Brown Grand Opera House, Concordia

See story on page 1
Early morning on July 28, 2015, a wrecking ball began demolishing the historic Shulthis Stadium at Riverside Park in Independence. The process began in mid-May when the Independence school board and city council voted to proceed with a project that included plans for demolition of the historic structure. Also known as the Riverside Park Grandstand, this site hosted the first organized baseball game under permanent lights on April 28, 1930. Mickey Mantle earned his first professional league paycheck and hit his first career homerun here.

Many people contacted the Kansas State Historic Preservation Office (SHPO) with questions about saving the stadium. SHPO staff members had been communicating with the city, school board, and local concerned citizens since 2012 about the building's eligibility for the National Register and potential funding incentives for rehabilitation. Supporters contacted the Kansas Preservation Alliance (KPA), a statewide preservation advocacy organization hosting the Kansas Endangered Places program. KPA had placed the stadium on its endangered places list in 2014. Local citizens had also begun a Change.org petition asking the school board and city council to rescind its vote.

The building was nominated to the National Register of Historic Places by local advocate, Mark Metcalf, and the nomination was scheduled for the quarterly meeting of the Historic Sites Board of Review August 8, 2015. On July 13 plans were moved up and demolition of the stadium was scheduled for the following week. Local supporters filed an injunction to temporarily stop the work, but on July 24 the judge ruled in favor of the property owners.
The Kansas Preservation Alliance presented its 2015 Awards for Excellence on May 8 at the Kansas State Capitol in Topeka. Each year the Kansas Preservation Alliance, Inc. (KPA) recognizes exemplary efforts in historic preservation across the State of Kansas. KPA has presented more than 200 annual awards since its founding in 1979. These awards have been presented to individuals, organizations, and institutions responsible for exemplary preservation projects in 70 different communities in Kansas.

The properties recognized have included houses, ranches, farms, schools, churches, courthouses, cemeteries, train depots, stores, bridges, banks, libraries, post offices, street improvements, landscapes, and neighborhoods. Rural properties, properties in small towns, and properties in urban areas have all received awards. In addition, advocacy awards have been presented to individuals, groups, and organizations for a variety of historic preservation efforts. Nominated projects must meet the intent of the Secretary of the Interior’s Standards for the Treatment of Historic Properties and the criteria for listing properties in the National Register of Historic Places. To be eligible for a KPA Award for Excellence, preservation work must be substantially completed by December 31 of the previous year. The following projects received awards:

**Save our Stage, Brown Grand Opera House, Concordia (Cloud County)**

**Medallion Award for Excellence in Rehabilitation**

Multiyear projects are nothing new in the world of historic preservation, but occasionally a project comes along that spans beyond years to decades, with incredible results. The Brown Grand Opera House was built from 1905 to 1907 by “Colonel” Napoleon Bonaparte Brown, a colorful local businessman who had arrived in Concordia in 1876 from Missouri with his bride Katherine and a rumored suitcase full of money. Brown’s generosity for the community was believed to have been spurred by the construction of rival opera houses in nearby Beloit and Lincoln. Construction of the theater was overseen by his son, Earl Van Dom Brown. At a total cost of $40,000, the theater, built of local limestone and bricks, held its grand opening on September 17, 1907. Only four years after the opening both Colonel Brown and his son Earl were dead, leading to a long list of other owners and uses, its final use being as a movie theater until the last showing in 1974. A year earlier the theater was listed in the National Register, and in 1975 it passed into the ownership of the City of Concordia, its restoration being selected as a community bicentennial project. Phase I of the project, consisting of an exterior restoration, began in 1976, including a new roof and the restoration of the façade back to its original appearance.

*Left to right, Brown Grand Opera House, Cloud County; Chris Johnston, KPA; Senator Elaine Bowers; Larry Uri, Monte Wentz; Marlesia Roney; Everett Miller; Susie Haver; Susan Sutton; Mark McAfee; Paul Rimovsky; Bob Drake.*
Phase II followed, with a complete interior restoration including plaster repair, gold leaf stenciling, and the reproduction of the original painted Napoleon curtain that had been water damaged in a tornado. The most recent project, in 2014, included a structural upgrade of the stage, along with backstage facility improvements. The final result after more than 30 years of community effort is a fully modern theater, appearing just as it did on opening night in 1907.

State historic preservation tax credits were utilized to fund this rehabilitation.

The project team included the City of Concordia; Abram Concrete; Alsop Sand Company, Inc.; Brown Enviro-Control Heating & Plumbing; Campbell & Johnson Engineers; Central Kansas Electric; Dudley Williams and Associates, P.A.; Gopher Stage Rigging; Heartland Scenic; J.R. Robl Grantwriting; Kansas Coring & Cutting, LLC; Martin Eby Construction; Peltiers Foundry & Machine; Pryor Automatic Fire Sprinkler, Inc.; R & L Fire & Security Specialists, LLC; Service Master of NCK; Tom’s Music House; Duclos Foundation; Kansas Historical Society; Cloud County Convention & Tourism; Community Foundation for Cloud County; and the Kansas Department of Wildlife, Parks & Tourism.

Dillon House Restoration, Dillon House, Topeka (Shawnee County)

Medallion Award for Excellence in Rehabilitation

“None come too early, none stay too late,” Hiram Price Dillon inscribed on the entry hall fireplace mantel of his 1913 home at 9th and Harrison streets in Topeka. He had swapped his existing home and an undisclosed amount of cash for the location. After the swap Dillon worked to design and build a new home on the property, which afforded his family a great view of the recently completed Kansas State Capitol to the east. In addition, the larger home allowed Dillon and his wife, Susie, to host parties and gatherings. The home showcased their extensive art and antique collections, acquired on their many trips to Europe. The family owned the home until 1941, when the contents were auctioned and the building was acquired by the American Home Life Insurance Company, which converted it to their headquarters offices. The First Presbyterian Church was the next to acquire the property, using it as a community house for a time before planning to demolish it as part of a church expansion in 1989. Historic Topeka facilitated a conversation between First Presbyterian and the State of Kansas, which resulted in a property swap to rescue the building in 1997. For a decade following the swap, the first floor of the Dillon House was used for meetings, gatherings, and events. In 2012 the house again faced the possibility of demolition, and in 2013 the house was purchased by Pioneer Group in a state auction, with the intent of creating an office for its companies, as well as opening the house to the public as an event space. Exterior work included reconstruction of the original pergola porch on the east of the house, masonry repointing and cleaning, clay tile roof repair, new gutters and downspouts, new replica windows, existing window repair, and trim repair and painting. Interior work included full mechanical and electrical upgrades, extensive plaster repair, structural reinforcement, a new elevator shaft, and recreations of original finishes. After surviving the threat of demolition twice, this piece of Topeka’s history has been restored to its former glory.

Federal historic preservation tax credits were utilized to fund this rehabilitation.

The project team included Pioneer Group, Inc.; Historic Preservation Partners; Treanor Architects; Bartlett & West, Inc; Lattimer Sommers & Associates; Professional
Engineering Consultants; Woltkamp Construction Company; and Spencer Preservation.

**Lyons House Project, Dr. E. A. Lyons House, Norton (Norton County)**

**Honor Award for Excellence in Restoration**

The Dr. E.A. Lyons House, which was listed in the National Register in 1988, was built by Lyons in 1888 as his home, including the office for his dental practice. Lyons had arrived in Kansas in 1871 as a homesteader, and arrived in Norton by covered wagon in 1885. A prominent civic leader, he helped build and manage the opera house, and was involved with the Masonic Lodge. The house, one of the first brick homes in the city, has two front doors, one for the residence and one for the business. Around 1915 Lyons added a bathroom and screened-in porch on the northwest side of the first floor, and also added a basement to replace the old cellar. These changes allowed another bedroom to be added on the second floor. A second-floor bathroom was added in the 1940s. Prior to the rehabilitation the house had fallen into disrepair. Work included restoration of the front doors, repair or replacement of porch pillars, creation of replica wagon wheel porch trim, removal and relaying of brick, and tuckpointing. Windows were removed, repaired, and reinstalled, and storm windows were added for functionality. Interior walls were replastered, while the first floor woodwork was stripped, repainted, and reinstalled. An ADA compliant entry ramp was installed via the addition of a second porch to the southwest side of the building, with trim replicating that of the original front porch. The home can now serve a renewed life as offices, just as it did for Dr. Lyons beginning nearly 130 years ago.

A 2010 Heritage Trust Fund grant as well as financing from the Norton County Community Foundation and Federal Home Loan Bank 2013 Jobs Grant helped fund this rehabilitation. The project team included Norton County Community Foundation, Schamber Historic Preservation, Norton Correctional Facility, Garrett’s Heating, Plumbing & Electric, Prestige Drywall, Luther Construction, Scott Evans Construction, Mid-Continental Restoration, 4-D

Marshall Theatre Historical Rehabilitation, Marshall Theatre, Manhattan (Riley County)

Merit Award for Excellence in Rehabilitation

Having served multiple purposes over the years, a building can often find itself in need of an overhaul. The Marshall Theatre in Manhattan was no different. Built in 1909 and designed by architect Carl Boller, a well-known Midwestern theater designer, the two-story brick building containing an 1,100 seat theater was regarded as one of the top theaters in the region. Sold to the Dickinson movie chain in 1921, the building passed to J.C. Penney’s in 1960. When Penney’s left the building in 1987, it then served as Dollar General, City Farmers market, church, salon, and several offices before the recent rehabilitation. Work included removal of the tile and stucco from the original exterior brick, tuckpointing of the brick, and removal and rework of all exterior doors and windows to closely match the original, historic openings. Inside, the entire mechanical and electrical systems were replaced to meet code, all while tenants still occupied the building. The tenant spaces were completed with modern finishes and construction to meet the tenant needs. However, on the second floor a quarter of the original wood flooring was rejuvenated to provide a floor finish for two tenants. A new ADA compliant entrance required the addition of new supporting walls and footings in the basement. After extensive upgrades, the Marshall Theatre is able to continue serving as an important part of Manhattan's downtown district.

The project team included Icon Investments, Bowman Bowman Novick, LST Consultants, and Ron Fowles Construction.

Stone House at Prairiewood, Samuel Kimble Farmstead, Manhattan (Riley County)

Merit Award for Excellence in Rehabilitation

The simple Kansas farmstead is a common sight across the state, and the Samuel Kimble Farmstead in Manhattan is an example typical to the Flint Hills. Samuel Kimble was an early pioneer in the Manhattan area, having moved from Ohio in 1857 to work as a carpenter and stonemason at Fort Riley. In 1860 he moved his family from Ohio and began building the stone house and farm buildings on the farmstead west of Manhattan in 1860. The two-story limestone house was constructed from 1860 to 1861, nestled against the hillside such that the hill helped to keep the house cool in summer and warm in winter. A two-story gabled addition also of stone was added to the west side of the original house in the 1880s. In later years the Kimble house fell into disrepair when the descendants who owned the farmstead moved from the area in the 1940s. The house was abandoned and left vacant for more than 20 years. In the 1970s when Robert and Joan Page purchased the property neighboring farmers were using the house to store hay and for sheltering piglets. The Pages cleaned up the house and did some rehabilitation work in order to make a comfortable home for their family. Mr. Page had been using one of the barns as a studio until a fire in 1990 destroyed it, leaving only the limestone shell. As part of the rehabilitation the 1970s interior finishes and appliances were replaced with historically appropriate fixtures, including a freestanding hutch with sink for the kitchen cabinets and a custom-built
refrigerator designed to look like an ice box. Non-historic carpet flooring was replaced with reclaimed wood, and the original second floor wood flooring was retained. As originally the house would not have had electric lighting, that which was installed was designed to be discreet, and in more visible locations period-appropriate fixtures were selected. Outside, the buried spring that originally ran through the front yard was uncovered, thousands of square feet of hand-stacked native stone retaining walls on the site were restored, and the shell of the burned barn was turned into an outdoor patio space.

The project team included Go Katz Properties, LLC; and Capstone 3D Development Group.

**St. Thomas Historic Residences, Thomas County Hospital, Colby (Thomas County)**

**Medallion Award for Excellence in Rehabilitation**

The Work Projects Administration expanded services to rural communities throughout America in the projects it built, and the St. Thomas Hospital in Colby is an example of one of those projects. Built in 1941 the hospital was constructed of local brick salvaged from the old high school that originally stood on the site. The three-story hospital had a hipped red clay tile roof and six-over-one double-hung wood windows. The raised central entrance was modern in design with ashlar stone with brick banding contrasting with the Georgian Revival-style building. An addition was built in 1948 that included emergency facilities and a polio ward. A two-story chapel was also included as part of the expansion. The chapel helped blend the modern style of the addition into the original building by incorporating a clay tile roof. The hospital closed in the 1970s, leaving the building subject to the usual forces of historically insensitive remodeling and eventual abandonment. SWD Architects developed an adaptive design for 30 new affordable apartments that maintains the historically significant areas within the original building. The adaptive reuse design preserves the original circulation path and historic details throughout the

*Left to right, Lawrence Turnhalle, Douglas County; Jim Clark, KPA; Shawn McGarity; Senator Marci Francisco; David Dunfield; Joy Coleman; Dennis Brown; Mike Goans.*
building while also incorporating a large portion of the original layout in the new apartment floor plan.

Federal and state historic preservation tax credits were utilized to fund this rehabilitation. The project team included Cohen Esery Affordable Partners, LLC; Kansas Housing Resources Corporation; Stark Wilson Duncan Architects, Inc.; Travois Design & Construction Services, LLC; Bob D. Campbell & Company, Inc.; Hoss & Brown Engineers, Inc.; Construction Technologies, LLC; Spencer Preservation; R4 Capital, LLC; City of Colby; and PreservinguS, Inc.

*Turnhalle Preservation, Lawrence Turnhalle, Lawrence (Douglas County)*

**Honor Award for Excellence in Preservation**

Historic preservation projects are often buildings that once served as centers for their communities. Turnhalle in Lawrence is a special example of one such building, serving as the center of the local German community, the largest immigrant group to populate Lawrence in the 19th century. Standing in frontier contrast to the more elaborate Turnhalles that still stand in major metropolitan areas, the rusticated stone structure in Lawrence was built in 1869, eight years after statehood and only six years after Quantrill’s Raid destroyed most of the city's downtown. Failing significantly when purchased by the Lawrence Preservation Alliance (LPA), in September 2012, LPA planned and secured funding for a major stabilization project. LPA recognized that a revived Turnhalle would serve as a key element in remembering the powerful stories of immigration in our rich cultural past, not just for Lawrence and Douglas County, but for the Midwest and the entire country as well. Work included commissioning of a historic structure report, clearing the building of years of accumulated junk, structural repairs to beams and trusses, repairs to parapet walls, a new roof, stone foundation repairs, replacement of door sills, siding, eaves and soffits. Decorative brackets were repaired and reinstalled; new half round gutters and fluted downspouts installed. A building that was failing from neglect and infiltration of water was stabilized, made water tight and sold to a new owner. A historic preservation covenant running with the land was put in place to ensure it, and with it the German heritage of Lawrence, will be protected into the future.

State historic preservation tax credits were utilized to fund this rehabilitation, as well as grants from the National & Cultural Heritage Program, Douglas County Board of Commissioners, the National Trust for Historic Preservation, the Douglas County Community Foundation, and the Sherry Miller Charitable Trust.

The project team included Lawrence Preservation Alliance, Dunfield Design, openhanddesign, Bartlett & West Engineers, Trettel design + build, and Treanor Architects.

*Wiley Plaza Rehabilitation, Wiley Building, Hutchinson (Reno County)*

**Honor Award for Excellence in Rehabilitation**

In 1912 dry goods merchant Vernon Wiley announced plans to build an eight-story concrete and steel skyscraper that would be twice as tall as any other building in downtown Hutchinson at the time. Searching for $350,000 in funding, Wiley traveled to New York with building plans in hand. After multiple rejections he successfully piqued the interest of Chase Manhattan Bank. Local lore tells that the president of Chase Manhattan said, “If you have nerve enough to
build an eight story skyscraper out in the middle of the prairie, we ought to have the nerve to lend you the money.”

After being built utilizing the newest in electric power tools and a 24-hour construction schedule, 10,000 people flocked to the grand opening. Wiley’s new store occupied the first four floors, with a tea room on the mezzanine. More than 90 office suites occupied the remainder of the building. With the closing of the Wiley store in 1990, the building sat vacant until the present rehabilitation of the first floor for commercial tenant space, and floors two through nine for housing. Exterior work included replacement of non-historic windows with new thermal one-over-one sash windows to reflect the original glazing pattern and profile, replacement of non-historic storefronts with historically appropriate aluminum storefronts, and restoration of terra cotta. Although many of the character-defining features on the building’s interior had been compromised in past remodeling projects, those features that remained, including the open character of the first-floor commercial spaces, historic circulation patterns and historic corridor finishes, including terrazzo floors on the upper levels, were preserved.

Federal historic preservation tax credits were utilized to fund this rehabilitation.

The project team included Wiley Plaza, LLC; WDM Architects; MKEC Engineering Consultants, Inc.; Key Construction; Davis Preservation; First National Bank of Hutchinson; WNC & Associates, Inc.; Historic Preservation Partners, Inc.; Manske & Associates, LLC; and the City of Hutchinson.

W. R. Gray Studio Restoration, W. R. Gray Studio, St. John (Stafford County)

Honor Award for Excellence in Restoration

A highly unique building type, the W. R. Gray photography studio in St. John was built in 1900, and was the first structure in the State of Kansas built specifically as a photo studio. Containing both the studio storefront at the street and the residence at the rear, the wood framed building served continuously as a photography studio for 76 years. A unique large sloping window in the middle of the building allows plenty of natural light into the studio space. Gray specialized in glass plate photography, and worked in the studio from 1905 to 1947. Gray’s daughter Jessie worked with him, and continued using the building as a photo studio until 1981. After being neglected for several years, water damage from a failed roof had destroyed 320 square feet of the original dark room area, leaving a hole in the roof and the floor. The purpose of the project was to repair the roof, stabilize the structure and repair the exterior envelope of the building. Work on the exterior included a new roof, painting and repair of the original wood siding, and restoration of exterior window sashes and doors. Inside, the dark room area was demolished and rebuilt, while the front wall was left in place and repaired. Outside, trees growing too close to the house were removed and a parking lot was added to provide better drainage away from the house to the street. Thanks to this work, this unique building will continue to stand on the Main Street of St. John.

The project team included Gray Photo Studio; the Gray Photo Studio Restoration Board; Sutherland Builders, Inc.; William Morris Associates Architects; Mike Saylor; Mark Batchman Construction; Smiley Concrete; and Davis Electrical, Inc.
The Kansas Historic Sites Board of Review met Saturday, May 9, at the Kansas Historical Society in Topeka to consider nominations to the Register of Historic Kansas Places and the National Register of Historic Places. Among the eight approved nominations were an elementary school in Goodland, a commercial district in Topeka, and a Smoky Hill Trail segment in Chapman. The nominations are now under review by the office of the Keeper of the National Register in Washington, D.C. An additional properties were removed from both registers.

by Sarah Martin
National Register Coordinator, Kansas Historical Society

Grant School • 520 W 12th Street • Goodland
Sherman County
Grant School was built in 1926 to relieve overcrowding at other public schools in Goodland. It served the community as an elementary school from 1926 to 1969 and then as a junior high school until 2015. The opening of Grant School coincided with the addition of kindergarten to the district’s curriculum, resulting in the district’s first purpose-built kindergarten classroom. The school, which exhibits the Late Gothic Revival style, was designed by Hutchinson-based architects Mann and Company, a firm known for its designs of schools. The school reflects traditional elements of the Gothic Revival style with its variegated red brick exterior, stone detailing, multiple gable roofs and dormers, stone quoining, and central tower. The building reflects Progressive Era tenets of school design with a combined auditorium and gymnasium space and specialized classrooms. It is nominated as part of the Historic Public Schools of Kansas multiple property nomination for its local significance in the areas of education and architecture.

Baldwin City School & Gymnasium/Auditorium
704 Chapel Street • Baldwin City • Douglas County
Kansas City-based architect Charles A. Smith designed the Baldwin City School, which opened in January 1923. The building embodies Progressive Era tenets particularly involving specialized classrooms. It hosted both elementary
and high school classes until a new high school was built in 1969. Topeka-based architect Thomas W. Williamson designed a detached auditorium and gymnasium that was completed in 1942 as part of the Work Projects Administration program. Both buildings functioned as a part of the local public school system until 2011. The property is nominated as part of the Historic Public Schools of Kansas and New Deal-era Resources of Kansas multiple property nominations.

South Kansas Avenue Commercial Historic District  
Topeka • Shawnee County

Topeka’s South Kansas Avenue Commercial Historic District includes 10 city blocks between 6th Avenue on the north and 10th Avenue on the south. The blocks flanking South Kansas Avenue form the primary historic commercial thoroughfare in the central business district of Topeka. The district incorporates all of the commercial, social, and civic functions necessary for the development of a successful urban center, with evidence of specific building booms and the influence of policy changes, such as urban renewal, present in the variety of building types and styles. The patterns of growth and density of the commercial core paralleled the development of the city as it grew mainly south and west from the original town site. Revitalization efforts in the 1960s and 1970s encouraged larger-scale development, and many businesses relocated away from the traditional commercial center. South Kansas Avenue was left with a concentration of banks, restaurants, and offices for government, utilities, and private companies. The nominated area represents the plethora of architectural styles popular during the course of Topeka’s history. Buildings vary in scale from one- to 16-stories high and from a narrow city lot to an entire city block in width. It is nominated for its local significance in the areas of commerce and architecture.

Mill Block Historic District • 101-129 N Kansas Avenue  
Topeka • Shawnee County

The Mill Block Historic District is a five-building, light industrial district along Topeka’s main commercial street, Kansas Avenue, just north of the central business district, between 1st Avenue and NW Crane Street. The buildings reflect the light industrial and commercial warehouse development that occurred along the river at the north end of the downtown commercial core once the presence of railroads was firmly established in Topeka. Constructed between 1904 and 1930 as wholesale warehouse and distribution facilities, the buildings communicate the evolution of this industry from rail to road transportation. The resources continue to function as warehouses. The district is nominated for its local commercial significance.

Church of the Assumption Historic District • 204 and 212 SW 8th Avenue • 735 SW Jackson Street • Topeka Shawnee County

The Church of the Assumption (1924) and Assumption Rectory (1929) were listed in the National Register of Historic Places in 2008. The buildings, along with an associated garage, were nominated for their architectural significance as examples of the Mission Revival and Renaissance Revival styles. This new nomination expands the boundaries to include the two associated schools, the former Hayden High School (1939) and Assumption School (1954), and adds an argument for the property’s educational significance. The Church of the Assumption
established the first Catholic elementary school and high school in Topeka. For much of the period of significance, Hayden High School served all of the city’s Catholic parishes. The construction of Assumption School in 1954 during the baby boom illustrates the rapid expansion of growth of Catholic education after World War II.

**Westheight Apartments Historic District • 1601-1637 Washington Boulevard • Kansas City • Wyandotte County**

The Westheight Apartments Historic District on the 1600 block of Washington Boulevard in Kansas City, Wyandotte County, includes four multifamily apartment buildings constructed between 1947 and 1952. It is a locally rare collection of simple, yet distinctly Modern Movement apartment buildings. In their design, the Westheight Apartments embraced basic tenets of the Modern Movement aesthetic, which were more commonly applied to commercial buildings or later, large apartment buildings. By contrast, nearly all contemporary Wyandotte County apartment projects featured buildings that enlarged and adapted the single family dwelling form and traditional historically derived architectural idioms to fit a multi family purpose. The buildings have flat roofs, rectangular massing emphasized by projecting entrance and stair towers, and wide expanses of windows. The district distinctly embodies national design trends from the mid 20th century when the Federal Housing Administration (FHA) heavily influenced the design of multi family housing that was constructed using agency backed mortgages. It is nominated for its local significance in the area of architecture.

**Oscar D. and Ida Barnes House • 901 N Broadway Avenue • Wichita, Sedgwick County**

The Oscar and Ida Barnes House is located in Wichita’s Midtown neighborhood and was completed in 1911. It is an excellent example of the Italian Renaissance style exhibited on a foursquare, a common house form of the early 20th century that allowed for considerable variation and experimentation in style. The Italian Renaissance style was most popular in Wichita between 1900 and 1920. In residential architecture, it is typically characterized by a low, hipped roof with ceramic tiles, wide eaves with brackets, a symmetrical façade, stucco or masonry walls, and Classical columns and details. The Barnes House also exhibits the Craftsman style in its built-in cabinetry, geometric window designs, and interior floorplan. The architect is unknown, although it may have been Charles Terry, who worked with Oscar Barnes on the design of several commercial buildings. It is nominated to the National Register as part of the Residential Resources of Wichita multiple property nomination for its local significance in the area of architecture.
Smoky Hill Trail & Butterfield Overland Despatch Segment • 522 Golf Course Road • Chapman
Dickinson County

This nominated segment of the Smoky Hill Trail and Butterfield Overland Despatch is located adjacent to Indian Hill Cemetery on the west side of Chapman in Dickinson County. This portion of the road began as a military route connecting Fort Riley with the Santa Fe Trail south of Ellsworth. By the late 1850s the Smoky Hill Trail developed through Kansas between Leavenworth and Pike’s Peak, Colorado, and functioned briefly as the Butterfield Overland Despatch in the 1860s. The six-acre property is nominated as part of the Historic Resources of the Santa Fe Trail multiple property nomination, as a tertiary route, meaning it was not created solely for Santa Fe trade but was occasionally used as a supporting road. The period of significance encompasses the duration of use for long-distance travel, beginning in 1853 with its use as a military road and ending with the last stage coach service over this segment in 1870.

Register of Historic Kansas Places – Nominations

Long House • 3633 Horned Owl Road • Hiawatha
Brown County

The Long House is located on a farmstead in northern Brown County and was completed circa 1910. It was the home of widow Hettie Long, her unmarried son Fred, and her son Howard and his family. The residence is an excellent example of the Craftsman and Prairie styles exhibited on a foursquare, a common house form of the early 20th century found in rural and urban areas throughout the country. Prairie and Craftsman stylistic elements include the square porch columns, windows with vertical muntins, low-pitch roof, and wide overhanging eaves. The first-floor interior, in particular, reflects a transition between the earlier Victorian era and the emerging Craftsman movement. The house, possibly built from a catalog plan, appears to be identical to a house in nearby Falls City, Nebraska. An architect or builder for either residence has not been identified. It is nominated for its local significance in the area of architecture.

Removals

McClinton Market • 1205 E 12th Street • Wichita
Sedgwick County

The McClinton Grocery was listed in the National Register of Historic Places on June 28, 2011, for its local significance in the area of commerce and its associations with community leader and state representative Curtis McClinton, Sr. It was nominated as part of the African American Resources of Wichita multiple property nomination. The building was demolished in early January 2015.
The National Register of Historic Places is the country’s official list of historically significant properties. Authorized by the National Historic Preservation Act of 1966, the National Park Service’s National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America’s historic and archeological resources.

Eligible properties must be significant for one or more of the four criteria for evaluation. Properties can be eligible if they are associated with events that have made a significant contribution to the broad patterns of our history. They can be eligible if they are associated with the lives of persons significant in our past. Distinctive construction can qualify properties for the National Register if they embody the characteristic of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. Lastly, properties may be eligible for the National Register if they have yielded or may be likely to yield information important in prehistory or history. The National Register recognizes properties of local, statewide, and national significance.

The Register of Historic Kansas Places is our state’s official list of historically significant properties. Properties included in the National Register are automatically listed in the state register. However, not all properties listed in the state register are included in the National Register. The same general criteria are used to assess the eligibility of a property for inclusion in the state register, but more flexibility is allowed in the interpretation of the criteria for eligibility.

**Related Internet Links:**
National Register of Historic Places: nps.gov/nr
Kansas Historical Society (National and state registers): kshs.org/14638

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**Hitschmann Double Arch Bridge • Barton County**

Two 1930s-era bridges near Hitschman were listed in the National Register of Historic Places on April 16, 2008, for their local significance in the areas of social history, government, and architecture. They were nominated as part of the New Deal-era Resources of Kansas and Masonry Arch Bridges of Kansas multiple property nominations. The bridges were demolished in October 2014, and the Kansas State Historic Preservation Office requested they be removed from the National Register.

**Hitschmann Cattle Underpass • Barton County**
The Welsh Calvinistic Methodist Church and Arvonia School buildings sit near each other in rural Osage County. A Heritage Trust Fund grant to the property owners has recently concluded with beautifully restored windows and doors, a freshly repaired and painted pressed metal ceiling, and repointed mortar joints. Smaller preservation projects still remain to be done, but the pair of buildings will be around for many years to come because of the work done to date.
College Hill Historic Resources Survey – Phase I

by Rachel Nugent
Rosin Preservation, LLC

Many cities have commercial districts or neighborhoods associated with their local educational institutions. The College Hill neighborhood in Topeka, associated with Washburn University, is one such example with a unique and storied history. It is a collection of quiet, tree-lined streets that lies just north of the University, southwest of downtown Topeka. The houses within the residential neighborhood are a mix of high styles and vernacular forms that highlight the architectural diversity of this early suburban community whose history parallels the development of Washburn University. The heart of the neighborhood, College Avenue, was listed as a National Register Historic District in 2007, significant for its architecture and associations with important patterns of development. The City of Topeka, the College Hill Neighborhood Association, and the neighborhood’s property owners recognized the shared historical importance and architectural similarities between College Avenue and other streets in the neighborhood. Understanding the need to create a baseline architectural study of the neighborhood, they initiated a multiphase project to survey distinct sections of the neighborhood and prepare recommendations to inform future preservation efforts.

During fall 2014 Rosin Preservation surveyed the two southern sections of the neighborhood to document the style, materials, condition, and architectural integrity of the resources to determine the potential for Historic District expansion. Survey Area 1 occupies roughly 50 acres west of College Avenue and contains 153 primary resources. Survey Area 2 occupies roughly 19 acres east of College Avenue and contains 67 primary resources.

The survey team set out in perhaps the coldest week in November 2014 to examine every resource in the survey areas regardless of age, whether it had been previously surveyed, or its existing National Register designation. A variety of primary and secondary resources, such as Sanborn Fire and Insurance Maps, city directories, and written histories provided background information about the people, buildings, and developments that created the residential community that exists in 2014.

Rosin Preservation uploaded survey information recording each building’s physical features and historical information to the Kansas Historic Resources Inventory (KHRI) database, found at khri.kshs.org. When linked with digital records from past and future surveys, this database enhances the understanding of historic resources in College Hill.
The primary resources represent a range of construction dates, from 1893 to 2007. The majority were constructed between 1910 and 1929. They reflect the growth of the city, as families moved away from the commercial center and into less developed areas. They also reflect the growth of Washburn College as it developed houses on vacant land around its campus as an additional source of income.

The majority of the houses are Prairie or Craftsman style, reflecting the dramatic period of growth in the early 1900s, the era of popularity for these styles. Other houses in the neighborhood are simple, National Folk forms that reflect a more modest approach to high style architecture of the period.

The architectural integrity of each resource was assessed based on retention of historic elements. They were rated as “excellent,” “good,” “fair,” or “poor.” Integrity ratings represent a sliding scale of alterations to the historic fabric and the features of individual buildings such as overall form, primary wall cladding, and windows. The survey revealed that 78 percent of the houses in Survey Area 1 and roughly 45 percent of the houses in Survey Area 2 retain “excellent” or “good” architectural integrity.

The consultants identified Survey Area 1 as a contiguous group that retains historical and architectural integrity and appears to meet at least one of the four National Register criteria. Resources with excellent or good integrity in Survey Area 2 are concentrated in the west half of the area. Because of the location bordering the existing district, the large concentration of resources with architectural integrity, and the strong associations with historic contexts developed in the nomination, Survey Area 1 in its entirety and portions of Survey Area 2 appear to merit consideration as an expansion of the boundaries of the College Avenue Historic District.

Beginning in 1871 Washburn University developed on a parcel of donated land that at the time was located in rural Topeka. During this time, president of the college Peter McVicar and the board of trustees organized a program of speculative land development on a portion of the college property as a means of providing supplemental income for the institution. In selling the land, college leaders hoped to bring middle- to upper-class individuals and families to the area. These individuals would, in turn, support the college by offering room and board to students. In addition, the college...
Deeded lands to professors in lieu of pay, further spurring construction. The sale of these lots contributed to the financial success of the college for nearly 30 years, and the neighborhood thus became known as College Hill.

Developers at Washburn College envisioned College Hill as a complete neighborhood that offered all of the amenities of the city. Because of its distance from downtown Topeka, the neighborhood offered services such as churches and schools for its residents and gained a reputation as a suburban area. The neighborhood had a strong sense of community from the beginning, and published items such as the College Hill newspaper and a College Hill telephone directory. A commercial district developed on the east side of the neighborhood, near the intersection of 15th and Lane streets. Additionally, early deed restrictions, which set a minimum cost of construction among other regulations, ensured continuity of houses throughout the neighborhood.

Due to its associations with Washburn College, the College Hill neighborhood developed a status as a progressive area, and “a community of culture and openness.” A building boom occurred in the 1920s, the greatest period of growth in the neighborhood, with the construction of more than 100 new houses. The majority of the houses were owner-occupied by individuals with a range of occupations, including contractors, business owners, engineers, and physicians. A large number worked for the Santa Fe railroad in various positions, such as clerk,
superintendent, or civil engineer. Many of the owners had live-in housekeepers or rented rooms to students or other individuals.

Because of the proximity to and association with Washburn University, many professors and students resided in the area, such as Leon Schnacke, an administrator at the college who lived at 1400 SW Jewell Avenue. Some houses even served as fraternity and sorority houses, such as the unique Free Classic Queen Anne style house at 1501 SW Boswell Avenue, which housed both the Kappa Sigma fraternity and the Alpha Delta fraternity from the 1910s to the 1930s. This house was constructed from 1906 to 1909 as a full-scale model of a display house featured at the 1904 St. Louis World’s Fair.

Research revealed interesting histories on many properties. Several prominent politicians also resided in the area, including Senator Elwaine Pomeroy with his wife and three children, who lived at 1619 Jewell Street beginning in 1964. John D. M. Hamilton lived in the Colonial Revival style house at 1616 SW Boswell Avenue with wife Laura and two children. Hamilton served as a state representative, chairman of the Kansas GOP party and chairman of the Republican national party, among other positions, in the 1920s and 1930s. The house was reportedly built by Laura Hamilton’s father as a wedding present to the couple.

The house at 2202 SW 17th Street stands distinctly apart from the surrounding houses in the neighborhood. The International style house was designed by Floyd
Wolfenbarger in 1938 for Nelson Antrim Crawford. Crawford was a prominent journalist, author, magazine editor, and educator in Topeka. The house features an asymmetrical form, large unbroken planes of concrete panel walls, and glass block windows.

Although the greatest period of growth occurred in the early 1900s, new houses constructed around the mid-20th century filled previously vacant lots and showcased popular architectural styles. The house at 1503 SW Washburn, completed in 1953, exemplifies the Ranch form, an expression of Modern Movement residential design. A rectangular form, sleek, clean lines, a low-pitched roof, and natural stone cladding highlight the changing design aesthetic of the period.

The College Hill Neighborhood remains a quiet, residential neighborhood with a strong sense of community and cohesive arrangement of residential resources, as was intended by early developers. The survey of the neighborhood revealed the intact historic fabric and the potential for expanding the boundary of the College Avenue Historic District.
Window Restoration at Constitution Hall in Lecompton

Through a generous Heritage Grant from the Douglas County Heritage Conservation Council, the Kansas Historical Foundation invited nationally-recognized window restoration expert, Bob Yapp, to conduct a window restoration workshop at Constitution Hall State Historic Site in Lecompton in April 2015. Yapp along with 18 of his student participants, novices, and contractors alike, successfully restored and weatherized nine, double-hung windows located on the second floor. These windows were not the original 1856 six-over-six glass pane sashes, but rather two-over-two replacements installed in the first decade of the 20th century when Constitution Hall underwent a major remodeling by the Lecompton Oddfellows Lodge.

Tim Rues, Site Administrator, Constitution Hall State Historic Site, and Katrina Ringler, Historic Preservation Grants Manager, Kansas Historical Society.

Top, Constitution Hall State Historic Site, 319 Elmore, Lecompton, Douglas County; workshop participants finish restoration of wooden window sashes by cleaning off excess glazing putty.

The Douglas County grant also enabled a private contractor to complete the restoration and weatherization project of the one remaining second floor window and eight of 10 first floor windows in June. Now both the top and bottom window sashes can be opened to cross ventilate the building as they were originally designed. This window restoration project finished just in time for the 20th anniversary of the grand opening of the historic site.

Constitution Hall is a simple two-story, wood-frame rectangular building measuring 25 feet by 50 feet. It was built using a technique known as “balloon frame” construction. This type of framing replaced the older, heavy, timber-frame construction with lighter, long-milled boards. Most of the materials for Constitution Hall were produced locally. These materials included lumber, stone, and brick. Door, windows, and trim probably were imported from factories in the East. Most of the lumber to construct Constitution Hall was likely produced at a sawmill on a tract of woodlands that Samuel J. Jones owned on the Kansas River bottom near Lecompton. Old-growth, native, eastern cottonwood lumber
was used for its floor boards, joists, wall studs, roof sheathing, rafters, wall lath, and foundation sills, and old-growth, native black walnut lumber was used for its exterior siding and door frames.

Perhaps the oldest Kansas wood frame building left in its original location, Constitution Hall has stood at 319 Elmore Street in Lecompton for 159 years. Lecompton was the territorial capital from 1855 to 1861. No other building from that era has survived. From 1857 to 1858 Constitution Hall was one of the busiest and most important buildings in all Kansas Territory. Thousands of settlers and speculators filed claims in the United States land office located on the first floor. Upstairs the district and supreme courts periodically met to try to enforce the territorial laws. Three territorial legislative sessions were convened on the second floor assembly room; the first was proslavery controlled, the final two were dominated for the first time in Kansas history by free-state majorities. These last two sessions marked the end of the proslavery party dominance in Kansas politics. In fall 1857 the Lecompton Constitutional Convention met in the second-floor assembly room to draft a constitution to gain statehood for Kansas. Newspaper correspondents from across the country gathered to report on the meetings. The proslavery delegates dominated the convention and created a document that protected slavery no matter how the people of Kansas Territory voted. Antislavery opponents refused to participate in what they considered to be an illegal process. Eventually the Lecompton Constitution was defeated at the national level and soundly rejected by Kansas voters after a third and final vote. The rancorous national debate ensued and paralyzed Congress; splintered the national Democratic Party; catapulted Abraham Lincoln onto the national political stage; and hastened the country toward civil war.

Constitution Hall has served the Lecompton community historically as a center of local social, community, and commercial activities. Its longest use, from 1894 to 1986, was as a meeting place and lodge for the local Odd Fellows, Masonic, Rebekah, Modern Woodmen, Grand Army of the Republic, and the Ku Klux Klan.

Designated a National Historic Landmark by the National Park Service in 1974, Constitution Hall was purchased in 1986 by two Kansas state senators from the Lecompton Rebekah Lodge and donated it to the state to serve as a state historic site operated by the Kansas Historical Society. Preservation work began in 1990 and was completed in 1996.
Kansas Preservation Conference
Focus on Stone

Hosted by Kansas Preservation Alliance, Inc.

October 7 & 8, 2015
Manhattan, Kansas

Wednesday, October 7

Tours

Wolf House Museum
www.rileychs.com/wolf_house.cfm

Sunset Cemetery
www.cityofmhk.com/298/Cemeteries

Downtown Manhattan Historic District
www.cityofmhk.com/DocumentCenter/Home/View/6066

Events

Reception & Banquet (Hilton Garden Inn)

Keynote Address (Hilton Garden Inn)

Tom Parish, photographer
& Jack Hofman, archaeologist
Subterranean Stone Structures in the Flint Hills of Kansas

After-hours Networking (location TBD)

Thursday, October 8

Training sessions at Wareham Opera House
www.thewarehammhk.com/

- Updates on Historic Preservation Issues in Kansas
- Stone Grave Markers: Mapping & Preserving
- Kansas Stone Today: Quarrying & Shaping
- Stone Masonry Preservation: Techniques & Materials
- State & Federal Historic Tax Credits
- Athletic Cathedrals of Kansas: Sports Venues Across the Sunflower State
- KPA Sponsors Highlight Luncheon

Photos by Tom Parish, photographer & keynote speaker

For conference registration visit the KPA web site at kpalliance.org • Send questions to info@kpalliance.org
Hilton Garden Inn has special conference rates. Reserve a room online and use group code “KSPA” or call 785-532-9116 and mention KPA.
The Mountain-Plains Museums Association (MPMA) is hosting its annual conference in cooperation with the Kansas Museums Association (KMA) in Wichita this year. The conference is scheduled for September 27-October 1, 2015. Registration is now open. See mpma.net for more information.
Alcove Spring, on the Blue River downstream from Marysville, is one of the best-known stops along the Oregon-California Trail and is listed in the National Register of Historic Places. Diaries from those in the trail describe travelers stopping at this place, waiting to cross the Blue River nearby. The Donner-Reed party, who met tragedy later in California, camped here in 1846. Along with its historical significance, the site retains many of the landscape features mentioned in emigrant diaries in a pleasant natural setting. Best known among them is the spring and waterfall for which the site is named. The names of many emigrants are carved into the rock above the waterfall. The best known is that of James Reed from the Donner-Reed party. Today the property is owned by the Alcove Spring Historical Trust and is open to the public as a park.

Plans to improve parking and access to the site led to a consensus among involved parties that an archeological survey of areas of the park where the ground will be disturbed by construction would be desirable. The focus was on two parking areas that would be leveled and graveled. One of these areas is in close proximity to a distinct set of trail swales, features that add to the importance of the site.

Archeological surveys require time, labor, and resources. None of these was budgeted for this project, nor were they required. The park is owned by a non-profit organization, and no federal funds were committed to the construction, which would have triggered federally mandated measures to protect cultural resources. Still, the potential for harm to trail-era resources such as campsites was a reality.
Fortunately, interest in trails, in archeology, and in this site in particular made it easy to solve this problem. A volunteer effort was organized that included members of the Alcove Spring Historical Trust, the Oregon-California Trail Association, the Kansas Anthropological Association, the Wheat State Treasure Hunters, the National Park Service, the Kansas State Historic Preservation office and the Archeology office of the Kansas Historical Society, and interested individuals. As a result, 12 people spent their Saturday conducting a systematic survey of the proposed parking lots. The survey techniques centered on the use of metal detectors. Since many of the remaining artifacts from the period of use of the trail—the mid-1800s—are metal, using metal detectors is an efficient means of determining where activities took place.

Volunteers lined up at one end of each survey area and walked in the same direction, a few feet apart, scanning with their detectors. Metal detector operators were backed up by volunteers with cameras, forms, bags, and GPS receivers. When an object was found, it was carefully excavated and identified. Objects related to the active period of the trail had their location recorded using GPS units and were collected for cleaning and analysis. As might be expected, the survey lines became a little irregular, and participants were chatting over the sounds of the metal detectors signaling buried metal, but overall the proposed parking lots were thoroughly investigated.

We didn’t really know what to expect. There was potential for a large amount of trail related debris at the parking lot locations. As it turned out, there wasn’t much, which is good—it means the proposed parking lots won’t disturb important sites. But what was found was of interest. Recovered objects include horseshoe nails and an 1866 five cent piece. Five cents was worth a lot more in 1866 than it is now, so it’s safe to assume that whoever lost this coin along the trail would have appreciated having a metal detector to find it.

Once the proposed parking lot areas were surveyed, we used the remaining daylight to investigate an early stone house in the park. This produced parts of a cast iron stove, a fork, and a harmonica reed, among other items, representing early settlement in the area. While none of these finds will change the way we view this site, they add some color and personality to the narrative of events, events that were formative to the expansion of the United States. It also provided an opportunity for people with many different perspectives on history, archeological sites and artifacts, and investigation strategies, to work together on a common goal and have a good time doing it.
Historic Sites Board of Review

The Kansas Historic Sites Board of Review is a group of 11 professionals from various fields that meets quarterly to review and recommend nominations to the National Register of Historic Places and the Register of Historic Kansas Places, and award preservation planning and rehabilitation grants. As prescribed by the Kansas Historic Preservation Act of 1977 (K.S.A. 75-2719), the board is comprised of the following members: the governor or the governor’s designee, the state historic preservation officer or such officer’s designee, and nine members appointed by the governor for three-year terms. At least one member must be professionally qualified in each of the following disciplines: architecture, history, prehistoric archeology, historical archeology, and architectural history.

Jennie Chinn, State Historic Preservation Officer
J. Eric Engstrom, Wichita, governor’s designee
Toni Stewart, Topeka
Sharron Hamilton, Salina
Kathy Herzog, Lawrence
John W. Hoopes, Lawrence
Joseph Johnson, Wichita
Samuel Passer, Wichita
David H. Sachs, Manhattan
Gregory Schneider, Topeka
Margaret Wood, Topeka

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Happenings in Kansas

September 6, 13, 20, 27, October 4
Sundays on the Porch • Red Rocks, Home of the William Allen White Family, Emporia

September 12
Heritage Days • Mine Creek Civil War Battlefield, Pleasanton

September 24-26
Bald Eagle Rendezvous • Constitution Hall, Lecompton

September 25-26
Taste of Wyandotte County • Bus trip with the Kansas Historical Society

October 18
Kansas Cooking: Making Molé • Kansas Historical Society, Topeka

November 6
Kansas Historical Foundation Annual Meeting • Kansas Historical Society, Topeka

November 7
Historic Sites Board of Review • Kansas Historical Society, Topeka

November 8
Scan and Share: Recording Military Experiences • Things They Carried Home, Kansas Historical Society, Topeka

November 11, 26, 27
All locations closed for state holidays

Find the Kansas State Historic Preservation Office on Facebook and follow the Kansas Historical Society on Twitter.

Join the Preserving Kansas listserv under Preserve at kshs.org.