

AGENDA
KANSAS HISTORIC SITES BOARD OF REVIEW

Kansas Museum of History
Museum Classrooms
6425 SW 6th Avenue
Topeka, Kansas

May 9, 2015
9:00 AM

1. Call to Order
2. Introduction of members and staff
3. Approval of minutes of February 14, 2015 meeting
4. Update on program activities
5. Historic Preservation Fund Committee Report
6. Consideration of National / State Register nominations & removals

Nominations – National Register of Historic Places

Grant School – 520 W. 12th Street, Goodland, Sherman Co.

Nominated as part of the *Historic Public Schools of Kansas* multiple property nomination

Baldwin City School & Gymnasium/Auditorium – 704 Chapel Street, Baldwin City, Douglas Co.

Nominated as part of the *Historic Public Schools of Kansas & New Deal-era Resources of Kansas* multiple property nominations

South Kansas Avenue Commercial Historic District – Topeka, Shawnee Co.

Mill Block Historic District – Topeka, Shawnee Co.

Church of the Assumption Historic District – Topeka, Shawnee Co.

Westheight Apartments Historic District – Kansas City, Wyandotte Co.

Barnes, Oscar D. & Ida, House – 901 N. Broadway Avenue, Wichita, Sedgwick Co.

Nominated as part of the *Residential Resources of Wichita* multiple property nomination

Long House – 3363 Horned Owl Road, Hiawatha, Brown Co.

Smoky Hill Trail & Butterfield Overland Despatch Segment – 522 Golf Course Road, Chapman, Dickinson Co.

Nominated as part of the *Historic Resources of the Santa Fe Trail* multiple property nomination

Removals – National Register of Historic Places

McClinton Market – 1205 E. 12th Street, Wichita, Sedgwick Co.

Listed as part of the *African American Resources in Wichita* multiple property nomination

Hitschmann Double Arch Bridge – Barton Co.

Listed as part of the *New Deal-era Resources of Kansas* multiple property nomination

Hitschmann Cattle Underpass Bridge – Barton Co.

Listed as part of the *New Deal-era Resources of Kansas* multiple property nomination

7. Other business

8. Time and place of future review board meetings

August 8, 2015: Kansas Historical Society

November 7, 2015: Kansas Historical Society

9. Adjournment

Kansas Historic Sites Board of Review Meeting
May 9, 2015
Museum Classrooms
Kansas Museum of History, Topeka, KS

Board Members

Present: Jennie Chinn, Sharron Hamilton, John Hoopes, Samuel Passer, David Sachs, Gregory Schneider, Toni Stewart and Margaret Wood.

Absent: Eric Engstrom, Kathryn Herzog, and Joseph Johnson.

Staff

Present: Sarah Hunter, Kristen Johnston, Marsha Longofono, Amanda Loughlin, Sarah Martin, Katrina Ringler, and Patrick Zollner.

Proceedings

In Chairman Eric Engstrom's absence, Gregory Schneider called the meeting to order at 9:01 A.M. and asked for introductions from the board and staff members.

Approval of Minutes

The board approved the meeting minutes of February 14, 2015.

Executive Director's Report

Jennie Chinn reported that Governor Sam Brownback, accompanied by staff of the Kansas Historical Society and the Kansas Department of Transportation, unveiled the Fool's Chief Village historical marker on Tuesday, May 5. Chinn also gave a legislative update, noting that HB 2268 – which would convey ownership of the Last Chance Store in Council Grove for purposes of historic preservation to the Kansas Historical Society – has been combined with another bill and referred to the House Standing Committee on Taxation.

Cultural Resources Division Director's Report

Patrick Zollner reported that National Register listings now total 1,394. Since the last HSBR meeting, the National Park Service has approved 10 NR listings, which include the U.S. Post Office & Courthouse in Topeka, which went through the federal agency nomination process. The number of listings in the Register of Kansas Places only remains at 165. Zollner announced that the SHPO office is compiling responses from the statewide historic preservation plan survey. He noted that the Window Restoration & Weatherization Workshop held in Lecompton April 6-10 was successful. Zollner announced the start of the Kansas Archeology Training Program June 5-20 at the Kraus site 14EL313 in Hays. A copy of the SFY 2015 third quarter report was included in board members' folders. Zollner also announced staff changes since the last meeting. Sarah Hunter was hired to replace Kim Gant as the SHPO Review & Compliance Coordinator. This is Sarah Martin's last meeting in her role as National Register Coordinator as she has resigned her position to relocate to Washington state.

Report of the 2015 Historic Preservation Fund Grant Review Committee

The recommendations of the HPF grant review committee (Attachment 1) were read by committee chairman Margaret Wood. The board unanimously accepted the recommendations.

NOMINATIONS – NATIONAL REGISTER OF HISTORIC PLACES

NATIONAL REGISTER OF HISTORIC PLACES - NOMINATIONS

Grant School – 520 W. 12th Street, Goodland, Sherman Co.

Criterion A: Education

Criterion C: Architecture

Period of Significance: 1926-1965

Level of Significance: Local

Resource Count: 1 contributing building; 1 non-contributing building

Nominated as part of the *Historic Public Schools of Kansas* multiple property nomination

Grant School was built in 1926 to relieve overcrowding at other public schools in Goodland. It served the community as an elementary school from 1926 to 1969 and then as a junior high school until 2015. The opening of Grant School coincided with the addition of Kindergarten to the district's curriculum, resulting in the district's first purpose-built Kindergarten classroom. The school, which exhibits the Late Gothic Revival style, was designed by Hutchinson-based architects Mann and Company, a firm known for its designs of schools. The school reflects traditional elements of the Gothic Revival style with its variegated red brick exterior, stone detailing, multiple gable roofs and dormers, stone quoining, and central tower. The building reflects Progressive-era tenets of school design with a combined auditorium and gymnasium space and specialized classrooms. It is nominated as part of the *Historic Public Schools of Kansas* multiple property nomination for its local significance in the areas of education and architecture.

Presented by: Brenda Spencer

Motion to approve: John Hoopes

Second: Sam Passer

7 votes yes, 1 abstention (Jennie Chinn¹)

Baldwin City School & Gymnasium/Auditorium – 704 Chapel St, Baldwin City, Douglas Co.

Criterion A: Education

Period of Significance: 1922-1964

Level of Significance: Local

Resource Count: 2 contributing buildings

Nominated as part of the *Historic Public Schools of Kansas & New Deal-Era Resources of Kansas* multiple property nominations

A leading regional architect in school design, Charles A. Smith, designed the Baldwin City School, which was erected in 1922. Built during the Progressive-era, it embodies the standardization movement in the education system with areas of specialized study. This building hosted both grade school and high school classes until a new high school was built in 1969. Topeka architect Thomas W. Williamson designed a detached auditorium and gymnasium that was completed in 1942. It was constructed as part of the Work Projects Administration program. The buildings functioned as a part of the local public school system until 2011. The property is

¹ Chinn typically abstains from voting except when a tiebreak is needed.

nominated as part of the *Historic Public Schools of Kansas* and New Deal-era Resources of Kansas multiple property nominations.

Presented by: Stan Hernly

Motion to approve: David Sachs Second: Toni Stewart
7 votes yes, 1 abstention

South Kansas Avenue Commercial Historic District – Topeka, Shawnee Co.

Criterion A: Commerce

Criterion C: Architecture

Period of Significance: c. 1880-1965

Level of Significance: Local

Resource Count: 62 contributing buildings, 35 non-contributing buildings

Topeka’s South Kansas Avenue Commercial Historic District includes ten city blocks between 6th Avenue on the north and 10th Avenue on the south. The blocks flanking South Kansas Avenue form the primary historic commercial thoroughfare in the central business district of Topeka. The district incorporates all of the commercial, social, and civic functions necessary for the development of a successful urban center, with evidence of specific building booms and the influence of policy changes, such as urban renewal, present in the variety of building types and styles. The patterns of growth and density of the commercial core paralleled the development of the city as it grew mainly south and west from the original town site. Revitalization efforts in the 1960s and 1970s encouraged larger-scale development, and many businesses relocated away from the traditional commercial center. South Kansas Avenue was left with a concentration of banks, restaurants, and offices for government, utilities, and private companies. The nominated area represents the plethora of architectural styles popular during the course of Topeka’s history. Buildings vary in scale from one to sixteen stories high and from a narrow city lot to an entire city block in width. It is nominated for its local significance in the areas of commerce and architecture.

Presented by: Rachel Nugent

Discussion: David Sachs requested clarification regarding the impact of future changes to the district and the 50-year threshold. Patrick Zollner responded that minor edits to the nomination can be handled through a supplemental listing record, if necessary, as buildings age; edits are not usually brought before the board except in cases of boundary changes or changes in period of significance. Sachs asked if it is reasonable to expect that the percentage of contributing versus non-contributing buildings will change in the future, to which Zollner replied yes.

Public Discussion: Larry Wolgast, Mayor of Topeka, spoke in support of the nomination. He referenced the multiple letters of support from his community. Jennie Chinn commended the City of Topeka and business owners for their nomination.

Motion to approve: Toni Stewart Second: Margaret Wood
7 votes yes, 1 abstention

Mill Block Historic District – 101-129 N. Kansas Avenue, Topeka, Shawnee Co.

Criterion A: Commerce

Period of Significance: 1904-1965
Resource Count: 6 contributing buildings

Level of Significance: Local

The Mill Block Historic District is a five-building light industrial district along Topeka's main commercial street, Kansas Avenue, just north of the central business district, between 1st Avenue and NW Crane Street. The buildings reflect the light industrial and commercial warehouse development that occurred along the river at the north end of the downtown commercial core once the presence of railroads was firmly established in Topeka. Constructed between 1904 and 1930 as wholesale warehouse and distribution facilities, the buildings communicate the evolution of this industry from rail to road transportation. The resources continue to function as warehouses. The district is nominated for its local commercial significance.

Presented by: Rachel Nugent

Discussion: David Sachs asked what was stored in these buildings that burned so easily, to which Nugent replied a combination of non-code materials -- chemicals, highly flammable materials, paper goods, etc. -- all stored together. Greg Schneider asked if the buildings are still used today, to which Nugent responded they are all in use, mostly as warehouses. Sachs asked for clarification regarding the window openings, to which Nugent replied that the masonry openings are intact; you can see where the windows will go. Toni Stewart remarked that a stone house to the west is falling down and asked if that building was part of the nomination, to which Nugent responded no; the alley is the west boundary.

Motion to approve: Greg Schneider Second: Sharron Hamilton
7 votes yes, 1 abstention

Church of the Assumption Historic District – 204 & 212 SW 8th Avenue / 735 SW Jackson Street, Topeka, Shawnee Co.

Criterion A: Education

Criteria Consideration A: Religious Properties

Period of Significance: 1924-1965

Level of Significance: Local

Resource Count: 2 contributing buildings; 3 previously listed buildings

The Church of the Assumption (1924) and Assumption Rectory (1929) were listed in the National Register of Historic Places in 2008. The buildings, along with an associated garage, were nominated for their architectural significance as examples of the Mission Revival and Renaissance Revival styles. This nomination expands the boundaries to include the two associated schools, the former Hayden High School (1939) and Assumption School (1954), and adds an argument for the property's educational significance. The Church of the Assumption established the first Catholic elementary school and high school in Topeka. For much of the period of significance, Hayden High School served all of the city's Catholic parishes. The construction of Assumption School in 1954 during the Baby Boom illustrates the rapid expansion of growth of Catholic education after World War II.

Presented by: Rachel Nugent

Motion to approve: Sam Passer Second: Margaret Wood
7 votes yes, 1 abstention

Westheight Apartments Historic District – 1601-1637 Washington Blvd., Kansas City, Wyandotte Co.

Criterion C: Architecture

Period of Significance: 1947; 1949; 1952

Level of Significance: Local

Resource Count: 4 contributing buildings

The Westheight Apartments Historic District on the 1600 block of Washington Boulevard in Kansas City, Wyandotte County, Kansas, includes four multi-family apartment buildings constructed between 1947 and 1952. It is a locally rare collection of simple, yet distinctly Modern Movement apartment buildings. In their design, the Westheight Apartments embraced basic tenets of the Modern Movement aesthetic, which were more commonly applied to commercial buildings or later, large apartment buildings. By contrast, nearly all contemporary Wyandotte County apartment projects featured buildings that enlarged and adapted the single-family dwelling form and traditional historically-derived architectural idioms to fit a multi-family purpose. The buildings have flat roofs, rectangular massing emphasized by projecting entrance and stair towers, and wide expanses of windows. The district distinctly embodies national design trends from the mid-20th century when the Federal Housing Administration (FHA) heavily influenced the design of multi-family housing that was constructed using agency-backed mortgages. It is nominated for its local significance in the area of architecture.

Presented by: Rachel Nugent

Discussion: David Sachs pointed out an incorrect date in a photo caption. Jennie Chinn asked if the buildings were still used as apartments, to which Nugent replied yes. Greg Schneider remarked that the apartments are in remarkably good shape.

Motion to approve: David Schneider Second: John Hoopes
7 votes yes, 1 abstention

The board took a ten minute break from 10:30-10:40 A.M.

Barnes, Oscar D. & Ida, House – 901 N. Broadway Avenue, Wichita, Sedgwick Co.

Criterion C: Architecture

Period of Significance: 1911

Level of Significance: Local

Resource Count: 1 contributing building

Nominated as part of the *Residential Resources of Wichita* MPS

The Oscar and Ida Barnes House is located in Wichita's Midtown neighborhood and was completed in 1911. It is an excellent example of the Italian Renaissance style exhibited on a foursquare, a common house form of the early 20th century that allowed for considerable variation and experimentation in style. The Italian Renaissance style was most popular in Wichita between 1900 and 1920. In residential architecture, it is typically characterized by a low, hipped roof with ceramic tiles, wide eaves with brackets, a symmetrical facade, stucco or masonry walls, and Classical columns and details. The Barnes House also exhibits the Craftsman style in its built-in cabinetry, geometric window designs, and interior floorplan. The

architect is unknown, although it may have been Charles Terry, who worked with Oscar Barnes on the design of several commercial buildings. It is nominated to the National Register as part of the *Residential Resources of Wichita* multiple property nomination for its local significance in the area of architecture.

Presented by: Sarah Martin

Public Discussion: Property owner Richard Macias spoke in support of the nomination. Sarah Martin remarked that the architect for this building was never discovered.

Motion to approve: John Hoopes Second: Toni Stewart

7 votes yes, 1 abstention

Long House – 3633 Horned Owl Road, Hiawatha, Brown Co.

Criterion C: Architecture

Period of Significance: c. 1908-1916

Level of Significance: Local

Resource Count: 3 contributing buildings, 1 contributing site, 1 non-contributing building

The Long House is located on a farmstead in northern Brown County and was completed circa 1910. It was the home of widow Hettie Long, her unmarried son Fred, and her son Howard and his family. The residence is an excellent example the Craftsman and Prairie styles exhibited on a foursquare, a common house form of the early 20th century found in rural and urban areas throughout the country. Prairie and Craftsman stylistic elements include the square porch columns, windows with vertical muntins, low-pitch roof, and wide overhanging eaves. The first-floor interior, in particular, reflects a transition between the earlier Victorian era and the emerging Craftsman movement. The house, possibly built from a catalog plan, appears to be identical to a house in nearby Falls City, Nebraska. An architect or builder for either residence has not been identified. It is nominated for its local significance in the area of architecture.

Presented by: Sarah Martin

Discussion: David Sachs noted the lack of specific information about this building. Sachs questioned whether the Long House has significance warranting National Register nomination. Sarah Martin described the challenges in finding information on the home, but responded that the building's architecture is important when assessed within its local context. Patrick Zollner remarked that this is a good example of rural foursquare.

Motion to approve: Gregory Schneider Second: Toni Stewart

3 votes yes, 4 votes no, 1 abstention

Motion to approve for nomination to the state register only: Gregory Schneider

Second: Sharron Hamilton

7 votes yes, 1 abstention

Smoky Hill Trail & Butterfield Overland Despatch Segment – 522 Golf Course Road, Chapman, Dickinson Co.

Criterion A: Transportation; Exploration/Settlement; Commerce; Military

Criterion D: Archeology (historic)

Period of Significance: 1853-1870

Level of Significance: Statewide

Resource Count: 1 contributing site

Nominated as part of the *Historic Resources of the Santa Fe Trail MPS*

This nominated segment of the Smoky Hill Trail and Butterfield Overland Despatch is located adjacent to Indian Hill Cemetery on the west side of Chapman in Dickinson County. This portion of the road began as a military route connecting Fort Riley in present-day Riley County with the Santa Fe Trail south of Ellsworth. By the late 1850s, the Smoky Hill Trail developed through Kansas between Leavenworth and Pike’s Peak, Colorado and functioned briefly as the Butterfield Overland Despatch in the 1860s. The six-acre property is nominated as part of the *Historic Resources of the Santa Fe Trail* multiple property nomination, as a tertiary route, meaning it was not created solely for Santa Fe trade but was occasionally used as a supporting road. The period of significance encompasses the duration of use for long-distance travel, beginning in 1853 with its use as a military road and ending with the last stage coach service over this segment in 1870.

Presented by: Sarah Martin

Public Discussion: Phil Weishaar, Mayor of Chapman, spoke in support of the nomination. Bob Roskens spoke in favor of the nomination and stated that the wall of cedar trees blocking the trail was removed with volunteer labor. Millie Fink spoke in support of the nomination and thanked Sarah Martin for her guidance during the process.

Motion to approve: Margaret Wood Second: John Hoopes
7 votes yes, 1 abstention

NATIONAL REGISTER OF HISTORIC PLACES - REMOVALS

McClinton Market – 1205 E. 12th Street, Wichita, Sedgwick Co.

Criterion A: Ethnic Heritage (Black); Commerce

Criterion B: Significance associated with Curtis McClinton, Sr.

Period of Significance: 1920-1961

Level of Significance: Local

Resource Count: 1 contributing building

Nominated as part of the *African American Resources in Wichita MPS*

The McClinton Grocery was listed in the National Register of Historic Places on June 28, 2011 for its local significance in the area of commerce and its associations with community leader and state representative Curtis McClinton, Sr. It was nominated as part of the African American Resources of Wichita multiple property nomination. The building was demolished in early January 2015. The Kansas State Historic Preservation Office requests the property be removed from the National Register.

Presented by: Sarah Martin

Discussion: Sharron Hamilton asked why the property was being removed from the National Register, to which Martin replied because the structure has been destroyed. Patrick Zollner stated that there is a review process through which the property owner and local government must go that is required by State Preservation law. He said we will probably see more requests for removal in the future. David Sachs asked for clarification on the review board's role in the removal process, to which Zollner replied that the board's review is part of the procedure required by federal regulations.

Motion to approve: John Hoopes Second: Toni Stewart
7 votes yes, 1 abstention

Hitschmann Double Arch Bridge – Barton Co.

Criterion A: Social History; Government

Criterion C: Architecture

Period of Significance: 1941

Level of Significance: Local

Resource Count: 1 contributing structure

Nominated as part of the *New Deal-era Resources of Kansas & the Masonry Arch Bridges of Kansas* multiple property nominations

The Hitschmann Double Arch Bridge was listed in the National Register of Historic Places on April 16, 2008 for its local significance in the areas of social history, government, and architecture. It was nominated as part of the New Deal-era Resources of Kansas multiple property nomination. The bridge was demolished in October 2014. The Kansas State Historic Preservation Office requests the property be removed from the National / state registers.

Presented by: Sarah Martin

Discussion: Martin remarked that the county had to demolish both bridges late last year. John Hoopes asked if any attempts were made to preserve or salvage stones from the bridges, to which Martin replied that the date stone had been salvaged.

Motion to approve: Margaret Wood Second: Toni Stewart
7 votes yes, 1 abstention

Hitschmann Cattle Underpass Bridge – Barton Co.

Criterion A: Social History; Government

Period of Significance: 1941

Level of Significance: Local

Resource Count: 1 contributing structure

Nominated as part of the *New Deal-era Resources of Kansas & the Masonry Arch Bridges of Kansas* multiple property nominations

The Hitschmann Cattle Underpass Bridge was listed in the National Register of Historic Places on April 16, 2008 for its local significance in the areas of social history and government. It was nominated as part of the New Deal-era Resources of Kansas multiple property nomination. The

bridge was demolished in October 2014. The Kansas State Historic Preservation Office requests the property be removed from the National / state registers.

Presented by: Sarah Martin

Motion to approve: Margaret Wood Second: Toni Stewart
7 votes yes, 1 abstention

Other Business

The meeting dates for 2016 were selected. They are:

February 6

April 30

August 13

November 5

The next meeting of the Historic Sites Board of Review will be August 8, 2015 at 9:00 A.M. at the Kansas Museum of History in the Museum Classrooms. The meeting adjourned at 11:30 A.M.

**Historic Preservation Fund
Report of the Grants Review Committee to the Kansas
Historic Sites Board of Review
May 9, 2015**

On Friday May 8, 2015, a public hearing was held at the Kansas Historical Society, pursuant to published notice, allowing all interested parties an opportunity to address the applications received for the Federal Fiscal Year 2015 Historic Preservation Fund grant program. Six members of the public were in attendance and all six spoke in favor of separate grant applications.

I, Margaret Wood, met with SHPO staff immediately following the hearing to go over the ratings and comments of the Historic Preservation Fund Grants Review Committee, which was composed of John Hoops, Jennie Chinn, and myself.

The committee reviewed 11 grant requests totaling \$151,646.00. To the Historic Sites Board of Review, the committee recommends funding the following projects as they were proposed pending allocation of funding by the National Park Service for federal fiscal year 2015:

- Douglas County KS – Historic Intensive Surveys of Grant and Palmyra Townships -- \$8,400
- City of Topeka – College Hill Neighborhood Intensive Level Historical Survey, Areas #3 and #4 -- \$20,000
- City of Topeka – Design Guidelines for Two Downtown Topeka Historic Districts -- \$20,000
- Kansas State University – Phase III National Register of Historic Places Evaluation of the Same Kimble Site (14RY201): A Wildcat Creek Valley Archaeological Site, Riley County, KS -- \$15,664

The following projects are recommended for funding with stated conditions:

- Downtown Shareholders of Kansas City, Kansas Inc. – Downtown Kansas City, Kansas Historic Resources Survey and Rehabilitation Survey -- \$14,150
 - Funding recommended upon the condition that the project proposal be resubmitted by the Certified Local Government with a reduced scope of work.
- City of Lawrence – Oak Hill Cemetery Survey, National Register Nomination, and Teaching with Historic Places Program -- \$21,960

- The survey and National Register nomination portions of the project are recommended for funding as proposed. The curriculum piece is funded based on a successful submission of a revised plan that involves the teachers of USD 497. The committee is recommending up to an additional \$10,000 to cover expenses for these teachers.
- City of Olathe, KS – Olathe Cemetery Survey and National Register Historic District Nomination -- \$18,000
 - Funding recommended on the condition that the project be bid and contracted as two distinct pieces with the survey work to be done first in close coordination with SHPO staff. If the property is deemed eligible, HPF funds may be used to complete the National Register nomination.

As stated earlier, the grant requests totaled more than \$150,000. The total grant award recommended by the committee is \$128,174, the limit of the funding available this year.

Based on the published priorities and the availability of funds, the committee cannot recommend funding the following application at this time:

- City of Manhattan – 2015 Kansas Preservation Conference, Keynote Speaker -- \$3,000
- Little Stranger Church Society – Little Stranger Church Restoration Plan -- \$1,800
- Kansas Preservation Alliance, Inc. – KPA Inc., Contract Administrator of KPA -- \$10,000
- City of Lawrence – Train the Trainer -- \$1,800

The HPF Grant Review Committee respectfully submits this report to the Kansas Historic Sites Board of Review. I move that the Board approve this report for funding. The committee members will stand for questions.

Historic Preservation Grant Review Committee

Margaret Wood
 John Hoopes
 Jennie Chinn