

AGENDA
KANSAS HISTORIC SITES BOARD OF REVIEW

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

February 6, 2016
9:00 AM

1. Call to Order
2. Introduction of members and staff
3. Approval of minutes of November 7, 2015 meeting
4. Update on program activities
5. Heritage Trust Fund Committee Report
6. Consideration of National / State Register nominations

Nominations – National Register of Historic Places

Abernathy Furniture Company Factory Discontiguous District – 1100 N 2nd St., Leavenworth, Leavenworth County (KHRI #[103-3020-00066](#), [107-712](#), [107-713](#), [107-714](#))

First United Methodist Church of Lawrence Oregon-California Trail Segment – 867 US-40 Hwy, Lawrence vicinity, Douglas County (KHRI #[045-5673](#))

Eskridge Bandstand – City Park, Eskridge, Wabaunsee County (KHRI #[197-299](#))

Grandview Terrace Apartments – 1736-1748 N Hillside, Wichita, Sedgwick County (KHRI #[173-5880-03457](#))

Nominated as part of the *Residential Resources of Wichita, Sedgwick County, KS, 1870-1957* multiple property nomination

Ash-Grove Historic District on East Douglas Avenue – 2100-2300 Blocks of E Douglas Ave., Wichita, Sedgwick County (KHRI #[173-12982](#))

Nomination – Register of Historic Kansas Places

Coffeyville Memorial Hall – 102 W 7th St., Coffeyville, Montgomery County (KHRI #[125-1050-00007](#))

7. Other business
8. Time and place of future review board meetings
April 30, 2016: Kansas Historical Society
August 13, 2016: Kansas Historical Society
November 5, 2016: Kansas Historical Society
9. Adjournment

**Kansas Historic Sites Board of Review Meeting
February 6, 2016
Museum Classrooms
Kansas Museum of History, Topeka, KS**

Board Members

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

Absent: Eric Engstrom, Joseph Johnson.

Staff

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

Proceedings

In Chairman Eric Engstrom's absence, Gregory Schneider called the meeting to order at 9:02 A.M. and asked for introductions from the board members and staff.

Approval of Minutes

The board approved the meeting minutes of November 7, 2015.

Cultural Resources Division Director's Report

Patrick Zollner reported that the National Register listings now total 1,410. Since the last HSBR meeting, the National Park Service has approved 5 new listings, 2 de-listings, 1 additional documentation approval and 1 cover document. A copy of the Cultural Resources Division quarterly report was included in the board members' folders.

Report of the 2016 Heritage Trust Fund Grant Review Committee

The recommendations of the Heritage Trust Fund grant review committee (Attachment 1) were read by committee chairman David Sachs. The board unanimously accepted the recommendations. Brenda Spencer asked if funding for this year's HTF grant program was affected by legislative changes approved in 2014, to which Ringler replied it is too soon to tell. The increase in this year's funding is not necessarily reflective of the new way of collecting funds for this program. Next year will be the first year affected by the new funding formula. Jennie Chinn opined that she thinks there might be a small decrease in funding as a result of the new funding formula.

NATIONAL REGISTER OF HISTORIC PLACES NOMINATIONS

Abernathy Furniture Company Factory (Boundary Increase; Discontiguous District) -- Plant K, 1100 N 2nd St., Leavenworth, Leavenworth Co.

Criterion A: Commerce

Period of Significance: 1926-1950

Level of Significance: Local

Resource Count: 9 (4 contributing buildings; 1 contributing structure; 3 non-contributing buildings; 1 non-contributing site)

Hemmed in at their original site at North 2nd and Seneca streets, the Abernathy Furniture Company (1883) expanded with the construction of a new plant in 1926. Plant K, a complex of four brick buildings located one-half mile north of the existing Abernathy Furniture Company Factory, is significant under Criterion A in the area of Commerce. Plant K enabled the Abernathy Furniture Company to double its production capacity and to continue the manufacture and distribution of furniture in an era when many of its local competitors were closing operations. Abernathy Furniture Company was among the longest operating industries in Leavenworth and was one of the largest furniture manufacturers in the region. The original Abernathy Furniture Company Factory complex at 200-210 Seneca Street was listed individually in the National Register of Historic Places in 2004 for its significance in the areas of commerce and architecture. The historic context for Plant K is within the period of significance (1883 to 1950) documented by the National Register nomination for the original Abernathy Furniture Company Factory, though Plant K's period of significance begins in 1926 with its construction. The addition of Plant K creates a new discontinuous district, as the two complexes are geographically separate, the space between the two complexes lacks significance, and visual continuity is not a factor of its historic significance.

Presented by: Elizabeth Rosin

Discussion: David Sachs asked for clarification regarding the decision to amend the original nomination versus pursuing a separate nomination, to which Rosin replied after reviewing National Register instructions and consulting with SHPO staff, it was felt that amending the original nomination as proposed was the most appropriate course of action.

Motion to approve: John Hoopes
7 votes yes, 1 abstention (Jennie Chinn ¹)

Second: Sam Passer

First United Methodist Church of Lawrence Oregon-California Trail Segment -- 867 US-40 Hwy, Lawrence vicinity, Douglas Co.

**Criteria A & D: Transportation, Exploration/Settlement, & Archeology (Historic—
Non-aboriginal)**

Period of Significance: 1841-ca. 1860

Level of Significance: National

Resource Count: 1 contributing site

This 0.6-acre remnant of the Oregon and California trails network is part of the eastern (beginning) section of the combined trail, which emigrants passed over on the first few days of their journey west. One of the most important resources in this initial portion of the trail was Big Springs, a reliable water source lying approximately nine miles west of these two swales. Active

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

between 1840 and circa 1860, these swales are under Criterion A for their association with transportation and exploration/settlement along the combined route of the Oregon and California trails. This site's associative significance and similarity to related trail sites suggest that associated artifact assemblages may be present; they are therefore also nominated under Criterion D. Due to current transportation developments within the immediate vicinity, this site is all that remains of a larger segment.

KSHS prepared and submitted this nomination on behalf of the property owner as part of a Section 106 mitigation agreement.

Presented by: Rick Anderson

Public Discussion: Jennie Chinn referred to letters of support of the nomination, which were included in the board member folders. John Hoopes congratulated the author of the nomination, remarking that he appreciated the inclusion of Criterion D.

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

Second: Kathy Herzog

Eskridge Bandstand -- City Park, Eskridge, Wabaunsee Co.

Criterion A: Entertainment & Recreation

Period of Significance: 1908-1966

Level of Significance: Local

Resource Count: 1 contributing building

The Eskridge Bandstand, built between June 1908 and March 1909, is nominated to the National Register of Historic Places under Criterion A for its local significance in the area of Entertainment/Recreation. Standing in the approximate center of Eskridge City Park (established in 1903), the bandstand is the park's focal structure. The park and bandstand are associated with the most vigorous period of economic growth and community development in the history of Eskridge. Built primarily for use for the city band, the bandstand has a long history of use for other public and private social events, including Chautauquas, carnivals, city fairs, graduations, baccalaureates, and weddings. The period of significance begins with its construction in 1908 and extends to 1966, the 50-year convention established by the National Register to provide sufficient passage of time to evaluate eligibility at the time of its listing.

Presented by: Dale Nimz

Discussion: David Sachs asked about the name of the property in the nomination. Discussion about whether it was more appropriate to refer to the building as the Eskridge Bandstand and Speaker Stand to better reflect the significance of the speaker function in shaping local politics. Nimz responded that he did not find direct references to speakers to cite and therefore did not focus on that area when writing the nomination.

Public Discussion: Owner Bruce Waugh spoke in support of the nomination. Waugh commented that the community has always referred to this structure as "the bandstand;" if you called it something else, people would not know what you were talking about.

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

Second: Sam Passer

Grandview Terrace Apartments -- 1736-1748 N Hillside, Wichita, Sedgwick Co.

Criterion A & C: Community Development & Architecture

Period of Significance: 1949-1950

Level of Significance: Local

Resource Count: 3 contributing buildings

Nominated as part of the *Residential Resources of Wichita, Sedgwick County, KS, 1870-1957* multiple property nomination

Constructed in 1949-1950, the Grandview Terrace Apartments are nominated under Criterion A as a rare example of a post-World War II, private apartment building in the Fairmount neighborhood in north central Wichita. With the influx of WWII veterans and increase in job opportunities in aviation, the housing shortage in Wichita that began in 1940 and 1941 continued well into the 1950s. Local real-estate women Maud Beech (sister of Beech Aircraft founder) and Marguerite Mollohan took advantage of the unmet demand for modern living. The apartment complex included covered off-street parking as well as a beauty salon, pharmacy and restaurant. The property is also significant under Criterion C as a distinct 1950 Modern building and as a representative of established Wichita architects Overend and Boucher. The Grandview Terrace Apartments reflect the general tenants of the post-World War II Modern apartment building not unlike the federal housing during and after the war. The apartment building is nominated under the *Residential Resources of Wichita* multiple property nomination as a rare Modern representative of the Conventional Low-Rise Apartment Building property type.

Presented by: Brenda Spencer

Discussion: David Sachs asked about the planned renovations for the building, to which Spencer responded we do not have plans yet. Spencer added that she was not sure how plans to eliminate the carport (a code issue) will play out with the National Register. Sachs remarked that it is the duty of a consultant to identify what is significant and what is important to keep as they move forward with rehabilitation plans, to which Spencer agreed, however, she said that you don't write a nomination based on the rehabilitation plans.

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

Second: David Sachs

Ash-Grove Historic District on East Douglas Avenue -- 2100-2330 E. Douglas Ave (evens), 114 & 117 N Madison St., 111 N Spruce St., 115-117 N Grove St., Wichita, Sedgwick Co.

Criterion A: Commerce

Period of Significance: 1917-1960

Level of Significance: Local

Resource Count: 19 (17 contributing buildings; 2 non-contributing buildings)

The Ash-Grove Historic District on East Douglas Avenue is nominated under Criterion A for its association with the growth and development of this commercial cluster opposite Wichita East High School. The 2100-2300 Blocks of East Douglas Avenue were initially developed during a

time when the city was experiencing explosive growth that led to neighborhood and commercial expansion outside the city's core. Development along this section of East Douglas, one of the city's main east-west thoroughfares, followed the establishment of Wichita's "Auto-Row" on East Douglas immediately east of downtown and coincided with the selection of the south side of the 2200 block as home to Wichita's new high school, built in the 1920s to serve the eastward-marching Wichita population. This growth stalled by the end of the decade as the 1930s ushered in a focus on survival, not expansion. The second wave of development within this district spanned from 1940-1960. Wichita's World-War II and post-war growth was related largely to Wichita's aviation industry. Grove Street, the eastern boundary of the district, served as the north-south thoroughfare connecting the aviation businesses that had developed south and east of the city. Eight new buildings were constructed in this three-block area in the post-war era. The district generally took its current form by 1960. The Ash-Grove Historic District is locally significant; its period of significance spans from 1917 to 1960. The period begins with the earliest extant building's date of construction and ends with latest extant building's date of construction. All of the district's 19 properties were built during the span between these two buildings, reflecting two distinct periods of development. The buildings reflect two primary architectural styles – Late 19th and Early 20th Century American Movement: Commercial Style and the Modern Movement in architecture. The district is composed primarily of secondary commercial and light industrial buildings that are distinguished as a group by their high level of integrity. Ninety percent of the properties are contributing to the district's historic significance.

Presented by: Brenda Spencer

Discussion: Jennie Chinn asked if the property owners were canvassed, to which Spencer replied yes. She added that there was no opposition when the project was reviewed in December 2015 and referred to two letters of support in the board packets.

Public Discussion: Sean Brennan spoke in support of the nomination.

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

Second: Greg Schneider

REGISTER OF HISTORIC KANSAS PLACES NOMINATION

Coffeyville Municipal Building & Courthouse -- 102 W 7th St., Coffeyville, Montgomery Co.

Criteria A & C: Politics & Government and Architecture

Period of Significance: 1929-1966

Resource Count: 1 contributing building

Completed in 1929, Coffeyville's Municipal Building and Courthouse in Montgomery County, Kansas is significant under Criterion A in the area of Politics/Government and under Criterion C in the area of Architecture. The building is an excellent example of civic architecture of the 1920s. It serves a unique dual function of a city hall and district court in a non-county seat community. The building was distinguished in municipal realms by the fact that it was financed with proceeds from the city's electric and light plant, without a cent of tax dollars – a fact that was particularly significant given that the building was completed just after the stock market

crash in 1929. Designed by Coffeyville architect Clare (C.A.) Henderson, in partnership with consulting architects/engineers Owen, Sayler, and Payson of Kansas City, Missouri, the Classical Revival building maintains a significant degree of historic and architectural integrity. Its interior retains its marble-clad rotunda, terrazzo staircases, coffered plaster ceilings, and pendant light fixtures. The exterior of the building embraces dominant characteristics of the Classical Revival idiom including symmetrical facades with central entrances, a prominent cornice band, massive Doric columns and pilasters, and delicately carved terracotta and stone panels. The period of significance for Coffeyville's Municipal Building and Courthouse begins with its 1929 construction and extends to 1966, the fifty-year threshold established by the National Park Service for evaluating historic significance.

Presented by: Brenda Spencer

Discussion: David Sachs asked if this is a state (vs. national) register nomination because of the work going on inside, to which Spencer replied the demolition occurred after a state site visit and before Spencer arrived. The SHPO staff cannot support a national register nomination, but can support a state register nomination. Sharron Hamilton asked for clarification about the city's goal, to which Spencer responded to move back into the building. Patrick Zollner remarked that nothing would preclude this nomination going back to the National Register after rehabilitation.

Public Discussion: Trisha Purdon, Coffeyville Assistant City Manager, spoke in support of the nomination.

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

Second: Kathy Herzog

Other Business

The next meeting of the Historic Sites Board of Review will be April 30, 2016 at 9:00 A.M. at the Kansas Museum of History in the Museum Classrooms. The meeting adjourned at 10:40 A.M.

Report of the 2016 Heritage Trust Fund Grant Review Committee

On February 5, 2016, after a public hearing, the Heritage Trust Fund Grant Review Committee met to discuss its final selection of the 2016 Heritage Trust Fund grant applications and to prepare a list of recommendations to this board. The members of the committee are Kathy Herzog, David Sachs and Toni Stewart. The committee reviewed 44 applications requesting a total of \$3,001,258 in grant funds.

The committee evaluated the applicants, employing the criteria stated in the legislation that created the grant program in 1990. The criteria includes the property's level of historic significance, condition of the property, urgency of the work proposed, level of endangerment, administrative ability of the applicant, potential benefit to the community and state, community support for the project, and the property owner's financial need.

Following is the list of properties recommended for funding in the 2016 round of Heritage Trust Fund grants. They are listed alphabetically by county.

1	Atchison	Allen Family Home	53,921
2	Bourbon	Fulton High/Grade School	23,280
3	Butler	Viets Block	90,000
4	Clark	Girl Scout Little House	7,680
5	Crawford	Hotel Stilwell	21,307
6	Crawford	St. John's Episcopal Church	90,000
7	Doniphan	White Cloud School	8,928
8	Johnson	I.O. Pickering House	90,000
9	Leavenworth	Little Stranger Church/Cemetery	66,404
10	Lincoln	Evangelical Lutheran School	4,320
11	Lyon	Emporia Granada Theatre	53,810
12	Lyon	Lowther Junior High	90,000
13	Miami	William Mills House	80,640
14	Nemaha	Seneca Masonic Temple	88,960
15	Osage	Banner Hereford Farm	90,000
16	Osage	Calvinistic Methodist Church/Arvonnia School	62,448
17	Osage	Wells P. Bailey House	42,240
18	Sedgwick	Derby Historical Museum	8,352
19	Sedgwick	McAdams-Fultz House	90,000
20	Shawnee	Horace Lyons House	90,000
21	Shawnee	St. Joseph's German Catholic Church	90,000
22	Wyandotte	Fire Station No. 9	90,000

These 22 awards total \$1,332,290 in proposed grant funding. The selected projects include a number of significant properties drawn from locations across the state. We believe the recommended projects will benefit these historic resources and the communities in which they are found. We hope these projects meet with your approval and that you will choose to endorse our recommendations. I therefore move

that this report be accepted by the Kansas Historic Sites Board of Review, pending the availability of funds.

Heritage Trust Fund Grant Review Committee

David Sachs

Kathy Herzog

Toni Stewart