



# Register of Historic Kansas Places Registration Form

This form is for use in nominating individual properties and districts. The format is similar to the National Register of Historic Places form. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets. Use a typewriter, word processor, or computer, to complete all items.

## 1. Name of Property

historic name Bellevue School, District 68

other names/site number 191-228

## 2. Location

street & number 1/8 mile east of Springdale Road on 120<sup>th</sup> South Road

☐ not for publication

city or town Caldwell

☐ vicinity

state Kansas code KS county Sumner code 191 zip code 67022

## 3-4. Certification

I hereby certify that this property is listed in the Register of Historic Kansas Places.

SEE FILE

Signature of certifying official \_\_\_\_\_

Date \_\_\_\_\_

Title \_\_\_\_\_

State or Federal agency/bureau or Tribal Government

## 5. Classification

### Ownership of Property

(Check as many boxes as apply)

- ☒ private  
☐ public - Local  
☐ public - State  
☐ public - Federal

### Category of Property

(Check only **one** box)

- ☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

### Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing
<u>1</u>	buildings
	district
	site
	structure
	object
<u>1</u>	<b>Total</b>

Bellevue School, District 68  
Name of Property

Sumner County, Kansas  
County and State

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

**Number of contributing resources previously listed in the State Register**

N/A

0

## 6. Function or Use

### Historic Functions

(Enter categories from instructions)

EDUCATION: School

SOCIAL: MEETING HALL

### Current Functions

(Enter categories from instructions)

WORK IN PROGRESS

## 7. Description

### Architectural Classification

(Enter categories from instructions)

Vernacular: One-room schoolhouse

### Materials

(Enter categories from instructions)

foundation: Concrete block pier

walls: Wood: weatherboard

roof: Metal

other:

## Narrative Description

(Describe the current physical appearance of the property. )

## Summary

Completed in 1894, the District #68 schoolhouse is a vernacular wood-frame, one-room schoolhouse of the late Victorian era. Bellevue School, as it is otherwise known, was relocated in 2010 to a nearby farm on the north side of 120<sup>th</sup> South Road about one-eighth of a mile east of Springdale Road. It is within the Caldwell Township in Sumner County, Kansas. The building is parallel to Springdale Road and faces south. There is farmland on the east and south sides and a farmstead nearby to the north and northwest. A horse pasture and sheds are west of the school.

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## Elaboration

### *Exterior*

The one-story building has a front-facing gable roof and a rectangular plan form measuring 36 feet by 26 feet. It is painted white, is clad with yellow pine drop siding cornered with pilasters, and features one-foot wide fascia on all sides. The east- and west-facing side elevations are 12 feet high with another 8 feet to the peak of the roof. The building is elevated and rests on a foundation of cement block piers. A temporary lattice paneling covers the crawlspace until a more permanent covering can be installed. The roof has three layers: the original wood shingles, asphalt singles, and corrugated steel used to arrest major leaks until a more permanent roof can be installed.

The south (front) elevation has a central entrance with a single wood door topped by a five-light transom window. A small shed roof supported by triangular knee brackets covers the entrance. There are two one-over-one wood windows – one on each side of the entrance. These windows are shorter than the windows on the side elevations. Within the peak of the gable is a small rectangular louvered vent. There is a simple wood cornice that is aligned at an angle parallel with the roofline of the gable above. At each corner of the wall, the corner boards give the appearance of a column capital.

The north (rear) elevation is unadorned and contains no windows or doors. Within the peak of the gable is a small rectangular louvered vent. An exterior brick chimney once stood just east of the roof peak. It had been added in the 1930s to support the coal furnace that had been installed in the basement. The badly deteriorated chimney was removed prior to the relocation of the building and was not rebuilt.

The east and west (side) elevations are nearly identical to one another. Each side has three evenly spaced, four-over-four double-hung wood windows. These are the original windows. They are about seven feet high and have no storm windows or shutters. There is a 7-foot by 12-foot gable roof addition extending off the east elevation at the rear northeast corner of the building, which is thought to date to the 1930s. This addition provided storage space and a covered entry to the partial basement below the corner of the building. In the new location, this addition is supported by piers and does not lead to a basement. Like the front elevation of the main building, the east side of the addition features a simple wood cornice that is aligned at an angle parallel with the roofline of the gable above. Also on the east side of the addition, there is a wood-panel door and a double-hung wood window. There is a fixed square wood window on the south side of the addition.

### *Interior*

There is a small vestibule inside the primary central entrance on the south elevation. The entry features angled plaster walls with wood wainscot and a ceiling made of beaded tongue-and-groove pine. Two small rooms flank the entry, but only one is accessible from the vestibule. A door to the left on the west wall leads into a cloakroom measuring 5' 10" by 9' 8". The room on the east (right) of the entrance also measures 5' 10" by 9' 8", but can only be accessed through a door in the classroom. These two flanking rooms both have plaster walls and ceilings. A pair of five-panel wood doors on the north side of the vestibule leads into the classroom. Each door features a single-light fixed transom window.

The classroom features wood wainscoting, plaster walls, and a vaulted ceiling made of beaded tongue-and-groove pine. The wainscoting extends from the floor to the bottom of the windows. The floor is red oak, and some boards have been damaged by termites and water. The floor contains markings of previous floor vents from the coal-fired heater that had been removed. This heater was in the basement. There is also a square hole that has been patched, and this is where the last heater (a floor lever propane furnace) was installed.

The original door and window casings are deeply fluted and five inches wide. They are topped with the same stock and joined at top by large rosette blocks with extra millwork at top and bottom. The rosettes feature a carved floral pattern. The door casings stand on milled plinth blocks on the interior doorways. The original

trim is in contrast to the later simple trim that was added when changes were made. The two central doorways, for instance, features this simpler trim.

At the north end of the classroom is a raised platform that runs the width of the room and extends from the north wall to the northernmost windows. Centered on the north wall above the wainscot is a slate chalkboard, which was installed in the early 1900s. Behind this is evidence of a painted-on blackboard surface that ran from the northeast window to the northwest window. There is a five-panel wood door on the east wall of the platform area. This leads to the 1930s addition.

At the south end of the classroom are two four-panel wood doors – one on each side of the central entry – that lead to the cloakrooms.

### *Structure*

The building was built using a standard framing system consisting of stud walls standing on joists lapped in the center. The subflooring is three-inch tongue-and-groove running lengthwise with the building and terminating inside of the wall. The walls are plated on the inside with 1-inch by 12-inch pine planks set diagonally at 45 degrees. On the interior surface, each stud location is capped over vertically with a furring strip from chair rail height to ceiling. This is to facilitate a gap on the inside of the wall to permit the plaster to key to the lath properly. The exterior side of the studs is covered directly with the one-inch yellow pine tongue-and-groove drop siding. All four sidewalls are constructed this way. The roof consists of a scissors truss system, which includes collar ties to resist lateral thrust. These members are roughly two-by-eights while the ties are one-and-a-half by six. This construction gives the wood ceiling its unique vaulted shape, as it is nailed to the bottom side of this framework.

### *Other Site Features*

#### *Outhouse (unknown date)*

The outhouse was moved with the schoolhouse from its original location, but is still in transition, as it has not yet been situated on foundation. It currently sits north of the school awaiting a foundation to be laid. The wood-frame outhouse features horizontal drop siding that matches the school's siding and a metal shed roof. It contained two toilet seats.

#### *Water Pump (unknown date)*

The historic water pump also was relocated from the original site. It, too, awaits placement in a permanent location near the schoolhouse.

**8. Statement of Significance****Applicable Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for State Register listing)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☐ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☒ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

Education

**Period of Significance**

1894-1956

**Significant Dates**

1894, 1956

**Significant Person**

(Complete only if Criterion B is marked above)

N/A

**Cultural Affiliation****Architect/Builder**

Undetermined

**Period of Significance (justification)**

The period of significance begins with the completion of the building in 1894 and extends to 1956, the last year it served as a school.

**Criteria Considerations (explanation, if necessary)**

The building was relocated from a rural Sumner County parcel to this nearby farmstead to prevent its demolition.

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## Narrative Statement of Significance

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### Summary

The Bellevue School (built 1894) is nominated to the Register of Historic Kansas Places under Criterion A for its association with public education in Sumner County, Kansas. This one-room country schoolhouse was the second schoolhouse that served rural students in District #68 from 1894 until it was closed in 1956 when it consolidated with District #20.

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### Elaboration<sup>1</sup>

An Osage Indian reservation occupied parts of Sedgwick and Sumner counties when, in 1867, the Kansas Legislature divided southwestern Kansas into several counties. Euro-American settlement became legal in Sumner County in 1870, and the county was officially organized on February 7, 1871. Wellington was selected as the county seat in 1874.

The first Bellevue School, District 68 was erected in 1878 on land in Section 28 of Caldwell Township. It was situated one-half mile north and two miles west of the city of Caldwell, which is just two miles north of the Kansas-Oklahoma border. The Chisholm Trail – a trade route linking the Arkansas River valley with the Indian Territory that was later used as a cattle-driving route – passed through the Caldwell area. This vicinity witnessed rapid population and commercial growth when the county was opened for white settlement in 1870. By 1880, Caldwell was home to 1,500 inhabitants, and by 1910 there were 2,205 residents.<sup>2</sup>

It appears that plans for erecting a school building in District 68 of Sumner County were underway as early as 1877. According to school district meeting minutes, a meeting of District 68 representatives met in August 1877 at a private home in the area to discuss district plans. They selected land for the schoolhouse in the southeast corner of Section 29 in township 34, but this was location was soon changed to the northwest corner of the southwest quarter of Section 28 in township 34.<sup>3</sup> It appears the first District #68 schoolhouse was erected during the first 8 months of 1878, because the district meeting minutes dated August 14, 1878 record their meeting location as the schoolhouse. The *Sumner County Press* reported the district's vote to purchase the bond, noting, "Our enterprising neighbors to the northwest of town, in school district No. 68 have voted bonds and are going to erect a schoolhouse, dimensions 18x24."<sup>4</sup>

Additionally, according to a report issued by the Kansas Department of Public Instruction, School District Number 68 purchased a one hundred dollar bond on January 16, 1878. The bond's interest rate was 10 percent and was to mature on July 22, 1881. Early editions of these reports did not specify the purpose for the bonds, but by the late 1880s most bonds were purchased to build schoolhouses.<sup>5</sup> The bond matured on July 22, 1881 at \$192.50. In addition to district meeting minutes, local property records document the transfer

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<sup>1</sup> For a complete historic and architectural context of public schools in Kansas, see: Brenda Spencer, "Historic Public Schools of

Kansas." National Register of Historic Places Multiple Property Submission. Filed by the Kansas Historical Society, 2005.

<sup>2</sup> William G. Cutler, *History of the State of Kansas* (Chicago: Andreas Publishing Co., 1883). Accessed online at: <http://www.kancoll.org>; Frank Blackmar, *Kansas: A Cyclopedia of State History, vol. 1* (Chicago: Standard Publishing Co., 1912). Accessed online at: <http://skyways.lib.ks.us/genweb/archives/1912/>.

<sup>3</sup> District 68 Meeting Minutes, 2 August 1877; 17 December 1877. In possession of the author.

<sup>4</sup> *Sumner County Press*, 3 January 1878. The district apparently voted to purchase a bond (see footnote 1) to eventually build a schoolhouse. This article suggests their intentions were to build a school smaller than the existing structure, which measures 26'x 36'.

<sup>5</sup> Kansas Department of Public Instruction. *Report of the State Superintendent for the School Years Ending July 31, 1877 and 1878* (Topeka, KS: Geo. W. Martin, Kansas Printing House, 1879), 302. Accessed at KSHS Library/Archives call number: SP 379 K 13 Vol. 1.

of land on November 25, 1881 from William and Emma Dimke to the district, and this is reflected in 1883 when John P. Edwards published his *Historical Atlas of Sumner County, Kansas*, where the building is noted on land adjacent to W. T. Dimke in Section 28.<sup>6</sup>

School meeting minutes from the early 1890s record motions to approve the construction of a new schoolhouse, but it is not clear why. Unfortunately, local newspapers of the period do not clarify this, either. There are a few references in school board meeting minutes during the 1880s to making repairs to the school building, but nothing seemingly too drastic is proposed. The first reference to building a new schoolhouse appeared in the minutes of the June 30, 1887 school board meeting during which the members voted to call an election to vote on bonds for building a new 24' x 36' schoolhouse. This was again noted in their July 25, 1888 minutes, but they wouldn't vote on commencing construction until their July 27, 1893 when they agreed to begin building the next summer or fall. This was confirmed in their minutes of July 26, 1894 during which they charged Charles M. Johnson with supervising the construction.<sup>7</sup>

The first repairs were noted in the minutes of the July 23, 1910 meeting during which discussed the need to paint the building, paint and paper the interior, and repair the doors and lay new floors in the cloak rooms. These types of repairs and upgrades were sporadically noted in the minutes every several years.

Although written documentation is inconclusive, physical evidence found on the building suggests several changes were made in the 1920s or 1930s. There is a small addition at the building's northeast corner that has 1934 written on the framing. This addition accommodated the installation of a large coal-burning unit placed in a newly dug partial basement at the rear of the building. It was at this time that the chimney was relocated to the back exterior wall of the building and the old wood stove was removed from the center of the classroom. These changes could correspond with school records for that same year that note \$668.33 spent on new buildings, repairs, and/or maintenance, which is a considerable increase other years' expenditures for the same types of projects.<sup>8</sup> Former students have suggested New Deal program labor was used to update and rebuild the outhouses, but no documentation has verified these claims. A bell tower was removed from the building some time after 1953.

Like so many rural schools in Kansas, Bellevue School closed after World War II during an era of consolidation of public schools. After the school closed in 1956, the building was used as polling place until 1998. Caldwell Township sold the property to Mike and Valerie Brunhoeber with the understanding that it be removed from its original location if they wished to rehabilitate it. It had sat vacant and unused for nearly 15 years until Mike and Valerie Brunhoeber purchased and relocated the building to their farm in section two.

To prepare for the relocation, repairs were made to the framing in the lower section of the north wall, which had been damaged by termites and rot. The small wood-frame addition was separated from the main structure and moved separately. On the interior, a lowered ceiling added during the 1950s was removed to lessen the weight of the building and to reveal the original ceiling height. (The interior walls and plaster ceiling were entirely covered in layers of wallpaper. One layer of wallpaper was evidently applied in 1924 by a man named Earl Benjamin of Milan, Kansas, according to writing found on the walls during restoration.) The building was lifted off its stone foundation with hydraulic jacks during the week of December 20, 2009. Using liquid dish soap as a lubricant, the 15-ton building was slid off over steel beams to a sixteen-wheel dolly. With the assistance of a local structural moving company, the building journeyed five miles to the northeast.

<sup>6</sup> John P. Edwards, *Historical Atlas of Sumner County, Kansas, 1883* (Wichita, KS: Reproduced by Midwest Historical & Genealogical Society, 1983?).

<sup>7</sup> District #68 board meeting minutes, in possession of the author.

<sup>8</sup> School reports for the year 1932 show \$55.63 in maintenance, repairs, and new construction; \$26.44 in 1933; \$668.33 in 1934; \$215.14 in 1935; \$81.57 in 1936; and \$244.94 in 1937. (The 1936 and 1937 totals included a janitor's salary, supplies, power, water, repairs, and insurance.)

At the new location, it was placed on concrete piers and a wood staircase was constructed to access the entrance. Since the relocation, the exterior has been painted, repairs have been made to the interior plaster walls, layers of wallpaper have been removed, repairs have been made to the ceiling that had been obscured by the dropped ceiling, walls and trim have been painted, modern fixtures were removed, and some damaged floorboards have been replaced. Continued rehabilitation projects are planned.

### *Architecture*

Built in 1894, Bellevue School is an example of the *One-room Schoolhouse* property type outlined in the 'Historic Public Schools of Kansas' multiple property document, which provides the following related context about one-room schools:

In addition to eastern settlers, immigrants, many of whom were craftsmen such as stone masons, helped to shape Kansas schoolhouses. The earliest country schools in Kansas were built by local settlers with the available materials. These buildings are classified as vernacular in style. The schoolhouse was typically among the first community buildings constructed, along with a church. The schoolhouse symbolized permanence and was prominently located to entice new settlers as they passed early settlements.<sup>9</sup>

A common, universal form emerged; the earliest buildings were typically a rectangular plan with one open room. The wood-frame schoolhouse with wood clapboard siding and stone foundation is most common, although in areas blessed with native stone, early schools were built of local limestone and sandstone. The schoolhouses typically had a simple gable roof with wood shingles and a brick or stone chimney located at the center or rear of the gable peak. The majority had a cupola or bell tower on the front gable. The common schoolhouse had three windows on each side and a single central door on the front, sometimes flanked by two windows. The interior of the schoolhouse was utilitarian with wood floors, plaster walls (sometimes with wood wainscoting), and plaster or wood ceilings. The schools were heated with a wood or coal stove and furnishings were limited to students' desks, the teacher's desk, and typically a slate chalkboard.<sup>10</sup>

The multiple property document outlines four general stylistic categories for the country school: folk vernacular, mass vernacular, architect-designed through plan books, and the rare commissioned design. Bellevue School falls within the mass vernacular category because it relied on the expertise of local settlers, but was constructed of machine-produced materials, such as dimensional lumber. As of this writing, it is not known who designed or built the school.

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<sup>9</sup> Spencer, E-16.

<sup>10</sup> Spencer, F-29.

**9. Major Bibliographical References****Bibliography** (Cite the books, articles, and other sources used in preparing this form)

Bellevue School, District 68. Meeting Minutes (1878-1901). In possession of the author.

Blackmar, Frank. *Kansas: A Cyclopedia of State History, vol. 1* (Chicago: Standard Publishing Co., 1912). Accessed online at: <http://skyways.lib.ks.us/genweb/archives/1912/>.

Cutler, William G. *History of the State of Kansas* (Chicago: Andreas Publishing Co., 1883). Accessed online at: <http://www.kancoll.org>.

Bellevue School, District # 68 School Board Meeting Minutes. In possession of author.

Edwards, John P., *Historical Atlas of Sumner County, Kansas, 1883* (Wichita, KS: Reproduced by Midwest Historical & Genealogical Society, 1983?).

Kansas Department of Public Instruction. *Report of the State Superintendent for the School Years Ending July 31, 1877 and 1878*. Topeka, KS: Geo. W. Martin, Kansas Printing House, 1879. Sumner County Historical and Genealogical Society.

Spencer, Brenda. "Historic Public Schools of Kansas." National Register of Historic Places Multiple Property Submission. Filed by the Kansas Historical Society, 2005.

*Sumner County Press*. 3 January 1878.

Sumner County Register of Deeds. Copy of title for this transaction dated November 25, 1881. Filed by T. A. Houffand, Register of deeds, December 8, 1881.

**Previous documentation on file (NPS):**

☐ preliminary determination of individual listing (36 CFR 67 has been Requested)  
☐ previously listed in the National Register  
☐ previously determined eligible by the National Register  
☐ designated a National Historic Landmark  
☐ recorded by Historic American Buildings Survey # \_\_\_\_\_  
☐ recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

☒ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☐ Local government  
☐ University  
☐ Other  
 Name of repository: \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** Less than one acre  
 (Do not include previously listed resource acreage)

**UTM References**

(Place additional UTM references on a continuation sheet)

1 14 622120 4108265  
 Zone Easting Northing

2 \_\_\_\_\_  
 Zone Easting Northing

3 \_\_\_\_\_  
 Zone Easting Northing

4 \_\_\_\_\_  
 Zone Easting Northing

**Verbal Boundary Description** (describe the boundaries of the property)

The nominated property is in Section 02, Township 34, Range 03W, and is situated on a parcel of 145 acres also described in Sumner County records as: FRAC SW4 LESS R/W Deed Book/Page 0734/0519 0575/0007. The nomination boundary includes the schoolhouse, the land on which it sits, and a 40-foot perimeter of land.

**Boundary Justification** (explain why the boundaries were selected)

The nomination boundary includes only a small perimeter of land surrounding the school building because it was moved to this location and has no historical association with the larger parcel.

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**11. Form Prepared By**

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name/title Mike and Valerie Brunhoeber  
organization \_\_\_\_\_ date August 1, 2011  
street & number 1172 S Springdale telephone 620-845-2474  
city or town Caldwell Ks zip code 67202  
e-mail \_\_\_\_\_

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**Property Owner:**

(complete this item at the request of the SHPO or FPO)

name Michael E. and Valerie Brunhoeber  
street & number 1172 S Springdale telephone \_\_\_\_\_  
city or town Caldwell Ks zip code \_\_\_\_\_

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**Additional Documentation**

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Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

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**Photographs:**

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Please check with SHPO staff before completing photographs.

Name of Property: Bellevue School, District 68  
City or Vicinity: Caldwell vicinity  
County: Sumner County State: KS  
Photographer: Sarah Martin  
Date Photographed: August 25, 2011  
Description of Photograph(s) and number:

- 1 of 7: Primary (south) elevation, facing NE
- 2 of 7: Side (east) elevation, facing NW
- 3 of 7: Rear (north) elevation, facing SW
- 4 of 7: Entrance, primary (south) elevation, facing N
- 5 of 7: Interior, facing N
- 6 of 7: Interior, facing S
- 7 of 7: Interior, facing E

Historic Image: Bellevue School, circa 1920



Historic Image: Bellevue School, 1953



Historic Image: Bellevue School, 1937



**Current location:** NE corner of S Springdale Road and W 120<sup>th</sup> Street S – Caldwell, Sumner County

