

United States Department of the Interior
National Park Service

NATIONAL REGISTER
LISTED

MAY 17 2006

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

005-0260-0096

Historic name Balie P. Waggener House

Other name/site number 819 North 4th Street

2. Location

Street & number 415 West Riley Street not for publication

City or town Atchison vicinity

State Kansas Code KS County Atchison Code 005 Zip code 66002

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Patrick Zolner DSHPO

4/3/06

Signature of certifying official/Title
Kansas State Historical Society

Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional Comments.)

Signature of commenting official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is

Signature of the Keeper

Date of Action

- entered in the National Register. _____
 See continuation sheet.
- determined eligible for the National Register _____
 See continuation sheet.
- determined not eligible for the National Register _____
- removed from the National Register _____
- other, (explain:) _____

Balie P. Waggener House
Name of Property

Atchison County, Kansas
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter Categories from instructions)

DOMESTIC/Single Dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC/Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN/Second Empire

Materials
(Enter categories from instructions)

Foundation: STONE
Walls: WOOD

Roof: ASPHALT

Other:

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Balie P. Waggener House
Name of Property

Atchison County, Kansas
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1883-1929

Significant Dates

1879

1883

Significant Person

(Complete if Criterion B is marked above)

Balie P. Waggener

Cultural Affiliation

N/A

Architect/Builder

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering

Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Kansas State Historical Society

Balle P. Waggener House
Name of Property

Atchison County, Kansas
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References
(Place additional UTM references on a continuation sheet.)

1

1	5	3	1	8	0	6	0	4	3	8	2	0	8	0
Zone		Easting				Northing								

2

Zone		Easting				Northing								

3

Zone		Easting				Northing								

4

Zone		Easting				Northing								

See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Name/title Susan Jezak Ford/ Elizabeth L. Lane

Organization Citysearch Preservation Date June 30, 2005

Street & number 3628 Holmes Street Telephone 816-531-2489

City or town Kansas City State Missouri Zip code 64109

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with SHPO or FPO for any additional items)

Property Owner

Name Dennis and Susan Martin

Street & number 415 West Riley Street Telephone 913-367-2945

City or town Atchison State Kansas Zip code 66002

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

United States Department of the Interior

National Park Service

National Register of Historic Places
Continuation Sheet

Balie P. Waggener House
Atchison, Kansas

Section number 7 Page 1

Architectural Description

Overview

The Balie P. Waggener house is a two-story frame dwelling located at 415 West Riley Street in Atchison, Kansas. The house is nominated to the National Register of Historic Places under Criterion C, in the area of Architecture as an excellent example of the Second Empire style applied to a small home. The house is also nominated under Criterion B, for its association with Balie P. Waggener, an early leading citizen of Atchison.

The Waggener house was originally built in 1879 at 819 North 4th Street. The house was moved to its current location in 1883 to make way for the new Waggener mansion. The house, which now faces south, has been at its present location for more than 120 years, achieving historic significance at this address.

The house retains a very high degree of integrity in design, materials and room configuration. The two-story house has a stone foundation covered with molded concrete blocks. The first story is clad in narrow clapboards. The prominent straight-with-flare Mansard roof is clad in coursed shingles with two upper rows of diamond shingles. Molded cornices are present above and below the Mansard roof, which rests on wide eaves supported by brackets. Second-story windows are 2/2 double-hungs placed within hooded dormers, unless noted. First-story windows, unless noted, are 1/1 and double-hung.

Exterior

The Waggener house's **south façade** is fronted by a full one-story porch. The porch's flat roof is supported by tapered wood piers at the outer corners and on either side of the central wood steps. The floor and ceiling of the porch are wood. The porch has a simple balustrade which extends along either side of the stairs. The south façade of the house can be divided into three bays. Moving from west to east, the first bay has a hooded dormer in the second story. The first story has two rectangular windows set within arched openings. These windows are surrounded by ornate millwork that culminates in bracketed flat headers. The second bay contains the house's entrance, consisting of a double set of carved walnut doors fronted with modern metal storm doors. A stained glass transom tops the entrance. The second story of the second bay has an arched pair of doors surrounded by a gable that echoes the mansard roof line. The third bay has a second-story dormer and a first-story picture window. This window is topped with a stained glass transom and surrounded by ornate millwork that culminates in a bracketed flat header.

The **west side** of the house has four evenly spaced windows within hooded dormers on the second story. First-story windows are placed within wood frames with hooded lintels. The south portion of the west side has one pair of these windows; the north portion has two single windows separated by a red brick chimney.

The **north side** of the Waggener house has an enclosed one-story rear porch that spans the west three-fourths of this side. The low-sloped porch is clad in wide wood boards. Small porch windows are located on the west side, near the center of the north side and in the east portion of the north side. A doorway, located in the northwest corner of the porch leads to a modern wood deck sheltered by a partial fiberglass canopy. The east bay of the original house wall has a single window in the first story topped with a rounded header. The second story of the north side has three windows.

United States Department of the Interior

National Park Service

National Register of Historic Places
Continuation Sheet

Balie P. Waggener House
Atchison, Kansas

Section number 7 Page 2

The two west windows are rectangular, set within hooded dormers. The east window is set within a rectangular dormer.

The house's **east side** has three second-story windows set within hooded dormers. The first-story windows are placed within wood frames with hooded lintels. A pair of windows is located in the north portion of the east side and two single windows are located in the south portion. A red brick chimney, rebuilt in 1995, runs between the south windows.

Interior

The interior of the Waggener house is a very straightforward center hall plan. Four main rooms are located on each story, with bathrooms at the rear of the house on each story. Original oak floors are present throughout the house

One enters the first story into a central hall that runs north-south. A stairway with walnut spindles rises along the west wall of the hall. Doorways from the hall lead to the dining room in the house's southwest corner, living room in the southeast corner and the den in the northeast portion of the house. These rooms all have 10-foot ceilings, plaster walls, moldings and window trim. A few changes within the first story include a reconstructed fireplace in the living room, built in 1995, and a downsized doorway with built-in shelves located between the dining room and the kitchen. A bathroom has been built in the area north of the den. The kitchen has been remodeled, but appears to occupy its original space. The back porch has been enclosed to accommodate a laundry area, but the room still contains a trap door to the cellar.

The second story of the house has four bedrooms and a bath. The bedrooms, located in the four corners of the house, retain their plaster walls and floor moldings. Moldings are not present around the windows. This is due to the fact that the walls slope outward from the ceiling to the floor and that the windows are set within deep dormers. Closets are placed between the bedrooms on the west and east sides of the hall. A central hall, located east of the stairway, also leads to the bathroom on the house's north wall and to the pair of arched exterior doors on the south wall.

The house's basement is a large open space with 12-foot ceilings and rock walls coated with concrete. The space is accessed by a trap door on the enclosed back porch or by a recently built stairway located below the main stairs.

The Waggener house is in outstanding condition, especially considering its age. The exterior was once covered with vinyl siding, but it was removed by the former owners in 1995. At that time, the east chimney was rebuilt and sheetrock was installed on the living room walls. The house retains a very high degree of integrity and has been in its current location longer than most Atchison houses, long enough to achieve historic significance on this site.

United States Department of the Interior

National Park Service

National Register of Historic Places
Continuation Sheet

Balie P. Waggener House
Atchison, Kansas

Section number 8 Page 3

Statement of Significance

Overview

The Balie P. Waggener house at 415 West Riley Street in Atchison, Kansas is nominated to the National Register of Historic Places under Criteria C, in the area of Architecture and B, for its association with Balie P. Waggener, one of Atchison's leading citizens. The house is an excellent example of a small Second Empire home, a very fashionable style for its time. Waggener, a prominent lawyer, was also very involved in local and state politics and business.

The house was originally built in on the southwest corner of Fourth and Mound Streets by Balie Waggener. The house appears at this site in its current form on an 1880 Bird's Eye View of Atchison.¹ Waggener moved the house to its current location on the north side of West Riley Street in late 1883 so that he could proceed with the construction of his mansion on the Fourth Street site.

Despite its relocation in 1883, the first Waggener home retains a high degree of integrity. The house maintains most of its original appearance, materials and room configuration, fitting well into its Second Empire style. Additionally, the house is also significant as the first home of one of Atchison's early leading citizens, Balie P. Waggener.

Architecture

The Waggener house is a very good example of the Late Victorian Second Empire style, popular from 1855 to around 1890. The house's exterior displays many elements of the style. These include the mansard roof broken by hooded dormers, the first-story 2/2 windows topped with bracketed pediments, pairs of windows and the double paneled entrance. The central gable on the façade mimics a central pavilion often found on grander versions of this style.

Considered very modern for its time, the Second Empire style was designed to imitate the latest mode of French building. In this country, the style was used for many important public buildings, commercial buildings and opulent homes. It was occasionally referred to as the "General Grant style," for the numerous public buildings constructed in the style during his presidency. For individual homes, Second Empire was the most common style used between 1860 and 1880. The style quickly passed from favor following the financial panic of 1873.

House History and Balie P. Waggener

Balie Payton Waggener was born on July 18, 1847 in Platte County, Missouri. His parents, Peyton R. and Sophronia Briseis Willis, were pioneers in northwest Missouri. Waggener's parents were both descendants of old established American families. His early educational opportunities were quite limited due to locale. As early as the age of fourteen, Waggener's aspirations were to enter the practice of law.

Waggener came to Atchison in 1866 to study law at the firm of Otis and Glick. As a result of his personal resolve and aptitude for the law, he was admitted to the bar in June 1867. This was considered an incredible feat at his young age.

¹ *Bird's Eye View of Atchison 1880*. Drawn by Augustus Koth. Kansas City, MO: Ramsey, Millett & Hudson, 1880.

United States Department of the Interior

National Park Service

National Register of Historic Places
Continuation Sheet

Balie P. Waggener House
Atchison, Kansas

Section number 8 Page 4

Balie P. Waggener's legal career was remarkable. He was adept at forming successful partnerships throughout his career and maintained an active office in Atchison. Of considerable significance was his appointment as general attorney for the Missouri Pacific Railway Company in Kansas in January 1876. This appointment was maintained until he was named general solicitor for the states of Kansas, Nebraska and Colorado in 1910 with the same company. In addition to his legal career, Waggener was deeply involved in city and state politics, serving in various roles and capacities.

On May 27, 1869, Waggener married Emma L. Hetherington. Her father, William W. Hetherington, was president of the Exchange National Bank in Atchison and considered one of the city's most prominent citizens. As a result of his father-in-law's death in 1892, Waggener succeeded him as president of the bank. He held this post in addition to his various legal appointments until his death in 1918.

Balie P. Waggener purchased Lot 2, Block 84 in Old Atchison in September 1879 and built a two-story residence for his wife and two children. In October of 1883, Waggener purchased parts of Lot 10 and 11, Block 84 in Old Atchison and moved the two-story structure to its present location known as 415 Riley Street. The two-story house was moved to make way for construction of Waggener's palatial new home on the original site.² It is unknown if Waggener's propensity as a businessman, genuine sentimentality or mere convenience saved the original home from being razed. During the construction of their new home from 1884 to 1886, the Waggener family may have continued residing in their original home at its new site. Waggener maintained ownership of the two-story structure at 415 Riley Street until July 1888, when he sold it to J.B. Quigley for \$5,000. Quigley was superintendent of the Atchison Water Work Company and the Gas Service Company. The home remained in the Quigley family until 1929. From 1929 through 2003, the property changed hands several times. The current owners, Dennis W. and Susan C. Martin, purchased the home in 2003.

The name and accomplishments of Balie P. Waggener are prominent in the annals of Atchison, Kansas history. Inherent ability aided him in his professional role as an attorney. His deep regard for Atchison and his generosity of spirit endeared him to the community. Waggener is remembered as one of the finest citizens ever known to Atchison, Kansas.

Atchison History

Atchison is positioned at a western bend of the Missouri River, a location that made it convenient to those traveling west when Kansas was still a territory. Incorporated in 1855, its history includes the rivalry between abolitionists and Missouri pro-slavery advocates, a two-year settlement in 1855 by the Mormons and visits by John Brown and Abraham Lincoln.

Atchison had the advantage of a good steamboat landing and the best wagon road leading west, so the town flourished in the early days as a transportation center. Early freight shipments bound westward were brought from St. Louis to Atchison by steamboat and then hauled by ox or mule team across the prairie. The Atchison Topeka & Santa Fe

² Waggener's second home was listed on the National Register of Historic Places in 1974.

United States Department of the Interior

National Park Service

National Register of Historic Places
Continuation Sheet

Balie P. Waggener House
Atchison, Kansas

Section number 8 Page 5

Railway, founded in 1859, was a successful venture that established the city as the eastern terminus for a railroad system stretching west and south. Even very early mail delivery from the town to points west developed into a million-dollar business.

Atchison became a first class city in 1881. Industry flourished and construction reflected the town's prosperity. Many of the city's wealthier residents built new houses in the hilly area north of downtown. The town's reputation as a home to the affluent was reported in an 1898 article in the *Topeka Mail and Breeze* entitled "Atchison's Rich Folks," which described Atchison as possessing more rich men and rich widows than any other city in Kansas. In "Seeing Atchison," *The Kansas City Star* in 1914 discussed the large number of wealthy residents and the money raised for public buildings.

The financial panic of 1893, supplemented by an area drought, dealt a blow to several Atchison institutions, as it did to other Midwestern businesses, especially banks and railroads. Late in the 1890s, however, the improvement of agricultural prices and a general increase in wages and prices brightened the picture. Atchison's population increased between 1890 and 1900 and business trade followed suit.

The population of Atchison County dropped slightly every decade since 1900.³ This did not necessarily mean, however, that construction within the town was static. The town's successful citizens continued to invest in their properties and their neighborhoods. The town experienced a wave of commercial construction between 1910 and 1915 that included several large warehouses in the downtown area. Atchison in the late 1930s had a population of 13,000, with streets laid out in strict symmetry. The architecture of the town reflected that of most Kansas towns of its size, with a combination of Victorian houses and storefronts, and a gradual infiltration of "modern" commercial and public buildings. Construction on Atchison's first free bridge began in late 1937. The Mo-Kan Bridge spanning the Missouri River was dedicated on July 2, 1938. By the late 1930s, the town had become an important wholesale and jobbing center that focused on agricultural products and manufactured goods. The city ranked fourth in Kansas and tenth in the country in the production of hard wheat flour. A foundry established in 1871 was one of the largest in the country, engaged exclusively in the manufacture of locomotive parts. A new industry to the city was the manufacture of industrial alcohol for motor fuel. Other businesses included the production of overalls, leather goods, plumbing fixtures, eggs and poultry.⁴ The number of people employed in the city of Atchison actually increased between 1940 and 1950 in fields such as construction, manufacturing, transportation, wholesale and retail.⁵

The Balie P. Waggener home amply demonstrates the Second Empire style and retains much of its integrity in design, materials and workmanship. The small, but high-style house was also the home of one of Atchison's most famous and favorite citizens. The house is therefore eligible for listing on the National Register of Historic Places under Criteria B and C.

³ Kansas State Board of Agriculture. *Kansas Agriculture Centennial Report, 44th Report, July 1, 1960 thru June 30, 1961*. Population is listed for Atchison County as 30,369 in 1900, 27,805 in 1910, 25,584 in 1920, 25,747 in 1930, 22,414 in 1940 and 20,171 in 1950.

⁴ Harold C. Evans, ed. *The WPA Guide to 1930s Kansas* (Lawrence, KS: University Press of Kansas, 1984 reprint), 169.

⁵ *Kansas Statistical Abstract, 1970*. (Lawrence, KS: Institute for Social and Environmental Studies, University of Kansas, 1971), 96-97.

United States Department of the Interior

National Park Service

National Register of Historic Places
Continuation Sheet

Balie P. Waggener House
Atchison, Kansas

Section number 9 Page 6

Sources

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- Atchison City Directory for 1880*. Atchison: Lowe & Co, 1880. 237.
- Atchison County Property Deeds*. Atchison County Register of Deeds Office: Atchison, Kansas, Book 38, p. 211; Book 50, p. 397; Book 66, p. 306, 312; and Book 82, p. 183.
- Atchison Champion*. 1 January 1886, p. 3.
- Atchison Daily Globe*: 10 November 1883, p. 4; 29 May 1884, p. 3.
- Atchison Directory. City and County. For 1882-3*. Atchison: Haskell & Son, 1882.155.
- Connelly, William E. *A Standard History of Kansas and Kansans*. Chicago: Lewis Publishing Company, 1918.
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- Kansas Historic Resources Inventory Reconnaissance Form*. March 1989.
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- Martin, Susan. Interview with Susan Ford. 17 June 2005.
- National Register of Historic Places Inventory-Nomination Form: Adair, John, House; Waggener, B.P. House*. 30 November 1973.
- 19th century Architecture: Atchison, Kansas*. Atchison Art Association, 1976.

United States Department of the Interior

National Park Service

National Register of Historic Places
Continuation Sheet

Balie P. Waggener House
Atchison, Kansas

Section number 9 Page 7

Sanborn Map Co., New York; December 1910; May 1916; March 1924; July 1941.

Sanborn-Perris Map Co., New York; July 1901.

SELGEM Worksheet. Historic Properties Survey – 415 Riley Street & 819 North Fourth Street, Atchison, Kansas. c. 1980.

United States Department of the Interior

National Park Service

National Register of Historic Places
Continuation Sheet

Balie P. Waggener House
Atchison, Kansas

Section number 10 Page 8

Verbal Boundary Description

The Waggener house is located on the east 35 feet of Lot 10 and all of Lot 11, Block 84 in Old Atchison. The site is roughly bound by property lines on the east and west, an alley on the north and West Riley Street on the south.

Boundary Justification

The nominated property includes the parcel historically associated with the Braun house.

Photographic Information

The following information is the same for all of the photographs:

1. The Balie P. Waggener House
2. Atchison County, Kansas
3. Susan Jezak Ford
4. June 17, 2005
5. Negatives and/or digital disk located at Kansas State Historical Society

The following information is applicable to individual photographs:

6. Northeast view
7. #1
6. Southwest view
7. #2
6. Living room, southwest view
7. #3
6. Bedroom, northwest view
7. #4

SAUL P. WAGGENER
HOME
UTM COORDINATES
52 8060
438 2080

6963 II SW
(ATCHISON WEST)

T 6 S
T 5 S

482
TROY 17 MI.

