

Kansas Historic Sites Board of Review Meeting
August 4, 2018
Museum Classrooms
Kansas Museum of History, Topeka, KS

Board Members

Present: Jennie Chinn, Sharron Hamilton, Timothy Hersh, Kathryn Herzog, Laura Murphy, David Sachs, Gregory Schneider and Toni Stewart.

Absent: Eric Engstrom, John Hoopes and Joseph Johnson.

A quorum was established.

Staff

Present: Rick Anderson, Lauren Jones, Marsha Longofono, Amanda Loughlin, Katrina Ringler and Patrick Zollner.

Proceedings

In Chairman Eric Engstrom's absence, Gregory Schneider called the meeting to order at 9:04 A.M. and asked for introductions from the board members and staff.

Approval of Minutes

The board approved the meeting minutes of May 5, 2018.

Cultural Resources Division Director's Report

Patrick Zollner reported that there are now 1,462 Kansas listings in the National Register of Historic Places and 180 Kansas Register-only listings with 8 new National Register listings since the last meeting. Zollner announced that the State Historic Preservation Conference will be held September 20-22, 2018 in Lawrence, KS. Zollner announced staff changes since the last meeting. Gina Powell, Contract Archeologist, has left for another job in the private sector. Eric Skov was hired as the new Contract Archeologist and joined the Archeology staff on July 16. This is Amanda Loughlin's last meeting in her role as National Register Coordinator, as she has resigned her position to join Rosin Preservation in Kansas City, MO. The SHPO expects to interview and fill that position. A copy of the Cultural Resources Division quarterly report was included in the board members' folders.

Report of the Executive Director

Jennie Chinn thanked Amanda Loughlin for her years of service. Chinn discussed the upcoming fall bus tour, which will take place Friday, October 5 and Saturday, October 6. The trip will be based in Butler County, Kansas and will focus on the oil, gas and aircraft industries. Some of the highlights will include a visit at the historic Beaumont Hotel, Augusta Theater and exploring the towns of El Dorado, Whitewater and other towns in Butler County.

NATIONAL REGISTER OF HISTORIC PLACES NOMINATIONS

Casson Building

603 SW Topeka Boulevard, Topeka, Shawnee County

Criterion C: Architecture

Period of Significance: 1927-1956

Level of Significance: Local

Resource Count: 1 contributing building

Summary: Topeka’s Casson Building is an excellent example of the Corner Neighborhood Store property type that evolved into a speculative office building. Constructed initially with two floors in 1927, the Casson Building was designed to provide residential apartments and commercial services for residents in the surrounding neighborhood. The building was expanded and modified in 1947 to provide office space to multiple tenants while still providing retail space on the first floor. The brick colors, ornament, and fenestration differentiate the 1947 addition from the 1927 portion. The Casson Building is located approximately four blocks from Topeka’s downtown commercial core along South Kansas Avenue; it dominates the small commercial center at the intersection of Topeka Boulevard and Sixth Avenue. The period of significance begins in 1927 with construction of the first two floors of the building and ends with the addition of the penthouse in 1956.

SHPO Note: This will be a tax credit project; a Part 1 application was approved in February.

Presented by: Brenda Spencer

Discussion: Greg Schneider asked if the intent was to develop retail space on the bottom level, to which Spencer replied no.

Motion to approve: David Sachs
7 votes yes, 1 abstention¹

Second: Toni Stewart

Western Union Building

154 N Topeka Avenue, Wichita, Sedgwick County

Criterion A: Communications

Period of Significance: 1924-1968

Level of Significance: Local

Resource Count: 1 contributing building

Summary: Erected in 1924 the Western Union Building, also known as the Collins Building, is significant for its association with the Western Union Telegraph Company during the early to mid-twentieth century when the company dominated wire communications in the United States. News of the Collins Building’s opening if the *Wichita Eagle* stated that the building would serve as the relay center for message traffic for most of Kansas and northern Oklahoma. Western

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

Union and Wichita were inextricably linked for over 100 years, 60 of which were associated with this building. In that time local newspapers document at least three major changes in methods of telegraphy operation, each time due to further mechanization, likely leading to downsizing personnel and space requirements. Western Union closed its Wichita office in the nominated building in 1984 and sent its last telegram in 2006.

SHPO Note: This will be a tax credit project; a Part 1 application was approved in June.

Presented by: Brenda Spencer

Discussion: David Sachs asked why the nomination did not consider the architectural significance of this building, to which Spencer replied because of the storefront and also the fact that many of the upstairs walls were demolished. Sachs stated that in his opinion, the architectural significance is worthy of note in spite of these changes. Greg Schneider asked if the Depression impacted the construction of this building, to which Spencer replied the contractor sold the building immediately after construction, so there was more impact on the second tenant. Toni Stewart asked about the planned use for the building, to which Spencer replied the first floor will be used for social services and free medical assistance; the upstairs will be used as apartments for medical patients and their families; the front part of the building will be leased to 2 commercial tenants.

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

Second: Sharron Hamilton

Pioneer Log Cabin

City Park, 405 N 11th Street, Manhattan, Riley County

Criteria A & C: Social History & Architecture

Period of Significance: 1916-1957

Level of Significance: Local

Resource Count: 1 contributing building

Summary: The Riley County Historical Society, founded in 1914, completed this cabin two years later. Designed to illustrate living conditions of early Riley County settlers, the Pioneer Log Cabin is a representation of early horizontal log construction techniques featuring hand-hewn logs and joints that were crafted and assembled onsite. Built 60 years after Manhattan's founding, the Historical Society's goal with this first museum was to preserve a record of the pioneer way of life. Upon its founding, the Society immediately began capturing sketches of pioneer life from any resident of the county who cared to share and have their memories preserved. Hundreds responded with letters and items. The cabin was built as a home for the archives exhibiting historic memorabilia from the earliest days of the county's establishment and continues to serve that function today. The cabin served as home to the Historical Society and as their only museum until 1957 when they opened a larger museum.

Presented by: Brenda Spencer

Discussion: Spencer referred to a letter of support of the nomination, which was included in the board member folders.

Public Discussion: Margaret Pendleton, Riley County Historical Society, spoke in support of the nomination.

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

Second: David Sachs

Marion Springs School

316 E 900 Road, Baldwin City vicinity, Douglas County

Criteria A & C: Education & Architecture

Period of Significance: 1962-1966

Level of Significance: Local

Resource Count: 1 contributing building, 1 contributing site, 3 non-contributing buildings

MPS: Historic Public Schools of Kansas

Summary: The Marion Springs School is significant for its association with rural school consolidation in Douglas County. The Marion Springs School has the characteristics of a Country School, specifically the Country Two- (or more) Teacher Consolidated School sub-type. The school's location in rural Douglas County also fits well with the description of a Country School, as these schools were typically built on section corners at two-mile intervals reflecting the walking distance of children. Consolidated schools were located in rural communities and were often the first move to a graded school system from earlier one-teacher schoolhouses. The building is also significant for its association with architect Joseph Radotinsky as an example of the Modern Movement style. The school was incorporated into the Baldwin City school district in 1966.

Presented by: Susan Ford

Discussion: David Sachs remarked that the transom windows were a distinctive feature of these types of schools of this era.

Public Discussion: Homeowners Jay and Mary Bessey thanked the HSBR for their consideration of this nomination.

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

Second: Gregory Schneider

St. John's Hospital

139 N Penn Avenue & 148 N Oakdale Avenue, Salina, Saline County

Criterion C: Architecture

Periods of Significance: 1914, 1951, 1957

Level of Significance: Local

Resource Count: 2 contributing buildings

Summary: St. John's Hospital is an excellent example of an early twentieth century private hospital that incorporates the architectural features and interior configuration of the block plan property type. The block plan developed in the early twentieth century in direct response to the challenges faced implementing earlier pavilion plans. The four-story, Y-shaped Italian

Renaissance design developed in 1914 communicates the staid, reliable, and authoritative role of the hospital while keeping with national hospital design trends of the time. The four-story 1951 addition is a continuation of earlier design trends in its massing, materials, and interior configuration with more Modern finishes. The 1957 addition completes the 1951 design. Important features of the block plan property type that remain intact at St. John's hospital include the wide double-loaded corridors that define the footprint of the building, wings for separate departments, and small rooms that line the corridors designated with patients or hospital functions.

SHPO Note: This will be a tax credit project; a Part 1 application was approved in January. In July, the owners of 148 objected to the inclusion of their building.

Presented by: Rachel Nugent

Discussion: Nugent referred to a letter of support from the city, which was included in the board member folders. One letter of objection had been received from a property owner within the boundaries of the block plan. The board discussed this nomination at length. David Sachs remarked that the many additions to the hospital diminish the integrity of the building. Sachs stated that this is not a good example of a block plan hospital and motioned the approval of a state (versus national) register listing. Second: Gregory Schneider. The motion was defeated. Upon further discussion, the consideration of State Register listing was dropped.

Motion to approve: Timothy Hersh
4 votes yes, 2 votes no, 1 abstention

Second: Sharron Hamilton

The board took a 10-minute break at 10:20 A.M. Tim Hersh left the meeting at 10:20 A.M. The meeting resumed at 10:30 A.M.

Appanoose Church of the Brethren & Cemetery

492 Woodson Road, Franklin County (Church)

196 N 1 Road, Douglas County (Cemetery)

Overbrook vicinity

Criteria A & C: Settlement & Architecture

Period of Significance: 1886-ca. 1925

Level of Significance: Local

Resource Count: 2 contributing buildings, 2 contributing sites, 1 non-contributing building

Summary: The Appanoose Church of the Brethren & Cemetery are locally significant under Criterion A in the area of Settlement for their association with the Church of the Brethren community in portions of Franklin, Douglas, and Osage counties and under Criterion C as an example of an early Eastern Kansas church building of simple architecture, meeting the needs of the congregation. The building was in regular continuous use as a church from the time of its construction in 1886 until the fall of 1972 when regular services ceased. The church and cemetery's period of significance begins in 1886 with the construction of the church building and extends to circa 1925 with the last of the major changes to the building.

Presented by: Amanda Loughlin

Discussion: Loughlin referred to 2 letters of support from the local historical society, which were included in the board member folders.

Public Discussion: Jan Shupert-Arick thanked the HSBR for their consideration of this nomination.

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

Second: Kathryn Herzog

Willow Springs Santa Fe Trail Historic District

E 1100 Road & N 550 Road, Baldwin City vicinity, Douglas County

Criteria A & D: Transportation, Commerce; Archeology: Historic (Non-Aboriginal); Social History

Periods of Significance: 1821-1866 & 1906-1907 **Level of Significance:** National

Resource Count: 1 contributing site, 1 contributing object

MPS: Historic Resources of the Santa Fe Trail

Summary: The Willow Springs Santa Fe Trail District is located a little over six miles northwest of Baldwin City near the former town site of Willow Springs, a well-known watering stop along the eastern portion of the Santa Fe Trail. The Willow Springs Santa Fe Trail Historic District is nationally significant for its association with transportation and commerce along the Santa Fe Trail from 1821 to 1866, for its potential to yield information about the trail in eastern Kansas, and for its commemoration of the Santa Fe Trail by the Kansas Society Daughters of the American Revolution in 1907. The district contains visible trail swales and a DAR marker.

Presented by: Amanda Loughlin

Discussion: Laura Murphy asked if the property owners are open to archeological excavation, to which Loughlin replied no. The SHPO spoke to 5 landowners with associated trail ruts and this owner was the only one that granted permission.

Public Discussion: Craig Voorhees and Jan Shupert-Arick spoke in support of the nomination.

Motion to approve: Gregory Schneider
6 votes yes, 1 abstention

Second: Toni Stewart

Harmon Park Swale

Austin Harmon Park, 7700 Mission Road, Prairie Village, Johnson County

Criteria A & D: Transportation, Commerce, Exploration, Archeology, Historic (Non-Aboriginal)

Period of Significance: 1821-1866

Level of Significance: National

Resource Count: 1 contributing site

MPS: Historic Resources of the Santa Fe Trail

Summary: The Harmon Park Swale is located within a predominately residential portion of Prairie Village. This city park's single swale is situated along the combined route of the Santa Fe, Oregon, and California trails as it headed southwest out of Westport, Missouri (approximately five miles to the northeast) to present-day Gardner, Kansas (approximately 25 miles to the southwest) where the Santa Fe Trail split-off from the Oregon and California trail. The Harmon Park Swale is one of the few intact trail remains in the greater Kansas City metropolitan area, as urban and suburban development has greatly encroached upon the trail in this region.

SHPO Note: In 2013, the city of Prairie Village objected to the nomination of this swale. In the fall of 2017, city councilwoman, Jori Nelson, contacted Amanda about how to nominate the property. Through months of conversation and two public presentations to the city, the council and mayor officially rescinded their objection, allowing the nomination to move forward.

Presented by: Rick Anderson

Discussion: Anderson referred to a letter of support from the city, which was included in the board member folders. Laura Murphy asked for the rationale behind the Criterion D classification, to which Patrick Zollner replied Criterion D is a standard criterion for trails under the multiple property nomination, though the NPS is not really expecting to find artifacts. Sharron Hamilton asked for clarification regarding objections to the nomination from the mayor and city council, to which Anderson replied initially the mayor sent a notarized objection; however, the property is publicly owned and the council and new mayor are now in favor of the nomination.

Public Discussion: Craig Voorhees spoke in support of the nomination.

Motion to approve: Laura Murphy
6 votes yes, 1 abstention

Second: Toni Stewart

Dunlap Colored Cemetery

2050 S 100 Road, Dunlap vicinity, Morris County

Criterion A: Settlement, Ethnic Heritage: African-American

Period of Significance: 1880-1931

Level of Significance: Statewide

Resource Count: 1 contributing site

Summary: Dunlap Colored Cemetery is associated with the Exoduster settlement known as the Dunlap Colony. One of three Benjamin "Pap" Singleton Exoduster colonies in the state of Kansas, the Dunlap Colony was started in 1878 and included 200 settlers. Eventually the Dunlap Colony came to refer to the Exodusters who settled in the original colony location, the town of Dunlap, and additional area settlements spanning Morris and Lyon colonies. Although there are a few African Americans buried in the town's designated cemetery, the Dunlap Colored Cemetery was established in 1880 by the Exoduster settlers as a reaction to local white settlers who objected to African Americans being buried in the same place as whites. This cemetery is significant for its association with African American settlement in southeastern Morris County and northwestern Lyon County, Kansas, which began as Singleton's Exoduster Dunlap Colony.

This cemetery derives its primary significance from associations with the Exoduster settlements of the Singleton Farm Colony of Dunlap. Columbus Johnson, who was Singleton's business associate, is buried here. Aside from this cemetery, few other resources associated with this group of African Americans remain.

SHPO Note: Real ownership of Dunlap Colored Cemetery is currently undetermined. Entities consulted were: Morris County Historical Society (Sharon Haun), Secretary of State's office (Kathy Sachs, Deputy Assistant Secretary of State), Attorney General's office (Tom Nanney), and Morris County (Bill Kassebaum, county counselor and the Appraiser's Office). Notification on intent to nominate the cemetery was sent to Morris County Commissioners, Morris County Historical Society, and Ralph Hedgespeth (District contact on file). Notices were also published in the *Council Grove Republican & Emporia Gazette*. No person or entity claiming ownership contacted our office. Under consultation with the National Park Service, due diligence has been done to determine ownership and the nomination can proceed.

Presented by: Amanda Loughlin

Discussion: Loughlin remarked that although the ownership of this cemetery is undetermined, the county approves the nomination and the NPS approved moving forward with the nomination. Kathryn Herzog asked who maintains the property, to which Loughlin replied some local citizens who care; the county provides funds to pay for some maintenance.

Public Discussion: Jan Kimbrell spoke in support of the nomination.

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

Second: David Sachs

Lyons High School – REMOVAL REQUEST
401 S Douglas Avenue, Lyons, Rice County
KHRI #159-3370-00007

Listed: June 9, 2005
Demo'd: March 2018
KSR&C: 17-05-077

Summary: The Lyons High School as listed in the National Register for its significance in the areas of architecture and education under the Historic Public Schools of Kansas MPS. Designed by Mann & Company, the 2-1/2 story Art Deco school building was constructed between 1929-1930 by A. Helwig & Sons. This was the first school in the community built to function solely as a high school. In March 2018, Lyons USD 405 demolished the building after a Kansas Preservation Law review. The loss of the resource negatively affects its historic integrity.

Presented by: Amanda Loughlin

Discussion: Gregory Schneider asked why the building was demolished, to which Loughlin replied they couldn't find a use for it. Patrick Zollner added that the city followed the state preservation law review process.

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

Second: Gregory Schneider

Other Business

Gregory Schneider was elected Chairman and Eric Engstrom was elected Vice-Chairman for 2019. The meeting dates for 2019 were selected. They are: February 9, May 4, August 3 and November 16.

The Kansas Historic Preservation Conference will be held September 20-22 in Lawrence, Kansas at the Union Pacific Depot & Eldridge Hotel. Scholarship assistance is available; for more information, please contact Katrina Ringler. David Sachs asked if the conference qualified for continuing education credits, to which Ringler replied yes.

The next meeting of the Historic Sites Board of Review will be November 17, 2018 at 9:00 A.M. at the Kansas Museum of History in the Museum Classrooms. The meeting adjourned at 11:35 A.M.