

United States Department of the Interior
National Park Service

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

Historic name W. H. Coffin House
Other name/site number 035-5970-0072

2. Location

Street & number 421 E. 11th Avenue not for publication
City or town Winfield vicinity
State Kansas Code KS County Cowley Code 035 Zip code 67119

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.)

Richard D. Parkratz DSHPO July 10, 2003
Signature of certifying official/Title Date
Kansas State Historical Society

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

<input type="checkbox"/> entered in the National Register.	_____	Signature of the Keeper	_____	Date of Action	_____
<input type="checkbox"/> See continuation sheet.	_____				
<input type="checkbox"/> determined eligible for the National Register	_____				
<input type="checkbox"/> See continuation sheet.	_____				
<input type="checkbox"/> determined not eligible for the National Register	_____				
<input type="checkbox"/> removed from the National Register	_____				
<input type="checkbox"/> other, (explain:)	_____				

W. H. Coffin House
Name of property

Cowley 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
0

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: Queen Anne

Materials
(Enter categories from instructions)

foundation Stone: Limestone
walls Wood: Weatherboard
Walls Brick with limestone trim

roof Wood: Shingle
other

Narrative Description

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

W. H. Coffin House

Name of Property

Cowley County, KS

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

1892

Significant Dates

1892

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Klausner, Emanuel

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): Primary location of additional data:

- 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 # _____

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

Name of repository:

Kansas State Historical Society

Name of Property W. H. Coffin House

County and State Cowley County, Kansas

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 4	6 7 8 1 5 0	4 1 2 3 0 0 0	3																
	Zone	Easting	Northing		Zone	Easting	Northing													
2					4															

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 Katrina Klingaman

Organization Kansas State Historical Society Date January 10, 2003

Street & number 6425 S. W. 6th Street Telephone 785-272-8681, ex. 226

City or town Topeka State KS Zip code 66615

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 Janet and Ken Buss

street & number 175 N. Oxford Road telephone _____

city or town Oxford state KS zip code 67119

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

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Description of Physical Appearance:

The W. H. Coffin House is located at 421 East 11th Street in Winfield, Cowley County, Kansas (population 12,000). The house was built in 1892 and later bought by A.B. Everly in 1941. The Everly's planned an extensive remodel of the house in the early 1940s, but the plans were postponed when Mrs. Everly died in 1943. The current owners now possess the complete set of drawings and plans for that 1940s remodel. Despite the minor remodeling that was completed before 1943, the A.B. Everly House is a wonderful example of the Queen Anne style of residential architecture.

The property sits on the corner of two intersecting city streets, East 11th and Andrews. A concrete slab remains at the south end of the property where a garage was condemned and removed several years ago. The two-story frame house sits on a limestone foundation and is surmounted by a hipped roof with lower cross gables. The house is clad with cedar weatherboard on both the first and second stories. The gables have fish scales shingles made from cedar. The roof has cedar shingles as well. Apparently, the house has only had two roofs during its lifetime. The first roof from 1892 was painted a spruce green color, as evidenced by physical inspection. The roof is a steeply pitched, pyramidal hipped roof with lower ridge hipped, cross gables. On top of the roof sits a beautiful galvanized dragon weathervane. Galvanized metal roof cresting and other decorations at the gable ends accentuate the complex rooflines. Three red-bricked chimneys rise above the roof.

A large porch wraps around the north and east sides of the house. At the northeast corner of the house, the porch circles out, creating a gazebo-like structure. The porch then continues back to the south along the east facade. Atop the pointed roof of the gazebo section sits a beautiful galvanized gazing ball, held up by sculpted angels. The floor of the porch is cedar tongue and groove. A small gable projects from the north side of the west end of the porch, above the front door. The gable end features a sunburst pattern and some classical detailing. A similar sunburst pattern decorates the west end of the porch roof. Small dentils run the full length the porch, just under the eaves. Other details of the wrap-around porch include a simple low railing with square supports and thin, columns with simple round capitals and square bases. The porch was screened-in during the early 1940s. The current owners have removed the screens as they were badly deteriorated. A small back porch, at the southeast corner of the house, was enclosed in the early 1940s.

The front door sits at the west end of the north side of the house. Both the screen door and the front door itself are exceptional in their detail. The doors are 4 feet wide and made of solid wood. The screen door is decorated with spindles across the top and middle and filigree work at the corners of the screened sections. The front door is also highly decorated with raised panels, leaded glass, and ornate hardware. To the west of the front door is an arched, leaded glass window. The residence's sidewalk leads down from the porch in front of the front door and continues north where it meets the public sidewalk.

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There are 33 double-hung, rectangular sash windows in the house. Above each of these windows, on the exterior, is a double wood molding. There is also a large picture window on the first floor of the north side of the house, which features leaded glass decoration in its top portion. Some of the windows to the living room and dining room on the northeast corner of the house have 1/2 inch Plexiglas as glazing. Nearly all the windows have screen storm windows that were constructed in 1942 by a cabinetmaker at the direction of Mr. Everly. The storm windows are wood grilles with screens attached. Most of these were heavily damaged by trumpet vines before the current owner took possession of the property.

The first-floor interior of the house is based on a free-flowing floor plan. The second level features a narrow, center hall and the attic is a large, open space. A series of paneled, pocket doors separate three main spaces of the first level. The second level has separate rooms radiating off of the central hallway. The Everly family removed the attic staircase when they remodeled the upstairs bathroom in the early 1940s. The only access to the attic at this time is by ladder in the west bedroom closet.

Most of the woodwork on the first level is quarter-sawn oak, however, maple was used in the ladies parlor. All of the woodwork on the first floor is varnished, except in the kitchen and bathroom. The Everly family painted the woodwork in the kitchen and first floor bathroom in the 1940s. The woodwork on the second floor is yellow pine. The woodwork in all four bedrooms as well as the hallway has been painted.

Upon entering the front door from the northwest corner of the house, one enters an area where the L-shaped main staircase rises on the right. The wood on the staircase is beautifully detailed with spindles, newel posts, and carvings. East through a set of pocket doors is the gentleman's parlor. This room features a fireplace surrounded by an oak mantel. A carved garland motif and white glazed brick or tile decorates the mantel. A large window with leaded glass in the top portion sits in the wall opposite the fireplace and an early light fixture hangs from the ceiling.

South of the gentleman's parlor is the dining room. This room features a built-in china cabinet to the left of the kitchen door. Another door leads from the northeast corner of the room out onto the east side of the porch.

West of the dining room is the ladies parlor. The woodwork in this room is maple. The pocket doors separating this parlor from the dining room feature maple on the east side and oak on the west side. It appears that the Everly family added a closet to the southeast corner of the room in the early 1940s. An early light fixture hangs from the ceiling.

The kitchen sits directly south of the dining room. A bathroom sits off the east side of the kitchen and a door in the southeast corner of the kitchen lead to the enclosed rear porch. The kitchen was remodeled in the early 1940s and the bathroom was apparently converted at that time from a pantry. The small back porch was also enclosed at that

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time. It appears that the Everly's removed the flooring from the attic to floor the rear porch. On the west side of the kitchen are two doors. One leads down to the unfinished, limestone basement. The other leads up the back stairs to the second floor.

On the second floor there are four bedrooms and a bathroom. Three of the bedrooms received remodeling in the 1940s. The plaster ceilings were removed and replaced with fiberboard tiles. These were extensively damaged by water penetration through a leak in the roof. The plaster walls and wood floors, however, suffered little deterioration. The front bedroom sits in the northwest corner of the second floor. The tile ceiling has completely collapsed, but the wood floors and plaster walls are in excellent condition. The master bedroom sits in the northeast corner of the house. South of the master bedroom, through a set of double doors, is the east bedroom. This east bedroom sits in the large bay area on the east side of the house. This room also suffered water damage to the tile ceiling and some damage to the plaster wall on the south. The woodwork has been painted, but is in excellent condition.

South of the east bedroom is the upstairs bathroom. Drawings produced in the 1940s for the planned remodel of the house by the Everly's, show a staircase leading to the attic was removed to install the recessed alcove currently containing the toilet. That alcove sits in the southeast corner of the bathroom while a bathtub sits on the north wall and a sink sits on the south wall. At the south end of the second floor hallway is the back bedroom. This bedroom was not remodeled with ceiling tiles in the 1940s. The woodwork has been painted, but all the features in this room are in excellent condition.

Although the house experienced at least a 15-year period of low-maintenance, the architectural integrity is remarkable. All the wood floors and plaster ceilings and walls are in excellent condition. The house has suffered no additions or extensive remodeling except the limited changes during the early 1940s.

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Statement of Significance

The W. H. Coffin House (c. 1892) is being nominated to the National Register under criterion C for its architectural significance as a free classic example of the Queen Anne style. The house retains a very high degree of integrity despite years of neglect. The current owners are repairing and restoring the property.

The Queen Anne style was dominant in domestic architecture from about 1880 to 1900, with the free classic subtype growing in popularity during the 1890s. The Everly House exemplifies the Queen Anne style with its high-hipped roof with lower cross gables, asymmetrical floor plan, wrap-around porch, and patterned shingles in the gable ends. Features on the porch, such as classic-inspired columns, dentils under the eaves, and the built-up cornice and pediment over the front door, suggest a free classic subtype of the Queen Anne style. Other features displayed on the Everly House include a sunburst pattern under the front entry pediment, leaded glass windows on the 1st floor of the north elevation, a two-story bay on the east elevation, and galvanized metal roof cresting. These elements are also typical of the Queen Anne style for residences.

Interior details include intricate oak and maple wood moldings around doors and windows, pocket doors separating the parlors and other rooms on the 1st level, a prominent front staircase, an oak mantel and fireplace in the front parlor, built-in cabinets in the dining room, and a continuation of detailed woodwork on the upper level. These elements, too, are typical of the late 19th century styles of residential architecture and display a high degree of craftsmanship.

The W. H. Coffin House sits on property owned in the late 1880s by a farmer named William Henry Thompson. William H. Coffin bought the 1-1/2 lots on the corner of 11th and Andrews Street from Mr. Thompson for \$750.00 on May 16, 1892. The Coffin family had both a hardware and fine clothing store in Winfield. Mr. Coffin hired Emanuel Klauser to build the home at a cost unknown. Klauser, who was originally from Germany, built eleven homes in Winfield as well as St. John's College, also in Winfield. He and his wife, Lena, are listed in the 1903 and 1906 city directories as living across the street from the Everly House at 420 E. 11th.

On July 12, 1905 the house was sold to John A. Crawford of LaSalle, Illinois for \$6,000. Mr. Crawford and his wife, Cora J. Crawford, are listed in the 1906 city directories as living at the house. Their profession is listed as travelers and they most likely rented the house during their years as owners. The 1932-1934 telephone directories list a M.C. Warren as resident of the house. In 1939, Mrs. Effie A. Lawson was listed as the resident at 421 E. 11th.

On October 21, 1940 the house went up for a sheriff's sale. Apparently, after the death of Mr. Crawford, his widow was unable to keep the property. Charles C. Lewis and his wife, Leefy H. Lewis, purchased the property for \$1,020 at the sheriff's sale. Charles Lewis was a supervisor of business and finance for the County Welfare Director, as listed in the 1939 city directory.

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On May 16, 1941, the Lewis' sold the house to Julius C. Powell and his wife, Viola R. Powell, at a price unknown. Mr. Powell was a cement contractor in Winfield. Both the Lewis' and the Powell's apparently also rented the house. The 1941 city directory lists only Nina A. Heller as resident.

On July 20, 1941, the Powell's sold the house to Andrew B. Everly. Mr. Everly was the proprietor of a local lumberyard in Winfield for many years prior to the acquisition. He ran the company with the assistance of his son, Joseph R. Everly. Apparently, Mr. Everly and his wife Lotta "Lottie" began to immediately remodel portions of the house after their purchase in 1941. The city directory for 1943 lists the house at 421 E. 11th as vacant, but lists Mr. and Mrs. Everly as continuing to live at their previous address of 201 S. Massachusetts in Winfield. The renovations to the house included updates to the bathrooms and kitchen, enclosure of the rear porch, and screens on all the windows and around the front porch.

Mrs. Everly passed away in 1943 and further plans for the remodeling ceased. For a short period in 1944, Mr. Everly may have moved in with his son, daughter-in-law, and family at 515 E. 10th as he is listed as resident there in the 1944 telephone directory. He is listed in the 1945 telephone directory as residing back at 201 S. Massachusetts. However, the Everly's only daughter, Elizabeth "Lizzie", eventually moved in to the house at 421 E. 11th to care for her father. Only Elizabeth and her father are listed as residents there in the 1946 city directories. Elizabeth also assisted at the lumberyard as a bookkeeper while her brother Joe was assistant manager.

When their father died, Joe took over management of the family lumberyard while Lizzie continued to manage the bookkeeping. The house was transferred into Lizzie's name. She continued to live in the house until 1988 when she moved in with her brother to care for him and his sons during troubled times. Lizzie never married and currently resides in the Good Samaritan nursing home in Winfield, Kansas. For the last 15 years, the Everly House has stood vacant.

Upon Lizzie's move to a nursing home, the property was put up for sale at a private auction. Kenton A. Buss and Janet R. Buss purchased the home at the auction on June 13, 2002 for \$56,000. The house was nearly completely covered with overgrowth and trumpet vines. However, the overgrowth did not damage the house beyond repair. All of the structures and details proclaiming its style and history are intact. The current owners have obtained drawings of the house from the 1940s remodeling work and plan to restore and rehabilitate the house for use as a special events venue.

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Bibliography

City Directories. Winfield, Kansas. 1906, 1932, 1934, 1939, 1941, 1943, 1944.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Knopf, 1984.

Sanborn Fire Insurance Maps. Winfield, Kansas. 1899, 1905, 1912, 1918, 1925.

Verbal Boundary Description

The property is located on Lots 1 and 2 in Block 191, Original Town of Winfield, Kansas. The property is bounded to the north by E. 11th Street, to the east by Anderson, to the west by an adjacent property line, and to the south by an alley.

Boundary Justification

The boundary includes all land historically associated with the property.

Photographs

Janet Buss

1/03

KSHS

1/3: Southwest view, north and east elevations

2/3: West view, east elevation

3/3: North view, south elevation

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

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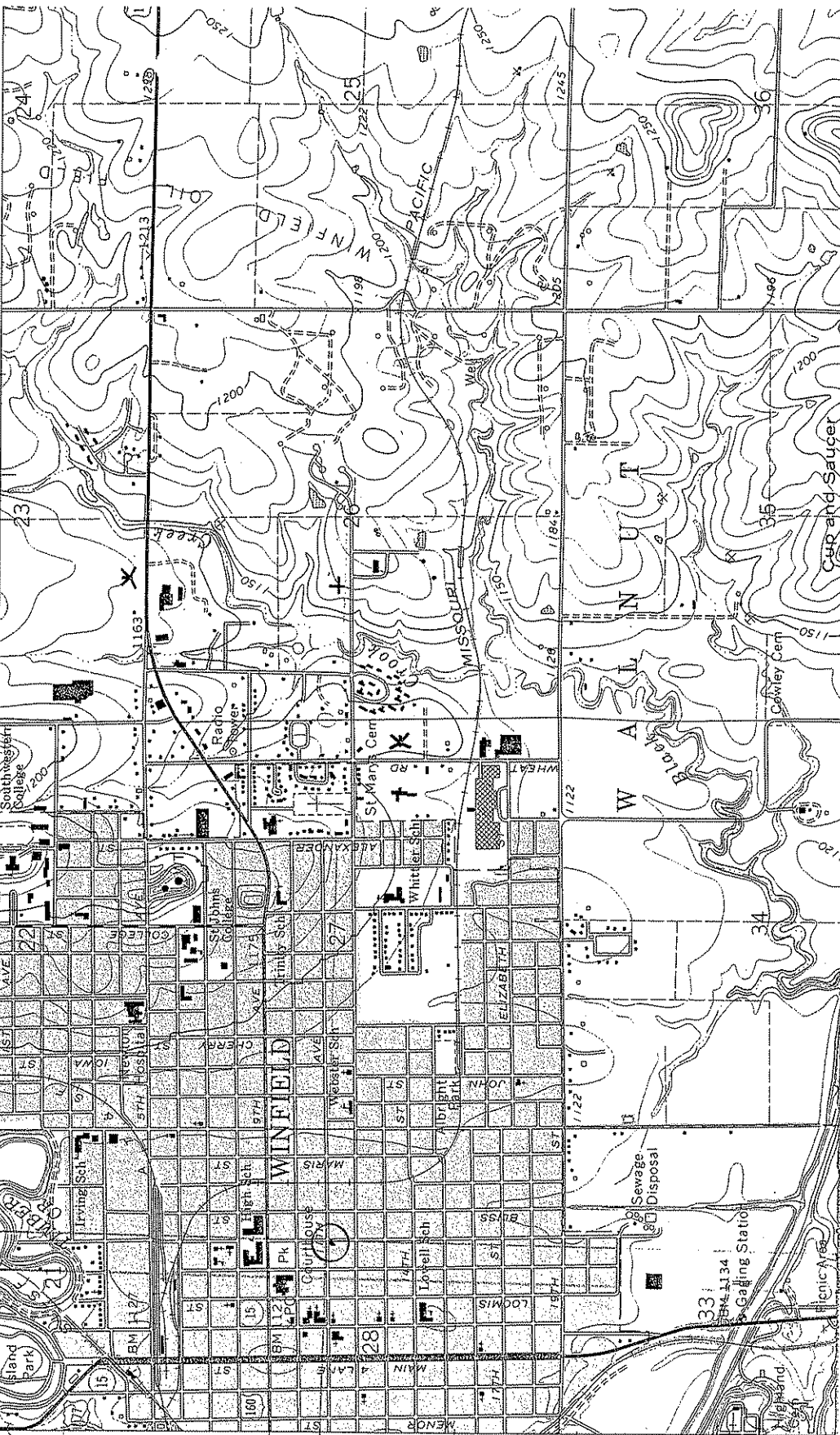
STATE O

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W.H. Coffin
HOUSE
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