Research Report
for Stakeholders in Projects Related to the
William S. Burroughs Legacy in Lawrence, Kansas,
and City Improvements.

June 9, 2003

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Executive Summary

William S. Burroughs (1914-1997), the author of *Naked Lunch* (1959) and many other books, was already world-famous by late 1981, when he moved to Lawrence, Kansas, at age 67 to seek a quieter life, after living all over the United States, North Africa and Europe. For 15 years, from fall 1982 until his death in August 1997 he resided at 1927 Learnard Avenue, in the Barker Neighborhood in southeastern Lawrence—a street address that he held longer than any in his life before those years.

Burroughs' Lawrence years were a period of continued creativity during which he wrote four major books and also took up painting, a second career that met with widespread acceptance. In 1983 he was elected to the American Academy of Arts and Letters; a year later he was named a Commandeur de l'Ordre des Arts et des Lettres of France. Burroughs' frequent travels in the U.S. and Europe dwindled by the late 1980s, but that only resulted in more and more of his old friends visiting him here in Lawrence. Countless other admirers and collaborators with him (on projects from film to stage to the printed page) came to Lawrence to see Burroughs, and he had many personal friends in this City who saw him on a daily or weekly basis.

With sales of his most important books exceeding one million copies worldwide, William Burroughs is one of only a handful of Lawrence residents who have put this place "on the map," and in that personal effect on national and international awareness of Lawrence's existence he stands in the ranks of such historical figures as Langston Hughes, John Brown, William Quantrill, James Naismith, Hugh Beaumont, Clyde Tombaugh, Jim Thorpe, "Phog" Allen, and Herk Harvey. Of these, only Langston Hughes was of comparable literary importance; the others are known for their political, scientific, cinematic or athletic prominence. (See Appendix A.)

There is no gainsaying the significance of Burroughs in the history of postwar American literature and its international impact. Clearly, his long late-life residence here represents a valuable and important asset for the future of Lawrence as a destination both for visitors and for new residents of our community. The appeal of Burroughs' aura in Lawrence, even posthumously, for what Dr. Richard Florida has termed "the creative class" holds enormous potential for the social, cultural and economic future of our community. ¹ It behooves citizens loyal to the future of Lawrence to nurture this legacy.

This Report is intended to address several ways in which the "Burroughs legacy" interacts with other contemporary currents of Lawrence's local planning and development history. Its author, the Executor of the William S. Burroughs Estate, has resided in Lawrence from 1969 to 1973 and from 1979 to the present, and he is dedicated to entering private life as an academic and turning over the public management of this legacy to the community's benefit.

Tangible, architectural remnants of a significant person's life are not absolutely necessary for that person's achievements to be locally honored; consider, for example, the February 2003 Langston Hughes Symposium in Lawrence, which focused international attention here despite the fact that Hughes' boyhood homes at 732 Alabama and 731 New York were demolished by the end of the 1980s by property owners oblivious to his local importance.

But in William Burroughs' case, the house where he lived his last years still stands on the land where it was built in the mid-1920s: a densely-wooded lot 283 feet deep, east to west, and 110 feet wide, less a rectangle of land 118 feet deep by 35 feet wide that was deeded from the 1927 Learnard property's southeast corner to the neighboring tract to the south, 1931 Learnard. Through that rectangle flows a major creek known as "the Atchison Topeka and Santa Fe (A.T.S.F.) Tributary," running to the east-northeast and crossing under Learnard Avenue and nearby 19th Street on its way north then east to the Kansas River.

FEMA map composite, Nov. 7, 2001, showing ATSF Tributary and Brook Street Tributary

Learnard Avenue begins at 23rd Street and runs north only to 15th Street; it was named for Col. Oscar E. Learnard (1832-1911), a Free state activist, Haskell Institute superintendent and newspaperman. All (or at least the northern portion) of the eight-block, unified "block"—from 19th to 23rd, and from Barker to Learnard—was platted as "Spalding's Subdivision" in the mid-1920s; several of the houses on Barker and Learnard are two or three decades older than that. The subdivision was not annexed by the City until 1956, but Barker Neighborhood—like its neighbors to the north and northeast, the East Lawrence and Brook Creek Neighborhoods, through both of which the ATSF Tributary also runs—is one of the oldest inhabited areas now within the City of Lawrence.
In 1920, a few years before the house at 1927 Learnard was built, Lawrence could claim only 12,456 residents. Eighty years later, the population is more than seven times that number, not counting the nearly 24,000 University of Kansas students who are here for the fall and spring semesters. With this impressive growth and urbanization have come all the problems of a growing city: stormwater-drainage issues; roadway service levels and design issues for residents, motorists, pedestrians, hikers and bicyclists; and the pressure of housing development to infill vacant areas (which, in turn, is preferable to urban sprawl). In Lawrence, the growth of these density-related problems has fortunately been matched by a growing acceptance of context-sensitive design principles for city-planning and civil engineering projects.

This Report details the recent history and current status of local planning decisions as they relate to the Burroughs legacy. It is offered as a guide and resource for all citizens interested in supporting the development of this artistic legacy as a public good, harmonized with other community goals such as stormwater drainage, roads, and parks planning.

The Report recommends that the Burroughs Home at 1927 Learnard be dedicated to the public benefit; that it should accordingly be restored, preserved and managed; that all the City's public works projects directly affecting the environs of the site be appropriately amended to mitigate and minimize any adverse effects, but without delaying the City's plans unduly; and that the historic site's value would be augmented by honorific namings such as Burroughs Creek, Burroughs Creek Trail, and Burroughs Creek Bridge—but those should be submitted to appropriate, relevant public review, and not imposed on the neighborhood or the City in any unduly aggrandizing way.

William E. Spalding, born in Illinois in 1865, was a wealthy lender and developer in Lawrence by at least 1887, when he married Kate M. Cox here. In February 1923 he bought a 5-acre tract of land which he combined with other tracts to create Spalding's Subdivision, a few years later. The Abstract for the east half of Tract No. 2 in that subdivision shows two transfers by Spalding of nearby land in 1925 with the deed notation, "restricted to ownership of white people"; at this time in Lawrence's history, the Ku Klux Klan was seeing a resurgence, and its membership was by no means limited to extremists or firebrands. Early transfers also mention the "repair of sewer located on extreme south of lot," which refers to what was later called the ATSF Tributary (the rail line was built before 1881).
Figure 7. Ogle Atlas, 1921, showing Haskell/U.S. Government Lands.

Fig. 7 from Brockington / HNTB 2001 report on HINU / Baker Wetlands historical-designation eligibility: Ogle Atlas, 1921.
In July 1926 Julius H. Holke, a real estate agent living in rural Wakarusa Township and the then-owner of Tract No. 2, sold the east half of the Tract to Merritt E. Zinn, a 41-year-old Lawrence streetcar motorman with a wife, Evelyn, age 22, and two children, ages six and four. Zinn's neighbor to the south was Harry Still, a 42-year-old house carpenter with a 35-year-old wife, Laura, and an eight-year-old son. Zinn built the house at 1927 Learnard, possibly with Harry Still's help, some time between 1926 and 1929; further research can fix the date. In March 1930 Zinn sold to Still the 35-by-118-foot tract at the southeast corner of the Zinn lot, through which the creek ran.

The structure is apparently a mail-order "kit house" of the type popularized by the Sears, Montgomery Ward, Aladdin, Hodgson and Harris companies in the early decades of the 20th century, selling hundreds of thousands of such homes. Preliminary research seems to rule out Sears and Aladdin as the source of the subject house, and anecdotal evidence points to Montgomery Ward and a building date of 1929. If the house is a "Wardway Home," its floor plan can be compared to those in 1924 and 1931 product catalogs in research collections.4

Perspective example of Sears Modern Home, "The Olivia," similar but not identical to 1927 Learnard

In 1936 the Zinns sold their property to the Douglas County Building & Loan Association, who sold it in 1944 to Edith and C. F. Barncord. Subsequent owners were Leonard A. and Patsy Stanwix (1945) and Eunice A. and Arthur W. Cattlett (1946).

In July 1956 the City of Lawrence annexed 8.6 acres, including the subject property; this may be around the time that the culvert bridge on Learnard was built, guessing from its construction

techniques and the likelihood that the City had to make street improvements as a consequence of annexation.

Eunice Cattlett died in July 1979, and a month later her heirs sold the house to Helen DiAnn Clark, "a single person." William Burroughs purchased the property from Helen Clark in early 1983.

The application for historic-register listing will rely primarily if not entirely on Burroughs' association with the house, even though its architectural history may be shown to add to its historicity. National Register Bulletin 22, "Guidelines for Nominating Properties that Have Achieved Significance within the Past Fifty Years," and National Register Bulletin 32, "Guidelines for Evaluating and Nominating Properties Associated with Famous Persons," will be followed to establish the "exceptional importance" of Burroughs' artistic accomplishments and his direct association with 1927 Learnard.

The "Burroughs Home" was never a good candidate for an Elvis Presley "Graceland"-type treatment, since it is small, relatively fragile, and situated in a quiet residential neighborhood. But it is quite possible to restore it to its condition exactly as it was when Burroughs died, which is a common approach to such structures—furniture, bookshelves, artwork on the walls, clothing in the closets. In that state, and maintained by a non-resident Caretaker, the Home could be visited by small groups of tourists for pre-arranged, one-hour presentations, minimizing the traffic and parking impacts on the residential area.

An interesting feature of the landscape around the Burroughs Home is the "Cat Cemetery" that lies south and west of a small pond south of the driveway. Beginning in 1994, Burroughs interred his beloved feline companions there, one by one, until in all there are now seven cat graves at the site. Burroughs' bedroom window, where he used to sit and look out at the yard, the little pond, the cemetery, the dense treeline and the creek beyond, is directly north of the pond and cat graves. These pets were important in Burroughs' later years; he wrote about them by name in several books, including The Cat Inside (1992), My Education (1995), and in the posthumous Last Words (2001).5

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5 Naming of "Burroughs Creek" (ATSF Tributary)
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On February 27, 2002, the Brook Creek Neighborhood Association (BCNA) formally proposed to the Lawrence-Douglas County Planning Commission that the "ATSF Ditch" (as it is also known) should be renamed "Burroughs Creek." The proposal included a letter of support from the Burroughs Estate.6

City staff corresponded with the U.S. Geological Survey in February-March 2002 and learned that the ATSF Tributary—and many other Douglas County streams and creeks designated on Federal Emergency Management Agency (FEMA) maps, as well—have never been assigned formal geographic place names under the USGS Geographic Name Information Service (GNIS).7 They

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6 Letter, Kirsten Roussel, Pres., Brook Creek Neighborhood Assoc., to Lawrence City Commission, Feb. 13, 2002; cc: Chad Voigt. In City files.
7 Email letter, Jennifer E. Runyon, USGS, to Casey Liebst, City staff, March 7, 2002; cc: Chad Voigt, Roger L. Payne, Exec. Sec'y of BGN.
also learned that the U. S. Board on Geographic Names (BGN) cannot approve a commemorative naming until the honoree has been deceased for at least five years, i.e., not before August 2002.

The Burroughs Creek proposal was on the City Commission's consent agenda at the April 29, 2003, meeting and was referred to the Parks & Recreation Advisory Board for consideration. On May 13 the Parks & Rec. Board unanimously recommended the proposal and sent it back to the City Commission, who on May 20 unanimously approved and authorized City staff to request the designation "through applicable federal government process."

This consists of completing the Domestic Geographic Name Report, demonstrating the naming proposal's compliance with the BGN's "Principles, Policies and Procedures" and showing evidence of local support for the naming. City staff filed this document on Sept. 26, 2003, with supporting documents.

The BGN's review of the proposal has begun, and BGN Executive Secretary Roger L. Payne has been quoted in local media as saying he expects a determination to be reached in Spring 2004.

Local citizens may send their comments to Mr. Payne at this email address: <bgnexec@usgs.gov>.
All of these proposals were underway at the same time that friends of William Burroughs and other interested citizens were beginning to discuss an appropriate way to develop a small Burroughs Visitor Center in Downtown Lawrence, and how to maintain and utilize the Burroughs Home. But it was the forward progress of the "21st & Barker Stormwater Improvement Project, Phase 2" that finally triggered a co-ordinated response to public works plans that might affect the "Burroughs Home" historic site and environs in a negative way, if unamended.

The headwaters of the ATSF Tributary has for many decades been a box culvert outlet (an "RCB," i.e., reinforced concrete box) at the north end of Barker Court (in the interior of Spalding's Subdivision), which discharges stormwater from an underground street drainage system serving the 150-acre drainage area under a region between 20th and 22nd Streets from Ohio Street to Learnard Avenue, roughly 16 city blocks. "Phase 1" of the 21st & Barker Stormwater Project was designed to improve the efficiency of that system by about 10-15%.

"Phase 1" will alleviate street flooding in the served area, but it will also significantly increase the stormwater flow into the natural channel from Barker Court (where the recently-completed box culvert is 20 feet wide by about 8 feet tall) to the substandard culvert under Learnard Avenue between 1927 Learnard and 1931 Learnard, and beyond—meaning more flooding there. Other neighbors with street addresses on Learnard and Barker will also be affected.

Thus, "Phase 2" was designed to increase the carrying capacity of the ATSF Tributary between Barker Court and Learnard and thence northeast to 19th Street and about 100 feet beyond,
connecting to the natural waterway which lies in the interior of another oversize "block" between Learnard and Bullene Avenues from 15th to 19th Streets. The firm hired by the City to complete these designs is Bartlett & West Engineers.

In the process of making land-acquisition appraisals and receiving homeowner comment, the City's legal assistant Scott Wagner became aware of the historic nature of the 1927 Learnard property, and alerted Chad Voigt, the Stormwater Engineer, who in turn alerted Joe Caldwell at Bartlett & West—all of whom immediately took this into consideration as the plans evolved.

A public information meeting was held at City Hall on May 19, 2003, with presentations by Joe Caldwell and Chad Voigtt to about a dozen affected property owners, who expressed various concerns. On June 18 the Public Works Dept. submitted a routine request for additional design funding to address the needed changes, and the City Commission approved this on June 24.

The next public meeting was Oct. 22, again with most of the affected owners present. Bartlett & West's new designs for "Phase 2" met with general approval from all involved. Historic-site considerations around 1927 Learnard (and all the other concerns expressed by residents between Learnard and Barker about preserving the wooded quality of the stream, etc.) were addressed very sensitively by the engineers.

Very few trees will be removed from the channel, and its crooked course will not be altered, since a 100-year-flood would quickly overtop the creek's banks and spread out safely within the broad, deep, wooded backyards of the block.

The dimensions of the new, larger RCB under Learnard (to engineers, a "culvert"; to residents and motorists, a "bridge") are scaled-down to a culvert length (bridge width) that is still adequate for 100-year flood flows, but is now more in keeping with preserving the appearance of the neighborhood.

The land taking from property owners by new permanent drainage easements (including the Burroughs Estate) was reduced considerably; Burroughs' "Cat Cemetery" is spared from the bulldozer.

And the new concrete railings on each side of the bridge will closely replicate the aesthetically-pleasing 1950s-era design of the existing structure: cast concrete incised pilasters (five, replacing three) with two square-section horizontal concrete beams between them.

Truly, the Public Works Dept., the Stormwater Engineer, Bartlett & West, and all City staff and contractors are to be highly commended for their timely, cooperative implementation of context-sensitive design in this project, and the responsive and effective way they have obtained relevant public input and amended their plan's to the neighborhood's enthusiastic satisfaction.

On Nov. 18 the City Commission set a bid date of Dec. 9, 2003, for "Phase 2." Also on Nov. 18, the Burroughs Estate readily accepted the City's offer of a modest sum for the drainage easement's reduced land taking; the Estate intends to donate that sum to establish a small private foundation to coordinate preservation and historical-tourism efforts.

人权保障和人权促进

This Report attempts to bring together the strands of several related projects: local public and private recognition of the William S. Burroughs legacy for cultural-tourism purposes; historic
preservation of the Burroughs Home and its historic environs; major stormwater drainage improvements along Burroughs Creek throughout its course within the City limits (behind the Burroughs Home, through "bridges" or culverts under Learnard Avenue and 19th Street, past the Villo Woods PRD (planned residential development), alongside the abandoned BNSF railroad right-of-way, and through the stream-daylighting project area between 15th and 11th Streets); the design and construction of a long-proposed "Rails-to-Trails" recreational-path project along the BNSF Railroad Spur from 23rd Street to 12th Street; and proposed (but neighborhood-rejected) widening "improvements" to Learnard Avenue between 23rd and 15th Streets.

The Report examines the history of these various projects, and offers these suggestions:

- The Estate of William S. Burroughs hopes to facilitate the establishment of a private foundation, and to convey ownership of the Burroughs Home at 1927 Learnard Avenue to that entity, for the benefit of the City of Lawrence and its residents, among others.

- The Burroughs Home should be maintained for limited public visitation in an appropriate way; the Estate will make available necessary furnishings and books from the author's home library.

- A Burroughs Visitor Center of modest proportions should be established in Downtown Lawrence, and its existence and activities should be added to the City's promotional materials (i.e., Visitors Bureau).

- The Burroughs Home, and its historic environs, should be preserved from "adverse effects" of private development and public civil-engineering projects.

- The ATSF Tributary should be Federally named as Burroughs Creek.

- The BNSF Railroad Spur recreational-path project should be facilitated for development per existing plans, as economic factors allow.

- The 13th & Oregon stream-daylighting project should be advanced, in coordination with the BNSF Railroad Spur recreational path.

- The "Villo Woods" planned residential development at 548 East 19th St. should continue to be responsive to the recreational-path project and proceed in coordination with it.

- The Burroughs Home should be evaluated (by Estate-hired contractors) for flood-prevention retrofitting, specifically dry floodproofing of the basement level and a possible floodwall protection design; available Federal and State funding sources should be pursued.

- Application for historic-register listing of the Burroughs Home should be made at the City, State and Federal levels as soon as practicable.
[City map, April 2003, showing "21st St." and "13th St." drainage projects, Villo Woods PRD, and AT&SF and Brook Creek Tributaries]
APPENDIX A:

"Google" study of relative prominence of former Lawrence residents.

One way to assess the breadth of Burroughs' impact is to measure the "bandwidth" his name occupies in today's "wired" world, and compare that with the "bandwidth" of other former Lawrence residents who are famous today—specifically examining to what extent those persons' achievements reflected back on Lawrence.

Using the popular Google.com online search engine, a study was prepared in June 2003 to determine (a) how many "hits" overall were received for each of a list of comparable names, and (b) how many of those "hits" include a mention of Lawrence, Kansas. Search terms were carefully chosen to exclude most "false hits" not relevant to the study. These were the top eight names:

<table>
<thead>
<tr>
<th>Person / Known For</th>
<th>Vital Dates</th>
<th>Ages in Lawrence</th>
<th>Age at Death</th>
<th>Yrs Dead</th>
<th>Total hits</th>
<th>&quot;Lawrence&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>Langston Hughes Harlem Renaissance writer</td>
<td>1902-1967</td>
<td>1-13</td>
<td>65</td>
<td>36</td>
<td>98,900</td>
<td>2,280</td>
</tr>
<tr>
<td>William S. Burroughs Beat Generation writer</td>
<td>1914-1997</td>
<td>67-83</td>
<td>83</td>
<td>6</td>
<td>46,900</td>
<td>8,180</td>
</tr>
<tr>
<td>John Brown Abolitionist crusader</td>
<td>1800-1859</td>
<td>56-57</td>
<td>59</td>
<td>144</td>
<td>10,700</td>
<td>712</td>
</tr>
<tr>
<td>William C. Quantrill Civil War guerrilla</td>
<td>1837-1865</td>
<td>22-23</td>
<td>28</td>
<td>138</td>
<td>7,280</td>
<td>3,960</td>
</tr>
<tr>
<td>James Naismith inventor of basketball</td>
<td>1861-1939</td>
<td>37-78</td>
<td>78</td>
<td>64</td>
<td>7,130</td>
<td>621</td>
</tr>
<tr>
<td>Hugh Beaumont actor (&quot;Leave It to Beaver&quot;)</td>
<td>1909-1982</td>
<td>0-12</td>
<td>73</td>
<td>21</td>
<td>6,650</td>
<td>132</td>
</tr>
<tr>
<td>Clyde Tombaugh discoverer of planet Pluto</td>
<td>1906-1997</td>
<td>26-32</td>
<td>91</td>
<td>6</td>
<td>6,480</td>
<td>132</td>
</tr>
<tr>
<td>Jim Thorpe Native American track star</td>
<td>1888-1953</td>
<td>10-16</td>
<td>65</td>
<td>50</td>
<td>5,990</td>
<td>2,770</td>
</tr>
</tbody>
</table>

These results indicate that the four persons who have brought the most attention to Lawrence that lingers today were, in order of their estimated impact internationally:

1. William S. Burroughs
2. William Quantrill
3. Jim Thorpe
4. Langston Hughes
APPENDIX D: Resources

HISTORICAL RESOURCES

American Cultural Resources Association (ACRA)
Susan M. Chandler, President (E-mail: <alpine@AlpineArchaeology.com>)
Thomas R Wheaton, Executive Director (E-mail: <tomwheaton@newsouthassoc.com>)
6150 East Ponce de Leon Ave.
Stone Mountain, Georgia 30083

ENVIRONMENTAL HANDBOOK (VOLUME 2): CULTURAL RESOURCES
Draft July 2001
California Dept. of Transportation (CalTrans), Div. of Environmental Analysis
Sacramento CA

The Kansas Preservation Alliance
Board (selected names):
Rahim Borhani, Manhattan 785.776.2100 <rborhani@dynamac.com>
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National Trust For Historic Preservation Advisors:
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Cheryl Brown Henderson, Topeka <brownfound@juno.com>
NTHP Regional Atty. & Program Officer:
Amy Cole, Denver 303.623.1504 <amy_cole@nthp.org>

The Kansas Preservation Plan: Planning for the Future: Historic Preservation is Public Policy
Kansas Historic Preservation Office
Kansas State Historical Society, June 2001

National Trust for Historic Preservation
1785 Massachusetts Avenue, N.W.
Washington, D.C. 20036
Publications: <preservation_books@nthp.org>
Midwest Regional Office
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Chicago, IL 60604
Ph: (312) 939-5547 ; Fax: (312) 939-5651
e-mail: <mwro@nthp.org>

Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
(Preservation Brief 36)
Charles A. Birnbaum, ASLA
National Park Service
Washington, D.C. September, 1994
**Protecting Historic Properties: A Citizen’s Guide to Section 106 Review**  
Updated 2002

**The Advisory Council on Historic Preservation**  
1100 Pennsylvania Avenue NW, Suite 809  
Old Post Office Building  
Washington, DC 20004  
email: <achp@achp.gov>  
website: <www.achp.gov>

**Historic American Buildings Survey**  
Historic American Engineering Record  
HABS/HAER/HALS Division  
National Park Service  
Department of the Interior  
1849 C Street, NW, 2270  
Washington, DC 20240

**Douglas County Heritage Alliance Committee**  
Judge Deanell Tacha, Chair; Charles Jones; Judy Billings; Dee Ann Deroin; Bill Dulin; David Dunfield; Nancy Hiebert; Mike Hoeflich; Charles Jones; Fred Six; Bill Tuttle; Ranita Wilks; Del Shankel; David Dunfield  
Contact email: <cjones@sunflower.com>

**ARCHITECTURAL HISTORY**

*Houses By Mail: A Guide to Houses from Sears, Roebuck and Company*  
Publisher: John Wiley & Sons,  
1 Wiley Dr., Somerset, NJ 08875,  
tel: 800-225-5945; (Fax)1-800-597-3299

*Homes In A Box*  
Shiffer Publishing, Ltd.,  
4880 Lower Valley Rd.,  
Atglen, PA 19310,  
tel: (610) 593-1777; Fax: (610) 593-2002,  
E-mail: <schifferbk@aol.com>

*America's Favorite Homes : Mail-Order Catalogues As a Guide to Popular Early 20th-Century Houses.*  

Joselow, Evie T.  
PhD. Dissertation, 1998,  
City University of New York.

*Bennett's Small House Catalogue, 1920.*  
117 House Designs of the Twenties
by Gordon-Van Tine
(Dover Books on Architecture).