

Kansas Historic Sites Board of Review Meeting
August 13, 2016
Museum Classrooms
Kansas Museum of History, Topeka, KS

Board Members

Present: Jennie Chinn, Eric Engstrom, Sharron Hamilton, Timothy Hersh, Kathryn Herzog, John Hoopes, Joseph Johnson, David Sachs, Gregory Schneider and Toni Stewart.

Absent: none.

Staff

Present: Rick Anderson, Kristen Johnston, Lauren Jones, Amanda Loughlin, Jillian Love, Katrina Ringler and Patrick Zollner.

Proceedings

Eric Engstrom called the meeting to order at 9:00 A.M. and asked for introductions from the board members and staff.

Approval of Minutes

The board approved the meeting minutes of April 30, 2016.

Executive Director's Report

Jennie Chinn announced the upcoming Kansas Historical Foundation bus tour, "Following in the Footsteps of John Brown" on September 16-17. She asked the board to provide input for the state preservation plan that needs to be completed and sent to the National Park Service.

Cultural Resources Division Director's Report

Patrick Zollner reported that there are now 1,417 Kansas listings in the National Register of Historic Places with 4 new listings approved since the last HSBR meeting. State Register-only listings now total 170. A copy of the Cultural Resources Division quarterly report was included in the board members' folders. Zollner announced that the archeology staff and the Kansas Anthropological Association jointly hosted the annual Kansas Archeology Training Program field school, June 2-17 at the Last Chance Store state historic site in Council Grove. Participants numbered 134; they contributed approximately 6,700 hours of labor for the field work and classes. Zollner also announced the upcoming Kansas State Preservation Conference to be hosted by the Kansas Preservation Association, September 28-29 in Abilene. Noted preservation expert and economist Donovan Rypkema will be the keynote speaker. Zollner announced staff changes since the last meeting. Lauren Jones was hired as the new Review & Compliance Coordinator and joined the SHPO staff on June 27.

NATIONAL REGISTER OF HISTORIC PLACES NOMINATIONS

Santa Fe Hospital

600 SE Madison Street, Topeka, Shawnee County

Criterion A: Health Care

Period of Significance: 1930-1966
Resource Count: 1 contributing building

Level of Significance: Statewide

The Santa Fe Hospital Association, founded in 1884, built the existing hospital in 1930 to replace a former hospital at this location. The largest of the railroad's hospitals, the Topeka hospital not only provided patient care but also served as home to Santa Fe's Hospital Association, the railroad's chief surgeon, and the medical dispensary. The hospital signifies Santa Fe's commitment to the capital city and is a physical reflection of the shared history of Topeka and Santa Fe as the railroad and city grew. The building's period of significance spans from the building's construction in 1930 to 1966, reflecting the date of federal legislation creating Medicare and the hospital opening its doors to the public. Renamed Memorial Hospital in 1972 the hospital closed in 1989 after filing for bankruptcy, the last of Santa Fe's seven hospitals to do so.

SHPO Note: This building was listed in the Register of Historic Kansas Places on April 30, 2016. The owners want to pursue National Register listing, so they submitted a Federal Rehabilitation Tax Credit Part 1 (Evaluation of Significance). On May 9, 2016, the National Park Service (NPS) approved the Part 1 for this property, stating the hospital "appears to meet the National Register Criteria for Evaluation...."

Presented by: Brenda Spencer

Discussion: Eric Engstrom asked how many apartments were currently in the building, to which Spencer replied 91 or 95; her client is going to convert the east wing, which will add an additional 24 apartments. David Sachs remarked that he was happy that this nomination has come back before the board for consideration, to which Spencer responded that the timing was off. Staff had not received the National Park Service response to the Part 1 submittal at the April HSBR meeting and the owners needed to proceed. The plan was that, worst case scenario, they would be able to use state tax credits to complete the rehabilitation work.

Public Discussion: Helen Stucky Weaver spoke in favor of the nomination.

Motion to approve: David Sachs
9 votes yes, 1 abstention (Jennie Chinn¹)

Second: Joseph Johnson

Knightley's Parking Garage

303 S. Broadway, Wichita, Sedgwick County

Criteria A & C: Transportation, Commerce & Architecture

Period of Significance: 1949-1950

Level of Significance: Local

Resource County: 1 contributing building

Upon opening in March 1950, Knightley's Parking Garage (named for the garage's manager) was Wichita's largest garage, providing downtown visitors the ability to park and shop or work

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

within a close proximity. Architects Overend & Boucher, with structural engineer George Hartwell, designed the Modern five-story, 500-car garage, embracing the latest technological advances in concrete construction. The garage is a rare surviving example of a Modern post-war, privately-owned and attendant-operated garage, in contrast to self-park garages that became dominant in the 1950s. A dual-function facility, the garage also served as home to the offices of Lauck Oil Company for more than 25 years.

Presented by: Brenda Spencer

Discussion: Eric Engstrom asked how many apartments there would be, to which Spencer replied 44. Greg Schneider spoke in favor of the nomination. David Sachs expressed concerns that the planned renovations would significantly compromise the building's integrity, to which Spencer remarked that the owner is extremely committed to maintaining the building's current appearance. The apartments are all set back and the front glass wall is also recessed. John Hoopes asked if the historic sign would be retained, to which Spencer replied yes. Kathryn Herzog asked what will happen to the man lift, to which Spencer responded the owners will keep it, but it is not usable because it does not meet current codes.

Public Discussion: Joseph Johnson, speaking as a representative of the Wichita Downtown Development Association, spoke in favor of the nomination. Helen Stucky Weaver spoke in favor of the nomination.

Motion to approve: Joseph Johnson
8 votes yes, 1 vote no (Sachs), 1 abstention

Second: Toni Stewart

Rosberg-Holmgren-Clareen Block

109, 111 & 113 N. Main, Lindsborg, McPherson County

Criteria A & C: Commerce & Architecture

Period of Significance: 1899-1966

Level of Significance: Local

Resource Count: 3 contributing buildings

The Rosberg-Holmgren-Clareen Block is an excellent intact representative of the early permanent commercial structures constructed by Swedish immigrants on Lindsborg's Main Street. Between these three nearly identical buildings were numerous enterprises, most of which were family businesses that served Lindsborg residents for decades and provided essential goods and services. The business owners were pillars of the community. Albert Train and C.V. Rosberg were members of the Commercial Club (precursor to the Chamber of Commerce); Train was also a member of the fire company. Rosberg was a city councilman; the Train family helped found the Bethany Church. Rosberg, Train, Runbeck, and Peterson were multi-generation business owners and all were first or second generation immigrants. The three buildings are excellent examples of a Commercial Style building with Italianate detailing distinguished by their brick corbelling, ornate metal window hoods, cast-iron storefront columns, and wood-framed transoms.

SHPO Note: This nomination amends the information for the Clareen/Peterson Restaurant Building (113 N Main St, Lindsborg, McPherson County), listed in the National Register of Historic Places on April 22, 2009, by expanding the boundary to include 109 & 111 N Main St.

Presented by: Brenda Spencer

Discussion: David Sachs raised questions about why the buildings at 109 & 111 N Main Street were not nominated in a separate nomination, to which Spencer replied there was concern that the much lower integrity of these buildings precluded individual listing. Amanda Loughlin remarked that because the buildings had a shared commercial history and were built at the same time, it made more sense to expand the boundary of the original nomination rather than pursuing piecemeal individual nominations. Eric Engstrom asked if the modifications responsible for the buildings' loss of integrity were reversible, to which Spencer replied yes on the interior changes, however, the exterior storefronts are gone. Kathryn Herzog asked why the cream colored building on the left of 109 & 111 N Main Street was not included in the nomination, to which Spencer responded it was not built at the same time and also the details of that storefront and the windows are different. John Hoopes asked for a status update on the possibility of a Lindsborg district nomination, to which Loughlin responded it has been surveyed but there's not a lot of support for a district from the owners. Sharron Hamilton remarked that the nomination was well-written.

Motion to approve: Sharron Hamilton
9 votes yes, 1 abstention

Second: David Sachs

Fourth & Broadway Historic District

401-424 N. Broadway; 105 & 121 E. 4th St., Pittsburg, Crawford County

Criteria A & C: Commerce & Architecture

Period of Significance: 1886-1966

Level of Significance: Local

Resource County: 7 contributing buildings; 1 non-contributing building

Pittsburg's Fourth & Broadway Historic District is located at a prominent intersection in the center of the town's original plat. These streets were the first to be graded and developed after Pittsburg was founded in 1876, and they have continuously served as the anchor for the business district that subsequently developed along Broadway. Pittsburg's growth was spurred by coal mining and zinc smelting. By the turn of the 20th century, Crawford County was the largest coal-producing area of the state, and Pittsburg was recognized as the center of the coal region. Buildings in the historic district include a pair of large office buildings that were occupied by many prominent mining companies, as well as their financiers and lawyers. The district was also home to numerous long-standing businesses that reflected the strong social and economic stature of Pittsburg in the late 19th and early 20th centuries. Together the seven buildings form one of the most intact concentrations of historic buildings in Downtown Pittsburg.

Presented by: Deb Sheals

Discussion: David Sachs asked if there is a listed district north of this district, to which Sheals replied no. There is a lot of commercial context to expand the district in the future.

Motion to approve: John Hoopes
9 votes yes, 1 abstention

Second: Kathryn Herzog

Marysville Union Pacific Depot

Hedrix Avenue, Marysville, Marshall County

Criteria A & C: Transportation & Architecture

Period of Significance: 1928-1955

Level of Significance: Local

Resource Count: 1 contributing building; 1 contributing structure

MPS: Historic Railroad Resources of Kansas

Designed by California architect Gilbert Stanley Underwood, Marysville's Union Pacific Railroad Depot (1928-1929) is located adjacent to the former railyards on 7th Street, two blocks north of the downtown business district. The asymmetrical stucco, brick, and terra cotta building is of the Spanish Revival style. The single story steel-framed building stands on a reinforced concrete foundation and is roofed with red clay tiles. The depot is significant for its historic association with the growth and development of Marysville, Kansas, and as an excellent example of a Spanish Revival passenger depot. Regular passenger service was suspended in 1955, after which time the building continued to house offices for the railroad. The Union Pacific Railroad declared the depot surplus property, intending to demolish it. In 2015 a joint effort between the City of Marysville and the Union Pacific Depot Preservation Society saved it from demolition, and work commenced to restore the building and make it a community asset.

Presented by: Amanda Loughlin

Discussion: David Sachs remarked that he would expect to see some sort of coverage for passengers getting on the train, to which Loughlin replied the Sanborn maps did not reveal any type of covered walkway.

Public Discussion: Rick Shain (City of Marysville), Bruce Dierking (City of Marysville) and Helen Stucky Weaver spoke in support of the nomination.

Motion to approve: John Hoopes
9 votes yes, 1 abstention

Second: Kathryn Herzog

The board took a fifteen minute break from 10:20 to 10:35 A.M.

Donahue's Santa Fe Trail Segment

Address restricted, Durham vicinity, Marion County

Criteria A & D: Transportation, Commerce & Archeology

Period of Significance: 1821-1866

Level of Significance: National

Resource Count: 1 contributing site

MPS: Historic Resources of the Santa Fe Trail

Donahue's Ruts are remnants from the Santa Fe Trail, which was active from 1821 until 1880. In Marion County, the trail's years of use began with William Becknell's first expedition to Santa

Fe in 1821 and ended in 1866 with the arrival of the railroad. This trail segment was part of the primary route of the Santa Fe Trail before it split between the Mountain and Cimarron routes farther west. This land saw the majority of travelers and traders who traveled between Santa Fe and Missouri. Specifically, this segment was part of the route connecting two major campsites: Lost Spring and Cottonwood Creek.

Presented by: Rick Anderson

Discussion: John Hoopes asked for clarification regarding the Criterion D classification. He asked if the archeology work mentioned in the footnotes referred to Donahue's Santa Fe Trail Segment, to which Anderson replied no excavation work was done at this location. David Sachs questioned why the property address was redacted; Amanda Loughlin replied that the owner requested that this information not be released to the public. John Hoopes remarked that the swales continued onto the adjacent property owner's land and asked if he was interested in listing his property, to which Anderson responded we have not approached the owner yet.

Motion to approve: John Hoopes Second: Kathryn Herzog
9 votes yes, 1 abstention

Further Discussion: Joseph Johnson asked if we have ever listed any of the early railroad beds, to which Patrick Zollner replied we have not, but we would certainly entertain any submissions. Joseph Johnson asked if we have ever listed railroad bridges, to which Zollner responded no, although they have been determined to be eligible and they come to the SHPO for review. Eric Engstrom asked if any cattle trails have been listed. Zollner replied that the NPS has done a study on the Chisholm Trail and the associated Western trails. We will wait and see what happens. We've had property owners request it; it's a lot harder to prove these, but it's something we may see in the future.

Weigle Barn

14097 189th Road, Burden vicinity, Cowley County

Criteria A & C: Agriculture & Architecture

Period of Significance: ca. 1890-1966

Level of Significance: Local

Resource Count: 1 contributing building; 1 contributing structure

MPS: Historic Agriculture-related Resources of Kansas

First constructed in circa 1890 by Jacob Weigle, the Weigle Barn is a representative example of early agricultural buildings in Cowley County. The barn is a unique example of a timber-framed bank barn with a milled-lumber gable-roof addition (circa 1920). The Weigles' L-shaped barn was constructed to house livestock and to store grain and feed. This barn and its associated livestock pens are nominated for their local significance in the areas of agriculture and architecture. The barn continues to function as the center of farming operations for the Weigle Family.

Presented by: Amanda Loughlin

Motion to approve: Greg Schneider

Second: Toni Stewart

9 votes yes, 1 abstention

Brungardt-Dreiling Farmstead

2567 Golf Course Road, Victoria vicinity, Ellis County

Criteria A & C: Agriculture & Architecture

Period of Significance: 1903-1960

Level of Significance: Local

Resource Count: 1 historic district (9 contributing & 1 non-contributing buildings; 1 contributing site; 2 non-contributing structures)

MPS: Historic Agriculture-related Resources of Kansas

The Brungardt-Dreiling Farmstead is a rare, intact dairy farmstead owned by two Volga German immigrant families, the Brungardts and the Dreilings, for nearly a century. As the most prominent dairy farm operation in the Victoria area, the Brungardt-Dreiling Farmstead is an outstanding example of what the Volga German immigrants achieved after their initial years of poverty and struggle and their entrepreneurial success in both agriculture and business in the Herzog/Victoria area. The house is significant as an excellent local example of Queen Anne architecture. The barn is a fine example of the gambrel-roof barn style that emerged in the 1920s and 1930s. The other farmstead buildings are significant as they contribute to the whole of the farm operation. The period of significance extends over the ownership of the property by the Brungardt and Dreiling families from 1903 when Andreas Peter Brungardt purchased the property to 1960 when the farmstead acquired its current appearance.

Presented by: Amanda Loughlin

Public Discussion: Nomination preparer Judith Reynolds spoke in support of the nomination.

Motion to approve: Kathryn Herzog
9 votes yes, 1 abstention

Second: Joseph Johnson

REGISTER OF HISTORIC KANSAS PLACES

Cross & Morgan General Store

406 S. New York Ave., Sylvan Grove, Lincoln County

Criterion A: Commerce & Settlement

Period of Significance: ca. 1877-1887

Level of Significance: Local

Resource Count: 1 contributing & 1 non-contributing building

The Cross & Morgan General Store is the only extant resource from the original town of Sylvan Grove. Established in 1876, Sylvan Grove was best known for its flour mill, which was in business until 1886 when a disastrous Saline River flood destroyed it. The townspeople reestablished Sylvan Grove in its present location one quarter mile to the northeast in 1887 near the soon-to-be constructed Union Pacific Depot. For nearly ten years (circa 1877 to 1887), the Cross & Morgan General Store supported the residents of the early town.

SHPO Note: This building's façade has been completely altered, making it ineligible for the National Register.

Presented by: Amanda Loughlin

Discussion: Eric Engstrom asked if the building was ever used as a mill after the flood, to which Loughlin replied no. Greg Schneider asked if there were plans to do more archeological excavation to show more of the town site. John Hoopes remarked that there may very well be some potential there. Loughlin responded right now the boundary is just the building, but we could always expand the boundary if more information is found.

Public Discussion: Homeowners Tommi and Theresa Berger spoke in support of the nomination.

Motion to approve: Sharron Hamilton
9 votes yes, 1 abstention

Second: Kathryn Herzog

Radical United Brethren Church

333 Elmore, Lecompton, Douglas County

Criterion A: Social History

Period of Significance: 1906-1966

Level of Significance: Local

Resource Count: 1 contributing building & 1 non-contributing object

Lecompton's United Brethren Church (UBC) was organized in 1858, and by the early 1880s, it was one of four denominations in the town of approximately 300 people. The UBC established Lane University, using that school's building as a meeting space. When the Radical United Brethren Church split from the main UBC denomination in 1889, Lecompton's congregation of 100 found themselves without a place to gather, as Lane University was considered property of the UBC. As a result the congregation constructed a wooden building in 1892 that burned in 1906. The 1907 Radical United Brethren Church was constructed atop the former building's foundation. This stone building served the local Radical United Brethren congregation through 1927 when services and committee meetings ceased. From 1933 to 2003, this building served as Lecompton's City Hall and Community Building.

SHPO Note: Alterations to this building make it ineligible for the National Register. The city received a bricks-and-mortar grant from the Douglas County Heritage Conservation Council; a stipulation of that grant is to have the building listed in the Register of Historic Kansas Places.

Presented by: Amanda Loughlin

Discussion: John Hoopes asked for clarification regarding why the building was ineligible for the National Register, to which Loughlin responded the front window, which is gone, was a significant character-defining feature. There are some reversible alterations, but the city decided to move forward with the state nomination.

Motion to approve: John Hoopes
9 votes yes, 1 abstention

Second: Greg Schneider

Kansas Power Company Plant

709 W. Trail St., Dodge City, Ford County

Criterion A: Community Development

Period of Significance: ca. 1907-1932

Level of Significance: Local

Resource Count: 1 contributing building & 1 non-contributing structure

Electricity was first introduced to Dodge City in 1886 after the organization of the Dodge City Electric Light Company. The energy plant was first located in a two-story building on West Trail Street built between 1885 & 1886 for the Dodge City Planing Mill. Also occurring in 1886, the city's first waterworks facility was constructed as a two-story brick building to the immediate southeast of the planing mill. The electricity facility moved downtown in 1887, and beginning in 1890, the city's electric service and water works were combined and operated out of a single brick building on what is now Gunsmoke Street. In 1897, both services relocated to the old waterworks building on West Trail Street. Over the next several decades, the physical plant evolved in name, function, and form, especially after the city erected a separate waterworks building in 1910 when they took over operation of that service. In 1927 the electricity plant became known as the Kansas Power Company, and by 1932 it gained its current form. It was also in 1932 that a new electricity plant was constructed to the east of Dodge City. The "old plant on Trail Street" was then used as a reserve facility through the 1990s. The Kansas Power Company Plant is nominated for its association with the beginnings of Dodge City's public works and energy development from circa 1907 to circa 1932.

SHPO Note: Alterations to this building and the loss of a large portion of the historic plant make it ineligible for the National Register.

Presented by: Amanda Loughlin

Motion to approve: John Hoopes
9 votes yes, 1 abstention

Second: Kathryn Herzog

Other Business

Eric Engstrom was re-elected Chairman and Gregory Schneider was re-elected Vice-Chairman. The meeting dates for 2017 were selected. They are: February 4, May 13, August 12 and November 18.

The next meeting of the Historic Sites Board of Review will be November 19 at 9:00 AM at the Kansas Museum of History in the Museum Classrooms. The meeting adjourned at 2:00 PM.

Kansas Historical Society
 Five Year Preservation Plan Feedback
 August, 2016

Name: **MASTER** – Historic Sites Board of Review (8-13-2016)
 (each member had 8 votes)

Awareness	
7	Popularize preservation through an awareness campaign
6	Recognize historic buildings and archeological sites across the state
6	Push the concept that "Preservation Pays"
4	Identify and survey historic properties in the state
0	Promote stewardship of state's cultural resources
4	Organize advocacy efforts at the state and local level
Education	
2	Develop historic preservation curriculum materials for K-12
4	Develop adult education programs on preservation
3	Develop public displays such as markers and exhibits
7	Provide technical assistance help
2	Operate historic sites for the public
4	Promote research on issues involving Kansas' cultural resources
Economics	
0	Campaign for more money for preservation
8	Provide financial incentives for owners of historic properties
7	Integrate preservation into state and city planning
1	Create laws to protect cultural resources
1	Disaster planning for cultural resources
6	Community organizing for preservation