

**RECEIVED**  
 DEC 23 2014  
 City County Planning Office  
 Lawrence, Kansas



**City of Lawrence**  
**Douglas County**  
 PLANNING & DEVELOPMENT SERVICES

Pre-Application Meeting Required  
 Planner \_\_\_\_\_  
 Date \_\_\_\_\_  
 Application Number \_\_\_\_\_  
 DR- \_\_\_\_\_  
 Date Received \_\_\_\_\_  
 Type \_\_\_\_\_

6 East 6<sup>th</sup> St.  
 P.O. Box 708  
 Lawrence, KS 66044

[www.lawrenceks.org/pds](http://www.lawrenceks.org/pds)

Phone 785-832-3150  
 Tdd 785-832-3205  
 Fax 785-832-3160

**LANDMARK**  
**DESIGN REVIEW APPLICATION**

**PROPERTY INFORMATION**

Address of Property 1501 Pennsylvania Street, Lawrence, Ks  
 Legal Description (may be attached) \_\_\_\_\_

**OWNER INFORMATION**

Name(s) Austin Furney  
 Contact \_\_\_\_\_  
 Address 1501 Pennsylvania Street  
 City Lawrence State Ks ZIP \_\_\_\_\_  
 Phone (785) 749-2243 Fax (\_\_\_\_) \_\_\_\_\_  
 E-mail \_\_\_\_\_ Mobile/Pager (\_\_\_\_) \_\_\_\_\_

**APPLICANT/AGENT INFORMATION**

Contact Carol von Fersch  
 Company Lawrence Preservation Alliance  
 Address 919 E. 976 Rd.  
 City Lawrence State Ks ZIP 66047  
 Phone (785) 842-5030 Fax (\_\_\_\_) \_\_\_\_\_  
 E-mail cvfersch@gmail.com Mobile/Pager (\_\_\_\_) \_\_\_\_\_

Existing Zoning	Existing Land Use	Proposed Land Use	
Total site area	Current Appraised Value	Existing Building Footprint	Open Space Area
# of Buildings	Estimated Cost of Construction	Proposed Building Footprint	Pavement Coverage
<b>Are you also submitting any of the following applications?</b>			
<input type="checkbox"/> Building Permit	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Zoning Change
<input type="checkbox"/> Variance	<input type="checkbox"/> Other (specify)		

L-14-00552p

**Property**

**Address:**

1501 Pennsylvania Street, Lawrence, Ks.

**Detailed Description of Proposed Project:**

**(Attach additional sheets if necessary)**

*This project is an application for inclusion of the Samuel A. Riggs House in the City of Lawrence Register of Historic Places. All pertinent information can be found in the National listing for this property.*

**Reason for Request:**

**(Attach additional sheets if necessary)**

*The Samuel A. Riggs House was entered into the National Register of Historic Places on Aug. 29, 1977, in the single dwelling category. It deserves to be included in the local register.*

**Architect/Engineer/Contractor Information:** Please provide name and phone number of any persons associated with the project.

Contact \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
Phone (\_\_\_\_) \_\_\_\_\_ Fax (\_\_\_\_) \_\_\_\_\_  
E-mail \_\_\_\_\_ Mobile/Pager (\_\_\_\_) \_\_\_\_\_

**REQUIRED ATTACHMENTS:**

- Photographs of existing structure and site
- Scaled or dimensioned site plan
- Scaled elevation drawings
- Scaled or dimensioned floor plans
- Materials list
- Digital copy of application materials

**ADDITIONAL INFORMATION MAY BE REQUIRED BASED ON THE SCOPE OF THE PROJECT**

**SIGNATURE**

I/We, the undersigned am/are the **(owner(s))**, **(duly authorized agent)**, **(Circle One)** of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for design review approval as indicated above.

Signature(s): Carol von Persch Date Dec. 18, 2014  
\_\_\_\_\_  
Date \_\_\_\_\_  
\_\_\_\_\_  
Date \_\_\_\_\_

**Note: If signing by agent submit Owner Authorization Form**



# City of Lawrence Douglas County

PLANNING & DEVELOPMENT SERVICES

6 East 6<sup>th</sup> St.  
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Lawrence, KS 66044

[www.lawrenceks.org/pds](http://www.lawrenceks.org/pds)

Phone 785-832-3150  
Tdd 785-832-3205  
Fax 785-832-3160

## OWNER AUTHORIZATION

I/WE AUSTIN H. TURNER hereby referred to as the "Undersigned", being of lawful age, do hereby on this 11<sup>th</sup> day of DECEMBER 2014, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize \_\_\_\_\_ (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding \_\_\_\_\_ (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Austin H. Turner  
Owner TURNER Owner

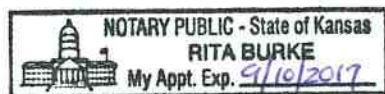
STATE OF KANSAS  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 11<sup>th</sup> day of Dec., 2014,

by Rita Burke.

My Commission Expires:

Rita Burke  
Notary Public



FOR NPS USE ONLY  
RECEIVED DEC 21 1976  
DATE ENTERED AUG 29 1977

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC **\*\* RIGGS, SAMUEL A., HOUSE**  
AND/OR COMMON

RECEIVED  
DEC 18 1975

**2 LOCATION**

STREET & NUMBER 1501 Pennsylvania

CITY, TOWN Lawrence

STATE Kansas

VICINITY OF  
CODE 20

NOT FOR PUBLICATION  
CONGRESSIONAL DISTRICT  
No. 3, Larry Winn  
COUNTY Douglas CODE 045

Kansas Historic Preservation Dept.

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input type="checkbox"/> PARK
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

**4 OWNER OF PROPERTY**

NAME Mrs. Austin H. Turney

STREET & NUMBER 1501 Pennsylvania

CITY, TOWN Lawrence

STATE Kansas 66044

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTER OF DEEDS, ETC. Register of Deeds

STREET & NUMBER Douglas County Courthouse

CITY, TOWN Lawrence

STATE Kansas

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE Historic Sites Survey

DATE 1969

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR SURVEY RECORDS Kansas State Historical Society

CITY, TOWN Topeka

STATE Kansas

# 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 Samuel Riggs house is a two story building with a basement designed in the Italian Villa style. The house is situated on a large lot that has been densely planted, and it faces north, an unusual orientation in Lawrence. The oldest part of the house, which was built of hand-made red brick and rests on limestone foundations, was completed by 1864, while a red brick addition with a large wooden porch was made to the south after the turn of the century.

The most prominent feature on the north facade is the three story square tower at the entrance. The plantings which obscure the rest of the house from this angle further emphasize the tower. A one story elevated wood porch with square pillars and crowned with a balustrade shelters the main doorway, which has sidelights and a transom. The corners of the tower are reinforced with brick piers which stand out slightly from the wall surface. Above the porch are two thin double-hung windows with limestone lintels and sills and single shutters. A brick stringcourse above these windows encircles the tower. There are three round-headed windows with fused lintels on each facade of the tower on the third story. The tower is crowned with a flat roof with overhanging eaves supported on each corner by thin coupled brackets. The north facade sets back from the tower to the west. There are two windows on both the first and second stories. The upper windows are round-headed, while the lower ones have segmental arches. These windows, like the other windows on the older part of the residence, have stone lintels and sills and operable shutters. The windows which light the basement are aligned below those on the upper stories and have brick segmental arches. The roof is single-pitched and has wide projecting eaves supported on evenly spaced wood brackets which are continued even across the gable end.

The west facade is very similar to the north and has two windows on each story. The round-headed windows on the second story, however, are taller as they continue into the wall space created by the gable end.

The east facade is the wall most damaged during Quantrill's raid. There is only one window on each story of this facade, and unlike the other windows these have flat-headed stone arches. Above the windows the wall has been reinforced with blind segmental arches formed by headers. There are two basement windows.

The addition is attached to the south facade, though a part of the original wall with one window on each story still remains on the west side. The bricks on the addition have been manufactured, therefore having more even edges and are a darker red color. The roof of the addition is also single-pitched. There is a two story screened wood porch which projects out from the east facade and continues near to the end of the facade. The apertures on the newer part have more roughly finished stone lintels and sills and are flat arched. There is a door to the east side of the south facade with a window above and a window on each story to the west of the door. The windows on the west facade have been placed asymmetrically. There is a window on each story on either side of the wing and a smaller window placed next to the second story window on the north end.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER

PAGE

4.

Mr. Austin H. Turney  
16 Windaway Road  
Bethel, Connecticut 06801

8.

by the raiders and all the wood burned. Some fire scars are still visible on the brick walls. The construction was later resumed, and the house was completed in late September, 1864. The Riggs family moved in November 1, 1864.

Riggs himself had a narrow escape from the hands of Quantrill's men at their old house on Rhode Island street. Cornered by one of the mounted raiders, he was spared first when the raider's pistol misfired and then when his wife diverted the raider's horse. He was able to flee when she grabbed the bridle and prevented the raider from getting a clear shot at him.

The house at 1501 Pennsylvania was the Riggs home for 50 years. They left on November 2, 1914, to spend their remaining years with their son in Ann Arbor, Michigan. The house remained in the family until 1931 and was a rental property. For a time after World War I it was used as a private hospital. The first and so far the only sale of the property came in 1931 when it was purchased by the Austin Turneys. Professor Turney was in the field of educational psychology at the University of Kansas until his retirement in 1958. The house is still owned and occupied by his widow.

Several years ago an archeology class at the University of Kansas made excavations in the builder's trench around the house. Some period artifacts were recovered as well as evidence of the 1863 burning of the woodwork.

The house is significant for the role of Samuel A. Riggs in the political affairs of Kansas both as a territory and as a state. The structure is also one of a rather small group of buildings which survived Quantrill's raid. The Riggs house is also an excellent example of early architecture in Kansas. It combines the best workmanship of the area into a building that reflects a knowledge of a then popular Eastern style, the Italian Villa. The house responds to its environment both through the use of local materials, the warm red brick, and through its orientation and the placement of windows with their operable shutters to create optimum ventilation. The Riggs house not only complements and enhances its surroundings but it is also an integral part of the architectural tradition in eastern Kansas.

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CONTINUATION SHEET

ITEM NUMBER

PAGE

9.

"Improvements," Kansas State Journal (Lawrence), September 29, 1864.

"Lawrence Home Has a Long History," Lawrence Journal-World, July 30, 1968.

National Cyclopedia of American Biography (New York, James T. White and Co., 1941),  
v. 29, p. 350.

Nineteenth Century Houses in Lawrence, Kansas (Lawrence, Kansas, University of  
Kansas Museum of Art, 1968).

Portrait and Biographical Record of Leavenworth, Douglas and Franklin Counties,  
Kansas (Chicago, Chapman Publishing Co., 1899), pp. 185, 186.

Riggs, Henry Earle, Our Pioneer Ancestors (Ann Arbor, Michigan, Edward Bros., Inc.,  
1942), pp. 47-55, 195, 196, 204-217.

Riggs, Samuel A., "An Outlaw When He Took to the Bush," Kansas Historical Collections,  
v. 7 (1901-1902), pp. 223, 224.

"A Roster of Kansas for Fifty Years," Kansas Historical Collections, v. 8 (1903-  
1904), pp. 513, 515, 539, 542.

"Tells Of Quantrill Raid on Lawrence," Wichita Eagle, January 3, 1932.

Topeka Commercial, March 5, 1879.

United States Biographical Dictionary, Kansas Volume (Chicago, S. Lewis and Co.,  
1879), pp. 268, 269.

Williams, Burton J., "Quantrill's Raid on Lawrence: A Question of Complicity,"  
Kansas Historical Quarterly, v. 34, no. 2 (Summer, 1968), pp. 143-149.



# 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 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 checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY)	
	<input type="checkbox"/> INVENTION				

Western Settlement

SPECIFIC DATES 1864

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

The Samuel A. Riggs house was built in 1863-1864 for the Lawrence attorney and politician.

Riggs was born in Ohio in 1835 and educated in Pennsylvania and Ohio. A graduate of the Cincinnati Law School, he was admitted to the bar in Ohio in 1858 and came to Lawrence, Kansas, in April, 1859. He immediately entered into the practice of law and into Republican politics and was that same year elected county attorney of Douglas county. That office was subsequently changed to district attorney representing several counties and he was re-elected to the post in 1862 and 1864. In 1865 he resigned as district attorney and in 1866 he was elected to the state senate. He resigned in 1867 to become U.S. District Attorney for Kansas and served until 1869. He was one of a three-man commission chosen in 1868 to codify the Kansas laws. In the 1870's he became disenchanted with the Republican party and affiliated with the Independent Reform party. He was an unsuccessful candidate for Congress in 1872, but he won election to the Kansas house of representatives as an independent in 1879. Riggs again switched parties in the 1880's, running for Congress unsuccessfully as a Democrat in 1883. Supported by the Democrat-Populist fusion in the 1890's he was elected to two terms as judge of the state district court (1896-1900). For a number of years he retained some association with the University of Kansas as a lecturer in the law department.

The Riggs house was under construction when raiders attacked Lawrence around 5:00 a.m. on August 21, 1863. William C. Quantrill led a band of some 300 bushwhackers in an attack on the town of Lawrence. The residents were caught completely unaware; more than 150 men were killed and many others wounded. Most of the businesses and many of the homes were looted and burned. Quantrill had formerly lived at Lawrence and his desire for revenge for ill treatment was evidently one motive for the attack. The city of Lawrence was hated by Proslavery partisans because of its leading role as a Free State stronghold in the struggle for Kansas. Many of the most outspoken antislavery leaders lived there. Some of Quantrill's band were motivated by desires for revenge for earlier Jayhawker raids into Missouri. James H. Lane, later a U.S. Senator, lived in Lawrence and had led some of those raids. Others simply wanted to loot and plunder. The raid provided no lasting military value for the Confederacy. It fueled the hatreds of Kansans and others for the South and particularly for the Missouri guerillas, hatreds which lasted for years after the war ended. Accounts of the destruction of Lawrence printed in the U.S. and in Europe increased public opinion against the Confederate cause.

The walls of the Riggs house were up and the window and door frames in place, but the house was not yet ready for occupancy when Quantrill came. It was set afire

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Atlas of Douglas County, Kansas (New York, F.W. Beers and Co., 1873), pp. 6, 38.  
History of the State of Kansas (Chicago, A.T. Andreas, 1883), pp. 311, 312, 343.

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY ca. 5 6000 sqm 1 - per 9/29/77 stone call  
 UTM REFERENCES

A	1 5	3 0 6 8 8 0	4 3 1 4 1 3 0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME/TITLE Richard Pankratz, Director, Historic Sites Survey  
Cornelia Wyma, Architectural Historian

ORGANIZATION	DATE
<u>Kansas State Historical Society</u>	<u>December 1, 1976</u>
STREET & NUMBER	TELEPHONE
<u>120 West Tenth</u>	<u>913-296-3251</u>
CITY OR TOWN	STATE
<u>Topeka</u>	<u>Kansas</u>

# 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

Roger H. Miller

TITLE Executive Director, Kansas State Historical Society

DATE December 14, 1976

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

ATTEST:

Charles Adams  
 DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION  
 KEEPER OF THE NATIONAL REGISTER

8/29/77  
 KEEPER OF THE NATIONAL REGISTER  
 DATE 8-29-77