

## Urban Renewal and Redevelopment Collection, 1949?-1977?

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**Access:** For confidentiality reasons, some information has been redacted and original materials withdrawn until 2030. Suitable redacted reproductions have been provided in their stead.

### Related Material

Materials regarding the Urban Renewal can also be found in the papers of Mayors John J. Buckley (2007.005), Daniel P. Kiley, Jr. (2007.002), and Lawrence P. LeFebre (2006.076).

Note: A substantial amount of Urban Renewal materials are also still held by the City of Lawrence, Mass.

### Provenance

This collection was created by the Lawrence Redevelopment Authority between the 1950s and 1970s. It was donated to the Lawrence History Center in 1997 and 2003.

### Historical Note

Urban Renewal was a federal program established in 1949 by the American Housing Act (AHA). Title I of the act stated that funds would be available for helping municipalities clear areas with housing units in substandard condition. Other parts of the act set aside funds to subsidize public housing and allow for Federal Housing Administration (FHA) mortgage insurance. The term ‘urban renewal’ was added to the AHA in an amendment in 1954, the same year that the supreme court declared it constitutional for local governments to use eminent domain to forcibly seize unblighted stores in a blighted area. This set a precedent that would give more freedom to municipalities undertaking an urban renewal program.

The purpose of the national urban renewal program was to rebuild and rejuvenate inner city neighborhoods with at least 20% of properties meeting the AHA’s definition of substandard housing: “conditions obtaining in connection with the existence of any dwelling, or dwellings, or housing accommodations for human beings, which because of lack of sanitary facilities, ventilation, or light, or because of dilapidation, overcrowding, faulty interior arrangement, or any combination of these factors, is in the opinion of the commissioners, detrimental to the safety, health, morals, or welfare of the inhabitants.” These neighborhoods were called ‘blighted’ and ‘slum’ areas.

Municipalities desiring to participate in urban renewal applied for grants from the federal government. Those municipalities whose applications were accepted received large amounts of public money as well as substantial power to intercede in the private market. A local renewal agency was established with the purpose of working with local government officials. Together they determined which areas would

undergo urban renewal projects, created detailed plans for these projects, and sought approval from the U.S. Department of Housing and Urban Development (HUD). Once approval and funding had been received from HUD, the local renewal agency could approach property owners to begin the process of buying real estate and relocating tenants (both businesses and families/individuals). If an owner refused to sell their property, the agency could invoke eminent domain to take the property by force.

In Lawrence, these types of projects were originally the responsibility of the Lawrence Housing Authority (LHA). The first project to be undertaken was Common-Valley-Concord (originally known as the Common-Lowell-Concord Project). It was extremely controversial, resulting in a series of public hearings in June of 1957. The Greater Lawrence Chamber of Commerce's Urban Redevelopment Committee and the Greater Lawrence Citizen's Committee for Industrial Development expressed their support of the program, but there were many opponents. A new organization, called Citizens for the American Way of Life, was the most vocal group of opponents to the project.

After the hearings, the City Council rejected the project plan so that residents could have more input and revisions could be made. In July of that year the Council also voted to send the LHA's plan to the Federal Housing and Home Finance Authority, stating that it would have to be revised before being formally accepted. Due to the difficulties in beginning the urban renewal program, city officials decided to form a new agency devoted to making it successful.

In the summer of 1958 the Lawrence Redevelopment Authority (LRA) was established by the City Council in order to plan and implement all urban renewal projects. The LRA took charge of the LHA's Concord-Valley-Common Project in the fall of 1958, when John J. Sirois became the LRA's Director. The AHA mandated that HUD would pay two-thirds of the cost associated with purchasing properties. The city of Lawrence did not have the funds to make up the difference, so the majority of the remaining costs were subsidized by the Commonwealth of Massachusetts.

The goals for urban renewal in Lawrence were not only to provide suitable housing for residents, but also to rejuvenate the downtown shopping district. With the advent of large malls in suburban areas, Lawrence had seen a dramatic decrease in the number of shoppers coming to the city. The mills, which had provided many jobs and tax revenues for Lawrence, were closing down to move their operations into southern states where they would incur fewer expenses. All of this, combined with the creation of complex highway systems and expansive suburbs, resulted in many residents and businesses moving out of Lawrence. Thus the city found its tax revenues drastically reduced. By redeveloping land to create better housing and business units, government officials believed that businesses, shoppers, and potential residents would be enticed back into the city. The areas to be included in this endeavor were collectively called the General Neighborhood Renewal Area (GNRA).

As mentioned above, the first effort to affect this change was the Common-Valley-Concord Project. The boundaries of the focus area were: Common Street on the South; Bradford, Amesbury, and Lowell Streets on the North; Lawrence Street on the East; and Broadway on the West. In order to accelerate the project, a blanket order of taking by eminent domain was issued in 1959. The order covered 182 parcels of land, approximately 758 dwelling units, and 200 commercial units. Many of the properties were already vacant, leaving only 380 families, 260 businesses, and multiple lodgers to be relocated.

Appraisals of the properties were completed in the late 1950s and owners received remuneration based on those appraisals. The LRA assisted businesses and tenants in finding new accommodations, and in many cases paid them for any costs incurred during the process. The agency kept detailed records regarding displaced tenants, including their feelings about the relocation program. At the same time the LRA began to focus on their plans to build new police and fire stations as well as garden apartments. By the end of the 1960s all residents and businesses were gone from the area and the substandard units had been cleared. The LRA therefore sold the land in their possession to redevelopers.

In the early 1960s the Plains Project became the next venture undertaken by the LRA. The Plains Neighborhood was composed of the land bounded by Lawrence, Haverhill, and Hampshire Streets as well as the Spicket River. The neighborhood was composed mostly of tenements occupied by immigrant groups, although there were also small businesses. As with the Concord-Valley-Common Project, each parcel of land was appraised, resulting in 77% of all buildings being declared so substandard that they required demolition. Plans were made to expand the high school, create exemplary housing units close to the Central Business District, improve the streets, and provide more space for “community facilities.”

By 1965, when the acquisition of land and relocation of tenants began, approximately half of all businesses and residents had already left the area in order to avoid the difficulties associated with urban renewal. Property owners were given compensation for the fair market value of their lots and tenants received assistance in finding new accommodations. All relocated individuals were granted a moving stipend and given the opportunity to seek payments for moving costs. The progress of the relocation program was tracked by the LRA according to parcel number, as was the general status of displaced persons and businesses. Once the area had been completely vacated and derelict buildings demolished, the land was sold to private developers. The LRA’s Plains Project officially ended in 1973.

The Broadway-Essex Project was chosen as the LRA’s next endeavor. It began in approximately 1961 when the agency submitted an application for federal funds to complete initial surveys and plans. The project area was, in general, bounded by: Bradford Street to the North; Essex Street to the South; Broadway to the West; and Lawrence Street to the East. It was chosen due to its important location within Lawrence’s Central Business District. According the LRA, the project area included 104 major structures: 33 residential buildings and 71 commercial buildings. Of these structures, 75% were declared to be so deficient as to warrant demolition.

The relocation of businesses and residents began in the mid-1960s. Some businesses had difficulties in moving due to the large amount equipment they owned, but were able to seek reimbursement from the LRA for any costs they incurred. Residents were also able to seek compensation for the costs of moving as well as increased rental payments. All of these processes were recorded in detailed files kept by the LRA. As businesses and residents moved out of the project area, the LRA began to focus on its goal to clear substandard units and create more off-street parking, commercial buildings, and space for a hotel. By the end of the project in approximately 1974, all of the land in the project area had been sold.

The Garden-Union-Allen Project began in approximately 1968, when the LRA submitted an application for federal funds to complete initial surveys and plans. The project space was composed of

two areas linked by Garden Street. The larger of the two was bounded by: the Spicket River and Haverhill Street on the North; Union and Haverhill Streets on the West; the Spicket River on the East; and Garden Street on the South. The smaller area was located to the West and South of that mentioned above, and was bounded by: Garden Street on the North; Newbury Street on the West; Union Street on the East; and Common Street on the South. It was a mixed-use neighborhood, home to both housing and business units.

Initial surveys of the area in the late 1960s identified seventy-eight main structures, sixty of which were declared substandard. The project gained momentum in 1971 when individual appraisals were conducted, and the relocation of individuals and businesses began. As with previous projects, the LRA attempted to help those displaced by urban renewal. Aside from helping them to find new accommodations, individuals could apply for reimbursement of the costs incurred from moving to a new location as well as increased mortgage and rental payments. Once again the LRA kept detailed records of all of these processes, including the names and ages of all relocated persons and any problems they experienced. The relocation program was largely finished by 1975, with some individuals still seeking help into 1977. The project officially ended in the mid-to-late 1970s after all the land was cleared and/or sold to private developers.

Part of the Garden-Union-Allen Project was the renovation of the Lawrence General Hospital. The Russell Building, in which it was located, was old and dilapidated. It needed to be rebuilt, and another structure was required to house newer departments, such as Obstetrics/Gynecology and Mental Health. Inadequate parking was also an issue. More land was needed in order to solve these problems, and it was taken from such neighboring lots as the Leonard School. Planning had originally begun in the mid-1960s as part of the Plains Project but the program was eventually shifted to Garden-Union-Allen, with the new Russell Building opening in 1972.

The Saunders Improvement Area Project was somewhat different from those mentioned above. In 1969 the LRA applied for funds to complete a housing code enforcement project. According to that application, the area to be focused upon was “West of the Boston & Maine Railroad and South Broadway to Davis Street, South of the Boston & Maine Railroad to West Kenneth and Kenneth Streets.” The point of the project was to inspect buildings within this area for housing code violations and work with owners to fix them. The application stated that an estimated 229 buildings out of a total of 508 were in violation of at least one code.

After receiving the funding, the LRA began to inspect the 446 residential buildings, 47 nonresidential buildings, and 15 mixed-use buildings located within the project area. They found 342 of those structures to have some form of housing code violation. Owners were required to fix any problems found by inspectors, and could apply for loans from the federal government (through the LRA) to do so. This involved a long process which included: an inspection of the owners' current financial position; estimations of their future capability to pay any loans received; verification that the owners found contractors who would complete the needed work for decent prices; and confirmation that contractors corrected all housing code violations. All properties were reinspected before the end of the project around 1973 and any outstanding violations were dealt with.

The Urban Renewal program in Lawrence ended in the late 1970s. It fundamentally changed the look of Lawrence, as entire neighborhoods were demolished and new buildings were constructed. Many of the proposed plans were never completed or were only partially successful, and the large-scale

rejuvenation of the Central Business District was never achieved.

### **Scope and Content Note**

This collection contains materials related to the urban renewal projects undertaken in Lawrence, Mass. between approximately 1957 and 1977. Records include general administrative documents created by the LRA, such as employee time sheets, collective bargaining agreements, the urban renewal master plan, design studies, meeting meetings, agency by-laws, budgets, bills, correspondence, housing and zoning laws, and contracts. These materials, which date between approximately 1959 and 1975, focus on the overall goals and functions of, difficulties faced by, and daily operations of the LRA from its founding in the 1950s to the end of urban renewal in the 1970s.

There are also extensive records relating to the five completed projects: the Common-Valley-Concord Project; the Plains Project; the Broadway Essex Project; the Garden-Union-Allen Project; and the Saunders Improvement Area Project. The type and number of documents varies by project, but in general includes both administrative records and files focused on project implementation. Administrative records for each project include spreadsheets, correspondence, budgets, reports, grant applications, requisitions, and bills. These materials detail the work of LRA employees as they attempted to complete each project.

Implementation files associated with the projects include detailed property appraisals and descriptions, deeds, applications made by residents and businesses for reimbursement of costs incurred during relocation, and applications made by residents and businesses for compensation for increased mortgages and rental payments after relocation. They also include forms containing the financial and demographic data for residents and businesses affected by projects, information regarding the places to which they moved, and notes regarding their feelings about urban renewal. The collection also contains orders of taking for properties that were forcibly taken from owners, and correspondence detailing negotiations with owners regarding the price of their properties. Finally, there are maps, drawings, and diagrams depicting the conditions, layouts, and improvements of project areas before and during urban renewal, as well as proposed land usage after project completion. These records, which date between approximately 1949 and 1977, provide detailed information regarding the processes involved in the of each project.

### **Arrangement**

- Series I. Lawrence Redevelopment Authority Administrative Records, 1959-1975?
  - Subseries I. Employee Records, 1964?-1969?
  - Subseries II. Financial Records, 1959-1974?
  - Subseries III. Meeting Minutes, 1958-1973
  - Subseries IV. Master Plans and Grant Applications, 1965, 1970
  - Subseries V. Project Related Records, 1963?-1975?
  
- Series II. Common-Valley-Concord Project Records, 1957-1959
  - Subseries I. Administrative Records, 1958-1969
  - Subseries II. Appraisal Reports, 1957-1959
  - Subseries III. Residential Relocation Payments and Related Records, 1959-1962?

- Series III. Plains Project Records, 1961?-1973
  - Subseries I. Administrative Records, 1961? - 1973?
  - Subseries II. Individual Appraisal Reports, 1962-1967
  - Subseries III. Acquisitions of Property and Related Records, 1965-1973
  - Subseries IV. Residential Relocation Payments and Related Records, 1965-1968
  - Subseries V. Business Relocation Payments and Related Records, 1966-1972
  
- Series IV. Broad-Essex Project Records, 1961-1974?
  - Subseries I. Administrative Records, 1961-1974?
  - Subseries II. Appraisal Reports, 1962-1968?
  - Subseries III. Residential Relocation Payments and Related Records, 1967?-1973?
  - Subseries IV. Business Relocation Payments and Related Records, 1966?-1973?
  
- Series V. Garden-Union-Allen Project Records, 1970-1977
  - Subseries I. Administrative Records, 1970-1977
  - Subseries II. Appraisal Reports, 1971?
  - Subseries III. Residential Relocation Payments and Related Records, 1973-1974
  - Subseries IV. Replacement Housing Payments and Related Records, 1972-1977
  
- Series VI. Saunders Improvement Area Project Records, 1949?-1973?
  - Subseries I. Administrative Records, 1969?-1973?
  - Subseries II. Project Records, 1949?-1973?
  
- Series VII. Maps, Drawings, and Diagrams, 1957?-1977?

## **Series I. Lawrence Redevelopment Authority Administrative Records, 1959-1975?**

### **Subseries I. Employee Records, 1964?-1970?**

This subseries contains records relating to the employees of the LRA. There are times sheets for such employees as clerks, secretaries, and the relocation director dating between 1967 and 1968. They indicate both the days and times worked by, as well as the position of, each employee. There are also records describing employee leave and sick time (including the amount allotted versus the hours used by employees), personnel policies, and collective bargaining agreements with LRA employees. These records date approximately between 1965 and 1971.

The subseries also includes records related to the hiring of two employees: the Executive Director and the Relocation Director. Documents include correspondence, applications, and and guidelines for hiring these employees. These materials date to approximately the late 1960s and early 1970s.

Finally, there are records from 1968 and 1970 discussing the summer youth program at the LRA. These items contain the names and personal information of high school students employed by the LRA during the summer of each year, as well as the project(s) on which they were working. There are also analyses on the effectiveness of the program.

## **Subseries II. Financial Records, 1959-1974?**

This subseries contains bank receipts, receipts issued by the LRA, bills, and expense tallies. The bank receipts date from 1967 to 1968 and consist of deposits made into the accounts of the LRA. Amongst these records are similarly dated receipts for payments made to the LRA by applicants. There are also multiple receipts from the Treat Hardware Corporation located in Lawrence which date between 1959 and 1961, and show such activities as buying toilet tissue holders, brooms, paint, and roof cement.

Records dating between 1973 and 1974 include rental receipts for payments to the Newport Hotel, bills paid by the Newport Hotel to the Lawrence Gas Company, daily meter readings for the Lawrence Redevelopment Authority headquarters at 375 Common Street, as well as receipts for having linens cleaned by Rutter's Linen Service. Finally, there are also undated tallies of expenses.

## **Subseries III. Meeting Minutes and Related Records, 1958-1973**

This subseries is composed of the regular and special meeting minutes of the LRA between 1958 and 1973 as well as corresponding materials. Subjects discussed in the meeting minutes include the duties of various LRA members, vendor contracts and payments, updates on current projects, and developing issues/difficulties. Among these records are by-laws for the LRA, budgets and projected costs, lists of letters received and sent to different individuals and organizations, notices of meetings, correspondence, certifications for establishing the LRA and appointing members to the agency, and approved employee/contractor pay scales.

## **Subseries IV. Master Plans and Grant Applications, 1965, 1970**

This subseries contains a 1965 grant application to continue and expand the urban renewal program. It includes official forms, an explanation of ongoing programs and the need for continued urban renewal efforts, the goals for the program, reports from local officials, a time schedule, a budget, and the legal resolutions founding the LRA and giving it permission to seek more funds. There are also several letters discussing the fact that the application was altered, resubmitted, and eventually accepted.

This subseries also includes the 1970 master plan for the urban renewal program, entitled the *Master Plan for Community Renewal, Lawrence, Massachusetts*. The plan includes maps of Lawrence focusing on areas in need of improvement, the names of individuals involved in the creation of the plan, the reasons why urban renewal was necessary as well as the goals for its implementation, how the program would progress, and a narrative summary of the areas needing improvement. Included with the *Master Plan* is the *Lawrence Urban Design Study*, which focuses on the needs of specific areas in Lawrence and an evaluation of existing resources and future potentialities. It includes multiple images and maps.

## **Subseries V. Project Related Records, 1963?-1975?**

This subseries consists of materials relating to the various projects undertaken by the LRA. There are many different types of records within the subseries, such as correspondence, zoning

and housing laws, reports, vendor and legal contracts, easements, LRA administrative cost assessments, collective bargaining agreements, booklets, and housing applications. The subjects of these records include the career of Thomas Walsh, the Druker and Parker Apartments, working with the Green Engineering Associates on the Plains Project, finding an appropriate site to build a new high school, demolition projects, surveying and planning for Urban Renewal projects, the Area Reuse Committee of the Greater Lawrence Chamber of Commerce, coordinating projects with the city government, utility costs for businesses and residents of Lawrence, meetings with contractors, and the relocation of Lawrence residents living in buildings subject to demolition. These materials date from approximately 1963 to 1975.

## **Series II. Common-Valley-Concord Project Records, 1957-1969**

### **Subseries I. Administrative Records, 1958-1969**

This subseries is composed of various records related to the administrative duties of the employees implementing the Common-Valley-Concord Project. There are materials that focus on the first steps of the project: obtaining funding and acquiring properties. Records include applications for loans and grants, deeds, correspondence, offers of sale by owners, property tax information, probate and mortgage records, reports, and computations related to the costs of buying properties. The subjects of these materials include attempts to receive funding from the federal government, whether or not to accept offers of sale, negotiations with property owners, the money received and owed by the LRA, the history of ownership of the properties in the project area, the number of purchases made by the LRA and dates of closure, and court proceedings related to the disposition of properties after the death of the owner(s).

There are also materials detailing the process of attempted rehabilitation after the properties were purchased by the LRA. Materials include contracts, deeds, correspondence, real estate settlement records, handwritten notes, plans and drawings, data regarding the relocation of former tenants and owners, meeting minutes, checks, property and injury claims, and property inventories. These items cover various subjects, such as demolition and construction projects, proposed uses of acquired land, the details of selling properties to redevelopers, the number and types of dwellings in the area, the results of relocating businesses, and the results of property and injury claims on land owned by the LRA. The records in this subseries date between 1958 and 1969, with the majority of records dating to the late 1950s and early 1960s.

### **Subseries II. Appraisal Reports, 1957-1959**

This series is composed of individual property appraisal reports and as well as block appraisal reports. The materials within the individual property appraisal report files vary by property, but records include forms, drawings, photographs, typed narratives, and mathematical computations. The subjects discussed within these materials include legal descriptions of property boundaries, narrative descriptions of buildings and their conditions, zoning types, rents and other income derived from the properties, the value of the properties, and details regarding the owners and tenants of each property. These materials date to 1959 and are organized by block and parcel.



The materials within the block appraisal reports also vary, but most include forms for each parcel within the blocks. These forms are the same as those used for the individual property appraisal reports. Other items within the files include photographs, drawings, and typed narratives. The data within these records includes boundaries, fair market values, owner information, detailed descriptions of each property, and the income derived from those properties. These records date between 1957 and 1959, and are organized by block and parcel.

Note: Original photographs have been removed for preservation purposes and photocopies have been left in the files.

### **Subseries III. Residential Relocation Payments and Related Records, 1959-1962?**

This subseries contains records related to residents' applications for reimbursement of costs incurred during the relocation process. There are Site Occupant Relocation Records for every unit purchased by the LRA. These records contain a great deal of information, including: detailed data on everyone relocated from the units (ages, occupations, incomes, citizenship status, etc.); the conditions in which they lived before and after being relocated; rent and utility costs; as well as the accommodation types they desired. In many cases there are multiple Site Occupant Relocation Records pertaining to the same individuals/families, tracking their experiences for several years after they were relocated.

Aside from the Relocation Records there are also vacate notices signed by occupants, correspondence, and claims for relocation adjustment payments. The data within these materials includes the dates occupants official left properties purchased by the LRA, the costs occupants incurred from moving to a new home, the type of payments they requested from the LRA, as well as their current and former addresses. The materials in this subseries date from 1959 to approximately 1962, and are arranged by block and parcel.

Note: Related materials can also be found in Subseries I of this Series.

## **Series III. Plains Project Records, 1961?-1973?**

### **Subseries I. Administrative Records, 1961? - 1973?**

This subseries includes various records related to the administrative duties of the employees completing the Plains Project. Some of the materials focus on the initial steps required to establish the project. There are appraisal reports, survey and planning applications to the Federal government, non-dwelling use structure analyses, and project plans. Dated between approximately 1961 and 1969, these records discuss the status of houses, businesses, and land in the Plains area before Urban Renewal, the proposed project, and land use rehabilitation.

The subseries also includes records focusing on the implementation of the project after the LRA received initial funding from the federal government. The types of materials vary greatly, but include applications for loans and grants to the federal government, reports describing modification of land use plans, appraisal reports, maps, drawings, property values, contested appraisals, master plans, budgets, loan notes, meeting minutes, a financial journal voucher with a

description of activities and their costs, progress reports, and the final project report for the survey and planning grant. These records date between approximately 1962 and 1973. They give an overview of the progress of the project in different years as well as changes in the LRA's plans for its completion. There is also a great deal of information regarding the monetary costs incurred by the LRA to complete the project.

### **Subseries II. Individual Appraisal Reports, 1962-1967**

This subseries is composed of individual property appraisal reports completed by outside vendors for the LRA. The reports include such information as the name of the property owner, the address of the property, the quality of the property compared to similar plots and structures in Lawrence, the depreciated reproduction costs, photographs, and the final value estimates. There are also extensive descriptions of each property, with such details as the types of flooring and rooms on each level, interior and exterior architectural styles, floor space, lot size, and available facilities. Many properties have multiple appraisal reports from different years that were completed by different appraisers. They are all contained in a single folder, which is filed by block and parcel number. These materials date between 1962 and 1967, and provide detailed information regarding the layout, look, and condition of the properties in the project area before urban renewal.

Note: Original photographs have been removed for preservation purposes and photocopies have been left in the files. Related materials can be found in Subseries I of this Series.

### **Subseries III. Acquisitions of Property and Related Records, 1965?-1973**

This subseries contains records associated with the LRA's acquisition of individual properties in the Plains area. Records include quitclaim deeds for the current owner as well as those for the LRA after the agency purchased the property, internal correspondence related to each acquisition as well as correspondence with property owners, real estate settlement records, owner and tenant claims for relocation payments, accounts payable vouchers, receipts for tax payments, official offers from the LRA to buy properties, owner mortgage information, records of negotiation, official orders of taking, contracts for demolition and site clearance, and deeds for land disposition.

The information within these records includes explanations of funds used by the LRA to complete this project, negotiations with property owners, the process of demolishing buildings, renovations made to properties, the costs owners incurred during the transfer of ownership, acquisition prices, water liens, taxes paid by the LRA and the owner, as well as mortgage prices. Records date between approximately 1965 and 1973, and are organized by block and parcel number.

### **Subseries IV. Residential Relocation Payments and Related Records, 1965-1968?**

This subseries contains records related to residents' applications for reimbursement for costs associated with relocation process. Each file contains a Permanent Relocation Record holding such information as the age, occupation, and income of former tenants and owners, descriptions of their former dwellings, the dates they signed vacate notices, relocation dates, financial

assistance received from the LRA, and the tenant/owner's new address.

There are also Office Rechecks of RAP (Relocation Adjustment Payments) Recipients that contains data gleaned from interviews with former occupants. Information includes their health, age, income, opinions about the process of moving, their current dwelling, and any relocation adjustment payments they have received. Other materials include claims for relocation adjustment payments and the responses to these claims, internal correspondence regarding the claims, vacate notices signed by tenants, applications for public housing, copies of checks written out to former occupants, and summaries of the entire relocation process.

The records in this subseries date between approximately 1965 and 1968, and are filed by block and parcel number. They provide detailed demographic information regarding individuals and families relocated during the project, the places to which they moved after being displaced, and the avenues they pursued to receive compensation for money spent to move from one location to another.

Note: Related materials can also be found in Subseries III of this Series.

#### **Subseries V. Business Relocation Payments and Related Records, 1966-1972**

This subseries consists of materials related to business owners' applications for reimbursement of costs incurred during the relocation process. Each file includes an application for reimbursement, which contains such information as the business name and owner, current and previous addresses, the payment requested, itemized costs incurred by owners during the relocation process, and supporting data. The supporting data includes receipts and bills for such activities as storing materials, moving equipment, and prepaying rent.

Other materials include internal correspondence regarding each claim, letters written by the LRA ordering occupants to vacate the premises of their current establishment, intentions to move and vacate notices signed by business owners, copies of checks, and final responses to requests for reimbursement. These materials date between 1966 and 1972 and are organized by block and parcel number. They provide detailed information regarding the relocation of businesses during the project as well as the avenues pursued by business owners in order to receive compensation for the costs associated with relocation.

Note: Related materials can also be found in Subseries III of this Series.

### **Series IV. Broadway-Essex Project Records, 1961?-1974?**

#### **Subseries I. Administrative Records, 1961-1974?**

This subseries is composed of various records related to the administrative duties of the employees completing the Broadway-Essex Project. Materials include applications to the federal government for initial surveying and planning, project reports for loans and grants, relocation guides for businesses and nonprofit organizations, spreadsheets, narratives of public sale, narratives of business and residential relocations, apartment advertisements, and contracts for demolition services.

The subjects within these materials include: initial plans for project implementation and completion; detailed updates and changes regarding these plans (including the number of people relocated, the results of the initial surveys and appraisals, demolitions, and land reuse); the prices of apartments in the area; detailed information regarding the relocation of businesses, families, and individuals (including business name, owner name, family data, new address, costs incurred during the moving process, individuals who died before being relocated, and payments made by the LRA); and detailed descriptions regarding the sale of property. The materials within this subseries date from 1961 to approximately 1974.

## **Subseries II. Appraisal Reports, 1962-1968?**

This subseries contains block appraisal reports, individual appraisal reports, comparable sales reports, and commercial property appraisal reports. The block appraisal reports contain forms with information regarding each block and parcel, including zoning type, current vs. best uses, the name of the owner, the size of the lot, and its value (cost, income, comparison, and rent). There are also detailed narratives describing each parcel, including interior and exterior architectural styles, the businesses located within the buildings, available utilities and facilities, the rents paid by tenants, the fair market value of the property, and the appraisers' final opinion. Finally, there are also photographs and drawings of each parcel. These materials were originally kept together in binders and are arranged by block.

The individual appraisal reports focus on specific parcels within blocks. They include forms providing such information as the address, owner's name, construction type, building age, and type of heating system. There are narratives providing floor by floor descriptions of building interiors, analyses of exterior architectural styles, details regarding utilities and facilities, calculations for depreciated reproduction costs, final value estimate and fair market value explanations, and current vs. best use analyses. There are also photographs and drawings of each parcel. In many cases there are multiple appraisals for each parcel that were conducted in different years. These materials are arranged by block and parcel number, with folders sometimes containing appraisals for more than one parcel.

The comparable sales reports include information on similar lots within the project area. They include such information as zoning type, sale price, location, interior and exterior building descriptions, and available utilities. The commercial property appraisal reports include high level information about commercial buildings in the project area, including their locations, owners, values, and rental comparisons. The materials within this subseries, which date from 1962 to approximately 1968, give detailed descriptions of the layout, look, and condition of the properties in the project area before urban renewal took place.

Note: Original photographs have been removed for preservation purposes and photocopies have been left in the files. Related materials can be found in Subseries I of this Series.

## **Subseries III. Residential Relocation/Rent Adjustment Payments and Related Records, 1967?-1973?**

This subseries contains files kept by the LRA regarding residents' applications for

reimbursement of costs incurred during relocation as well as from increased rental payments after relocation. Each file contains a Permanent Relocation Record which holds such information as family data (age, occupation, citizenship status, income, etc. for each person living in the unit) and a detailed description of their new home (heating type, kitchen and laundry facilities, light and ventilation, etc.). It also contains information on when the family moved and any payments they requested and/or received from the LRA. Some files have multiple permanent relocation records that were filled out on different dates, sometimes in different years.

The files also contain such documents as claims for compensation for higher rental payments after relocation, claims for reimbursement of costs associated with moving from one location to another, copies of checks, handwritten notes, vacate notices signed by occupants, and correspondence. These materials contain such information as the types of costs incurred during the relocation process, the types of apartments and houses into which displaced persons moved, the dates when they moved out of their former homes, differences in rent depending upon where Lawrencians lived, the process through which residents had to go in order to receive reimbursement for these costs, and how the LRA decided who should receive payments. The records in this subseries date between approximately 1967 and 1973, and are organized by block and parcel.

Note: Related materials can also be found in Subseries I of this Series.

#### **Subseries IV. Business Relocation Payments and Related Records, 1966?-1973?**

This subseries is composed of files kept by the LRA regarding business' applications for reimbursement of costs incurred during the relocation process. Most files include an application for reimbursement, which contains such information as the business name and owner, current and previous addresses, and the payment requested. There are also itemized lists of costs, inventories of materials moved, daily time records and other reports regarding moving activities, bills from vendors hired by business owners to help relocate their businesses, IRS forms, and correspondence. These documents provide detailed information regarding the processes and costs of relocating businesses from the area as well as the procedures involved in receiving reimbursement from the LRA.

Note: Related materials can also be found in Subseries I of this Series.

### **Series V. Garden-Union-Allen Project Records**

#### **Subseries I. Administrative Records, 1968-1977**

This subseries is composed of various records related to the administrative duties of the employees completing the Garden-Union-Allen Project. Some of the materials focus on the initial steps required to establish the project. There are survey and planning applications to the federal government, completed area surveys, contracts, budgets, correspondence, land acquisition policies, descriptions of the Garden-Union-Allen area (overcrowding, demographics, average income, housing deficiencies, etc.), itemized lists of employee salaries and vendor payments, and documents detailing the relationship between the LRA and the city of Lawrence

as concerns the project. These records, which date between 1968 and 1971, discuss the status of houses, businesses, and land in the Garden-Union-Allen area before Urban Renewal, the scope of the proposed project, and projected costs.

The subseries also includes records focusing on the implementation of the project after the LRA received initial funding from the federal government. There are various items describing this process, such as notices of occupancy and rents, eviction notices, orders of taking, contracts, a relocation notebook, budgets, reports and requisitions, correspondence, and handwritten notes. The information these materials provide includes the acquisition of properties (tenant/owner names, addresses, rent amounts, date of purchase, money paid to tenants and owners, outstanding relocations, etc.), engineers and demolition companies hired to rehabilitate the area, costs incurred by the LRA, and the general progress of the project. These materials date between approximately 1971 and 1977.

### **Subseries II. Appraisal Reports, 1971-?**

This subseries contains individual property appraisal reports and appraisal review reports completed by outside vendors for the LRA. The individual property appraisal reports contain such documents as photographs, drawings of building interiors, detailed descriptions of the property (including the types of flooring and rooms on each level, interior and exterior architectural styles, floor space, lot size, and available facilities), and computations resulting in the final income value of each property. The appraisal review reports contain comparisons of the fair market values for each property the LRA obtained from different professional appraisers. The records, which date to approximately 1971 and are arranged by block and parcel number, give detailed descriptions of the look, layout, and condition of the properties in the project area before urban renewal.

Note: Original photographs have been removed for preservation purposes and photocopies have been left in the files.

### **Subseries III. Residential Relocation Payments and Related Records, 1973-1974**

This subseries contains records related to residents' applications for reimbursement of costs incurred during the relocation process. The files, which are arranged by block, parcel, and unit number, each contain a Relocation Record describing the process and results of moving each family/individual living in buildings purchased by the LRA. The information regarding the situation of the tenants before being relocated includes a detailed description of the type of dwelling in which the individual/family lived as well as its condition, the rent they paid, and the owner of the building. There are also details related to the relocation process, such as problems the individual or family experienced due to their social and financial situations (age, health, family size, income, moving costs, etc.). Other data contained within the records includes family composition (ages, employers/schools, income, race, citizenship status, etc.), reimbursements for moving costs, and the opinions of the tenants regarding the relocation process and its results.

Aside from the Relocation Record, the files also contain claims for relocation adjustment payments and the responses to these claims, internal correspondence regarding the claims, vacate notices signed by tenants, handwritten notes regarding each case, copies of checks

written out to former occupants, and accounts payable vouchers for each relocation adjustment payment. The materials in this subseries date between 1973 and 1974, and give detailed information regarding the process and results of the residential relocation program, demographic information regarding individuals and families who were displaced, the avenues they pursued to obtain reimbursement for the costs of being relocated to a new home.

#### **Subseries IV. Replacement Housing Payments and Related Records, 1972-1977**

This series is composed of claims for replacement housing payments made by relocated individuals and families during the Garden-Union-Allen Project. The claims contain such information as the name, previous address, current address, and rent paid by applicants at both addresses, purchase expenses if the applicant bought new property, and supporting evidence for expense claims. Supporting data includes copies of rent receipts, applications for public housing, and housing purchase receipts and records. There are also displacement forms containing narratives detailing whether or not the applicant qualified for reimbursement, why this was so, payments made, etc.

Included with these materials are computations for determining the amount of compensation each application should receive for higher rents and mortgage payments. The calculations are handwritten, typed, and on forms. Finally, there are also copies of checks made out to applicants. The records in this subseries describe not only where displaced persons moved during and after the project, but also the differences in living costs depending upon the location to which they moved and the avenues they had to offset increased costs.

The materials in this series date between 1972 and 1977 and are arranged by block and parcel. They provide detailed information regarding costs associated with purchasing homes and renting apartments in different areas in Lawrence as well as the processes displaced persons went through in order to receive compensation for increased living expenses.

#### **Series VI. Saunders Improvement Area Project Records, 1949?-1973?**

##### **Subseries I. Administrative Records, 1969?-1973?**

This subseries is composed of various records related to the administrative duties of the employees implementing the Saunders Improvement Area Project. Records include grant applications, government contracts, itemized requisitions for federal grant payments, LRA progress reports (semi-annual, monthly, and weekly), statements of the agency's financial condition, invoices and bills received by the LRA, lists of facilities in the project area (schools, churches, clubs, etc.), lists of public improvements completed by the LRA, correspondence, and handbooks for administrators.

The subjects within this subseries include: the financial status of the project in various years; costs incurred by the LRA for supplies, furniture, rent, etc.; the LRA's attempts to improve publicly owned property in the Saunders area by planting trees, replacing sidewalks and curbs, etc.; federal and state requirements for conducting code enforcement projects; and the recreational facilities available to residents in the project area.

## **Subseries II. Project Records, 1949?-1973?**

This subseries is composed of two types of files: those pertaining to the rehabilitation of properties with code violations and others related to properties which were inspected and found to have no violations. The former files contain many different types of documents, including correspondence, copies of checks, disposition of funds statements, applications completed by residents for rehabilitation loans from the federal government (through the LRA), deeds, requests for rehabilitation loan checks, work write-ups, personal financial statements and financial applications made by residents applying for loans, applications for property appraisal and commitment for mortgage insurance under the National Housing Act, cost estimates and bids to fix code violations, and contracts with construction companies.

These materials give a detailed description of the processes through which residents went in order to receive loans to fix code violations on their properties. There is also quite a bit of demographic information about the owners of each property, including their names, ages, race, occupations, dependents, debts, incomes, savings, and credit history. They also provide detailed descriptions of the properties in the area before urban renewal, including architectural styles, interior layouts, utilities, facilities, and code violations.

The files related to properties not found to have any code violations contain such documents as correspondence, inspection forms, and residential rehabilitation records. Some of the files pertain to properties which had previously been identified as having code violations, while others focus on land lots that were never found to have any violations. The information within these files includes the date(s) at which the properties were inspected, whether or not they were found to have any violations, what those violations were, conferences between the owners and LRA regarding rehabilitation, financial assistance received to fix violations, as well as the number of adults and children living on each property.

## **Series VII. Maps, Drawings, and Diagrams, 1957?-1977?**

This series contains hundreds of maps, drawings, and diagrams related to the Concord-Valley-Concord, Plains, Broadway-Essex, Garden-Union-Allen, and Saunders Improvement Area Projects. They portray properties within these areas before and during Urban Renewal, and also depict plans for land reuse in the future. The maps and diagrams depict land plots, streets, drains, utility lines, and other features of different blocks and parcels. They also show planned improvements, or those already being made, to the land. The drawings depict proposed buildings and land usage after the completion of urban renewal, including a new library and fire station. Some of the drawings were created with pencil while others were painted. The materials are arranged by project number and are located within flat files. They date between approximately 1957 and 1977.