

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name 45-3010-0185 0399

historic Charles Duncan House

and or common Same

2. Location

street & number 933 Tennessee Street not for publication

city, town Lawrence vicinity of

state Kansas code 020 county Douglas code 045

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<u>N/A</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<u>N/A</u> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

name Don and Sherrill Bushell

street & number 825 Missouri

city, town Lawrence vicinity of state Kansas 66044

5. Location of Legal Description

courthouse, registry of deeds, etc. Douglas County Courthouse

street & number Massachusetts Street

city, town Lawrence state Kansas 66044

6. Representation in Existing Surveys

Lawrence Urban Study Project:
title Living with History has this property been determined eligible? yes no

date July, 1983 federal state county local

depository for survey records 1. Kansas Collection, Spencer Library, University of Kansas
Lawrence, Kansas 66045

2. KSHS, 120 W. 10th, Topeka, Kansas 66612

city, town 3. Watkins Museum, Massachusetts Street, state
Lawrence, Kansas 66044

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Charles Duncan House (ca. 1869) is located at 933 Tennessee Street in Lawrence, Douglas County, Kansas (pop. 52,738). It is a two-story wooden Italian Villa residence which has maintained a moderately high degree of architectural integrity. When constructed, the Duncan House stood in a prosperous middle and upper middle class neighborhood with generous land allotments for each residence. Several extremely substantial residences were built on Tennessee Street to the south of the Duncan House by 1873, including the Ludington-Thacher House (ca. 1860, NR 1970), the James Blood House (ca. 1870, NR 1971), and the John Usher House (ca. 1873, NR 1974). The Old West Lawrence Historic District (ca. 1860-1920, NR 1971), bounded to the east by Tennessee Street, is located to the north and west of the Charles Duncan House. The neighborhood's proximity to the commercial center of Lawrence and the University of Kansas has resulted in the subdivision and infill of most of the original lots. Conceived as a picturesque, suburban villa, the Duncan House has become a town house clustered among single and multi-family Twentieth Century dwellings.

The Charles Duncan House is an asymmetrical structure which faces directly east onto Tennessee Street. The two-story house is rectangular in plan with a two and a half story, one bay tower rising from its southeast corner. Its frame body is sheathed with horizontal lap siding and rests on a mortar covered stone foundation. A white, composition shingled cross-gabled roof with flared eaves covers the rectangular mass of the building while a truncated flared hipped roof of the same material covers the tower. The chimneys are located in the inner wall of the front wing, between the library and the dining room, and in the northwest corner of the kitchen. The front chimney pot has been removed and the other pots have been altered.

The building's facade is composed of a one bay tower which abuts a projecting two-bay gable wing to its north. Prominent cornices with heavy paired brackets and jigsawed dentil-like courses outline the roof eaves of these two units. Fluted cornerposts outline the form of both components. A one story Colonial Revival wooden porch (ca. 1912) runs the width of the facade and is supported by four Doric columns; it masks the first floor fenestration and door treatments.

Fenestration in the gable wing is composed of two large, almost door sized 2/2 double hung windows on the first floor and a centrally located double arched 1/1 double hung window on the second floor. These windows are surrounded by flat sawn, ornamental casings and pedimented hoods.

The tower provides the main entry into the structure on the first floor and houses the main staircase. The front entry is a single wooden transomed door surrounded by fluted casing. A double arched window, proportionally smaller but of the same design as the gable wing window, surmounts the door on the second floor. An oculus marks the attic space, outlined by a closed wooden horseshoe surround supported by brackets. Oculus windows also mark the north and south attic sides of the tower.

The north and south sides of the building are almost identical and repeat essential window and cornice treatments used on the facade. A gabled bay projects slightly from the center of each side. It has a large 2/2 double hung window on the first floor surmounted by a single arched 1/1 double hung window on the second floor. On the north side, one large 2/2 double hung window flanks the east side of the gable

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Continuation sheet 1

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and two large 2/2 double hung windows flank the west side. Above the western or rear windows stand two smaller windows. Five large 2/2 double hung windows compose the first floor fenestration on the south side, with two smaller windows surmounting the western or rear windows. The veranda was removed from the south side in 1912 and the dining room door was converted into the large 2/2 double hung center window.

The two bay rear portion of the building has been altered extensively. The cornice treatment is undistinguished and the window, door, and porch treatments are haphazard.

The plan and major features of the interior have not been significantly altered. On the first floor there are two rows of interconnected rooms and a short entrance hall to the north and west of a curving front stair. On the second floor, a central hallway opens from the stair landing, with rooms radiating from both sides of the hall. There is a rear service stair in the southwest corner of the building. The stairs, woodwork, and almost all of the doors and windows appear to be original or of early historic material. The house has lath and plaster walls and ceilings. Except for the front stair rails, balusters, and treads, the woodwork is painted. Significant stylistic features include the tall doors and windows, the wide door and window surrounds, the fluted woodwork, and the panelled doors.

Addendum: 4/21/86

In the course of the rehabilitation of the Charles Duncan House, the Colonial Revival porch was removed from the eastern facade and was replaced with a much smaller porch, measuring approximately the same as the original 1869 porch. The porch and first floor window on the western or rear elevation were also removed. A smaller, Colonial revival porch now projects from the center doorway. New clapboarding was installed across much of the first level on the western elevation. The first floor window was not replaced.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates ca. 1869 Builder/Architect Unknown

Statement of Significance (in one paragraph)

The Charles Duncan House (ca. 1869) is being nominated to the National Register under criteria A and C for its historical association with the development of Lawrence, Kansas and for its architectural significance. The Charles Duncan House dates from Lawrence's second building boom period. Lawrence was settled with the opening of the Kansas Territory in 1854 by members of the pro-abolitionist New England Emigrant Aid Company. Two years after Kansas achieved statehood, the community was decimated by Confederate irregulars in William C. Quantrill's Spring 1863 raid. Few of the first settlement buildings escaped destruction. The Duncan House survives as a rare local example of a wooden Italian Villa; most of Lawrence's existing Italianate residences are either stone or brick. Having undergone some exterior alterations, the building yet maintains a high degree of architectural integrity and significance.

Charles S. Duncan (1822-1904), a native Virginian, came to Lawrence from Missouri in 1855. He prospered as a merchant and was active in the Lawrence Methodist Episcopal Church. Between 1896 and 1901 he served as the Lawrence City Treasurer.

Duncan purchased lots 113 and 115 on Tennessee Street from Thomas Walker in 1869, and soon thereafter commissioned the elaborately ornamented wooden villa to be built on the property. The \$5,250.00 expended to construct the residence represented a fairly substantial investment, as a two-story stone house of the same period cost approximately \$2,000 to construct.

Tennessee Street proved to be a desirable residential location, situated between the town's commercial district and the newly established University of Kansas, (est. 1866). An 1870 photograph of Lawrence shows several modest log, frame, and masonry residences standing in the immediate vicinity of the Duncan house. By 1873, several extremely substantial residences had been built on Tennessee Street to the south of the Duncan house, including the Ludington-Thacher House (ca. 1860, NR 1970), the James Blood House (ca. 1870, NR 1971), and the John Usher House (ca. 1873, NR 1974). The Old West Lawrence Historic District (ca. 1860-1920, NR 1971), bounded to the east by Tennessee Street, is located to the north and west of the Charles Duncan House.

Lawrence lumberman Luther N. Lewis bought the Duncan property in 1904. He subdivided the land and sold the house and the lot it stood on to Charles Hicks Tucker in the 1920s; Tucker had rented the residence from Lewis since 1907. Tucker was active in the Republican Party at the state and local level and became the President of the Watkins National Bank in Lawrence in 1923. He served as the President of the State Historical Society in 1923-1924. The house has been sold three times since the Tucker ownership. Its present owners are rehabilitating the Nineteenth Century Italian Villa into apartment units under the preservation tax incentives.

9. Major Bibliographical References

See attached sheet.

10. Geographical Data

Acreeage of nominated property less than 1 acre

Quadrangle name Lawrence East

Quadrangle scale 1:24,000

UTM References

A 15 305080 4315310
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

The nominated property is comprised of Lot 113 & N. 15' and Lot 115, Block 50 OT. The nominated property is a rectangular lot measuring 50' x 117'. It is bounded on the east by Tennessee Street and on the north, south, and west by adjacent property lines.

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Martha Gray Hagedorn, Architectural Historian

organization Kansas State Historical Society date 2/2/86

street & number 120 West Tenth telephone 913-296-5264

city or town Topeka state Kansas 66612

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature *Janet M. Smith*

title Executive Director, Kansas State Historical Society date 4/25/86

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

United States Department of the Interior
National Park Service

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Continuation sheet 6

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- Beers, F.W. Douglas County Atlas. (Chicago: F.W. Beers, 1873).
- "Bird's Eye View of the City of Lawrence." (1869, 1880). Kansas Collection:
Spencer Library, Lawrence, Kansas.
- Boughton and McAllaster. Lawrence City Directory and Business Guide, 1866.
(Lawrence, Ks: Boughton and McAllaster, 1866).
- Cordley, Richard. A History of Lawrence, Kansas. (Lawrence, Ks.: E.F. Caldwell, 1895).
- "Embalmer Record Book." (1890-1907). Record Book Collection: Watkins Community
Museum, Lawrence, Kansas.
- Nimz, Dale. "Charles Duncan House." (National Register nomination draft, 1985).
- Sanborn Insurance Company. "Map of Lawrence, Kansas." (New York: Sanborn Insurance
Co., 1905, 1912, 1927).
- "View of Lawrence." (1870, 1880). Kansas Collection: Spencer Library, Lawrence, Ks.
- Zenith, William. "Birds Eye View of the City of Lawrence." (Chicago: William
Zenith, Lith., 1880).

8963 III SE
WILLIAMSTOWN

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

STATE OF KANSAS
UNIVERSITY OF KANSAS
STATE GEOLOGICAL SURVEY

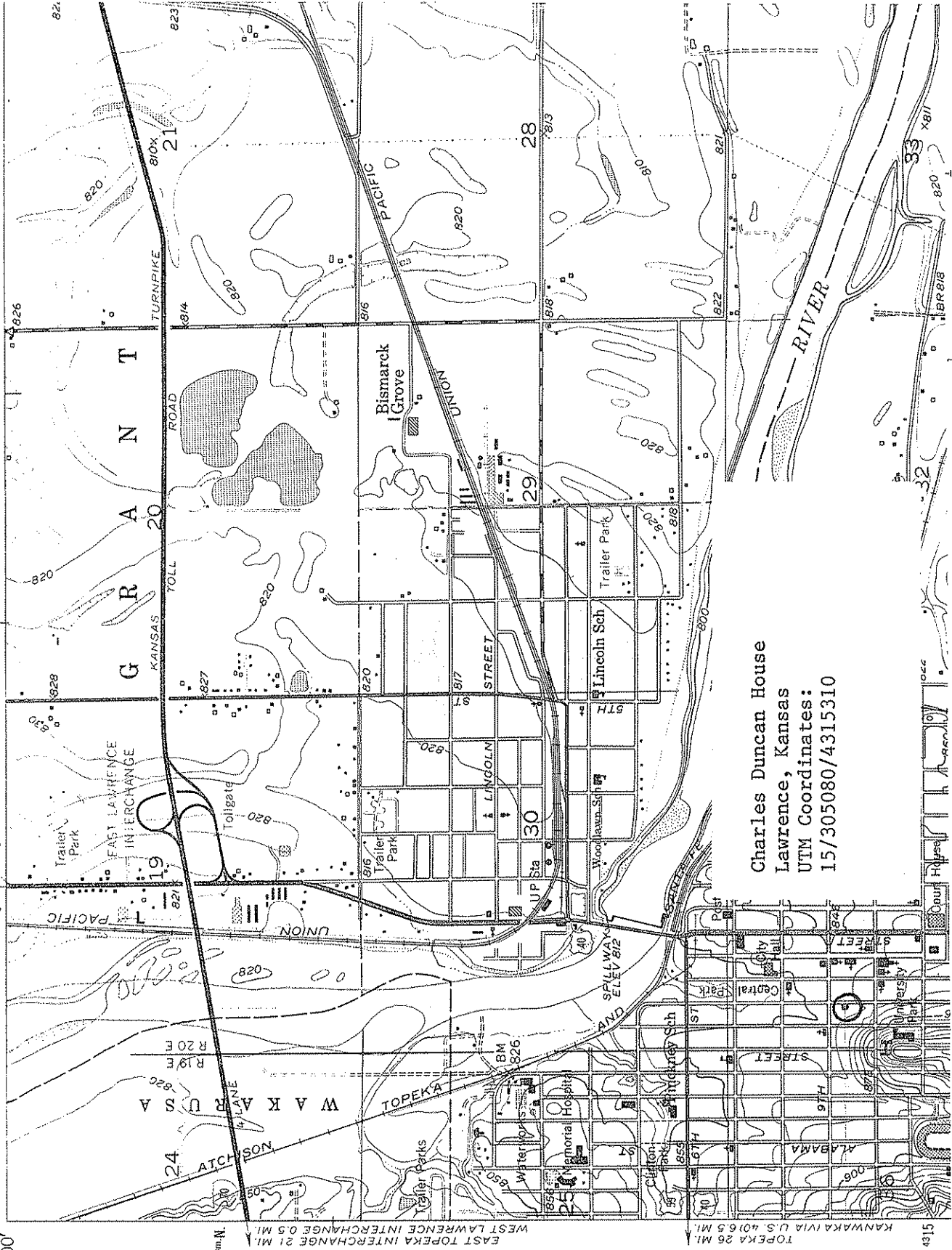
95°15'
39°00'

0.1 MI TO JUNC. U.S. 59 AND 24
OSKALOOSA 20 MI. 159

40 KANSAS CITY (JUNC. U.S. 71) 40 MI.
TONGANOXIE 12 MI.

12°30"

10



Charles Duncan House
Lawrence, Kansas
UTM Coordinates:
15/305080/4315310

Control by USGS and USC&GS

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Charles Duncan House
Lawrence, Kansas
Atlas of Douglas County, 1873