mount Oread where he lived.

As an essential part of the Griffin’s Mount Oread Stone Quarries and Lime Kiln, he also provided up to 160 bushels of lime a day from his kiln a half mile west of Massachusetts Street near the windmill and second kiln about a mile farther west on the Kanwaka and Big Springs road. By 1881, Griffin was already considered “the lime man par excellence.” Cutler avowed in his history of Kansas in 1883 that Griffin had supplied three-
quarters of the stone for building in Lawrence since he began his business. It would be no exaggeration to say that Griffin, fundamentally, built most of 19th-century Lawrence.

**Retailing Coal and Wood, 1881-1915**

Although his stone business was bustling and presented complicated problems at the dam site, Griffin added a retail coal and wood yard at 1007 Massachusetts Street in 1882. In 1883, Griffin formed a partnership with Alfred Palmer that combined the sand, stone, and lime business with the coal business, a partnership that was dissolved in 1885. Griffin retained his busy store and kiln business and was “soon recognized as the leading coal man of the city.” It was a lucrative enterprise selling lumps of coal from the Burlingame shaft, which Griffin considered the best, and cords of wood out of his retail store. He was congenial, popular, and eventually built “an immense coal trade among the students.” In 1889, Griffin got the contract to supply coal to Lawrence schools, a contract that lasted until at least 1915, 8 years after his death. By 1898, he also owned the Home Riversac Coal Company in North Lawrence and with that purchase he had three coal offices and yards on all the railroads that shipped tons of coal to him. He needed all the yards he could get. “During October last (1898) 109 cars of coal were received, in November 95 cars arrived and over 90 were received in December.”

As with his stone business, Griffin’s managerial savvy was central to the success of his coal business but important to both businesses was Griffin’s fairness, integrity, and service to his customers. One journalist noted that “in the seven years that the writer has been in Lawrence he has never heard one word in regard to short weights, or poor service from the Griffin yards. Mr. Griffin is one of the most successful businessmen in Lawrence.” Griffin even treated his competition well. “Many men have engaged in the coal business in Lawrence since he started and have tried to ‘eat up Griffin,’ but he has already treated them kindly, supplying them with coal when they got out and kept his own trade, and added to it.” That way of operating was at the core of his business. “The one thing in particular that the World has noticed in regard to Mr. Griffin’s business methods, is that while he now has the leading coal and ice business of the town, he treats his customers with the same painstaking care that he did years ago and seems just as anxious to please everyone as he did when first trying to build up a trade.”

Griffin built his coal trade until the day he died, and he did it by embarking on another commodity business that fit into his business portfolio: the manufacture, storage, retail sale and wholesale distribution of ice. The coal business flourished in the cold season and the ice business in the warm season. The customers were the same, and they needed one or the other of the commodities Griffin offered, always at competitive prices. Furthermore, Griffin offered free delivery of coal, wood, and ice to all parts of the city.

Adding another commodity to Griffin’s business folio made sense because the ice business could be supported by an organization that already existed with a billing, collection, and delivery system. Griffin’s coal clients were very happy with his service and adding his ice service to their bill would be easy. All they had to do was buy an icebox to receive blocks of ice on a regular basis to preserve perishable foods. On the wholesale side, there

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31 *Kansas Weekly Gazette*, January 25, 1883, 3.
33 *Kansas University Weekly*, June 5 1896, 406.
36 *Lawrence Daily World*, January 2, 1899, 1.
were opportunities for big contracts with the railroads and the meat packing industry. By 1892 the older generation of ice dealers was disappearing and new synthetic ice technologies were being introduced that the old timers resisted. In contrast, Griffin was endlessly forward looking, and at the age of 49 with 25 years of successful business experience behind him, he could build another big business. So, when the timing was right, he stepped into the ice business. Mrs. Griffin kept the coal and wood side of the business until November 1915 when she sold it to Carroll Douglas.\textsuperscript{40}

The Ice Business and A. J. Griffin’s Contribution, 1892-1910

Ice was available in Lawrence early in the city’s history. In an 1854 letter to his wife, Lathrop Bullene reported that Lawrence was “the only town in the state where there was an abundant ice supply.”\textsuperscript{41} Lawrence may have been an exception because its founders came from Boston, which Frederic Tudor had made the center of the world ice trade in the 1840s. By the time they left Boston and New England in the mid 1850s, Lawrence’s founders had long expected to have ice during the summer.\textsuperscript{42} Convenient ice service was a part of Boston and Massachusetts culture, and Reuben Randall (1833-1883), from Bolton, Massachusetts moved to Lawrence in 1855 and “entered upon the ice business” in 1856 or 1857. Randall is one the earliest among other ice dealers to provide Lawrence with “that ‘comforter’ in summer.”\textsuperscript{43} Another early dealer, John Mack, advertised that he had “forty tons of ice” to sell in 1855 and asked those people “who wish to be supplied daily,” to contact him.\textsuperscript{44}

With interest and demand for ice so high in Lawrence, it is not surprising that the city’s newspapers carefully covered the burgeoning ice business throughout the second half of the 19\textsuperscript{th} century and during the early decades of the 20\textsuperscript{th}. In January 1861, there was already a thriving ice market on the Kansas River with a big harvest and “large amounts of ice stored in the several ice houses.”\textsuperscript{45} Ruben Randall advertised that he could supply any quantity of ice needed in July 1861, “cheap for cash.”\textsuperscript{46} People counted on such promises and worried that there might not be enough ice during the summer, which was the unavoidable case when the winters were not cold enough. The \textit{Kansas State Journal}, for example, was uneasy that no ice had been harvested yet in January 1863. “We must have ice,” it demanded.\textsuperscript{47} Two weeks later, Mr. Randall filled his ice houses with three loads of ice, and later that year, in December, he filled his icehouse again “with his usual enterprise.”\textsuperscript{48} Randall had a large enough supply of ice in September 1865 to furnish Leavenworth that was “suffering from a great scarcity of ice.”\textsuperscript{49} It was a good business and in July, 1867, A. G. Eidemiller bought out Randall’s stock of ice and sold “any quantity of pure ice” out of Ford & Whitman’s grocery where Randall had sold it for over a decade.\textsuperscript{50} Eidemiller was “the ice king” of Lawrence for the next quarter of a century.\textsuperscript{51}

Lawrence newspapers also covered Alexander G. Eidemiller’s wholesale ice business from its establishment in 1867 until the early 1890s.\textsuperscript{52} He already had several houses by 1868 and planned to put up 1200 tons during the winter season to meet “all pressing demands for the cooling luxury.”\textsuperscript{53} Julius Fisher also began his ice business in 1868 and had “a large and commodious ice house . . . about one hundred feet long and fifty feet

\begin{thebibliography}{9}
\bibitem{40} The Jeffersonian Gazette, November 17, 1915, 6.
\bibitem{42} https://en.wikipedia.org/wiki/Frederic_Tudor.
\bibitem{44} “Ice, Ice,” \textit{Kansas Tribune}, March 23, 1855, 3.
\bibitem{45} \textit{Lawrence Republican}, January 10, 1861, 3.
\bibitem{46} \textit{Kansas State Journal}, July 11, 1861, 3.
\bibitem{47} \textit{Kansas State Journal}, January 22, 1863, 2.
\bibitem{48} \textit{Kansas State Journal}, December 1863, 3.
\bibitem{49} \textit{Daily Kansas Tribune}, September 26, 1865, 3.
\bibitem{50} “Ice! Ice! Ice!” \textit{Daily Kansas Tribune}, July 16, 1867, 1.
\bibitem{51} “Putting Up Ice,” \textit{Lawrence Daily Republican}, December 14, 1868, 3.
\bibitem{52} Debra A. Peterson, \textit{University Daily Kansas}, June 24, 1987.
\bibitem{53} \textit{Lawrence Daily Republican}, November 16, 1868, 3.
\end{thebibliography}
front . . . capable of storing several hundred tons of ice." By 1879, Eidemiller employed 100 men during the harvest season, had “four large ice houses with a capacity of 64,240 tons,” and furnished ice for “the Kansas Pacific, the Fort Scott & Gulf road and several ice men in Kansas City, all of which is being carried away on cars.” The ice business continued to grow quickly, especially after the completion of Bowersock Dam and its dam pond, called “Lake Kawdam,” which A. J. Griffin helped build. In February 1881, Eidemiller put up 10,000 tons, Polar Ice 9,000 tons, Amour 8,009 tons, Fisher 2,500 tons, Kansas Pacific 1,800 tons, Santa Fe R. R. 700 tons, Walruff 500 tons, Petty & Son 7,000 tons, and 15,000 tons of ice were put up and shipped other cities. Some of this ice would be shipped as far away as Texas, New Mexico, and Arizona. In 1886, Eddie Eidemiller explained the significance of his ice business to Lawrence: “Most people do not realize the amount that is done. During the ice harvest in the winter 300 or 400 men are employed, and an immense lot of ice is put away for summer reference. Lawrence is the best point for ice in the State. We supply the U.P., Santa Fe and Southern Kansas railroads and Kansas City packing houses.”

The river ice business appeared in the mid-1880s to have almost limitless potential for many competing dealers to succeed, but two salient factors reduced that potential. First, the weather was unpredictable and the weather between 1887 and 1891 proved dicey with unusually warm weather. Second, there was the ever-present ice quality issue, which presented customers with a serious dilemma because typhoid fever and other waterborne diseases had been rampant in Lawrence for decades. Even though the ice appeared at times clear and clean, the river was actually very polluted, especially from upstream inflows of raw sewage from every town and city along the Kaw. Neither one of these factors were manageable and caused business disruptions. The old-timers saw no way around them. J. L. Boles, who leased Eidemiller’s ice houses after he died in 1891 and became the new ice king, firmly believed in the superiority of river ice over manufactured ice, and he made long impassioned defenses of the supposed purity of the river ice. The evidence, however, suggested that synthetic ice manufacturing could eliminate the weather and the purity problems.

At a time of uncertain weather conditions, certain pollution problems, and lack of vision through the loss of Eidemiller, A. J. Griffin quietly began his retail ice business, “with one team in 1891,” along his already established coal routes and among his loyal customers. It was a very successful small step, and then in early 1892, an unforeseen circumstance provided A. J. Griffin an opportunity to enter the Lawrence ice business with a big splash and a chance to transform it with a business investment that no one else saw or dared to try.

The Polar Ice Company from Kansas City leased a number of ice houses to fill in the 1892 winter season and hired about 200 men who worked during the days and “nights and Sundays” to take advantage of the cold. “Never been such an ice in the river for 20 years.” By January 20, 1892, Polar Ice Company was shipping 50 railroad cars of ice a day to Kansas City and had already shipped 200 cars. The men had filled the company’s ice houses with about 1,900 tons but after more than a week’s work, no one had been paid. “Local newspapers speculated that out-of-town ice owners were going to mortgage the ice houses and skip out, denying any pay for the local lads.” A mob of angry men formed in North Lawrence but just in the nick of time A. J. Griffin stepped in, bought up the ice and paid the men off, even though the Lawrence Daily Journal believed that he would “not make any money out of the matter . . . because [the ice] that has been stored was put up in a very bad way.”

54 Kansas State Journal, August 21, 1868, 4; Lawrence Daily Journal, May 4, 1869, 3.
56 Kansas Daily Tribune, February 18, 1881, 4.
57 “A Cold Subject for a Warm Day,” Lawrence Tribune, August 20, 1886, 3.
61 Jeffersonian Gazette, September 27, 1904, 18.
Griffin knew better. He informed Lawrence in an advertisement in February 1892 that he was “prepared to deliver ice in quantities to suit, promptly and satisfactorily to any part of the city. My prices as low as the lowest.” Griffin lucked out again in May of 1892 when a flood ruined ice houses all along the river but didn’t happen to touch Griffin’s. A reporter for the Lawrence Daily World quoted Griffin saying, “that even if all of his ice should go, he would ship in enough to supply his customers.” The flood gave Griffin the opportunity to state publicly what everyone already knew: his services were very reliable.

Griffin’s next big move came in 1894, a move that eventually put the river ice business in Lawrence out of business by solving the weather conundrum, resolving the pollution question, and providing an answer to the increasingly difficult task of hiring hundreds of men to harvest river ice precisely when they were needed. In April, Griffin and his partner, Junius Underwood (1865-1930), decided “to build an ice factory to be located on Pinckney (6th)” and Vermont Street that could reliably produce superior ice year-round. With the founding of the Griffin Ice Company, Griffin announced their intentions in an advertisement in the Lawrence Daily Journal: “We have contracted for a seven and one-half ton ice machine to be in running order by July 4th and will then be able to supply the trade with absolutely pure, solid and clear ice made from distilled and filtered water. We have an abundance of the best quality of natural ice to supply our customers until ready to furnish manufactured ice. Prices uniform for the season. Call and see us or order from our delivery man.”

Alexander Shaw completed the ice plant’s construction in June, and it started operation on June 30. It was two-story, frame and brick building with a 30 x 88-foot furnace room, a 20 x 35-foot boiler room with two Tucker boilers, a 20 x 50-foot engine and brine tank room with a sheet iron floor, and a 12 x 20-foot storage room. Griffin bought the ice manufacturing machinery from the Hercules Ice Company for $9,500. This machinery transformed water to stream, condensed the steam back into water, froze it a cold tube with brine, ammonia, and other chemicals for up to 52 hours, dumped 200-pound blocks of ice into a chute leading to storage where it would be kept in a refrigerator room for distribution.

By 1896, this plant was producing nine tons of ice daily with a goal of filling Griffin’s new ice storage house by July 1 for the summer trade. Griffin told a reporter that he would “be able to take care of his patrons in good shape and at much lower prices than if there was no factory in Lawrence.” Not only was there plenty of ice to be had, no matter the weather and independent of the river, the ice was very pure. In one reporter’s view, “as good as it would be possible to get.” Solving the pollution problem was a very big step forward and still much appreciated nine years later in an ebullient essay praising the Griffin Ice Company. “It has been but a few years since we depended wholly upon the ice taken from the Kaw river, a dirty, slimy, noxious and disease breeding chunk being delivered at our doors each day for about the same price that we pay now for good, clean, pure ice.” Furthermore, instead of needing to hire several hundred men to harvest the river ice, Griffin employed “twenty to twenty-five men” and sold the ice at very competitive prices.

64 “Not Griffin’s Ice,” Lawrence Daily World, May 15, 1892, 4.
68 “The Ice Plant,” Lawrence Daily Gazette, June 1, 1894, 3.
70 Lawrence Daily World, March 31, 1896, 2.
The consolidation of the ice business under A. J. Griffin’s leadership occurred primarily between 1893 and 1902, when Griffin “purchased all the ice houses on the river and constructed one large one.”

Some river icemen understood what Griffin’s modernization of ice manufacturing was going to mean before it happened and got out of the river ice business early, such as Julius Fischer, who had been in the ice business since 1868 and was one of Griffin’s neighbors on Connecticut Street. He had made his money and sold out to another firm, Green and Reatz, in 1893. Others gave up and joined Griffin, like his main competitor, J. L. Bolles who took over Eidemiller’s business. As the ice king, Bolles had argued against artificial ice for at least five years but then he sheepishly notified the Lawrence Daily Journal in May 1896, that “owing to conditions which I cannot control, I am compelled to withdraw from the retail ice business and have entered the employ of the Griffin Ice Co. I am desirous that all my former customers should patronize the Griffin Ice Co. and believe that all will be satisfactorily and promptly served.”

Bolles’ river ice business could no longer compete with Griffin, who integrated his growing wholesale and retail artificial ice business with his river ice operations that together overcame the inconvenient limitations of the ice business that the best river icemen could not overcome.

This nine-year, consolidation process, as painful as it was particularly to working men who lost seasonal ice-harvesting jobs through mechanization, presented a great opportunity for investors to get in on a booming business. Griffin had a spotless reputation. He had always been successful. He had a clear vision. His was in a strong position to monopolize the ice business. His business and organizational genius was much admired in Lawrence at the time. And, he needed money to build a bigger ice plant and storage facility in the face of growing demand for his product as other traditional ice businesses fell by the wayside. Griffin happened to be a friend and colleague of one of Lawrence’s most storied businessmen, J. D. Bowersock. He was on a trustee on the board of Bowersock’s First National Bank, too, and so Bowersock certainly had the insider’s track. In January 1897, Griffin and J. D. Bowersock chartered a new Griffin Ice Company that merged Eidemiller and Griffin’s interests with Bowersock as president, Underwood as secretary-treasurer, H. L. Howe, and Griffin as manager. In this merger, Griffin and his partners increased the capacity of the plant with an eight-ton machine and built a new cold storage plant that stored 5,000 barrels of produce, which was “especially interesting to apple raisers or buyers this season who wish to hold the product for higher prices that are sure to obtain before spring. Mr. Griffin’s whole enterprise, as purveyor of ice, wood, and coal, is one of the most commendable in the city.”

There were good years in the river ice business even after these innovations, and Griffin was the biggest beneficiary. There was plenty of wholesale demand for river ice, and he seemed to get most or sometimes all of the big contracts with the railroads. Thousands of refrigerated railroad cars, invented in the late 1850s and called “reefers,” needed to be iced about every 250 to 400 miles to successfully ship perishable goods. The railroads built up a network of icing stations along their sidings so that meat, dairy, fruits, and vegetables could reach a

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73 “Progressive Lawrence Supplement/75th Anniversary of the founding of Lawrence,” Lawrence Journal-World, October 10, 1929, 10:4.
76 How many men were affected, how much they lost, who they were, where they came from, and what they did when there wasn’t ice to harvest are questions not easily answered in this short space, perhaps not answerable at all. The largest number of men reported to be working was about 600 but many numbers were thrown around and they were never comprehensive. One newspaper in 1879 reported that “the river above the dam is black with men and horses.” That’s vague. See Lawrence Tribune, January 2, 1879. Eidemiller expected to spend from $10,000 to $12,000 on his help of from 200 and 300 hands in the 1888-1889 season. See “Lawrence’s Ice Plant,” Lawrence Daily Journal December 15, 1888, 3. In 1897, “men at work on the ice are getting good wages…being paid $1 to $1.50 a day. Men in the ice houses get paid at the same rate.” See “Many Men Work,” Lawrence Journal, February 6, 1897, 3. How many? Griffin could pay good wages, a promise to pay on time when work was available, and at one point intervene heroically to pay the jilted Polar Ice Company workers, but neither Griffin nor any other capitalist at that time in Lawrence could offer protection against the loss of jobs owing to mechanization.
77 “A New Ice Company,” Lawrence Daily Journal, January 7, 1897, 4; Lawrence Daily World, April 27, 1897, 2; Lawrence Journal, April 28, 1897, 12; “Commercial Interests in Lawrence,” Lawrence Weekly World, September 30, 1897, 2.
Griffin, Andrew Jackson (A.J.) & Mary Carroll, House
Name of Property: Griffin
Douglas County, Kansas
County and State

large national market in the eastern United States thousands of miles away. Meat packers, such as Swift and Armour, also built up their networks of icing stations or ice houses right along the railroad lines so that railroad crews could easily transfer their cars for re-icing. Other local ice shippers, such as Eidemiller, Fischer, and Griffin competed for contracts with the railroad or meat packers. In February 1897, thousands of tons of ice were harvested on the big backup pond behind the Bowersock dam. Santa Fe took 75 car loads a day. Armour contracted for 15,000 tons. 250 tons were stored for the ice plant storage houses. The Griffin Ice Co. had “all the contracts on the river” and “there was some ice put up by other parties.”

Nevertheless, over the long-term Griffin’s financial success could never be assured with river ice, which was reinforced in 1898 when the river ice failed. In that case, Griffin turned to his artificial ice plant to meet “a strong demand for the manufactured article.” The artificial manufacture of ice saved the day that year but in Griffin’s view the cost of that artificial manufacturing was too high. That cost could only be reduced with a cheaper energy source than coal to heat the boilers. Finding no such source near Lawrence, Griffin turned to Iola and Neodesha, Kansas, where natural gas and oil had been found in the 1890s. In a letter to A. W. Beck, a member of the Iola Commercial Club of Iola, Griffin revealed that he had “bought machinery for a fifteen-ton daily ice plant” for an Iola concern, which Frank Riddle, his manager, would operationalize in May. The location was ample “for buildings, switching facilities, water and drainage.”

By June 24, the Griffin’s operation had “already built up a handsome business which is growing daily,” supplying the local trade and “shipping ice almost daily to other towns.” Perhaps by surprise, Griffin also told an Iola reporter that his Lawrence company “was seriously contemplating the discontinuance of the plant at that place and furnishing ice from Iola. With the ordinary freight rates given the Lawrence plant, ice can be manufactured in Iola and laid down in Lawrence cheaper than it can be made there, on account of the cheapness of gas as fuel.” Griffin’s eight-ton in Lawrence would be sent to Iola and the five-ton machine would be retained to cool the ice storage plant. “The Iola plant would then run all winter and the ice would be stored in a refrigerated house in Lawrence.”

By 1901, Griffin’s ice company in Lawrence was already “getting two and three carloads of ice per week from the Iola ice factory.” Griffin also received two carloads of white ice each week for butchers and other retailers who need to cool their products. Griffin never discontinued his artificial ice operation in Lawrence but his Iola plant always “paid big,” according to the Lawrence Daily World in 1903, “and is sold to its full capacity during the season.”

In spite of the technological changes that nullified the limitations of natural ice manufacture, reduced the cost of artificial production with the availability of cheap fuel, and made the shipment of Iola ice to Lawrence theoretically more affordable than manufacturing it in Lawrence, Griffin was flexible. When it made financial sense in a good weather year, he turned his back on Iola ice and returned to the Kansas River. That was the case in 1899 when the ice was eleven inches thick “and clear as crystal.” Griffin filled his Santa Fe and Eidemiller houses “with a large amount of ice for home consumption the coming summer and will make it unnecessary to operate the ice plant here. It is the finest ice that has been taken from the river in years, and the crop harvested is also by far the largest secured in many seasons.” In addition to the ice for retail, Griffin also stored 7,000 tons for Armour.


80 “Iola Ice in Demand,” Iola Republic, June 24, 1898, 8.


the only outside contract Griffin had that year.83 Besides Griffin, some die-hard, old-time river ice harvesters persisted, taking advantage of the good years into the early 20th century. But Griffin bought all of them out in 1902 and conducted his last river ice harvest in the winter of 1902-03.84

The flood of 1903 washed away all the old ice houses, and Griffin lost his ice plant, cold storage facility, and big icehouse on the river where he had stored 20,000 tons of ice.85 The loss was valued at $11,000. Griffin bought out Underwood and then he and Bowersock replaced the 1897 plant with a twenty-five-ton plant, which was finished in July 1904. The Jeffersonian Gazette extolled the plant as “first class in every particular and capable of meeting any demand made of it by the local ice consumers for years to come. This plant is not only a good thing for the town, but we think will be a money maker for the stockholders.”86 “Mr. Griffin states that but for the timely assistance, council and cash from Mr. Bowersock, the new ice plant as it is could not have been built.”87

J. D. Bowersock continued his partnership with A. J. Griffin until he “died at his home on Connecticut Street” in 1907. In one of his obituaries he was recognized for his “unusual business sagacity and enterprise and soon succeeded in developing his company along wider lines.” As principal owner and manager of the Griffin Ice Company, Griffin had “complete control of the ice business of the city.”88 In another obituary, Bowersock “spoke of him as a man of business integrity and fidelity. Ex-Mayor Selig spoke of his efficiency as a public servant.”89

In 1908, Mary Griffin gave up management responsibilities and sold an interest in the company to Colonel J. K. Rankin who purchased the rest of Griffin’s interest in 1910.90 At his death in 1913, Rankin was half owner of the company. Bowersock was owner the other half. In 1928, the American Service Company took over the Griffin Ice Company in a merger under the management of Rankin’s son, R. C. Rankin.91 Mr. Griffin’s ice business was the most profitable and influential endeavor of his business empire in Lawrence and eastern Kansas.

The Civic Lives of Mr. and Mrs. Griffin

To state that A. J. Griffin was a self-made man, as one of his obituaries maintained, seriously underestimates the contribution Mary Griffin made as Griffin’s partner, that stalwart young woman who courageously boarded a wagon west with him in 1867 and not only provided a steady foundation for his private and public life over the next forty years but also made significant contributions herself to the social, intellectual, and political conversations of her day. Her community activism and grace fit perfectly with A. J.’s philosophy of service to others, which he had shown again and again in his fair, egalitarian, and generous business dealings. While the family curiously left no trace of their lives in the form of letters, photographs, or business records, Lawrence newspapers clearly show that both Mr. and Mrs. Griffin had admirable civic lives that kicked into gear in the mid-1880s and lasted into the 20th century.

Beginning in 1886, Mary joined numerous organizations and clubs, such as the Lawrence Improvement Association, the Unity Club, the University Extension Lecture Series, the Ingleside Club, the Quivira Club, City

86 Jeffersonian Gazette, September 27, 1904, 18.
87 Jefferson Gazette, July 30, 1904, 4.
88 “Mr. Griffin Dead/funeral tomorrow from house,” Lawrence Daily World, August 12, 1907, 3.
89 “Obituary A. J. Griffin,” Jeffersonian Gazette, September 4, 1907, 7.
91 “Progressive Lawrence Supplement/75th Anniversary of the founding of Lawrence,” Lawrence Journal-World, October 10, 1929, 10:4.
Griffin, Andrew Jackson (A.J.) & Mary Carrol, House
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Federation, Women’s Club, and the Lawrence Equal Suffrage Association. Mary hosted many social and political events at her home, gave many lectures on Japan and other topics in various clubs, churches, leagues, and charitable associations in Douglas County, and she was especially active in the revival of the women’s suffrage movement in Lawrence.

Mary engaged her community frequently through the Ingleside Club, established in Lawrence in 1894 and “dedicated to the enrichment of minds through the study of literature and attendance at lectures, plays or musical recitals. Members also contributed their time, efforts, and donations to charitable endeavors.” She was president of this club in 1898 at a time when the club was studying French literature and history. In 1899, the club met at her old house on Connecticut Street where Mary lectured on “The Reign of Ferdinand and Isabella.” Two years later in her new Queen Anne house, she hosted the Ingleside Club again, this time to examine Christmas traditions in Holland, Germany, and Italy, after which she “opened her dining room and served to the club an elaborate Christmas course dinner.” In 1912, she stepped in for Mrs. Andrews and hosted the meeting at her home instead and again in 1914, Mrs. Griffin received fourteen members of the Ingleside Club and “served delicious refreshments.”

Other clubs and friends benefited from Mrs. Griffin’s leadership and largess. In 1902, on the front page of the local newspaper, Lawrencians learned that she entertained her Quivira Club “in a charming manner” and “at the close of the afternoon a five-course meal was served.” Mrs. Griffin was obviously proud to have people come to her new, stylishly delightful Queen Anne house, which was designed unusually well for entertaining small or large groups of people with its pocket doors that open to create a large open space or close to make a more intimate setting. Her parties there were famous. On the front page of the Daily Gazette in December 1903, Mary and her daughter, Eleanor, gave a reception for 150 guests one afternoon and that evening, seated them at ten tables for a progressive game and a luncheon.

Mary was not only a charming hostess. She was also recognized as an authority on Japan, having spent eight months there visiting her son. Between 1900 and 1913, the Lawrence newspapers reported at least a dozen lectures she gave on Japanese culture, music, and art. She gave lectures at the Unitarian Church, the Presbyterian Church, Pleasant Hours club, Quivira Club, Ladies Missionary Society, No Name Club, Ventura Club, Women’s Mission Circle, Civic Study Club, Civic League, Ladies Literary League, and meetings throughout Douglas County on behalf of the Lawrence Equal Suffrage Association (LESA) and the Douglas County Equal Franchise League. To help revive the suffrage movement in Lawrence, Mary hosted LESA and “a large number of ladies,” among them Sarah Brown, president of LESA, who reported on the state convention. That meeting was front page news as was the LESA meeting she hosted at her house in January 1905. Mary was one of the persons responsible for paying the eminent English suffragette, Sylvia Pankhurst, to speak in Lawrence about the importance of uniting women of all socio-economic classes. As a part of the Douglas County Equal Franchise League, Mrs. Griffin spoke at two of the twenty-four meetings—one in Lone Star and another in North Lawrence—held throughout the county to raise awareness and membership. That campaign signed up 200...

92 Ingleside Club Collection, Kansas Collection, Kenneth Spencer Research Library, University of Kansas. RH MS, Folder 1.
93 Lawrence Daily Journal, October 1, 1898, 2.
94 Lawrence Daily Journal, October 7, 1899, 3.
95 Lawrence Daily Journal, December 18, 1901, 3.
96 Daily Gazette, January 1, 1912, 6; Lawrence Daily Journal, December 19, 1914, 3.
97 Lawrence Daily Journal, May 7, 1902, 1.
98 “Mrs. Griffin and Mrs. Treworgy Entertain,” Daily Gazette, December 17, 1903, 1.
99 Lawrence Daily Journal, October 7, 1899, 3; “Mrs. Griffin Talk,” Lawrence Daily Journal, February 14, 1901, 4;
more members for the cause.103 When the state conference on suffrage met in Lawrence in 1913, Mary Griffin organized entertainment and lodging for conference attendees, and she hosted twelve women on the State Board of Suffrage at her house on April 14, 1913, serving them dinner at noon in her dining room.104

Mr. Griffin followed Mrs. Griffin’s lead and served on the city council from 1891 to 1896 and 1901 to 1906, having been elected Alderman from the Third, Fourth, and Fifth Wards to set policy and oversee Lawrence’s transformation into a modern city. Over his long period of service, he built up considerable political capital, experience, and expertise, having received appointments to numerous city council standing committees, including Law and Ordinance, Library, Board of Health, Claims and Accounts, Water, Gas, and Electric Light, Sewer, Fire Department, Police and License, City Property, Public Works, Streets, and Alleys, and Bridges. Griffin was on the council that unanimously confirmed Sam Jeans as the first Black City Marshall.105 In an analysis of his political service in 1903, the Lawrence Daily World asserted that “his neighbors have never had occasion to regret any act of his,” and though he “has extensive business interests,” he “is never too busy to look after the city’s interests.”106 Griffin’s obituary is filled with encomia about Griffin’s public life: “carried burdens for others” “good judgment,” “splendid integrity,” “eager for the welfare and advancement of the community,” “conductor in public office was admirable,” “a quiet man, but with all friendly and companionable,” “thoroughly respected,” “a just man,” “his life to service and love, a life, not of saying, but of doing,” “an example to us all,” “a man of sentiment and lofty ideals.”107

Years of hard work, insightful and ethical business practices over a period of 34 years, a strong marriage partnership that served their community and improved it, and perhaps most importantly sentiment and lofty ideals were the essential contextual ingredients that made possible the historically significant architecture of 645 Connecticut.

The Construction of 645 Connecticut

Griffin was a “rags-to-riches” character and this house is symbolic of the success of a hard-working, self-made businessman who preferred to live on the working-class side of town. Mr. Griffin lived there until his death in 1907. Mrs. Griffin moved away to California in 1916. One of A. J. and Mary’s many aspirations, like many other people of that time and over most of American history, must have been to build a dream house.108 Though incipient and inchoate in the late 1860s, that dream on 645 Connecticut Street took shape by the turn of the 20th Century, resulting in a sophisticated Queen Anne Style house on a strategic site, built with materials of high quality, free classical architectural details, and a finely crafted, intricate, modern interior with flowing, easily modifiable space, an innovative dining room and meeting room with an outside door and solarium instead of a hearth, cutting edge heating, lighting, and ventilation technology, indoor plumbing, a practical plan for entertaining large groups of people downstairs with servicing pantry and kitchen nearby, and roomy bedrooms with closets and bathrooms upstairs and down for a family of six. With deference to their working-class roots, the Griffins built no servant quarters or back stairs for the help. Viewed in its totality, 645 Connecticut perfectly symbolized the Griffins’ working-class beginnings, their many successes, financial wealth, social standing, stability, their high level of culture and education, and urbanity. Yet owing to its human scale and site in the city, the house also expresses a progressive, egalitarian, generous, and welcoming spirit. The house had purpose beyond personal consequence. As the Lawrence Daily World stated in its February 1903 piece, “Ten Years of

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105 Lawrence Daily Journal, January 8, 1895, 4.
106 Lawrence Daily World, February 5, 1903, 7.
The Queen Anne Style and the Griffin House

After 119 years, however, the Andrew Jackson and Mary C. Griffin house retains high integrity of location, setting, design, materials, workmanship, feeling and association, aspects which together powerfully convey the significance of this house. Though its name refers to the last English Stuart monarch, Queen Anne who reigned from 1702 to 1717, Queen Anne architecture bears little resemblance to buildings of that period. Rather it is an eclectic style that American architects created based frequently on the “Free Classic” work of Scottish-born architect, Richard Norman Shaw. On the exterior, the Queen Anne style incorporates a complex mix of Gothic, Renaissance, Classical, and Colonial Revival details and a variety of materials, including stone, brick, and wood features. The mass of exterior details is typically focused on a conical or polygonal tower capped with a spired roof. A wraparound porch is almost always a prominent feature. The interiors have a free plan, sometimes called an irregular plan, with sitting rooms, parlors, a dining room, and a reception hall that express the complexity of the exteriors. When open, sliding pocket doors produce continuous, flowing interior space and when closed make discrete rooms. The interiors, especially on the main floor, are usually lavish celebrations of finely crafted stairs with sawn spindle work, paneled wooden doors, and intricate screens. Architects, including Palister and Palister, Robert W. Shoppel, and George F. Barber, used plan books to spread and popularize the Queen Anne style. The house at 645 Connecticut possesses every characteristic of this style, inside and out and is the outstanding example of Queen Anne Style architecture. It has a mix styles from classical to art nouveau with a variety of materials, including wood, brick, and rough faced stone. These materials articulate the parts of the house very clearly. The exterior massing of the house is complicated, indicating the different spaces on the inside. 645 Connecticut greets with a wraparound porch and an octagonal tower with a conical roof. The interior has a free or irregular plan in which space can flow from room to room or be divided into discrete rooms. The rooms and appointments on the first floor are lavish, finely crafted, and artfully detailed using the finest wood, electrical fixtures, and steam-heat technology. The second floor is appointed exactly like the first floor with paneled doors entering into rooms and closets, superbly built window and door surrounds and luxurious windows that let in a great quantity of light. 645 Connecticut expresses the highest art of Queen Anne style and has no equal in East Lawrence where there are other examples of Queen Anne houses with less quality, stylistic character, and historic integrity on the exterior and interior. About 2.5% of the houses in the East Lawrence neighborhood might be considered Queen Anne. Strengthening its significance and association with the period of significance, A. J. and Mary, as business people, were typical owners of Queen Anne houses during the style’s greatest popularity from 1885 to about 1905. Later owners, in the 1960s, added modern additions to the rear of the house to serve disabled children are not visually apparent from the street, have not destroyed any the original house and therefore do not affect the eligibility of the house under Criterion C.

To a great extent, the exterior elevations of 645 Connecticut follow the interior plan and its functions, making it, in Louis Sullivan’s famous definition, an organic house in which form follows function. “Born of its conditions,” such as place, site, environmental concerns, business and social demands, new technologies, and especially improvements in personal hygiene practices, the familial life of the Griffin family at 645 Connecticut responded

113 See “Registration Requirements” in Deon Wolfenbarger and Dale Nimz, F19-F21.
The original 1901 first floor plan is about 1,345 square feet, which was and still is larger than the total square footage of the vast majority of working-class houses throughout the neighborhood.

Robert Schmutzler’s description of Art Nouveau themes fits the modest but elegant stained glass entry hall window: “a style of art which … has as its main theme a long, sensitive, sinuous line that reminds us of seaweed or of creeping plants.”

Architectural Significance

The Griffins preferred living as close to Mr. Griffin’s work as possible and they moved from house to house as Griffin’s industrial sites and offices moved from place to place. Mr. Griffin started out farming in North Lawrence and the family lived there until the early 1870s. A. J. purchased a house and lot in the Oread Addition in 1872 to be closer to Mount Oread where his stone quarries lay, and lime kilns burned. The Corbett, Hoye, and Co’s Lawrence City Directory states that he resided there in 1873, and then in 1879 his old friend, Alexander Shaw, built “a large two-story dwelling” out of stone as a free-standing enlargement for the Griffins’ house in the Oread Addition on the west side of Indiana Street between 12th and 13th Streets. In 1891, when Griffin began to focus on the ice business near the river, he bought up four lots on Connecticut Street and lived at 643 Connecticut until they built their Queen Anne house at 645 Connecticut in 1901. It was a perfect location within easy walking distance to his retail offices, the ice plant, the ice houses, his retail coal and wood business on Massachusetts, and the Santa Fe Depot. The Griffins were a traveling family and they could get a train to Topeka, Iola, Neodasha, Kansas City, St. Louis, Chicago, California, and beyond. Furthermore, business colleagues from southeast Kansas could easily reach Lawrence and walk to the Griffin’s business and meeting house one block away. The managerial mind of A. J. Griffin always worked to create efficiency, convenience, and excellent service.

Setting

The East Lawrence neighborhood, from Massachusetts Street on the west to Delaware Street on the east, to 6th Street on the north and 15th Street on the south, covers about 50 city blocks (300’ x 650’) of “working-class” houses, ethnically-based churches, a modicum of small businesses and larger industrial sites, neighborhood schools, parks, and recreation areas. The Kansas River dominates the northern edge of the neighborhood and the railroad the east edge, just as it has for over most of the city’s history. This neighborhood retains almost 800 working-class houses with a small number of outstanding merchant-class houses from four historic contexts: Settlement Period (1854-1863), the City-building Period (1864-1873), the Agriculture and Manufacturing Period (1874-1899), and the Quiet University Town Period (1900-1945). These houses, numbering 798 in 2010, represent “Late Victorian residences, National Folk residences, so-called Comfortable houses, and 20th-century Revival and American Movement houses,” as Wolfenbarger suggests. They include 693 single story, two-over-two, T and L, Bungalows, four-over-four, I-houses, pyramidal, side entry, Queen Anne,
Griffin, Andrew Jackson (A.J.) & Mary Carrol, House
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shotgun, four square, salt box, and stack houses built before World War II.\textsuperscript{119} In 2010, there were 168 post
World War II residences or 21\% compared to 79\% built before World War II.

Given the accumulative effect of all those historic houses that sets the tone of the neighborhood, the few changes
in the neighborhood near the site have not significantly altered its working-class nature that has existed for 150
years. Seen from a neighborhood perspective, the house sits high on its prominent site as it always has and
there have been no significant changes in that view. The view from 645 Connecticut into the East Lawrence
neighborhood has by and large been the same for decades. A business strip across the street to the east has
been sequestered there for decades and is appropriate in scale and quality for this residential area in which
many businesses and small industrial enterprises have been scattered historically. A modern passenger station,
on the National Register of Historic Places (2017), replaced the 1883 classical revival Santa Fe Depot in 1955.\textsuperscript{120}

The integrity of the setting is due in a no small way to a strong preservation ethic in Lawrence, which has become
a part of east Lawrence’s defensive strategy against gentrification. National Register-listed historic districts on
the edges of the neighborhood—the North and South Rhode Island Street Historic Residential Districts (2003),
the East Lawrence Industrial Historic District (2007), and the Downtown Lawrence Commercial Historic District
(2004)—lend considerable protection from inappropriate encroachment. By way of an active local historic register
program, the city has listed numerous working-class houses in the neighborhood and each of these sites is
protected by a local environs-review requirement.\textsuperscript{121}

Design

When they built 645 Connecticut at the ages of 54 and 59 in 1901, Mary and A. J. had come to pinnacle of their
lives and were primed to build a dream house that would bear witness to their hard work, business
accomplishments, economic success, cultural awareness, “lofty” ideas, education and enlightenment, interest in
technological innovation, and willingness to give generously to their community. Given all those requirements,
the experience of living in four other houses in Lawrence, visiting many houses over their 34 years throughout
the city, and the need to be fashionable and practical, the Griffins had a small number of appropriate, Victorian-era house designs from which to choose. A Queen Anne house with all its complexity and vibrancy was an
obvious choice, and there were good, high quality examples in Lawrence to contemplate, including 600 Louisiana

The most likely model that clarified many of the Griffin’s decisions is 2235 East Drive, owned by Mrs. Carmi
Babcock, designed by George F. Barber of Knoxville, Tennessee, and built by Alexander Shaw who was a
lumberman and builder, a political associate, and friend of Griffin. Shaw also built Griffin’s stone house on Oread
Avenue as well as his ice plant near 6\textsuperscript{th} and Vermont Streets, his cold storage building near there, and later re-
built that plant and storage building after the 1903 flood.\textsuperscript{122} Griffin was himself a builder. In any case, the site
plan and house plan of Mrs. Babcock’s house, which Alexander Shaw built, are similar to the site plan and house
plan of 645 Connecticut and similar to a number of designs available in several of Barber’s pattern books.\textsuperscript{123}
Babcock owned her drawings, which Shaw certainly had and could have modified and used if he built 645

\textsuperscript{119} Deon Wolfenbarger, “Historic Resources of Lawrence, Douglas County, Kansas.” National Register of Historic Places,

\textsuperscript{120} Dennis Domer, et. al., “Santa Fe Depot,” National Register of Historic Places, Fall 2017.

\textsuperscript{121} For Lawrence’s first preservation plan, see Dale Nimz, “Living with History: a Historic Preservation Plan for Lawrence,
Kansas,” 1983. Lawrence Public Library.


\textsuperscript{123} Barber’s pattern books and mail-order catalogs include The Cottage Souvenir (1891), Cottage Souvenir No. 2 (1892),
New Model Dwellings and How Best to Build Them (1894), Artistic Homes (1895), Modern Dwellings (1901), Art
in Architecture (1902-1903), and a series of articles in Modern Dwellings (1901-1907), a monthly magazine.
Lawrence Daily Gazette, August 31, 1894, 3.
Connecticut. The dining room/meeting room is a good example of his modifications. Alcorn and DiMattei maintain in their book, *Architecture Ragtime: The Houses of Geo. F. Barber*, that the Griffin house was designed by Barber. No correspondence or articles in local papers confirm this but the building does. *(photo 145)* A curious elision of information about the Griffins in this regards prevents confirming answers to many questions about their lives. It is possible that this information can be found in documents Mrs. Griffin took with her to California and are in the hands of now distant relatives whom we do not know.

Though questions remain, the house as it was designed and built in 1901 still stands almost totally preserved in 2021. By comparing a 1913 photograph of 645 Connecticut to the house in its current condition of 2021, *(photos 143 and photo 2)* one would have to conclude that the combination of original 1901 exterior design elements that created the three-dimensional form of the house and articulated its spatial organization, continue to express main aspects of the Queen Anne style and embody the distinctive characteristics of this style. The main elements of the 1901 design, such as structural systems, massing, proportion, scale, materials, texture, color, and fenestration, are still extant in 2021. Likewise, the interior plan of the house—the organizing parti about spatial arrangement— has not been altered since 1901. *(photo 3)* The 1901 spatial fluidity of that plan continues to work the same way in 2021. Modern additions were attached to the rear elevation of the first floor in the 1960s without compromising the exterior of the original house or changing the interior of the original house. Further, historic heating, electrical, and ventilation technologies have been retained throughout the original house, although not all remain in service. Finally, the residence retains its original function as a single-family house.

**Materials**

645 Connecticut retains its exterior and interior historic materials, except for wooden surface and structural elements of the roof and the turret, and deteriorated elements of the porch. The roof and turret were burned in a fire in 1923 and mostly destroyed. According to a local news report, “the flames and water damaged the interior of the residence to such an extent that practically the entire house will have to be refinished, it was thought today.” There is no indication of fire inside the house in 2021. The windows, doors, and trim on the second floor are indistinguishable from their counterparts on the first floor. Recent investigations of the roof structure revealed lightly charred attic floor joists over the upstairs hall and charred timbers in the storage area north of the upstairs bathroom. These conditions indicate that not all of the roof’s wooden structural system was destroyed and what was not destroyed was retained. In the 1980s, the turret windows were repaired using original materials and sash cords and counterweights were retained. Badly deteriorated exterior siding of the turret was replaced in 2016-2017, and all the original framing materials along with existing windows and turret roof were retained along with their original dimensions and details. The porch repairs in 2016-2017 retained the original dimensions and details as well as most of the original materials, including the columns, ceiling and a majority of the tongue and groove decking.

Considering all the exterior and interior materials that have been saved, it has been estimated that only 5% of the total historic material has been lost. This loss to the exterior of the house would still leave a “majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation.” None of the characteristic distinctive features of the Queen Anne type has been lost. The original Iola brick walls, cross-gables, pediments, stone foundation, stone lintels and sills, windows and frames are extant. The original classical details, scale, and wraparound porch remain. A very large proportion of the interior materials, downstairs and up, are intact.

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125 *Lawrence Journal World,* February 17, 1923, 1.

Workmanship

Outstanding workmanship, craft, meticulous attention to details, and a high standard of construction can be found everywhere in this house. The curving, cement-covered stone stair with the twisted posts at the corner entry indicates that the material culture of the house is not ordinary. The visual quality of the house is high and contribute to the sense of place and the intricate workmanship of this Queen Anne house.

The stonemason's chisel marks reveal the skillfully cut and sized the limestone lintels and sills that outline openings all around the house. The vestibule/entrance impresses the visitor by its fine workmanship and historic materials. The small, rounded, stained glass window has a mosaic of colorful pieces carefully assembled. The two five-panel doors with original beveled glass, represent a parade of wooden doors throughout the house.

The hearth, the stair and its turned balustrade, the lively screens above the stair and the solarium in the dining room/meeting room, its wall cabinet, and the pocket doors demonstrate the quality and craftsmanship of the workmen. Together, the designer, the builders, and the client raised this residence above the common, taking it into that realm of art called architecture in part through its gorgeous details.

Feeling

Walking up the entry steps on its prominent corner site, 645 Connecticut evokes a strong sense of history, as if it were a place in another time, intruding on the fleeting moment of the present. This historic aura also stems from the fact that 645 Connecticut, on the exterior, is easily recognizable as a Victorian house. The feeling of past time somewhat conceals its parallel role as a progressive house with the most advanced technology of the era. The past in this house is woven into the future by being maintained for 12 decades without losing its historic character.

645 Connecticut's location and setting at the north edge of a working-class neighborhood enhance the historic character of the house with the aid of hundreds of houses around it that were built before World War II. The substance of 645 Connecticut's character is based on a Queen Anne design that brings light from all directions into the interior spaces, illuminating historic features of the house. The excellent materials and fine workmanship demonstrate the historic integrity and authenticity of its construction, allowing the house to represent a past place and time and yet functioning well enough to fulfill the needs of the present moment.

Association

Andrew Jackson Griffin and Mary Carrol Griffin were major figures in the history of Lawrence. Consequently, their association with significant people, crucial events and vital activities related to the city was deep and wide. Mr. Griffin was pivotal to the transformation of Lawrence from a primitive town to a modern city. He was a close friend and business partner of Justin D. Bowersock, who was the “central figure in the renaissance of Lawrence” from the time of his arrival in 1877 until his death in 1922. Bowersock purchased and financed the rebuilding of the failed dam across the Kansas River. Griffin was responsible for cutting, hauling, and laying the limestone foundation of this dam and at times as employed many as 35 teams of men to accomplish the work over a period of several years. That foundation is still extant, and the dam is still operating today. The dam was the pivotal basis for the burgeoning industrial and manufacturing district because the dam provided renewable hydropower to many enterprises along the river and businesses on Massachusetts Street. It also created the pool that made Lawrence a leading ice harvesting center, the various establishments of which Griffin eventually purchased and developed into a thriving wholesale and retail business that served the whole community and regional cities such as Kansas City.

Griffin was a director of Bowersock’s First National Bank, and Bowersock bought into the Griffin Ice Company, extending his relationship with Griffin that flourished on a professional and personal basis until Griffin’s death in 1907. Griffin’s civic activities proved vital over a decade of office on the city council. He represented three wards at various times and served on foundational committees that changed Lawrence: Law and Ordinance; Library; Board of Health; Claims and Accounts; Water, Gas, and Electric Light; Sewer; Fire Department, Police and License; City Property; Public Works; and Streets, Alleys, Bridges. As a team, Bowersock and Griffin provided much of the financial resources, construction expertise, organizational ability, and political leadership necessary to make Lawrence into a functioning and healthy, twentieth-century place.

Mrs. Griffin was one of the leading cultural, intellectual, and political women in Lawrence at the turn of the twentieth century until 1916. In her association with so many women she facilitated the work of numerous social and intellectual organizations, including the Lawrence Improvement Association, the Unitarian Club, the Ingleside Club, the Quivira Club, the City Federation club, the Ventura Club, the Civic Study Club, and the Women’s Club. She worked on the widely influential social survey of 1914-1915, today still one of the most referenced documents from that time. She lectured extensively about Japan from her travels there and lectured on behalf of the Douglas County Equal Franchise league. In her work with the Lawrence Equal Suffrage Association, she worked closely with the suffragists Sarah Brown, Helen Starrett, Mary Eidemiller, Elizabeth Spurs, and helped pay for Sylvia Pankhurst’s visit to the city. She was instrumental in helping Sarah Brown revive the Lawrence Equal Suffrage Association with Alice Sears, Agnes Emery, Roxanna Rice, May Phillips, and Mina Perky Dias in 1904. She organized entertainment and lodging for attendees at the state suffrage conference in Lawrence in 1913 and made 645 Connecticut available to the 12 officers of the State Board of Suffrage at that conference. They conducted their business in her large dining room/meeting room, and served them dinner there. Mrs. Griffin was a woman for every season and every good thing, the type who never said no, and therefore a quintessential community leader who was associated with almost everyone.

Statewide Context

Many Queen Anne dwellings exist in Kansas that are comparable to the A. J. and Mary Griffin house and their personal and professional histories. In architectural terms, the most comparable were built between 1885 and 1910, generally have two to three stories with basements and brick walls of running bond, are trimmed with cut or rough limestone lintels and sills, foundations, and belt lines, usually boast conical or polygonal towers, and frequently possess wraparound porches with “free classical” details of Doric columns, turned balusters, entablatures, dentils, and Ionic or Doric capitals. Their fenestrations frequently are composed of single and multiple, tall, slender windows. Most are described as having “irregular” interior plans expressed on the outside by multiple dormers and cross gables with intricate details that fill their pediments. Their interiors flourish with elaborately designed wooden stairways, screens, single and double pocket doors, and door and window surrounds. Many of these Queen Anne houses also share similar site characteristics such as large or multiple lots and deep setbacks and feature masonry retaining walls along the abutting pedestrian sidewalks.

Residences with these general characteristics include the A. J. Harwi House, the Hausner House, and the B. P. Waggner House in Atchison; the R. J. Angell House, the Chauncey L. Knapp House, the Jacob and Christina Gaiser House, and the James A. McGonigle House in Leavenworth; the Edgar Backus Schermerhorn House in Galena; the Pusch-Randall House in Marysville; the Teichgraebner-Runbeck House in Lindsborg; and the Nelson Stevens House in Lawrence. The only brick Queen Anne houses in East Lawrence are the Stevens House the A. J. Griffin House.

The owners of these houses, like A. J. and Mary Griffin, were business, banking, political and community leaders, though only Mary Griffin has been recognized as a community leader among all the men. Only B. P. Waggner, who was a lawyer and bank president, had a political career comparable to A. J. Griffin’s; John

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McInteer pioneered the saddle and harness business; Harry E. Muchnic founded the Locomotive Finished Material Company; A. J. Harwi had a successful retail and hardware firm and was bank director; Henry Hausner was a wholesale grocer; Edgar Schermerhorn founded the Wyandotte Lead and Zinc Company and was a bank president; A. J. Angell ran a lumber business; Theodore Teichgraeber ran a mill; James McGonigle was a building contractor; R. A. Park and John Barry were bankers; Heber Mize led successful hardware firm; and Nelson Stevens was secretary and treasurer of the Lawrence Vitrified Brick Company. Most of these houses are listed or determined eligible to be listed on the National Register of Historic Places or the Kansas Register of Historic Places.\footnote{The method used to discover comparable Queen Anne homes and their owners was restricted to the results found in KHRI records with the following filters: brick, Queen Anne, 1880-1910. Other houses found using this method include McInteer Villa, the H. E. Muchnic House, and Park-Barry-Mize House in Atchison; the Henry Leavenworth House in Leavenworth, the Slater House in Newton; the Pratt-Campbell House and Henry Aley House in Wichita; the Minogue House, the Emma and David Taylor House in Kansas City, Kansas; and 627 Ohio, 701 Louisiana, and the Carriage House at 643 Tennessee Street in Old West Lawrence. Of the 798 homes in East Lawrence, 645 CT is the only brick Queen Anne. See Dennis Domer, et. al., “Living in East Lawrence” for further analysis and in-depth contextual description of East Lawrence and its architecture.}
9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Collections of the Kansas Historical Society.
Daily Kansas Tribune.
Iola Republic.
Iola Daily Register and Evening News.
Jeffersonian Gazette.
Kansas Collection, Kenneth Spencer Research Library, University of Kansas.
Kansas State Journal.
Lawrence Daily Gazette.
Lawrence Daily Journal.
Lawrence Daily Journal-World.
Lawrence Daily Republican.
Lawrence Daily World.
Lawrence Journal World.
Lawrence Standard.
Lawrence Weekly World.
Sanborn Maps, 1889, 1905.
Griffin, Andrew Jackson (A.J.) & Mary Carroll, House

Name of Property

Douglas County, Kansas

County and State


*University Daily Kansan*.


*University Daily Kansan*.


Previous documentation on file (NPS):

- [X] 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 #________
- ___ recorded by Historic American Landscape Survey #________

Name of repository: Watkins Museum of History

Historic Resources Survey Number (if assigned): KHRI 045-3010-0041

10. Geographical Data

Acreage of Property Less than one

Provide latitude/longitude coordinates OR UTM coordinates.

(Place additional coordinates on a continuation page.)

**Latitude/Longitude Coordinates**

Datum if other than WGS84:________

(enter coordinates to 6 decimal places)

1 38.97151 -95.232725
Latitude: Longitude:

2 ____________ ____________
Latitude: Longitude:

3 ____________ ____________
Latitude: Longitude:

4 ____________ ____________
Latitude: Longitude:

**Verbal Boundary Description** (describe the boundaries of the property)

The property is situated so that it terminates to the east along Connecticut Street, to the south at 7th street, to the west is a 15’ wide alley and the north property line is delineated with an iron fence. The property is 0.3 acres and the legal description is Connecticut Street Lot 17 & 19 (100’ x 117’). PIN: 023-079-00-40-22-004.00-0, R15360

**Boundary Justification** (explain why the boundaries were selected)

The boundary is defined both by the legal plat of the property but also key visual factors such as sidewalks, fences, and natural streetscape elements. The property boundary that is selected represents the land that was historically associated with the house at the time it was constructed and currently associated with the property.
 Griffith, Andrew Jackson (A.J.) & Mary Carrol, House
 Douglas County, Kansas

11. Form Prepared By

name/title  Dennis Domer with David Evans, Brenna A. Buchanan Young, Barry Shalinsky and Rick Mitchel
organization                                   date 7/29/2020
street & number  614 E. 980 Rd.                Telephone 785-393-5117
city or town  Baldwin City                     state  KS  zip code 66006
e-mail  domer@ku.edu

Property Owner:  (complete this item at the request of the SHPO or FPO)

name  Barry & Robin Shalinsky
street & number  645 Connecticut Street        Telephone (813) 455-2636
city or town  Lawrence                           state  KS  zip code 66044

d Property Owner:  (complete this item at the request of the SHPO or FPO)

name  Barry & Robin Shalinsky
street & number  645 Connecticut Street        Telephone (813) 455-2636

Paperwork Reduction Act Statement:  This information is being collected for applications to the National Register of Historic Places to nominate
properties for listing or determine eligibility for listing, to list properties, and to amend existing listings.  Response to this request is required to obtain a
benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement:  Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing
instructions, gathering and maintaining data, and completing and reviewing the form.  Direct comments regarding this burden estimate or any aspect of
this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Additional Documentation
Submit the following items with the completed form:

Photographs
Submit clear and descriptive photographs.  The size of each digital image must be 1600x1200 pixels (minimum), at 300 ppi (pixels per
inch) or larger.  Key all photographs to a sketch map or aerial map.  Each photograph must be numbered and that number must
 correspond to the photograph number on the photo log.  For simplicity, the name of the photographer, photo date, etc. may be listed
once on the photograph log and doesn’t need to be labeled on every photograph.

Photograph Log

<table>
<thead>
<tr>
<th>Name of Property:</th>
<th>Andrew Jackson (A.J.) and Mary C. Griffin House</th>
</tr>
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<tbody>
<tr>
<td>City or Vicinity:</td>
<td>Lawrence</td>
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<tr>
<td>County:</td>
<td>Douglas</td>
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<tr>
<td>State:</td>
<td>Kansas</td>
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<tr>
<td>Photographer:</td>
<td>Rick Mitchel</td>
</tr>
<tr>
<td>Date Photographed:</td>
<td>July 2020</td>
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Description of Photograph(s) and number, include a description of view indicating the direction of
camera:
<table>
<thead>
<tr>
<th>Photo Number</th>
<th>View</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>NW</td>
<td>SE Elevation looking west up the diagonally oriented steps from the sidewalk intersection of 7th and Connecticut Streets</td>
</tr>
<tr>
<td>2</td>
<td>SW</td>
<td>NE Elevation showing cross gable roof line</td>
</tr>
<tr>
<td>3</td>
<td>NW</td>
<td>Primary elevation taken from the diagonally oriented steps from the sidewalk intersection of 7th and Connecticut Streets</td>
</tr>
<tr>
<td>4</td>
<td>All</td>
<td>Exterior masonry materials - typical</td>
</tr>
<tr>
<td>5</td>
<td>W</td>
<td>East Elevation, arched window detail - exterior</td>
</tr>
<tr>
<td>6</td>
<td>E</td>
<td>East Elevation, arched window detail - interior</td>
</tr>
<tr>
<td>7</td>
<td>N</td>
<td>Shingle detail at each gable ends - typical</td>
</tr>
<tr>
<td>8</td>
<td>NW</td>
<td>SE elevation looking NW up the steps to the porch and turret walls</td>
</tr>
<tr>
<td>9</td>
<td>W</td>
<td>Exterior Dining room door and window with limestone lintels and sills - typical. Also shows car siding ceiling of porch</td>
</tr>
<tr>
<td>10</td>
<td>S</td>
<td>East elevation, exterior taken from the sidewalk along Connecticut Street</td>
</tr>
<tr>
<td>11</td>
<td>SW</td>
<td>East Elevation of Addition (secondary entrance)</td>
</tr>
<tr>
<td>12</td>
<td>E</td>
<td>West Elevation, exterior</td>
</tr>
<tr>
<td>13</td>
<td>N</td>
<td>South Elevation, fenestration - ribbon widows, paired diamond lights and paired basement casement windows</td>
</tr>
<tr>
<td>14</td>
<td>N</td>
<td>South Elevation, exterior</td>
</tr>
<tr>
<td>15</td>
<td>N</td>
<td>South Elevation, exterior</td>
</tr>
<tr>
<td>16</td>
<td>S</td>
<td>North Elevation, exterior</td>
</tr>
<tr>
<td>17</td>
<td>W</td>
<td>East Elevation, parlor window detail</td>
</tr>
<tr>
<td>18</td>
<td>NE</td>
<td>Southwest Elevation, exterior, taken from the sidewalk and looking through the metal fence.</td>
</tr>
<tr>
<td>19</td>
<td>E</td>
<td>Single light paneled door viewing into the Entry Hall, interior</td>
</tr>
<tr>
<td></td>
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<td>---</td>
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</tr>
<tr>
<td>20</td>
<td>N</td>
<td>Interior, Recessed stair hall and screen</td>
</tr>
<tr>
<td>21</td>
<td>N</td>
<td>Interior, Recessed stair, pocket door to second parlor, Entry Hall door, radiator, original chandelier fixture</td>
</tr>
<tr>
<td>22</td>
<td>NW</td>
<td>Interior, recessed stair, paneled pocket door to dining room, stair hall</td>
</tr>
<tr>
<td>23</td>
<td>SW</td>
<td>Interior, Fireplace mantle</td>
</tr>
<tr>
<td>24</td>
<td>S</td>
<td>Interior, Solarium/Dining room screen and colonade</td>
</tr>
<tr>
<td>25</td>
<td>S</td>
<td>Interior, dining room looking out through the solarium toward the south</td>
</tr>
<tr>
<td>26</td>
<td>N</td>
<td>Interior, dining room, built in cabinet</td>
</tr>
<tr>
<td>27</td>
<td>SE</td>
<td>Interior, dining room, colonnade, screen, single light paneled door to porch.</td>
</tr>
<tr>
<td>28</td>
<td>NE</td>
<td>Interior, master bath, pedestal sink and radiator</td>
</tr>
<tr>
<td>29</td>
<td>NE</td>
<td>Interior, dining room, door to butlers pantry and built in cabinet</td>
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<tr>
<td>30</td>
<td>-</td>
<td>Interior, Master bath, pressed metal ceiling</td>
</tr>
<tr>
<td>31</td>
<td>NW</td>
<td>Interior, kitchen, original double hung window is retained and protected by sheets of plywood that now serve as a spice rack.</td>
</tr>
<tr>
<td>32</td>
<td>-</td>
<td>Interior, Kitchen, Pressed metal ceiling</td>
</tr>
<tr>
<td>33</td>
<td>E</td>
<td>Interior, upper floor hall, attic vents/skylights</td>
</tr>
<tr>
<td>34</td>
<td>W</td>
<td>Interior, North Bedroom, wash basin</td>
</tr>
<tr>
<td>35</td>
<td>E</td>
<td>Exterior, upper floor bathroom, missing window panes</td>
</tr>
<tr>
<td>36</td>
<td>S</td>
<td>Interior, Turret room divided glass windows</td>
</tr>
<tr>
<td>37</td>
<td>N</td>
<td>Interior, concrete stair that have been vacated</td>
</tr>
<tr>
<td>38</td>
<td>NE</td>
<td>Exterior, west elevation, storage/apartment addition</td>
</tr>
<tr>
<td>39</td>
<td>NE</td>
<td>Garage, exterior, west and south (primary) elevation</td>
</tr>
<tr>
<td>40</td>
<td>SE</td>
<td>Garage, exterior, north and west elevation</td>
</tr>
<tr>
<td>41</td>
<td>-</td>
<td>Iola Brick, found on site and matches the other bricks used to build the original house in 1901</td>
</tr>
<tr>
<td>Figure</td>
<td>Description</td>
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</tr>
<tr>
<td>1</td>
<td>Map showing boundaries of East Lawrence Neighborhood</td>
<td></td>
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<tr>
<td>2</td>
<td>Contextual map illustrating the close proximity of Griffin’s business endeavors to his home at 645 Connecticut</td>
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<tr>
<td>3</td>
<td>Change Over Time using Sanborn maps and Aerial Lithographs</td>
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<td>4</td>
<td>Accretions</td>
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<td>5</td>
<td>Topographic Map</td>
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<tr>
<td>6</td>
<td>Diagram illustrating the unresolved porch detail common of Barber house designs.</td>
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<td>7</td>
<td>Original First Floor Plan</td>
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<td>8</td>
<td>First floor plan</td>
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<td>9</td>
<td>Upper floor plan</td>
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<td>10</td>
<td>Basement floor plan</td>
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<td>11</td>
<td>Property Summary, Sheet S</td>
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<td>12</td>
<td>Property location and boundary map, Sheet S2</td>
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<tr>
<td>13</td>
<td>Change Over Time using Sanborn maps and Aerial Lithographs</td>
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<tr>
<td></td>
<td>Description</td>
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<tr>
<td>14</td>
<td>Original first floor plan, Sheet A1 (see also fig. 7)</td>
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<tr>
<td>15</td>
<td>Basement floor plan, Sheet A2 (see also fig. 10)</td>
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<tr>
<td>16</td>
<td>Existing floor plan - first floor, Sheet A3</td>
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<tr>
<td>17</td>
<td>Existing floor plan - first floor with dimensions Sheet A4</td>
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<tr>
<td>18</td>
<td>Existing upper floor plan and dimensioned plan, sheet A5</td>
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<tr>
<td>19</td>
<td>Photo Key - Exterior, Sheet A6</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>Photo Key - Interior First floor, Sheet A7</td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>Photo Key - interior basement and upper floor, Sheet A8</td>
<td></td>
</tr>
<tr>
<td>22</td>
<td>Scan of “Cottage Souvenirs - Houses of George F. Barber” featuring an image of 645 Connecticut from 1913 and the published illustration of the house from Barbers book of house plans.</td>
<td></td>
</tr>
<tr>
<td>23</td>
<td>Image of Andrew Jackson (A.J.) Griffin</td>
<td></td>
</tr>
<tr>
<td>24</td>
<td>Scan image of 645 Connecticut, ca. 1913, taken from Souvenir History of Lawrence, KS.</td>
<td></td>
</tr>
<tr>
<td>25</td>
<td>Scan image featuring images of “Lawrence Manufacturing Industries”</td>
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<tr>
<td>26</td>
<td>Barber House Design No. 4</td>
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</tr>
<tr>
<td>27</td>
<td>Barber House Design No. 43</td>
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