

Kansas Historic Sites Board of Review Meeting
November 7, 2015
Museum Classrooms
Kansas Museum of History, Topeka, KS

Board Members

Present: Jennie Chinn, Sharron Hamilton, Kathryn Herzog, John Hoopes, Joseph Johnson, Samuel Passer, David Sachs, and Toni Stewart.

Absent: Eric Engstrom, Gregory Schneider, and Margaret Wood.

Staff

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

Proceedings

In Chairman Eric Engstrom's absence, Samuel Passer called the meeting to order at 9:03 A.M. and asked for introductions from the board and staff members.

Approval of Minutes

The board approved the meeting minutes of August 8, 2015.

Executive Director's Report

Jennie Chinn gave a legislative update, noting that the deed for the Last Chance Store State Historic Site has been filed with the State of Kansas. It is the intent of the agency to operate the Last Chance Store and the Kaw Mission as one historic site, which is scheduled to open in spring 2016. Fundraising activities will begin at that time.

Cultural Resources Division Director's Report

Patrick Zollner reported that since the last HSBOR meeting, the National Park Service has approved 7 new listings. A copy of the quarterly report was included in board members' folders. Zollner announced the resignation of board member Margaret Wood, who has accepted a job at the University of Colorado in Denver. He noted that 100 people attended the Kansas State Preservation Conference October 7-8 in Manhattan.

NATIONAL REGISTER OF HISTORIC PLACES - NOMINATIONS

Beal House – 1624 Indiana St., Lawrence, Douglas Co.

Criteria B & C: Architecture and Engineering

Period of Significance: 1950-1968

Level of Significance: Local

Resource Count: 2 (1 contributing building and 1 contributing site)

Nominated as part of the *Historic Resources of Lawrence* multiple property nomination

The 1950 Beal House is an outstanding local example of Usonian organic architecture. KU Architecture professor George Malcolm Beal expanded upon Frank Lloyd Wright's Usonian design principles by calculating site-specific sun angles using an original heliodon instrument he

designed and built for early sustainable design classes at KU. As a result of these calculations, the roof overhangs the nearly all-glass south elevation to take full advantage of solar gain in winter and shade in summer. The house's period of significance spans from 1950 to 1968, when George and Helen Beal moved. The house and site are nominated as part of the *Historic Resources of Lawrence* under Criterion B for its local association with George Beal, who designed and resided here while shaping the transition of the University of Kansas's architecture program from classical to modern and under Criterion C for its architecture and engineering. Though her association is outside the period of significance, State Representative Betty Jo Charlton resided here from 1971 to 2014; she was the first woman legislator from Lawrence, serving from 1979 until 1994.

Presented by: Amanda Loughlin

Public Discussion: Homeowner John Charlton spoke in support of the nomination.

Motion to approve: Joseph Johnson
7 votes yes, 1 abstention (Jennie Chinn ¹)

Second: Sharron Hamilton

Senate & Curtis Court Apts Historic District – 900-914 SW Tyler St., Topeka, Shawnee Co.

Criterion C: Architecture

Period of Significance: 1928-1930

Level of Significance: Local

Resource Count: 8 (2 contributing buildings; 2 contributing sites; 1 contributing structure; 1 non-contributing building; 2 non-contributing structures)

Constructed from 1928 to and 1930, the Senate and Curtis Court Apartments illustrate the Tudor Revival style as applied to a multi-family residential building. Nelle Peters, a prominent female architect known for creating practical and efficient apartment buildings, designed the original complex of three buildings. Tudor Revival style elements include the brick veneer cladding with stucco and false half-timbering accents, steeply-pitched gables, crenellated parapets, grouped chimneys, and Tudor arched openings. The interior features heavily-textured plaster walls, ornate plaster and wood lobbies, and decorative arched openings. The Senate and Curtis Court Apartments Historic District was constructed during a great building boom in Topeka's history when numerous one- to three-story apartment buildings gradually replaced the upper-class mansions that once filled the surrounding neighborhood. Each building has a distinct character and set of features, yet together, they form a unified District that illustrates the architectural trends in Topeka during this time. The period of significance is 1928 to 1930, the period of construction for both buildings.

Presented by: Lauren Rieke

Discussion: David Sachs asked if the concrete retaining wall was original, to which Rieke replied no. The nomination will be amended to clarify that the wall was part of the 1933 renovations and is non-contributing. David Sachs remarked that he appreciated the very

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

thorough discussion by Nelle Peters and noted that the citation omits the journal in which the article was published. The nomination will be amended to include this information. Sharron Hamilton asked about the current use of the buildings, to which Rieke replied hotel. Jennie Chinn remarked that the hotel is used heavily by Kansas legislators.

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

Second: David Sachs

Security Benefit Association Historic District – 5820 SW 6th Ave., Topeka, Shawnee Co.

Staff comment: This nomination was removed from the agenda on September 29 by Rosin Preservation on behalf of their client. The district is in the process of being sold to a new owner, who pursued the nomination, but the new owners will not be in full possession by the November board meeting. The current owner does not support the nomination.

East Badger Creek Culvert – 182nd Rd., Winfield vicinity, Cowley Co.

Criterion C: Engineering

Period of Significance: 1905-1906

Level of Significance: Local

Resource Count: 1 contributing structure

Nominated as part of the *Masonry Arch Bridges of Kansas* multiple property nomination

The East Badger Creek Culvert is nominated to the National Register of Historic Places under the *Masonry Arch Bridges of Kansas* MPS. The culvert is locally significant, nominated under Criterion C in the area of Engineering, as it retains the distinctive historic characteristics of a locally built, rural stone arch span. Due to its size, the culvert was not included in the statewide survey of stone bridges conducted by the Kansas Department of Transportation (KDOT) during the early 1980s, but it embodies the type, period and method of construction of a rural stone arch span. The period of significance is 1905-1906, the time during which the culvert was built.

Staff comment: The impetus for this nomination came out of Section 106 mediation resulting from the proposed demolition of a stone culvert in Wabaunsee County. KDOT's proposal to demolish the culvert required mitigation. Cowley County, the owner of this property, agreed to nominate this culvert to mitigate the loss of Wabaunsee County culvert.

Presented by: Sarah Hunter

Discussion: There was discussion about the 1993 deck addition which impacts the appearance of the bridge in a substantial way. Patrick Zollner responded that the decking and metal railing are considered renewable and reversible; the culvert is still eligible for nomination in spite of these modifications.

Motion to approve: Joseph Johnson
6 votes yes, 1 vote no, 1 abstention

Second: John Hoopes

Woodland Place Stock Farm – 180 Hickory Rd., Courtland vicinity, Republic Co.

Criterion A: Agriculture

Criterion C: Architecture

Period of Significance: 1878-1925

Level of Significance: Local

Resource Count: 5 (3 contributing buildings; 1 contributing site; 1 contributing structure)

Nominated as part of the *Historic Agriculture-related Resources of Kansas* multiple property nomination

Woodland Place Stock Farm, later known as Woodland Ranch, is nominated as part of the *Historic Agricultural-related Resources of Kansas MPS* under Criteria A and C for its association with early agricultural history of Republic County and for the barns' example of the Midwest Prairie style. The period of significance begins in 1878 when George Johnson had acquired all the land that comprised the 880-acre Woodland Place Stock Farm. Beginning in circa 1906, Joseph Elliott and WS Lower had formed a partnership that ran Woodland Ranch. The land and extant resources supported almost 50 years of successful agribusiness focused on cattle-raising. Joseph Elliott purchased the property in 1925, indicating that the partnership between him and Lower was dissolved.

Presented by: Amanda Loughlin

Discussion: David Sachs commented that he appreciated the amount of hard work required to write the nomination, however, he wishes this would have been tied more closely to the multiple property nomination.

Public Discussion: Owner Locke Pierce spoke in support of the nomination

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

Second: John Hoopes

Prehistoric Sites of Wildcat Creek Watershed, Riley County, Kansas, Multiple Property Nomination

The approximately 99.5 square miles drained by Wildcat Creek, a tributary of the Kansas River in Riley County, offers archaeologists a laboratory in which to explore cultural adaptations in the northern Flint Hills region of the central Great Plains from at least 13,000 years ago to historic time. This physiographic province spans north to south the mixed-grass prairie of eastern Kansas. Several limestone members of its bedrock provided an abundant source of cherts, an essential raw material of stone-age peoples. Numerous other natural resources, such as water, varied wild plants and animals, clay, and arable lands, are also readily available. Previous archaeological surveys and evaluations have identified numerous archaeological sites in the Wildcat Creek watershed, demonstrating that many people made this their home over thousands of years. These resources hold potential for understanding cultural changes spanning the Late Pleistocene (Paleoindian) through the mid-Holocene episode of maximum post-glacial aridity called the Altithermal (Middle Archaic) to the Medieval Warm Period (Late Prehistoric). Significant sites within the watershed provide windows into the various periods of human

occupation of this region and as a set allow understanding of the cultural dynamics of the native peoples of this region over thousands of years.

Presented by: Brad Logan

Discussion: John Hoopes congratulated the author of the nomination, remarking that it was well done. He asked how helpful have MPS nominations been in identifying additional site nominations, to which Logan replied very helpful. Tim Weston noted that there are sites everywhere and they can select specific properties to flesh out the nomination and add others as they are investigated.

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

Second: Sharron Hamilton

REGISTER OF HISTORIC KANSAS PLACES – NOMINATION

Colorado-Derby Building – 201 N Water St., Wichita, Sedgwick Co.

Criterion A: Community Planning & Development

Period of Significance: 1959-1965

Resource Count: 3 (1 contributing building; 1 contributing site; 1 contributing structure)

Constructed in 1959-1960, the nine-story Colorado-Derby Building is an early example of a Modern Movement speculative office tower erected within a pattern of development that shaped Wichita's downtown at midcentury. New buildings erected as icons on the skyline were intended to refresh, modernize, and revitalize the downtown core through public and private investment in civic and commercial improvements. Frank and Harvey Ablah recognized the onset of this trend and constructed the Colorado-Derby Building to provide speculative office space, redeveloping the site of the Ablah Hotel Supply Company. Named for its largest and most prominent tenant, the Colorado-Derby Building was fully occupied when it opened in 1960 and maintained high occupancy rates over the following decade. The construction and subsequent occupancy of this building illustrates the continuing importance of manufacturing industries to the economy of Wichita at midcentury and the ability of these industries to contribute to the economic and physical revitalization of downtown. The blocks immediately surrounding the building continued to develop in a similar fashion over the following decade with large-scale modern buildings and parking lots replacing smaller commercial and industrial buildings built a half-century earlier. All of this development activity culminated in a formal Urban Renewal project utilizing federal funds in the late 1960s. In Wichita, private investment focused on providing office space for industrial companies, rather than public funding initiated the revitalization that transformed downtown. The Colorado-Derby Building is an important early example of this private investment trend.

Presented by: Lauren Rieke

Discussion: David Sachs asked why the property was not nominated to the national register, to which Rieke responded this is a good nomination but there have been too many changes to the

building. Jennie Chinn commented that the NR denial was partly due to the removal of the tiles which were falling off the building.

Public Discussion: Owners Dave Burk and Dave Wells spoke in support of the nomination. They estimated it will cost approximately \$500,000 to repair and replace the tiles.

Motion to approve: Joseph Johnson
7 votes yes, 1 abstention

Second: Kathryn Herzog

NATIONAL REGISTER OF HISTORIC PLACES – REMOVALS

Highland Water Tower – 108 N Genessee St., Highland, Doniphan Co.

The Highland Water Tower was listed in the National Register of Historic Places in 2007 for its local significance in the area of community planning and development. Highland’s water tower was representative of an important period in the growth and development of the town. Having lost many buildings to fire in the late 1800s and early 1900s, community leaders sought improved infrastructure to avoid future fire-related disasters and to accommodate and encourage new development. Similar water towers sprouted across the country as rural and urban communities planned and developed consistent water supplies to fight fires and improve health through clean water. The Highland Water Tower was constructed in 1913-1914 and featured a steel tank that held 50,000 gallons of water and was elevated on four steel support posts that were 100 feet tall.

The Highland Water Tower was dismantled on June 24, 2015. The loss of the resource negatively affects its historic integrity, and the Kansas State Historic Preservation Office requests the property be removed from the National Register of Historic Places.

Presented by: Amanda Loughlin

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

Second: Toni Stewart

Yount, George W., Barn – 14704 91st Rd., Winfield vicinity, Cowley Co.

The George W. Yount Barn was listed in the National Register of Historic Places in 1997 for its local significance in the area of architecture. The 1881 stone barn was constructed about one mile due north of Winfield by Kentucky native George Yount. Yount used the barn to house livestock and store hay and crops.

In 2005, the Yount Barn was heavily damaged in a fire that left only the four exterior walls standing, some in very poor condition. The owners retained as much material as possible and incorporated the ruins into a new structure sometime between 2005 and 2015. While the retention of materials is commendable, the overall loss caused by the fire and the subsequent incorporation of the ruins into a new structure negatively affects its historic integrity and impairs this resource’s ability to convey its historic significance. The Kansas State Historic Preservation Office requests the property be removed from the National Register of Historic Places.

Presented by: Amanda Loughlin

Discussion: Samuel Passer asked how we found out about this, to which Loughlin responded it was discovered while updating files and records. She noted that there was no state law review.

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

Second: Toni Stewart

Other Business

The next meeting of the Historic Sites Board of Review will be February 6, 2016 at 9:00 A.M. at the Kansas Museum of History in the Museum Classrooms. The meeting adjourned at 10:45 A.M.