

Kansas Preservation

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REAL PLACES. REAL STORIES.



Kansas Preservation Awards

See story on page 6



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Kansas
Historical Society



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Resources Division
Kansas Historical Society

Volume 36 Number 2

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KANSAS PRESERVATION

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On the cover: The Kansas State Capitol in Topeka received the Kansas Preservation Alliance's Medallion Award for Excellence in Rehabilitation, see story page 6.

Heritage Trust Fund Grants awarded

The Kansas Historic Sites Board of Review recommended \$1,119,408 in Heritage Trust Fund grants for 14 projects across the state on February 8, 2014. Funding for the following grant projects was authorized in May 2014:

1927 Hillsboro Water Tower, Marion County	\$90,000
Burford Theatre & Commercial Building, Cowley County	\$89,120
Calvinistic Methodist Church & Arvon School, Osage County	\$90,000
Coronado Heights, Saline County	\$90,000
Dodge City Public Library (Carnegie), Ford County	\$90,000
First National Bank (Seneca), Nemaha County	\$90,000
Franklin Elementary School, Wyandotte County	\$90,000
Harry Keith Barn, Graham County	\$83,296
New Lancaster General Store, Miami County	\$13,440
New Lancaster Grange Hall, Miami County	\$36,480
Parsons Carnegie Library, Labette County	\$90,000
St. Paul's Protestant Episcopal Church, Wyandotte County	\$90,000
Wabaunsee County Courthouse	\$87,072
Washington County Jail & Sheriff's Residence	\$90,000



Change to Grants Funding Source

The 2013-2014 Kansas state legislative session ended with a change to the Heritage Trust Fund's (HTF) sole source of funding. For decades Kansas counties have collected a fee on mortgages registered with their register of deeds offices. Since 1991 a portion of that fee equal to .01 percent of the mortgage being registered resulted in approximately \$1 million per year available for HTF grant awards. The changes approved in early 2014 will repeal the mortgage registration fee over the next five years, but will retain funding for the HTF program through a per-page filing fee that Kansas counties will now collect. Questions about the HTF grant program can be directed to the Kansas Historical Society grants manager at 785-272-8681, ext. 240; cultural_resources@kshs.org.

National and State Register Nominations

At its regular quarterly meeting held at the Kansas Historical Society in Topeka on Saturday, May 3, the Historic Sites Board of Review voted to forward 11 nominations to the office of the Keeper of the National Register of Historic Places in Washington, D.C., to be evaluated by its professional staff. If staff members concur with the board's findings, the properties will be included in the National Register. The board also voted to amend the *Historic Resources of Lawrence, Douglas County* National Register multiple property nomination. In other action, the board voted to list one property in the Register of Historic Kansas Places.

by Sarah Martin

National Register Coordinator, Kansas Historical Society

Baxter Springs High School – 1520 Cleveland Avenue, Baxter Springs, Cherokee County

Baxter Springs High School was constructed in three separate building campaigns from 1918 to 1964, and it documents the evolving educational and design philosophies that characterized Kansas public schools during each period of construction. The original block is an example of a Progressive Era city high school that was augmented with the addition of a New Deal-era auditorium/gymnasium in 1939 and construction of a support structure for industrial arts education in 1964. The nominated resource was the first purpose-built secondary school in Baxter Springs. It continued to serve an educational function until 2013. It was nominated as part of the *Historic Public Schools of Kansas* multiple property nomination for its local significance in the areas of education and architecture.



Town House Hotel – 1021 N. 7th Street Trafficway, Kansas City, Wyandotte County

Constructed in 1951 in the heart of downtown Kansas City, Kansas, the Town House Hotel illustrates the community's intense desire for a convention hotel, which was believed to be a key component of a thriving metropolis. City officials, businessmen, and local citizens were involved in the decades-long pursuit of this hotel that was finally realized with the building's completion in August 1951. Architect Eugene John Stern began designing the hotel in 1929 with a wide array of amenities and luxurious decorative materials, modifying the drawings when construction actually began more than a decade later. It reflects the Modern Movement design



Top to bottom, Baxter Springs High School, Cherokee County; Town House Hotel, Wyandotte County.

aesthetic popular at the time of construction, particularly the use of corner windows, although the massing, streamlined façade and interior ornament evoke the grand high-rise hotels of the 1920s and 1930s. The 15-story building was designed with all of the amenities commonly provided in a city hotel of this status, including a grand lobby, numerous ballrooms and



Left to right, First Presbyterian Church of De Graff, Butler County; Lincoln School, Doniphan County; Victor Court Apartments, Sedgwick County.

gathering spaces, and double-loaded corridors lined with guest rooms (now apartment units). The building operated as Kansas City, Kansas' largest downtown hotel from 1951 until it was converted to residential apartments in 1978. It was nominated for its local significance in the areas of commerce and architecture.

First Presbyterian Church of De Graff – 1145 N.W. 108th Street, De Graff, Butler County

Constructed circa 1903, the former First Presbyterian Church of De Graff was built during the community's heyday as an agricultural and livestock shipping point along the Florence, El Dorado, and Walnut Valley Railway, a spur of the Atchison, Topeka & Santa Fe Railway. The church is one of the few remaining buildings that made up this once-thriving community. It reflects a vernacular interpretation of the Gothic Revival style executed in wood materials, commonly referred to as Carpenter Gothic. The building features a cross-gable plan with a corner tower entrance and decorative window and gable ornament somewhat common in rural church architecture of this period. These features also are reflective of the Queen Anne architectural style that was popular in the late 19th century. The church closed in 2006 and reopened as De Graff Community Church in 2009. It was nominated for its local significance in the area of architecture.

Lincoln School, District 2 – 410 N. 9th Street, Elwood, Doniphan County

Elwood's Lincoln School was the last building in Doniphan County to be used for racially segregated

education. It replaced McKinley School, which burned in 1934. The school served African American students in the Elwood area from 1935 until it closed in 1955 as a result of the 1954 *Brown v. Board of Education* of Topeka U.S. Supreme Court decision that outlawed racially segregated educational facilities. The building is one of the community's few older buildings, as this area is prone to major floods associated with the nearby Missouri River. In the years after its closure, it served as a community building and library. It was nominated as part of the *Historic Public Schools of Kansas* multiple property nomination for its local significance in the areas of education and African American heritage.

Victor Court Apartments – 140 N. Hydraulic Avenue, Wichita, Sedgwick County

The Victor Court Apartments, built in 1935, are located approximately one mile east of downtown Wichita along North Hydraulic Avenue. The property originally included 12 apartments in three buildings—a two-story central building and two one-story buildings extended at an angle from either corner. The buildings reflect the Spanish Colonial Revival style of architecture, which was popular throughout the United States in the early and mid-20th century. Wichita oilman John Ellsworth Thorp developed the property, hiring Oliver J. Mourning to design and erect the buildings constructed of Dunbrick, an unpainted brick masonry coated with a water-resistant finish. The property was nominated as part of the *Residential Resources of Wichita, Sedgwick County, Kansas* multiple property nomination for its local significance in the areas of community planning and development and architecture.

**First Congregational Church – 202 N. Bluff Avenue,
Anthony, Harper County**

The First Congregational Church was completed in 1910 on a corner lot near downtown Anthony. It was the congregation's second house of worship, replacing an older wood church built in 1880. Reverend B. F. Buck came to the congregation in 1908 and led the worshippers through the process of erecting a new church. The church building committee visited churches in other communities for ideas and eventually settled on a tri-tower, Gothic Revival-style brick building featuring stained glass windows honoring Anthony's founders. The building's architect is not known. It was constructed during a prosperous period in Anthony that witnessed the formation of the Anthony Commercial Club, whose first president was Reverend Buck. It was nominated for its local significance in the area of architecture.

**John Moyle Building – 605-607 N. State Street, Augusta,
Butler County**

The three-story Moyle building was completed in 1918 to house retail spaces and a hotel. The building was constructed during a time of rapid growth and development in Augusta, largely in response to the booming oil and gas industry in surrounding Butler County. During this period local oilman John Moyle served as secretary of Augusta's Commercial Club and was president of the local chamber of commerce when he set into motion plans for the construction of this building in the downtown. Moyle hired Joseph R. Switzer to design and oversee the building's construction by contractor

A. H. Krause. The building originally was used as a hotel, with the office and other retail spaces occupying the first floor. Guest rooms occupied the second and third floors. The hotel does not appear to have been overly ornate or outfitted with the latest technological accommodations. Rather, it appears to have been a well-built, modest hotel with 32 small, individual rooms for guests. Though private, these rooms did not have kitchen or bath facilities or any built-in features. The shared bathrooms were located at the west end of each floor. It was nominated for its local significance in the area of commerce.

**W. B. and Julia Washington House – 110 N. 3rd Street,
Leoti, Wichita County**

The William B. and Julia Washington House in Leoti was built in 1892 by Samuel A. Robison and his son Winfred (Fred) Robison of Wichita County. The Washingtons arrived in Leoti in 1886, prior to the violent county seat war of 1887 between residents of Leoti and Coronado. William served as the county attorney and established a law practice, where he worked until his death in 1934. His son Hershel continued the practice until his retirement in 1972. The Washington house, which was sold out of the family in 1943, is a late Victorian-era Queen Anne-style house with Free Classic elements. It is one of the best remaining examples of this style in Wichita County. The Wichita County Historical Society recently acquired the building and has rehabilitated it for tours and functions. It was nominated for its local significance in the area of architecture.



Left to right, First Congregational Church, Harper County; John Moyle Building, Butler County; W.B. and Julia Washington House; Wichita County.



Left to right, Brown's Creek Tributary Masonry Arch Bridge, Mitchell County; Antelope Creek Masonry Arch Bridge, Mitchell County; North Rock Creek Masonry Arch Bridge, Mitchell County.

Brown's Creek Tributary Masonry Arch Bridge – Glen Elder vicinity, Mitchell County
Antelope Creek Masonry Arch Bridge – Tipton vicinity, Mitchell County
North Rock Creek Masonry Arch Bridge – Hunter vicinity, Mitchell County

Three historic limestone bridges in Mitchell County were nominated for their local significance in the areas of government, social history, and engineering. They were constructed with locally quarried limestone between 1936 and 1940 as part of the Works Progress Administration (later named the Work Projects Administration), a federal New Deal-era work relief program that employed local residents. The Brown's Creek Tributary Masonry Arch Bridge, a triple-arch limestone structure, is located on a rural county road northeast of Glen Elder in Mitchell County. The double-arch Antelope Creek Masonry Arch Bridge is located on a rural county road northeast of Tipton in Mitchell County. The North Rock Creek Masonry Arch Bridge, a double-arch structure is located on a rural county road northeast of Hunter in Mitchell County. The bridges were nominated as part of the *New Deal-era Resources of Kansas* and *Masonry Arch Bridges of Kansas* multiple property nominations.

Multiple Property Documentation Form
Historic Resources of Lawrence, Douglas County, Kansas
Proposal to attach a fifth context entitled "Lawrence Modern, 1945-1975"

This proposal seeks to attach a fifth historic context entitled "Lawrence Modern, 1945-1975" to the 2001 multiple property documentation form (MPDF) *Historic Resources of Lawrence, Douglas County, Kansas*. The MPDF

organizes information collected in historic resource surveys and research for future National Register listing and preservation planning purposes. The form facilitates the evaluation of individual properties by comparing them with resources that share similar physical characteristics and historical associations. Information common to the group of properties is presented in the historic context, while information specific to each individual building, site, district, structure, or object is placed in an individual registration form.

The document's four original contexts, which are arranged chronologically, are "Settlement Period, 1854-1863"; "City-Building Period, 1864-1873"; "Agriculture and Manufacturing, Foundations of Stability, 1874-1899"; and "Quiet University Town, 1900-1945." The original document identifies two property types—residences and commercial buildings of various architectural styles. The new context is intended to bring up-to-date the original document with discussion of



Double Hyperbolic Paraboloid House, Lawrence, Douglas County.



Seybold Building, Douglas County

residential, commercial, and public development in Lawrence in the three decades after World War II. Property types covered by this context include commercial buildings, education-related buildings, and residences exhibiting Minimal Traditional, Ranch, Split-level, and Contemporary styles. No properties were nominated as part of this proposal. This project was funded in partnership between the Kansas Historical Society and the City of Lawrence.

Register of Historic Kansas Places – Nomination

Seybold Building – 720-722 Main Street, Eudora, Douglas County

The Seybold Building, located in downtown Eudora, was built in stages during the 1880s. German immigrant John A. Seybold, a tinsmith by trade, acquired land in downtown Eudora in 1870 and built a stone building on the north side of the lot in 1883 that connected to a brick building on the south side. Seybold, whose story is indicative of other immigrant German families that settled the Eudora area in the mid-19th century, operated his hardware business from this building. He died in 1884, and his wife Bertha Seybold managed the property through the 1910s. The Eudora Post Office moved into the building in 1897, where it remained until 1916. Beginning in 1920 the Trefz family operated various businesses from the building, including Trefz Tin Shop and Trefz Plumbing, Heating, and Electric Store. The Eudora Area Historical Society recently acquired the building with the intent of housing its museum. It was nominated for its local significance in the area of commerce.

The National Register of Historic Places is the country's official list of historically significant properties. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. Eligible properties must be significant for one or more of the four criteria for evaluation. Properties can be eligible if they are associated with events that have made a significant contribution to the broad patterns of our history. They can be eligible if they are associated with the lives of persons significant in our past. Distinctive construction can qualify properties for the National Register if they embody the characteristic of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. Lastly, properties may be eligible for the National Register if they have yielded or may be likely to yield information important in prehistory or history. The National Register recognizes properties of local, statewide, and national significance.

The Register of Historic Kansas Places is our state's official list of historically significant properties. Properties included in the National Register are automatically listed in the State Register. However, not all properties listed in the State Register are included in the National Register. The same general criteria are used to assess the eligibility of a property for inclusion in the state register, but more flexibility is allowed in the interpretation of the criteria for eligibility.

Related Internet Links:

National Register of Historic Places: nps.gov/nr

Kansas Historical Society (National and State Registers): kshs.org/14638

To read drafts of these nominations and links to photographs, see this link: kshs.org/14638

2014 Kansas Preservation Alliance Awards for Excellence Announced

Each year the Kansas Preservation Alliance, Inc. (KPA) recognizes exemplary efforts in historic preservation across the state of Kansas. KPA has presented more than 200 annual awards since its founding in 1979. These awards have been presented to individuals, organizations, and institutions responsible for exemplary preservation projects in 70 different communities in Kansas. The properties recognized have included houses, ranches, farms, schools, churches, courthouses, cemeteries, train depots, stores, bridges, banks, libraries, post offices, street improvements, landscapes, and neighborhoods. Rural properties, properties in small towns, and properties in urban areas have all received awards. In addition, advocacy awards have been presented to individuals, groups, and organizations for a variety of historic preservation efforts. Nominated projects must meet the intent of the Secretary of the Interior's *Standards for the Treatment of Historic Properties* and the criteria for listing properties in the National Register of Historic Places. To be eligible for a KPA Award for Excellence, preservation work must be substantially completed by December 31 of the previous year.

The 2014 Awards for Excellence were presented May 9 at the Kansas Preservation Alliance Awards ceremony at the Kansas State Capitol in Topeka. The following projects received awards:

St Margaret's Lofts, St Margaret's Hospital, Kansas City (Wyandotte County)

Merit Award for Excellence in Rehabilitation

Ushering in the next era of historic preservation, the St. Margaret's Lofts rehabilitation of the 1954 St. Margaret's Hospital helped preserve an enduring example of Modernist style architecture. Constructed at a time when the medical industry was undergoing a widespread modernization following World War II, the hospital stands as an excellent example of institutional Modernist architecture, with minimal ornamentation, strong horizontal banding, and exterior sculptural relief carvings. The building still retains all of these character-defining features after its rehabilitation into an active senior living complex, a use well suited to the historic hospital. Inside, the terrazzo and tile flooring, chapel space, and historic lobby have been retained, while the patient rooms have been converted into new one, two, or three bedroom apartments. The historic corridor layout was maintained, with the characteristic repetitive doors of a hospital hallway still in place, pinned shut where not needed



Left to right, Pat Michaelis; Chris Johnston, KPA; Steve Foutch; Fred Bentley.

for access. The reception desk in the lobby, and the nurses' stations throughout the building were retained as implied spaces in the hallways, highlighted through the use of lighting. Outside, the overgrown site was cleared and restored to its historic appearance, allowing the restored building to once again show its Modernist style exterior. The St. Margaret's Lofts rehabilitation will serve as a large and impressive example of the possibilities in the preservation of Modern architecture going forward.

The project team included: Foutch Brothers, LLC; Rosin Preservation; Unified Government of Wyandotte County, Community Development; Kansas Housing Resources Corporation; Midwest Housing Equity Group; Horizon Bank; and Historic Preservation Partners.

Federal and state historic preservation tax credits were utilized to fund this rehabilitation.

**Fort Riley Main Post Residential Rehabilitations,
Fort Riley Main Post Historic District, Fort Riley
(Geary County)**
Merit Award for Excellence in Rehabilitation

The Fort Riley Main Post Historic District is home to more than 100 historic residences, dating from the earliest days of the fort in the 1850s to the New Deal-era construction of the 1930s. By 2006 the homes were considered outdated and were hard to lease, with many military families choosing to live elsewhere. That year management of the housing was taken over by Corvias Military Living through a long-term lease with the U.S. Army, as part of the army's housing privatization efforts to reduce its housing budget while improving living conditions for the military. Corvias' housing program included the construction of new homes in the non-historic areas of the fort, but it also took on the task of upgrading the historic housing to current standards. Plans specific to each of the 39 different historic residence types were created, allowing for the preservation of the historic character of each type while ensuring the new amenities complemented the original structure. Interior and exterior maintenance and utility upgrades were performed, while the main work focused on upgraded kitchen, bath, and bedroom spaces with added storage. New efficient air conditioning and heating systems, fixtures, and lighting ensured the units would meet modern living standards. Extensive landscaping improvements were made to the district to improve its appearance as a neighborhood, and the Corvias Main Post Neighborhood Office was

located in a historic four-plex apartment building in the neighborhood's core. Today the massive stewardship and rehabilitation project is nearing completion, with its total of 253 living units once again enticing soldiers to live on the main post.

The project team included: Corvias Group; Fort Riley; and Spencer Preservation.

State historic preservation tax credits were utilized to fund this rehabilitation.

**Building 244 Renovations, Bachelor Officers' Mess Hall,
Fort Leavenworth (Leavenworth County)**
Honor Award for Excellence in Rehabilitation

Originally constructed as the Bachelor Officers' Mess Hall, Building 244 started life feeding officers from the adjacent barracks, with four dining rooms each with its own kitchen. It served unchanged until 1951, when a one-story addition was added to the rear, creating a consolidated kitchen. In 1978 the kitchen was converted into a courtroom, and the dining rooms became offices for the staff judge advocate. In



Left to right, Barbara Poresky, KPA; Senator Tom Hawk; Gary Rust; Linda Hoeffner; Brenda Spencer; Randy Fountain; Kelly Karl.

the rehabilitation the original walls and finishes were left in place and repaired, with acoustical ceilings removed in several rooms and corridors to expose the original ceilings. The original fireplaces were removed during the 1978 remodeling, but were recreated in their original locations as part of the restoration. Eight pocket door openings had been infilled as part of the previous renovations, and it was discovered that seven of the pocket door sets were still intact inside the walls. These were refinished and rehung on their original hardware in the reopened doorways. All new mechanical, electrical, and piped services were installed and kept as unobtrusive as possible, with vertical runs installed in closets and secondary spaces wherever possible. On the exterior of the building, deteriorated areas on the original two-story front porch were repaired, the historic wood windows were restored, and the original slate shingle roof was maintained.

The project team included: Fort Leavenworth DPW; Fort Leavenworth CAC; Army Corps of Engineers, Kansas

City District; GLMV Architecture; Treanor Architects; Professional Engineering Consultants; KH Engineering; and JE Dunn Construction.

Horace Mann Lofts, Horace Mann Elementary School, Kansas City (Wyandotte County)

Honor Award for Excellence in Rehabilitation

Horace Mann Elementary School was built in 1909, designed by William W. Rose, the architect for the Kansas City, Kansas School District. Built during the height of the Progressive Era, the Classical Revival styled building includes features of the era's education reforms, like tall windows for natural daylight, and art, music, kindergarten, and physical activity spaces. The building functioned as an elementary school until 1939, when an addition was built and it was converted for use by the Kansas City junior college, which occupied the building until 1968. The historic site, masonry exterior, and window design were all retained and restored. Inside, the



Left to right, Stan Hernly, KPA; Kathy Hagen; Jason Worley; David Murdock; Joy Coleman; Julie Cawby.



Left to right, Steve Foutch; Liz Lumpkin, KPA.



Left to right, Linda Glasgow, KPA; Richard Beardmore; Ian Pitts; Brenda Spencer; Rick Kready; Ross Freeman.

original double-loaded corridor school layout was maintained, with the new apartments occupying the original classroom spaces. The chalkboards, built in cabinetry, cloakrooms, and wood flooring were retained and incorporated into the design of the living units wherever possible. The design philosophy minimized contact with the historic walls, ceilings, and historic features, allowing the full height and width of the original spaces to be expressed in the final spaces.

The project team included: Foutch Brothers, LLC; Rosin Preservation; Unified Government of Wyandotte County, Community Development; Community National Bank; and Historic Preservation Partners.

Federal and state historic preservation tax credits were utilized to fund this rehabilitation.

Ridge Top Apartments Rehabilitation, Western Branch, National Home for Disabled Volunteer Soldiers Domiciliary Buildings 1, 2, 3, 4, & 61, Leavenworth (Leavenworth County)

Honor Award for Excellence in Rehabilitation

The Western Branch of the National Home for Disabled Veterans was founded by Congress in 1885 as an act of a grateful public to provide a hospital, chapel, mess hall, recreation hall, and domiciliary buildings for veterans of the Civil War, with grounds furnished with bandstands, fountains, and gardens. Over time an extensive campus was constructed, and in 1930, was incorporated into the new Department of Veterans Affairs (VA). Over time, however, the operations were moved into the new Dwight D. Eisenhower Medical Center campus, and in 1999 the VA proposed the demolition of 38 vacant or underused buildings on the campus, all located within the historic Western Branch, National Home for Disabled Veterans. Through the actions of concerned citizens the buildings were saved and the Eisenhower Ridge Association, led by private developer Pioneer Group, was awarded the 75-year lease to rehabilitate the buildings for new tenants.

The Ridge Top Apartments rehabilitation project adapted domiciliary buildings 1 through 4—the first constructed at the Western Branch in 1866—into one- and two-bedroom apartments for low-income, veteran transitional housing. Two historic eras of construction were utilized to guide the rehabilitation, both the original 1860s construction and an extensive remodel of the core areas in the 1950s. In the core areas, the terrazzo floors of the entries and main stairs were refinished, and new elevators to provide ADA access were added. Modern apartment units were created in the wings of the buildings, with original ceiling heights maintained wherever possible. The buildings retained almost half of their original wood windows, which were restored. New wood sashes were replicated and installed where non-historic steel windows were removed. Metal exterior fire escapes were removed, and the neglected exterior masonry was cleaned and repaired. The historic front entrances were recreated from historic photos, replacing non-historic aluminum entrances.

Building 61, a two-story brick house, was restored as a single-family rental house, with a renovated kitchen and new mechanical and electrical systems.

The project team included: Pioneer Group; Treanor Architects; Spencer Preservation; Professional Engineering



Left to right, Grant Thome; Kathy Hagen; Jason Worley; Julie Cawby; David Murdock; Joy Coleman; Lisa Brooksher, KPA.

Consultants; Lattimer Sommers & Associates; Bartlett & West, Inc., and Straub Construction.

Federal and state historic preservation tax credits were utilized to fund this rehabilitation.

Building 55 Renovations, Fort Leavenworth Post Hospital/Hospital Corp Barracks, Fort Leavenworth (Leavenworth County)

Honor Award for Excellence in Rehabilitation

Originally built as the second Post Hospital in 1883, Building 55 served the medical needs of a growing military post for nearly 20 years. With the construction of a new hospital in 1902, the building subsequently went through many different uses, first being converted to the Hospital Detachment Barracks/Hospital Corp Barracks, then in 1921 into six apartments for officers' families, then again in 1941 into the Hospital Annex, and yet again in 1952 into Bachelor Officer Quarters. In 1980 the building was finally converted to house Administrative General Purpose functions. The building managed to retain some of its original plaster walls

and ceilings, which were retained and restored as part of the rehabilitation. The original volumes of space in the building were recreated, and the original clerestory windows were uncovered to provide natural daylight. Where new walls were required for functional reasons, historically styled glazing was provided near the original ceilings to allow the natural light from the clerestory windows to penetrate throughout the space. New mechanical and electrical services were installed in concealed spaces or in minimal soffits to reduce their impact on the original spaces. The exterior of the building retained a high level of historical integrity throughout its numerous lives. The porches on the east, west, and south appeared to match those in historic photographs and therefore were retained.

The project team included: Fort Leavenworth DPW; Fort Leavenworth CAC; Army Corps of Engineers, Kansas City District; GLMV Architecture; Treanor Architects; Professional Engineering Consultants; KH Engineering, and JE Dunn Construction.

Leonidas W. Coleman Furnished Rooms, Lawrence (Douglas County)

Preservation Medallion Award for Excellence in Rehabilitation

The area around the University of Kansas campus in Lawrence has been under intense development pressure with historic residential properties being lost to large multi-unit housing complexes, commercial development, and expansion of the university itself. The Leonidas W. Coleman Furnished Rooms stands in opposition of this trend, and is a rare example of a restoration to original use making sound economic sense. The house was built in 1911 by Harriet E. Tanner, an early Lawrence residential designer and mother of Edward Tanner, the architect for much of the Country Club Plaza in Kansas City. L. W. Coleman purchased the property in 1913, and he and his wife were the proprietors of furnished rooms at the site until 1917. From then until today, the building went through several different lives, serving as the house to three different fraternities, and was finally converted to apartments for KU students. The most significant feature of the rehabilitation effort was the reconstruction of the front porch to match the original, allowing the building to become contributing to the Hancock Historic District. At the rear of the building, the original porch had become dilapidated and unsafe, resulting in its rebuilding to provide a safe secondary means of egress



Left to right, Mel Borst, KPA; Stan Hernley; Mike Myers; Neil Gaskin; Terry Finton; Tom Keller; Senator Marci Francisco.

from all three floors. New storm windows were installed, the roof soffits were restored, and in the process of replacing the roofing the existing half-round gutters were repaired and painted. Inside, the historic finishes were restored, historic doors were reinstalled in their proper locations, the central wood stairway was restored, and renovated bathrooms and kitchens were provided. The house now stands to serve once again as it did originally, making furnished rooms available to KU students.

The project team included: Alor, LLC; Hernly Associates, Inc.; First State Bank and Trust; Natural Breeze Remodeling, LLC; Crawford Construction; Lacey's Painting and Restoration; Homer's River City Heating and Cooling; Ace Electric – Jones Company; Kastl Plumbing, Inc.; Klinknett Roofing; Martin Hardwoods; Coby Houser; Kennedy Glass; Yard Barber; 2 Guys Construction; Alliance Fire Protection; Rueschoff Security; Hi-Tech Interiors, Inc;



Black Gold, Inc.; Seibel Fabrication, LLC; and Hicks Classic Concrete.

Federal and state historic preservation tax credits were utilized to fund this rehabilitation.

Gish Apartments, Amos Gish Building, El Dorado (Butler County)

Medallion Award for Excellence in Rehabilitation

In 1917, at the height of the oil boom in El Dorado, veterinarian Amos H. Gish commissioned a new building at 317-319 S. Main that would serve as auto dealership, livery stable, veterinary clinic, and apartments. The building's significance comes not only from the role it played in the rapid development and growth of El Dorado but also that it serves as a rare example of the first-generation purpose-built auto dealership. The preservation effort began with



Left to right, Bill Morris, Lindsay Mills, Dave Stewart, Dan Wilson, Zac Sundgren, David Sundgren, Liz Lumpkin, KPA, Garret Nordstrom.



removing the metal awning and metal panels covering the historic transom windows on the storefront façade, and reconstructing the storefront to match the historic appearance, including the two large double doors that allowed vehicles to be moved in and out of the showroom. Inside the showroom, the original stamped metal ceiling panels were removed, refinished, and reinstalled, wood trim matching the existing trim on the second floor was installed, and historically appropriate lighting replaced the existing fluorescent fixtures. The original cabinets from Dr. Gish's surgery room on the second floor were relocated to the rear wall of the first floor space to make way for additional apartment space. Upstairs, failing plaster walls were repaired and painted, wood trim and floors were refinished, and new kitchen cabinetry appropriate to the style of the building was installed. In the hallways, historic skylight locations that had been covered were restored to eliminate dark corners and provide natural light. At the rear of the building, the garage originally used as the livery stable was cleaned up, a new overhead door installed, and the clerestory windows restored

so that the space can be used as parking for the apartment units.

The project team included David and Zac Sundgren; PKHLS Architecture, P.A.; William Morris Associates; Mechanical Consultants, Inc.; Johnson Engineering; Hartwell Structural Engineering; Wilkinson Construction; El Dorado Main Street; and Governmental Assistance Services.

Federal and state historic preservation tax credits and a Hope VI Grant were utilized to fund this rehabilitation.

Rehabilitation of Manweiler Chevrolet Dealership, Manweiler-Maupin Chevrolet, Hoisington (Barton County)

Medallion Award for Excellence in Rehabilitation

Following the government bailout of United States automakers in 2009, General Motors (GM) forced hundreds of small town dealerships to close by withdrawing franchise agreements. Multi-generational Manweiler Chevrolet of rural Hoisington, founded in 1928, was spared in the cuts. However, when Manweiler signed a renewed contract with GM in 2010, the deal came with a set of design guidelines for a new uniform corporate image that would have to be applied to the 1944 Steamlined Art Moderne downtown dealership. By working with GM, Manweiler Chevrolet developed a plan for incorporating the modern dealership requirements into the building in a way that would not obliterate its historic character, and allow the dealership to remain in the city's downtown. The garage area was improved with a new separated parts counter and enclosed office area. A new customer lounge and waiting area was also added. The centerpiece of the building, the curved single-car



Left to right, Ruby Manweiler; Gene Manweiler; Paula Manweiler; Brenda Spencer; Larry Lisbona.





Left to right, Grant Thome, Karen Dunbar, Steffan Coster, Jim Rinner, Joy Coleman, Barry Greis, Julia Manglitz, Todd Renyer, Ian Pitts, Bill Bassette.



showroom, was completely renovated with the removal of dark wall paneling and a low suspended ceiling, restoring the sleek look of the building's era. Enclosed sales offices and improved mezzanine-level administrative offices completed the functional upgrades. Three generations of the Manweiler family were present at the reopening in May 2013 to celebrate the company's 85th anniversary.

The project team included: Gene & Paula Manweiler; Chevrolet South Central Region; Lisbona Architects, Inc.; WS Construction Services; Christians Specialties, Inc.; Spencer Preservation; Steinert Painting; Home Connections; Stout Electric Service; A&F Enterprises, Inc.; and Ryan Roofing.

Federal and state historic preservation tax credits were utilized to fund this rehabilitation.

Kansas Statehouse Preservation & Restoration, Kansas State Capitol, Topeka (Shawnee County)

Medallion Award for Excellence in Rehabilitation

In 1866 the Kansas Legislature authorized the construction of the Kansas Statehouse, on a 20-acre tract of land in Topeka donated to the state in 1862 by Atchison, Topeka & Santa Fe Railway founder Cyrus K. Holliday. Architect John G. Haskell of Lawrence was selected as the first statehouse architect, and on October 17, 1866, the cornerstone of the east wing was laid. Nearly 37 years later in 1903, the building was completed.

Almost a century later, the restoration project began with the Historic Structures Report completed in 1999. From the new parking garage all the way up to the new

copper dome, nearly every part of the building was touched over the course of the phased 14-year project. Historic finishes and historic character that had previously been damaged or obliterated by previous modernization efforts were brought back to life. Metals and masonry, plaster and paint throughout the building were all brought back to their original appearance. Under the surface, the building's mechanical, electrical, fire/life/safety, and communications infrastructure was upgraded to provide the functionality of a 21st century office building. A new visitor center was constructed on the north to provide a grand public entrance and exhibit space, classroom, and dining space for the thousands of visitors and Kansas schoolchildren who visit the building as part of their education in state history. On Kansas Day, January 29, 2014, the restored Kansas State Capitol was officially opened for its next hundred years of service as "the people's house."

The project team on this once-in-a-lifetime monumental project included: the State of Kansas, Treanor Architects, Lattimer Sommers & Associates, Bob D. Campbell and Company, Bartlett & West, Gary Steffy Lighting Design Inc., Evergreene Architectural Arts, Conservation Solutions Inc., Kroll Inc., and JE Dunn Construction.



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Featured Topics and Sessions

CLG Training - Thursday

First annual meeting of Certified Local Government (CLG) staff and local preservation commissioners from across the state. Meet your colleagues and bring your questions, ideas, and issues. Kansas SHPO staff will present annual training topics and will facilitate a discussion on the changing preservation environment in Kansas.

Tours – Thursday

- William Allen White Home – Red Rocks
- Walking Tour of Downtown Historic Buildings and Preservation Projects
- Historic Breckenridge Hotel and Convention Center

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Conference 2014”

Reception and Key Note – Thursday

- **“A Millennial’s Perspective on Preservation”** - Daniel Ronan is a recent transplant from Portland, Oregon to Chicago. With a degree in transportation and land use planning, Daniel came to the field of preservation through his work at a Latino CDC and in his current role as Site Projects and Public Engagement Coordinator at the National Public Housing Museum. He also works to raise the profile of preservation as a freelancer for the Preservation Nation blog and as an organizer of a group of urban policy and planning professionals in Chicago.

Planned Sessions – Friday

- **“It Can Happen Here: Planning for the Future, Good & Bad”** - The Community Initiated Development (CID) plan talks about future uses, infrastructure needs, area anchors, economic incentives and a variety of other topics that allow cities to move beyond a “building by building” approach and create momentum for entire areas. The CID concept grew out of historic preservation agencies on the east and west coast, but is just now making it to the Midwest. Steve Bowling of Bowling Design Group and Bruce Boettcher of BG Consultants.
- **“Economic Development on Main Street”** - The economics of preservation and Main Street development, in Emporia and elsewhere. Casey Woods, Main Street Coordinator, Emporia, KS.
- **“How to Save Historic Treasures When Faced with a Disaster”** – Daniel Wallach was instrumental in rebuilding Greensburg, Kansas after the devastating tornado of 2007. He is co-founder of the non-profit group “Greensburg GreenTown” and his experience dealing with natural disaster brings a unique perspective to historic preservation.
- **“Designing on a Budget”** - Examples of projects that can maintain the architectural integrity of a building without breaking the bank. Ben Moore, a Manhattan based architect, specializes on projects in smaller towns and with entrepreneurs working on a budget. As a former Design Assistance team member for Kansas Main Street, Ben has worked in a variety of Kansas towns.

International Monuments and Sites Day

On April 18, 2014, the Kansas State Historic Preservation Office (SHPO) celebrated International Monuments and Sites Day. This day was proposed by the International Council on Monuments & Sites (ICOMOS) in 1982 as a way to “celebrate the diversity of heritage throughout the world.” ICOMOS is an international non-governmental organization dedicated to the conservation of cultural heritage.

by **Amanda Loughlin**
Survey Coordinator, Kansas Historical Society



World War I bench on the lawn of the Harvey County Courthouse, Newton. Photo submitted by Keith Sprunger.

Bottom left to right: The 1925 Soldiers & Sailors Memorial Building in Kansas City is a distinctive example of the combination of war memorial and civic auditorium that was erected in cities following World War I. Doughboy Statue at the Leavenworth County Courthouse. This statue is commonly found throughout the state in cities like Parsons, Wilson, Olathe, Onaga, and Oakley. This image is from Kansas Memory. Captain Walter Lawrence Weston, grandfather of SHPO archeologist Tim Weston.

This year's theme was “Heritage of Commemoration” and was inspired by the 100th anniversary of the start of World War I. More than 40 countries celebrated on April 18 including the U.S. Kansas SHPO staff members asked Facebook friends to submit ideas and photographs of Kansas places and memorials that were specifically created to commemorate those who served in the Great War. These photos were posted throughout the day.



Cataloging Quindaro: A Lesson in Archeological Stewardship for Washburn University Students

Chris Garst, laboratory archeologist at the Kansas Historical Society, makes her way down the long aisles of compact shelving where millions of artifacts excavated from sites across Kansas are neatly organized into acid-free boxes. As she progresses, the tags on the end of each aisle remind her of important sites and excavations that have yielded these objects, and she provides stories about a few as we make our way to the back of the collection room. We finally reach the aisle identified as the Quindaro (14WY314) collection. Only recently transferred to the Historical Society, this large collection occupies 174 cubic feet of shelving and consists of artifacts excavated from the short-lived town of Quindaro in Wyandotte County.



By Margaret C. Wood, Ph.D.
Associate Professor of Anthropology,
Washburn University, Topeka

Dr. Margaret Wood (center) flanked by Washburn University students who worked to analyze archeological material from the Quindaro town site, archeological site 14WY314.

In 2007 these “orphaned artifacts” were transferred to the Historical Society where staff members, including Garst and State Archeologist Robert Hoard, took on the responsibility of making these important artifacts accessible for future research (*Kansas Preservation* 29(2):14-16). When Dr. Hoard contacted me at my Washburn University (WU) office to ask if I was interested in working with the collection, I jumped at the chance. A small portion of the collection was transferred to WU, where students in an advanced archeological laboratory analysis class have been

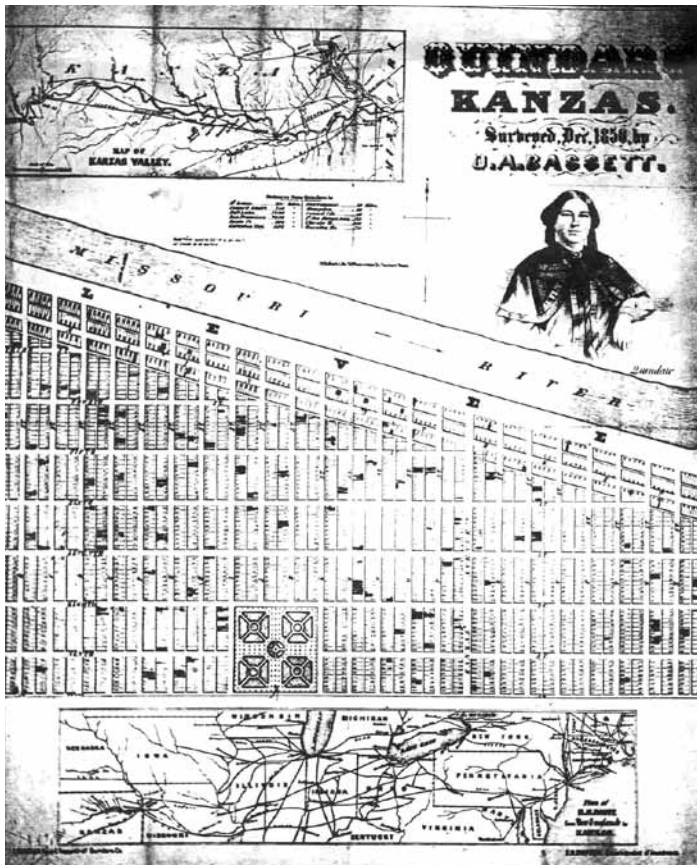
organizing, cataloging, and analyzing the material.

The first principle of archeological ethics is stewardship, stating that archeologists should work for the long-term conservation and protection of the archeological record, which includes archeological sites themselves and archeological collections and records that result from archeological research. By working with a portion of the Quindaro collection, WU students are learning important skills in artifact analysis, as well as important lessons about archeological stewardship.

The Story of Quindaro

Free-state advocates, intent on stopping the westward spread of slavery, established the town of Quindaro along the west bank of the Missouri River in 1857.

They envisioned the town as the conduit that would funnel commerce and like-minded antislavery advocates into the emergent state of Kansas. The Kansas-Nebraska Act of 1854 allowed settlers in the territories to determine by popular vote if slavery would be permitted within the state boundaries. This law resulted in mass migration to Kansas by activists on both sides of the issue. Proslavery forces controlled all of the Missouri River ports and hindered the movement of free-state supporters and supplies into Kansas Territory. The establishment of Quindaro was seen as an answer to this problem. Steamboats carrying cargo and immigrants began pulling up to the levee at Quindaro in 1857. Within six months of its founding, the community boasted a hotel, sawmill, newspaper, two general stores, and a population of 545. Quindaro boomed and at its height in 1858 was home to more than 800.



Owen A. Bassett platted Quindaro townsite in 1858. The town was named for Nancy Quindaro Brown Guthrie, member of the Wyandottes. She is shown on the map.



Top, this building served as a residence as well as a bar room, with a brewery in the back, photographed in 1956 (bottom).

Quindaro house

Some of the people moving through the newly established town did not move freely. These were enslaved people, who had escaped bondage in the neighboring state of Missouri. They found refuge at Quindaro and were provided connections to the Underground Railroad, which would take them away from the border. While some researchers, among them Larry Schmits (*The Missouri Archaeologist* 49:89-146, 1988), have dismissed Underground Railroad activity at Quindaro as pure folklore, recent research by Steve and Dorothy Collins has demonstrated the importance of Quindaro as a hub of Underground Railroad activity, using documentary, oral history, and cartographic resources.

The founders of Quindaro had high hopes that the town would be a beacon of the free-state movement and develop into a bustling urban center. However, within a few short years economic recession, changing political



Excavations in 1987 by archeologist Larry Schmits were conducted to salvage the remains of Quindaro from the landfill planned for this area.

currents, the advent of Kansas statehood, and the onset of the Civil War brought community growth to an abrupt end. By the mid-1860s the commercial heart of the town was all but abandoned, and the population dwindled. The boom had very rapidly gone bust.

During the Civil War a small group of displaced African American freedmen took up residence in the abandoned town, forming the core of a small community that would endure until the end of the century. Between 1865 and 1873 most of the Quindaro townsite land was purchased by Freedman's University, an institution that provided higher education to newly emancipated blacks. As the university grew and was renamed Western University in 1877, most of its buildings were constructed on the bluffs above the old townsite. A vibrant residential community developed around Western University, which maintained a strong connection with Quindaro. Eventually, the forces of time consumed the last physical vestiges of the old town. However, the legacy of Quindaro lived on in the memories of those who resided in adjoining neighborhoods.

The Story of an Orphaned Collection (14WY314)

In the early 1980s, when Browning-Ferris Industries (BFI) of Kansas City, Kansas, began implementing plans to construct a sanitary landfill on the site of Quindaro, the descendent community in the surrounding neighborhoods sounded the alarm. Convinced of the historical significance of Quindaro, several local groups sprang into action in an attempt to preserve the site. As community activists worked to halt development, Environmental Systems, Inc., the archeologists employed by BFI, began excavating the ruins in an attempt to salvage information about Quindaro before it was buried.



Right, personal items recovered from archeological excavations at Quindaro.



Partially reconstructed serving pieces from the Quindaro site: chamber pot (above) pitcher (below).

Historical research, testing, and excavation were carried out between 1984 and 1988.

Archeologists identified the remains of 22 buildings, three wells, a cistern, newspaper office, brewery, retail stores, residential structures, and a hotel. In his 1988 preliminary report Schmits estimated that up to 90,000 individual artifacts were recovered from the site.

By 1988 community objection to the landfill project had reached such a pitch that both the construction of the landfill and the archeological project were put on hold. The Kansas State Historic Sites Board of Review recommended that the state of Kansas acquire the site in order to preserve it (*Kansas Preservation* 10(2):1-3). However, the state legislature failed to pass legislation to fund the land purchase. In the meantime developer BFI pulled out, and the landfill project never materialized. Although practically and financially the development project had come to an end, the excavated artifacts were in a state of limbo. With no funds available to finish

processing and analyzing the artifacts, progress on the archeological research ceased.

A Lesson in Archeological Stewardship

As an archeologist, I can attest to the fact that it is very fun to dig. The challenge of discovering a site and the thrill of uncovering new information are part of the appeal of archeology. Indeed, fieldwork is so much fun that it threatens to be the undoing of archeology. Thousands of archeological artifact collections across the country languish in museums, having been only minimally cataloged or analyzed, while archeologists continue to make their annual summer migrations to excavation sites to dig up even more artifacts.

Rather than digging up new sites, archeologists can preserve the in-situ record by making responsible use of existing collections like Quindaro. In this way they can promote increased care and attention to that portion of the archeological record that already has been removed and incorporated into archeological collections.

Since 1983 archeologists have been compelled by the Secretary of the Interior's *Standards and Guidelines for Archeology and Historic Preservation* to dedicate both attention and budget to the analysis, interpretation, and curation of artifact collections that result from excavation. Artifact collections that pre-date 1983 were not subject to these expectations, so older collections are more likely to be under-analyzed. Projects that are halted, like Quindaro, are far too common, resulting in orphan artifact collections that require a great deal of work to maximize their information potential.

The Historical Society archeology office has been working to address these concerning trends by actively encouraging students, like those at Washburn University, to work with existing collections. Over the past five years 15 students have worked on cataloging and analyzing artifacts excavated from one feature (trash midden, Feature 1) that was located adjacent to the ruins of the Quindaro House Hotel. While the cataloging project is still in progress, to date students have cataloged and analyzed 229 ceramic vessels, 20 pounds of window glass, 1,170 glass bottles, 1,201 food bone fragments, and 70 tin cans.

There were many interesting trends noted by students in their artifact analyses. Students determined the dates of site occupation, employing a technique that utilizes chronologically sensitive ceramic decoration techniques

as a key. Their analysis suggested an occupation date of 1824. However, we know that the site was not established until 1857. This discrepancy can be explained by closer examination of vessel types (serving vessels, tableware, and tea wares).

It appears that the hotel proprietor brought older heavily decorated transfer printed platters and large bowls, produced from 1775 to 1830, to use for food service. More fashionable plain white ironstone (1840+) plates and dishes were used for place settings on the hotel's tables. Many of the plain white ironstone vessels

also bore makers marks, indicating that they had been imported by E.A. & S.R. Filley, St. Louis, Missouri. The owners of this company were well known abolitionists and politicians in the slave state of Missouri. It is tempting to suggest that the hotel proprietors selectively purchased their most important goods from companies that shared their commitment to the antislavery cause. Students also discovered that the hotel guests ate mostly beef (74 percent of faunal assemblage), splurged on oysters from France (14 oyster cans), and imbibed an abundance of wine and champagne.



Students Reflect on their Learning

One of the most important trends in higher education today is the inclusion of high impact forms of learning in the classroom, where students are asked to complete authentic tasks similar to those faced in a work place. While most of my students will not become archeologists, they will enter the working world having learned important and specific skills in manipulating data sets and analyzing information. I also hope that by cataloging the Quindaro material they emerge with a better knowledge of Kansas history, a deep appreciation for archeological resources, and an understanding of why it is so important to preserve the past for the future. The following are just a few of the comments that students provided when asked to reflect on their learning over the course of the semester.

"Working with the Quindaro collection has strongly impacted the way I view archaeology. In the lab some of the most important archaeological work is done. Once the data had been cataloged I thought it was interesting to compare the different types of ceramic vessels to determine which were more prevalent and to calculate the date of the site. As I worked, these vessels painted an active picture of the people who used them."

—Derrick Moore

"I learned that what looks like a big mess at the start can actually turn into useful information about the past. The skills I learned working with the Quindaro collection will stick with me for life. It put a new curiosity in me to look more closely at something

that at first seems simple and straightforward. If you actually take the time to notice a cut mark on a bone or vertical bubbles in a glass fragment you may learn something new and important."

—Jessie Melkus

I learned that when unearthing an artifact one gets a jolt, but when looking for the story of the artifact, one finds satisfaction. There is something to be said for both."

—Kim Courtner

Historic Sites Board of Review

The Kansas Historic Sites Board of Review is a group of 11 professionals from various fields that meets quarterly to review and recommend nominations to the National Register of Historic Places and the Register of Historic Kansas Places, and award preservation planning and rehabilitation grants. As prescribed by the Kansas Historic Preservation Act of 1977 (K.S.A. 75-2719), the board is comprised of the following members: the governor or the governor's designee, the state historic preservation officer or such officer's designee, and nine members appointed by the governor for three-year terms. At least one member must be professionally qualified in each of the following disciplines: architecture, history, prehistoric archeology, historical archeology, and architectural history.

Jennie Chinn, State Historic Preservation Officer
J. Eric Engstrom, Wichita, governor's designee
Toni Stewart, Topeka
Sharron Hamilton, Salina
John W. Hoopes, Lawrence
Joseph Johnson, Wichita
Samuel Passer, Overland Park
Beka Romm, Lawrence
David H. Sachs, Manhattan
Gregory Schneider, Topeka
Margaret Wood, Topeka

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August 8

Sundown Film Festival features *Blue Hawaii* • Kansas Historical Society, Topeka

August 9

Historic Sites Board of Review • Kansas Historical Society, Topeka

August 23

Preserve Topeka Workshop Series: Discovering the Secrets of Your House: Researching Historic Properties •

August 23

American Indian Artifact Identification Day • Pawnee Indian Museum State Historic Site, Republic

August 31

Pony Express Festival • Hollenberg Pony Express Station State Historic Site, Hanover

September 11-12

Kansas Preservation Conference • Emporia

September 12

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September 12-14

KAA Fall Fling • John Brown Museum State Historic Site, Osawatomie

September 19-20

A Taste of Southeast Kansas • Kansas Historical Foundation

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September 26

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Join the Preserving Kansas listserv under Historic Preservation at kshs.org.