

Summary--historic development and significance

In 1934 the Lawrence Board of Education passed a resolution opposing the planned routing of U. S. Highway 40 past the Pinckney elementary school on west Sixth Street. Nevertheless, the highway was constructed along its present path, and the Pinckney neighborhood was cut off by traffic and commercial development from the rest of the city.

Historically, the southeast corner of this area has been known as the West End. This term seems to be most closely related to the boundary defined when Lawrence was incorporated in 1855. The north-west line of the town site was described as, "beginning at a stone monument in the mouth of a ravine entering the Kansas River in a northwesterly direction from the town of Lawrence, and between the dwelling houses of William H. R. Lykins and Achilles B. Wade, running due west 1,250 feet, thence due south..." The Wade and Lykins houses were located in what is now the three hundred block of Indiana Street. The cornerstone of this description could not be located in 1934, but it seems that the southeast corner of Pinckney neighborhood was the northwest tip of the original town of Lawrence.

At the close of the Civil War, a plat map (c. 1865) shows an area subdivided only from Sixth to the north side of Fifth from Maine Street east. The very first survey of Lawrence, September 1854, envisioned much more development along the river to ^{the} north. Reproduced as a lithograph, this map was publicized in the East to promote emigration. Another survey establishing city limits along First Street in the north to Michigan, south to Third, and then west to Iowa prevailed in the second half of the nineteenth century.

Beyond the vicinity of the ravine was a large area known as West Lawrence. Residents with this address only are listed in city directories of the 1860's and 70's. The earliest houses identified so far were built during this period. Two of the finest remaining, the Zimmerman house (304 Indiana) and the Van Hoesen house (323 Illinois) were built in the early 1870's. The first Pinckney school (Sixth and Mississippi) was built in 1872.

By this time Lawrence had changed considerably from the scene that John C. Fremont and party passed in 1841. He wrote,

"We camped in a remarkably beautiful situation on the Kansas bluffs, which commanded a fine view of the river valley here from four to five miles wide. The central portion was occupied by a broad belt of timber and nearer the hills the prairies were of the richest verdure."

Before 1854 Kansas was not open to white settlement. The territory was home for the Kansa Indians in historic times, but after 1825 the United States government began to remove tribes living in the East to reservations west of the Mississippi. Although the Shawnees were allocated the land south of the Kansas River, the town site of Lawrence was included in Wyandotte Float #12, a grant which was superimposed on the area to compensate that tribe for land taken farther east.

White men like Charles Robinson, who passed through on the way to hunt gold in California and admired the beauty and fertility of Kansas, forced the government to open the land to settlement. One of the earliest claims and cabins in Lawrence was that of A. B. Wade. His claim extended from the West Lawrence ravine to the brewery site at Second and Maine.

Springs and timber along the river also attracted travelers to California and the west on a loop through West Lawrence. Traffic

moved down Indiana Street and on out along Fourth Street. A road to Lecompton ran north along Michigan Street. Development occurred earlier and more densely along these routes through West Lawrence.

In the post Civil War period, the West End assumed the dignified appearance of civilized society. The population was diverse ethnically. A variety of occupations were listed in the directories. Some of the town's leading citizens, Albert D. Scarl, L. J. Worden, George Barker, George Banks, and Frank Snow, lived in the area. Farther west houses were generously spaced among fields and orchards. There were farmers who drove out to their work. Men listed as stock dealers and teamsters may have had corrals and pastures adjacent to their homes. Interpenetration of pastoral and residential uses was a significant characteristic of the Pinckney neighborhood.

As early as 1860, the Lawrence Nursery offered fruit trees for sale at a site on California Road (Fourth Street) west of Michigan. From the late 1860's to the 1930's the Griesa family operated the Mt. Hope Nursery in that location as well as other large-scale and nationally known operations. The stability of this land use prevented residential development of large tracts of fertile land.

More so in the past than in the present, the river has been a recreational attraction for Lawrence residents. From 1867 to 1887, the Walfuff Brewery offered music, games, and refreshment until it was closed after defying the state's prohibition law. Around the turn of the century, Dolly Graeber rented boats to students and townspeople from a dock at the foot of Ohio Street.

Lawrence's first municipal waterworks was built in 1886 near the river at the north end of Indiana Street. Operated as a private franchise

for thirty years, the plant was eventually moved to the present site and taken^{over} by the city. Another important business along the edge of the residential area was the Lawrence Vitrified Brick and Tile Co. (Mississippi Street north of Second), which produced thousands of bricks a day beginning in 1899. Soft bricks had been made from the riverside clay since early in Lawrence's history.

During the periods when the Pinckney district achieved its greatest significance, the West End Grocery (547 Indiana) was the center of commercial activity. Although this store was well established by 1871, the peak of development in this block occurred from the late 1890's to World War I. During this period the creamery was built on the corner of Sixth and Mississippi. Associated with the grocery on Indiana Street were a meat market and Zimmerman's drug store.

In 1902 grocer E. A. Kasold built a new brick building to house the three businesses. There was^a blacksmith shop in a frame addition at the west end of the complex which faced Sixth Street. Hay and feed warehouses behind the grocery served farmers and horse owners. Also in 1909 a bakery opened at 515 Indiana; in the 1920's this became the Big Star grocery. From 1909 to 1933 Lawrence's electric street car line ran down Indiana Street connecting the West End with the university and Massachusetts Street.

Pinckney neighborhood has^a distinct residential character established during two principal periods of growth before 1930. Despite major intrusions of the hospital and old city garage, this character has been^{most} definitely affected in the past ten to fifteen years. As the rate of development increases and open land is used up, the^{the} threat to this part of Lawrence's heritage is clear and present.