Four terms that are often used interchangeably by the public actually have very specific meanings when applied to historic properties: preservation, restoration, reconstruction, and rehabilitation.

Learn more on pages 13-16
Preservation Conference 
Calls for Proposals

The Kansas State Historical Society will hold its annual preservation conference in Hutchinson, April 24-26, 2008. The conference program committee invites proposals for session panels, lectures, walking tours, on-site demonstrations, and other creative formats focusing on current issues in historic preservation. Sessions will run 45 minutes to an hour. Proposals addressing the following topics will be given preference:

- Professional/Technical
- Educational
- Window Repair
- Architectural Styles
- Masonry Repair and Cleaning
- Recent Past/Modernism
- Green Building/Design
- Roadside Architecture
- Adaptive Use
- Rural Preservation Issues
- Residential Rehabilitation
- Urban Preservation Issues
- Commercial Rehabilitation
- Development of Built Environments
- State Preservation Law
- Reno County-focused History Topics
- Design Review Guidelines
- Fundraising Strategies

Session proposal forms are available for download online at www.kshs.org or by calling (785) 272-8681 Ext. 240. Please submit three (3) copies of completed forms by November 15, 2007 to:

Patrick Zollner, Director
Cultural Resources Division
Kansas State Historical Society
6425 SW 6th Avenue
Topeka, KS 66615

Applicants will be notified of their acceptance by January 15, 2008. Selected applicants will be asked to submit copies of any PowerPoint presentations or handout materials by March 15, 2008.

A few notes to our readers...

Did you receive the May-June issue?

We apologize to our readers for any inconvenience caused by an error in our mailing system. Unfortunately, some readers did not receive the May-June 2007 issue of Kansas Preservation (Vol. 29, No. 3). If the May-June issue did not reach you, please contact us at (785) 272-8681 Ext. 240 or cultural_resources@kshs.org and we will gladly send your copy.

Receiving duplicate issues, or wish to opt out?

In light of the mailing error, we are cleaning up our mailing list. If you receive duplicate copies, or would rather not continue receiving Kansas Preservation, please contact us. Removing your name from this list does not impact other Kansas State Historical Society mailings.

Did you catch the error?

The July-August issue included an error on page three. A $36,448 Heritage Trust Fund grant to the Pony Express Preservation Society will be used to restore the front facade of a contributing building in the Seneca Main Street Historic District in Nemaha County, not Doniphan County as printed.
Public discontent is rising about the proposed redevelopment in downtown Manhattan. Recent property demolitions and plans for a new grocery store have caused public outcry and controversy. The historic stone Strasser House is caught in the middle of the debate, and its location remains a big point of contention.

“At library session, Dial ‘M’ for mad”
The Manhattan Mercury, September 11, 2007
www.TheMercury.com

The City of Salina began the process of applying to be a Pre-
serve America Community. The Salina Heritage Commission
voted to recommend that the city apply for the distinction,
which would make the city eligible for opportunities as part of
that program.

“Group: City should try for grant eligibility”
The Salina Journal, September 6, 2007
www.saljournal.com

The Federal Highway Administration has approved an $88-
million plan to replace the 70-year-old Amelia Earhart Bridge
with a new four-lane overpass. The old bridge over the Kansas
River at Atchison will be destroyed when new bridge construc-
tion is completed in 2011, ending years of debate about whether
the bridge should be rehabilitated or replaced.

“Bridge fate decided”
The Atchison Globe, September 5, 2007
www.atchisonglobeonline.com

The historic Fox Theatre in Hutchinson has scheduled Sunday
afternoon shows that focus on family entertainment in the
community. The theater will have three performances each
Sunday afternoon in the hope of reaching a younger segment of
the community. The shows are live and will bring new genera-
tions into one of Hutchinson’s historic theaters.

“Fox’s variety is entertainment for all ages”
The Hutchinson News, September 2, 2007
www.hutchnews.com

Petitions were filed in Shawnee County district court to
block tree removal and parking lot construction between
Bethany Place (north elevation shown above) and Grace
Episcopal Church. The City of Topeka overturned the Kansas
State Historic Preservation Office’s determination that the
church’s parking lot project would encroach upon the
historic environs of Bethany Place. Local residents now seek
a court order to stop the removal of trees and construction
of the parking lot. Bethany Place was listed on the Register of Historic Kansas Places in 1979.

“Removal of trees raises ire”
The Topeka Capital-Journal, August 30, 2007
www.cjonline.com

Compiled by Kristen Lonard-Johnson, state tax credit reviewer
and National Register historian
The Kansas Historic Sites Board of Review recommended 12 nominations to the National Register of Historic Places during its regular quarterly meeting on August 18, 2007. These nominations will be forwarded to the National Register office in Washington, D.C., for its review. The board also approved the addition of one listing to the Register of Historic Kansas Places. Below are summaries of the nominated properties.

National Register of Historic Places

Burr Oak United Methodist Church
Burr Oak, Jewell County

Built in 1912, the Burr Oak United Methodist Church is an example of late Victorian-era Richardson Romanesque architecture. The congregation organized in 1873 and held services and meetings in area homes until 1880 when they built their first wood frame church. By 1910, the growing congregation voted for a larger, more permanent structure. They hired prominent Kansas architect J. C. Holland, who had designed the Burr Oak School located across the street, to design the new building. The church hired M. E. Brady of Beloit to construct the church for $11,940. The contract for the memorial stained-glass windows was awarded to the Ford Brothers Glass Company of Minneapolis, Minnesota. The price of the windows totaled $385. Currently, the church has a small but active membership of about 25. The building is also used for community events, kindergarten classes, 4-H meetings, Bible studies, children’s religious gatherings, funeral services, and wedding receptions.

Naroma Court Historic District
Abilene, Dickinson County

The Naroma Court Historic District, located five blocks north of Abilene’s central business district, consists of five homes and two garages constructed between 1886 and the mid-twentieth century. The district’s earliest building, a residence at 800 North Buckeye Avenue, was erected in 1886 by banker T. H. Malott. He hired the firm Paul & Jacobs to build a Queen Anne-Eastlake-style house along the city’s main boulevard. In 1914, new owner Cleyson L. Brown updated and modernized the home to its current Queen Anne-Free Classic style. Brown was an entrepreneur who built a utility conglomerate that began with a small telephone exchange. Through his insight, the company expanded and became United Telecommunications (later known as Sprint Corporation), which was once the largest employer in the city.
Abilene. In 1925, Brown hired architect C. W. Shaver of Salina, Kansas, to design a group of four Spanish Colonial Revival houses on the lots behind and adjacent to his house. The four homes were built for Brown’s daughter, Mina Brown Prather Rugh, and three of his business colleagues. Two new streets, Spruceway and Naroma Court, were created as part of the development. A subsequent owner redesigned one of the Spanish Colonial Revival homes in 1952 to reflect the International Style. The small collection of homes not only represents popular architectural trends of the first half of the twentieth century, but also reflects Brown’s personal tastes.

Bradford Hotel
Sedan, Chautauqua County

The Bradford Hotel was built in 1904 by a group of Sedan businessmen—E. C. Ackarman, M. V. Floyd, C. M. Williams, W. H. Sprowl, and William Johnson—who donated the property for the hotel. With the discovery of oil and
gas nearby in 1903, these forward-looking entrepreneurs recognized the need for accommodations for visitors to the area. Forming the Sedan Commercial Club, the five men met in March of 1904 to discuss the possibility of a new hotel in Sedan. According to The Sedan Lance, they agreed that “the most desirable location would be on the corner of Main and Chautauqua streets, across the street north from the First National bank.” The committee awarded the construction contract to local contractor A. J. Denick for $17,600. Denick also had worked on the construction of Sedan’s opera house several years earlier. The hotel officially opened in March of 1905 and served as the only hotel in Chautauqua County until 1974. The Sedan Area Foundation purchased the hotel in 2001 and plans to reopen the hotel with a restaurant, lounge, and conference room. The first story is being rehabilitated.

**Brown Building**

**Wichita, Sedgwick County**

The Brown Building, at the southwest corner of Douglas and Broadway in downtown Wichita, was constructed as an architectural bookend to the 14-story Union National Bank on the southeast corner of the same intersection. It is a Commercial-style building with Classical Revival ornamentation, a solid and appropriate design for a downtown Wichita office building. The architectural firm of Schmidt, Boucher & Overend designed the original six-story building, and the George Siedhoff Construction Company began construction in July 1926. The office tower was named for Charles S. Brown, father of George Brown who owned the lots on which it was built. Construction took just nine months and involved many local firms, including the Western Glass Company, Ben Sibbritt Iron, Gold Rule Plumbing, Southwestern Roofing, and Cuthbert Cut Stone. The Wichita Eagle praised Wichita’s newest tower as “a masterpiece of modern business building construction.” Located on one of the city’s busiest and most valuable corners, the $500,000 building was a modern wonder of reinforced concrete, red brick, and Carthage-Bedford white stone. Tenants on the ground floor included the Princess Lunch, Billy Cain’s barber shop, the LaSalle candy shop and Cox’s hosiery shop. The basement housed the Commodore Club, a billiard parlor with ten tables, a lunch counter, and a cigar counter. Two high speed elevators whisked passengers to the upper floors and the offices of attorneys, physicians, oil companies, and Brosius Investment Company, the owner of the building. Work began in May 1928 to add five additional floors to the building, increasing it in height to an impressive eleven stories. Again, the work was contracted to the Siedhoff Construction Company for $225,000. Construction was completed by November 1928. Today, a variety of commercial businesses occupy the Brown Building.

**P. H. Meehan House**

**Tampa, Marion County**

The P. H. Meehan House was built in 1910 on the west edge of the small town
of Tampa. The town was incorporated in 1908 along the Chicago, Rock Island and Pacific Railroad some 20 miles northwest of Marion, the county seat. Local banker Patrick Meehan hired the Hutchinson-based architectural firm Kelso, Mann and Gerow to design the home to reflect the popular Craftsman style. The building’s form is American Foursquare, a common domestic adaptation of the Prairie style that was widespread in cities, suburbs, and the countryside between 1900 and 1925. The two-story house features a low-pitched hipped roof with four hipped dormers. As is typical with Foursquares, the house features narrow wood siding. The historic wood windows are double-hung, and some feature Craftsman-style stained glass.

Residential Resources of Wichita Multiple Property Documentation Form

A multiple property documentation form focusing on Wichita’s historic residential resources was developed from previous surveys of many historic neighborhoods, including Midtown, Riverside, Delano, Friends, McAdams, Dunbar, Fairmount, and College Hill. Approximately 12,000 residential buildings were surveyed, identifying house types, architectural styles, architects, and builders. The neighborhoods share a common development history as evident in their architectural styles and house types. This study utilizes the 1960 Wichita City Limit as the geographic boundary and provides two historic contexts about single-family and multi-family residential development from 1870 to 1957. A multiple property documentation form streamlines the research and organization of information for National Register listing and preservation planning purposes. The form facilitates the evaluation of individual properties by comparing them with resources that share similar physical characteristics and historical associations. Information common to the group of properties is presented in the historic context, while information specific to each individual building, site, district, structure, or object is placed on an individual registration form. Additional neighborhoods will also be surveyed. The following two nominated properties were approved as part of this study.

**Newbern-Gore House**  
*Wichita, Sedgwick County*

Located in Wichita’s College Hill neighborhood, the Newbern-Gore House was built in 1927 as a two-story American Foursquare. The home’s features borrow from the Prairie and Craftsman styles, including wide, overhanging eaves, square or tapered porch supports, a full-length front porch, and horizontal groupings of windows. This property includes an original detached garage and a modern non-contributing detached garage. The house is named for two owners: Reymond Newbern and Harry Gore. Newbern was secretary of Wichison Natural Gas Company and then became president of Northwestern Natural Gas in 1931. He sold the property on Roosevelt Street to Harry Gore in 1930. Gore moved to Wichita in 1925 and remained active in the oil business until his death in 1951.

**Smyser House**  
*Wichita, Sedgwick County*

The Smyser House, built in 1919, is an excellent example of a bungalow residence and represents the middle-income socio-economic lifestyle of two early twentieth-century Wichita businessmen. As Wichita prospered after World War I, the land on the banks of the Big and Little Arkansas Rivers became highly desirable for new homes. These houses, including 931 Buffum, were built in the newly fashionable Craftsman style of architecture. Property owner Ray Popkess chose a modest Craftsman design on a one-story plan and hired Wichita carpenter Charles F. Hembree to build it. The estimated cost was $4,400. The house is named for longtime property owners Lydia Smyser and her son Clyde, a well-known businessman who participated in civic, church, and fraternal affairs. Perhaps Smyser’s greatest contribution to the community was as a member of the Board of Regents of Wichita University (now Wichita State University). The Wichita City Commission appointed him to the board when Fairmount College became a municipally owned university in 1923. He headed various committees, including overseeing the financial management of the athletics activities and construction of Jardine Administration Building and McKinley Science Hall.

**Schleifer-McAlpine House**  
*Kansas City, Wyandotte County*

The Schleifer-McAlpine House was built in 1870 in the Strawberry Hill area of Kansas City, Kansas. This Italianate-style two-story brick residence sits upon a limestone foundation and has a wraparound front porch. Between 1870 and 1925, two prominent businessmen and public officials, Louis Schleifer and Nicholas McAlpine, occupied the house. Both played key roles in the development of Kansas City and the Strawberry Hill neighborhood. Schleifer operated...
The Newbern-Gore House (left) and the Smyser House (below) are nominated to the National Register as part of the Residential Resources of Wichita Multiple Property Document.

(Left) The Herman Foster House in Gardner is now a community museum.

(Lower left) Two prominent Kansas City, Kansas, businessmen occupied the Schleifer-McAlpine House in the Strawberry Hill neighborhood.

(Below) The Franklin R. Lanter House served as multi-unit apartments for several years before the current owners purchased it in 1971 and rehabilitated the house to a single-family residence.
a brickyard company with his brother Fred, which produced materials for many buildings in Kansas City from 1867 to 1880. Schleifer also was involved in local politics, serving as a Wyandotte city council member from 1873 to 1875. The property transferred to McAlpine, who had also served on the city council, in 1882. One of McAlpine’s most important involvements, however, was as one of eight partners in the Kansas City, Kansas Town Company. The company was formed in 1868 to plat and develop the portion of Wyandotte County lying in the river bottoms between the Kansas-Missouri state line on the east, the Missouri River on the north, and the Kansas River on the west. During the early 1900s, the house was moved approximately 125 feet to the west to avoid demolition during the paving and straightening of Sixth Street.

Herman Foster House
Gardner, Johnson County
Built in 1893 for Herman Foster, this gable-front-and-wing Folk Victorian house is located at the northwest corner of Oak and Main Streets two blocks west of downtown Gardner. At the time of the house’s construction in 1893, it was on the west edge of Gardner. The one remaining outbuilding on the property – a chicken house – is a reflection of its rural beginnings. Foster was a well-known local businessman. In 1881, he formed a business partnership with Arthur Bigelow under the name of Bigelow and Foster and conducted a mercantile business for almost 30 years. Foster served on the Gardner school board in 1894 and on the city council for eight years. Foster and his family moved to Colorado Springs in 1907 where he died in 1911. His obituary in the Gardner Gazette remarked, “In the passing away of Herman Foster, Gardner and Johnson County loses one of her best citizens. He was one of the prominent men of the county and will be greatly missed. He was one of Gardner’s most prominent business men and was always working hard for the good of the town in which he lived.” Clarence Shedden and his family then occupied the house for much of the early twentieth century. The Gardner Historical Museum, Inc., purchased Foster’s house in 2002 and operates a community museum within the home.

Franklin R. Lanter House
Olathe, Johnson County
Architect George P. Washburn of Ottawa, Kansas, designed this two-story wood frame house in the transitional Queen Anne Free Classic style. It was completed in 1901. The Queen Anne style was the dominant residential style in the United States from 1880 to 1910. Free Classicism is a subtype of Queen Anne architecture that became popular after 1890 and shares characteristics with some early Colonial Revival houses: classical columns, cornice-line dentils, swags, garlands, and Palladian windows. The Lanter House displays many of these Free Classical details, most notably the classical columns on the front porches. The house was built for Franklin R. Lanter, a prominent Olathe lumber and coal merchant, who resided there until 1919. The variety of woods used throughout the interior of the home is a direct reflection of Lanter’s ties to the lumber business. The flooring, trim, and carved mantels feature curly maple, pine, and oak. During past restoration work, Lanter’s name was found written on the back of trim pieces found throughout the home. The property changed hands several times after 1919. Upon purchasing the house in 1971, the current owners rehabilitated it from multi-unit apartments back into a single-family residence. The property was listed in the Register of Historic Kansas Places on May 4, 1985. (A separate article about architect George Washburn begins on page 11.)

Farmers & Bankers Historic District
Wichita, Sedgwick County
The Farmers and Bankers Historic District is on the northeast corner of First and Market Streets in Wichita. The two-building district forms a solid block, and the buildings complement each other in materials and their Commercial style. The former Wichita Club and Elks Club buildings, constructed in 1911 and 1925, respectively, are both five stories tall with flat roofs and tripartite façades faced with red brick and classical ornamentation. Wichita Club members approved a design by the Kansas City architectural firm of Keene and Simpson in April 1909. Plans progressed during the summer and into the fall, when the contracting firm of Dieter and Wenzel began work. Construction took one year and cost $120,000. Twelve years later, the Wichita Benevolent and Protective Order of Elks began construction of Lodge No. 427 north of the Wichita Club building. The Elks chose a five-story design by Wichita architect Ed Forsblom for their building. Contracts totaling $500,000 were awarded, including one to the Siedhoff Construction Company as the general contractor. The two buildings also have a shared history. By 1946, the Farmers and Bankers Life Insurance Company owned...
The Henry Hickert Building in Bird City features restrained Classical Revival style ornamentation, including a triangular pediment above the corner entrance (shown in the background image).

The National Register of Historic Places is the official list of the nation’s historic places worthy of preservation. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture.

Listing a property on the National Register...

**DOES**

Give a property prestige;

Provide eligibility for financial assistance;

Provide eligibility to non-profit properties for preservation grants; and

Provide eligibility to home- and business-owners for rehabilitation tax credits.

**DOES NOT**

Prevent owners from altering their property;

Restrict the use or sale of the property; or

Establish times the property must be open to the public.

Register of Historic Kansas Places

St. John AME Church
Topeka, Shawnee County

St. John African Methodist Episcopal (AME) Church, at the southwest corner of Seventh Street and Topeka Boulevard in downtown Topeka, is within sight of the Kansas Statehouse. The congregation, which traces its roots in Topeka to 1868, was first known as the Methodist Church Mission and was not affiliated with an organized religion. The members met in a place known as the “Alley Barn,” located in an alley between Harrison and Van Buren Streets, bounded on the north side by Second Street and on the south side by Third Street. Near that area were the homes of free African Americans and many ex-slaves who had migrated to Kansas after the Civil War. Many former slaves came to Topeka from Tennessee, and the church they eventually founded served the city’s “Tennessee Town” neighborhood. Several men and
women formed a prayer circle that developed into the Methodist Church Mission. In 1877, Pastor John M. Wilkerson, the Missouri Conference’s presiding elder at the time, became the church’s first minister. Wilkerson chartered the eleven-year-old organization as St. John African Methodist Episcopal Church, which became the first AME church in Topeka. The thriving congregation purchased the land at Seventh and Topeka in 1882. The existing stone church was constructed over a period of years from 1908 to 1926 and is significant for its association with Topeka’s African American history. Throughout the congregation’s 139-year history, various activities have extended St. John AME Church beyond the religious realm and into the political, civic, charitable, and business spheres. As a result, church leaders and congregants played a major role in the activities of Topeka’s African American community from 1868 to 1952.

The Kansas Historic Sites Board of Review includes (left to right): Craig Crosswhite, David Sachs, Billie Porter, James Sherow, Margaret Wood, J. Eric Engstrom, Nancy Horst, John W. Hoopes, Jennie Chinn. Not pictured: Leo Oliva and Daniel Sabatini.

Meet the Kansas Historic Sites Board of Review

The Kansas Historic Sites Board of Review is a group of eleven 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 comprises 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 archaeology, historical archaeology, and architectural history.

Craig Crosswhite, an attorney from Ness City, serves as a public member and is chairman of the board. Eric Engstrom, an attorney in Wichita, serves as the governor’s designee and the vice chair. Other professional members include Daniel Sabatini, an architect in Lawrence; David Sachs of Manhattan, an architectural history professor at Kansas State University; James Sherow of Manhattan, a history professor at Kansas State University; John Hoopes of Lawrence, an archaeology professor at the University of Kansas; and Margaret Wood of Topeka, an archaeology professor at Washburn University. Nancy Horst of Winfield, Billie Porter of Neodesha, and Leo Oliva of Stockton serve as public members on the board. Jennie Chinn, executive director of the Kansas State Historical Society, is the state historic preservation officer by statute.

The governor recently re-appointed Crosswhite, Sachs, and Hoopes to additional three-year terms.
The following is a sampling of Washburn-designed buildings listed in the Register of Historic Kansas Places and/or the National Register of Historic Places.

Anderson County Courthouse – Garnett, 1901
Sennett and Bertha Kirk House – Garnett, Anderson County
Burlington Carnegie Free Library – Burlington, Coffey County
Butler County Courthouse – El Dorado, 1908
Columbus Public Carnegie Library – Columbus, Cherokee County
Atchison County Courthouse – Atchison, 1896
Doniphan County Courthouse – Troy, 1905
Franklin County Courthouse – Ottawa, 1893
Ottawa Public Library – Ottawa, Franklin County
Eureka Carnegie Library – Eureka, Greenwood County
Harper County Courthouse – Anthony, 1906
Franklin Lanter House – Olathe, Johnson County
Kingman County Courthouse – Kingman, 1907
Miami County Courthouse – Paola, 1898
Cherryvale Carnegie Free Library – Cherryvale, Montgomery County
Sterling Free Public Carnegie Library – Sterling, Rice County
Woodson County Courthouse – Yates Center, 1899

Other examples of Washburn designs:
Johnson County Courthouse – Olathe, 1891 (destroyed)
Pike County Courthouse – Pittsfield, IL 1894
Neosho County Courthouse – Erie, 1904 (destroyed)
Beaver County Courthouse – Beaver, OK 1907
Pratt County Courthouse – Pratt, 1910
Chautauqua County Courthouse – Sedan, 1917
George P. Washburn (1847-1922), would be 160 this year, and the Franklin County Historical Society is celebrating. An exhibit, “Geo. P. Washburn, Arch’t.,” runs through November 11 at the Old Depot Museum in Ottawa. Tours of Washburn-designed buildings are scheduled for October 6 in Ottawa and October 14 in Paola.

Exhibit panels feature Washburn’s years of work with Kansas City’s pioneer architects, Asa B. Cross and William Taylor, on Union Depots across the Midwest. His Civil War experiences, years of retirement, and his enthusiasm for veteran’s affairs are also presented.

Washburn designed 13 courthouses in Kansas. His influence spreads beyond the sunflower state with courthouses in Illinois and Oklahoma. He worked on numerous state institutions during two terms as architect for the State Board of Charities. The architect used Ottawa as his portfolio, hosting numerous groups of county commissioners to town see his work.

The Old Depot Museum at 135 W. Tecumseh St. in Ottawa is located a half block from the intersection of K-68 and US-59 Highways. Hours are 10 a.m. to 4 p.m. Tuesday through Saturday, and 1 to 4 p.m. Sunday.
Guidelines for the Treatment of Historic Properties:
More than Just Rehabilitation

Preservation • Restoration
Reconstruction • Rehabilitation
Most people who have worked with historic properties have at least heard of the Secretary of the Interior’s Standards for Rehabilitation. These standards are fundamental to historic preservation throughout the United States; however, few people realize that the Standards for Rehabilitation are only one of four of the Secretary of the Interior’s Standards for the Treatment of Historic Properties. The four Standards clarify terms that are often used interchangeably by the public but have very specific meanings when applied to historic properties: preservation, restoration, reconstruction, and rehabilitation.

The Standards for the Treatment of Historic Properties were created in 1992 and codified in the federal register in 1995. They replaced previous standards called the Standards for Historic Projects created in 1979 and revised in 1983.

The Standards for the Treatment of Historic Properties are most often applied to buildings but can also be applied to historic sites, structures, objects, and historic districts. They are applied to both interior and exterior features and finishes. These standards are not regulations to be followed as one would a law. They are intended to encourage responsible preservation practices for irreplaceable cultural resources and to guide the actions of those undertaking the project once a course of treatment has been decided.

Before one can decide which of the four treatments for historic properties should be followed, several questions need to be asked.

- What is the relative importance of the property’s history? Buildings of exceptional significance to American history, often designated as National Historic Landmarks, may warrant the use of the Standards for Preservation or Restoration, while buildings significant for their contribution to a historic district may more often benefit from treatment under the Standards for Rehabilitation.
- What is the physical condition of the property? Is there enough original or historic fabric left to justify the treatment of preservation, or has the building been heavily altered so that rehabilitation would be a more beneficial course?
- What is the proposed use for the building? If the building will be used as a museum or historic site, restoration or reconstruction may be the desired course. If the building will be reused for a new purpose, then rehabilitation may be more appropriate.
- What are the mandated code requirements? Care should be taken to avoid actions done hastily in the name of code compliance. Projects involving the abatement of hazardous materials or additions for accessibility should be carefully planned and guided by the standards selected.

By Katrina Ringler, federal and state tax credit coordinator in the Cultural Resources Division, with assistance from Dan Prosser, Historic Sites Division.
Preservation

The Standards for Preservation focus on maintaining and repairing existing historic materials while retaining the property’s current form as it has evolved over time. For example, an 1870’s farmhouse may have received a new porch in 1920 and a rear addition in 1946. A project undertaken to preserve the intact historic character and materials of the house would attempt to preserve the rear addition as well as the porch. The Standards for Preservation are often used when the intent of a project is to freeze the property in time and preserve the entire history of the changes that have taken place over time.

Restoration

The Standards for Restoration are used when the desire is to return a property to a particular period in its history by removing evidence from later periods. Using the previous example, a restoration approach on the 1870s farmhouse would remove the 1902 porch and the 1946 rear addition to restore the 1870s appearance of the house. Restoration also incorporates some elements of reconstruction, because original features of the property, such as porches, may be missing. Photo documentation or physical evidence would be used to restore the original 1870s porch to the house after the 1902 porch was removed.

Care should be taken to think critically about the significance of the property and its integrity before pursuing the restoration course. The property may be significant for events or people associated with the property in the 1940s, so removal of the rear addition would lessen the building’s significance. Likewise, if the building’s interior was also drastically remodeled in 1946, very little historic material from the 1870s may remain. A course of restoration may end up becoming a reconstruction if there are no historic materials to uncover.

Reconstruction

The Standards for Reconstruction are used when entire properties or portions of properties have not survived and are to be recreated for interpretation. Reconstructions are replicas that represent the character of a particular property at a specific period in time and in its historic location. A reconstruction cannot be conjectural; documentation or physical evidence must be present. Archeological investigation is usually necessary when an entire building or site is being reconstructed. As with the other standards, preservation of any remaining historic features or materials should be included in the plans. Reconstruction of entire properties is rare; a notable example being the Governor’s Palace at Colonial Williamsburg. More commonly, elements of historic buildings are reconstructed as part of a restoration or rehabilitation. Properties that have been completely reconstructed are generally not eligible for listing in the National Register of Historic Places.
Rehabilitation

The Standards for Rehabilitation are the most commonly used, and incorporate aspects of all three of the other treatments for historic properties. These standards are used when a property is being adaptively reused for a new purpose or for continuing use. Rehabilitation recognizes the need to alter some aspects of a historic property to meet the new or continuing use, while seeking to retain those features and materials that characterize the historic property. In the example of the 1870s farmhouse, a new owner may wish to use the house as a bed and breakfast. Generally the electrical system, plumbing, and heating and air conditioning would need to be upgraded. These things can be done in a manner that does not obscure or damage character-defining features, such as trim molding, wooden floors, and high ceilings. Creative solutions are sometimes necessary to avoid diminishing the building’s historic character and integrity. Both state and federal tax incentive programs for historic buildings use the Standards for Rehabilitation to review applicants’ projects.

More information on the Standards for the Treatment of Properties can be found at www.nps.gov/history/hps/tps/standards_guidelines.htm. Anyone considering a project on a building more than 50 years of age is encouraged to contact the Kansas Historic Preservation Office at (785) 272-8681 Ext. 240 or cultural_resources@kshs.org for guidance and assistance.
“This is not going to be like other internships. You won’t be doing any copying or filing.”

Intended as a warning, the City of Lawrence’s Historic Resources Administrator (HRA) summarized one reason that I so fervently wanted to become the Historic Preservation Planning Intern. While enrolled in “Historic Preservation Planning,” a course offered by the Masters of Urban Planning program at the University of Kansas, I learned of the opportunity to intern for the city. I immediately applied.

After one semester of learning about urban planning, I knew that my concept of good planning required the preservation of historic buildings, landscape features, and overall layout of the built environment. Communities that successfully preserve their historic resources are infinitely more livable, attractive, and sustainable than their anti-preservation counterparts. Tourists and new residents flock to Paris, London, San Francisco, Charleston, and Savannah for many reasons, one of which is indisputably their excellent preservation of historic buildings and landscapes.

In April 2006, I started work at the Lawrence-Douglas County Metropolitan Planning Department. As promised, I was immediately thrown into the real world of working in a planning office. After the requisite “new job” reading and exploring of documents, I began reviewing incoming projects. When a project requires a building permit for a National Register of Historic Places or Register of Historic Kansas Places listed property or its environs, a Historic Resources Review is mandatory.

In a city such as Lawrence, which has more than 500 designated historic properties, the workload is tremendous for one full-time staff person and a part-time intern. I began by looking over the applications for Historic Resources review, studying the drawings, and comparing the proposed projects with the standards and guidelines with which they must comply. During this pre-review process, and after several months of work and guidance, I learned to “read” architectural drawings and construction documents—an impressive feat for someone whose design experience had been limited to drawing very simple site plans.

Next, I visited sites and property owners to get first-hand knowledge of the proposed project. Here again, I gained valuable experience. I encountered all types of individuals: some friendly, others difficult; some professionals in architecture, preservation, construction, or planning, others laypersons. Adapting my manner of talking with each of our applicants was necessary to establish credibility with urban planners, architects, and preservationists who have their own professional lingo. As a 22-year-old, I felt intimidated at first. With practice, the discomfort began to ebb, and I began to enjoy discussions in this new world in which I now lived.

Although it sometimes required difficult explanations, I enjoyed interactions with laypersons much more. When talking with typical members of the public, my vocabulary contained less jargon but my message was always the same: Let’s figure out a way to meet your needs, while preserving the historic character of this property. These interactions gave me the opportunity to actually help someone, whether that was to achieve better design (at no cost to the applicant), an understanding of preservation, or a better opinion of city government. Often I felt like an ambassador for the City of Lawrence sent out into the community to

Laura Waggoner is putting her internship experience to work as a survey coordinator in the Cultural Resources Division.

Two of the many projects that Laura Waggoner worked on during her internship were this residence at 1008 Ohio Street and the gazebo in South Park.
show that preservationists can be helpful, efficient, and knowledgeable. Great satisfaction follows an interaction that starts rocky—often because the person begrudges dealing with perceived governmental hoops—but ends with mutual understanding, even amicability. I was lucky to develop several such friendships with members of the public, an excellent job perk.

After meeting with an applicant and developing an understanding about the project at hand, I prepared a report, including the summary of a project, its compliance with applicable standards and guidelines, and staff recommendations. Often projects were so complicated, and sometimes controversial, that knowing where to begin was difficult. I learned another valuable lesson: just type. It is always possible to edit and revise, or even rewrite, later. The HRA dispensed this advice to me early in my internship; and to this day, it still serves me well when writing difficult papers.

Beyond reviewing applications, making site visits, and writing staff reports, I had many other tasks. I was fortunate to work on the research for a National Register district. Like any other staff member, I attended a variety of weekly and monthly staff meetings, and occasional planning and city commission meetings. I had responsibilities and duties of my own, but could get help whenever I asked. I really appreciated this atmosphere.

By working 25 hours a week while going to school full-time, juggling meetings and reports, and interacting directly with city staff, city officials, and the public, I learned so much more than many of my contemporaries. I made contacts, learned to voice my opinion (often among people twice my age), and witnessed the role of preservation and planning—and sometimes the struggle involved—outside the academic world.

My internship was funded by a Historic Preservation Fund grant, which stipulates that the end result must be tangible and measurable. Typical results are downtown survey projects or National Register nominations; however, the end product for this grant was a historic preservationist. I believe this result is as valuable as any document resulting from an HPF grant. By the time my internship with the City of Lawrence concluded, I felt that a career in preservation would be the most effective manner for achieving “good” urban planning. I realized that not nearly enough people know about, care about, or work toward preservation. By leaving the field of urban planning for a career in preservation, I am working toward a better built environment.

Even now, months later, I am still comprehending the impact of such an extraordinary internship. During the year I worked for the City of Lawrence, I was keenly aware of the influence it would have on my career. Now, given what I know about the inutility of many internships, I find it quite impressive that my internship helped me gain enough experience and contacts to begin a career in a field different from the focus of my graduate work. About one month before I left the City of Lawrence, the Kansas SHPO hired me as a survey coordinator.

Too often, people consider historic preservation to be fluff—an extra, if a city has a budget surplus. I certainly believe this a poor approach to preservation planning. By working in preservation and understanding its valuable economic, aesthetic, and community-building benefits, this urban planner became a participant in, rather than just an admirer of, historic preservation. My experience leads me to believe that grant funding that directly and measurably adds members to the field of historic preservation is the most beneficial of all.

The Lawrence Historic Resources internship is funded by the Historic Preservation Fund (HPF) of the National Parks Service (NPS) and administered by the State Historic Preservation Office (SHPO). Intended for cities, counties, universities, and preservation organizations, HPF grants are allotted to activities that further plan for the preservation of the built environment. In addition to preservation interns, HPF grants are used for surveys, National Register nominations, preservation plans and ordinances, design review guidelines, and educational activities.
Associated Programs Enhance the KATP Field School Experience

Each year the Kansas Anthropological Association (KAA) and the Kansas State Historical Society (KSHS) organize an archeological project somewhere in the state. This annual Kansas Archeology Training Program (KATP) field school involves archeological excavations and survey, an artifact laboratory, classes, and much more. Many who come to the KATP field school have an appetite for the larger picture—they want to understand the past and present communities within a region, as well as how the locale has changed over time. They want to know about the peoples, their cultures, and the environment. To help satisfy this curiosity, KAA provides a potpourri of evening programs. KAA First Vice-president Sharon Sage of Auburn planned the programs for the June 2007 KATP field school, which took place in Graham County near the Nicodemus National Historic Site.

As in other communities of western Kansas, a period of dugout homes occurred during the early years of Nicodemus settlement. In a region of few trees, settlers often lived in expedient dugouts, sod houses, or combinations of the two before they constructed buildings of stone, brick, and wood. Two of the evening programs focused on this era of dugouts, which were the subject of daytime excavations at the Nicodemus District 1 School House and the Thomas Johnson/Henry Williams Farm (see Kansas Preservation, Vol. 29, No. 4, pages 7-12).

Angela Bates, a descendant of Nicodemus settlers, presented an overview of the history of Nicodemus, the only remaining Exoduster town. In the late nineteenth century after the post-Civil War Reconstruction, many African Americans left the South to find land and freedom in the Midwest and West. During that era, these communities were largely segregated. Bates not only has collected many oral histories from descendants of early Nicodemus residents, but also has gone to Kentucky to see the homeland of many of these early settlers. She explained that because many areas of Kentucky did not have large farms, the possibilities of sharecropping for former slaves were limited. For many freed slaves, moving west was the solution, although some of those early settlers to northwestern Kansas returned to the South due to disgust with living conditions in dugouts. Bates went on to explain that, as in other rural agricultural areas, not all Nicodemus residents lived within the city. Farms surrounded the town for miles, and some African Americans who identified themselves with Nicodemus actually lived in Hill City, Stockton, and other nearby towns.

Historian Charlotte Hinger of Hoxie continued with the story of the early development of Nicodemus. Hinger’s research indicates that several of the earliest Nicodemus businessmen were lawyers, to which she attributes the town’s solid organizational foundation. While fascinated by many of the early town fathers, Hinger centered her talk

By Mary Conrad, KAA historian and librarian at Sumner Academy in Kansas City, Kansas
on journalist A. T. Hall, Jr., who, with a couple dozen other men, petitioned for the organization of Graham County before European American settlers of the area were ready. The formation of Nicodemus Township within the new county allowed the community to proceed more quickly in the recording of deeds. Hall realized that the securing of deeds would be necessary to avoid unscrupulous land speculators fleecing Nicodemus residents.

David Chalfant, of Hill City, and Lyle Hutchens, from southwestern Nebraska, presented a wide range of artifacts related to the professional buffalo hunters of 100-plus years ago and explained how these hunters killed so many bison in such a short time that the species quickly neared extinction. Hunters likely could have killed incredibly large numbers of bison much earlier in the nineteenth century, but the incentive to do so was not present until the second half of the century. With the arrival of railroads in Kansas and Nebraska, entrepreneurs could ship large volumes of buffalo hides to the heavily populated East. Once numbering in the hundreds of thousands, bison herds were largely gone from Kansas and Nebraska by 1873, four years before the first settlements at Nicodemus. Nonetheless, the remains of bison still could be seen in western Kansas because the skinning of animals at kill sites left the land strewn with incredible numbers of bones. Beginning in the early 1880s, many pioneers, including those in Nicodemus, made money by gathering wagonloads of dry bison bones, especially in the years when crops were poor. They took these bones to rail yards to sell to bone merchants, who in turn shipped them east for use in the production of fertilizers and other products. Chalfant and Hutchens further explained that although the lifestyle of professional buffalo hunters was totally different from that of settlers, the landscape imposed a shared housing style. As the hunters had no intention of putting down roots and stayed in an area only until few bison were left to kill, they constructed the most expedient type of housing, often a dugout. As mentioned earlier, often settlers in western Kansas had to begin with makeshift dugouts or sod houses before they had the time and resources to build long-lasting structures.

Don Rowlinson, site administrator of the nineteenth-century Cottonwood Ranch State Historic Site in Sheridan County (the next county west of Graham County), talked about an Indian-Army battle that took place 20 years before the founding of Nicodemus. In the spring of 1857, approximately 300 Army troops left Ft. Leavenworth to find a band of Cheyenne. On July 29, after weeks of searching, the Army engaged these Indians in a brief battle. Two soldiers were killed, and nine were wounded. The reported numbers of dead Indians varied from a handful to a few dozen. The Army built a small temporary fort near this battle site. While the official report said that a bastion (fortified area), hospital, and another building were constructed, Rowlinson pointed out that eyewitness reports gave conflicting descriptions of the size and style of construction. Some accounts indicated that sod was used. This 1857 battle is particularly significant to the history of western Kansas and the Plains because many historians see this as the specific battle that escalated the wars with the Plains Indians. Despite its significance, the location of the 1857 fighting remains a mystery. Army reports place the battle near the South Fork of the Solomon River; yet 1863 surveyors in the area did not mention seeing any sod structures. Rowlinson explained that it is possible that, after wandering around for weeks in 1857, the nineteenth-century Army fighters may have been lost. Were they really on the North Fork of the Solomon? Or were they on the Saline River? More than 40 years after the battle, an eyewitness to the battle returned to northwestern Kansas in 1901 to try to locate the site. He found that settlers had changed the land so much that the 1857 landscape was unrecognizable. Various researchers think that the battle was in Sheridan County between Studley and Hoxie, or in Graham County near Morland or Penokee. When the 2002 KATP field school was at the Cottonwood Ranch, a small group of participants metal detected in the area of the suspected Penokee battle site. Then during the second week of the 2007 KATP, Rowlinson’s survey crews looked at a couple of other suspected locations. Despite these archeological endeavors, the battle site remains illusive.

Sherda Williams, the National Park Service (NPS) superintendent of the Nicodemus National Historic Site, spoke on the study of landscapes. While early landscape architects focused largely on places involving famous people or events, the discipline evolved to include the landscapes of everyday people, too. The Nicodemus landscape is open due to the agricultural nature of the community. Miles of farm lands without an obvious boundary surround the town, and nearby farmers identified themselves with Nicodemus. This also is true for other Midwestern agricultural towns. Williams pointed out that landscape architects look at both planned and unplanned (vernacular) landscape designs, both of which may reflect ethnicity. For example, particular types of barns can be identified as British, German, or of other
European American origin. Landscape studies of African American influences have been sparse. While various ethnic groups have used castoff tires and old machinery as decoration in yards, the tradition is considered prevalent in some African American communities. A few examples of this, such as a lawn outlined with old tires, can be seen in Nicodemus today.

Donna Roper, a professional contract archaeologist in Manhattan, Kansas, talked about a well known nearby alteration of the landscape. In a pasture overlooking the Solomon River west of Hill City, the outline of a man measuring about 30 feet wide and 60 feet tall was constructed by placing large stones close together. This effigy has been known by European Americans since the 1870s. For the last 30 years or so, archaeologists have sought to determine the age and origin of “Penokee Man.” Roper has done minor testing around some of the boulders to look at soil formation, and suspects that the rocks have been in place for more than 300 years. The style of Penokee Man is remarkably similar to the figures in many central Kansas petroglyphs, which may have been carved by the Wichita or Pawnee. Roper explained that while this boulder construction is unique to the Kansas landscape, similar human and animal figures can be found throughout the northern plains and extending eastward. Archaeologists have been trying to figure out the meanings and origin of these effigies for decades.

Florie Bugarin, a Howard University archaeologist hired as the principal investigator for the 2007 KATP field school, specializes in historical archaeology. Bugarin gave an overview of the development of American historical archaeology. This subfield of archaeology began with the first concentrated study of British American colonial sites (such as Jamestown, Williamsburg, and Ft. Raleigh) and Spanish American colonial sites (such as a Spanish fort in Georgia, Spanish mission churches in New Mexico, and Spanish-Hopi contact villages). After focusing on these types of sites for years, some archaeologists began examining the material culture of the disenfranchised. Consequently, many archaeologists began looking for slave cabins when investigating plantations. American historical archaeologists have since broadened their interests to look at other types of African American sites. When analyzing the artifacts found at the two Nicodemus sites (14GH102 and 14GH103), Bugarin will be eager to discover if any ethnic clues are recognizable. For example, the rationale for collecting fossils from the soil flotation samples was that African Americans in the South used fossils as charms at one time. How long did this tradition persist? Over time, historical archaeologists may be able to answer this question.

While most of the evening talks were held in Nicodemus, a few KATP functions occurred elsewhere. Steve Hanson of Damar led a tour of the St. Joseph Catholic Church. Hanson spent years documenting the history of the structure. Built in 1912 through 1917, the church originally was rather plain with regular glass windows and whitewashed walls. In the late 1920s, the plain interior columns were marbled. Stained glass windows replaced clear glass in the 1940s, and elaborate scenes were painted on the ceiling. The church is listed in the National Register of Historic Places.

Two KATP events were held at the Knights of Columbus Hall in Damar. Local collectors were invited to bring in items for the archaeologists and historians to view and interpret on the first Wednesday evening. On the last Friday, more than 60 people gathered for a BBQ dinner catered by Angela Bates. After the meal, the professional archaeologists summarized the Nicodemus endeavors. The highlight of the evening was Bugarin’s PowerPoint presentation titled, “Diary of a Dig: KATP Visits the Ancestors of Nicodemus, the Summer of 2007.” By hearing these archeological summaries, KATP participants and the public could look at the story of Nicodemus through the eyes of archaeologists. For those who attended the evening programs, the story of Nicodemus was broadened even further.

As archaeologists and historians continue to learn more about Nicodemus and its surroundings and share their research, scholars and the public can gain even greater appreciation for the heritage of Nicodemus.
Every year the Kansas Archeology Training Program (KATP) provides many opportunities for participants from Kansas and beyond to interact with a local community. This year one of those occasions involved music.

KAA member Mike Wallen of Lindsborg looks for unique examples of music in his worldwide travels as a sales representative. When he heard that the 2007 KATP field school would be at Nicodemus, he recalled a musical composition titled "Wake Nicodemus." Wallen began to look into the origin of this song, composed by Henry Clay Work in 1864, and his research resulted in a sharing of music.

Each morning at a KATP field school, newly arriving participants attend an orientation. On June 2, a special treat opened the orientation. Four members of the Kansas Anthropological Association (KAA) Mud Creek Chapter—Mike and Rose Marie Wallen and Beth and Bill Olson, calling themselves the Mud Creek Minstrels—sang the opening verses of "Wake Nicodemus.

Wallen then explained the history of the song and gave background about the composer. Henry Clay Work’s father was a Northern abolitionist active in the Underground Railroad. After helping perhaps more than 4,000 slaves escape, the elder Work was jailed. The younger Work, not surprisingly, created some musical compositions influenced by the beliefs of his father. "Wake Nicodemus" is not about the biblical Nicodemus; rather, it is the story of an early colonial American slave who purchased his freedom. Nineteenth-century promoters used a rendition of this Work composition about a freed slave to attract African American settlers to the new town of Nicodemus, Kansas.

After this introduction about "Wake Nicodemus," everyone in the room joined in singing all the verses. The audience was definitely uplifted!

That is not the end of this musical tale. Mike Wallen had found a first edition of the sheet music on eBay. On the second evening of the KATP, Angela Bates, a founder of the Nicodemus Historical Society, spoke about the history of the community. Following her talk, Wallen presented the sheet music to Bates, so a copy of this pertinent document is now in the collection of the Nicodemus Historical Society.

By Mary Conrad, KAA historian
### Happenings in Kansas

#### Tricks and Treats at the Boo-seum
**October 31, 2007**
1 – 5 p.m.
Kansas Museum of History
Topeka, KS
Come in costume for this fun, free event for young children. Activities include cookie, gourd, and mask decorating; photographs; costumed interpreters; and free museum admission.

#### Graveside Conversations
**October 27, 2007**
Fort Hays State Historic Site
1472 Hwy 183 Alt Hays, KS
This fascinating forum will give you chills as you hear the stories of “residents” of the Fort Hays Cemetery—at the cemetery—as told by volunteers in period clothing. Tours begin at 7:15 p.m., 8:15 p.m., and 9:15 p.m. and are limited to 40 visitors each. Reservations must be made in advance. For information, contact (785) 625-6812 or thefort@kshs.org.

#### Haunted History
**October 27, 2007**
5 – 9 p.m.
Kansas Museum of History
Topeka, KS
Free activities include games and stories around the bonfire. Flashlight tours of the museum and nature trail are $3 per person, children five and under free. It is recommended that you purchase tickets in advance, since space is limited. For information, contact (785) 272-8681 Ext. 438 or information@kshs.org.

#### 132nd KSHS, Inc. Annual Meeting
**November 2, 2007**
Kansas Museum of History
Topeka, KS
The 132nd KSHS, Inc. Annual Meeting includes a board meeting, updates on happenings at KSHS, president’s reception, awards, and entertainment by the Kansas Songs Project. For information, contact (785) 272-8681 Ext. 201.

#### Heritage Trust Fund Workshop
**November 6, 2007**
9:30 a.m.
Finney County Museum
403 S. Fourth Street
Garden City, KS

**Veterans’ Day**
**November 12, 2007**
The Kansas History Museum and Library in Topeka and all State Historic Sites are closed.

#### Thanksgiving
**November 22-23, 2007**
The Kansas History Museum and Library in Topeka and all State Historic Sites are closed.

#### Holiday Open House
**December 1, 2007 – December 2, 2007**
Shawnee Indian Mission
3403 West 53rd Street
Fairway KS
The Mission will be decorated for the period 1839-1862. Entertainment, children’s crafts, activities, refreshments. Contact (913) 262-0867 or shawneemission@kshs.org.

#### Kansas Historic Sites Board of Review Quarterly Meeting
**December 1, 2007**
9 a.m.
Kansas Museum of History

#### Heritage Trust Fund Workshop
**December 4, 2007**
1 p.m.
Independence Historical Museum
Eighth and Myrtle Streets
Independence, KS
www.comgen.com/museum

#### A Kaw Mission Christmas
**December 6, 2007**
6:30 p.m.
500 North Mission Street
Council Grove, KS
Nostalgic Victorian Christmas celebration in the Kaw Mission. Period decorations, carolers, live music, and refreshment. Contact (620) 767-5410 or kawmission@kshs.org.

#### Christmas
**December 25, 2007**
The Kansas History Museum and Library in Topeka and all State Historic Sites are closed.

#### Heritage Trust Fund Workshop
**January 8, 2008**
1 p.m.
Kansas Museum of History Classrooms

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