

Agenda  
Kansas Historic Sites Board of Review  
Memorial Building, Topeka  
January 19, 1977 1:30 p.m.

1. Approval of the minutes of the previous meeting
2. Report on survey progress and National Register listings
3. Current historic preservation projects
4. Certificates for owners of National Register properties
5. Discussion of proposed by-laws for the review board
6. Discussion of Kansas FY 1977 apportionment for grants-in-aid
7. Consideration of nominations to the National Register
8. Other business
9. Adjournment

## FISCAL YEAR 1977 GRANTS-IN-AID FACT SHEET

Total Allocation to Kansas \$141,688

## ALLOCATIONS

Project	Request	Alternate A	Alternate B	Alternate C
Brown Grand Opera House Concordia Restore ext. masonry, new roofing and gutters, recondition fire escapes; restore fire curtain, remove partitions, interior painting and refinishing	\$128,642	_____	_____	_____
Crawford Building Topeka Tuckpointing, restoration of elevator and cabling system, sprinkling system, window repair, secondary access, roof repair, interior plaster work	51,500	_____	_____	_____
University Hall Friends University, Wichita Slate shingles on roof, reconstruct interior staircase, fire protection	139,000	_____	_____	_____
Wichita City Hall Wichita complete project from FY 1976 bring building to code, structural soundness, masonry work on east side, fire protection, roughing in of utilities	109,000	_____	_____	_____
Survey and Planning Need to consider change in match from 50-50 to 70-30 on S & P	40,000	_____	_____	_____
TOTAL	\$468,142	\$141,688	\$141,688	

## KANSAS HISTORIC SITES BOARD OF REVIEW

January 19, 1977 Meeting

The meeting was called to order at 1:30 p.m. in the GAR room of the Memorial Building. In the absence of both the chairman and vice-chairman Prof. Donald Danker was elected as the temporary presiding officer. Other board members present were Mrs. Nancy Trauer, Mr. Edgar Langsdorf, and Mr. Lynn Burris, Jr. Historical Society staff members present were Joseph Snell, Richard Pankratz, Thomas Witty, Martin Stein, Cornelia Wyma and Sandra Rumbaugh. Also present was Jeff Stenzel, a reporter for the Wichita Eagle and Beacon.

Mr. Langsdorf moved that the minutes of the September 23, 1976 meeting be approved; Mrs. Trauer seconded the motion and it was carried.

Mr. Pankratz reported that since the previous board meeting 12 Kansas properties had been added to the National Register of Historic Places, making a total of 227. He added that the 1976 inventory supplement had been printed and 450 copies sent to various state and federal agencies, local and regional planning commissions, county and local historical societies and libraries throughout Kansas. Currently there are 30 nominations to the Register pending in Washington.

Mr. Pankratz reported that the governor had issued an Executive Order in September, 1976, declaring the Executive Director of the State Historical Society the State Historic Preservation Officer. A state historic preservation bill is being drafted for introduction in the current legislative session. The bill has been reviewed by the governor's office and reportedly he will not object to it.

A report on the progress of current or pending restoration projects was given by Mr. Pankratz. The tuckpointing on the Goodnow House in Manhattan is completed but other restoration work is being planned. Nothing is happening at the Pottawatomie Baptist Mission near Topeka and probably won't until the state makes a commitment on the restoration of the building and the use of the property. The reconstruction of the guardhouse porch at Fort Hays is still pending. Plans for the Friends University project are in Washington awaiting approval. The Wichita City Hall project cannot be started until more information is sent to Washington.

An example of the certificates to be sent to National Register property owners was shown to the board.

The next item of business was the proposed by-laws for the Kansas Historic Sites Board of Review. Because so few board members were present, Mrs. Trauer moved that discussion of the by-laws be tabled until the next meeting. The motion was seconded by Mr. Burris and carried.

Distribution of funds for the four proposed FY 1977 grants-in-aid projects was discussed. The consensus of the board was that the proposed Crawford Building project would not be funded because of the objections raised by the Governor's office and the budget division. It was also stated that the action on not funding that project application should not be regarded as establishing a precedent against allocating preservation funds to projects of private, for-profit corporations. Kansas had requested \$468,142, but only \$141,688 was granted. \$40,000 will be used for the state survey and planning project. Mr. Burris made the motion to give Brown Grand Opera House in Concordia, University Hall at Friends University in Wichita, and Wichita City Hall each a proportionate share of the money allocated. Mr. Langsdorf seconded the motion and it carried. Each of the three projects will receive 27% of the amount requested. (Brown Grand Opera House - \$34,730; University Hall - \$37,529; Wichita City Hall - \$29,429).

The next item of business was the consideration of 16 places for nomination to the National Register. No negative response was received from any of the owners of the 16 proposed nominations to the Register. All of the owners and local units of government had been notified at least 30 days in advance of the meeting to allow time for comment. Fifteen of the sixteen proposed nominations were approved as indicated on the attached sheet.

The meeting was adjourned at 4:30 p.m.

Kansas Historic Sites Board of Review, January 19, 1977

<u>COUNTY</u>		<u>APPROVED</u>	<u>DISAPPROVED</u>	<u>TABLED</u>
Bourbon	Moody Building, Fort Scott	<u>X</u>	<u>          </u>	<u>          </u>
Chase	Chase County Bank, Cottonwood Falls	<u>X</u>	<u>          </u>	<u>          </u>
	Cartter Building, Cottonwood Falls	<u>X</u>	<u>          </u>	<u>          </u>
Cowley	Country Club Archeological Site (14C03), Arkansas City vicinity	<u>X</u>	<u>          </u>	<u>          </u>
Douglas	Seth Kelly house, Vinland vicinity	<u>          </u>	<u>X</u>	<u>          </u>
Geary	Elliott Archeological Site, (14GE303), Junction City vic.	<u>X</u>	<u>          </u>	<u>          </u>
Jackson	State Bank of Holton, Holton	<u>X</u>	<u>          </u>	<u>          </u>
	Shedd & Marshall Store, Whiting	<u>X</u>	<u>          </u>	<u>          </u>
Johnson	J.B. Mahaffie house, Olathe	<u>X</u>	<u>          </u>	<u>          </u>
Leavenworth	Andrew J. Angell house, Leavenworth	<u>X</u>	<u>          </u>	<u>          </u>
	North Esplanade Historic District, Leavenworth	<u>X</u>	<u>          </u>	<u>          </u>
Mitchell	Mitchell County Courthouse, Beloit	<u>X</u>	<u>          </u>	<u>          </u>
Montgomery	Elk River Archeological District, Elk City vicinity	<u>X</u>	<u>          </u>	<u>          </u>
Neosho	Austin Bridge, Chanute vicinity	<u>X</u>	<u>          </u>	<u>          </u>
Sedgwick	Wichita Air Terminal Admin. Building and	<u>X</u>	<u>          </u>	<u>          </u>
	Hangar No. 2, Wichita	<u>X</u>	<u>          </u>	<u>          </u>

## AGENDA

Kansas Historic Sites Board of Review  
Memorial Building, Topeka  
June 17, 1977 1:30 p.m.

1. Approval of the minutes of the previous meeting
2. Report on 1977 summer survey activity and recent National Register listings
3. Current historic preservation projects
4. Discussion of the state historic preservation act
5. Consideration of grant-in-aid applications for fiscal year 1978
6. Consideration of nominations to the National Register
7. Other business
8. Adjournment

## KANSAS HISTORIC SITES BOARD OF REVIEW

June 17, 1977

The meeting was called to order at 1:30 p.m. in the GAR room of the Memorial Building by Chairman W.J. van Wormer. Other board members present were Prof. Curtis Besinger, Prof. A. Bower Sageser, Mrs. Nancy Trauer, Prof. Donald Danker, Mrs. Will Florence Robbins, and Joseph W. Snell. Historical Society staff members present were Robert Richmond, Richard Pankratz, Martin Stein, and Sandra Rumbaugh. Also in attendance was Chris Badger of the Legislative Research department.

It was moved and seconded that the minutes of the January 19, 1977, meeting be approved. The motion carried.

Mr. Pankratz reported that the Historic Sites Survey department planned to print and distribute an illustrated publication on the black historic sites research project in the fall. The department currently has three summer survey persons, two inventorying historic sites, and one inventorying archeological sites. Plans have been formulated for next summer to hire two persons to inventory historic engineering structures in Kansas. The Historic Sites Survey would pay their salaries and the Historic American Engineering Record would provide supplies and supervision. The architectural historian position has not yet been filled.

Since the January 19, 1977, meeting only four places have been added to the National Register, bringing the total for Kansas to 231. The National Register office had discontinued reviewing nominations for a few months in order to write property owners and inform them of the effects of the Tax Reform Act of 1976 on National Register properties. There are 42 nominations pending for Kansas.

In response to a question, Mr. Pankratz stated that there have been good intensive surveys of 25 to 30 counties. The southwestern and south central parts of the state particularly need more survey work. The emphasis now is on intensive surveys in small areas rather than a quick over-all survey.

An explanation was given by Mr. Pankratz of the current active historic preservation projects. A bid has been let for the final project with federal funds at the Goodnow House in Manhattan. The work will include painting, rebuilding a sidewalk, shutter installation and gutters. Friends University has awarded a contract for their Phase I project, new windows. The City of Wichita has called for bids on the old City Hall renovation. Bids will soon be opened on reconstructing the Fort Hays guardhouse porch. Some questions remain to be answered by the architect before the Phase I of the Brown Grand Opera House restoration can proceed. The archeologist's report must be filed before any work can proceed at the Pottawatomie Baptist Mission.

Mr. Pankratz discussed the main points of the State Historic Preservation Act, which will become effective July 1. For the first time the review board has been legally identified. Current members will continue to serve until the Governor

has filled all five appointive positions. The powers and duties of the board were specified in the bill. Also, specific historic preservation duties of the Historical Society were enumerated in the bill, including the creation of a state register of historic places. Section 10 of the bill affords protection to properties on the state or national registers.

The 20 historic preservation grant applications for fiscal year 1978 were presented to the board by Mr. Pankratz. Requests totalled \$1,405,425, while the federal allotment for Kansas will probably be \$299,282. Mr. Pankratz and former staff member Cornelia Wyma had visited almost every building for which assistance was requested, checking the need for the project, viewing previous restoration work if any, and speaking with owners about plans and their awareness of preservation standards. These factors, along with geographic location and the potential impact of the project for furthering the cause of historic preservation, were taken into account by the staff in recommending projects to the board. Slides were shown of most of the buildings.

After some discussion Mr. van Wormer stated that he believed Mr. Pankratz had researched the grant applications thoroughly and that the board should follow his recommendations. Prof. Sageser moved that the staff recommendations be followed; Prof. Besinger seconded the motion and it carried unanimously.

Assuming that Kansas receives \$299,282, the recommendations were to allocate the money as follows: state survey and planning; \$45,282; City of Ottawa survey, \$3,000; Wichita State University archeological survey, \$4,000; Brown Grand Opera House, Concordia, \$70,000; old People's National Bank, Ottawa, \$28,500; Crawford Building, Topeka, \$25,000; Marshall County Courthouse, Marysville, \$43,500; Spooner Hall, University of Kansas, \$40,000; Mahaffie House, Olathe, \$40,000.

The board agreed that in case of changes in funding that the staff enact proportional reductions or additions to applications and assist the next in line applicants, following the approved rankings. The intent of this was to eliminate the need to call a special board meeting.

The evaluation of National Register nominations was the next order of business. All nominations of buildings considered by the board were presented by request of the owners. The disposition of each nomination is given on an attachment.

Mr. Pankratz pointed out the need to remove the Union Pacific Depot at Solomon from the National Register because of its demolition. The motion was made and seconded that it be recommended to the National Park Service for removal, and the motion carried.

The support of the board was requested by Mr. Pankratz for the expansion of the Historic Sites Survey. The two positions to be requested for FY 1979 would be a historian and a grants officer. Mr. Pankratz stated he no longer has sufficient time to function as a historian and the new position would involve such duties as historical research, preparation of nomination forms, and education, i.e., presenting programs on historic sites and assisting with the publication of a newsletter. The increased federal funding for the program has generated more



interest in grant applications. The work-load associated with grants has multiplied, demonstrating the need for a full-time grants officer. This person would visit owners and their properties, review applications, check on projects and prepare reports. He would also function as a liaison to local officials for locating preservation funding sources. He would be the staff expert on all federal preservation and conservation grant programs.

Joe Snell concluded the meeting by thanking the board members for their services in the past. He noted that the new preservation law would be effective before the next meeting and that the governor's appointments will probably be made by then. On behalf of the State Historical Society he expressed appreciation for their interest in the state's history and for their participation in preserving its historical resources.

The meeting was adjourned at 3:30 p.m.

Kansas Historic Sites Board of Review, June 17, 1977

<u>COUNTY</u>		<u>APPROVED</u>	<u>DISAPPROVED</u>	<u>TABLED</u>
Douglas	Plymouth Congregational Church, Lawrence	_____	_____X_____	_____
Linn	City Hall, Mound City	_____X_____	_____	_____
Sedgwick	McCormick School, Wichita	_____X_____	_____	_____
Trego	Walsh Archeological Site (14T0304), Collyer vicinity	_____X_____	_____	_____

County commissions and city councils/commissions shall be informed of all properties within their jurisdictions which are presently listed on the National Register of Historic Places. Since the state register at the present time consists of the same Kansas buildings and sites that are on the National Register, a separate listing would not now be necessary. As properties are added to either the state or the national register, the appropriate governing bodies would be notified. Copies of the procedures for implementing the protective clauses of the state historic preservation act of 1977 will accompany the lists of sites. Similar information and notifications shall go to the regional planning commissions and to appropriate state agencies. Procedures this agency has had in effect for a year or so already require it to notify local governing bodies and to allow 30 days for their comments prior to a property being evaluated by the Kansas Historic Sites Board of Review for National Register nomination. That practice will continue in effect and will be extended to properties proposed for the state register.

Procedures for implementing protective measures of S. 130:

1. The responsible governing body or official of any state agency or of any political subdivision planning a project which potentially could encroach upon, damage or destroy a property (district, building, site, or object) listed on either the National Register of Historic Places or the state register, or its environs, shall give advance written notice of the proposed project to the State Historic Preservation Officer and provide 30 days for his investigation and comment.

The adverse effects described above can occur under conditions which include but are not limited to the following:

- a. destruction of all or part of the property;
- b. alteration of all or part of the property;
- c. isolation of the property from its surrounding environment;
- d. alteration of the surrounding environment;
- e. introduction of visual, audible or atmospheric elements that are out of character with the property or that alter its setting.

2. The State Historic Preservation Officer and his staff will investigate the project. He may determine that the project will have no serious effect on the historic property. He may request the advice of the Kansas Historic Sites Board of Review. He may schedule public hearings to gather information, determine local attitudes on the project and explore alternatives. He may determine that the project will adversely affect the historic property and that the project as planned should not proceed. His determinations shall be provided the appropriate governing body in writing. If the State Historic Preservation Officer does not respond to the initial notification within 30 days, he shall be considered to have approved the project.
3. If the State Historic Preservation Officer recommends against the project, it cannot proceed until:
  - a. the governor, in case of a state project, or the governing body of the political subdivision has determined, after considering all pertinent facts, that there is no feasible alternative to the project and that the project contains provisions to minimize damage to the historic property, and
  - b. five days' notice of that determination has been provided the State Historic Preservation Officer by restricted mail.

4. The decision of the governor or the local governing body to proceed is subject to review in the district court of the county where the historic property is located. The district court judge may substitute his findings for those made by the governor or the local governing body
5. When an alleged violation of this law occurs or is threatened, the following may have standing to bring an action in the district court having jurisdiction to seek enforcement of the law and protection for the threatened historic property: the state of Kansas, any county or municipality or other political subdivision having capacity to sue or be sued, the Kansas State Historical Society and any city or county historical society which has for more than two years been organized, elected officers and received compensation, funds or reimbursement from a city or county.
6. Written communications to the State Historic Preservation Officer should be addressed as follows:

Joseph W. Snell  
State Historic Preservation Officer  
Kansas State Historical Society  
10th and Jackson  
Topeka, Kansas 66612

The designated staff member responsible for this program is:

Richard Pankratz  
Director, Historic Sites Survey  
Kansas State Historical Society  
10th and Jackson  
Topeka, Kansas 66612  
913 296-3251

Recommendations for the  
Kansas Historic Preservation Program

Steven Ruttenbaum, staff member of the Planning Branch, National Register, was in Topeka, Kansas, on May 11-13, 1977, to review the current status of the Kansas historic preservation program. At the conclusion of his visit, Mr. Ruttenbaum made the following recommendations to improve the effectiveness of the Kansas program:

1. Additional professional staff members should be hired to work full-time on the State preservation program in order to accelerate survey and planning activities, especially in the critical areas of survey, registration, and public information and education. At present, administrative activities are being conducted by the small professional staff, and this situation is resulting in a reduction of the staff's effectiveness in survey and planning and acquisition and development projects. Because the responsibilities of the Kansas preservation staff are growing at a fast rate, a specialist in administration should be hired, allowing the professional staff to spend full time on survey and inventory, registration, review and compliance, public information and education, and acquisition and development projects.
2. The State Historical Society should continue to do contract survey work for public agencies, such as the State Department of Transportation, but this survey activity should be integrated into the comprehensive statewide survey efforts.
3. The State preservation office should undertake a systematic, well-planned survey of all archeological resources in the State, rather than a piecemeal survey of small geographical areas. A comprehensive statewide survey of cultural resources is one of the key elements of a strong State historic preservation program.
4. The State Historic Preservation Officer should abandon the present policy of securing owners' consent before properties are nominated to the National Register. While owners' consent is always desirable and all efforts should be made to secure the owners' support, a survey dependent upon owner consent runs the danger of producing an uneven State survey, potentially lacking all the cultural resources the State has to offer. National Register regulations already provide for sufficient notification to owners and sufficient opportunity to comment on the significance of properties being considered for listing in the National Register.
5. The State staff should begin plans to computerize the State inventory data and provide for its easy retrieval. The present filing system will grow increasingly awkward and inadequate as the size of the statewide inventory grows.
6. The State staff should prepare more historic district nominations to provide protection and National Park Service grant eligibility for large geographical areas. The State should also actively begin using multiple resource and thematic group nominations.

7. The State preservation staff should initiate closer relationships with the recipients of Community Development Block Grants in order to encourage them to use these funds for historic preservation purposes.

8. Public information and education activities should be increased in order to build a constituency in the private sector supportive of the State historic preservation program. Once private citizens are educated in preservation, they can be trained to participate in survey and registration activities, as well as other programs that might benefit from citizen participation. The State Historic Preservation Officer might start an ambitious public information program by convening a statewide preservation conference with special sessions on survey methods and instruction on how to complete National Register nominations. At the same time, the State staff might begin publication of press releases and a periodic newsletter and might develop slide shows to inform the public of historic preservation techniques and news.

# PRIORITY LISTINGS

The following priority listings and recommendations are made by the survey staff on the assumption that the 50-50 funding for survey and planning projects will remain in force and that the allocation for Kansas will be \$299,282. If the survey and planning ratio is changed to 70 federal-30 state, then a minimum of \$100,000 of the state's allocation will have to be used for survey and planning. Word has come from the National Park Service that Congress is considering a possible increase in the program funding beyond the President's recommended \$35 million; if that should materialize, the Kansas allocation will increase.

CATEGORY I SURVEY AND PLANNING PROJECTS			
Project	Request	Staff Recommendation	Board Recommendation
Kansas Survey and Planning	\$45,282	\$45,282	
Ottawa Historic Survey	\$ 3,000	\$ 3,000	
Wichita Metropolitan Area Archeological Survey	\$ 4,000	\$4,000	

CATEGORY II ACQUISITION AND DEVELOPMENT PROJECTS MEETING NATIONAL PRESERVATION OBJECTIVES			
Project	Request	Staff Recommendation	Board Recommendation
Brown Grand Opera House	\$74,117.50	\$70,000	
Old Peoples' National Bank	\$48,250	\$28,500	
Crawford Building	\$39,500	\$25,000	

CATEGORY III ALL OTHER ACQUISITION AND DEVELOPMENT PROJECTS: The first six projects are ranked in recommended priority for funding			
Project	Request	Staff Recommendation	Board Recommendation
1. Marshall County Courthouse	\$225,735	\$43,500	
2. Spooner Hall	\$150,000	\$40,000	
3. Mahaffie House	\$ 99,700	\$40,000	
4. Smoky Valley Roller Mill	\$125,000		
5. Old Sedgwick County Courthouse	\$140,000		
6. Old Arkansas City High School	\$256,457.50		
Warkentin House	\$ 8,000		
Old Logan County Courthouse	\$ 1,250		
Lane University	\$ 6,500		
University Hall	\$ 82,500		
McInteer Villa	\$ 36,070		
F.H. Hart House	\$ 4,163		
Pilla House	\$ 49,900		
Campbell House	\$ 2,000		
TOTALS	\$1,402,425	\$299,282	



SUMMARIES  
of  
FY 1978 Project Applications

Note: Information provided for each project includes building name, location, capsule project description, federal assistance requested and the source of the applicant's match.

State-wide Survey

Kansas State Historical Society  
Continuing operation of Historic Sites Survey office  
Request \$45,282; state appropriations

McInteer Villa, Atchison, Atchison co.

George Gerardy, owner  
Tuckpointing; repairs to slate roof, copper guttering and porch roof decks; rebuild carriage house; replace two round metal dormers; rebuild front porch and porte cochere  
Request \$36,070; will match with bank loan

Brown Grand Opera House, Concordia, Cloud co.

Brown Grand Opera House, Inc.  
Remove non-original partitions; repair plaster; interior painting and re-finishing; repair stage, pin rail, gallery, and gridiron; fire detection system; rough in electrical and heating systems; draperies and flooring. Had Phase I grant FY 1977 of \$34,730  
Request \$74,117.50; will match with cash, pledges and in-kind services

Old Arkansas City High School, Arkansas City, Cowley co.

Cowley County Community College  
Tuckpointing; stone repair; repair chimney; exterior painting, rebuild tower roofing and framing; many interior work items listed--most not eligible  
Request \$257,457.50; no match on hand

Lane University, Lecompton, Douglas co.

Lecompton Historical Society  
Repair floor structure and put new flooring on first and second floors; remove basement floor and debris and install new floor  
Request \$6,500; have funds from Douglas County Historical Society

Pilla House, Eudora, Douglas co.

Norman F. Fulcher, owner  
Modernization of electrical and other utilities; wall paper; refinish woodwork, insulation  
Request \$49,900, but no cost breakdowns provided; personal funds

Spooner Hall, Lawrence, Douglas co.

University of Kansas

Repair and replace exterior stonework; repair tile roof; window and door replacement; site work--grading for drainage; removal of non-original interior partitions

Request \$150,000; have contingent state appropriation

Historic Architectural Survey, Ottawa, Franklin co.

City of Ottawa

Survey of all structures within city limits, completion of data files on significant structures

Request \$3,000; will match with revenue sharing funds

Old People's National Bank, Ottawa, Franklin co.

Metcalf Business Center, Inc., Overland Park, owner; George Roth, agent  
Tuckpointing; cornice repair; exterior painting; roughing in of utilities; repair to window lintels, sills and molding

Request \$48,250; will match with corporate funds

Warkentin Home, Newton, Harvey county

City of Newton

Tuckpointing exterior foundation and basement interior; install security system; insulation; replace greenhouse floor

Request \$8,000; will match with Community Development funds

Mahaffie House, Olathe, Johnson co.

City of Olathe

Acquisition by the city of historic property threatened by development; would preserve house and 13 acres

Request \$99,700; will match with Community Development funds

Old Logan County Courthouse, Russell Springs, Logan co.

Butterfield Trail Association

Restore the old courtroom, plaster, paint and refinish

Request \$1,250; will match with organization's funds

Smoky Valley Roller Mill, Lindsborg, McPherson co.

Smoky Valley Historical Association

Rebuild dam across the Smoky Hill river; dredge downstream of dam

Request \$125,000; will match with grants they hope to get from various foundations

Marshall County Courthouse, Marysville, Marshall co.

Marshall County Commission

Replace slate and make other roof repairs; tuckpointing; new windows; remove additions to the south; many work items on interior--most not eligible

Request \$225,735; will match with county mill levy

F.H. Hart House, Beloit, Mitchell co.

Al Street, owner

Reshingle roof; repair gutter and porch; exterior painting

Request \$4163; will match with personal funds

Wichita Metropolitan Area Archeological Survey, Sedgwick co.

Anthropology Department, Wichita State University

To provide service of city archeologist; to make an archeological survey of areas where city projects might occur

Request \$4,000; will match with university funds (an assistantship)

B.H. Campbell House, Wichita, Sedgwick co.

Mrs. Maye Crumm, owner

Paint porches and repair porch roofs; interior wall replacement (did not respond to request for details)

Request \$2,000; will match with personal funds

University Hall, Wichita, Sedgwick co.

Friends University

Rebuild north interior stairs; add south stairs which were never built; smoke detector system

Two previous historic preservation grants: FY 76, \$55,210 and FY 77, \$37,529

Request \$82,500; will match with Community Development funds

Old Sedgwick County Courthouse, Wichita, Sedgwick co.

Sedgwick County Commission

Replace windows; reconstruct original exterior steps and entrances

Request \$140,000; will match with court unification funds

Crawford Building, Topeka, Shawnee co.

Crawford Lankmark Plaza, Inc.

Tuckpointing; restoration of elevator and cabling; repair window frames; secondary fire escape; restore second, third, and fourth floor hallways; repair stairs

Request \$39,500; will match with bank loan and private capital

KANSAS HISTORIC SITES BOARD OF REVIEW  
November 29, 1977

The meeting was called to order at 1:30 p.m. in the GAR room of the Memorial Building by Joseph W. Snell. Other board members present were James W. Bibb, J. Eric Engstrom, Ralph E. Kiene, Jr., A. Bower Sageser, Carlyle S. Smith, and Nancy Jo Trauer. Historical Society staff members present were Robert W. Richmond, Richard Pankratz, Martin Stein, Julie Wortman and Sandra Rumbaugh.

Because this was the first meeting of the board, Joseph W. Snell opened the floor for nominations for a temporary chairman. Mr. Bibb nominated Snell. Professor Smith seconded the nomination, which was carried.

Approval of the minutes of the last meeting of the old board was not undertaken because the present board was not a continuation of that body.

Richard Pankratz gave a progress report on the survey effort. An explanation was given of the summer inventory work done by three temporary employees of the Historic Sites Survey department. Stephen Clark inventoried historic sites in Crawford county while Bruce Leisy did follow-up work on the black historic sites research project from the previous summer and inventoried places in Pottawatomie and Wabaunsee counties. Kevin Coopridier surveyed the state fishing lakes for archeological sites. The result of his work will enable the Fish and Game Commission to plan effectively to minimize adverse effects on archeological sites at those lakes.

Twenty-one Kansas properties have been added to the National Register since the meeting of the former review board in June. The removal of one building from the National Register was requested since it had been razed. The current total of National Register properties in Kansas is 251, with approximately 20 nominations pending. Mr. Pankratz stated that it was not possible to issue the inventory supplement this year because other duties had not permitted the staff to work on it. A two-year supplement is being planned for next July. It was further noted that the concept of issuing inventory supplements would be carefully reviewed. A publication on black historic sites was issued this fall by the department and distributed free of charge.

Brief reports were given on historic preservation projects at the Goodnow House (Manhattan), the Wichita City Hall, Friends University (Wichita), Fort Hays guardhouse (Hays), the Brown Grand Opera House (Concordia), and the Pottawatomie Baptist Mission (Topeka).

The next order of business was a discussion of proposed by-laws for the Kansas Historic Sites Board of Review. Mr. Pankratz stated that a version of the material had been drafted for the previous review board but was never discussed because of the passage of the state historic preservation act. Mr. Bibb stated that the draft could not be termed by-laws but could be used as rules of procedure. He thought that some of the proposed by-laws were redundant to the state historic preservation

statute. Mr. Pankratz explained that some type of rules or procedural guidelines were required by the National Park Service but that the draft need not necessarily be considered and approved at this meeting. Mr. Engstrom expressed the wish for more time to check the statute and become familiar with the workings of the board.

In response to a question Mr. Pankratz stated that the staff thought it advisable to adopt fairly soon some guidelines for considering nominations and grant-in-aid applications. Mr. Engstrom and Prof. Sageser suggested adopting the proposed by-laws or rules of procedure tentatively. After lengthy discussions on specific rules the board determined to adopt as its temporary rules of procedure the following as amended from the submitted draft: nos. 7, 11, 12, 14, 15, 16, 17, 18 and 19. (Those rules have been renumbered and are found in their adopted form on the enclosure.)

Mr. Engstrom moved the adoption of the nine rules as temporary rules of procedure; the motion was seconded by Prof. Smith and was carried. Mr. Snell then appointed a subcommittee consisting of Mr. Bibb, Mr. Engstrom and Prof. Sageser to draft permanent rules of procedure. Mr. Engstrom was appointed the chairman of the subcommittee.

The Register of Historic Kansas Places was next discussed. Mr. Pankratz mentioned that the old board had approved an honorary register but it had never been implemented. The state historic preservation act provided for a state register but its implementation and criteria need to be worked out. Discussion resulted in a consensus that the board should have more time to consider this project.

Discussion of problems involved in the grant-in-aid program brought out the fact that in June the old board had approved funds for two buildings that were privately owned.

Considerable discussion followed on the methods used to assign priorities for assisting local preservation projects.

It was reported by Mr. Pankratz that the federal preservation funds allocated to Kansas in federal FY 1978 would total \$392,000 instead of the \$299,282 on which the old board had based its awards. Mr. Pankratz mentioned that there had been a December 1, 1977, deadline for the state to specify the use of these funds but apparently an extension had been granted.

In response to a question Mr. Bibb replied that it was doubtful that grants to the city of Ottawa and to Wichita State University for local surveys and to the Crawford Building and Old People's National Bank (both privately owned) would be included in the governor's FY 1979 budget recommendations. Mr. Bibb moved that the board delete the Old People's National Bank project and the Crawford Building project from the approved list. The motion died for lack of a second.

Professor Sageser suggested that the extra \$92,000 in grant funds be allocated according to the discretion of the Historic Sites Survey staff. A discussion followed on the projects to which additional funds might be assigned. Professor Sageser then moved that the additional funds be allocated on a percentage basis with the addition of the Smoky Valley Roller Mill project. Mrs. Trauer seconded the motion,

which was carried, Mr. Bibb and Prof. Smith abstaining from voting. The changes made in projects approved for funding were as follows: Marshall County Courthouse, from \$43,500 to \$55,000. Spooner Hall, from \$40,000 to \$50,000; Mahaffie House, from \$40,000 to \$50,000; and the addition of the Smoky Valley Roller Mill, \$46,500.

Mr. Snell appointed a subcommittee consisting of Mr. Kiene, Mrs. Trauer and himself to work on establishing priorities for funding historic preservation grants-in-aid applications. Mr. Kiene was designated to serve as chairman.

The next issue considered was the preparation of nomination forms by private contractors. Mr. Pankratz and Ms. Wortman listed problems involved in working on nominations prepared by private contractors. The principal concern was that a contractor might not thoroughly research the nomination, resulting in the Historic Sites Survey staff having to revise the nomination by doing additional research, analysis, and writing. The staff felt that it would be doing the contractor's job for him and in so doing give him his reputation for preparing a successful nomination. There was some discussion and the consensus was that this problem would have to be dealt with by the staff since the board should not limit those who could prepare a nomination. The board further felt that it would be unfortunate not to preserve a property because of conflicting principles.

Procedures for dealing with nominations submitted for marginal properties from areas where little or no survey work has been done were discussed. It was again the consensus of the board to leave this problem up to the staff although some interest was expressed in requiring local surveys.

Because of time limitations only four of the ten properties included on the agenda were considered for National Register nomination. Their disposition was as follows:

Ernie's Rockshelter, Peru vicinity--motion to approve by Prof. Smith, second by Mr. Engstrom, carried unanimously.

Elgin Hotel, Marion--motion to approve by Mr. Engstrom, seconded by Prof. Sageser, carried unanimously.

St. Mary's Church, St. Benedict--motion to table by Mr. Bibb, second by Mr. Engstrom, carried 6-0, Prof. Sageser absent, having been excused from the remainder of the meeting.

C. Dorland Building, White Cloud--motion to approve by Mr. Engstrom, second by Mrs. Trauer, carried 5-0, Prof. Sageser absent, Mr. Bibb abstaining.

The meeting adjourned at 4:50 p.m.

Tentative Agenda  
Kansas Historic Sites Board of Review  
Memorial Building, Topeka  
November 29, 1977 1:30 p.m.

1. Election of a temporary chairman
2. Approval of the minutes of the previous meeting
3. Report on survey progress and National Register listings
4. By-laws of the Kansas Historic Sites Board of Review
5. Implementation of the Register of Historic Kansas Places
6. Discussion of problems with the grant-in-aid program
7. Consideration of nominations to the National Register. Listed below by counties are the places which will probably be presented.

Chautauqua: Ernie's Rockshelter, 14CT303, Peru vicinity  
Doniphan: C. Dorland Building, White Cloud  
Franklin: Hanway House, Lane vicinity  
Marion: Elgin Hotel, Marion  
Nemaha: St. Mary's Church, St. Benedict  
Riley: Joseph Denison House ("Denison Square"), Manhattan  
Floral Hall, Manhattan  
Lone Star House, Manhattan  
Manhattan State Bank, Manhattan  
Union Pacific Depot, Manhattan

8. Other business
9. Adjournment

AGENDA  
Kansas Historic Sites Board of Review  
Memorial Building, Topeka  
November 29, 1977 1:30 p.m.

1. Election of a temporary chairman
2. Approval of the minutes of the previous meeting
3. Report on survey progress and National Register listings
4. By-laws of the Kansas Historic Sites Board of Review
5. Implementation of the Register of Historic Kansas Places
6. Discussion of problems with the grant-in-aid program
7. Procedures for handling National Register nomination forms prepared by private contractors
8. Procedures for dealing with nominations submitted for marginal properties from areas where little or no survey work has been done.
9. Consideration of nominations to the National Register
10. Other business
11. Adjournment



Point System for Ranking Project Applications  
Draft Prepared by Historic Preservation Department Staff

SIGNIFICANCE.....Maximum 50 points \_\_\_\_

National Historic Landmark.....50  
National significance.....35  
State significance.....25  
Local significance.....10  
District member without special merit....0

INTEGRITY OF THE PROPERTY.....Maximum 20 points \_\_\_\_

(points to be assigned on the percentage of the  
property which is unaltered)

PRESERVATION URGENCY.....Maximum 40 points \_\_\_\_

Work immediately necessary for the continued  
existence of the property.....40

Work necessary to prevent further deteriora-  
tion only.....30

Protection through acquisition  
by public bodies.....30  
by non-profit bodies.....20  
by private firms and individuals.....10

EXPANSION OF GEOGRAPHIC REPRESENTATION.....Maximum 10 points \_\_\_\_

New county.....7  
New city or rural township....3

FIRST TIME ASSISTANCE.....Add 10 points \_\_\_\_

MATCHING CAPABILITY.....Maximum 15 points \_\_\_\_

100% of applicant's match available as cash in hand...15  
50% of applicant's match available as cash in hand...10  
25% of applicant's match available as cash in hand....5

INDICATED ABILITY TO COMPLY WITH PROFESSIONAL STANDARDS...

Maximum 10 points \_\_\_\_

(Familiarity with historic preservation standards,  
employment of a qualified professional, proper  
accounting procedures, etc.)

RELATIONSHIP TO DEMONSTRATED COMMUNITY OR STATE NEEDS...

Maximum 20 points \_\_\_\_

Will help meet high priority need.....20  
Will help meet medium priority need...12  
Will help meet low priority need.....5

(Applicant must document from community master  
plans, state plans, development plans, etc.,  
how his project will meet a community need.)

ENCOURAGEMENT OF SELF-SUSTAINING PROJECTS.....Add

20 points \_\_\_\_

(Economically self-sustaining projects are those  
that will pay their own way without further  
state or federal grants)

RELATIONSHIP TO DEMONSTRATED SCIENTIFIC NEEDS.....Add  
(archeological sites)

20 points \_\_\_\_

DEMONSTRATED INEFFECTIVENESS.....Deduct

20 points \_\_\_\_

(Demonstrated inability of applicant to utilize  
grants in an effective manner or to execute  
projects in a satisfactory and professional  
manner.)

TOTAL \_\_\_\_\_

By-Laws  
of the  
Kansas Historic Sites Board of Review

1. The name of this body as established by the Kansas Historic Preservation Act of 1977 shall be the Kansas Historic Sites Board of Review.
2. The purposes of this board are to provide guidance, advice and direction in the implementation of the historic sites survey, inventory and preservation program as established by the State of Kansas and to meet the requirements of the National Historic Preservation Act of 1966 and the regulations of the National Park Service.
3. As prescribed by law, the board shall be composed of the following members: the State Historic Preservation Officer or his designee; the Director of the Budget or his designee; and five members appointed by the governor, a majority of whom shall be professionally qualified in the disciplines of history, archeology and architecture.
4. The five appointive members shall be appointed for three-year terms which shall begin July 1 and expire June 30 of the specified years.
5. Vacancies caused by resignation or death prior to the expiration of a term shall be filled for the unexpired term by appointment of the governor.
6. The functions of the Kansas Historic Sites Board of Review shall be to:
  - (a) approve nominations to the National Register of Historic Places;
  - (b) approve properties for listing on the Register of Historic Kansas Places;
  - (c) review the state survey of historic sites;
  - (d) recommend the removal of properties from the National Register;
  - (e) approve the removal of properties from the Register of Historic Kansas Places;
  - (f) review and approve the provisions of the state preservation plan;
  - (g) review the applications for historic preservation grants-in-aid and recommend priorities for their funding;
  - (h) upon request, to advise the legislature concerning matters relating to historic properties and historic preservation; and
  - (i) perform such duties and responsibilities as may otherwise be assigned.
7. The board shall meet as frequently as is necessary to discharge its responsibilities, but there shall be a minimum of three meetings a year. The date, time and place of meetings shall be scheduled by the chairman of the board or the State Historic Preservation Officer in consultation with the members and the Historic Sites Survey staff.

8. The board shall elect the following officers:
  - (a) a chairman who shall preside over the board meetings; and
  - (b) a vice-chairman who shall preside in the absence of the chairman.
9. The officers shall be elected for one year terms and the election shall occur annually at the first meeting subsequent to July 1.
10. If neither the chairman or the vice-chairman is in attendance at a meeting, those members present shall elect a temporary chairman.
11. The Historic Sites Survey staff of the State Historical Society shall act as secretary to the board.
12. A minimum of two weeks notice of a meeting shall be provided the board members.
13. A quorum shall consist of not less than three members.
14. If the State Historic Preservation Officer or the Director of the Budget should not be able to attend a meeting, their designees may attend and vote in their stead providing letters identifying them as the designees are filed with the secretary to the board prior to the beginning of a meeting.
15. Decisions of the board on all matters except the approval and amendment of by-laws shall be by a majority of those members present and voting.
16. Official business of the board may be conducted by mail or telephone, but such procedures shall be limited to emergencies and to circumstances where it is not feasible for the board to meet as a body.
17. Properties may be placed on the agenda for consideration for nomination to the National Register of Historic Places or the Register of Historic Kansas Places on the basis of the research of the Historic Sites Survey staff or on the submission of adequate nomination forms and supporting materials by any organization or individual; those forms shall be reviewed for adequacy by the Historic Sites Survey staff, and only the nominations passing this technical review shall be considered by the board. The Historic Sites Survey staff shall set such deadlines as are necessary to meet the notification requirements and to otherwise prepare for the board meeting.
18. The board shall consider applications for historic preservation grants-in-aid and shall recommend to the State Historic Preservation Officer priorities for funding approved applications. Applications must be received with the necessary supporting materials prior to such dates as may be established by the survey staff.
19. In evaluating the merits of an application the board shall consider the demonstrated need for the project, the applicant's capacity for completing the project without the grant-in-aid, and the applicant's ability to implement

and administer the project in a manner consistent with approved preservation practices and federal grant requirements. Geographic distribution of projects and the potential impact of each project for increasing public awareness of historic preservation shall also be taken into consideration.

20. These by-laws shall take effect after approval by a two-thirds vote of the members present and voting at a regularly scheduled meeting of the Kansas Historic Sites Board of Review.
21. The by-laws may be amended by a two-thirds vote of the review board members present and voting at a regularly scheduled meeting.
22. Proposed amendments must be submitted for the study of the review board members not less than two weeks prior to being voted on.

Kansas Historic Sites Board of Review  
November 29, 1977

<u>COUNTY</u>		<u>APPROVED</u>	<u>DISAPPROVED</u>	<u>TABLED</u>
Chautauqua	Ernie's Rockshelter, 14CT303 Peru vicinity	_____	_____	_____
Doniphan	C. Dorland Building White Cloud	_____	_____	_____
Franklin	Hanway House, Lane vicinity	_____	_____	_____
Marion	Elgin Hotel, Marion	_____	_____	_____
Nemaha	St. Mary's Church, St. Benedict	_____	_____	_____
Riley	Joseph Denison House, Manhattan	_____	_____	_____
	Floral Hall, Manhattan	_____	_____	_____
	Lone Star House, Manhattan	_____	_____	_____
	Manhattan State Bank, Manhattan	_____	_____	_____
	Union Pacific Depot, Manhattan	_____	_____	_____

11-29-77

REVIEW BOARD TALLY SHEET

Property: C. Ireland Bldg

Motion by Engstrom to APPROVE DISAPPROVE TABLE

Seconded by Kiener

Vote

Name	YES	NO	ABSTAIN
Bibb			X
Engstrom			
Kiene			
Sageser absent			
Smith			
Snell			
Trauer			

Disposition: APPROVED DISAPPROVED TABLED

If disapproved, reasons were: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

11-29-77

REVIEW BOARD TALLY SHEET

Property: Ernie's Rock shelter (Chautauque Co)

Motion by Smith to APPROVE DISAPPROVE TABLE

Seconded by Engstrom

Vote

Name	YES	NO	ABSTAIN
Bibb			
Engstrom			
Kiene			
Sageser			
Smith			
Snell			
Trauer			

Disposition:

APPROVED

DISAPPROVED

TABLED

If disapproved, reasons were: unanimous



11-29-77

REVIEW BOARD TALLY SHEET

Property: Elgin Hotel, Marion

Motion by Engstrom to ☒ APPROVE ☐ DISAPPROVE ☐ TABLE

Seconded by Sageser

Vote

Name	YES	NO	ABSTAIN
Bibb			
Engstrom			
Kiene			
Sageser			
Smith			
Snell			
Trauer			

Disposition:

☒ APPROVED

☐ DISAPPROVED

☐ TABLED

If disapproved, reasons were: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

11-29-77

REVIEW BOARD-TALLY SHEET

Property: St Mary's Church, St Benedict

Motion by B. bb to ~~APPROVE~~ ~~DISAPPROVE~~ TABLE

Seconded by Eng

Vote

Name	YES	NO	ABSTAIN
Bibb	/		
Engstrom			
Kiene			
Sageser <i>absent</i>			
Smith	/		
Snell			
Trauer			

Disposition: APPROVED

DISAPPROVED

TABLED

If disapproved, reasons were:

unanimous

The Kansas Historic Sites Board of Review was established by Sec. 5, Chapter 284, Laws of 1977. Five of the seven members are appointed by the governor for three year terms and a majority of these must be professionally qualified in the fields of archeology, architecture and history. The state historic preservation officer and the director of the budget are ex officio members and may designate alternates with full voting privileges in the event of their absence. The board has the power to approve nominations to the state and national registers of historic places, to review the state survey of historic sites, to recommend the removal of properties from the national register, to remove properties from the state register, to review the state historic preservation plan, to advise the state historic preservation agency, to advise the legislature on matters concerning historic properties and historic preservation, when requested, and to elect officers and establish rules of procedure.

Pursuant to Sec. 6 (h), Chapter 284, Laws of 1977, the Kansas Historic Sites Board of Review at its meeting on November 29, 1977, adopted the following temporary rules of procedure:

1. The board shall meet as frequently as is necessary to discharge its responsibilities, but there shall be a minimum of three meetings a year. The date, time and place of meetings shall be scheduled by the chairperson of the board or the State Historic Preservation Officer in consultation with the members and the Historic Sites Survey staff.
2. The director of the Historic Sites Survey shall act as secretary to the board.
3. A minimum of two weeks' notice of a meeting shall be provided the board members.
4. If the State Historic Preservation Officer or the Director of the Budget should not be able to attend a meeting, their designees may attend and vote in their stead providing letters identifying them as the designees are filed with the secretary to the board prior to the beginning of a meeting.

5. Decisions of the board on all matters including the approval and amendment of these rules of procedure shall be by a majority of those members present and voting.
6. Official meetings of the board may be conducted by conference telephone call but such procedure shall be limited to emergencies and to circumstances where it is not feasible for the board to meet as a body, and said telephonic meetings may be called at the discretion of the State Historic Preservation Officer or the chairperson with a minimum of two days' meeting notice.
7. Properties may be placed on the agenda for consideration for nomination to the National Register of Historic Places or the Register of Historic Kansas Places on the basis of the research of the Historic Sites Survey staff or on the submission of adequate nomination forms and supporting materials by any organization or individual; those forms shall be reviewed for adequacy by the Historic Sites Survey staff, and only the nominations passing technical review shall be considered by the board. The Historic Sites Survey staff shall set such deadlines as are necessary to meet the notification requirements and otherwise to prepare for the meeting.
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9. In evaluating the merits of an application the board shall consider the demonstrated need for the project, the applicant's capacity for completing the project without the grant-in-aid, and the applicant's ability to implement and administer the project in a manner consistent with approved preservation practices and federal grant requirements. Geographic distribution of projects and the potential impact of each project for increasing public awareness of historic preservation shall also be taken into consideration.

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