Kansas Historic Sites Board of Review  
Meeting Agenda – Regular Meeting  

Kansas Historical Society  
Virtual Zoom Meeting  

August 1, 2020 9:00 a.m.

I. Call to Order

II. Roll Call

III. Approval of Minutes from February 1, 2020 meeting

IV. Consideration of National Register Nominations (* denotes properties within a Certified Local Government boundary)

1. Lowell School – Salina, Saline County*  
   KHRI # 169-4900-00172

2. National Bank of America (boundary increase) – Salina, Saline County*  
   KHRI # 169-4900-00257

3. Clay Center Downtown Historic District – Clay Center, Clay County  
   KHRI # 027-310

4. Holy Family Catholic Church – Eudora, Douglas County*  
   KHRI # 045-1730-00002

5. William Small Memorial Home for Aged Women – Leavenworth, Leavenworth County*  
   KHRI # 103-3020-00032

6. McCormick-Armstrong Press Building – Wichita, Sedgwick County*  
   KHRI # 173-11097

7. Century II Civic Center – Wichita, Sedgwick County*  
   KHRI # 173-5880-09048

8. Public Library – Wichita, Sedgwick County*  
   KHRI # 173-5880-09052

9. High Rise Apartments – Great Bend, Barton County  
   KHRI # 009-202

10. Grimm-Schultz Farmstead – Alma, Wabaunsee County  
    KHRI # 197-0000-00046; Barn 197-353; Cattle Shed 197-355; Corn Crib 197-351;  
    Granary 197-352; Hay Barn 197-354; House 197-350

11. Charles & Dorothy Kouns House – Topeka, Shawnee County*  
    KHRI # 177-5400-00046

12. Fire Station No 6 – Topeka, Shawnee County*  
    KHRI # 177-2601

13. Historic Houses of the Garlinghouse Company in Topeka – Topeka, Shawnee County*  
    KHRI # ---

14. Lippitt House – Topeka, Shawnee County*  
    KHRI # 177-4237

15. 116 The Drive – Topeka, Shawnee County*  
    KHRI # 177-4185

V. Delisting of National Register Nominations
16. St. John the Divine – Kansas City, Wyandotte County*
   KHRI # 209-2190

VI. Consideration of State Register Nominations

17. Sylvan Grove Downtown Historic District – Sylvan Grove, Lincoln County
    KHRI # 105-276

18. Furry Homestead – Kingman, Kingman County
    KHRI # 095-74

VII. Adjournment
Kansas Historic Sites Board of Review Virtual Zoom Meeting
August 1, 2020
Kansas Historical Society, Topeka, KS

Board Members
Present: Jennie Chinn, John Hoopes, Mark Kelly, Terry Marmet, Mary McMurray, Jay Price, Gregory Schneider, Jean Schodorf, Edna Wagner, and Dana Williamson.

A quorum was established.

Staff
Present: Craig Dannenberg, Bethany Falvey, Jamee Fiore, Kristen Johnston, Marsha Longofono, Robert McLaughlin, Katrina Ringler, and Patrick Zollner.

Proceedings
Chairman Gregory Schneider called the virtual Zoom meeting to order at 9:00 a.m. He asked KSHS staff member Katrina Ringler to provide instructions on how to navigate the Zoom menu to participate in today’s meeting. Schneider asked for introductions from board members.

Report of the Executive Director
Jennie Chinn welcomed new board members and thanked them on behalf of Governor Kelly for agreeing to this public service; she encouraged them to ask questions. Chinn reported that due to the current COVID-19 health crisis, we are holding the August 1, 2020 meeting of the Kansas HSBR virtually. We are using Zoom because it is easily accessible to the public via computer and telephone. The Board and staff members are not wearing masks because all of them are accessing the meeting virtually. Chinn read the COVID-19 virtual meeting guidelines provided by Kansas Attorney General Derek Schmidt.

Approval of Minutes
Since only 3 board members were present at the last meeting, Jennie Chinn asked the new board members to accept the minutes as submitted. The Board unanimously approved the minutes of February 1, 2020.

NATIONAL REGISTER OF HISTORIC PLACES NOMINATIONS

Lowell School
Salina, Saline County

Criterion A: Education
Period of Significance: 1915-1963
Level of Significance: Local
Resource Count: 1 building

Summary: Built in 1915, the Lowell School is a modest Progressive Era school. It’s a two-story unreinforced masonry building featuring a symmetrical façade framed by pilasters and fluted Corinthian columns. The south addition was built in 1963 and connects via the original south entrance. Lowell School was named for poet James Russell Lowell and served the growing population around Kansas Wesleyan University. It is a good example of the "City Graded School" property type defined in the MPDF. Lowell School embodies the Progressive Era, emphasizing the permanent role of educational facilities and is a representative work of Oklahoma City architect William T. Schmidt.

Prepared by: Brenda Spencer
Presented by: Jamee Fiore

Discussion: Jean Schodorf asked if the school is in use now, to which Fiore replied no. Brenda Spencer, nomination preparer, added that the Salina public schools sold the property to Salina Christian Academy, who operated as a school there for almost 20 years and closed in 2004. They are still the current owner, and the school has been vacant for 16 years. Jennie Chinn asked about the plans for the property, to which Spencer replied the buildings will be converted to apartments. Her client had a tentative
agreement with Kansas Wesleyan University to provide additional dormitory space, a multi-purpose room, and study rooms for students; however, the COVID-19 virus has impacted those plans. They are proceeding with conversion to apartments and holding off on other work until they have a better grasp of what happens with student enrollment.

Jay Price moved that the Lowell School nomination be placed on the Register of Historic Kansas Places and recommended that the nomination be forwarded to the SHPO to send the nomination on for review by the Keeper of the National Register. **Second**: Gregory Schneider.

9 votes yes, 1 abstention

**National Bank of America (boundary increase)²**

Salina, Saline County

**Criteria A & C**: Commerce, Architecture  
**Period of Significance**: 1923-1966  
**Level of Significance**: Local  
**Resource Count**: 1 building, 1 structure

**Summary**: The National Bank of America Building's architectural significance originated with the work of Kansas City architects Wight & Wight's 1923 original construction and is further represented by Wilson & Co. Architects and Engineers of Salina's 1966 remodel. Spanning the period from 1923 to 1966, existing historic features remain, including the exterior stone façade and storefront entrances dating to the 1960s remodel that gave the building its classification under the Modern Movement. Interior features dating to the building's original design include the two-story banking room with ornate coffered ceiling, the elevator, the open stair between the third and fourth floors, and finishes including terrazzo floors and gray marble wainscoting. Distinctive 1960s features and finishes include stainless bumpers, suspended ceilings with integral lighting strips, and the modified paneled wood doors with glass lights in upper-floor corridors. The building conveys the history of the National Bank of America, a local financial institution established in Salina in 1887 that built the existing building in 1923, remodeled in 1966 and celebrated its centennial in 1987 in the nominated building. The original nomination was approved at an earlier meeting; however, this nomination expands the boundary to include the drive-thru structure behind the bank.

**Prepared by**: Brenda Spencer  
**Presented by**: Jamee Fiore

**Discussion**: Gregory Schneider asked if the upper floors are still being rented out as offices and does the owner intend to renovate those floors, to which Spencer replied yes. Her client purchased the building with a 30-year lease for the bank on the first floor. The owner is in the midst of a federal tax credit rehabilitation project; the plan is to find single tenants for the upper floors. Schneider remarked that the building to the left of this property looks familiar, to which Spencer responded the HSBR reviewed both buildings previously. The National Park Service requested that the boundary for this building be expanded to include the drive-through structure.

Dana Williamson moved that the National Bank of America (boundary increase) nomination be forwarded to the SHPO to send the nomination on for review by the Keeper of the National Register. **Second**: Edna Wagner.

8 votes yes, 1 member did not vote³, 1 abstention

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¹ Chinn typically abstains from voting except when a tiebreak is needed.
² One letter was received: A copy of the November 7, 2019 Letter (as requested by the City of Salina) to Patrick Zollner, Deputy SHPO from John Burger, Assistant Planner at City of Salina. See appendix.
³ Due to unforeseen circumstances, one board member experienced technical difficulties and was unable to participate in the board discussion or vote for this motion.
Clay Center Downtown Historic District

Clay Center, Clay County

**Criterion A**: Commerce, Community Planning and Development  
**Period of Significance**: 1882-1970  
**Level of Significance**: Local  
**Resource Count**: 55 contributing buildings, 1 contributing site, 1 contributing object; 24 noncontributing buildings; 2 previously listed NR

**Summary**: The historic district includes the central core area for the surrounding commercial area that developed in the 1870s-80s. Clay Center was first platted in 1862, and the Leavenworth & Western Railroad reached the community in 1882, beginning a construction wave. By the turn of the century, the landmark buildings reflected the prosperity and maturity of the town and the local economy. One of the major changes in the downtown was the transition from livery stables to garages and auto repair shops. Like many communities, the development slowed during the Great Depression, and a highway was improved in the 1940s.

Prepared by: Dale Nimz  
Presented by: Jamee Fiore

**Discussion**: Gregory Schneider asked for more information about historic districts for the benefit of new board members, to which Fiore replied a district is a collection of properties that are evaluated as contributing or noncontributing based on their historic integrity.

**Public Discussion**: Dale Nimz remarked that the Economic Development Board collected signatures to document that a majority of the property owners in the district support this nomination.

Terry Marmet moved that the Clay Center Downtown Historic District nomination be placed on the Register of Historic Kansas Places and recommended that the SHPO forward the nomination for review by the Keeper of the National Register. Second: Mary McMurray.

8 votes yes, 1 member did not vote, 1 abstention

Holy Family Catholic Church

Eudora, Douglas County

**Criterion C**: Architecture  
**Period of Significance**: 1864-1963  
**Level of Significance**: Local  
**Resource Count**: 1 contributing building

**Summary**: The church was constructed in 1864 with additions made over the first 40 years. It is the oldest known extant German-Catholic church in Kansas and one of the few nineteenth-century stone buildings in Eudora. The period of significance extends to 1963 to capture all of the additions and changes that contribute to the property’s significance. It also meets the Criterion Consideration A for religious properties as the building is eligible for its Architectural merits. Holy Family is an excellent local example of a Gothic-Revival church in Eudora. It features iconic Gothic design elements like the steeply pitched roof, tall steeple, and pointed-arch windows. The building was rehabilitated in the 1980s to honor this historic building. Since a new church building has been constructed, this is used for special events. The building retains its historic features and integrity. The local German-Catholic community has been using this space for the community for over 150 years.

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4 Two letters were received: July 27, 2020 Letter to Historic Sites Board of Review from Lori Huber, Executive Director of Clay Center Economic Development Group; July 29, 2020 Letter to Kansas Historical Society from Zachary B. Jones, owner Wardcraft Homes

5 Due to unforeseen circumstances, one board member experienced technical difficulties and was unable to participate in the board discussion or vote for this motion.

6 Two letters were received (see appendix) : February 7, 2020 Letter to Kansas Historical Society from Ben Terwilliger, Executive Director of Eudora Area Historical Society; April 15, 2020 Letter to Kansas Historic Sites Board of Review from Lindsay Crick, Chair of Douglas County Heritage Conservation Council
Discussion: There were no comments from the Board.

Public Discussion: Cindy Higgins spoke in support of the nomination.

John Hoopes moved that the Holy Family Catholic Church nomination be placed on the Register of Historic Kansas Places and recommended that the SHPO forward the nomination for review by the Keeper of the National Register. Second: Gregory Schneider.

9 votes yes, 1 abstention

**William Small Memorial Home for Aged Women**
Leavenworth, Leavenworth County

**Criterion A:** Social History  
**Period of Significance:** 1904-1974  
**Level of Significance:** Local  
**Resource Count:** 1 building, 1 site, 1 noncontributing structure

**Summary:** Locally significant, the building was constructed between 1903-1904 and was used as a communal dwelling for elderly single women until 1974. The local nonprofit, Old Ladies’ Rest, ran this building, and it is the only one of three buildings they owned and operated that remains. Its opening filled a need within the City and was financed by Zephy Small, widow of a prominent Leavenworth businessman.

Prepared by: Amanda Loughlin  
Presented by: Jamee Fiore

Discussion: Gregory Schneider asked if the home provided nursing care as well, to which Loughlin responded no; they did have a nurse on staff, but if the ladies required anything more, they would have to go to a hospital. John Hoopes asked about the property's current and projected uses, to which Loughlin replied after the fire in the 1980s, it was turned into apartments. The owners are currently rehabbing the building's apartments.

Edna Wagner moved that the William Small Memorial Home for Aged Women nomination be placed on the Register of Historic Kansas Places and recommended that the SHPO forward the nomination for review by the Keeper of the National Register. Second: Mary McMurray.

9 votes yes, 1 abstention

**McCormick-Armstrong Press Building**
Wichita, Sedgwick County

**Criterion A:** Industry  
**Period of Significance:** 1923-1970  
**Level of Significance:** Local  
**Resource Count:** 1 contributing building

**Summary:** The building is associated with the Wichita-based McCormick-Armstrong Press Company, one of the largest printing and binding companies in the area. The company consistently competed with the largest printers in the City and state and employed over 100 people. In 1923, McACO began using the 1501 E Douglas building to house offices, warehouse space, a composing room and printing plant.

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*We received two letters (see appendix): (1) See Century II Civic Center letter “July 27, 2020 Letter to Jamee Fiore, National Register Coordinator from Kathy Morgan, Wichita Historic Preservation Office”; (2) July 14, 2020 Letter to Kansas Historic Sites Board of Review from Jaculin Aaron*
art, and photostatting. The McACO had a significant impact on the printing industry in the area and state and is eligible under Criterion A.

Prepared by: Amanda Loughlin  Presented by: Jamee Fiore

Discussion: Amanda Loughlin noted that the intended use is for office space; the owner has an approved federal Part 1 application, and the federal Part 2 application is currently being reviewed by the SHPO.

Jay Price moved that the McCormick-Armstrong Press Building nomination be placed on the Register of Historic Kansas Places and recommended that the SHPO forward the nomination for review by the Keeper of the National Register. Second: Jean Schodorf.

9 votes yes, 1 abstention

The Board took a 15-minute break at 10:30 a.m. The meeting resumed at 10:45 a.m.

Century II Performing Arts Center
Wichita, Sedgwick County

Criterion C: Architecture
Period of Significance: 1966-1968  Level of Significance: Local
Resource Count: 1 building

Summary: Designed by John Hickman and Roy Varenhorst, this Modern Style structure has a distinctive dome design with a central core system. The structure was built as a multiple purpose convention center with a concert hall, convention hall, exhibition hall, and theater. The City approved by a referendum vote to construct the building in 1961. The low circular structure with a shallow domed roof is in the style of Frank Lloyd Wright. It was constructed with poured reinforced concrete with steel trusses spanning from the core to the outer roof edge. Also, the property boundary was under much debate. The SHPO consulted with the NPS on how best to create a boundary for this building. Since the unique design is so significant, the nomination should make a case for its ability to stand on its own without the southern expo center and parking garage addition. Also, the original exterior is still retained in good condition on the interior of the adjoining glass-lobby.

Prepared by: Celeste Bogart Racette  Presented by: Jamee Fiore

Discussion: Terry Marmet asked if we received a letter from the City of Wichita objecting or supporting the nomination, to which Fiore replied no. John Hoopes questioned the rationale for designating the period of significance as during the construction of the property rather than its use, to which Fiore responded since the building is eligible for its architecture and the engineering and the way it was designed, it made sense to limit the period of significance to the period when it was being built and constructed. Jay Price suggested that the period of significance be extended to 1969 to encompass the start of its use. Hoopes asked if there was another way to classify this building and suggested the addition of Criterion A in association with events and the history of Wichita, to which Fiore replied the nomination would need to be reviewed again to see if there's enough supporting documentation. Hoopes commented that NR listing does not provide an umbrella of protection for historic properties and he would

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8 We received eight letters (see appendix): (1) July 10, 2020 Letter to Wichita-Sedgwick County Historic Preservation Board from Private Sector Partners of the Riverfront Legacy Master Plan; (2) July 10, 2020 Email to Wichita Board Members from Jason Gregory, Executive Vice President of Downtown Wichita; (3) July 10, 2020 Letter to Wichita Historic Preservation Board from Robert Layton, City Manager (Wichita); (4) July 12, 2020 Letter to Kathy Morgan, Wichita Historic Preservation Officer from J. Greg Kite, President of Historic Preservation Alliance of Wichita & Sedgwick County, Inc.; Treasurer of Save Century II; (5) July 12, 2020 Email to Kathy Morgan, Wichita Historic Preservation Officer from George Smart, Executive Director of Modernist Architect Inc/US Modernist; (6) July 27, 2020 Letter to Jamee Fiore, National Register Coordinator from Kathy Morgan, Wichita Historic Preservation Office; (7) July 27, 2020 Letter to Kansas Historic Sites Review Board members from Sharon Fearley; (8) July 30, 2020 Letter to Kansas Historic Sites Board of Review from Private Sector Partners of the Riverfront Legacy Master Plan
like the SHPO to clarify this point for the public. Patrick Zollner, Deputy SHPO/KSHS Staff, replied if you vote to approve this nomination and list it on the Register of Historic Kansas Places, it will then fall under the protection of the Kansas State Preservation Statute KSA-75-2724. Any action by the government or requiring a permit that would damage or destroy a listed property would not be approved by the SHPO. However, the local governing authority (the City) would have the ability to overturn SHPO’s decision by determining if there are any feasible alternatives. Hoopes emphasized that listing adds layers of discussion and review but does not protect the property in perpetuity. Jennie Chinn, SHPO, stated that since this building is publicly owned, then anyone can prepare a nomination and submit it to SHPO for review and consideration, which is how we received this document.

Public Discussion: Alejo Cabral, from W – A Community of Young Professionals in Wichita, spoke in opposition to this nomination and asked that the nomination be delayed allowing time for more community feedback regarding the proposed rehabilitation plans. Celeste Bogart Racette spoke in support of the nomination as part of the group Save Century II.

Jay Price moved that the Century II Civic Center nomination be placed on the Register of Historic Kansas Places and recommended that the SHPO forward the nomination for review by the Keeper of the National Register. Second: John Hoopes.

8 votes yes, 1 vote no, 1 abstention

Wichita Public Library
Wichita, Sedgwick County

Criterion C: Architecture
Period of Significance: 1965-1967
Level of Significance: Local
Resource Count: 1 building

Summary: It was designed by Wichita's most revered and prolific Modernist architecture firm from the late 1950s through the 1970s. It is one of the first, and the best examples of the Brutalist Style in Wichita and is a very pure example because it illustrates all the principles of Brutalism and is constructed of exposed raw concrete on both the exterior and interior. The library is an excellent representative of a style that was only relevant for a short period, internationally, from 1950 to 1980 (in Wichita from 1962 to 1974). It retains its historic integrity, character-defining features, and exceptional design.

Prepared by: Robert McLaughlin
Presented by: Jamee Fiore

Discussion: John Hoopes suggested that Criterion A be added with some extension of the period of significance to include its use as a public library for the benefit of the community of Wichita. To which Robert McLaughlin responded, we chose architecture because the building was widely recognized as a significant piece of architectural design. Hoopes replied that it is possible to have more than 1 criterion and stated that Criterion A is equally important. Gregory Schneider asked if there were any plans to put the building to use, to which McLaughlin replied no, the building is currently vacant, and there are no uses planned. Dana Williamson asked why the library decided to move, to which McLaughlin replied because of technology issues and limited ability to expand due to the building’s size. Jean Schodorf added that it would have required $12 million to make the building handicap-accessible, and there were technical problems.

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9 To clarify, the Kansas Preservation Law is triggered by government actions. Since the City of Wichita owns the building, that is what triggers the state law review process, not the issuance of a permit. The SHPO wouldn’t be the entity to review the project in most cases since we have an agreement with the City of Wichita for them to do reviews locally.

10 See all eight letters included with the Center II Civic Center nomination.
Terry Marmet moved that the Wichita Public Library nomination be placed on the Register of Historic Kansas Places and recommended that the SHPO forward the nomination for review by the Keeper of the National Register.  Second:  Gregory Schneider.

8 votes yes, 1 vote no, 1 abstention

High Rise Apartments
Great Bend, Barton County

Criteria A & C:  Politics/Government & Architecture
Period of Significance:  1972  Level of Significance:  Local
Resource Count:  1 contributing building

Summary:  This building was constructed as part of the 1970s federal funding and design from HUD for senior housing.  The tower is significant for its constructed purpose of serving the aging community through the lack of housing.  It is also significant for its architectural design as a local physical expression of senior public housing architecture.  Designed in the New Formalist style with efficiencies and one-bedroom units stacked in a high-rise building surrounded by larger green space.  The site was planned to allow for on-site social services, activity, and social rooms, dining room, and similar public spaces that encouraged holistic senior living.  It was placed in downtown to allow for close walking proximity to the community.  The building is reflective of federal policy and design standards pertaining to senior public housing and embodies all of the building type’s character-defining features.  It also meets the exemption for buildings less than 50 years old.  This nomination was reviewed at an earlier HSBR meeting, in which the Board asked for more information.

Prepared by:  Lee Riccetti  Presented by:  Jamee Fiore

Discussion:  Gregory Schneider asked if there were other examples of this type of building in Kansas.  Lee Riccetti replied it was difficult to find comparables; however, there was a movement in some smaller towns to address providing senior housing.  John Hoopes suggested that the period of significance be pushed back to 1970 when construction began, to which Riccetti agreed.  Jay Price suggested that the period of significance be pushed back even further to 1967 to encompass the creation of the Housing Authority; however, Jamee Fiore noted that you could only go as early as the onset of construction.

John Hoopes moved that the High Rise Apartments nomination be placed on the Register of Historic Kansas Places with its period of significance revised to 1970 and recommended that the SHPO forward the nomination for review by the Keeper of the National Register.  Second:  Edna Wagner.

9 votes yes, 1 abstention

The Board took a 30-minute lunch break at 12:15 p.m.  Board member Jean Schodorf left the meeting at 12:30 p.m.  The meeting resumed at 12:45 p.m.  A quorum was maintained.

Grimm-Schultz Farmstead
Alma, Wabaunsee County

Criterion C:  Architecture
Period of Significance:  1875-1950  Level of Significance:  Local
Resource Count:  5 contributing buildings, 1 noncontributing building, 1 contributing site, 2 contributing structures

Summary:  The property consists of 8 related structures, an 18.5 acres site in Wabaunsee County.  The farmstead is nominated under Criterion C as a locally significant vernacular Flint Hills farmstead.  It was constructed between 1875 and 1915 and features a house, barn, corn crib, wash house, granary, hay shed, cattle shed, spring house ruins, walls, and modern metal shed.  The farmstead was purchased by Henry and Caroline Grimm in the 1875s.  They worked the property until 1908, and the Schultz family
acquired it in 1931. The Schultz's kept it in continued use until January 2020. The structures are well maintained and retain their historic integrity and character-defining features.

Prepared by: Susan Jezak Ford        Presented by: Jamee Fiore

Discussion: Robert McLaughlin, KSHS Staff, asked when the front gable addition was removed and was it a porch or enclosed space, to which Ford replied, there was no gable on the front; it was always an I house. The only structural addition was the rear L. Maybe he's talking about the gable porch. The current porch is the fourth porch for the house; it was built to replicate the first 1900 porch. The porch shown in the previous photograph was the third porch, which was taken down and removed in 1996 because it was seriously deteriorated. Terry Marmet complimented former owners Leland & Cindy Hamilton for an outstanding job of preserving Kansas history.

Public Discussion: Current homeowner Laurie Hamilton spoke in support of the nomination.

Gregory Schneider moved that the Grimm-Schultz Farmstead nomination be placed on the Register of Historic Kansas Places and recommended that the SHPO forward the nomination for review by the Keeper of the National Register. Second: Edna Wagner.

8 votes yes, 1 abstention

Charles & Dorothy Kouns House
Topeka, Shawnee County

Criterion C: Architecture
Period of Significance: 1923-1950        Level of Significance: Local
Resource Count: 2 contributing buildings
Summary: The house was commissioned by the famous singing sisters, Nelli and Sara Kouns, for their brother. Completed in 1923, it is an excellent representation of the Storybook Style, which is an eclectic Gothic subset of the Tudor Revival style. There is a 1950s addition on the southwest corner of the house that contributes to the significance of the structure. Additionally, there is a contributing garage behind the home. The property has seen little change over the years and retains exceptional integrity.

Prepared by: Susan Jezak Ford        Presented by: Jamee Fiore

Discussion: Jay Price questioned whether this might specifically be an example of a Cotswold Revival architecture because of the roundness of the shingles, which is meant to simulate a thatched roof, to which Patrick Zollner replied, we will have to investigate that.

Terry Marmet moved that the Charles & Dorothy Kouns House nomination be placed on the Register of Historic Kansas Places and recommended that the SHPO forward the nomination for review by the Keeper of the National Register. Second: John Hoopes.

8 votes yes, 1 abstention

Fire Station No. 6
Topeka, Shawnee County

Criterion C: Architecture
Period of Significance: 1935-1940        Level of Significance: Local
Resource Count: 1 contributing building
Summary: The firehouse is an excellent example of the Collegiate Gothic style that was developed in the early 20th century. It is associated with the expansion of the City during this period and helped keep the surrounding area safe. It was designed by Cuthbert & Suerhk and embodies the functionality of the "bungalow type" of professional (as opposed to volunteer) fire stations.
Discussion: There were no questions or comments from the Board or public.

John Hoopes moved that the Fire Station No. 6 nomination be placed on the Register of Historic Kansas Places and recommended that the SHPO forward the nomination for review by the Keeper of the National Register. Second: Edna Wagner.

8 votes yes, 1 abstention

**Historic Houses of the Garlinghouse Company in Topeka MPDF**
Topeka, Shawnee County

**Criterion C:** Architecture  
**Period of Significance:** --  
**Level of Significance:** Local  
**Resource Count:** --

**Summary:** This is a multiple property documentation form. In 1906, Lewis Fayette Garlinghouse began his career in Topeka, Kansas. The Garlinghouse Realty Company initially bought and sold real estate in the City and its early suburbs. However, L. F. Garlinghouse soon expanded company operations and developed his first subdivision, Topeka's Edgewood Park. In 1916, L. F. Garlinghouse published his first plan book based on houses the company constructed in the Edgewood Park development. The book, *Bungalow Homes*, was widely successful, which inspired the company to produce several subsequent editions. During the following decades, the Garlinghouse Company became a national plan book supplier. Customers from across the country purchased plans produced in Topeka. As the twentieth century progressed, the firm published designs that followed popular architectural trends, including the Craftsman Bungalow and Colonial Revival styles and the Minimal Traditional and Ranch forms. Despite a brief sales reduction during the Great Depression, the company remained in business while many competitors dissolved. The firm remained a Topeka company until 1986, at which time it relocated to Connecticut.

Prepared by: Rosin Preservation  
Presented by: Jamee Fiore

Discussion: Jay Price commented that Garlinghouse sells designs across the country and internationally and asked if this could be a multiple property listing beyond Topeka. Jamee Fiore responded we could expand it in the future if we did a survey to include state-wide contexts. John Hoopes noted that the Garlinghouse designs are not original; they are modifications of existing designs. He remarked that he has philosophical issues with giving special designation to this company's designs.

Terry Marmet moved to approve the multiple property documentation form for the House of the Garlinghouse Company of Topeka. Second: Gregory Schneider.

7 votes yes¹, 1 vote no, 1 abstention

**James & Freda Lippitt House**
Topeka, Shawnee County

**Criterion C:** Architecture  
**Period of Significance:** 1933  
**Level of Significance:** Local  
**Resource Count:** 1 contributing building

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¹ Jay Price voted yes with the condition that there's clear documentation of homes that are tied to that company specifically. Zollner asked if he was amending the motion, to which Price responded no.
**Summary:** The Lippett House is a good example of the sub-type *Plan Book Dwellings post-Depression Era 1930-1945*. Constructed by local builder Ruth Mohler in 1933, the two and one-half story Colonial Revival dwelling exhibits the character-defining features illustrated in Garlinghouse plan number 1246. It has four-over-four and one-over-one windows, a side gable roof, stone and clapboard cladding, a symmetrical elevation, and built-in cabinetry.

*Prepared by:* Rosin Preservation  
*Presented by:* Jamee Fiore

**Discussion:** There were no questions from the Board.

**Public Discussion:** Tim Paris, from the City of Topeka (CLG) spoke in favor of the nomination.

Jay Price moved that the James & Freda Lippitt House nomination be placed on the Register of Historic Kansas Places and recommended that the SHPO forward the nomination for review by the Keeper of the National Register. *Second:* Gregory Schneider.

8 votes yes, 1 abstention

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**116 SW The Drive (Arthur Smith House)**  
Topeka, Shawnee County

**Criterion C:** Architecture  
**Period of Significance:** 1916  
**Level of Significance:** Local  
**Resource Count:** 2 contributing buildings

**Summary:** The building is an excellent example of the sub-type *Edgewood Park Neighborhood Dwellings*. It meets the registration requirements of the MPDF and is an intact example of Garlinghouse plan number 222. It is one of the more intact examples of a Garlinghouse bungalow and happens to be within the early neighborhood development that Garlinghouse constructed. This also functioned as one of his show houses for his company.

*Prepared by:* Rosin Preservation  
*Presented by:* Jamee Fiore

**Discussion:** There were no questions from the Board.

**Public Discussion:** Tim Paris, from the City of Topeka (CLG) spoke in support of the nomination and stated that this is a very good example showing the necessity for the integrity to be intact in order to be eligible. Paris noted that there are many Garlinghouse homes in Topeka, Kansas; however, very few of them still retain their integrity.

Gregory Schneider moved that the 116 SW The Drive (Arthur Smith House) nomination be placed on the Register of Historic Kansas Places and recommended that the SHPO forward the nomination for review by the Keeper of the National Register. *Second:* Edna Wagner.

8 votes yes, 1 abstention

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**St. John the Divine Church (removal)**  
Kansas City, Wyandotte County

**Criterion A:** Ethnic Heritage – Hispanic  
**Period of Significance:** 1937-1962  
**Level of Significance:** Local  
**Resource Count:** 1 contributing building
Summary: Removal Request. This property was demolished in April 2020 after a devastating fire damaged most of the building on March 2. It was individually listed in the NR in 2013. The Kansas Preservation Law review (KSR&V #20-03-029) was handled by the Kansas City Landmarks Commission.

Presented by: Jamee Fiore

Discussion: Gregory Schneider commented that this was a group that was very passionate about their church building and its role in the Hispanic community; it was very sad to see the loss of this building.

John Hoopes moved that the St. John the Divine Church nomination be removed from the Register of Historic Kansas Places and recommended that the SHPO forward the nomination for review by the Keeper of the National Register. Second: Mary McMurray.

8 votes yes, 1 abstention

After the vote, Patrick Zollner commented that this is just a formality, but we do have to submit the paperwork to the National Park Service in order to delist this property.

REGISTER OF HISTORIC KANSAS PLACES NOMINATIONS

Sylvan Grove Downtown Historic District
Sylvan Grove, Lincoln County

Criterion A: Commerce
Period of Significance: 1935-1940 Level of Significance: Local
Resource Count: 17 contributing buildings, 15 noncontributing buildings, 3 contributing structures

Summary: Sylvan Grove was platted in 1887. The two-block district housed all of the business necessary for the small town. Local farmers depended on the business in the community to support their fields. They could have their horses shod, harnesses made, buy farm implements and vehicles. The local hardware store was stocked with a variety of items that were regularly needed. The buildings date back to a time when the town was new, bustling, and full of hope for the future. Many have survived to give continuous service for more than one hundred years.

Prepared by: Terry Lilak Presented by: Jamee Fiore

Discussion: John Hoopes remarked that he thinks the state listing is appropriate for this district. It is a nice solution to the combination of historic resources and noncontributing structures. Gregory Schneider commented that it’s amazing that the wide streets actually pre-date the automobile. Mark Kelly noted that there are already some national register listed properties within this district and asked if the state listing will be enough to protect the town from the effects of an FCC tower, to which Patrick Zollner replied technically, the district will fall under State Preservation Law; however, that does not mean necessarily that a Section 106 project would be automatically cleared.

Public Discussion: Nomination preparer Terry Lilak spoke in support of the nomination.

John Hoopes moved that the Sylvan Grove Downtown Historic District nomination be placed on the Register of Historic Kansas Places and recommended that the nomination be forwarded to the SHPO to send the nomination on for review by the Keeper of the National Register. Second: Jay Price.

8 votes yes, 1 abstention

Furry Homestead
Kingman, Kingman County

Criterion A: Exploration/Settlement
Period of Significance: c1880  
Level of Significance: Local  
Resource Count: 1 contributing building

Summary: It is a good representation of western growth and settlement in Kingman County. The Homestead was built with red sandstone and still stands today. The home has been a staple to the community's history.

Prepared by: Scott Mueller  
Presented by: Jamee Fiore

Discussion: Jamee Fiore commented that the rationale for a state versus national register nomination was because of the amount of deterioration; however, we still wanted to recognize the history and significance of this property to the community. Gregory Schneider asked are there many of these properties left in Kansas, to which Patrick Zollner replied they're definitely uncommon. John Hoopes asked if there are plans to stabilize the structure, to which Fiore replied the man who prepared the nomination is interested in helping to repair the structure, but she doesn't know how involved the property owner is. Mark Kelly asked if an archeological investigation had been done, to which Fiore replied she don't think so.

Gregory Schneider moved that the Furry Homestead nomination be placed on the Register of Historic Kansas Places and recommended that the nomination be forwarded to the SHPO to send the nomination on for review by the Keeper of the National Register.12 Second: Terry Marmet.

8 votes yes, 1 abstention

Other Business
The next meeting of the Historic Sites Board of Review will be November 7, 2020, at the Kansas Historical Society. Jennie Chinn thanked the Board and remarked that it is very likely that this meeting will be a Virtual Zoom meeting because of COVID-19 concerns.

There was no further business. The meeting adjourned at 2:28 p.m.

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12 This nomination is only for the Register of Historic Kansas Places and will not be forwarded to the Keeper of the National Register for review.
I. Consideration of National Register Nominations
   (* denotes properties within a Certified Local Government boundary)

   1. Lowell School – Salina, Saline County*
   2. National Bank of America, Saline County*
      i. Copy of November 7, 2019 Letter (as requested by the City of Salina) to Patrick
         Zollner, Deputy SHPO from John Burger, Assistant Planner at City of Salina
   3. Clay Center Downtown HD – Clay Center, Clay County
      i. July 27, 2020 Letter to Historic Sites Board of Review from Lori Huber, Executive
         Director of Clay Center Economic Development Group
      ii. July 29, 2020 Letter to Kansas Historical Society from Zachary B. Jones, owner
           Wardcraft Homes
   4. Holy Family Catholic Church – Eudora, Douglas County*
      i. February 7, 2020 Letter to Kansas Historical Society from Ben Terwilliger,
         Executive Director of Eudora Area Historical Society
      ii. April 15, 2020 Letter to Kansas Historic Sites Board of Review from Lindsay Crick,
           Chair of Douglas County Heritage Conservation Council
   5. William Small Memorial Home for Aged Women – Leavenworth, Leavenworth County*
   6. McCormick-Armstrong Press Building – Wichita, Sedgwick County*
      i. See Century II Civic Center letter “July 27, 2020 Letter to Jamee Fiore, National
         Register Coordinator from Kathy Morgan, Wichita Historic Preservation Office”
      ii. July 14, 2020 Letter to Kansas Historic Sites Board of Review from Jaculin Aaron
   7. Century II Civic Center – Wichita, Sedgwick County*
      i. July 10, 2020 Letter to Wichita-Sedgwick County Historic Preservation Board
         from Private Sector Partners of the Riverfront Legacy Master Plan
      ii. July 10, 2020 Email to Wichita Board Members from Jason Gregory, Executive
          Vice President of Downtown Wichita
      iii. July 10, 2020 Letter to Wichita Historic Preservation Board from Robert Layton,
           City Manager (Wichita)
iv. July 12, 2020 Letter to Kathy Morgan, Wichita Historic Preservation Officer from J. Greg Kite, President of Historic Preservation Alliance of Wichita & Sedgwick County, Inc.; Treasurer of Save Century II

v. July 12, 2020 Email to Kathy Morgan, Wichita Historic Preservation Officer from George Smart, Executive Director of Modernist Architect Inc/US Modernist


viii. July 30, 2020 Letter to Kansas Historic Sites Board of Review from Private Sector Partners of the Riverfront Legacy Master Plan

8. Public Library – Wichita, Sedgwick County*
   i. See all letters included with the Center II Civic Center nomination

9. High Rise Apartments – Great Bend, Barton County

10. Grimm-Schultz Farmstead – Alma, Wabaunsee County

11. Charles & Dorothy Kouns House – Topeka, Shawnee County*

12. Fire Station No 6 – Topeka, Shawnee County*

13. Historic Houses of the Garlinghouse Company in Topeka – Topeka, Shawnee County*

14. Lippitt House – Topeka, Shawnee County*

15. 116 The Drive – Topeka, Shawnee County*

II. Delisting of National Register Nominations

16. St. John the Divine – Kansas City, Wyandotte County*

III. Consideration of State Register Nominations

17. Sylvan Grove Downtown Historic District – Sylvan Grove, Lincoln County

18. Furry Homestead – Kingman, Kingman County
Letters regarding National Register nomination:
National Bank of America
Salina, Saline County
November 7, 2019

Patrick Zollner
Deputy State Historic Preservation Officer
Kansas State Historical Society
6425 SW 6th Avenue
Topeka, KS 66615-1099

RE: National Register Nomination
Former National Bank of America (UMB Bank) | 100 S. Santa Fe Avenue

Dear Mr. Zollner:

We are pleased to forward to you a copy of Resolution Number 19-7766, signed by the Mayor of the City of Salina, expressing support for the nomination of the Former National Bank of America, 100 S. Santa Fe Avenue, Salina, Kansas to the Register of Historic Kansas Places and National Register of Historic Places.

Per the requirements of 36 CFR 60-61 and Section IV of the "Procedures for Implementation of Certified Local Governments in Kansas" both the Salina Heritage Commission and City Commission concur on the eligibility of the National Bank of America for nomination to the Register of Historic Kansas Places and National Register of Historic under Criteria A, for its local significance in the area of Commerce and Criteria C Architecture as a representative of the work of renowned Kansas City, Missouri architects Wight and Wight and the work of Salina Engineering and Architectural firm Wilson and Company.

The Salina Heritage Commission met to review the National Register Nomination on October 23, 2019. In advance of that meeting, a public notice was sent to all property owners within 200 feet of the nominated resource. Property owners were given an opportunity to attend the meeting or to submit any information in favor of, or in opposition to the proposed nomination. Following presentation of the staff report, and discussion and comment, the Heritage Commission approved a recommendation (4-0) to the Salina City Commission that the nominated historic structure be found eligible for listing on the Register of Historic Kansas Places and National Register of Historic Places.

The National Register Nomination and a staff report were presented to the Salina City Commission at their public meeting on November 4, 2019. Following comments and discussion regarding the National Register nomination, the City Commission approved a motion (5-0) to submit the Resolution of Support to the SHPO indicating that the Former National Bank of America be found eligible under the stated National Register Criteria for Evaluation. A copy of Resolution No. 19-7766, signed by the Mayor of Salina is attached. Please convey this information to the Kansas Historic Sites Board of Review at their November 16, 2019 meeting.
We appreciate this opportunity to participate in the nomination of this significant Salina resource under the Certified Local Government Agreement.

Sincerely,

John Burger
Assistant Planner

Enclosures: City Commission staff report, November 4, 2019
Resolution No. 19-7766

CC: Guy Walker, Blue Beacon International Inc.
    Brenda Spencer, Spencer Preservation
RESOLUTION NUMBER 19-7766

A RESOLUTION EXPRESSING SUPPORT FOR THE NOMINATION OF THE ORIGINAL NATIONAL BANK OF AMERICA (NOW UMB) BUILDING AND 1966 RENOVATIONS AT 100 SOUTH SANTA FE AVENUE TO THE REGISTER OF HISTORIC KANSAS PLACES AND NATIONAL REGISTER OF HISTORIC PLACES.

WHEREAS, the City of Salina has been informed that the original National Bank of America building and 1966 renovations are being nominated for inclusion on the Register of Historic Kansas Places and National Register of Historic Places in order to preserve the property and to make it eligible for financial incentives for preservation such as the Federal and State Rehabilitation Tax Credit and the Kansas Heritage Trust Fund Grant Programs; and

WHEREAS, the original National Bank of America building and 1966 renovations retain a high degree of interior and exterior integrity that clearly portray the building’s original design and function; and

WHEREAS, the National Bank of America is associated with events that have made a significant contribution to the broad patterns of Salina’s historic development; and

WHEREAS, the original National Bank of America building and 1966 renovations embody the distinctive characteristics of a type, period, or method of construction; and

THEREFORE

BE IT RESOLVED by the Governing Body of the City of Salina, Kansas:

Section 1. That the Governing Body supports and approves of the inclusion of the original National Bank of America building and 1966 renovations on the Register of Historic Kansas Places and National Register of Historic Places.

Section 2. That the Governing Body supports the use of financial incentives for preservation such as the Federal and State Rehabilitation Tax Credits, Kansas Heritage Trust Fund Grants and similar programs to assist in the preservation of the original National Bank of America building and 1966 renovations.

Adopted by the Board of Commissioners and signed by the Mayor this 4th day of November, 2019.

[Seal]

Trent W. Davis, M.D., Mayor

I hereby certify that the above and foregoing is a true and correct copy of Resolution No. 19-7766 that was adopted by the Governing Body of the City of Salina at their regular meeting on November 4, 2019.

[Seal]

Shandi Wicks
City Clerk
ITEM: Resolution No. 19-7766
Consideration of a resolution expressing local support for the nomination of the National Bank of America, 100 S. Santa Fe (UMB Bank) to the National Register of Historic Places and Register of Historic Kansas Places. The nominated property includes the Original Bank of America building depicted on the National nomination form. The subject property is legally described as Lot 110 on Santa Fe in the Original Town (now City) of Salina, in Saline County, Kansas.

BACKGROUND:
The National Bank of America (renamed the United Missouri Bank in 1993) bank building is addressed at 100 South Santa Fe. It is prominently positioned in downtown Salina at the southwest corner of Santa Fe and Iron Avenues. The building is fifty feet wide and one hundred and twenty feet long occupying all of Lot 110 on Santa Fe. The bank is a four-story concrete frame building with ashlar limestone sheathing that reflects both its original 1923 Classical-Revival exterior design and a 1966 remodeling of the exterior.

Located in the central business district, the building spans the 50 ft. x 120 ft. lot to the alley on the west and abuts an adjacent two-story building on the south. The front entrance is on the east off Santa Fe and a secondary entrance dating to the 1960s remodel is located near the west end of the north facade on Iron Avenue. Public sidewalks border the building along street facades on the north and east. Located across the alley to the west is the bank's one-story brick two lane drive-through bank constructed in 1958.

Brenda Spencer with Spencer Preservation, 10150 Onaga Road, Wamego, Kansas, has been working with the 100 S. Santa Fe Avenue property owner, Blue Beacon International, Inc., 500 Graves Boulevard, to produce a National Register nomination for the Former National Bank of America (NBA). Ms. Spencer has visited Salina on several occasions to document the physical condition of the structure and has conducted archival research and interviews concerning the history of the buildings and ownership through the years.

A nomination form was submitted to the State Historic Preservation Office (SHPO) on August 16, 2019 requesting a review by the Historic Sites Board of Review (HSBR) to include the National Bank of America on the National and State Registers of Historic Places.

The City of Salina Development Services Department received a notice from the SHPO on September 11, 2019 and a copy of National Register nomination form for the National Bank of America. The notice provides an opportunity for the Salina Heritage Commission and City Commission to provide their recommendations for the nomination as part of the Certified Local Government Agreement between the City of Salina and the SHPO. As a Certified Local Government, the Salina Heritage Commission and Chief Elected Official are required to comment on the eligibility of properties nominated to the National or State Registers within their jurisdiction. These comments must be forwarded to the SHPO within 60 days of the City of Salina receiving the notice or by November 15, 2019.
The SHPO has scheduled consideration of the nomination of this historic resource by the HSBR on November 16, 2019. If approved by the HSBR, the property will be entered in the Register of Historic Kansas Places. The application with their recommendation will then be submitted to the National Park Service, who reviews nominations for placement on the National Register of Historic Places.

A National Register nomination form has been prepared by the owner and consultant to demonstrate the significance of the historic building and to make this building eligible for financial incentives to restore and rehabilitate the building. These incentives include the use of Federal and State Rehabilitation Tax Credits. If approved, the tax credits would provide funds to preserve and rehabilitate the building’s character-defining features.

**EFFECT OF DESIGNATION:**

National and State Register designation of the NBA assures a protective review for federal projects that might adversely affect the character of the historic property. The property will also be protected under the Kansas Historic Preservation Act (K.S.A. 75-2715 through 75-2725). Projects that directly affect the character-defining features of the building or site that are identified in the National Register nomination form must be reviewed by the SHPO or an authorized local government before work can proceed.

If the listing is approved, State or National Register designation will not affect adjacent or surrounding properties. The “environs review” clause previously included in the State Historic Preservation Act, that required a review for projects on surrounding properties, was eliminated by the State of Kansas in 2013. This protective review for surrounding properties is no longer required.

A listing of administrative review project types has been adopted as part of the Certified Local Government Agreement that allows the Heritage Commission’s administrative staff to review and approve minor work items. Projects that will affect character-defining features documented on the National Register Nomination Form will require review by the full Heritage Commission. Projects involving routine maintenance or employing repair using identical material requires no review.

If the Heritage Commission determines that a proposed project will damage or destroy the listed historic property or its features, review of that project must proceed to the City’s governing body where appropriate. In those instances where the decision of the City’s governing body is contrary to the findings of the Heritage Commission, the project shall not proceed until the City’s governing body has made a determination that no feasible or prudent alternative exists to the proposed project and that the project contains provisions to minimize damage to the listed historic property.

The review of projects seeking reimbursement for State and/or National Rehabilitation Tax Credits is conducted by to the State Historic Preservation Office. The Heritage Commission does not participate in the tax rehabilitation process but conducts reviews for any physical changes to the character-defining features of the building or site under the Certified Local Government Agreement with the City of Salina and the SHPO.
The National Register criteria for eligibility

The National Register nomination for the NBA is included with this report as Exhibit A. The nomination application notes that the resource possesses integrity to location, design, setting, materials, workmanship, feeling and association and:

**Criteria A:** The property is associated with events that have made a significant contribution to the broad patterns of our history.

The National Bank of America building is being nominated to the National Register under Criteria A, for its local significance in the area of Commerce. Brothers Humphrey and James Taggart, founders of the bank that would become the National Bank of America had been merchants and farmers. They were part of a large family who had emigrated from the Isle of Man to Atchison, Kansas in the 1860s. One brother, John Taggart was a prominent banker in White City, Kansas having organized the White City Bank in the 1886. Brothers Humphrey and James Taggart applied for a state charter on November 17, 1886 with authorized capital of $150,000 the American State Bank of Salina was founded. Three years later it received a national charter and in 1894 was rechristened National Bank of America (NBA). In 1902 Salina businessman Winfield Watson constructed a three-story brick building on the northeast corner of Santa Fe and Iron Avenues which he leased to the National Bank of America. The building contained the bank for thirty years.

The bank’s growth was paralleled by the city. As the new century began, Salina was a hub of four rail lines—the Chicago, Rock Island & Pacific, the Missouri Pacific, the Union Pacific and the Atchison, Topeka & Santa Fe, affording transport in all directions. This ease of transportation bolstered Salina’s economy that was largely comprised of the milling and lumber industries. By 1912, Salina business concerns included a $50,000 alfalfa mill, several flour mills, a vitrified brick plant, and factories manufacturing everything from gloves, sunbonnets, cigars, razor strops, brooms to mattresses.

As the country worked to recover from the Great War, commercial growth began to outpace agricultural commodities in Salina’s economy, specifically with the help of the H.D. Lee Company’s success resulting from new endeavors to manufacture and sell its own clothing. In 1920 Salina became a city of first-class with over $3M in new construction and boasted twelve miles of paved roads. The population rose to 16,621 and the city’s flour mills ranked seventh in the nation. Salina built eight new schools between 1912 and 1926. By August 1922, building construction in the city for the year was over $4,000,000 including 150 new homes. Salina’s banks competed to provide the capital to support the city’s growth. The NBA was a leader in the community, continually reporting the largest volume of business with each passing year. In 1919 it was granted full trust powers. In 1922 the board of directors determined it was time to construct their own building after renting space for nearly thirty years.

The bank selected the southwest corner of Santa Fe and Iron Avenues where “The Hub” a clothing store was located at 100 S. Santa Fe. The bank purchased “The Hub” property at 100 S. Santa Fe and demolished the existing two-story brick building. Construction of the new bank began in May 1922 and the NBA opened on October 11, 1923. Considered Salina’s most modern office building, the new
facility cost $300,000 to build.

The public was invited to the grand opening of the new National Bank on October 11, 1923. An orchestra played and refreshments were served. Numerous articles by local newspapers detailed the history of the building. By the end of 1923, NBA held $400,000 in capital and employed more than twenty people. Difficult times were ahead however. Salina fared well during the Depression due in part to its established wholesale manufacturing and flour milling markets. Under Frank Hageman, President of the Bank's tutelage, NBA was in sound condition when the stock market crashed in 1929 and remained so into the 1930s. When President Franklin Roosevelt announced a nationwide bank holiday to stabilize the financial situation, Hageman nearly refused to comply until other members on the bank's board convinced him to do so.

The bank continued to grow and became an integral part of the community in part due to Frank Hageman who devoted sixty-five years to serving the bank and Salina, as President and later Chairman of the Board. His leadership, according to bank history, was the personification of respectability, integrity and civic leadership. It was these characteristics that got the bank through the Great Depression and other challenging times. Hageman's personal integrity was reflected in bank policy, and led the bank to weather many storms including the Great Depression. This stability was not forgotten by the community.

During NBA's 100th anniversary celebration in 1987 the bank noted its key to longevity was progressive changes mixed with conservative values. The bank was a leader in innovation with many "firsts" in banking in Salina including banking by mail, installment loan department, walk-up banking and drive-through banking. When the bank was remodeled in the 1966, it modernized its systems with the most powerful and sophisticated computer in the state. The National Bank of America was purchased by the United Missouri Bank (UMB) in 1993.

The nomination states that the National Bank of America is closely intertwined in the history of Salina and its commercial and economic development.

Criteria C: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The National Bank of America Building's architectural significance originated with the work of Kansas City architects Wight & Wight's in its original construction in 1923. It is further represented by the Wilson & Co. Architects and Engineers of Salina who was the designer of the 1966 remodeling of the exterior and interior.

The National Register nomination states that the original National Bank of America structure is an excellent example of Wight and Wight's Classical designs. Thomas and Drewin Wight were born in Halifax Nova Scotia to Robert Ada and Emmaline Wight in 1874 and 1882 respectively. In 1891,
Thomas Wight began work as an office boy with the noted architectural firm of McKim, Mead, and White. Within a year he became a draftsman, working on the construction of the Boston Library. Following the library’s completion, Thomas moved to the firm’s New York office where he worked for the next ten years. In 1904, Thomas established a partnership with Edward T. Wilder in Kansas City, Missouri. In 1911 Thomas’ brother, William joined the firm of Wilder and Wight. Five years later the firm changed its name to Wight and Wight. Over the course of thirty years, the two brothers forged a successful and distinguished architectural career in Kansas City and the surrounding area. They were known for their neoclassical style, their exceptional command of mass and proportion, as well as their exquisite attention to detail.

The Wight brothers designed many prominent buildings in the Kansas City Missouri metropolitan area including the Kansas City Life Insurance Company Building, the Pickwick Hotel, the Nelson-Atkins Museum of Art in Kansas City, the Thomas Swope Memorial in Swope Park, the Jackson County Courthouse, the Kansas City, Missouri City Hall and Police Headquarters, Kansas City, Missouri. In Kansas, they built a French-Norman style house in Topeka named Cedar Crest that became the residence of the Kansas governor in 1962.

The leadership of NBA prided itself on the actively supporting Salina’s business community. When the bank needed to modernize its interior and exterior they turned to the Salina Architectural firm of Wilson & Company. The Wilson and Company firm began in 1932 with the association of Robert J. Paulette, a city engineer for Salina, and Murray A. Wilson a civil engineer for the Kansas State Fish & Game Commission. Wilson also was a NBA director in the 1960s. The majority of the firm’s early work focused on civil engineering for municipalities. At Bob Paulette’s death in 1941, the firm’s name was changed to Wilson & Company, Engineers & Architects.

The Wilson and Company firm is known for its design of airports, highways, bridges, industrial processes and mechanical systems. In the 1950s the firm was responsible for hundreds of miles of highway in Kansas. Wilson & Co. designed structures for the Air Force at McConnell and Schilling Air Force Bases as well as buildings for Lockheed, Boeing, Grumman, General Dynamics and McDonnell Douglas. Architectural work in Salina included the post office and the Kansas Gas Service Buildings. One reason NBA may have chosen Wilson is the stability and longevity of its employees closely resembled that of NBA; five of the eight partners who were employed in 1985 had been with the firm since the 1940s.

Spanning the period from 1966, the existing historic features that remain include the exterior stone facade and storefront entrances dating to the 1960s remodel that gave the building its classification under the Modern Movement. Interior features dating to the building’s original design include the two-story banking room with ornate coffered ceiling, the elevator, the open stair between the third and fourth floors, and finishes including terrazzo floors and gray marble wainscoting. The general plan configuration and circulation with the entry vestibule, elevator and enclosed stair in the southeast corner dates to the 1960s remodeling as does the existing mezzanine configuration and west/rear bay on the first and second floors. The distinctive 1960s features and finishes include stainless bumpers, the suspended ceilings with integral lighting strips, and the modified paneled wood doors with glass
lights in upper-floor corridors.

The building retains a high degree of historic and architectural integrity. The National Bank of America building reflects the evolution of the bank and conveys the physical changes made to meet the needs of an expanding financial institution. The building conveys the history of National Bank of America, a local financial institution established in Salina in 1887 that built the existing building in 1923, remodeled in 1966, and celebrated their Centennial in 1987 in the nominated building.

**HERITAGE COMMISSION RECOMMENDATION:**
The Heritage Commission held a public hearing regarding the SHPO request for public comments on **October 23, 2019.** A notice for the hearing was sent to all property owners within 200 feet of the nominated property. Following a presentation of the staff report by staff and comments and questions on the National Register nomination from Commissioners, the Heritage Commission approved a motion (4-0) recommending to the City Commission that the National Bank of America building should be made eligible for listing on the Register of Historic Kansas Places and National Register of Historic Places based upon the following findings:

1. The 1923 National Bank of America and 1966 remodeling retain a high degree of interior and exterior integrity that clearly portrays the building’s original design and function. **(Nomination Form)**

2. The National Bank of America is associated with events that have made a significant contribution to the broad patterns of Salina’s historic development. **(Criteria A)**

3. The National Bank of America embodies distinctive characteristics of a type, period, or method of construction. **(Criteria C)**

**FISCAL NOTE:**
There will be no fiscal impact on the City if this historic designation is approved.

**COMMISSION ACTION:**
After receiving comments from any interested members of the public, the City Commission may:

1. Concur with the recommendation of the Salina Heritage Commission finding that the National Bank of America meets the applicable Criteria of Eligibility for nomination to the National Register of Historic Places and direct staff to submit a resolution of support to the State Historic Preservation Office recommending the historic listing.

Should the Heritage Commission and City Commission agree that the proposed nomination meets the National Register Criteria for Evaluation; the State Historic Preservation Officer will provide the recommendation for eligibility to the Kansas Historic Sites Board of Review at their next meeting. If approved by the Kansas Historic Sites Board of Review, the property will be
entered in the Register of Historic Kansas Places and will be forwarded by the SHPO to the Keeper of the National Register for consideration by the National Park Services staff.

2. Disagree with the recommendation of the Salina Heritage Commission and find that the National Bank of America does not meet the applicable Criteria of Eligibility for nomination to the National Register of Historic Places.

Should the local preservation commission and City Commission disagree on whether the proposed nomination meets the National Register Criteria, those findings would be forwarded with the nomination to the SHPO. The Kansas Historic Sites Board of Review, after considering all opinions from the Certified Local Government, shall make its recommendation to the State Historic Preservation Officer. According to the Federal Regulations, properties approved by the Board may be forwarded by the SHPO to the Keeper of the National Register for consideration by the National Park Services staff.

If the City Commission concurs with the recommendation of the Heritage Commission the attached Resolution should be approved, signed by the Mayor and submitted to the SHPO.

Enclosures:  Letter from SHPO
            Exhibits A through D
            Resolution No.19-7766

CC:        Guy Walker, Blue Beacon International
           Donnie Marrs, DMA Architects PA
RESOLUTION NUMBER 19-7766

A RESOLUTION EXPRESSING SUPPORT FOR THE NOMINATION OF THE ORIGINAL NATIONAL BANK OF AMERICA (NOW UMB) BUILDING AND 1966 RENOVATIONS AT 100 SOUTH SANTA FE AVENUE TO THE REGISTER OF HISTORIC KANSAS PLACES AND NATIONAL REGISTER OF HISTORIC PLACES.

WHEREAS, the City of Salina has been informed that the original National Bank of America building and 1966 renovations are being nominated for inclusion on the Register of Historic Kansas Places and National Register of Historic Places in order to preserve the property and to make it eligible for financial incentives for preservation such as the Federal and State Rehabilitation Tax Credit and the Kansas Heritage Trust Fund Grant Programs; and

WHEREAS, the original National Bank of America building and 1966 renovations retain a high degree of interior and exterior integrity that clearly portray the building’s original design and function; and

WHEREAS, the National Bank of America is associated with events that have made a significant contribution to the broad patterns of Salina’s historic development; and

WHEREAS, the original National Bank of America building and 1966 renovations embody the distinctive characteristics of a type, period, or method of construction; and SO, NOW THEREFORE

BE IT RESOLVED by the Governing Body of the City of Salina, Kansas:

Section 1. That the Governing Body supports and approves the inclusion of the original National Bank of America building and 1966 renovations on the Register of Historic Kansas Places and National Register of Historic Places.

Section 2. That the Governing Body supports the use of financial incentives for preservation such as the Federal and State Rehabilitation Tax Credits, Kansas Heritage Trust Fund Grants and similar programs to assist in the preservation of the original National Bank of America building and 1966 renovations.

Adopted by the Board of Commissioners and signed by the Mayor this 4th day of November, 2019.

[SEAL]

Trent W. Davis, M.D., Mayor

ATTEST:

Shandi Wicks, CMC, City Clerk

I hereby certify that the above and foregoing is a true and correct copy of Resolution No. 19-7766 that was adopted by the Governing Body of the City of Salina at their regular meeting on November 4, 2019.

Shandi Wicks
City Clerk
Letter regarding National Register nomination:
Clay Center Downtown Historic District
Clay Center, Clay County
July 27, 2020

Historic Sites Board of Review
C/o Jamee Fiore
Kansas Historical Society
6425 SW 6th Ave,
Topeka, Kansas 66615-1099

Dear Board Members,

Please accept this letter in support of the Clay Center, Kansas Downtown Historic District nomination to the Register of Historic Kansas Places and the National Register of Historic Places.

We wish to express our strong support for this nomination. The downtown district is an important resource for our community, and we believe so deeply in its preservation that we did not wait for the next round of grants in order to apply for funding for the nomination. Instead, we chose to invest our own funds in the project with the intention of applying in a timelier manner.

The Clay Center downtown district has a significant historical association with commerce, economic growth and urban development and we hope that it will continue into the future. A group of volunteers who have named themselves the Clay Center Action Network has taken it upon themselves to develop the downtown district, expand on its historic charm, and increase its walkability, livability, and workability for the next generation. Being recognized and the historic registers will assist them in their efforts.

Thank you for considering this property as a worthy historic district.

Sincerely,

Lori Huber
CCEDG Executive Director
July 29, 2020

Via: email and USPS

Kansas Historical Society
6425 SW 6th Ave.
Topeka, KS 66615

Re: Commercial Building (531 & 527 Court, Clay Center)

Dear Sirs,

Please be advised as partial owner of above listed private properties, I do not wish to participate in this National Register proposal.

Sincerely,

Zachary B. Jones

Notary, Kris Kissingher  Date 7/29/20

Kris Kissingher
Notary Public - State of Kansas
My Appt. Expires 5/13/2021
Letter regarding National Register nomination:
Holy Family Catholic Church
Eudora, Douglas County
Date: April 15, 2020

Kansas Historic Sites Board of Review  
Cultural Resources Division Kansas State Historical Society  
6425 SW 6th Avenue  
Topeka, KS 66615-1099

Re: Holy Family Church at 911 E. 9th Street (301 E 9th St), Eudora, Douglas County, KS

Dear Board Members,

The Douglas County Heritage Conservation Council proudly supports the nomination of the Holy Family Church in Eudora to the National Register of Historic Places and to the Register of Historic Kansas Places.

Listing this church in the state and national registers recognizes the importance of this particular building to the Eudora community with its extraordinary history. In addition, listing in the Historic Register of Kansas Places is an important component of the identification and protection of historic resources.

Chapter 11 of Horizon 2020 The Comprehensive Plan for Lawrence and Unincorporated Douglas County identifies the City of Lawrence’s commitment to the identification and protection of Historic Resources. Horizon 2020 Comprehensive Preservation Plan Element is a revision to Chapter 11 and has been approved by the Historic Resources Commission and the Lawrence/Douglas County Planning Commission, and is in the process of being adopted by the City of Lawrence and Douglas County as a comprehensive preservation plan for Lawrence and the unincorporated areas of Douglas County. This plan encourages the identification, evaluation, and protection of historic resources.

Thank you for considering this important nomination.

Sincerely,

Lindsay Crick, Chair
Letter of Support:  
Nomination of 1864 Holy Family Catholic Church  

February 7, 2020

Dear Kansas Historical Society,

My name is Ben Terwilliger. I am the Executive Director of the Eudora Area Historical Society in Eudora, KS. I would like to express my full support for the application to nominate the 1864 Holy Family Catholic Church building in Eudora, KS to the National Register of Historical Places. The 1864 Holy Family Catholic Church building is a treasured and important historical site that warrants inclusion on the prestigious National Register because of its contributions to the history of the Eudora community.

The Eudora community was established by German immigrants in 1857. A large percentage of the first settlers of Eudora were German-Catholics. Eudora’s German-Catholic community were united and driven to build a substantial Church in the new community of Eudora. It did not take Eudora’s German-Catholic community very long to build their substantial and long-lasting Church. The 1864 Holy Family Catholic Church was undoubtedly the center of the universe for Eudora’s closely-knit German-Catholic community. The fact that the 1864 Holy Family Catholic Church building still survives 156 years after it was built demonstrates how deeply Eudora’s German-Catholic community cares about preserving our heritage.

The EAHS as organization is committed to preserving and displaying the history of the Eudora Area. As an organization, the EAHS firmly supports the State/National Register of Historic Places. The EAHS has been a tireless advocate for the State/National Register since 2011, when I was first hired as the Executive Director of the EAHS. When I was first hired by the EAHS in 2011, only one property in the Eudora Area was listed on the State or National Register, the Pilla House (614 Main Street). Today in 2020, there are seven properties in the Eudora Area on the State or National Register. The 1864 Holy Family Catholic Church building would be the eighth property in the Eudora Area added to the State/National Register. Since 2011, the EAHS played a direct role in getting some of those seven properties added to the State or National Register. We are very proud of our efforts to increase the number of properties in the Eudora Area on the State or National Register.

The preparers of the nomination for the Holy Family Catholic Church, Janet Campbell and Cindy Higgins, have done incredible work researching and writing the nomination. Both Janet and Cindy are talented historians. They have selflessly volunteered many hours researching and preparing the nomination, which demonstrates their passion not only for the building
itself, but, also for the history of the building. I have been happy to play a very small role in assisting the preparers of the nomination. I have been glad to help supply the preparers with some of the necessary research materials for the building, which are housed at the EAHS. But, it's clear that the nomination of the Holy Family Catholic Church to the National Register is totally driven by the vision of Janet Campbell and others who care about preserving the history of the 1864 Holy Family Catholic Church building. I commend their efforts, and I would be thrilled to see the 1864 Holy Family Catholic Church building added to the National Register.

Sincerely,

[Signature]

-Ben Terwilliger (Executive Director)
Letter regarding National Register nomination:
McCormick-Armstrong Press Building
Wichita, Sedgwick County
July 14, 2020

Kansas Historic Sites Board of Review
℅ Jamee Fiore
National Register Coordinator
Kansas Historical Society
6425 SW 6th Avenue
Topeka, KS 66615-1099
Jamee.Fiore@ks.gov

Re: Pending Nomination of McCormick-Armstrong Press Building for National Register of Historic Places

Dear Board Members:

I write in support of the nomination of the McCormick-Armstrong Press Building, 1501 East Douglas Avenue, Wichita, Sedgwick County, Kansas, for the National Register of Historic Places.

The registration form describes the architecture of the building and the history of the McCormick-Armstrong Press Company, which was formed in 1912 and moved into its purpose-built building on East Douglas Avenue in 1923. The nomination is submitted under Criterion “A,” with “Industry” as the area of significance. This letter is intended to provide an additional perspective on the industrial history of the building and the company: that of McCormick-Armstrong’s blue-collar employees and their families.

My grandfather, Leo Aaron, joined McCormick-Armstrong in about 1918 and worked there, mostly in the bindery, until his death in 1945. My father, Phillip G. Aaron, worked there from the time he was in high school in about 1945 until his retirement in 1986, except for two years in the Army. He was an offset pressman for most of his time at McCormick-Armstrong.

The features of my father’s employment at McCormick-Armstrong that I believe were specific to that time and place, and their social, cultural, and industrial conditions, are these:
1.  *The blue-collar work force at McCormick-Armstrong was unionized.* My father did not have complaints about the management of the company (or at least none that I or my five siblings recall), but he was very emphatic about the need for private sector unions. I have no reason to doubt the good faith of the company’s management, but my father strongly believed that the union helped secure stability and fair wages and benefits.

2.  *McCormick-Armstrong was a medium-sized local company, with a primarily regional business.* While the company’s business was no doubt affected by national and global economic conditions, the fate of the workers at the plant was not dependent on decisions made by management at some far-off location, and their working conditions and wages were determined locally.

3.  *McCormick-Armstrong was located in a beautiful old building in the heart of Wichita.* I was proud that my father worked in such a wonderful old building, with gold lettering of the company’s name and tagline “House of Impressions” on the Douglas Avenue facade. In my view, it was much better than the big, featureless aircraft plants on the outskirts of town. My father could drop us off at school at East High on his way to work (as his own father Leo had driven him and his friends to school when Leo worked at McCormick-Armstrong). The houses, schools, and commercial buildings in the area were mostly old, giving that part of town a strong sense as a particular place with a history behind it.

   My father’s offset press was located by one of the large first-floor bay windows on Douglas Avenue, presumably to provide consistent northern exposure light for his printing work. He would wave through the window to my siblings and me as we walked or biked by.

4.  *McCormick-Armstrong was a creative place that valued craftsmanship.* My father was interested in and proud of the creative work done by the company. On occasion he was a valued contributor in that process by providing opinions on the capabilities of the press and the quality of printed work. He was committed to his craft as a printer and would regale the family at dinner with information about the technical aspects of his work. In later years, one of his outside interests was studying and
collecting prints, including those of the Prairie Print Makers (see https://www.kshs.org/kansapedia/prairie-print-makers/17312), some of whom had worked at McCormick-Armstrong.

5. **McCormick-Armstrong was locally owned.** I believe that there was less socioeconomic stratification at midcentury than there is now. Our large family did not have much money (on my father’s income), but we had enough. Interestingly, though, one of the families that owned the company (the Armstrongs) was not that socially distant from ours. My sisters went to school with their daughters, and they lived in a relatively modest house in our parish. Pete Armstrong and his wife Mickey attended my father’s funeral in 2007.

I believe that it is also important that Pete and Mickey Armstrong were strong philanthropic supporters of Wichita and its educational and cultural institutions (Pete until his death in 2009, and Mickey still is, at the age of 96). You need only browse through Wichita State University’s website to see the details of their extraordinary commitment to the improvement of that institution and its place in the cultural life of Wichita.

6. **McCormick-Armstrong had fun family parties.** My siblings and I vividly recall the company’s picnics and Christmas parties: the prizes won at Bingo (a cool flashlight and a picnic basket), the Christmas gifts provided by the company from which our father selected ones for us (Barbies), and even the Christmas party favors (that were repurposed to adorn our Christmas stockings). We didn’t realize it at the time, but Mickey Armstrong advised me that the company parties always included the blue-collar workers’ families.

I hope this information is helpful to you in considering the nomination of the McCormick-Armstrong Press Building for the National Register of Historic Places. My family and I strongly support the nomination.

Very truly yours,

Jaculin Aaron

Jaculin Aaron
Letter regarding National Register nomination:
Century II Civic Center
Wichita, Sedgwick County
July 10, 2020

Dear Members of the Wichita-Sedgwick County Historic Preservation Board:

We are writing on behalf of the private-sector and non-profit leaders representing the Riverfront Legacy Master Plan Coalition. To the extent you are able, we request that you pause or otherwise defer decisions on two nominations on your July 13, 2020, agenda:

- **Item No. 7A - HPC2020-00011**, requesting Century II nomination to the Register of Historic Kansas Places and the National Register of Historic Places, and
- **Item No. 7C – HPC2020-00021**, requesting support of the Wichita Public Library (Main) nomination to the Register of Kansas Places and the National Register of Historic Places.

Located within the Riverfront Legacy Master Plan master planning footprint, these two buildings have been the subject of much community dialogue and analysis. The Riverfront Legacy Master Plan began analyzing these buildings within the context of a larger development site, but temporarily suspended the community engagement and design initiatives as our community responds to the continued COVID-19 crisis. As the pandemic approached, the master planning process was moving forward with design from global architecture firms and a robust community engagement effort, with four open houses, 50-plus community presentations, 5,000 community comments, and five public Coalition meetings.

Our reasons for requesting a deferral from this board are severalfold. First, this community is in the grips of a global pandemic affecting the health and economic conditions of our region. These broad community conversations have been and continue to be critical in determining a holistic vision for the east bank of the River. Our community deserves the opportunity to have a fully involved process to weigh in on the future of this area without the distraction of vast unemployment, and with a better understanding of the economic landscape of our community.

The Riverfront Legacy Master Plan carries a critical opportunity to address talent and economic growth and recovery for the community. To consider this action at this time sacrifices a more informed opportunity to evaluate economic policy and talent attraction and retention. A more robust understanding of the pandemic’s effect on the convention and tourism industry is required to empower our community to have a meaningful dialogue about how best to invest in industry standard convention facilities—and the regional economic impact of those facilities—in the future.

Secondly, without the future uses of these two buildings defined, this action carries with it potential renovation restrictions that put at risk the viability of future building uses. Furthermore,
the restrictions that may come with this potential designation may have an impact on Music Theatre Wichita’s future ability to attract performances and the need for industry standard convention facilities to contribute to regional economic recovery. This point is further supported by the City’s recent comments reflecting their consideration of a private sector operator of Century II.

Finally, there does not appear to be an urgent need for this designation. There are no immediate plans to replace or demolish either of these buildings. While the Riverfront Legacy Master Plan drafted a potential vision that does not include either of these buildings, more community and public sector engagement, as well as post-pandemic funding strategies are necessary in order to bring that vision about. Additionally, given the City’s budget deficits caused by COVID-19, material investment in either of these buildings appears unlikely.

For all these reasons we request that you exercise the options you have to defer action on the nomination of Century II and the Wichita Public Library (main) on the Register of Historic Kansas Places and the National Register of Historic Places, and preserve the community’s opportunity to continue to the broad-level dialogue about its future on the east bank of the Arkansas River.

Respectfully,

Private Sector Partners of the Riverfront Legacy Master Plan

CC:
Mayor Dr. Brandon Whipple
Councilmember Brandon Johnson, District I
Councilmember Becky Tuttle, District II
Councilmember James Clendenin, District III
Councilmember Jeff Blubaugh, District IV
Councilmember Bryan Frye, District V
Councilmember Dr. Cindy Claycomb, District VI
Robert Layton, City Manager
FYI – I’m saving these to the Century II email file under SHPO/Register

**Katrina**

785-272-8681 ext. 215  
Katrina.Ringler@ks.gov

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**From:** Morgan, Kathy <KMorgan@wichita.gov>  
**Sent:** Monday, July 13, 2020 12:09 PM  
**To:** Bruce Rowley <bruce.rowley@gmail.com>; City Archaeologist <city.archaeologist@wichita.edu>; Claire Willenberg (clairew@weigand.com) <clairew@weigand.com>; Elena Ingle (Elenajingleingle@gmail.com) <Elenajingleingle@gmail.com>; Janice Rich <sunnybug70@hotmail.com>; Vanzandt, Jeff <JVanzandt@wichita.gov>; John Rhodes <johnr@friends.edu>; Ringler, Katrina [KSHS] <Katrina.Ringler@ks.gov>; nickpenner02@gmail.com; Robert Potter <ndtkansas@yahoo.com>; Vanzandt, Jeff <JVanzandt@wichita.gov>; Yearout, Dave <DYearout@wichita.gov>  
**Subject:** FW: Riverfront Legacy Master Plan - CII & Former Public Library Update

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**EXTERNAL:** This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

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**From:** Sharon Fearey <sharon.fearey@gmail.com>  
**Sent:** Monday, July 13, 2020 11:35 AM  
**To:** Morgan, Kathy <KMorgan@wichita.gov>  
**Subject:** Fwd: Riverfront Legacy Master Plan - CII & Former Public Library Update

Kathy,

I just wanted to let you know that I am a member of the Downtown Wichita Board. My understanding is that this issue was not discussed at our last board meeting (I was not able to attend, but checked with a fellow board member) nor was it presented to us for any kind of an email vote. Therefore, I believe that it is inappropriate for the Downtown Wichita logo to be on the attached letter. I would also encourage the Historic Preservation Board to vote to proceed with placing these two building on the Register.

Sincerely,

Sharon Fearey

---------- Forwarded message ----------
**From:** Jason Gregory <jason@downtownwichita.org>  
**Date:** Fri, Jul 10, 2020 at 12:28 PM
Good afternoon. As you know, members of the Riverfront Legacy Master Plan Coalition decided to step back from the planning process a few months ago as our local community responded to the health and economic effects of the COVID-19 virus. In the last few days we have learned about a couple of issues relating to the east bank of the river that we wanted to keep you informed of.

The first relates to requests to place Century II and the former Wichita Public Library main branch on the Register of Historic Kansas Places. Save Century II will appear in front of the Wichita-Sedgwick County Historic Preservation Board next Monday, making requests for nomination, which would then proceed to the state later this summer on August 1st. Here’s a link to the local board’s agenda for the July 13th meeting at 2:00 pm.

As members of the Coalition, we have drafted the attached letter asking the local board to do what it can to defer or pause these decisions until the immediate health and economic issues...
related to COVID-19 subside and the master planning process can be completed. We plan to make a similar request to the state board ahead of their meeting in August. As you’ll see in the letter, we believe this simply is not the right time to take action on these buildings when so much about the economy and the future use of these buildings remains uncertain. The original intent of the master planning effort was to drive economic development and build a community attractive to young talent. We will continue to hold tight to these priorities, even as the world around us is shifting.

Second, as you may have seen in today’s Eagle article, the Save Century II group has purportedly collected enough signatures on its initiative petition to submit those signatures to the City and County for validation, and City will announce next steps soon. We will regroup as a Coalition when we know more, and will certainly keep you apprised.

In the meantime, however, we wanted to share the full language on the petition, which differs from a simple plan to save Century II or the old public library:

No prominent city-owned buildings of historical importance or architectural significance (regardless of historic register status), including Century II and the adjoining former Public Library, shall be demolished, replaced, or otherwise adversely affected without a public vote or approval by the qualified voters in the City of Wichita, and further, no interest in such city owned buildings, including Century II and the adjoining former Public Library, shall be leased, sold, bartered, traded, conveyed or assigned and therefore demolished, replaced or otherwise adversely affected without a public vote of approval by the qualified voters in the City of Wichita.

If you have any questions, please do not hesitate to let me know.

Thank you,
Jason

JASON GREGORY
Executive Vice President
Downtown Wichita
316.264.6005 | downtownwichita.org
505 E. Douglas Ave., Wichita, KS 67202
July 12, 2020

Kathy Morgan
Wichita Historic Preservation Officer
271 West 3rd Street, Suite 201
Wichita, Kansas 67202

Re: H.P.B. Meeting/July 13, 2020
Item No. 7 Project Review
A. Major: HPC 2020-00011/Century II
C. Major: HPC2020-00021/Public Library
Response to Letter of Riverfront Legacy

Dear Kathy:

I am writing in regard to the nominations of Century II and the former Public Library to the Register of Historic Kansas Places and the National Register of Historic Places, which will be considered by the Wichita Historic Preservation Board on Monday, July 13, 2020.

It has come to my attention the organizations that created the Riverfront Legacy Master Plan group have submitted a letter in opposition to both nominations. They have offered three (3) reasons to justify their position:

1. Consideration of the historic designations shouldn’t take place during the pandemic and the community deserves a “fully involved process” to weigh the future of the area.
2. A historic designation for Century II could affect Music Theatre Wichita’s ability to attract performances meeting industry standards.
3. What was the urgent need for the designations since there are no imminent plans to tear down the buildings.

In response to No. 1, as you are aware, consideration of the historic designations is to be based solely on the historical importance and architectural significance of the buildings themselves, NOT on whether or not other circumstances are present. The argument a pandemic exists is no more relevant than would be the existence of a tornado or a dust bowl! Regardless of a pandemic or other irrelevant outside circumstance, the community will receive the same “fully involved process” from the City and the State as do all nominations submitted to them.
In response to No. 2, a historic designation for Century II has NO relationship, correlation or requirement to meet industry standards that could otherwise affect Music Theatre Wichita's ability to attract performances. Music Theatre Wichita will have exactly the same ability to attract performances as it did before the historic designation. Again, consideration of “outside” influences is not relevant to a determination of historical importance and architectural significance of a structure. The phrase “industry standards” would appear to be used for no reason other than to attempt to cloak the suggestion with credibility.

In response to No. 3, contrary to Riverfront Legacy’s assertion, there is, in fact, an urgent need for the designations because the ONLY remaining Master Plan of Riverfront Legacy specifically calls for the demolition of both Century II and the former Public Library. While implementation of the plans may not be imminent, they most certainly and definitely exist and one can deduce Riverfront Legacy will do all it can to implement these plans as is demonstrated by the fact they have raised an objection to the historic designations of Century II and the former Public Library. Clearly, Riverfront Legacy’s action reveals it is NOT a matter of IF its plan is implemented, but ONLY a matter of WHEN, thereby making action to protect these structures by appropriate historic designations even more critical at this time.

Sometimes the best way to evaluate the legitimacy of a position is to review not what is said, but what is not said. If the Riverfront Legacy group actually had a substantive basis to oppose the nominations, it would contest whether: 1) the submissions are complete, 2) the structures are historically important and/or architecturally significant, and 3) the nominations meet all of the requisite criteria. Instead, the Riverfront Legacy group presents unrelated and irrelevant propositions.

In conclusion, I find it outrageous that the Riverfront Legacy group had the audacity to oppose the nominations of Century II and the former Public Library when, of course, it is none other than the Riverfront Legacy group itself that wants to demolish both buildings. I believe the reasons given by the Riverfront Legacy group are nothing more than disingenuous excuses.

Thank you for the opportunity to share my thoughts and concerns.

Best Regards,

J. Greg Kite, President
Historic Preservation Alliance of Wichita & Sedgwick County, Inc.
Treasurer, Save Century II
Ms. Kathy Morgan  
Wichita Historic Preservation Officer  
July 12, 2020  

Dear Ms. Morgan,

Tomorrow, July 13, the Board will consider nominating Century II to the National Register of Historic Places. As Executive Director of USModernist, a national archive and advocacy nonprofit for mid-century Modernist architecture, I encourage the Board to approve this nomination.

- The Riverfront Legacy group has always wanted to bulldoze Century II. They do not want the possibility of any pesky historic
designation slowing that process, while claiming there are “no plans” to tear it down. From politics to development, the “no plans” statement is a common tactic to mislead the public without actually lying. The statement is literally true – today, maybe next week, maybe next month - indeed there are “no plans.” At any time, however, you can count on that those plans can and will emerge, and the building will be rubble. A tragic loss. Don’t fall for it.

- The argument that historic status will create all kinds of havoc, like reducing the ability to attract quality performances, is ridiculous. Performances take place all over the world every day (when we’re not in a pandemic) in historically protected buildings.

- The argument that the Board should wait until the pandemic passes, and/or subject this to excessive public review, is just a stalling tactic to kick the can down the road. This is not rocket science.

As there is no factual evidence to reject giving this masterful building the status it deserves, let’s look at the win/win scenario. Major redevelopment is not a bad thing, done right. Century II has many more years to go and will be a perfect compliment to any larger sports or performing arts space the developers wish to build. Two spaces are indeed better than one, as audiences and artists have different needs. Not everything works, or works well, in a monster arena. Keeping Century II, a symbol of Wichita, preserves a place for small and medium events.

Thank you very much.
Kind regards,
George

George Smart | Executive Director

Modernist Archive Inc. | USModernist® | NCModernist®
Host and Executive Producer, USModernist Radio
Instagram: @mr.modernism
A 501C3 Nonprofit Educational Archive for the Documentation,
July 10, 2020

Dear Members of the Wichita Historic Preservation Board

I am writing in regard to Case Number HPC2020-00011, the submission of Century II for listing on the State and National Historic Register. To assist the Board with its consideration of this submission, I would like to provide information about the current functionality of this facility.

During the past ten years, a number of studies and assessments of Century II have been performed. All of these reviews have determined that the facility is no longer viable as a convention center and performing arts facility. A 2013 report prepared by Conventions, Sports & Leisure (CSL) found that the “pie slice” layout, apportionment and configuration of the event and convention space severely limits its functionality and does not conform to national standards. The round design of the building prevents it from being modified to correct this deficiency.

In 2014, a similar analysis of Century II’s performance arts space was conducted by AMS & Fisher Dachs Associates. The study found that the stage size, wing space, dressing rooms and loading docks are inadequate and that sound bleed disrupts performances whenever other events are conducted in adjacent spaces. A subsequent structural engineering analysis determined that these performance issues could not be adequately addressed within the current building.

To complete the due diligence process, CSL was also asked to determine the cost for bringing Century II’s spaces to base operation and safety standards through 2030. It was understood that the improvements would not address the functionality issues noted above but would position the facility for possible reuse. The cost estimate for this repair, remodeling and upgrade work was $271 million.

At the present time, there are no tangible plans for the reuse of the Century II building. Additionally, no funds have been identified to address the base operation and safety standards improvements or to remodel the facility for a new use. It had been anticipated that an extensive public engagement process would have been completed in 2020 to address the future use of Century II. However, the Covid-19 outbreak has halted the engagement process. For these reasons, it is requested that the Board delay its consideration of the nomination of this building to the State and National Historic Register until the community process can be completed.

Thank you for your consideration of this request.

Sincerely,

Robert Layton
City Manager
July 27, 2020

Jamee Fiore  
National Register Coordinator  
Kansas Historical Society  
6425 SW 6th Avenue  
Topeka, KS 66615-1099

Dear Ms. Fiore,

The Wichita Historic Preservation Board (HPB) reviewed nomination submissions for Century II (HPC2020-00011), McCormick-Armstrong Press Building (HPC2020-12) and the Wichita Public Library: Main Branch (HPC2020-21).

The Wichita HPB voted to find that Century II did meet the criteria for listing in the Register of Historic Kansas Places and the National Register of Historic Places under Criterion C: Architecture (5-2, Rowley and Penner voting NO).

HPB voted to find that the McCormick-Armstrong Press Building did meet the criteria for listing in the Register of Historic Kansas Places and the National Register of Historic Places under Criterion A: Commerce (7-0).

HPB voted to find that the Wichita Public Library: Main Branch did meet the criteria for listing in the Register of Historic Kansas Places and the National Register of Historic Places under Criterion C: Architecture (6-1, Rowley voting NO).

Sincerely,

Kathy L. Morgan, Senior Planner  
Wichita Historic Preservation Office  
Wichita-Sedgwick County Metropolitan Area Planning Department
July 27, 2020

Dear Kansas Historic Sites Review Board Members,

I am writing to encourage you to place Century II and the building now referred to as the “Old Public Library” on the National Register of Historic Places. Wichita has little of its historic built environment remaining and we need to ensure that these two building have the protection provided by the Register.

I served on the Wichita Historic Preservation Board for approximately ten years before serving on the Wichita City Council representing District VI which included a large part of the downtown area. I have followed the debate regarding the East Bank Redevelopment project that would tear these two buildings down. I feel that many Wichita residents were disenfranchised with how the process worked. It seemed that it was a “done deal” and that meetings were held so that the group could say that meetings were held. Now the groups behind the plan are saying that they just want the nomination deferred until they can have more conversation. I currently serve on the Downtown Wichita Board and we had no board conversation regarding asking for a deferral.

I see no reason to defer this vote. Century II figures prominently on marketing pieces and in pictures representing Wichita. It has, indeed, become an important and integral part of Wichita’s landscape and cityscape. It and the library deserve the protection afforded by being added to the National Register and there is no need to defer the vote except to give developers more time to work toward destroying another piece of Wichita’s built environment.

Sincerely,

Sharon Fearey
July 30, 2020

Kansas Historic Sites Board of Review
6425 SW 6th Avenue
Topeka, KS 66615-1099

Kansas Historic Sites Board of Review –

As a coalition of non-profits from the Wichita region, we write to ask you to delay the consideration of the nomination of Century II and the former public library to the Kansas Register of Historic Places.

The two local buildings before this board are located within the Riverfront Legacy Master Plan footprint and have been the subject of much community dialogue over the last year. The Riverfront Legacy Master Plan began analyzing the use and future of these buildings within the context of a larger development site, but temporarily suspended the community engagement and finalized design initiatives as our community responds to the continued COVID-19 crisis. As the pandemic approached, the master planning process was moving forward with design from global architecture firms and a robust community engagement effort, with four open houses, 50-plus community presentations, 5,000 community comments, and five public Coalition meetings.

Our reasons for requesting deferral from this board are severalfold, many of which we shared with the Wichita-Sedgwick County Historic Preservation Board on July 13, 2020. First, our community is in the grips of a global pandemic affecting the health and economic conditions in our region. Our community has sustained numerous cases and deaths related to COVID-19. Approximately 55,000 layoffs or furloughs have had a detrimental effect on our region over the last several months. The future of these buildings and this site carries with it a critical opportunity to address talent and economic growth and recovery for our post-pandemic community. A more robust understanding of the pandemic’s effect on the convention and cultural industries will be required to have a meaningful dialogue about how best to invest in industry standard convention and performing arts facilities—and the regional economic impact of those facilities in the future. Our community deserves the opportunity to have a fully involved process to weigh in on the future of this area without the health and economic distractions that this virus has caused. Time will provide a clearer understanding of the future economic landscape of our community.

Secondly, without the future uses of these buildings defined, our coalition remains concerned about the potential design restrictions’ effect on prospective adaptive reuse or remodeling opportunities within these buildings. A review the Secretary’s Standards for Rehabilitation suggests several potential restrictions that could affect our community’s ability to make the best decisions for the use and/or status of these buildings in the future.
Third, as the Kansas Historic Sites Board of Review notes, “obtaining the written consent of the property owner to proceed with the nomination is strongly recommended.” In this instance, a letter (attached) from City Manager Robert Layton dated July 10, 2020, requested that the local board also delay its consideration of the nomination of Century II until the community engagement process could be completed.

Finally, there is not an urgent need for this designation. There are no immediate plans to replace or demolish either of these buildings. While the Riverfront Legacy Master Plan identifies a potential vision that does not include either of these buildings, more community and public sector engagement, as well as post-pandemic funding strategies, are required in order to bring that vision about.

For all of these reasons, this local coalition requests that the board delay the consideration of the nomination of these two buildings until a more appropriate time.

Respectfully,

Private Sector Partners of the Riverfront Legacy Master Plan
July 10, 2020

Dear Members of the Wichita Historic Preservation Board

I am writing in regard to Case Number HPC2020-00011, the submission of Century II for listing on the State and National Historic Register. To assist the Board with its consideration of this submission, I would like to provide information about the current functionality of this facility.

During the past ten years, a number of studies and assessments of Century II have been performed. All of these reviews have determined that the facility is no longer viable as a convention center and performing arts facility. A 2013 report prepared by Conventions, Sports & Leisure (CSL) found that the “pie slice” layout, apportionment and configuration of the event and convention space severely limits its functionality and does not conform to national standards. The round design of the building prevents it from being modified to correct this deficiency.

In 2014, a similar analysis of Century II’s performance arts space was conducted by AMS & Fisher Dachs Associates. The study found that the stage size, wing space, dressing rooms and loading docks are inadequate and that sound bleed disrupts performances whenever other events are conducted in adjacent spaces. A subsequent structural engineering analysis determined that these performance issues could not be adequately addressed within the current building.

To complete the due diligence process, CSL was also asked to determine the cost for bringing Century II’s spaces to base operation and safety standards through 2030. It was understood that the improvements would not address the functionality issues noted above but would position the facility for possible reuse. The cost estimate for this repair, remodeling and upgrade work was $271 million.

At the present time, there are no tangible plans for the reuse of the Century II building. Additionally, no funds have been identified to address the base operation and safety standards improvements or to remodel the facility for a new use. It had been anticipated that an extensive public engagement process would have been completed in 2020 to address the future use of Century II. However, the Covid-19 outbreak has halted the engagement process. For these reasons, it is requested that the Board delay its consideration of the nomination of this building to the State and National Historic Register until the community process can be completed.

Thank you for your consideration of this request.

Sincerely,

Robert Layton
City Manager
Letter regarding National Register nomination:

Public Library

Wichita, Sedgwick County

*see all letters included with the Century II Civic Center nomination*