

# Kansas Historic Sites Board of Review

## *Meeting Agenda – Regular Meeting*

---

*Kansas Museum of History – Museum Classrooms  
6425 SW 6<sup>th</sup> Ave, Topeka, KS  
August 3, 2019 9:00 AM*

**Type of Meeting:** Regular - Open Public Meeting

**Meeting Facilitator:** Jamee Fiore, National Register Coordinator

**Members:** Jennie Chinn (SHPO), Gregory Schneider – Chair, Sharron Hamilton, Tim Hersh, Kathryn Herzog, John Hoopes, Joseph Johnson, Laura Murphy, David Sachs, Toni Stewart

- I. Call to Order
- II. Approval of Minutes from May 4, 2019 meeting
- III. Consideration of National Register Nominations  
(\* denotes properties within a Certified Local Government boundary)
  1. Firehouse No. 4 – Topeka, Shawnee County\*  
KHRI #[177-2542](#)
  2. Innes Department Store – Wichita, Sedgwick County\*  
KHRI #[173-11683](#)
  3. Star Cash Grocery & Residence – Vinland, Douglas County\*  
KHRI #[045-5423](#)
  4. The Avalon – Manhattan, Riley County\*  
KHRI #[161-3490-00463](#)
  5. Hartford House – Manhattan, Riley County\*  
KHRI #[161-3490-00019](#)
  6. Eureka Downtown Historic District – Eureka, Greenwood County  
KHRI #[073-510](#)
  7. Vickers Petroleum Service Station – Haysville, Sedgwick County\*  
KHRI #[173-12988](#)
  8. St. Mark's AME Church – Topeka, Shawnee County\*  
KHRI #[177-5400-01491](#)
  9. William Henry House – Lecompton, Douglas County\*  
KHRI #[045-5734](#)
  10. Walnut River Crossing of the Cherokee/Fayetteville Oregon-California Trail  
– Eldorado, Butler County  
KHRI #[015-871](#)

11. Hodson Hotel/Hardesty House – Ashland, Clark County  
KHRI #[025-27](#)

IV. Consideration of State Register Nominations

12. John Brender House – Eudora, Douglas County\*  
KHRI #[045-4399](#)

V. For the Good of the Order

1. November 16, 2019 Meeting

VI. New Business

VII. Adjournment

**Kansas Historic Sites Board of Review Meeting**  
**August 3, 2019**  
**Museum Classrooms**  
**Kansas Historical Society, Topeka, KS**

**Board Members**

*Present:* Jennie Chinn, Sharron Hamilton, John Hoopes, David Sachs, Gregory Schneider and Toni Stewart.

*Absent:* Timothy Hersh, Kathryn Herzog, Joseph Johnson, Laura Murphy.

A quorum was established.

**Staff**

*Present:* Jamee Fiore, Kristen Johnston, Lauren Jones, Marsha Longofono, Katrina Ringler, Tim Weston and Patrick Zollner.

**Proceedings**

Chairman Gregory Schneider called the meeting to order at 9:08 a.m. and asked for introductions from board members and staff.

**Approval of Minutes**

The board approved the meeting minutes of May 4, 2019.

**Cultural Resources Division Director's Report**

Patrick Zollner reported that there are now 1,478 Kansas listings in the National Register of Historic Places and 184 state-only listings, with 6 new listings since the last meeting. Zollner announced that the State Historic Preservation Conference will be held September 19-21 in Dodge City, KS. Zollner also discussed the upcoming fall bus tour, which will take place on September 27-28. The trip will be based in Troy, Atchison and Leavenworth and will focus on an insider's perspective on Lincoln's visit to Kansas 160 years ago.

**NATIONAL REGISTER OF HISTORIC PLACES NOMINATIONS**

***Fire Station No. 4***

Topeka, Shawnee County

**Criteria A & C:** Social History, Architecture

**Period of Significance:** 1926-1940      **Level of Significance:** Local

**Resource Count:** 1 contributing building

**Summary:** Fire Station No. 4 is an excellent example of the early 20<sup>th</sup> Century firehouse, constructed during the period of transition from accommodations of the horse and wagon to the internal combustion fire engine. This period also reflects the change in the public's perception of the firefighter from a neighborhood volunteer to a full-time public hero. This elevation in public status meant that additional resources were afforded to the design and construction of new fire

houses, resulting in significantly cleaner and more luxurious accommodations for the fire fighters. This fire station is constructed in the architectural style of Collegiate Gothic, and remains largely intact, retaining all of its architectural features dating to its original construction. As such, it is eligible for the National Register of Historic Places under Criterion ‘C’ for its association with the growth and development of Topeka. Designed by the renowned architect Frank C. Squires, this station is an excellent example of his work, reflecting a significant period of his career as an architect in Topeka, and in the surrounding region.

**SHPO Note:** The city is interested in pursuing state tax credits. Also, they are working on an MPDF for fire stations.

*Presented by:* Lauren Jones

*Discussion:* Gregory Schneider remarked that there are a couple of other fire stations in Topeka and asked if they were all built at the same time, to which Jones replied yes.

Motion to approve: Toni Stewart  
6 votes yes<sup>1</sup>

Second: David Sachs

***Innes Department Store & Annex***  
Wichita, Sedgwick County

**Criterion A:** Commerce

**Period of Significance:** 1907-1958

**Level of Significance:** Local

**Resource Count:** 1 contributing building

**Summary:** The Innes Department Store is locally significant under Criterion A in the area of Commerce as an important example of a department store that contributed to the commercial development of downtown Wichita. Specifically, the building was the largest department store in Wichita when completed in 1927 for the George Innes Dry Goods Company. The success of the company during the next 20 years required them to construct an addition in 1948, further solidifying the building’s standing as the largest department store in downtown Wichita. The Innes Department Store is also significant as it was constructed by and housed one of the longest running and most successful dry goods companies in Wichita, the George Innes Dry Goods Company. The Innes Department Store was constructed in phases, with the first phase completed in 1927 (east wing) by architects Schmidt, Boucher and Overend. The second phase was completed in 1948 (west wing) by architects Boucher and Overend. The buildings have reinforced-concrete (east wing) and steel-framed (west wing) structures. The period of significance extends from 1927 when the building was constructed to 1969.

-----  
<sup>1</sup>Due to unforeseen circumstances one board member was late to the meeting. At the end of the meeting the SHPO asked the board to reconsider the properties discussed before the final board member had arrived and requested a final vote on the properties so that requirements for a quorum had been met.

*Presented by:* Nate Curwen

**SHPO Note:** This owner is applying for tax credits.

*Discussion:* There were no questions from the board or audience.

Motion to approve: Sharron Hamilton                      Second: Toni Stewart  
6 votes yes<sup>1</sup>

***Star Cash Grocery & Residence***

Vinland, Douglas County

**Criteria A & C:** Commerce, Architecture

**Period of Significance:** 1890, 1921-1954

**Level of Significance:** Local

**Resource Count:** 2 contributing buildings

**Summary:** The property derives local significance from its association with early Vinland settlers, and from later connections to Vinland mercantile. The property also holds two buildings exemplifying patterns of rural vernacular architecture typical of the times in which they were built – the residence in 1890 and the store in 1921. The store building is a surviving element of the busy mercantile life of a small rural village from the 1920s to the 1950s. Finally, the property is an important contributor to its broader environmental context, as an essential component of a conspicuous, nearly continuous row of largely unaltered period buildings constituting the historic main street of Vinland, Kansas. The Star Cash Store and Residence became an integral part of the community since construction. They continued to be a source of commerce and community for the people of the city until the store was closed in 1954. Now, the buildings are being renovated and returned to their historic appearance. The property embodies distinctive characteristics of the type, period, and method of construction at this time. The Star Cash Grocery and Residence reflect the trends found in similar rural communities and the surrounding area. The buildings’ design and character-defining features remain mostly unaltered or covered with temporary materials and are still representative of their local vernacular styles. The buildings are eligible for listing under Criterion A for commerce, and Criterion C for architecture. Sitting on the main thoroughfare in Vinland, the Star Cash Grocery and Residence remain in their original location and retains their historic integrity.

*Presented by:* Jamee Fiore

*Discussion:* Jennie Chinn remarked that the nomination contained fabulous historical photographs.

*Public Discussion:* Paul Caviness spoke in support of the nomination and supplemented Fiore’s presentation with additional information about the role of the store as a “gathering place” for the community.

Motion to approve: Gregory Schneider                      Second: Toni Stewart  
6 votes yes<sup>1</sup>

***The Avalon***

Manhattan, Riley County

**Criterion C:** Architecture

**Period of Significance:** 1925

**Level of Significance:** Local

**Resource Count:** 1 contributing building

**Summary:** The Avalon is a two-story apartment building that was created by an expansion of a ca. 1890 house in the 1920s. It is characterized by two-story stacked porches at the outer bays of the front façade where wide arched openings with heavy rectangular piers create private patios for each apartment. One over one double-hung wood windows are in place around the building and the building entrance is located in the center of the symmetrical front façade topped by a curved pediment with flared eaves and wood brackets. The building clearly reflects its design and long-term function as an apartment building and conveys information about the Low-rise Walk-up Apartment Buildings built in Manhattan and cities across the state and nation, to address housing shortages in the period following WWI. The Avalon is an excellent example of the Prairie School style, common in residential neighborhoods 1900-1930. Created through the expansion of an existing ca. 1890s home, the Avalon was constructed ca. 1925 in a residential neighborhood consisting almost exclusively of single-family homes. The new apartment building contained four apartments, one of which was occupied by the M.P. Robinson family who owned the apartment house until 1940. The name ‘The Avalon’ was first used in 1926 and remains today.

**SHPO Note:** Owner is applying for tax credits.

*Presented by:* Brenda Spencer

*Discussion:* Sharron Hamilton asked if the building was still functioning as an apartment house, to which Spencer replied yes, the owners just completed renovations and all 6 apartments have been rented. Gregory Schneider asked if the apartments were located close to the Kansas State University campus, to which Spencer responded no, it is located north of downtown, approximately 13 blocks from campus. David Sachs commented that he loves this building and was happy to see it being nominated. Gregory Schneider asked if there were other buildings similar to this style located in Manhattan, to which Spencer responded there are similar buildings; however, it is rare to find a building of this type that is so intact.

Motion to approve: David Sachs  
6 votes yes<sup>1</sup>

Second: Toni Stewart

***The Hartford House***

Manhattan, Riley County

**Criteria A & C:** Social History & Architecture

**Period of Significance:** 1855, 1971, 1974

**Level of Significance:** Local

**Resource Count:** 1 contributing building

**Summary:** The Hartford house is a pre-cut wood-frame house that was salvaged and reconstructed in 1974 by the Riley County Historical Society. The house got its name from the steamer that ran aground on a sand bar near an early settlement that would become Manhattan. The Hartford House was one of ten prefabricated houses that accompanied the members of the Cincinnati and Kansas Land Company to the Kansas Territory in 1855. First owned by one of the town founders, Andrew Meade, in 1883 the house was moved to a permanent location at 523 Colorado Street south of downtown Manhattan. Soon enveloped by additions that included a second story, the house at 523 Colorado was home to a number of residents for nearly one hundred years. The house is one of ten prefabricated homes made by Hinkle, Guild and Co. of Cincinnati that accompanied settlers of that city on their trip west to establish a new frontier town. As the city of Manhattan developed, the single-pen one-room house was permanently located at 523 Colorado Street and ultimately enveloped inside a larger two-story home. When that house was scheduled for demolition in 1971, the former additions were painstakingly removed and the original pre-cut house disassembled and stored. The Riley County Historical Society acquired the land on Claflin Road and the Hartford House was reassembled and restored to resemble its original design and appearance.

*Presented by:* Brenda Spencer

*Discussion:* David Sachs congratulated the author of the nomination, commenting that he appreciated hearing about how buildings survive through time. Spencer replied that the Riley County Historical Society tracked the history of the house and saved it from urban renewal and demolition.

Motion to approve: David Sachs  
6 votes yes<sup>1</sup>

Second: Toni Stewart

***Eureka Downtown Historic District***  
Eureka, Greenwood County

**Criteria A & C:** Community Development & Planning; Architecture

**Period of Significance:** 1877-1966      **Level of Significance:** Local

**Resource Count:** 45 contributing buildings, 22 non-contributing, 2 NR-listed

**Summary:** The Eureka Downtown Historic District is nominated to the National Register of Historic Places under Criterion A for its association with the growth and development of Eureka, Greenwood County, Kansas and under Criterion C for its architecture as a reflection of the building and construction types that reflect the periods shaped the town. The district reflects the development of Eureka from the 1870s through the modern development that emerged in the period that followed WWII and extended into the mid-1960s. The period of significance spans from 1877-1996 and the resources found throughout the district represent the growth and development of the City of Eureka during that time. The initial era of growth is conveyed by the first permanent masonry structures that lined Main Street prior to the turn of the century. Forty-five percent of the district's resources were constructed before 1900. Forty percent of the resources were built between 1900 and 1930 encompassing the period when oil boosted a stalwart cattle economy. While only nine percent of the district's resources were built after

WWII, these modern buildings changed the face of downtown Eureka. Downtown Eureka's role as a center of government for the city and county is an important part of its past and its future with Memorial Hall (1924), the U.S. Post Office (1937) and the Greenwood County Courthouse (1957) holding prominent physical and economic positions. The community's successful efforts to save and restore the Greenwood Hotel have shifted now to the downtown historic district – a testament to Eureka residents' civic pride and determination.

*Presented by:* Brenda Spencer

*Discussion:* Spencer referred to a letter in support of the nomination from the Eureka City Administrator, which was included in the board member folders. David Sachs commented that he was glad that the nomination contained both historic buildings and more modern historic buildings; it allows you to see what was there a long time ago, but also shows that things change over time. Spencer concurred, stating that although the district contains an eclectic mix of buildings, the 1960s buildings significantly contribute to the district.

Motion to approve: Sharron Hamilton  
6 votes yes<sup>1</sup>

Second: David Sachs

Board member John Hoopes arrived at 9:43 am.

***Vickers Petroleum Service Station***  
Haysville, Sedgwick County

**Criteria A & C:** Commerce & Architecture

**Period of Significance:** 1907-1958

**Level of Significance:** Local

**Resource Count:** 1 contributing building

**MPDF:** *Roadside Kansas*

**Summary:** Vickers Petroleum, founded by Jack A. Vickers, Sr. in 1918, steadily rose in prosperity from its inception until its sale to Swift & Company in the late 1960s. The company became known for its innovation not only in oil technology but also in building and construction. By 1954, Vicker's son Jack A. Vickers, Jr. was the president of the company and set out to build transformative and modern service stations after amassing a large fortune for the company. When an EF4 tornado struck the city of Haysville in 1999, little remained in the city other than the first Vickers batwing service station. The community's efforts to preserve the last remaining bit of their town after the tornado displayed the city's desire to rebuild their town and to preserve its history to the largest extent possible. The Vickers Petroleum Service Station is eligible for listing in the National Register of Historic Places under the *Roadside Kansas* Multiple Property Document for Criterion A for Commerce, as a representation of the long history of the Vickers Petroleum Company. Additionally, it is eligible for Criterion C in the area of architecture as a unique and first-of-its-kind design and construction.

*Presented by:* Kristy Johnson

*Discussion:* David Sachs commented that this building was significant because of its first-of-its-kind design and construction. Gregory Schneider asked if the architects purposely chose a parabola design because it was a V shape, to which Johnson replied I don't know. John Hoopes asked if there was an inventory of similar buildings in Kansas, to which Patrick Zollner replied nothing like this has shown up in surveys.

Motion to approve: Gregory Schneider  
6 votes yes

Second: Toni Stewart

***St. Mark's AME Church***  
Topeka, Shawnee County

**Criteria A & B:** Social History; Ethnic History – African American; Rev. Oliver Brown – criterion B

**Period of Significance:** 1950-1959

**Level of Significance:** Local

**Resource Count:** 1 contributing building

**Summary:** The St. Mark's African-Methodist Episcopal Church, located in Topeka, Kansas, is locally significant under Criterion A for its association with the African American twentieth-century Civil Rights Movement. It served as a local community gathering place to promote African-American education and discuss the *Brown vs. Board of Education* case. St. Mark's AME Church is specifically associated with Rev. Oliver Brown, the Brown family, and the Brown family role in the landmark Supreme Court case *Brown vs. Board of Education*, which took place from 1950 to 1954. The church is also significant under Criterion B, from 1953 to 1959, from the time Oliver Brown became a reverend for the church to the time he was asked to move to Springfield, Missouri to lead a different congregation. This period overlaps with the Supreme Court case. The church stands as a historic symbol to Topekans who remember it as the first church assigned to Oliver Leon Brown, the first listed plaintiff of *Brown vs. Board of Education, Topeka, Kansas*.

**SHPO Note:** This nomination was written as part of the Civil Rights grant issued from the NPS.

*Presented by:* Kelsy Liu

*Discussion:* David Sachs commented that this nomination is something that really matters.

*Public Discussion:* Rev. Shirley Heermance, Pastor, spoke in support of the nomination.

Motion to approve: David Sachs  
6 votes yes

Second: Jennie Chinn

***William Henry House***  
Lecompton, Douglas County

**Criterion C:** Architecture

**Period of Significance:** 1873-1880

**Level of Significance:** Local

**Resource Count:** 1 contributing building

**Summary:** The William Henry residence is located about five miles southwest of Lecompton, a small historic town situated on the south side of the Kansas River in Douglas County. The surrounding area includes green and vast rolling hills, farm fields and creeks which empty into the Kansas River. The house was built by a Civil War veteran from Pennsylvania who moved to Kansas in 1868 with his wife and two children. They first built a large barn just east of where the house would later be constructed. Construction of the barn was completed in 1869, and the stone house followed with construction being completed in 1873. Constructed in 1873, the building is an excellent example of the National Folkstyle of architecture, which is classified as a Late 19<sup>th</sup> Century style occurring between 1850-1930.

*Presented by:* Katrina Ringler

*Discussion:* There were no questions from the board or audience.

Motion to approve: Toni Stewart  
6 votes yes

Second: Gregory Schneider

***Walnut River Crossing of the Cherokee/Fayetteville Oregon-California Trail***  
El Dorado, Butler County

**Criteria A & D:** Transportation & Archaeology

**Period of Significance:** 1849-1861, 1857-1946

**Level of Significance:** Local

**Resource Count:** 2 contributing sites

**Summary:** The Cherokee Trail, Walnut River Crossing, preserves a rare intact portion of a historic emigrant route used by those moving toward Oregon and California. Though the Cherokee Trail followed the Santa Fe Trail from a point near present-day Ellsworth to Bents Old Fort, it is considered to be a branch of the Oregon/California Trail, joining that route at Fort Bridger in Wyoming. The nominated property also includes the original location of the Conner Cabin, the first structure built within what would become the City of El Dorado. Because of its significance to travelers along the Cherokee Trail, the Walnut River Crossing is nationally significant under Criterion A for its association with transportation and exploration/settlement. The property is also significant under Criteria A and D for its association with the original location of the Conner Cabin and the earliest period of settlement in El Dorado.

*Presented by:* Tim Weston

*Discussion:* Jamee Fiore referred to a note of support from owners Mike and Monica Thompson, which were included in the board member folders. John Hoopes remarked that this is a good nomination and the archeological potential is very high. He opined that the HSBR and SHPO staff need to be mindful of that with future nominations.

*Public Discussion:* Ardath Larson spoke in support of the nomination.

Motion to approve: John Hoopes  
6 votes yes

Second: Toni Stewart

***Hodson Hotel/Hardesty House***  
Ashland, Clark County

**Criteria A & C:** Commerce & Architecture

**Period of Significance:** 1928-1969

**Level of Significance:** Local

**Resource Count:** 1 contributing building

**Summary:** The Hodson Hotel, located along Main Street in Ashland, Clark County, Kansas, is eligible for listing in the National Register of Historic Places under Criterion A in the area of commerce and Criterion C for architecture. First constructed as an auto garage in 1910, the Hodson Hotel is a simple two-story masonry building beginning its hotel and restaurant life in 1928 when the second floor was added, and the use changed. It fits the standard vernacular, minimal ornamentation, two-part commercial block hotel layout. Like other small western hotels, the Hodson Hotel played a central role in the early years of development for the community. The historic use and function of the building continue today with two apartments, several hotel rooms, a bar, office, billiards room, and a large restaurant open for lunch and dinner. The Hodson Hotel is locally significant as a highly intact example of an early 20<sup>th</sup>-Century hotel.

*Presented by:* Kristen Johnston

*Discussion:* John Hoopes asked for a rationale between pursuing a state versus National Register nomination. Jamee Fiore responded that there have been some alterations and stated that more research is needed before the owner may pursue a National Register nomination.

*Public Discussion:* Homeowner Nolan Jones spoke in support of the nomination and suggested that he may pursue National Register nomination at some point in the future.

Motion to approve: Gregory Schneider  
6 votes yes

Second: Toni Stewart

## **REGISTER OF HISTORIC KANSAS PLACES**

***John Brender House***  
Eudora, Douglas County

**Criterion C:** Architecture

**Period of Significance:** 1876-1885

**Level of Significance:** Local

**Resource Count:** 2 contributing buildings, 1 non-contributing

**Summary:** The John Bender Residence, located in Eudora, Douglas County is historically significant and eligible for listing in the Register of Historic Kansas Places under Criterion C for

architecture. The building is locally significant as an excellent example of the Second Empire style in Douglas County, Kansas. The home has been a fixture in the community since it was first constructed in the 1870s. The original owner and builder of the home, John Bender, was one of the founders of the City of Eudora and served as the city's first blacksmith. In the early twentieth century, the Rosenau family made this their home for over 90 years and were a fixture of the Eudora community. The period of significance for the Brender Residence is 1876, the year the building was constructed.

**SHPO Note:** Kansas state register only. The owners would like to consider pursuing a listing in the National Register under criterion B after they complete some more research.

*Presented by:* Jamee Fiore

*Discussion:* There were no questions from the board or audience.

Motion to approve: Sharron Hamilton  
6 votes yes

Second: Toni Stewart

### **Other Business**

The next meeting of the Historic Sites Board will be November 16, 2019 at the Kansas Historical Society in the Museum Classrooms.

Jennie Chinn announced that HSBR officers will be elected at the next meeting and meeting dates for 2020 will be selected.

There was no further business. The meeting adjourned at 10:32 a.m.