

**Kansas Historic Sites Board of Review Meeting
November 17, 2018
Museum Classrooms
Kansas Museum of History, Topeka, KS**

Board Members

Present: Jennie Chinn, Eric Engstrom, Timothy Hersh, John Hoopes, Joseph Johnson, David Sachs, Gregory Schneider and Toni Stewart.

Absent: Sharron Hamilton, Kathryn Herzog, Laura Murphy.

A quorum was established.

Staff

Present: Rick Anderson, Bethany Emenhiser, Kristen Johnston, Lauren Jones, Marsha Longofono, Jillian Love, Katrina Ringler and Patrick Zollner.

Proceedings

Chairman Gregory Schneider called the meeting to order at 9:01 A.M. and asked for introductions from the board members and staff.

Approval of Minutes

The board approved the meeting minutes of August 4, 2018.

Cultural Resources Division Director's Report

Patrick Zollner reported that there are now 1,467 Kansas listings in the National Register of Historic Places, 180 Kansas Register-only listings and 27 NHLs, with 6 new listings and 1 removal since the last meeting. Zollner announced staff changes since the last meeting. Amanda Loughlin, National Register Coordinator, has left for another job in the private sector. Jamee Fiore was hired as the new National Register Coordinator and will join the SHPO staff on December 17. Zollner reported that the State Historic Preservation Conference was held September 20-22 in Lawrence, KS, with 126 attendees. He also announced that the Kansas Historical Foundation Taste of Kansas Bus Tour was held October 5-6 in Butler County, Kansas. The reviews were very good.

NATIONAL REGISTER OF HISTORIC PLACES NOMINATIONS

Chairman Gregory Schneider announced that the agenda has been modified to accommodate the schedules of the preservation consultants who are presenting today.

Chewing House

1510 Stratford Road, Lawrence, Douglas County

Criterion C: Architecture

Period of Significance: 1936

Level of Significance: Local

Resource Count: 1 contributing building

Summary: The Chewing House is located at 1510 Stratford Road in the West Hills neighborhood just west of the University of Kansas in Lawrence, Kansas. It was built in 1936 and designed by George M. Beal, chair of the University of Kansas Architecture program. The house is one of the 1,000 houses built in the United States as part of the General Electric “New American Home” program, which involved General Electric and the Federal Housing Administration (FHA). The program was started to stimulate the economy and put people to work during the Great Depression and aimed to utilize local financiers, builders and suppliers. It is the only known GE “New American Home” in the immediate vicinity of Lawrence and one of the earliest examples of the Modern movement in residential architecture in Lawrence. It is being nominated under the *Historic Resources of Lawrence* Multiple Property Documentation Form. It predates the “Lawrence Modern, 1945-1975” MPS amendment, but fits into the context as being modern in design and is also associated with the Federal Housing Administration.

Presented by: Katrina Ringler

Discussion: Eric Engstrom remarked that he was “floored” to read about individual homes with air conditioning and disposal units in the 1930s. Gregory Schneider noted that General Electric was very cooperative with the government New Deal programs in the 1930s. John Hoopes stated that in his opinion, General Electric would probably be very interested in this listing and should be notified.

Public Discussion: Lindsay Crick, nomination preparer, spoke in support of the nomination.

Motion to approve: Eric Engstrom
7 votes yes, 1 abstention¹

Second: Joseph Johnson

First Methodist Episcopal Church
946 Vermont Street, Lawrence, Douglas County

Criterion C: Architecture
Period of Significance: 1888-1962
Level of Significance: Local
Resource Count: 1 contributing building

Summary: The First Methodist Episcopal Church has been continually used as a religious facility since 1891 and is in downtown Lawrence, Kansas, adjacent to the city’s Original Townsite plat. The oldest portion of the building was designed by John G. Haskell in the Romanesque Revival architectural style in 1888 and built between 1889 and 1891. The building was expanded in 1962 with an L-shaped, Modern addition designed by Robert & Ericson to be used as an education wing. A third addition was added in 1987 to the east of the 1962 addition. The church building retains good historic integrity of location, setting, design, materials, and workmanship that allow the building to convey its architectural significance from its original construction through to the 1960s addition.

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

Presented by: Bethany Emenhiser

Discussion: John Hoopes noted that the architecture of this building is very similar to the Douglas County Courthouse, to which Emenhiser replied the buildings were designed by the same architect.

Public Discussion: Marc Ridenour, Facilities Coordinator at First Methodist Episcopal Church, spoke in support of the nomination.

Motion to approve: Joseph Johnson
7 votes yes, 1 abstention

Second: John Hoopes

Wolf House Historic District

630 Freemont, Manhattan, Riley County

Criteria A & C: Settlement, Commerce, Conservation & Architecture

Period of Significance: 1868-1957

Level of Significance: Local

Resource Count: 4 contributing buildings, 1 non-contributing building

Criteria A & C: Settlement, Commerce, Conservation & Architecture

Period of Significance: 1868-1957

Level of Significance: Local

Resource Count: 4 contributing buildings, 1 non-contributing building

Summary: The Wolf House Historic District is located at the northeast corner of Freemont and Juliette in Manhattan's Ward 2 neighborhood. The district includes five resources, including the Mansfield House at 508 N. Juliette; the Wolf House at 630 Freemont; the Moses House at 626 Freemont; the Wolf Photography Studio at 624 Freemont; and a one-story non-contributing garage at the northeast corner of the site off the alley. The Mansfield House is the oldest house in the district, with the original one-and-a-half story house being built in 1868, with later additions constructed in 1879 and the 1970s. The Wolf House was also built in 1868 and was on a separate lot until 1982. These stone homes are two of the earliest permanent homes in the Ward 2 neighborhood. The Moses House (c. 1870) and Wolf Photography Studio (c. 1902) are frame structures moved to the site in 1957 after Wolf Photographic Studio closed in 1956.

Presented by: Brenda Spencer

Discussion: John Hoopes suggested the addition of Criteria B in association with the historical photograph collection from the Wolf Photography Studio.

Public Discussion: Janet Wade remarked that she collects antique postcards and noted that Wolf Photographic Studio also provided photos for postcards. Margaret Pendleton spoke in favor of the nomination

Motion to approve: John Hoopes
7 votes yes, 1 abstention

Second: Toni Stewart

Eastwood Plaza Apartments

4802-4850 and 4825-4835 E Eastwood Street and 616-626 S Oliver Avenue, Wichita, Sedgwick County

Criteria A & C: Community Planning & Development, Architecture

Period of Significance: 1951

Level of Significance: Local

Resource Count: 6 contributing buildings, 1 non-contributing building

Summary: The Eastwood Plaza Apartments were constructed in 1951. They are in the eastern part of Wichita at South Oliver Avenue and Eastwood Street and consist of 6 free-standing mid-century modern buildings each with an asymmetrical layout organized around Eastwood Street. There are 118 individual apartment units organized in a grouping of 4 units per bay/entry. The apartments were built during the boom of the post-World War II era of Wichita and were designed and financed by the Federal Housing Administration (FHA) to follow many of the guidelines outlined by the FHA for simplicity and economy. The apartment complex has a curvilinear street and asymmetrical layout with multiple free-standing buildings surrounding a park-like setting, which are tenets of the FHA Garden Apartment Community plans. These apartments were designed by architect Frank McAleavy and constructed by National Builders Inc., both of Wichita. The building is considered locally significant for its association with FHA building programs and designs, and for the mid-century architecture and park-like layout of the buildings.

SHPO NOTE: A federal tax credit application Part 1 has been submitted to the National Park Service with SHPO recommendation for approval. This project will undergo a rehabilitation project using state and federal tax credits.

Presented by: Brenda Spencer

Discussion: Eric Engstrom asked for clarification regarding the use of the limited-access shared balconies for fire protection, to which Spencer replied that the windows are too small to function as a means of escape.

Motion to approve: Eric Engstrom

Second: David Sachs

7 votes yes, 1 abstention

Martin Farmstead

31943 and 31860 W 247th Street, Paola, Miami County

Criteria A & C: Agriculture & Architecture

Periods of Significance: 1879-1964

Level of Significance: Local

Resource Count: 9 contributing buildings, 2 non-contributing buildings, 1 contributing site, 3 contributing structures, 1 non-contributing structure

Summary: The Martin Farmstead is in the northwest corner of Miami County in the Paola vicinity at 31943 and 31860 West 247th Street. The property nomination includes two separate

farms, the Endock Martin Farm and the Montie Martin Farm, that were combined once Montie Martin took ownership of both farmsteads in 1924. The farmstead consists of sixteen resources including one contributing site (the farmstead), nine contributing buildings, three contributing structures (the windmill and silos), two non-contributing buildings, and one non-contributing structure. The farmstead was nominated under the Multiple Property Documentation Form “Historic Agriculture-Related Resources of Kansas” with a period of significance established from 1879 when Endock Martin acquired the northeast farm through 1964 with the death of Montie Martin who acquired the southwest farm in 1910.

Presented by: Rachel Nugent

Motion to approve: John Hoopes
7 votes yes, 1 abstention

Second: Toni Stewart

St. Joseph’s School & Convent

304-308 Southwest Van Buren Street, Topeka, Shawnee County

Criteria A & C: Architecture, Education & Ethnic Heritage (European)

Period of Significance: 1911-1970

Level of Significance: Local

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

Summary: The St. Joseph School and Convent occupies the corner lot at 304-308 SW Van Buren Street near downtown Topeka, KS. The property includes three minimally-connected resources including St. Joseph’s School (1911-1912), the associated convent (1917), and a one-story 1988 addition. The three-story school and convent feature brick exteriors, limestone accents, and restrained classical revival ornament unify the resources. They exhibit complementary form and massing. The property retains excellent physical integrity and continues to convey its historic use and associations as an educational facility for German Catholic families. The property’s period significance spans from 1911, the date of construction of the school, to 1970 when the buildings were no longer used for educational purposes.

SHPO NOTE: This property will be undergoing a rehabilitation through federal and state tax credit programs. Parts 1 and 2 are currently under review by SHPO staff.

Presented by: Rachel Nugent

Discussion: Gregory Schneider noted that the church was nominated to the National Register in 1971 and stated that he was surprised that the school and convent were not nominated at the same time. John Hoopes requested that the nomination be amended to reference anti-Catholic and anti-German discrimination in Kansas. Tim Hersh spoke in support of the nomination, remarking that the school is worth saving because it provided many social services to the community over the years.

Motion to approve: Tim Hersh
7 votes yes, 1 abstention

Second: Joseph Johnson

The board took a 10-minute break at 10:40 A.M. The meeting resumed at 10:50 A.M.

Municipal Auditorium & City Hall

201 N 4th Street, Leoti, Wichita County

Criteria A: Government & Social History

Period of Significance: 1939-1942

Level of Significance: Local

Resource Count: 1 contributing building

Summary: The Municipal Auditorium & City Hall located at 201 N 4th Street in Leoti was constructed as a WPA project using local labor between the years 1939 and 1942. This rectangular, one-story limestone building is significant locally for housing city government offices, the Leoti fire department and auditorium. It is also significant socially in providing meeting spaces for civic organizations such as the American Legion, Girl Scouts, Brownies, Cub Scouts, and Boy Scouts.

Presented by: Rick Anderson

Motion to approve: Eric Engstrom
7 votes yes, 1 abstention

Second: David Sachs

Lyman Christy Farmstead

9001 Christy Road, Meriden, Jefferson County

Criteria A & C: Agriculture & Architecture

Period of Significance: 1892-1951

Level of Significance: Local

Resource Count: 2 contributing buildings, 4 non-contributing buildings, 1 contributing structure

Summary: The Lyman Christy Farmstead is northwest of Meriden in Jefferson County, Kansas at 9001 Christy Road. Lyman Christy purchased his 160-acre farm in two land sales: the first 80 acres in 1879, and the second 80 acres in 1880. Today, the farmstead's six contributing buildings sit on a 22-acre piece of the original homestead. The bank barn, built in 1892, is the most notable of the farmstead's buildings. Near the barn lies a historic loafing shed, chicken coop, oil house, and tool shed. All contribute to the historic integrity of the farmstead. There is also a hay shed, garage, three grain bins and a ranch house, all considered non-contributing resources. The Lyman Christy Farmstead retains a high level of integrity of location, setting, materials, design, workmanship, feeling, and association. The property is nominated as a Farmstead property type described in the "Historic Agriculture-related Resources of Kansas" Multiple Property Documentation Form. The property's period of significance begins in 1892 with the building of the barn to 1951 when the farm was no longer used for subsistence farming.

Presented by: Kristy Johnson

Motion to approve: Joseph Johnson
7 votes yes, 1 abstention

Second: John Hoopes

Johnson Block Historic District

East side of 800 Block of Arkansas Street and West side of 800 Block of Missouri Street,
Lawrence, Douglas County

Criterion C: Architecture

Periods of Significance: 1908-1930

Level of Significance: Local

Resource Count: 28 contributing buildings, 10 non-contributing buildings

Summary: The Johnson Block Historic District is a residential district in Lawrence located eleven blocks east of downtown and three blocks north of the University of Kansas. The district encompasses the east side of the 800 block of Arkansas and the west side of the 800 block of Missouri, including an alley between the two streets. It is a mix of residential property types outlined in Section F of the Multiple Property Document Form “Historic Resources of Lawrence, Douglas County, Kansas.” The residences were built during the “A Quiet University Town, 1900-1945” period described in the MPDF. Located in Lane Place Addition, the residential development initiated by Victor Johnson, a prominent Lawrence businessman, is an example of the southern and western expansion of Lawrence.

Presented by: Lauren Jones

Public Discussion: Lynne Zollner spoke in support of the nomination

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

Second: David Sachs

Timothy Hersh left the meeting at 11:15 A.M.

REGISTER OF HISTORIC KANSAS PLACES NOMINATIONS

Abner Allen House & Outbuilding

7280 Zeandale Road, Zeandale, Riley County

Criterion A: Settlement

Period of Significance: circa 1865-1887

Level of Significance: Local

Resource Count: 2 contributing buildings

Summary: The Abner Allen House & Outbuilding is located near Zeandale in rural Riley County, Kansas at 7280 Zeandale Road. The property sits on the north side of Zeandale Road and borders the western edge of Wabaunsee County. The property features a circa 1865 L-shaped stone house with multiple non-historic additions and a late 1800’s stone outbuilding within the farmstead’s curvilinear driveway. The Abner Allen House & Outbuilding are associated with the settlement of the Zeandale Township. The period of significance for the

property begins in 1865 with the estimated construction date of the house and ends in 1887 when Abner and Lavina Allen moved to California.

Presented by: Kristy Johnson

Motion to approve: John Hoopes
7 votes yes, 1 abstention

Second: Gregory Schneider

Clements' Store

901 E Park Street, Olathe, Johnson County

Criterion A: Commerce

Period of Significance: ca 1937 – ca 1972

Level of Significance: Local

Resource Count: 1 contributing building

Summary: The Clements' Market is located at 901 E Park street in Olathe, KS. The cross streets of Park and Mahaffie, where the Market building is located was historically part of Olathe's East End commercial district. This locally significant building is the last remaining part of the historic East End and is nominated to the state register for its associations with the commerce and trade of that early commercial area. The Clements' Market as it stands today was built in 1937 but is located on the same location as the Hayes General Store that stood in this location from the early settlement of Olathe until it burned in 1937. After the 1937 fire, the Clements' family rebuilt the one-story market to continue to serve the local community.

Presented by: Kristen Johnston

Discussion: John Hoopes requested the addition of a footnote referencing potential archeological significance due to its connection to the Santa Fe Trail.

Motion to approve: John Hoopes
7 votes yes, 1 abstention

Second: Joseph Johnson

Other Business

Patrick Zollner announced that 50 applications were received for the 2019 Heritage Trust Fund grant round and reminded the board that 3 volunteers were needed to serve on the 2019 Grant Review Committee.

There was no further business.

The next meeting of the Historic Sites Board of Review will be February 9, 2019 at 9:00 A.M. at the Kansas Museum of History in the Museum Classrooms. The meeting adjourned at 11:35 A.M.