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A HISTORICAL SURVEY OF THE CAMPUS

When the question as to the location of the State University came up for settlement in the Legislature, in 1863, Lawrence and Emporia were the chief competitors for the distinction. Emporia offered eighty acres of land adjoining the city as a site, and Lawrence offered an endowment of fifteen thousand dollars and forty acres of ground adjoining the city for a campus. After a long and spirited debate in the Legislature, which was followed with great interest by the people of the State, the question of location was decided in favor of Lawrence.

In accordance with its pledge to the Legislature, the city of Lawrence purchased the forty-acre tract on which the present main building is located and turned it over to the State. The bounds of this original forty acres are shown on the map on page 284. The north twenty-two and one-fourth acres of this tract, or that part lying north of the section line, was a part of the original homestead of Governor Charles Robinson, he having preëmpted the southeast quarter of section thirty-six, and it was bought from him by the city. The south seventeen and three-fourths acres was in the quarter section preëmpted by Jonathan F. Morgan and afterwards deeded to James Blood. The north sixty acres of this quarter section was transferred, in 1858, to Mrs. Sara T. D. Robinson, from

whom the seventeen and three-fourths acres was bought by the city. The forty acres thus made up was conveyed to "the Governor of the State of Kansas and to his successors in office, for and to the use of the said State as a site for the University of said State," in April, 1863, but Fraser Hall, the first building to be erected upon the site, was not begun until 1870, and was not occupied until the end of 1872. Prior to this time, the work of the University was carried on at the building now known as North College.

The eastern part of the present North College campus, that part east of the range line,* was a block of ground set apart in the dedication of the city of Lawrence as "School Grounds." In January, 1859, the trustees of the city of Lawrence gave this block to the trustees of Lawrence University, a school then being organized by the Presbyterian Church.† This gift, however, was "on condition that said University is permanently located at Lawrence, Kansas Territory, that a brick building not less than thirty-six feet in width and sixty feet in length, two stories high, be erected and completed within one year from this date, and that a school be commenced within six months from this date, and that failing to comply with the above conditions, said Lawrence University shall forfeit all right to said lot of ground, and it shall again become the property of the City of Lawrence."‡ The Presbyterians were unable to comply with the conditions, though a considerable amount of building material had been delivered on the ground and the foundation for their building had been completed at the end of the year 1859.

*The range line is the present west line of Louisiana Street, south of Quincy. The west face of the foundation of North College is in the range line.

†For an interesting account of the early attempts to found at Lawrence an institution for higher education in Kansas, see the *Quarter-Centennial History of the University of Kansas*, by Wilson Sterling. Many data used in the preparation of the present account are taken from this *History*, as indicated in the footnotes.

‡Quoted from Sterling's *History*, p. 51. See Council Records, March 1, 1865.

In 1861 the Presbyterians transferred this material and foundation, together with their claims to the ground, to a new board of trustees of "Lawrence University of Kansas,"* formed under the auspices of the Episcopal church. The war coming on, however, nothing was done toward completing the building, and in August, 1863, when plans for the new State University were being much thought of, and when the city of Lawrence was putting forth every effort to make good its pledge to the Legislature for an endowment of fifteen thousand dollars for the institution, the mayor and council took formal possession of the land, declaring that the church societies had failed to comply with their contracts with the city, and had thereby forfeited their rights to the ground.†

At the first meeting of the Regents of the University of Kansas, in March, 1865, "it was deemed impracticable to attempt to erect a building on the ground already belonging to the University. The foundation erected by the Presbyterians was still standing in good condition on North College hill. The grounds and building had reverted to the city. . . . The Regents, accordingly, thought it desirable to secure the ground for a preparatory school building, and expressed themselves as ready to accept a title to the ground whenever the city would put the foundation in such shape that five thousand dollars to be supplied by the Regents would complete the building."‡ After several months spent in securing funds for the erection of the building, the transfer of the premises to the University was formally made in September. Chancellor Oliver§ also secured from the Episcopal church the donation of its claims.

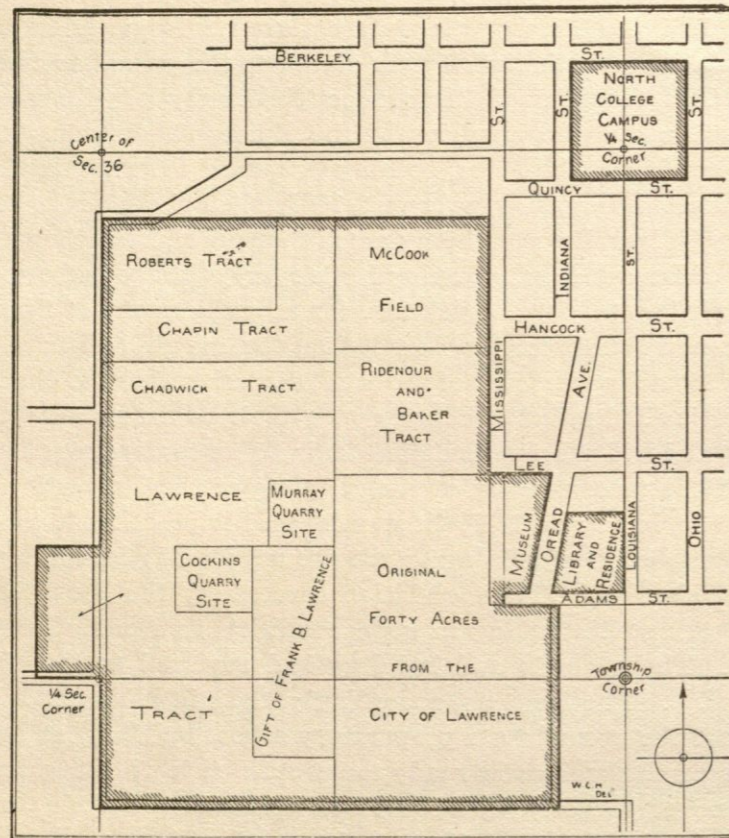
This ground extended from the west line of Ohio Street westward only to the range line. That part of the present North College campus lying west of the range line had not

*Sterling's *History*, p. 57.

†*Council Records*, August 12 and 19, 1863.

‡Sterling's *History*, p. 78.

§*Regents' Records*, p. 13.



MAP OF THE CAMPUS OF THE PRESENT TIME, SHOWING THE VARIOUS COMPONENT PARTS

been included in the original plat of the city; it was at this time owned by General James H. Lane, the north part by preëmption and the south part by purchase from Robert S. Stevens, who had bought it from Charles Robinson in 1859. When General Lane filed his Second Addition to the city of Lawrence, he gave this tract to the use of the University.*

In November, 1879, upon presentations by the Regents that the ground would be acceptable, ex-Governor Robinson made a conditional gift of about one and one-fourth acres of the

*See plat of Lane's Second Addition, *County Records*.

high ground just east of Blake Hall, for a site for an astronomical and meteorological observatory, "together with an unobstructed view over the land" lying to the north and south of the plot. The condition was that within five years from the date of the gift the State should erect and equip the buildings and laboratories appropriate to the purpose intended. The conditions, however, were not complied with, and the land reverted to Governor Robinson.

Excepting the unrealized gift of the observatory site, the first addition to the University grounds made after North College campus was completed was through the generosity of Colonel John J. McCook. While on a visit at the University, in June, 1890, Colonel McCook witnessed a game of base-ball between the University nine and a visiting team, a game well played, though on a poor field. Being very much interested in athletic sports, he subsequently expressed his readiness to provide for the purchase and preparation of a suitable athletic field for University sports. The sum given by him for this purpose amounted to twenty-five hundred dollars. With this money, the twelve and one-half acres now known as McCook Field was purchased from ex-Governor Robinson, and the northwest corner was graded, sub-drained and fenced, and the grand-stand was built. The generosity of Governor Robinson also should be recognized in this transaction, as he accepted in payment for the tract a sum—twelve hundred dollars—equal to about half its real value. A resolution of the Board of Regents of October 16, 1891,* thanks ex-Governor Robinson for his "gift of six acres of ground to be used as athletic grounds."

About a month later than the date last named, in November, 1891, Governor Robinson made another gift of land to the University, this being block seven of his Oread Addition, and comprising about two and one-half acres. This is the ground on which the Museum is now located.

**Regents' Records*, Book 2, p. 49.

The next accession was the ground on which Spooner Library and the University Residence are located. This comprises the south eight lots of the city block, and was purchased in April, 1893, of Lathrop Bullene. These lots are a part of Oread Addition, which was dedicated and filed as an addition to the city of Lawrence "previous to August 21, 1863,"* by Charles Robinson. A supplemental plat was filed later, September 23, 1870, showing the lot lines as they now stand. These eight lots were conveyed by Governor Robinson to H. E. Lowman in 1860, and in July, 1870, were by him transferred to Lathrop Bullene, who retained the title to them until their purchase by the University.

When, in the spring of 1901, the Museum was about to be built, it was decided to locate it on the west side of Oread Avenue, with its axis coincident with that of the Library. It was soon discovered, however, that if it were placed in the position desired, the rear of the building would project nearly thirty feet into Mississippi Street. It was then suggested that, inasmuch as Mississippi Street was little used at this point, owing to its unimproved condition and the steepness of its profile, and as there was a good natural location for a winding road up North Hollow, the mayor and council of the city be asked to vacate Mississippi Street south of Lee Street, and that the University then build a road on a uniform grade from Lee Street up North Hollow. This vacation was effected in June, adding one and two-tenths acres to the area of the campus. During the same summer, the North Hollow road was built, giving an approach to the campus with a grade not exceeding six per cent.

It has long been felt that the University campus would soon be too small, and that in order to provide for future expansion the University should secure the high ground lying west of the original forty acres, together with the

*The date of the burning of Lawrence by Quantrell. The county records were burned at this time, and copies of many of the original documents were afterwards filed, inscribed with the legend quoted above.

slopes descending north and south from it. Plans for the acquirement of not only this area, but also of an extended area west and south of McCook Field were practically completed last fall, when titles to the parcels of ground designated on the map as the Lawrence Tract, the Murray and Cockins Quarry Sites, the Chadwick Tract, the Chapin Tract, and the Ridenour and Baker Tract were negotiated for. The special appropriation by the last Legislature of \$11,900 for the purchase of additional land made it possible to carry these plans into effect.

The tract of ten acres just west of Fowler Shops and the Chemistry Building was given to the University in November, 1904, by Mr. Frank B. Lawrence. The Lawrence Tract, comprising about forty-one acres, was purchased from Mr. Lawrence at about the same time. By the terms of this purchase, the University is to pay six hundred dollars annually to Mr. Lawrence during his lifetime, this sum being six per cent. interest on the assumed valuation of the land. At Mr. Lawrence's death, the land will pass in fee simple to the University.

The Ridenour and Baker Tract was acquired in April of this year, and the Roberts Tract at about the same time, filling out the reëntrant angle at the northwest corner and completing the scheme of extension.

The greater part of the new addition to the campus lies in the southeast quarter of section thirty-six, the old Robinson homestead. The Ridenour and Baker Tract was sold by ex-Governor Robinson to Messrs. Ridenour and Baker in June, 1869, and the title remained with this firm until it was transferred to the University. The Roberts Tract of nine acres was sold to Mrs. Mary E. Woodward, the west five acres in 1862, and the east four acres in 1864. Mrs. Woodward transferred the title to both parcels to James C. Herron, in 1869. The property was again sold, in 1885, to Joseph O. and Angeline Roberts, upon their death passed to Charles W. Roberts, their son, and was held by him until its transfer to the University.

The conveyance by Governor Robinson, in May, 1865, of the L-shaped strip of ten acres, shown on the map, to Caroline E. Chapin, throws an interesting side-light upon the history of the time. The Misses Chapin were at the time conducting a private school in Lawrence, an enterprise undertaken partly through the solicitation of Governor Robinson, who was desirous of seeing good schools established in Lawrence. The governor had guaranteed to these ladies a certain amount in compensation for their undertaking, and, this amount not having been realized, deeded to one of the sisters this ten-acre plot on the eastern slope of the ridge. The title to this land remained with Caroline E. Chapin until, in 1889, it was transferred to Charles R. Chapin, her nephew, who held it until its conveyance to the Regents, in April, 1905.

The Chadwick Tract was sold to Charles Chadwick in January, 1869. The land remained in the possession of Mr. Chadwick until its purchase by the University, in June, 1904.

That part of the Lawrence Tracts lying in the Robinson homestead, together with the two Quarry Sites shown, was deeded to Mrs. Sara T. D. Robinson in 1863. In 1871 and 1872 two small parcels in this area were sold to two quarrymen, Richard Huggard and John Rogan, who opened up somewhat extensive quarries upon them. The Rogan parcel, originally only two acres, was transferred to D. A. Brownlee, had another acre added to it by Mrs. Robinson in 1892, was sold to W. W. Cockins in 1894, and was bought by the University this spring. The Huggard parcel was also originally only two acres, and was transferred, in 1880, to James McCurdy. Mr. McCurdy sold it in 1888 to John Murray, who bought from Mrs. Robinson an additional half-acre on the west, and who retained possession until the conveyance to the University last fall. In August, 1895, Mrs. Robinson conveyed to her nephew, Frank B. Lawrence, that part of the area under consideration lying south of a line through the

north boundary of the Cockins Quarry Site, together with the seventeen-acre rectangle south of the township line, in the old Morgan homestead; and in the same month and year she sold to Charles Chadwick the part lying north of the same line; excepting, of course, the two quarry sites that had already been sold. In January, 1899, Lawrence bought this piece from Chadwick. The five acres lying west of the quarter-section line were in the homestead preëmpted by Judge J. S. Emery. It had passed through various hands, being finally bought by Mr. Lawrence and included in his sale to the University.

The latest addition to the area of the campus was through a recent city ordinance* vacating Adams Street from about the east line of the "Original Forty Acres" west, and Oread Avenue from the south line of Lee Street south. This action was requested of the mayor and council by the Board of Regents, the object being to enable the Regents to build a proper driveway as an approach to the University grounds.

This completes the catalogue of the lands at present included in the University campus.† The areas of the various

*This ordinance went into effect May 9, 1905. As the map accompanying this article was already prepared and in press at the time the action was taken, it shows the streets as they were previous to the vacation.

†TABLE SHOWING AREA OF THE COMPONENT PARTS OF
THE CAMPUS

Original Forty Acre Site,	40.0 acres
North College Campus, east half 4.3 acres, west half 3.7 acres,	8.0 acres
McCook Field,	12.5 acres
Museum Block,	2.5 acres
Library and Residence Lots,	3.0 acres
Mississippi Street, vacated by City,	1.2 acres
Lawrence Gift,	10.0 acres
Lawrence Tract,	41.2 acres
Murray Quarry Site,	2.5 acres
Cockins Quarry Site,	3.0 acres
Chadwick Tract,	6.9 acres
Chapin Tract,	10.0 acres
Roberts Tract,	9.0 acres
Ridenour and Baker Tract,	11.9 acres
Adams Street and Oread Avenue, vacated by City,	1.9 acres
Total,	163.6 acres

tracts are given in the table, the total being one hundred and sixty three and six-tenths acres. Of this total area, eighty-seven and one-half acres was acquired by direct purchase, seventy-three acres by gift, and three and one-tenth acres by the vacation of parts of city streets.

Mere area, of course, does not make up a campus, any more than a mere recital of the dates of buying and selling, the names of owners and buyers, and statements of the consideration received, make up the history of such an area. But it has been the purpose of this paper only to give a kind of catalogue of the various parts and parcels that have been brought together in the campus of today, with sundry notes concerning the ownership of the different parcels from the time when they were preëmpted out of the public lands until the present, and with statements of the circumstances of their acquisition by the University. No statements concerning the various buildings have been offered,—their names, characters, sizes, uses, or the dates or circumstances of their erection,—for these are matters of common knowledge, or can be learned from the annual catalogues. Other matters, such as topography, roads, and general improvements, have also been considered as outside the province of the paper.

There is another campus feature, however, whose origin is not so well known nor so easily learned, and whose essential importance warrants a statement here. This feature is the campus trees. Mount Oread was originally practically a treeless area. So it remained, even after Fraser Hall was built and occupied, until during the administration of Chancellor Marvin. Dr. Marvin was a lover of trees and shrubbery, and used to attend the meetings of the Douglas County Horticultural Society. In the spring of 1878 he suggested the idea of planting the campus with trees. The matter was taken up by the Society, and a large number of elm, ash, box-elder, hard maple, pine, cedar, and other trees were given for the purpose by local nurserymen. To get the trees set out, the Chancellor proclaimed a holiday. The boys

planted them and the girls, in the physics laboratory, prepared a lunch. Even an unpleasant drizzle in the afternoon failed to dampen the ardor of the workers. By evening practically all the trees now growing in North Hollow and over the top of the hill were set out, except the walnut grove near the north end of the Hollow, which sprang from seed scattered subsequently by Chancellor Marvin. Two or three years later, the lilac hedge, the row of arbor vitae, and the other shrubbery along the east wall were given and set out by the Horticultural Society.

On the newly acquired parts of the campus, there are a few good trees, and others are being planted. A row of elms has already been set out along the road over on the west side, and the setting of several masses of trees is under way. This work is in conformity with the general plan for future extensions and improvements adopted last year by the Board of Regents.

W. C. HOAD.

THE OXFORD UNDERGRADUATE

By the term, "Oxford undergraduate," practically all the students of Oxford University are designated, for the Oxford graduate is not present in the University except as a don, *i. e.*, professor. It is true that occasionally a graduate is found doing work for an advanced degree, but he is a *rara avis*, for the higher degree usually taken, the M. A., does not require residence. The candidate merely pays fees for so many terms, thus remaining a member of the University, and at the end of the specified time he receives his M. A. with no additional exertion on his part. Thus the Oxford M. A., from a scholastic point of view, has no more value than a B. A. Its real value lies in the fact that its possessor becomes a *member* of the University and may vote on certain questions arising concerning the management of the same. Undoubtedly, the reason why there are not more gradu-