

**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 of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property
 historic name West Dormitory- St. John's College
 other names/site number Rehwinkle Hall
035-5970-0004

2. Location
 street & number 1415 E. Sixth Avenue not for publication
 city, town Winfield vicinity
 state Kansas code KS county Crowley code 035 zip code 67156

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input checked="" type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u> </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u>1</u>	<u> </u> objects
			<u> </u> Total

Name of related multiple property listing: N/A Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Ramon P. State Historic Preservation Officer August 26, 1991
 Signature of certifying official 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.

 Signature of commenting or other official Date

 State or Federal agency and bureau

5. National Park Service Certification
 I, hereby, certify that this property is:

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:)

 Signature of the Keeper

 Date of Action

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Rehwinkle Hall in Winfield, Cowley County, Kansas was nominated to the National Register by the Kansas Historic Sites Board of Review on the condition that the nomination would receive a substantive review by the National Register Branch.

The board believes that Rehwinkle Hall lacks the characteristics that define a National Register building of this type, however was influenced by proposed plans that call for the certified rehabilitation of the building using the 20% ITC program.

The main issue at hand is the existing integrity of the building. Rehwinkle Hall is a subdued, Neoclassical, institutional building that employs many windows on each of its four stories to characterize its horizontal and vertical lines. The original wooden windows were replaced in the 1970s with aluminum windows. The aluminum windows are the same size as the wooden windows that they replaced but the relationship between the pane division of the two is completely different.

Rehwinkle Hall's original wooden windows were comprised of 2/6 double hung sashes and 6/6 double hung sashes. The aluminum windows are comprised of 1/1/1 and 1/1 sash configurations. The loss of the original fenestration configuration is an apparent loss both outside and inside the building. The difference between the original wooden window configurations and the replacement aluminum window configurations is substantial, causing the 1915- 1916 to lose an important character defining feature.

An additional concern expressed by the board involved the level of integrity retained by the building's interior. Rehwinkle Hall served as a dormitory for many years and thus has many small rooms on each floor. All of the original doors have been replaced and non-original wall and ceiling material is found in many of the rooms and hall ways. The building does retain its original steel staircases and tiled wainscotting in the hallways.

In conclusion, Rehwinkle Hall is not the type of building that the Kansas Historic Sites Board of Review normally endorses for National Register listing, and has endorsed this nomination on the condition that the nomination receive a substantive review from the National Register Branch.

6. Function or Use

Historic Functions (enter categories from instructions)

Education: education-related housing,
college dormitory

Current Functions (enter categories from instructions)

Vacant / Not In Use

7. Description

Architectural Classification
(enter categories from instructions)

Late 19th and 20th Century Revival:
Classical Revival

Materials (enter categories from instructions)

foundation limestone

walls limestone

roof asphalt

other

Describe present and historic physical appearance.

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Description:

Rehwinkle Hall, originally known as the West Dormitory, was completed in 1916 as a three story building with raised basement. It is rectangular in shape and faces south on the main part of the St. John's campus just west of Meyer Hall. This nomination is for a single structure.

The West Dormitory has a high raised basement which is only three feet below grade. The front facade has a projecting three story stair tower with the main entrance doors located at grade between the basement and the first floor. The building is fireproof construction throughout and it was designed as such. Exterior walls are rough native limestone blocks. Original windows were two-over-one wood double-hung in wood frames with smooth stone sills, according to a historic photograph (JH, 57, 81).

In style, the building has the proportions of the Classical Revival without most of the architectural detailing normally associated with the style. The front facade is symmetrical. The raised parapet is stone with a stone coping. Under the parapet is a molded projecting cornice. Below the cornice is a stone frieze with flat stone corbels. The east and west facades are divided into slightly projecting and receding unequal bays. The windows line up vertically with slightly recessed spandrels between the floors lending a strong vertical feeling to the over-all design.

The interior arrangement has a long north-south hall with flanking dormitory rooms off the hallway to the east and west. Staircases are arranged at the north and south ends of the building. Interior walls were originally plaster and lath.

Functionally, the building was used as a dormitory for boys throughout its history. The kitchen and dining room were located in the basement, a function which was retained despite the change in name from "commissary" to "cafeteria and kitchen."

Alterations: The only evident alterations to the exterior of the building are the windows and front doors. The present post-1970 windows are three-part awing-type set in metal frames. These are the third set installed in Rehwinkle Hall. The front double doors are not the original panelled wood doors.

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Description, cont.

The building underwent a major remodelling during the summer of 1946, largely to the interior. At that time, a contemporary photograph shows that the windows were two-over-six wooden double-hung with some six-over-six windows. Sometime after 1970, the present steel awning-type windows were installed at Rehwinkle Hall, rooms were panelled and ceilings lowered.

The 1946 remodelling was done on the interior because the original inside steel lath and plaster walls were too thin and not properly anchored with heavy framework to keep them from moving. An architect was hired to design and oversee installation of hollow tile walls in the halls and between the rooms in such a way that the rooms could accommodate either two or four students each for a total of 105 male students, rather than the 112 male students it was original designed to house (JH, 81, 56).

The built-up roof is not original and sports two television antennas, a small water tank, and a short stone smokestack on the east side. There is a short metal pole canopy at the north exit which is a reversible alteration and does not mar the original integrity of the north (or back) facade.

The interior of the building reflects original functions and placement of cafeteria and dormitory rooms above, as well as original circulation patterns. Interior features include: original stairways at the north and south ends of the building; concrete and vinyl tile floors; and newer metal door and closet casings; suspended ceilings; single-panelled doors and vinyl baseboards in the dormitory rooms; and applied finishes in the basement. The original plaster ceilings are above the suspended ceilings and include a picture molding which is still intact. The original plaster walls are under the applied paneling. A few of the door casings may be original, but nearly all of them are blond wood in bullnose and appear to date from 1946. Windows have plaster returns. The banisters and balustrades in the north and south stair towers are original, as well. All original material in the building will be retained in a certified tax project if the building is found eligible.

Rehwinkle Hall has excellent exterior integrity. The most egregious alteration is the window replacements, the third in the history of the structure. The interior was re-walled in 1946, but the original layout and function was retained.

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Description, cont.

Because Rehwinkle Hall was designed by a draughtsman who knew little about construction, the man was fired before the foundations were up to grade in early summer of 1915. The Kansas Synod, chronically short of money, had planned and committed funds for West Dormitory as early as 1911 and the draughtsman, rather than an architect, was hired as a money-saving effort. In the end, Charles F. May, a member of the Board of Directors and an architect in his own right, superintended the construction from his home in St. Louis (JH, 56).

Built to be fireproof, only the window frames and floors were of wood. Fireproof construction was deemed necessary after a college building at River Forest was destroyed by fire. Rehwinkle, therefore, was built with steel lath and plaster walls. Without the architect on site, it was not discovered during the original construction that the walls were too thin and not anchored properly to the exterior stone walls. There was apparently some shifting. The Synod was asked for an appropriation to rebuild the interior walls in 1944 and construction of hollow tile walls was accomplished in 1946 with some slight differences in location of the new walls. Later, after 1970, steel frame windows were installed along with panelling throughout the building and ceilings were lowered (JH, 81; SHPO inventory form 035-5970-0004).

B. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G N/A

Areas of Significance (enter categories from instructions)
Education

Period of Significance
1915-1940

Significant Dates
1915-1916

Cultural Affiliation
N/A

Significant Person
N/A

Architect/Builder
(a) Charles F. May, St. Louis
(b) Ph. Frankenfeld

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

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Significance:

West Dormitory (Rehwinkle Hall) is significant under Criterion A under the area of Education. One of the early St. John's College buildings, Rehwinkle Hall is the second oldest surviving on the campus and one of three buildings most closely associated with the early history of the college. The oldest building, Baden Hall (1893-1914) was originally Old Main. It has lost significant architectural integrity. The second building, a gymnasium (1914) has been razed. The third is Rehwinkle Hall (1915-16) with very good integrity. The next two buildings on campus, Meyer Hall and a power plant, were not built until 1923 and 1924, respectively. In the history of Winfield, Kansas, St. John's College was one of two private denominational colleges located in the city. The other college, Southwestern, was founded in 1885 and has a porticoed Classical Revival style Administration Building, built in 1909, which may be eligible locally, but which has not been evaluated (Inventory form, Administrative Building, Southwestern College, #035-5970-0002). St. John's College was one of six two-year colleges operating in Kansas in the mid-1930s. How many of the structures on these campuses which might be eligible is unknown, but it is clear that at a local level Rehwinkle Hall is eligible under the area "Higher Education."

The Kansas Year Book for 1937-38 indicates that St. John's College was one of six two year private denominational colleges in the state (p. 158), which listed:

- Central Academy and College, McPherson
- College of Paola, Paola
- St. John College, Winfield (1893, Missouri Synod of the English Lutheran Church)
- St. Joseph's College, Hays
- Sacred Heart College, Wichita
- Tabor College, Hillsboro

Of the above list, none but St. John's College are listed as a four year denominational colleges in the 1901-02 Thirteenth Biennial Report, Superintendent of Public Instruction (P. 116). It appears that at different times, St. John's actually functioned for a time as a preparatory school and then as a four year college.

St. John's College was one of two private denominational colleges in Winfield, Kansas. As such, it has played a significant role in the

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local history of the city and surrounding area since its founding by the Lutherans in 1893. Winfield also has the Southwestern College, listed as a private four year college in the 1937-38 Yearbook. It was founded in 1885 by the Methodist Episcopal Church (Supt. of Public Inst. Report, 1901-02, 120).

Of the early St. John's College buildings, Rehwinkle Hall is the second oldest surviving on the campus and one of three buildings most closely associated with the history of the college; the other two being Baden Hall, the first and only building from 1893-1914, and Meyer Hall, the administration and classroom building from 1924 until the college closed. The pre-1940 campus buildings are as follows:

- a. The first was Old Main (Baden Hall) which functioned as the sole college structure combining administrative, instructional, dormitory, kitchen and dining room, gymnasium and power plant rolled into one from 1893-1914. Baden Hall was substantially altered in 1956 on both the interior (which was gutted and fireproofed) and exterior by inserting an additional floor and bricking up original portions of windows. This marred its original Richardsonian Romanesque design. The top two new floors in Baden Hall were never completed and the steel superstructure is still evident within the original masonry shell. Baden Hall's lack of integrity makes it ineligible for the National Register because of these 1956 alterations to the interior and exterior.
- b. The second building, now razed, was a concrete block gymnasium built in 1914 to double as a badly-needed dormitory while Rehwinkle Hall was being constructed. It was enlarged with peripheral additions for a handball court, offices, store rooms, showers, locker rooms and bleachers (JH, 80). When a new physical education building was constructed in 1959, the old gymnasium was no longer needed and the building was razed for a new library begun in 1960 north of Baden Hall (JH, 102).
- c. The third was West Dormitory, now known as Rehwinkle Hall, a mens' dormitory throughout its college life. The structure had a draughtsman, but no supervising architect. The de facto architect was Charles F. May, St. Louis, a member of the college Board of Directors, who supervised the construction long-distance from St. Louis. The building contractor was Ph[ilo?] Frankenfeld. Ground breaking began May 4, 1915 and was dedicated June 4, 1916 (JH, 55, 56).

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Significance, cont.

- d. The next major building, Meyer Hall, was built in 1923-24. This limestone structure is reminiscent of the Collegiate Gothic in style with a tall central tower and flanking wings under hipped roofs. Windows are multi-paned with multi-paned transoms. Chapel windows have stone tracery. The interior is substantially original. Architects: Schmidt, Voucher, and Overend, Wichita, Kansas. Contractor: Blaser and Vollmer, Fort Scott, Kansas. It originally contained 16 classrooms, three laboratories, a lecture room, a chapel, library, offices and stock rooms. It has the best integrity of all the campus buildings with the fewest alterations inside and out. Chapel remodelled: 1975-76.
- e. The fifth was the power plant in excellent condition located northwest of Rehwinkle and begun in June, 1924. It is made of native limestone and has a tall smokestack and was the work of contractor Cork and Ferrier, Manhattan, Kansas (JH, 58).
2. The West Dormitory, renamed "Rehwinkle Hall" in 1955 after Dr. A. M. Rehwinkle, college president from 1928-1936 (The Reporter, October 14, 1955, p. 1), holds an interesting position in the history of St. John's College. Constructed in 1915-16, initial monies for construction were ear-marked in 1911. From its inception in 1893 until 1911, the college was under the English Synod of the Lutheran Church, a body who had invested little, the paltry sum of \$2745.00, in the enterprise between 1893-1907. After some negotiations, the college was brought under the German Delegate Synod, essentially the Kansas District of the Missouri Synod, in 1911. This body was more willing to put money into the college and, once under the Missouri Synod, St. John's attendance noticeable increased. Since it was predominantly a men's college at the time with only a handful of women students who lived off-campus, the key to growth was the new dormitory (JH, 52-53). Enrollment statistics reflect the change in governance:

<u>Year</u>	<u>Enrollment</u>
1908-09	72
1909-10	90
1910-11	107
1911-12	94
1912-13	87
1913-14	108
1914-15	123

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1915-16	131
1916-17	148
1923-24	195
1924-25	221
1925-26	243

The jump in 1914 was partially a response to the building of the gymnasium, which temporarily doubled as a dormitory while West Dormitory was being planned. The increase in 1916-17 reflects the capacity of the new West Dormitory (Rehwinkle Hall) to house 112 students. The jump in enrollment in 1924 follows the completion of Meyer Hall.

Rehwinkle Hall, together with Meyer Hall and the new heating plant, was constructed during the administration of the Rev. A. W. Meyer, who served from 1895-1927. This, in itself, is not significant, but the Meyer administration marks the transition from the struggling underfunded "pioneer" days of St. John's College to the flowering of a successful denominational educational institution. The Meyer Administration represents the first, or early, phase of college history.

The location of West Dormitory, or Rehwinkle Hall, is significant. It holds a key place on the old portion of the campus. The college began with Old Main on a single block, Block 12 of Grandview Addition. The construction of Rehwinkle Hall in 1916 was placed to the west of the first building on Block 11 of Grandview Addition and High Street was vacated for Meyer Hall, which was built between the two earlier structures. These three buildings constituted the core of the early St. John's campus and are the visual heart of the campus today.

9. Major Bibliographical Reference

See continuation sheet.

See continuation sheet

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

Specify repository:

Kansas State Historical Society

10. Geographical Data

Acreage of property slightly less than one acre

UTM References

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Zone Easting Northing

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Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description

See continuation sheet.

See continuation sheet

Boundary Justification

See continuation sheets.

See continuation sheet

11. Form Prepared By

name/title Norene Roberts, Ph.D. date January 21, 1991

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street & number 7800 Tessman Drive state Minnesota zip code 55445

city or town Minneapolis

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Major Bibliographic Sources:

Grimes, Kenneth D. "Educational Facilities in Kansas," in Kansas Year Book, 1937-38. (Topeka: State Chamber of Commerce), 1938, 156-160.

Johnnie Heritage 1893-1976. Winfield: St. John's College and SJC Alumni Association, 1976.

Proceedings, Synodical Convention, Saginaw, Michigan, June 21-29, 1944, p. 9. On file: Concordia Historical Institute, Clayton, Missouri.

St. John's Academy, Winfield, Kansas. National Register of Historic Places inventory form, Cowley County, #035-5970-0004, Kansas State Historical Society, Topeka, Kansas.

"St. John's Buildings Receive Official Names." The St. John's Reporter Vol. XXXIV (October 14, 1955) p. 1.

The St. John's Reporter. Winfield, Kansas. On file: Kansas State Historical Society (from 1952-1978), Topeka, Kansas.

Southwestern College, Winfield, Kansas. National Register of Historic Places inventory form, Cowley County, #035-5970-0002, Kansas State Historical Society, Topeka, Kansas.

Superintendent of Public Instruction, 13th Biennial Report, 1901-02. W. Y. Morgan, State Printer, p. 120, 122.

Winfield Daily Courier, 1889-1924. On file: Kansas State Historical Society, Topeka, Kansas.

Winfield Daily Courier, June 5, 1916 [opening of West Dormitory].

Sanborn Insurance Maps for Winfield, Kansas, 1924 and 1934, Kansas State Historical Society, Topeka, Kansas.

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Verbal Boundary Description:

A tract of land located in Block 11, now vacated, of Grand View Addition to the City of Winfield, Cowley County, Kansas described as follows: beginning at a point five feet west and sixty feet south of the northeast corner of Lot 3, now vacated; thence east 60 feet; thence south 185 feet; thence west 60 feet; thence north 185 feet to the point of beginning.

Boundary Justification:

The boundary includes a parcel between Meyer Hall on the east and a parking lot on the west. The above legal description is new and has been determined by the City of Winfield who now owns the former St. John's campus which had no legal descriptions for individual buildings during the history of the college. The new legal description omits the parking lot on the west side of Rehinkle Hall and hugs the building closely on the west, north, and east sides: there is an additional five feet on each side beyond the building facades on the west and east facades. The front facade facing south is approximately 30-35 feet from the new south property line. This will allow the setting around the front facade to be retained.

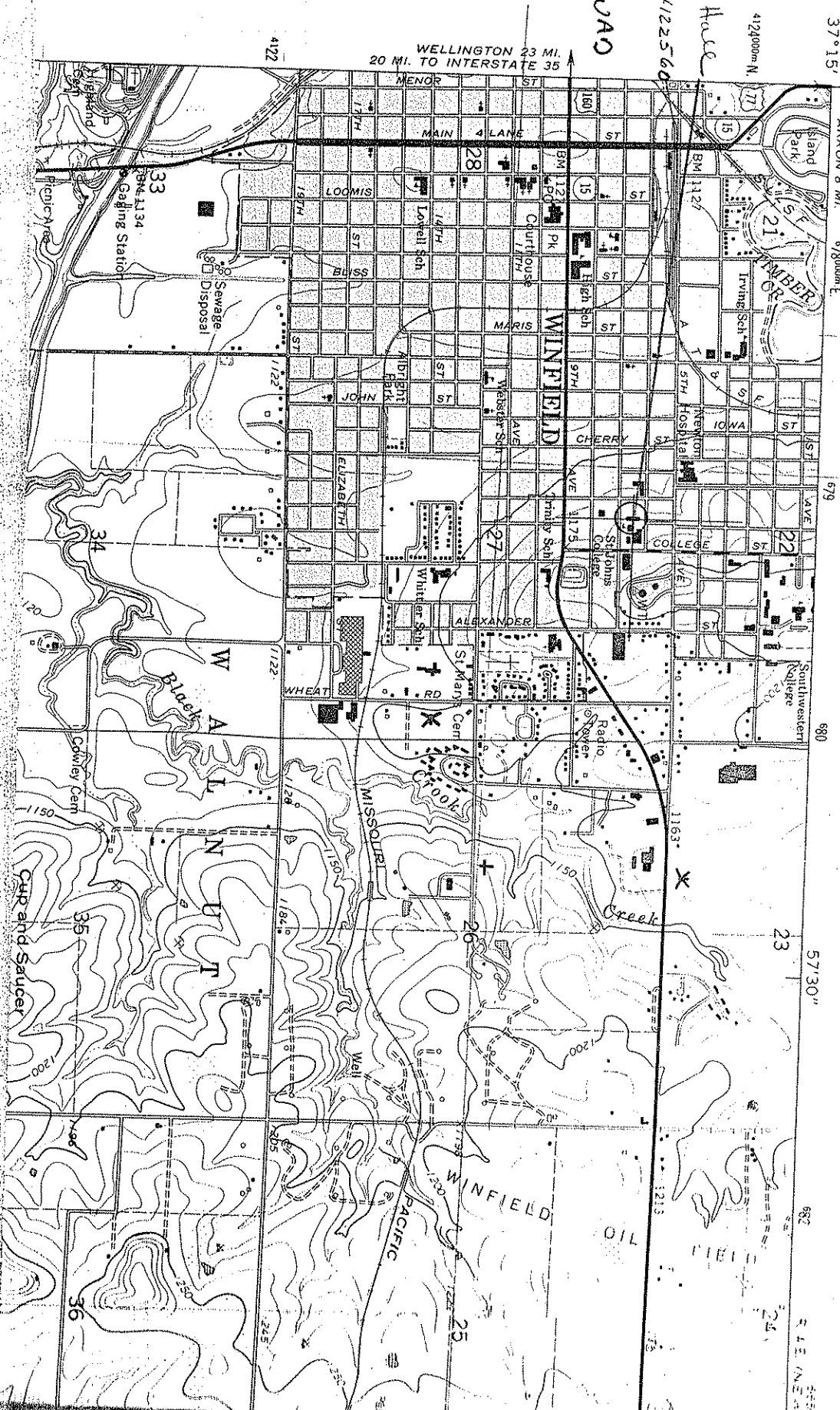
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UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



STATE C

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Winfield Quad



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37°15' AKRON 8 MI.

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