Return to Grandeur

Partnership and cooperation were the keys to the largest historic preservation project in state history. The reincarnation of Wichita’s Eaton Hotel block leaves the city with a jewel for citizens to enjoy.

Article on page 3
New State Tax Credit Program Underway

With recently approved regulations and a new staff member, the Kansas State Historic Preservation Office (SHPO) is ready to receive and review applications for the new state rehabilitation tax credit program. Anticipating an increased number of rehabilitations statewide, the SHPO recently hired a new staff member, Katrina Klingaman, to coordinate the new state tax credit program. Klingaman, who joined the staff August 27, will work with Christy Davis, coordinator for the federal rehabilitation tax credit, to assist applicants. Davis and Klingaman began reviewing their first new state tax credit projects on September 5 after the Kansas Rules and Regulations Board approved the temporary regulations for the program. The regulations establish processes for determining properties eligible for the program and approving rehabilitation plans.

**BASIC REQUIREMENTS**

1. Projects approved for the federal rehabilitation tax credit program for income-producing properties will be automatically approved for the state rehabilitation tax credit program. To see if your property qualifies for the federal program, contact Christy Davis at (785) 272-8681 Ext. 215 or cdavis@khsh.org.
2. Projects on non-income-producing properties, not eligible for the federal program, must be approved prior to the commencement of work.
3. Properties eligible for the state credit, but not the federal credit, must be listed on the National Register of Historic Places or Register of Historic Kansas Places before commencement of work.

**APPLICATION PROCESS**

Application for the state tax credit is a three-part process:

**Part 1** Applicants whose properties are already listed on the national register or state register need not submit this part of the application form. This part is required for properties located within historic districts to determine whether they contribute to the districts.

**Part 2** This form is required for all applicants to certify that the project meets the Secretary of the Interior’s Standards for Rehabilitation. In Part 2, the applicant will outline the building’s condition and all proposed work. The applicant must submit photographs of the building showing all areas of proposed changes. The SHPO will review draft applications and provide technical assistance as needed.

Before the SHPO can review a final Part 2, the law requires the applicant submit an application fee. The fees, based upon project cost, are listed below.

<table>
<thead>
<tr>
<th>Qualified Rehab Expenditures</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>$5,000-$25,000</td>
<td>$100</td>
</tr>
<tr>
<td>$25,001-$50,000</td>
<td>$200</td>
</tr>
<tr>
<td>$50,001-$100,000</td>
<td>$350</td>
</tr>
<tr>
<td>$100,001-$500,000</td>
<td>$500</td>
</tr>
<tr>
<td>$500,001-$1,000,000</td>
<td>$750</td>
</tr>
<tr>
<td>over $1,000,000</td>
<td>$1,000</td>
</tr>
</tbody>
</table>

**Part 3** The applicant submits Part 3 when all work is complete. Upon review and approval of Part 3, the applicant may claim 25 percent of the approved expenses on his/her income tax return for the year in which the project is completed. If the amount of the credit exceeds the taxpayer’s income tax liability for the year in which the costs were incurred, the excess credit may be carried forward for up to ten years.

KANSAS PRESERVATION
Published bimonthly by the Cultural Resources Division, Kansas State Historical Society, 6425 S.W. 6th Avenue, Topeka, KS 66615-1099.

Please send change of address information to the above address or e-mail cultural_resources@khsh.org.

Third-class postage paid at Topeka, Kansas
Ramson S. Powers, State Historic Preservation Officer Richard Pankratz, Editor Virginia Wulfshulte, Associate Editor Tracy Campbell, Editorial & Design Services

Partial funding for this publication is provided by the National Park Service, Department of the Interior. The contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute an endorsement or recommendation by the Department of the Interior.

This program receives federal funds from the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental federally assisted programs on the basis of race, color, national origin, age, or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of federal assistance should write to: Office of Equal Opportunity, National Park Service, 1849 C Street NW, Washington, DC 20240.
If the property is located within a historic district, it must be certified as contributing to the district before commencement of work.

4. Project work must exceed $5,000.
5. Project work must conform to the Secretary of the Interior’s Standards for Rehabilitation. Conforming to these standards assists in the long-term preservation of a property’s significance through the preservation of historic materials and features. For a copy of these standards, please contact the State Historic Preservation Office.

6. Applicants must provide detailed photographic documentation of the property as part of the application process. Please include interior and exterior photographs along with details of areas where work will take place.
7. Applicants must apply to the State Historic Preservation Office. In order to receive the tax credit, the applicant must complete an application form.

The application process is summarized on page 1.

The Kansas rehabilitation tax credit program, enacted during the 2001 legislative session, provides for an income tax credit equal to 25 percent of qualified rehabilitation expenses on qualified historic structures. The federal rehabilitation tax credit program provides an income tax credit equal to 20 percent of certified rehabilitation expenses on income-producing historic properties.

For more information about the tax incentive programs, or a copy of the regulations for the new state rehabilitation tax credit, please contact Katrina Klingaman at (785) 272-8681 Ext. 226 or kklingaman@kshs.org or Christy Davis at Ext. 215 or cdavis@kshs.org.

---

**Tax Conference Successful Despite Grounded Speakers**

On Wednesday, September 12, approximately 85 people from across Kansas participated in the Tax Incentives for Developing Kansas Historic Properties conference held at the Kansas Museum of History. Attendees included accountants, contractors, developers, preservation planners, and those interested in rehabilitating historic properties.

Due to the tragic national events on Tuesday, September 11, several out of state speakers were unable to attend the conference. However, local experts volunteered to help make this conference a valuable learning experience.

Session topics included the IRS’s role in tax credits, application processes for both the federal and state tax credits, and other sources of funding for rehabilitation. Participants also received information on public-private partnerships and elements of a qualified rehabilitation project.

Response to the conference was positive. It is expected that more rehabilitation projects in Kansas will now take advantage of the tax incentives as a result of this conference.

---

**QUALIFYING EXPENSES**

**Examples of Qualified Costs**

- Walls
- Partitions
- Floors
- Ceilings
- Doors
- Windows
- Stairs
- Chimneys
- Sprinkling systems
- Engineering fees
- Architect fees
- Reasonable developer fees
- Roofing
- Fire escapes
- Escalators and elevators
- Construction period interest and taxes
- Permanent coverings such as paneling or tiling
- Electrical wiring and lighting fixtures
- Components of central air conditioning or heating systems
- Construction management costs
- Any fees paid that would normally be charged to a capital account
- Other components related to the operation or maintenance of the building

**Examples of Unqualified Costs**

- Acquisition costs
- Appliances
- Cabinets
- Outdoor lighting removed from building
- Carpentry (if tacked, not glued)
- Decks (not part of original building)
- Demolition costs (removal of a building on property site)
- Enlargement costs (increase in total volume)
- Moving (building) costs
- Porches and Porticos (not part of original building)
- Storm sewer construction costs
- Landscaping
- Window treatments (curtains, blinds)
- Leasing expenses
- Fencing
- Feasibility studies
- Financing fees
- Parking lots
- Paving
- Planters
- Retaining walls
- Furniture
- Sidewalks
- Signage
In nineteenth century Wichita, the growth of the cattle trade and the establishment of multiple rail lines to the east of the 500 block of East Douglas turned grazing pastures into prime commercial real estate. In 1886, entrepreneur John B. Carey announced plans to build the finest hotel in the city, incorporating amenities which were rare for the times. The following year, he opened the magnificent Hotel Carey on the southwest corner of Douglas and St. Francis streets.

This five-story example of Second Empire architecture was built in a U-shape to allow all upper floor rooms to receive natural light. The hotel was constructed at a cost of $100,000 with an additional $80,000 used for furnishings. Among the amenities were electric bells, a steam-powered elevator, steam heat, hot and cold running water, and the most elegant dining room in the Midwest.

In 1900, the hotel was purchased by Ben Eaton who added a $50,000 extension to the west of the hotel. Renovations included lowering the lobby floor to street level and adding a mezzanine overlooking the new lobby.

One of the most notorious incidents in Wichita’s history occurred in the Carey Hotel’s barroom on December 27, 1900. Using short pieces of iron attached to a cane and billiard balls, Carrie Nation, a prohibitionist from Medicine Lodge, attacked the painting above the bar. Arrested and jailed, she was released after charges were dropped. According to the story, as she was released, a local reporter suggested that using a hatchet would have caused more damage, and thus a movement was born.

In January 1910, the hotel was officially renamed the Eaton. Four years later, Oscar S. Shirk purchased half interest from Eaton for $100,000; he subsequently acquired the other half interest.

It wasn’t until 1971 that the hotel changed ownership again when Phil Kassebaum bought it and renamed the block Carey House Square. Kassebaum attempted to renovate the property during the next 20 years but was unable to find financing to undertake the project. He was, however, successful in keeping
the property intact rather than selling it off as individual parcels. Because of the hotel’s rich history, he was also able to list it on the National Register of Historic Places.

City Steps in to Save the Hotel

By 1997, conditions had deteriorated to the point where the city had to take action. The hotel had recently been placed on the Kansas Preservation Alliance’s list of endangered historic buildings in Kansas. Two other buildings on the block were near collapse and seriously threatened adjacent buildings.

The City of Wichita purchased all of the block’s properties, except one in private ownership, at a sheriff’s auction. At that time, there were 40 permanent residential tenants and nine commercial shops in the block. The condition of the Eaton Hotel rooms, for the most part, was deplorable. The city closed down a portion of the hotel that had severe sewer problems and relocated the existing tenants to acceptable rooms in other parts of the hotel. In addition, knowing that the city council’s goal was to redevelop the block, city staff quickly went to work relocating the Eaton Hotel residents into better accommodations (with affordable rents) and assisting residents in securing employment and social services.

To facilitate the process of developer selection, a “blue ribbon” citizens’ task force was assembled by the city council to undertake a national search for a developer with expertise in quality historic redevelopment. Simultaneously, the city conducted structural and architectural studies of the condition of the properties. In 1998, MetroPlains Development, LLC, St. Paul, Minnesota, was unanimously selected by the city council as the preferred developer based upon their reputation for quality redevelopment of similar properties.

It was determined that the block would become a mixed-use project consisting of 115 apartments and 30,000 sq. ft. of commercial/retail uses. The city was also able to negotiate the purchase of the one privately owned building so that the entire block could be redeveloped as one project.

The Eaton Place development, the largest historic redevelopment project in Kansas during 2001, saved the last contiguous historic block of buildings from original 1887 Wichita. Every building fronting the block is historic and the Eaton Hotel is a National Register listed property.

Eaton Place is a mixed-use federal historic tax credit redevelopment project encompassing one square block. The financing package for the $15.6 million project was the most diverse and complicated ever undertaken by the City of Wichita.

The Eaton, Wichita, and Bowers hotels, along with three two-story commercial buildings, were converted into
5 residential apartments and 30,000 square feet of commercial space. To add economic viability, a new six-story tower with 40 apartments and a two-level parking garage was constructed on the back half of the block, bringing the total to 115 apartments. The mixed-use development is further supported with on-site surface parking, office/retail spaces, and a pedestrian arcade.

**Partnerships Are the Key to Success**

One of the keys to this project’s astonishing success in only one year of construction was the partnering approach which brought together city officials, the developer, architect, and contractor. All parties attended an initial partnering workshop and executed an agreement committing to solve problems in a no-fault environment where solutions would be the focus. There was a commitment to quality because the partners knew the project would be publicly scrutinized. Through the planning and construction phases, the partners overcame significant physical and financial obstacles that had previously prevented redevelopment. This collaborative effort has resulted in what is to date the largest historic preservation project in Kansas history.

Wilson Darnell Mann Architects and Key Construction, Inc., were challenged by the design and construction of buildings. Significant structural work was required, including the replacement of all building systems and the routing of new vertical transportation and exit stairs through the building. The floors in a portion of the Eaton Hotel had settled seven inches and had to be raised to their original height before rehabilitation could continue.

Interior finishes were selected from historically correct colors. Original trim was retained and refinished. All original window openings were maintained. The original corridor system and room entry doors with glass transoms were restored. Original hotel rooms were reconfigured to create unique living spaces in the new apartments. The most popular features for residential tenants are the high ceilings, large windows, and the historic fabric preserved in the apartments.

The city also relocated and resized sewer and water mains and coordinated public utilities to facilitate the redevelopment.

The local Historic Preservation Office and Historic Preservation Board assisted the Kansas State Historic Preservation Office with project certification for historic tax credits.

**Wichita’s Advice to Other Communities**

The City of Wichita has provided assistance to several other Kansas cities anticipating redevelopment of major historic structures. It has shared the pro-
cess, technical support, and sample materials to help walk others through the process to a fruitful conclusion in their own communities.

For a project of this magnitude to succeed, it must have the support of a segment of the community that believes in the initiative and is willing to drive it forward. For Wichita, this was the “blue ribbon” task force and an influential council member who was passionate about the redevelopment of the Eaton Hotel block.

There must also be majority support—ideally unanimous—on the part of the governing body. In the case of the Eaton, the city council committed nearly every federal dollar possible to the project (CDBG, HOME, historic tax credits, etc.). Partners invested equity in the project. All of the partners involved were sufficiently committed both personally and financially to making the project successful. Without the strong partnership, the project would not have been completed.

In addition, the city appointed one individual to serve as project director throughout all of the phases of the project. This provided for cohesiveness and continuity of all the aspects of the project from the time of the city’s acquisition to the completion of the project.

Wichita’s advice to other communities is to stay focused on the goal of redevelopment, have patience, and celebrate the successes along the way. It took four painstaking years after the city acquired the Eaton block before the apartments and retail spaces opened. At any point in the project, without the belief and commitment of the partners, the project could have crumbled. The city and its partners took every opportunity to celebrate significant milestones in the process and invited the community to share in those accomplishments. These celebrations reinforced everyone’s continuing commitment to the successful completion of the Eaton Place redevelopment.

The legacy which began in 1887 lives on today through the reincarnation of the Eaton Hotel block to Eaton Place. The dream and tenacity which spurred John Carey to build the Carey Hotel was evidenced over 100 years later through the pride and community teamwork that saved this marvelous community treasure and made its rehabilitation possible. With its renewed use, it will continue to be a jewel for the citizens of Wichita to enjoy for years to come.

### The Big Picture for Wichita

The economic impact to the community is based on a formula that conservatively assumes that the dollars spent on rehabilitation result in a seven-fold economic impact. Sixty percent of rehabilitation costs is spent on labor, and for every $2 million spent on rehabilitation, $800,000 is spent locally on materials; therefore, $12.1 million in construction costs produce:

- Labor cost of $7.26 million, generating $50.82 million in income, and
- $4.8 million spent locally on materials, generating $33.6 million in income.

In addition to the economic impacts, this development has:

- Increased community pride in downtown and highlighted area activity,
- Provided another anchor for downtown housing and the redevelopment of the city’s core, thus mitigating urban sprawl,
- Provided affordable rental housing convenient to public transportation,
- Resulted in public improvements to streetscapes and the adjacent urban park, and
- Provided a quality example for revitalization of other historic downtown buildings.

### Action Steps That Made It Happen

Wichita’s goal of bringing vitality to the downtown and creating a link between the business district and the city’s Old Town entertainment district was realized. The successful completion of the project can be attributed, in part, to the plan developed and implemented by the City of Wichita. The following steps were taken:

- Selection of a team of senior city staff members as project specialists. The goal for this team was two-fold: 1) serve as specialists to the Eaton Block Task Force to develop and implement an aggressive schedule to solicit prospective developers for the project, and 2) ensure that the city is a responsible property owner. The latter involved the successful relocation of 40 residential tenants while ensuring that the city wasn’t publicly perceived as evicting helpless, innocent people who had no other living accommodations. Also, there were a number of antique shops and other boutiques located throughout the block, which eventually also required relocation. While carefully handling the relocation issues, the city also had to address public safety, securing the immediate stabilization of two other buildings in the block that were in danger of collapse.

- Establishment of the Eaton Block Task Force, a “blue ribbon” citizens’ advisory group charged with recommending a preferred developer for the project. This group was comprised of two city council members, two bank presidents, a commercial real estate developer, three historic preservationists, one property owner in the Old Town historic district, a historian from Wichita State University, an architect experienced in historic rehabilitation, the director of Wichita’s Downtown Development Corporation, an attorney, and several city staff members.

- Compiled a mailing list of potential developers who might be interested in the project and sent them a “request for expression of interest” along with a letter from the two city council members directly involved with the project.

- Marketed the redevelopment opportunity through Urban Land magazine.

- Prepared and distributed a request for proposal to the developers who responded to the first letter.

- Hosted a pre-proposal meeting with interested developers at the Eaton Hotel. A property tour was given, structural engineering and historic architectural assessments were provided, information about the developer selection process was presented, and questions about the project and the city’s participation were answered by the city’s project specialists.

- The Eaton Block Task Force toured similar rehabilitated properties in Kansas, Missouri, Nebraska, and Colorado prior to and following receipt of requests for proposals.

- Two developers were selected for personal interviews and negotiations commenced.

- MetroPlains Development was unanimously recommended by the Eaton Block Task Force and approved by the city council in March 1998.

- After developer selection was completed and financial details of the project were derived, the developer selected Wilson Darnell Mann of Wichita as the local architect and Key Construction, Inc., Wichita, as the general contractor.

- Building analysis and construction drawings were completed.

- Demolition of one non-historic building occurred and the buildings’ reconstruction and redevelopment commenced.
Building relocation has been a fairly common occurrence in the United States since the 18th century. The fact that it was frequently easier to move a building than to construct a new one undoubtedly played an important part in the tradition of house moving everywhere.

In recent years, one of the most common reasons for moving a building has been the construction or widening of a street or highway. In the past, however, a variety of circumstances necessitated building relocation: change of the county seat, retreat from a rising tideline, installation or widening of tracks, and discovery of a valuable vein of iron ore or coal beneath an existing town to name a few. A majority of the more recent building relocation projects in the United States have been undertaken as alternatives to demolition.

In an 1830s account, Scottish civil engineer David Stevenson described the relocation of a four-story brick row house 14½ feet back from a newly-widened street in New York City. The 50 foot by 25 foot structure was supported by logs on beams and was moved by working screw-jacks attached horizontally to certain beams. The screw-jacks pushed the upper beams forward which slid on the lower beams, serving as a track on which the house moved. The beams were well greased and a groove in the upper beams and corresponding feather on the surface of the lower beam kept the building moving in the right direction.

Stevenson was impressed by the fact that the building’s occupants had not bothered to move their furniture before the move and was astonished to find they had left pictures and mirrors hanging on the walls. Although the actual time spent moving the house was only seven hours the completion of the project took a total of about five weeks.

Moving the Paxton House

In contrast, the relocation of the Paxton House from 925 SW Western to 1100 SW Fillmore in Topeka took several weekends. The two-and-a-half story brick veneered house was moved two blocks south by Richman-Helstrom Trucking Company of Burlingame, Kansas, after its previous owner, U.S.D. 501, contracted with a new owner to remove it. The mover’s records indicate that the 137,000 pound structure was dimensioned at 32 feet wide, 80 feet long, and 33 feet tall.

Iron beams were placed underneath the house to distribute its weight equally. Workers punched holes in the concrete foundation and slid fifteen beams under the width of the house and two beams under the length of the house. At least sixteen hydraulic jacks were then used to push against the iron beams and pry the house from its foundation. Additional beams were then inserted under the length of the house in the space created by jacking the house off its foundation.

Pieces of plywood lubricated with Ivory dishwashing liquid were placed where the beams would connect once the house was lowered onto them. Heavy trucks then pulled the house across the beams until it was off the foundation. The house was jacked up to the height of the truck that would carry it to its new location.
The relocation of the Paxton House encountered obstacles from the start, including a web of legal requirements for building relocation and unfortunate mechanical problems during the actual move.

home. Once loaded, the full weight of the house rested on 48 tires. The trailer’s four rear axles carried 80,000 pounds and the two front axles carried 45,000 pounds. The axle of the cab carried the additional weight.

The relocation of the Paxton House encountered obstacles from the start, including a web of legal requirements for building relocation and unfortunate mechanical problems during the actual move.

After accepting the house from USD 501 with a small stipend to help cover the relocation costs, the new owners encountered one code roadblock after another. These difficulties were due in part to the selection of a small lot, which required a lot line and parking variances. The building’s age also meant that it did not meet current code requirements for new construction. This meant several code and zoning appeals had to be made before the project could advance.

Once the red tape was cleared the logistics of the move came into play. Before the house could be moved all phone, cable, and electrical lines in its path had to be taken down temporarily and trees had to be trimmed.

During the initial attempt to move the house, an axle broke and the house remained in an adjacent parking lot for a week before repairs could be made and the Paxton House could be moved to its new location. Even then, the move was stopped short of completion; the house sat near its new foundation for several more weeks as the concrete foundation cured.

When all was said and done, it was worth the wait. The Paxton House opened for business as a bed and breakfast and reception house in March 2000.

The article was prepared by Martha Hagedorn-Krass, an architectural historian for the Cultural Resources Division.
An Archeologist’s Notebook

Steed-Kisker
A Prehistoric Colonial Outpost in Eastern Kansas?

In the late 1930s Dr. Waldo R. Wedel of the Smithsonian Institution excavated the Steed-Kisker site in west-central Missouri. The information gained from this site has captured the imagination of archeologists for decades. What was so interesting about the site was the presence of decorated pottery nearly identical to that found at the great chiefdom of Cahokia, 250 miles to the east near present-day St. Louis.

Cahokia, a six-square-mile town with upwards of 20,000 people, was inhabited between about A.D. 900 and 1400. If this population estimate is correct, it was on a par with London at that time. But Cahokia was more than an area of high population density; it was a ceremonial and political center as well.

Over 100 large earthen mounds were constructed there, some for burials, some as platforms for structures. One of these, Monks Mound, is the largest earthen structure in the western hemisphere, standing over 90 feet tall, and presumably was the site of religious and political ceremonies. Another intriguing structure at Cahokia, known as Woodhenge for its similarity to Stonehenge in England, consisted at various times of twelve to forty-eight posts in a circle, often with a single central post. On both the spring and fall equinoxes, the sun aligns with Monks Mound and both the easternmost post and the center post of Woodhenge – clear evidence that the people of Cahokia were tracking the seasons and celestial events.

Cahokia also was a seat of power. Few North American prehistoric populations had recognizable differences in social and economic classes, but Cahokia has ample evidence of a ruling class. The burials in the earthen mound simply known as Mound 72 serve as an example. A middle-aged man was buried there on a bird-shaped platform, covered with shell beads. The beads took a tremendous amount of labor to produce, suggesting the wealth of the deceased. But there also is evidence that this individual wielded considerable power. Below the wealthy man’s burial were four more burials of large men, their heads and hands missing. Near each of these burials were neat piles of stone arrow points, many from areas far distant. In a nearby pit were the skeletons of over fifty young women, laid out in an orderly fashion. This stunning tomb shows a substantial level of class control.

Additional evidence of political power and organization is the planned layout of the town and the concentration of wealth and trade goods from distant sources in the dwellings clustered in the center of town. Exotic materials such as obsidian (volcanic glass), copper, and mica and prestige objects such as earspools were found in these houses.

By the time French fur traders came on the scene, the town of Cahokia was abandoned. The people who then inhabited the site area – the Cahokia Indians – were recent arrivals and showed little social stratification. However, tribes to the south in the lower Mississippi valley were more politically complex. They, too, carried out the practice of burying sacrificed citizens with powerful leaders. Therefore, the people who lived at Cahokia during its heyday came to be known as Mississippians.

Similarities to Cahokia Found at Kansas Sites

When archeologists began to recognize Cahokian traits at sites in western Missouri and eastern Kansas, one logical...
conclusion was that these occupations represented outposts from the political center of Cahokia. Such sites became known as Steed-Kisker after the two families – Steed and Kisker – that owned the land where Wedel worked.

The Steed-Kisker type site is just north of Kansas City, Missouri, near the confluence of the Platte and Missouri rivers. Much of what Wedel found in his excavations there was typical of the Late Prehistoric time period. According to his findings, the inhabitants lived in houses with four central posts, supporting walls made of vertical posts that were interwoven with branches and covered at least partially with mud. The people farmed, raising corn and other plants, and also hunted and fished.

Wedel also found some things that he did not expect. Most of the pottery, for instance, had pieces of fired, crushed shell mixed with the clay. This is a trait more typical of Mississippian groups to the east. What’s more, a relatively large percentage of the pottery had lip tabs and loop handles and was decorated with incised lines, similar in many ways to the decorated pottery from Cahokia. Some Cahokian pottery is decorated with images representing warfare, the sun, and humans with bird-like features. These icons are identified with the Southeastern Ceremonial Complex found at Mississippian sites in the southeastern United States. Some Steed-Kisker sites also have pottery with Southeastern Ceremonial Complex designs on them.

As more Steed-Kisker sites were discovered and excavated, more Mississippian traits were recognized. One Steed-Kisker house had a trench in which the wall posts were placed. While this is an unusual feature for a site on the cultural frontier, it is a common trait for the Mississippian inhabitants of Cahokia.

Excavations at Smithville Lake north of Kansas City, Missouri, recovered a possible solstice shrine, reminiscent of Woodhenge at Cahokia. Investigations by Dr. Brad Logan of the University of Kansas and Dr. Loren Ritterbush of Kansas State University show that the Steed-Kisker people were in this area from A.D. 950 to 1400, coinciding with the time of Cahokia’s occupation.

Most Steed-Kisker sites are known from northwest Missouri, from Kansas City to St. Joseph, but more work is being done in Kansas, revealing a presence in Leavenworth County. Two Leavenworth County sites – the Zacharias site and the DB site – have been excavated by Logan in recent years.

Based on the repeated presence of Mississippian traits in Steed-Kisker sites in Kansas and Missouri, some archeologists contend that the Steed-Kisker peoples were Cahokian colonials, stationed at outposts that controlled the trade of goods upriver. Such commodities as obsidian from Wyoming and high-quality amber-colored flint from North Dakota, coming downstream on the Missouri River, would have been regulated. One can imagine the political elite of Cahokia sending a group of its citizens to ensure the safety of trade and to expand the frontier, much as early Americans did in the nineteenth century.

While it is tempting to believe that the Steed-Kisker phenomenon represents a colonial outpost of Cahokia, the strongest evidence suggests that these were in fact local people who adopted the traits of their more powerful and affluent eastern neighbors. Setting aside the list of Cahokian/Mississippian traits that include shell-tempered pottery with Mississippian decoration, the trench-walled house, and the possible solstice structure, Steed-Kisker is very much like its contemporaneous neighbors in northeast Kansas and northwest Missouri. Specifically, they lived in very small hamlets of no more than four or five houses. Their houses are difficult to document archaeologically, suggesting that they were not very substantial, unlike the well-defined houses at Cahokia.

Steed-Kisker people grew a little corn, along with some native cultivated plants, but were casual farmers compared to Mississippian folk and placed more emphasis on the hunt. Their tool kit, outside of pottery, is nearly identical to those of their neighbors.

Instead of Steed-Kisker sites representing settlements of Cahokian immigrants, it is more likely that ideas and techniques common to Cahokia spread upriver along trade routes and influenced the local folks.

---

Continued on page 14
Sometimes a mere glimpse through a window can reveal a lot about what lies inside a building, or at least whether or not it would be worthwhile to explore what the structure holds. The same may be true of prehistoric sites that are explored by archeologists only through test excavations. Such tests usually entail the careful digging of a few pits that are generally no more than one or two square meters (11 to 22 square feet) in area.

Testing is done when surface indications of a site suggest that its cultural deposits may be deep enough and extensive enough to give significant insights into the people who created them. In a rural state such as Kansas, many sites have proven to be shallow and restricted to the plow zone, the upper stratum that has been disturbed by modern agricultural practices. These may include sites where a high density of surface artifacts appears to promise even greater potential for significant deposits below ground. The only way archeologists can adequately determine if a site contains potentially significant information below the surface is to dig a few “windows” there.

One site where such testing yielded fruitful results is 14AT438, a prehistoric occupation in Atchison County that was recently investigated by the Kansas Archaeology Training Program (KATP) field school (see Kansas Preservation 23[4]).

14AT438 was recorded in 1989, based on artifacts recovered by members of the Kansas Anthropological Association. This material included pottery sherds, chipped stone tools (projectile points, knives, and scrapers), and daub (the clay chinking used in prehistoric house construction). It was found in a ten-acre area on a terrace along Deer Creek a short distance above its confluence with Independence Creek, a tributary of the Missouri River. At that time the artifacts pointed to an occupation during the Woodland period (A.D. 1-1000). In 1991 Kansas State Historical Society archeologists reviewed artifacts collected there by Bob Thompson, a KAA member from Atchison. His collection included pottery indicative of the Late Prehistoric period (A.D. 1000-1500), suggesting that 14AT438 is a multi-component site, that is, one that contains evidence of occupations during different time periods or by members of distinctly different archeological cultures. In a brief report of their review of Thompson’s collection, the KSHS archeologists recommended testing.

The recent KATP field school in the Atchison-Doniphan locality of the lower Missouri River valley region provided the opportunity to explore the potential of 14AT438. Over a four-day period in June, the site was explored through surface collecting and the excavation of seven units, each one meter square. Surface artifacts again attested to the multi-component nature of the site. A complete stemmed dart point (Figure A at lower right) from the surface dates to the Archaic period; the basal portion of another may indicate activities during the Late Archaic or Woodland periods. The few surface-collected items include a half dozen body sherds and one rim sherd of Late Prehistoric pottery. The thickened and tool-decorated treatment of the sand-tempered rim (Figure B) is characteristic of the Nebraska phase. The thickened and tool-decorated treatment of the sand-tempered rim (Figure B) is characteristic of the Nebraska phase. The fact that the older artifacts were found on the terrace slope, suggests that these older artifacts may be eroding from deposits buried deeply below its surface.

In one area, tests into the underlying terrace deposits yielded more pottery indicative of another Late Prehistoric culture that was contemporary with the Nebraska phase. This is the Steed-Kisker phase, whose core area is along the Missouri River southward from the Atchison-Doniphan locality to Kansas City. At 14AT438 this phase was represented by sherds of Platte Valley ware, a relatively thin, plain ware with shell or, in one case, fine sand temper. The occurrence of both Steed-Kisker and Nebraska phase wares at one site in northeastern Kansas is not unusual and has been attributed to the interaction of the different groups in a shared frontier (Logan 1988, 1990).

One test unit also contained an end scraper made of Permian-age chert from the Flint Hills (Figure C). This artifact...
points either to trade with groups to the west, archeologically assigned to the Smoky Hill phase, or to forays into that geographic area by the site’s occupants. The tests in the terrace area also encountered increasing amounts of daub below the plow zone. Daub is formed when the chinking of a pole-supported, grass-covered structure is burned. The fact that more daub was found below the level of agricultural disturbance at the site suggests that the floor of the house to which it belonged could be relatively intact. House sites in such contexts often yield insight into the nature of house construction and to the range of activities that happened within them. Daub scatters also may occur with other evidence of a house, including post molds that may mark the internal and peripheral supports of the structure.

At other important sites in the region, however, an abundance of daub is the only evidence of a prehistoric lodge. This was the case at the DB site (14LV1071), a multicomponent occupation at Ft. Leavenworth that the authors investigated in 1996-1997 (Logan 1998). At DB, contour mapping of the daub distribution revealed the existence of two Steed-Kisker houses, beyond which were concentrations of charcoal, burned bone, and chipping debris that marked the locations of outside hearths and tool-making areas (Logan and Hill 2000). Interestingly, the ceramic assemblage from DB, like that from 14AT438, contains both Steed-Kisker and Nebraska phase potsherds.

During recent excavations at the Scott site (14LV1082), another Steed-Kisker lodge in Leavenworth County, a few examples of Nebraska phase pottery were recovered in association with a rich assemblage of Platte Valley ware. The Scott site is a rare example of a house that was burned and soon thereafter buried by flood deposits. The quick burial of this site at a depth too great to be harmed by plowing resulted in the preservation of several large pieces of burned supporting timbers. Yet even there, where daub was plentiful and timbers were present, few clear post molds were found.

It has become apparent that sites with abundant daub but no other structural evidence may still provide valuable information about the people who built them. Moreover, such sites that reflect the association of different Missouri River valley groups promise to tell much about their interaction through trade, intermarriage, or other relations. Thus, we believe that the glimpse gained through the few windows opened at 14AT438 strongly suggests that the site is eligible for listing on the National Register of Historic Places.

References Cited
Logan, Brad
Logan, Brad (editor)
Logan, Brad, and Matthew E. Hill, Jr.
The Kansas Historic Sites Board of Review held its regular quarterly meeting at the Kansas History Center in Topeka on Saturday, August 18.

Unanimously re-elected were chairman Craig Crosswhite from Jetmore and vice-chair Mary Adair from the University of Kansas in Lawrence.

The board evaluated four properties; one was recommended for listing on the National Register of Historic Places and three were recommended for the Register of Historic Kansas Places.

The Curtis Junior High School, located at 316 N.W. Grant in Topeka, was approved for nomination to the National Register. Designed in the English Collegiate Gothic style by Topeka architect Thomas W. Williamson, the school was built in 1927 and named for Topekan Charles Curtis, then serving in the U.S. Senate. Williamson and his firm specialized in designing schools and other public buildings; he was involved with the design of more than 175 school buildings during his practice from 1912 to 1970. The building was used as a junior high school until its closing in 1976. For the next ten years it housed a private academy, but since then it has been vacant. The building is now owned by a Topeka development firm which will rehabilitate it for housing.

The three buildings approved for listing on the Register of Historic Kansas Places included the Strong City Opera House. Located at 501 Cottonwood in Strong City, the Opera House was built in 1900-1901 for the Strong City Musical and Literary Association from plans prepared by architect John Frew. Construction funds of $6,000 were raised by the sale of shares at $10 each. Local stonemason J. P. Norton was the general contractor and Rettiger Brothers had the subcontract for the stonework. The grand opening was held April 19, 1901, with the entertainment provided by the Modoc Club and Marshall’s Band from Topeka. The building was acquired by the city for use as a community building in 1921 and frequently leased for use as a movie theater. The city sold the property in 1985 and since then it has been vacant and deteriorating. The city reacquired the property in 2000 and will try to restore it.

The St. Luke AME Church at 900 New York Street in Lawrence was built in 1910. The red brick building, which has twin towers on its west front, shows Gothic influences and has numerous lancet windows, some of which are stained glass. The St. Luke congregation has been an important part of the cultural life of Lawrence’s African-American community since it was organized in 1862. This building is also associated with the poet and author Langston Hughes. As a twelve-year-old in 1914, Hughes was sent to live with his “Auntie Reed” in Lawrence; she saw that he went to services and Sunday School every week. Hughes credited his experiences at St. Luke with influencing his writing.

The Merchants Bank of Ellis, 822 Washington Street, Ellis, is a small one-story stone structure built in 1885. The Merchants Bank was sold in 1886 and became the Bank of Ellis, which operated until 1893. The First National Bank was in the building from 1906 to 1918; since that time the building has housed a variety of other businesses. It has an angled corner entrance as did many nineteenth century banks. The building retains a high degree of integrity, including a metal ceiling.

The review board’s next meeting will be held in Topeka in November. Those who are interested in the agenda and other details should check with the Cultural Resources Division at (785) 272-8681 Ext. 240.
Most importantly, there is no evidence of social inequality at Steed-Kisker sites. Instead, the most likely pattern was one of marriage and hunting alliances among Steed-Kisker hamlets and among Steed-Kisker people and their neighbors. In places where Steed-Kisker territory overlapped that of other groups, a blending of artifact styles suggests close ties between neighboring groups, rather than the more fractious situation that is seen at Cahokia.

This is not to say that Cahokian influence is not present; it clearly is. However, instead of Steed-Kisker sites representing settlements of Cahokian immigrants, it is more likely that ideas and techniques common to Cahokia spread upriver along trade routes and influenced the local folks.

Investigation of Steed-Kisker sites in northeast Kansas continues today. Just this summer Dr. Logan directed the excavation of the Scott site along Stranger Creek in Leavenworth County. There, people from the University of Kansas, Kansas State University, the Kansas State Historical Society, Kansas Anthropological Association, U.S. Army Corps of Engineers, and Natural Resources Conservation Service pitched in to salvage the remains of a Steed-Kisker house that had been exposed by early summer flooding. The information from this structure will add to the growing body of information on a fascinating and enigmatic prehistoric culture in our state.

Workshop Scheduled in Wichita

The City of Wichita Historic Preservation Board will present an Architectural Styles Workshop January 7, 8, and 9 in Wichita.

Open to historic preservation volunteers and professionals, the workshop’s objective is to provide the participant with a basic understanding of architectural styles and how those styles are interpreted in buildings of Kansas. Walking and trolley tours are included as part of the learning experience. There is no additional cost for the tours and participants are expected to attend.

The workshop is located at the Wichita-Sedgwick County Historical Museum, 204 S. Main. Registration is from 12 – 1 p.m. on January 7 with sessions beginning promptly at 1 p.m. The $35 registration fee includes continental breakfast, lunch, and snacks both days. Parking is provided.

Please contact Kathy Morgan, historic preservation planner for the City of Wichita, at morgan_k@ci.wichita.ks.us or call (316) 268-4392 to obtain registration forms and additional information.

The workshop is funded in part by an Historic Preservation Fund grant from the Kansas Historic Preservation Office.

Conference Reminder

The Historic Bridges Conference, sponsored by the Kansas State Historical Society, is on November 8, 2001 at the Kansas History Center in Topeka.

Experts from around the country will explore ways to keep older and historic bridges in good condition so they can continue in use.

The registration deadline is October 26. For additional information and registration information, see page 18 in the July-August issue of Kansas Preservation or contact Martha Hagedorn-Krass at (785) 272-8681 Ext. 213 or mkrass@kshs.org.

Contacting the Cultural Resources Division Staff

<table>
<thead>
<tr>
<th>CRD STAFF</th>
<th>POSITION</th>
<th>EXT</th>
<th>E-MAIL ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Will Banks</td>
<td>Review &amp; Compliance, Archeologist</td>
<td>214</td>
<td><a href="mailto:wbanks@kshs.org">wbanks@kshs.org</a></td>
</tr>
<tr>
<td>Tod Bevitt</td>
<td>Special Projects Archeologist</td>
<td>254</td>
<td><a href="mailto:tbevitt@kshs.org">tbevitt@kshs.org</a></td>
</tr>
<tr>
<td>Dorothy Booher</td>
<td>Half-time Office Assistant</td>
<td>230</td>
<td><a href="mailto:dbooher@kshs.org">dbooher@kshs.org</a></td>
</tr>
<tr>
<td>Christy Davis</td>
<td>Rehab Tax Credits, Fed &amp; State R &amp; C</td>
<td>215</td>
<td><a href="mailto:cdavis@kshs.org">cdavis@kshs.org</a></td>
</tr>
<tr>
<td>Lillian Edwardson</td>
<td>Archeology</td>
<td>253</td>
<td><a href="mailto:ledwardson@kshs.org">ledwardson@kshs.org</a></td>
</tr>
<tr>
<td>Jennifer Epperson</td>
<td>Historic Preservation Archeologist</td>
<td>225</td>
<td><a href="mailto:jepperson@kshs.org">jepperson@kshs.org</a></td>
</tr>
<tr>
<td>Anita Frank</td>
<td>Office Assistant-Archeology</td>
<td>257</td>
<td><a href="mailto:afrank@kshs.org">afrank@kshs.org</a></td>
</tr>
<tr>
<td>Chris Garst</td>
<td>Archeological Lab Technician</td>
<td>151</td>
<td><a href="mailto:cgarst@kshs.org">cgarst@kshs.org</a></td>
</tr>
<tr>
<td>Cathie Griffin</td>
<td>Half-time Office Assistant</td>
<td>230</td>
<td><a href="mailto:cgriffin@kshs.org">cgriffin@kshs.org</a></td>
</tr>
<tr>
<td>Martha Hagedorn-Krass</td>
<td>Nat’l &amp; State Register, Pres. Planning</td>
<td>213</td>
<td><a href="mailto:mkrass@kshs.org">mkrass@kshs.org</a></td>
</tr>
<tr>
<td>Bob Hoard</td>
<td>State Archeologist, Ass’nt. Div. Director</td>
<td>268</td>
<td><a href="mailto:rhoard@kshs.org">rhoard@kshs.org</a></td>
</tr>
<tr>
<td>Teresa Kiss</td>
<td>Office Assistant</td>
<td>245</td>
<td><a href="mailto:tkiss@kshs.org">tkiss@kshs.org</a></td>
</tr>
<tr>
<td>Katrina Klingaman</td>
<td>Historic Preservation Specialist</td>
<td>226</td>
<td><a href="mailto:kklingaman@kshs.org">kklingaman@kshs.org</a></td>
</tr>
<tr>
<td>Patty Koerner</td>
<td>Half-time Office Assistant—Archeology</td>
<td>235</td>
<td><a href="mailto:pkoerner@kshs.org">pkoerner@kshs.org</a></td>
</tr>
<tr>
<td>Carl Magnuson</td>
<td>Grants and Certified Local Government</td>
<td>216</td>
<td><a href="mailto:cmagnuson@kshs.org">cmagnuson@kshs.org</a></td>
</tr>
<tr>
<td>Patty Morgan</td>
<td>Half-time Office Assistant-HPO</td>
<td>233</td>
<td><a href="mailto:pmorgan@kshs.org">pmorgan@kshs.org</a></td>
</tr>
<tr>
<td>Dick Pankratz</td>
<td>Division Director, Deputy SHPO</td>
<td>217</td>
<td><a href="mailto:dpankratz@kshs.org">dpankratz@kshs.org</a></td>
</tr>
<tr>
<td>Martin Stein</td>
<td>Archeologist</td>
<td>258</td>
<td>mstein @kshs.org</td>
</tr>
<tr>
<td>Randy Thies</td>
<td>Archeologist</td>
<td>267</td>
<td><a href="mailto:rthies@kshs.org">rthies@kshs.org</a></td>
</tr>
<tr>
<td>Tim Weston</td>
<td>Highway Archeologist</td>
<td>266</td>
<td><a href="mailto:tweston@kshs.org">tweston@kshs.org</a></td>
</tr>
<tr>
<td>Bruce Wrightsman</td>
<td>Architect</td>
<td>227</td>
<td><a href="mailto:bwrightsman@kshs.org">bwrightsman@kshs.org</a></td>
</tr>
<tr>
<td>Virginia Wulfkuhle</td>
<td>Public Archeologist</td>
<td>255</td>
<td><a href="mailto:vwulfkuhle@kshs.org">vwulfkuhle@kshs.org</a></td>
</tr>
</tbody>
</table>
Preservation Office Invites Public Input

The Kansas Historic Preservation Office (KHPO) soon will begin establishing the goals for its 2002 grant application to the National Park Service. The appropriation has not been established, but an award of approximately $700,000 is expected.

This grant provides 60 percent of the operating funds and salaries for the office. A portion of the funds is passed through to subgrant recipients. Historic Preservation Fund subgrants are given for activities that aid in planning for the preservation of our cultural resources.

A minimum of ten percent of the funds granted to the KHPO must be passed through to Certified Local Governments. Eligible activities include architectural and archeological surveys, preparation of nominations to the National Register of Historic Places, and preparation of historic preservation plans. The goals for this year’s programs include thematic nominations or nominations for historic districts, historic preservation surveys in areas threatened by development pressures, and projects that have the potential for increasing knowledge and awareness of historic resources concerning minority populations in Kansas.

The KHPO welcomes your input to help it shape its program. Please mail your suggestions by November 16, 2001 to Grants Manager, Kansas State Historic Preservation Office, Kansas State Historical Society, 6425 SW 6th Street, Topeka, Kansas 66615.