

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Kansas
COUNTY: Atchison
FOR NPS USE ONLY
ENTRY DATE

1. NAME	
COMMON: Adair, John, House	005-0260-0511 (house)
AND/OR HISTORIC: Waggener, B. P., House (preferred name)	005-0260-0512 (carriagehouse)

2. LOCATION			
STREET AND NUMBER: 819 North 4th Street			
CITY OR TOWN: Atchison		CONGRESSIONAL DISTRICT: No. 2, Cong. Bill Roy	
STATE Kansas	CODE 66002	COUNTY: Atchison	CODE 005

3. CLASSIFICATION			
CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure 	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____ _____

4. OWNER OF PROPERTY			
OWNER'S NAME: John Adair			
STREET AND NUMBER: 819 North 4th Street			
CITY OR TOWN: Atchison		STATE: Kansas	CODE: 66002

5. LOCATION OF LEGAL DESCRIPTION			
COURTHOUSE, REGISTRY OF DEEDS, ETC.: Register of Deeds			
STREET AND NUMBER: Atchison County Courthouse			
CITY OR TOWN: Atchison		STATE: Kansas	CODE: 66002

6. REPRESENTATION IN EXISTING SURVEYS			
TITLE OF SURVEY: NONE			
DATE OF SURVEY: <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local			
DEPOSITORY FOR SURVEY RECORDS:			
STREET AND NUMBER:			
CITY OR TOWN:		STATE:	CODE:

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C 79/80

005-0260-0511-0512

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7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

The B. P. Waggener house is an irregularly shaped three-story structure with a basement. The large Victorian style house with its accompanying carriage house and grounds occupies one-fourth of a city block in one of the city's older residential neighborhoods.

The exterior red brick walls are 18 inches thick, trimmed with limestone and have a rough limestone base. There are several belt courses of limestone at different levels but none run the entire perimeter of the house.

In form the roof is an irregular hip featuring two red painted galvanized metal griffins on the ridge. The roofing material is slate. A number of dormers with windows add to the roof's irregularity. The dormers vary in style and size and some act as roofs over small balconies. Six red brick chimneys serve the fireplaces which are situated on all floors. The exterior wall is separated from the roof by a large decorative cornice.

The window openings on all floors are tall, narrow rectangles which feature massive limestone lintels. The dormer windows range from rectangles to semicircles. The east and south elevations feature a massive corner porch of decorative masonry and brick arches which build to a large arched entry with a gable roof on the east.

The interior possesses great charm and is also highly functional. Still remaining are seven of the original 11 fireplaces, which feature imported glazed tile. Many of the rooms have inlaid parquet floors. The woodwork, most of which is hand carved, features rosewood, cherry and mahogany. The den at the northeast corner of the house features an extensive hand carved mantel, and is now the only room in the house with a hand painted ceiling. Reportedly all rooms had such ceiling borders originally. There are two stairways, a large open one from the central hall of the first floor to the second floor and a closed one in the rear which runs from the first to the third floor. The second floor presently consists of one large open hall and four bedrooms, each with its accompanying bath. The third floor consists of a large high-ceilinged open area used by the original owner as his law library. Many of the book shelves remain as does the fireplace. With its skylights, secret compartment, well-finished woodwork, and east balcony, the library is one of the more interesting elements of the house.

The most obvious exterior alteration is the existing massive brick porch which wraps around the southeast corner of the house. Porches of similar design, although smaller, are also on the north and west facades. As nearly as can be determined from old drawings and photographs, these porches replaced smaller frame ones some time between 1894 and 1909. A little used door on the south was made unusable when an elevator was installed near the closed stairway more than 30 years ago. A door has been cut to provide access from the south parlor to the front porch.

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|---|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian: | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known) **1884-1886**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|--------------------------------------|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input checked="" type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion Phi- | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | losophy | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Science | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Art | Architecture | <input type="checkbox"/> Social/Human- | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Literature | itarian | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | <input type="checkbox"/> Transportation | _____ |

STATEMENT OF SIGNIFICANCE

For almost 50 years one of Atchison's leading citizens was Balie P. Waggener, lawyer, politician, investor and friend of the city's children. Waggener was born in Missouri in 1847 but came to Atchison while still a young man and studied law in the offices of Judge A. G. Otis and George W. Glick (the first Democratic governor of Kansas in 1883). Following his admission to the bar in 1867, Waggener formed a partnership with Albert H. Horton, who later became chief justice of the state supreme court.

Shortly after his 21st birthday Waggener was elected to the Atchison city council. He served as mayor of the city in 1889 and again in 1895. Waggener served in the state house of representatives in 1903 and in the state senate in 1905 and 1907. By political affiliation, he was a Democrat. In the elections of 1902 and 1904 he achieved victory in a Republican district in what were generally Republican years, a tribute to the high regard in which he was held by the people of Atchison.

A man known for his concern and involvement in Atchison business, Waggener was named president of the Exchange National Bank in 1892 and held that position until his death in 1918. Waggener's wife was the daughter of William Hetherington, founder of the bank.

Even though his many interests ranged from alfalfa farming to the promotion of electric street cars in Atchison, Waggener was primarily a lawyer. His large law library, considered one of the most extensive in the country in private hands, was housed on the third floor of his home. He had complete sets of the original annual statutes published in each state prior to the establishment in 1890 of the U. S. statutes publishing service. Waggener's reputation as a trial lawyer was widespread and he argued cases before the U. S. Supreme Court. In 1876 the Missouri Pacific railroad retained him as its general attorney, a post he held until 1910 when he was named the railroad's general solicitor for Kansas, Nebraska and Colorado.

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1.

7. A considerable number of changes have been made to the interior over the years. Four fireplaces have been removed. The large carved mantels for some of the remaining fireplaces have been taken off and placed in storage. Particularly on the second floor, modifications have been made to the walls to provide space for bathroom facilities.

The large brick and frame carriage house which served the original owner as a stable, barn, cow shed, carriage house and servants' quarters is now used as a garage and for storage. Originally, the basement of the carriage house contained the furnace which furnished the steam heat for the house.

8. In the course of his long career B. P. Waggener became one of the best known and most influential citizens of Atchison. He endeared himself to the children of the community by annually giving a huge picnic on his birthday and inviting all the children to be his guests. This celebration became such a big event that it drew thousands of youngsters and on September 27, 1911, even brought President Taft to Atchison to congratulate Waggener on his beneficence. Taft had been in Kansas on a four-day speaking tour and had that morning participated in cornerstone ceremonies for the Memorial Building (home of the Kansas State Historical Society) in Topeka. On the afternoon of the 27th, President Taft spoke to an estimated 40,000 people gathered at Atchison's Forest Park for Waggener's annual picnic and presented to him a large silver loving cup. The President concluded his remarks by saying, "In behalf of the citizens of Atchison, it becomes my pleasure to present this beautiful loving cup to Mr. Waggener as a token of the sincerity and good fellowship and the gratitude of his fellow townspeople, who value him highly as a citizen, a neighbor and a friend. I congratulate you, Balie Waggener, upon having obtained such eminence as this."

The Balie P. Waggener house at 819 North 4th street was built in 1884-86 at a cost estimated by the Atchison Daily Champion at \$30,000. (Waggener's grandson, who bears the same name, places the cost at \$100,000.) Workmen began laying the foundation toward the end of September, 1884, and a local newspaper reported in May, 1885, that the contract for painting the house had been awarded. The Champion on January 1, 1886, in an article summarizing the community's progress in 1885 stated, "The finest residence out of many commenced or finished during the year is that of Balie P. Waggener, on North Fourth street, now nearly ready for occupancy." Though the house was seldom the scene of large social gatherings, owing to Mrs. Waggener's preference for a quiet and routine homelife, the residence was known to all Atchison citizens. After Waggener's death in 1918 his widow resided there until her death a few years later. The house remained in the

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8. Waggener family ownership until the early 1950's when the present owner acquired it.

The house is significant primarily for its association with Balie P. Waggener, a man deeply involved with Atchison and its development. Architecturally, it is a good example of the pretentious Victorian architecture of the 1880's. The Waggener house has been one of the landmark homes of Atchison for many years.

9. Connelley, William E., History of Kansas and Kansans (Chicago, Lewis Publishing Co., 1900), pp. 23-25.
Handbook of the Kansas Legislature (Topeka, Kan., Crane and Co., 1903), p. 219.
Handbook of the Kansas Legislature (Topeka, Kan., Crane and Co., 1905), p. 111.
Herringshaw's American Statesman and Public Official Yearbook (Chicago, American Publishers' Association, 1906), p. 516.
Historical and Descriptive Review of Kansas, vol. 1 (Topeka, Kan., John Lethem, Publisher, 1890), pp. 106, 109, 110.
Ingalls, Sheffield, History of Atchison County (Lawrence, Kan., Standard Publishing Co., 1916), pp. 368-372.
"Memorial to Balie Peyton Waggener," Proceedings of the 26th Annual Meeting of the Bar Association of Kansas (n.p., 1919), pp. 14, 15.
National Cyclopaedia of American Biography (New York, James T. White and Co., 1920), v. 17, p. 440.
"Senator B. P. Waggener, the Great Lawyer and Statesman," Paul Jones Monthly Magazine (Paul Jones Publishing Co., Topeka, Kan.), January, 1908, pp. 10-12.
Taggart, Judith Ferrell, editor, Atchison, Kansas: Miracle City (Shawnee Mission, Kan., The Promo Co., n.d.), p. 5.
Topeka Capital-Journal, May 3, 1959.
Waggener, B. P., autobiographical sketch filed with the manuscripts division, Kansas State Historical Society.
Waggener, B. P., Scrapbooks, family scrapbooks donated to the Kansas State Historical Society library.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Atchison City Directories, assorted publishers and dates.
 Atchison Daily Champion, Sept. 17, 1884, May 9, June 26, 1885, Jan. 1, 1886,
 Sept. 26, 27, 28, 1911.
 Atchison Daily Globe, July 16, 1894.
Atchison, Kansas, Industrial Souvenir (Atchison, Kan., Burbank's Printshop,
 1909), p. 35.
 "Atchison's Rich Folks," Topeka Mail and Breeze, April 1, 1898.
 Blackmar, Frank W., editor, Kansas, A Cyclopedia of State History (Chicago,
 Standard Publishing Co., 1912), v. 3, pp. 944-947.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		39° 34' 13"	95° 07' 04"	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **one acre**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: **Charles Hall, Architectural Consultant**
Richard Pankratz, Planner

ORGANIZATION: **Kansas State Historical Society** DATE: **Nov. 30, 1973**

STREET AND NUMBER: **120 West Tenth Street**

CITY OR TOWN: **Topeka** STATE: **Kansas 66612** CODE: **20**

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name: Nyle H. Miller
 Title: Executive Director
Kansas State Historical Society
 Date: December 3, 1973

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register

 Director, Office of Archeology and Historic Preservation

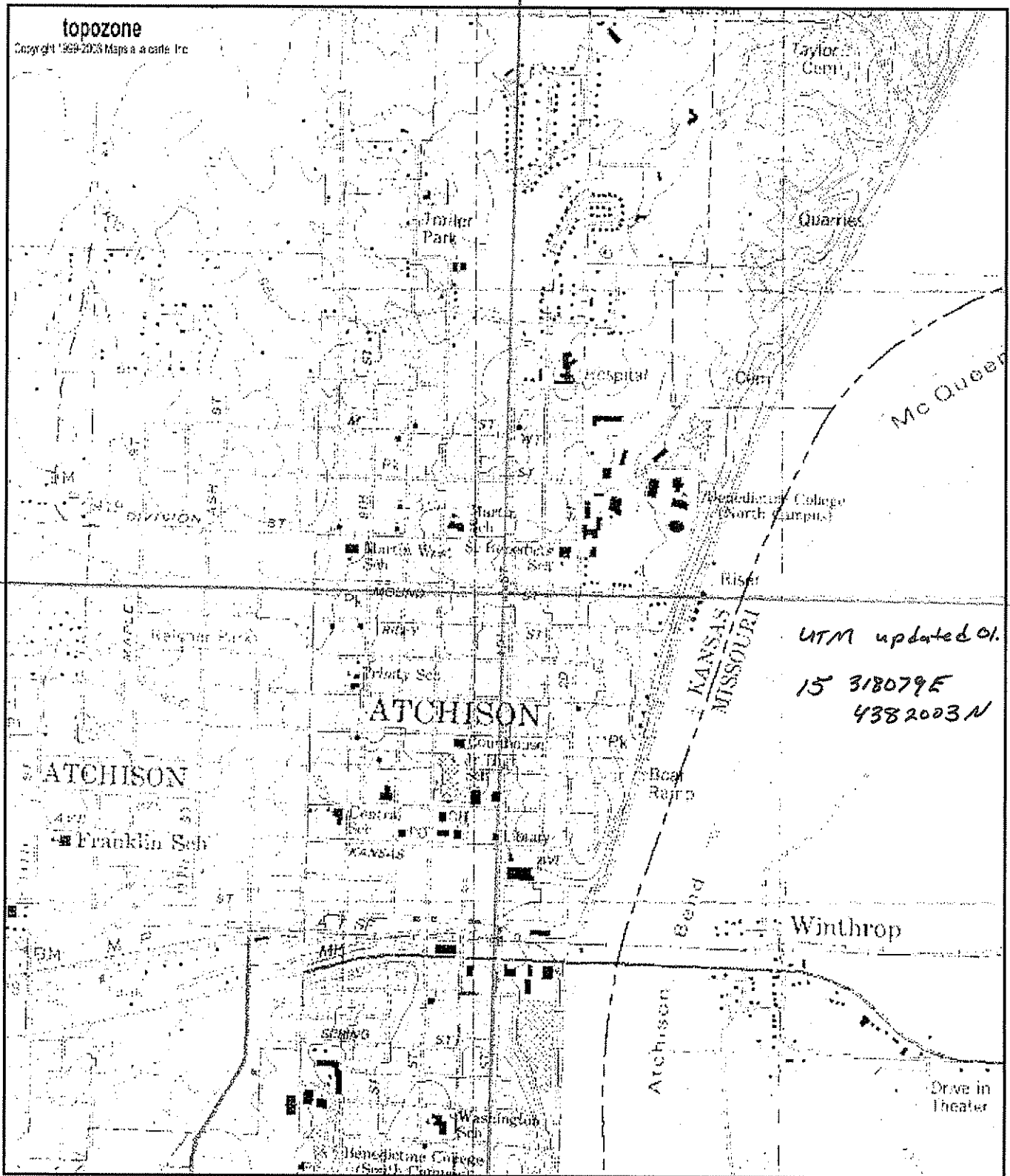
Date _____

ATTEST:

 Keeper of The National Register

Date _____

SEE INSTRUCTIONS



UTM updated 01.18.07
 15 318079E
 4382003N

0 0.3 0.6 0.9 1.2 1.5 km
 0 0.1 0.2 0.3 0.4 0.5 mi

UTM 15 318097E 4382003N (NAD27)
Saint Benedicts School, USGS Atchison East (KS,MO) Quadrangle
 Projection is UTM Zone 15 NAD83 Datum

M=8.114
 G=-1.85