# 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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

<table>
<thead>
<tr>
<th>Historic name</th>
<th>Baldwin City School &amp; Auditorium/Gymnasium</th>
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</thead>
<tbody>
<tr>
<td>Other names/site number</td>
<td>KHRI # 045-0340-00074; 045-0340-00075</td>
</tr>
<tr>
<td>Name of related Multiple Property Listing</td>
<td>Historic Public Schools of Kansas; New Deal-Era Resources of Kansas</td>
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## 2. Location

<table>
<thead>
<tr>
<th>Street &amp; number</th>
<th>704 Chapel Street</th>
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<tbody>
<tr>
<td>City or town</td>
<td>Baldwin City</td>
</tr>
<tr>
<td>State</td>
<td>Kansas</td>
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<tr>
<td>County</td>
<td>Douglas</td>
</tr>
<tr>
<td>Code</td>
<td>KS</td>
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<tr>
<td>Zip code</td>
<td>66006</td>
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## 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 at the following level(s) of significance:

<table>
<thead>
<tr>
<th>___ national</th>
<th>___ statewide</th>
<th>X local</th>
</tr>
</thead>
</table>

Applicable National Register Criteria: X A ___ B ___ C ___ D

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Signature of certifying official/Title  Patrick Zollner, Deputy SHPO  Date

Kansas State Historical Society
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official  Date

Title  State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

_____ entered in the National Register  _____ determined eligible for the National Register

_____ determined not eligible for the National Register  _____ removed from the National Register

_____ other (explain:)  

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Signature of the Keeper  Date of Action
**5. Classification**

<table>
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<tr>
<th>Ownership of Property</th>
<th>Category of Property</th>
<th>Number of Resources within Property</th>
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</thead>
<tbody>
<tr>
<td>(Check as many boxes as apply.)</td>
<td>(Check only one box.)</td>
<td>(Do not include previously listed resources in the count.)</td>
</tr>
<tr>
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<td>X building(s)</td>
<td>Contributing</td>
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<td>district</td>
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<td>buildings</td>
</tr>
<tr>
<td>public - Federal</td>
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<td>Total</td>
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Number of contributing resources previously listed in the National Register: 0

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**6. Function or Use**

<table>
<thead>
<tr>
<th>Historic Functions</th>
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<tbody>
<tr>
<td>(Enter categories from instructions.)</td>
<td>(Enter categories from instructions.)</td>
</tr>
<tr>
<td>EDUCATION/School</td>
<td>WORK IN PROGRESS</td>
</tr>
<tr>
<td>RECREATION AND CULTURE/Auditorium</td>
<td>DOMESTIC/Multiple Dwelling</td>
</tr>
<tr>
<td>RECREATION AND CULTURE/Sports Facility</td>
<td>RECREATION AND CULTURE/Sports Facility</td>
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**7. Description**

<table>
<thead>
<tr>
<th>Architectural Classification</th>
<th>Materials</th>
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<tr>
<td>(Enter categories from instructions.)</td>
<td>(Enter categories from instructions.)</td>
</tr>
<tr>
<td>LATE 19TH &amp; 20TH CENTURY REVIVALS/Classical Revival</td>
<td>foundation: STONE/Limestone; CONCRETE</td>
</tr>
<tr>
<td>MODERN MOVEMENT/Art Deco</td>
<td>walls: BRICK; STONE/Limestone</td>
</tr>
<tr>
<td></td>
<td>roof: ASPHALT; SYNTHETICS</td>
</tr>
<tr>
<td></td>
<td>other:</td>
</tr>
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</table>
Narrative Description

Summary
The Baldwin City School & Auditorium/Gymnasium, at 704 Chapel Street in Baldwin City, Kansas, are located in a residential area five blocks north of the town’s original commercial street (High Street) and one-half block north of Baker University. The buildings sit on a single 1.83 acre lot 275.5’ (E-W) x 290’ (N-S) bounded by Chapel Street on the south, 8th Street on the west, Baker Street on the north, and a lot to the east which contains a 1950s elementary school, which is currently used as a church and is under separate ownership. The primary entrances of both buildings face south toward Chapel Street. The 1922 Baldwin City School is a three-story 30,875 s.f. red brick and limestone building with wood framed floors and interior walls, and low-pitched roof. It retains most of its exterior materials, except windows and doors which were replaced in 1969 and 1987. It is a Progressive Era building in a Classical Revival style with a U-shaped classroom arrangement originally wrapped around a centrally located two-story gymnasium, which was converted to two stories of space in 1942 and 1969. The 1942 Auditorium/Gymnasium sits to the west of the School and is a single-story 10,754 s.f. limestone building with red brick detailing at window fenestrations. It has a 3.5:12 pitched wood-and-steel-framed gable roof over the primary space (the gymnasium), and low pitched roof wrapping around the south, east and north sides. The gymnasium has a North-South oriented basketball court and it had a raised stage along the east side, which was removed in 1987. The building retains most of its original exterior materials, including steel windows currently covered over with plywood at the upper portions of the gymnasium walls. Other doors and windows were replaced in 1987. It is a New Deal-Era building in an Art Deco style. An ancillary building sits to the north of the School along the east property line. It is a non-contributing modern wood-framed building constructed after 1991. It has vertical grooved plywood siding and 4:12 pitched roof.

Elaboration
SETTING
The nominated property occupies 1.83 acres on a single lot 275.5’ east-west by 290’ north-south. It is bounded on the south by Chapel Street, the west by 8th Street, and the north by Baker Street. Directly east of the property is a 1950s era elementary school building which is built over the original 7th Street right of way. When the School was constructed in 1922, 7th Street was the east boundary of the school property; 7th Street was vacated in 1955 and removed for construction of the elementary school addition. The high point of the site is at the southeast corner of the lot, and the property slopes downward toward the northwest a total of approximately 12 feet. The School sits in the southeast quadrant of the site and the Auditorium/Gymnasium sits in the southwest quadrant. The northwest quadrant contains an asphalt paved parking lot accessed from Baker Street. The northeast quadrant contains the non-contributing ancillary building and school playground space; a 4’ tall chain link fence separates the play area from the parking lot and from Baker Street. The play area behind the School connects with the play area behind the former elementary school to the east.

The School sits on the same site as its predecessor school, which was constructed in 1888. When built in 1922 the school was a block and a half from the northern edge of Baldwin City. The site is five blocks north of the original main commercial street, High Street, and is one block north of the original northern boundary of Baker University. The areas east and west of the school were, and are residential. The area north of the school was residential, but one block north has become commercial along Ames Street, which is now U.S. Highway 56.

Baldwin City School (1922)
Building Configuration
The Baldwin City School has a T-shaped footprint made up of two distinct building blocks. The classroom block is a three-story U-shaped mass approximately 163’ (E-W) x 65’ (N-S). It wraps around the south half of a two-story rectangular block approximately 62’ (E-W) x 50’ (N-S). The two-story block originally housed the gymnasium; this space had an intermediate floor partially installed in 1942 and completely installed in 1969. The roofs are low pitched and have parapet walls along the east, south, and west sides; the low eaves are on the north side. The first story floor is approximately 5’ below the adjacent grade at the east end and approximately 1’ below grade at the west end. The east portion of the building was the Grade School, the west portion was the High School, and the central portion was common and shared space. In 1987 a 30’ x 26’ wood-framed metal-sided first story kitchen addition was built at the northwest corner of the building. The building contains approximately 30,875 s.f. of finished space.

There are four primary entrances into the building; two entrances face south toward Chapel Street, one entrance is at the east end, and one entrance is at the west end. The east entrance is at the exterior grade level, the south facing eastern entrance is one step above grade, the south facing western entrance is two steps above grade, and the west entrance is
four steps above grade (originally the west entrance was three steps above grade, but a fourth riser was added in 1942 when the adjacent Auditorium/Gymnasium was built and the grade was lowered between the buildings). Each entrance comes into an intermediate stair landing and has a partial flight of stairs down to the first story and a partial flight of stairs up to the second story. The east stair and the south-western stair connect all three stories; the west stair and the south-eastern stair connect only the first and second stories. An entrance at the northwest corner of the north kitchen addition is at grade; an interior ramp in the addition provides accessible access to the first story floor level.

Exterior
The U-shaped classroom block of the building has a limestone foundation wall at the first story level and red brick masonry walls at the second- and third-stories. The foundation stone is rough-cut, natural-faced, laid in irregular courses, and protrudes approximately 4” beyond the brick above. The second- and third-story brickwork is laid in a common bond pattern with a Flemish bond course every sixth course. The protruding stone foundation masonry is capped with a row lock course of brick in plane with the stone below, a belt course of sloped row lock bricks with skyward soldier faces, and another course of rowlock bricks in plane with the brick above. The tops of the brick walls are ornamented with brick detailing consisting of a dental course of header brick, a stretcher course, a soldier course, a header course, and a cut limestone coping.

All of the original windows were replaced in the building in 1969 and in 1987. The existing windows are aluminum, prefinished white, and have insulated glass. Each window has a fixed upper portion and a manually operated awning sash approximately 18” tall at the bottom. The original windows were wood double-hung type with two-over-two sashes. Based on the dimensional size and detailing around the perimeter of the windows and between pairs of windows, it appears likely the original wood window frames are still in place and they are concealed on the exterior by a prefinished white aluminum wrap. In most instances the interior painted wood trim and sills appear to be original historic material.

The rectangular two-story block of the building sits in the middle of the north side. It has a north sloping roof which is low sloped over most of it and is steeper pitched along the north edge. It has a concrete foundation wall that extends above grade approximately 6” at the east end and 30” at the west end. Above the concrete foundation it has red brick masonry walls laid in a common bond pattern with a Flemish bond course every sixth course in the lower portion, and every eighth course up to the low eave roof edge. The east and west walls extend above the roof line as parapet walls; the top third of these walls are laid in a common bond pattern with full course headers every eighth course. The north wall includes four pilasters in the concrete foundation and in the brick masonry wall above. These are 36” wide and extend 12” beyond the outside face of the wall; the corner pilasters extend up as part of the east and west parapet walls, and the two central pilasters terminate with sloped top concrete caps at the low eave roof edge.

The south facade is the formal “front” of the building. It is laid out symmetrically and is subdivided into three sections. The central section is approximately two-thirds of the total width and slightly taller than the end sections. The central section is laid out in ten bays organized into three groups. The four center bays have paired tall windows at the second and third stories, the east three bays have a centered arched Grade School entrance, and the west three bays have a centered arched High School entrance. The arched entrance elements project out from the main wall plane by approximately 24 inches and have low pitched front gable parapets. The center four bays are capped with a low pitched front gable parapet which is one bay wide and centered on the facade. The central section is bookended by sections which are each approximately one-sixth the total width of the facade. Each end section is four bays wide and has a low pitched front gable parapet wall for their full width.

The west facade is laid out symmetrically with eight bays. It has a centered arched entrance similar to the south facade entrances. The two windows above the entrance are separated from the flanking three windows on either side by more distance than the distance separating the rest of the windows. The parapet at the roof line has a narrow centered low pitched gable that matches the front gable parapet at the center of the south facade.

The east facade is similar to the west facade in its overall configuration, except it was built without windows in the portion south of the centered entrance. To maintain an implied symmetry in the facade, an 8” band of brick projects 1/2” and outlines the area where windows south of the entrance would have been located if the facade was laid out with symmetrical windows. The School was connected to the adjacent elementary school by an enclosed connecting hallway the same width as the centered arched entrance element; the connecting hallway was removed in 2013 when the elementary school property was separated from the Baldwin City School & Auditorium/Gymnasium property. The centered arched entrance was modified to accommodate the connecting hallway by having a flat lintel installed at the spring line of the arch and brick installed to fill in the arched area, creating a flat wall space for the low roof of the connecting hallway to
tie into. A single pair of windows above the entrance is located at the intermediate stair landing height between the second and third stories.

The north facade is composed of the central two-story rectangular block flanked on either side by the north ends of the u-shaped three-story classroom block. The central two-story section extends approximately 26' farther north than the west leg of the three-story classroom block and approximately 22' farther north than the east leg. The north side is the low side eave of the building and there are gutters and downspouts along this side of the building. The central two-story facade was originally laid out symmetrically with seven bays of windows in two ranks; the upper east window was replaced with a door in 1969 when the second story floor was completed in this section of the building. At the northeast and northwest corners of the two-story block portion there are round metal exhaust vents extending up from chases in the masonry pilasters below; these are most likely part of a fresh air system that served the building when this portion was originally constructed and used as gymnasium space.

The north ends of the u-shaped three-story classroom block are laid out asymmetrically. The west three-story classroom north facade has six bays of windows, and sometime before 1969, a fire escape ladder was installed and the third story east window was replaced with a door. In 1987 at the inside corner junction of the two-story block and the west leg of the three-story block a 30' (E-W) x 26' (N-S) wood-framed metal-sided first story kitchen addition was built; this addition has a single-sloped (north sloping) roof that connects to the west facade of the two-story block and to the north facade of the west classroom leg just below the second story windows.

At the east classroom leg north facade, the second and third stories are held back at the west half 5'-4" from the rest of the facade and there are four bays of windows in the setback portion. There is a flat topped parapet wall at the roof line of the setback portion. The first story mechanical room projects out below the setback portion; it has a low slope roof over the projecting portion and four framed-and-sheathed-over openings in the facade that align with the windows above. Near the center line of this facade there is a 4'-8"x4'-8" brick chimney that extends approximately 5' above the roof line; the chimney is located at the offset in the wall plane, and the north face of the chimney is in line with the north facade east portion. There are no windows in the north facade east of the chimney, but there is an 8" band of brick projecting1/2" that outlines an area where windows would have been located if the facade did have windows in that area. The roof line east of the chimney is a low eave with gutter and downspout.

**Interior**
The interior of the School retains its general original configuration of hallways, stairways, and classrooms at the east and west ends. The primary interior change of configuration is the two-story central block. This area originally housed a two-story tall 45' x 60' gymnasium space with a basketball court running east-west. Along the south side of the space there were three tiers of bleachers on the first story and four tiers of bleachers on the second story. In 1941, after construction on the adjacent Auditorium/Gymnasium had begun, this area was repurposed for “Vocational Agriculture” space, the bleachers were removed, and a partial intermediate story was built. In 1969 this area had a complete second story floor installed and the space was repurposed for “Kitchen” and “Cafeteria” on the first story, and for “Multi-Purpose” space on the second story. Finally in 1987 the second story space became a “Library”, and cross-hallways were installed on the first, second, and third stories to connect the east and west ends of the buildings. These hallways on the first and second story are where the original bleachers overlooking the gymnasium were located.

The interior finishes are a mix of historic and modern finishes. Historic finishes include: wood flooring exposed in portions of the second and third story hallways, wood flooring concealed by underlayment and vinyl flooring in science classrooms and bathrooms, plaster-on-masonry walls at all exterior walls, wood lath and plaster walls at all historic interior classroom and stairway walls, wood lath and plaster ceilings at classrooms and hallways (all concealed by modern acoustical tile ceilings or gypsum wallboard ceilings), painted wood window sills and trim (most appear to be historic material), and brick masonry walls at the two-story historic gymnasium area. Modern finishes include: rubber treads on stairways, vinyl composition tile in bathrooms, gypsum board on new walls, wood trim (wall base, handrails, walls caps, and picture rail), metal door-frames and wood doors, metal lockers in hallways, casework in science classrooms and bathrooms, acoustical tile ceilings, light fixtures, plumbing fixtures and partitions, and fan-coil units throughout.

**AUDITORIUM/GYMNASIUM (1942)**
*Building Configuration*
The Auditorium/Gymnasium is a single-story rectangular block, approximately 83’ east-west by 118’ north-south. The gymnasium portion is approximately 63’ east-west by 83’ north-south, and it has a 3.5:12 pitched gable roof with a north-south ridge and an approximately 25’ tall side-wall height. The original stage and dressing rooms are centered along the east side of the gymnasium in a rectangular block approximately 21’ east-west by 70’ north-south. This block is approximately 24’ tall and has a low-sloped roof with parapet walls. At the south end and north end are entrance and locker-room blocks approximately 60’ east-west x 16’ north-south. These blocks are pushed toward the eastern portion of the building so the entrances align with the centerline of the gymnasium block. The entrance/locker-room blocks are approximately 15’ tall with low-sloped roofs and parapet walls. The building contains approximately 10,754 s.f. of finished space.

The structure of the building consists of concrete spread footings and foundation walls, concrete slab-on-grade floor, load bearing masonry walls, steel girder trusses and wood rafters over the gymnasium, and wood rafters over the stage and entrance/locker room areas.

There are two primary entrances into the building and two secondary entrances. The two primary entrances are the public entrances into the gymnasium area and the two secondary entrances provide access to the backstage and locker room areas. The south primary entrance faces south toward Chapel Street. It is one step above the exterior grade and is at the main floor level. The north primary entrance faces west toward 8th Street. It is two steps above grade and is at the main floor level. The two secondary entrances are on the east side of the building. The south secondary entrance is one step above the exterior grade and is five steps above the main floor level. The north secondary entrance is at the exterior grade level and is at the main floor level.

Exterior
The exterior of the Auditorium/Gymnasium consists primarily of load bearing limestone masonry in a random ashlar pattern. Punched window openings and attic ventilation fenestrations are visually grouped into horizontal bands by red brick placed between windows and vent openings in a stack bond pattern. The ashlar stone walls are topped with a 12” tall inwardly tapered concrete coping. It is a New Deal-era building in an Art Deco style.

The south elevation, facing toward Chapel Street, can be considered the “front” of the building. It is organized asymmetrically with the shorter low-pitched-roof entrance/locker-room block pushed toward the right (east). The main entrance is located at the left (west) end of the block and is centered on the ridge of the taller 3.5:12 pitched gable end of the gymnasium block behind it. The entrance consists of a pair of dark bronze color aluminum storefront entrance doors with a fixed transom window above (the aluminum storefront replaced original wood doors and transom in the 1987 remodel). The ashlar patterned stonework beside the entrance doors protrudes approximately 6” from the face of the locker-room portion of the block. The smooth finished concrete above the doors, and in narrow strips on either side of the doors is inset from the ashlar stone. The smooth concrete is taller than, and extends over the top of, the ashlar stonework, visually creating large ashlar stone columns beside the doors, and a plane of smooth concrete that the doors and transom window penetrates. The concrete is detailed with inset rustication lines that align vertically with the edge of the door and window frames, and align horizontally with the transom top. Additional horizontal reveal lines divide the narrow panels beside the window and doors into five equal parts, and the area above the doors and window into three equal parts. The bottom and top horizontal panels over the transom have three equally spaced square insets with a “barbed X” stylized pattern. The center horizontal panel over the transom has two lines of text with “AUDITORIUM” over “GYMNASIUM”. The letter faces are flush with the smooth concrete above and below the text, while the spaces between the letters are inset. Light fixtures mounted in the center of the ashlar stone columns beside the doors are accentuated with vertically oriented narrow rectangular smooth concrete mounting blocks. These are connected to the inwardly tapered concrete coping at the top of the columns by smooth concrete that is detailed with two vertical inset rustication lines. Extending approximately 4’-6” from the base of the ashlar stone columns are two approximately 15’ tall stone wing walls that are slightly narrower than the columns and which have smooth concrete caps. The concrete pavement in front of the doors extends beyond, and overlaps the ends of, the wing walls, echoing the same pattern created in the elevation with the smooth concrete and ashlar stone. The overall effect of the stone detailing creates a stylized visual iconic “entrance” element in an Egyptian motif.

The locker room portion of the south elevation is slightly shorter than the entrance portion and is visually the least dominant element on the facade. It is primarily limestone in an ashlar pattern with a smooth tapered concrete coping. It has five approximately 42” square windows with fixed upper portion and operable lower awning sashes (these are replacement windows from the 1987 remodel). Between the windows are 16 courses of red brick in a three-rank stack-
bond pattern. Toward each end of the locker room block is a painted sheet-metal through-wall scupper, leader head, and downspout.

Behind the entrance/locker-room block on the south facade is the taller 3.5:12 pitched gymnasium block. This is also primarily limestone in an ashlar pattern with a smooth tapered concrete coping which extends above the roof as a short parapet wall. The stone at the east and west corners of the gymnasium block steps outward twice to visually create columns at the corners. Centered on the gable end are seven approximately 42” square windows high in the wall; these are original steel frame windows covered with plywood on the exterior and interior. Between the windows are 16 courses of red brick in a three-rank stack bond pattern. Centered above the windows, and above the interior ceiling line, is a ten course horizontal band of stack bond brick with three equally spaced groups of twelve attic ventilation openings. The opening groups are in ranks of four and files of three, separated by single bricks both horizontally and vertically.

The west facade is dominated by the approximately 83' wide by 25' tall wall of the gymnasium block. It is arranged symmetrically in four bays. It has three 5'-6" wide stone pilasters protruding approximately 8" between four groups of windows (the windows are cover with plywood on the exterior and interior). The pilasters are capped with tapered concrete coping 2'-4" below the top of the wall, and they have vertical inset "T" shaped brick detailing that aligns with the windows. There are three approximately 42” square windows in each group with 2-1/2 bricks in 15 stack-bond courses between the windows. The window heads are approximately 22” below the ceiling, which is approximately 21’ above the gym floor. The wall extends as a parapet approximately 2'-6" above the roof framing, and a built-in gutter is formed with back-sloped framing and low-sloped roofing. Toward each end of the facade are painted sheet-metal through-wall scuppers, leader head, and downspout.

Organizationally the north elevation is a mirrored version of the south elevation. However, rather than the entrance doors facing north they face west. This plan configuration de-emphasizes the north entrance and makes it a less prominent element on that facade. Preliminary design drawings also depict the south entrance doors facing west, but the final construction drawings show it the way it was actually built, with the doors facing south.

The east elevation consists of the approximately 70’ wide by 24’ tall stage and dressing room block in the central portion, flanked by the shorter 15’ tall locker room blocks at either end. The only openings into the stage/dressing room block are single approximately 42” wide by 21” tall windows into the dressing rooms toward the north and south ends (the windows are replacements from 1987). These are punched window openings accented with a vertical column of brick above the windows extending to the concrete coping at the parapet cap. The brick is in a stack-bond pattern with four ranks of face bricks and two ranks of header bricks, arranged in the pattern “F-H-F-H-F”. Toward each end of the stage/dressing room block are painted sheet-metal through-wall scuppers, leader head, and downspout. The east elevation of the north locker room block has one door with a transom light above it and one window approximately 42” window by 21” tall. The door transom aligns with the window, and the two are connected by brick detailing of the same height in a horizontal band in an eight course stack-bond pattern which alternates face brick and header brick. On either side of the door is a single column of brick in a stack-bond pattern. The east elevation of the south locker room block has a single approximately 42” square window and a single door. These are punched openings and are not connected with brick detailing.

The Auditorium/Gymnasium retains most of its original exterior materials, including limestone and brick masonry, concrete coping and wall finishes, and steel windows currently covered over with plywood at the upper portions of the gymnasium walls. Non-original exterior finishes include doors and windows that were replaced in 1987, and roofing that has been replaced since 1987.

Interior
The interior of the Auditorium/Gymnasium building retains its general configuration of spaces. It consists of the north-south oriented gymnasium, originally a stage and dressing room along the east side, main entrances centered on the north and south ends of the gymnasium, and locker rooms in the northeast and southeast corners.

The south entrance consists of an approximately 9’ wide (east-west) by 15’ long (north-south) lobby with south-facing exterior doors and north-facing doors into the gymnasium. It has two rooms on the west side which were originally a small janitor’s closet and a small bathroom. East of the lobby is a new handicap accessible bathroom (installed since 1987) which is accessed from the lobby. The north entrance is approximately the same size as the south entrance, but its exterior doors face west, and it has a narrow room along the north side that was originally a bathroom. The north room was converted to a concession sales room in 1987.
The school with primarily rever
original interior finishes have been maintained in the Auditorium/Gymnasium, and interior finishes have been updated in smaller spaces but the variation in the second story floor level in that area differentiates it from other areas of the building.

corridors have been replaced but the original masonry openings have been maintained, interior configuration of
The additions and expansions on the school are not on the primary façade, the roofing materials are contemporary yet the roofs retain their original forms, the primary building materials are not covered or modified, the doors and (most) windows have been replaced but the original masonry openings have been maintained, interior configuration of primary original corridors and stairs have been retained, the large two-story gymnasium space in the school has been subdivided into smaller spaces but the variation in the second story floor level in that area differentiates it from other areas of the building, the stage has been removed in the Auditorium/Gymnasium but the more prominent gym space is maintained, many original interior finishes have been maintained in the Auditorium/Gymnasium, and interior finishes have been updated in the school with primarily reversible treatments such as carpet and suspended acoustical tile ceilings.

An ancillary building sits along the east property line north of the Baldwin City School. It is a non-contributing wood framed building constructed between 1991 and 2002. It is approximately 24’ east-west by 32’ north-south, and has vertical grooved plywood siding and a 4:12 pitched roof. It served as elementary/Pre-K classroom space through the 2010-2011 school year.

INTEGRITY
The Multiple Property Documentation Form (MPDF), “Historic Public Schools of Kansas”, indicates that all public school and education-related structures in Kansas meet the threshold requirement for National Register listing, provided they maintain a degree of historic integrity relative to location, setting, design, materials, workmanship, feeling, and association. While there have been many modifications to the interior finishes of the school, and some modifications to interior configuration of space in both buildings, the overall integrity of the Baldwin City School and Auditorium/Gymnasium is intact.

Location and Setting
The Baldwin City School and Auditorium/Gymnasium maintain their original location and setting. The only exterior modification to the setting is on the east side, where the mid-1950s addition, necessitated the closure of 7th Street for the block occupied by the school buildings. The 1950s addition is no longer connected to the school, but its separation from the Baldwin City School by only twenty feet does not allow for reopening of 7th Street. This close association of the 1950s addition to the Baldwin City School has itself become a significant historical setting that should be maintained.

Design, Materials, and Workmanship
The MPDF also identifies the eligibility criteria for listing relative to design, materials, and workmanship, and the Baldwin City School and Auditorium/Gymnasium meets all of these criteria. The basic exterior form (the massing), the roof form, the original primary building materials, the fenestration patterns, the ornamentation and detailing, and the basic interior corridor configuration are intact for both buildings.

The modifications that have been made to the buildings all fall within the acceptable treatments identified in the MPDF. The additions and expansions on the school are not on the primary façade, the roofing materials are contemporary yet the roofs retain their original forms, the primary building materials are not covered or modified, the doors and (most) windows have been replaced but the original masonry openings have been maintained, interior configuration of primary original corridors and stairs have been retained, the large two-story gymnasium space in the school has been subdivided into smaller spaces but the variation in the second story floor level in that area differentiates it from other areas of the building, the stage has been removed in the Auditorium/Gymnasium but the more prominent gym space is maintained, many original interior finishes have been maintained in the Auditorium/Gymnasium, and interior finishes have been updated in the school with primarily reversible treatments such as carpet and suspended acoustical tile ceilings.
Feeling and Association
Due to the retention of location, setting, design, materials, and workmanship, the overall feeling and association of these buildings is that they are school and education related buildings from bygone eras. The continued use of the buildings as part of the Baldwin City public school system necessitated updating to meet modern educational methods and standards. Without these updates both buildings likely would have been replaced many years earlier, and their continued existence would have been in jeopardy.
Baldwin City School & Auditorium/Gymnasium
Douglas County, Kansas

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

X 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 is likely to yield, information important in prehistory or history.

Areas of Significance

EDUCATION

Period of Significance

1922-1964

Significant Dates

1922, 1942

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Smith, Charles A. – Baldwin City School

Williamson, Thomas – Auditorium/Gymnasium

Criteria Considerations (justification)

N/A

Period of Significance (justification)

The Period of Significance begins with construction of the Baldwin City School in 1922 and ends in 1964 with the fifty-year closing date for periods of significance where activities begun historically continue to have importance but no more-specific date can be identified. This period includes the construction of the Auditorium/Gymnasium in 1942.

Criteria Considerations (justification)

N/A
The Baldwin City School (1922) and Auditorium/Gymnasium (1942) are locally significant historic buildings under National Register Criterion A for the area of EDUCATION. As defined in the Multiple Property Documentation Form (MPDF) “Historic Public Schools of Kansas,” the Baldwin City School possesses the distinct characteristics of the “Town School” property type. Built during the Progressive Era of public school construction in Kansas, it embodies the standardization movement in the education system, incorporated areas of specialized study, and integrated the modern high school as part of the public school facility. As a “Town School” it utilized a typical “T” shaped plan with a centrally located combination gymnasium/auditorium space. A leading regional architect in school design (Charles A. Smith) designed the building, connecting it in style and appearance with other “Town Schools” throughout the area. As defined in the Multiple Property Documentation Form (MDPF) “New Deal-era Resources of Kansas”, the Auditorium Gymnasium fits within the property type of Educational facilities, and specifically within the combination auditorium/gymnasium subtype. It was constructed as part of the Work Projects Administration (WPA) program, and served the needs of the community as well as those of the school. It, too, was designed by a prominent regional school architect (Thomas W. Williamson) and embodies the movement toward “modern” design.

Elaboration

Baldwin City is in the southern portion of Douglas County, about 12 miles south of Lawrence and 15 miles west of Gardner. The town originally began as a stop on the Santa Fe Trail named Palmyra. In 1858, a group of Methodist ministers founded Baker University, and the town of Palmyra bought land to the south for the university and surrounding city. A main benefactor was John Baldwin and the town was named in his honor. In 1920 the population of Baldwin City was 1,137, which was an 18% drop from its early peak in 1910 of 1,386. A surge in population from 1,096 in 1940 to 1,741 in 1950 was spurred by war time production at the Sunflower Ordinance Works in Desoto, Kansas, twelve miles to the northeast. The population of Baldwin City in 2010 was 4,515.

The historical development of public schools in Baldwin City is typical of many communities throughout Kansas. It began in the early settlement years with pupils being taught together in a private residence, then in a church, and finally in 1864 in the first publicly financed school building structure. This school was located on the block bounded by Main, First, Washington and Second streets of Palmyra, which was later incorporated into Baldwin City. It was built of sandstone, was about forty feet square and contained three rooms, two above and one below. In 1888 a new two-story, six-room, school was built on the present site of the Baldwin City School. An addition in 1908 added three more rooms, and a remodel in 1911 created three classrooms in the basement.

Baldwin City School (1922)

In 1919 the Baldwin City school board began an effort to construct a new combined grade school and high school building. This led to an apparent controversial bond election and a lawsuit to stop execution of a construction contract. In May 1921 the Baldwin City school committee circulated another petition calling for an election to vote bonds for a new $65,000 school building for the town. The bonds were voted and approved, and on January 6, 1922 were sold to the Guaranty Title and Trust Company of Wichita. Charles A. Smith, architect in Kansas City, Missouri, who had been working on the design with the school board prior to the bond election and sale, was contracted to finalize construction plans for the

2 United States Census Bureau. “Census of Population and Housing”.
building. The new building location was considered either at the same spot as the existing building or north of the existing building. It was determined that the same spot, at a higher elevation, with the main entrances facing the street south rather than facing the street north, was a better option. This would allow for reuse of salvage materials from the old school building being demolished, but would require temporary off-site classroom space for the duration of the construction.6

Construction plans were completed in mid-March. On March 27 students were moved into temporary classroom space at Baker University and at the Methodist Church, and demolition of the old building began the same day.6 J.W. Spurgeon, a local contractor, headed up the demolition.7 Bids for construction of the new building were received on May 5 from ten contractors. The low bidder, J.L. Zoellers of Independence for $57,935, was awarded the job and began work on May 10. A $4,000 value was placed by the contractor on salvaged materials to be reused.8

It was soon decided by the school board that another $10,000 in funding was necessary to cover the separate contracts for plumbing, wiring, demolition, architect fee, and construction superintendent. J.W. Spurgeon was hired by the board as superintendent to work under the direction of the contractor Mr. Zoellers.9 A plan to secure the additional funds through issue of personal notes by the board was deemed invalid, and it wasn’t until September 8 that a special vote could be taken.10 Approval by 95% of the voters seemed a prudent step, given the funds would cover the cost of installing a furnace and equipping the new building.11 Additionally, the students were being taught in temporary classroom space that some parents felt was deficient enough to warrant complaints to and inspection by the State Board of Education.12

On July 12, 1922 the cornerstone for the new building was laid. In the box within the cornerstone was placed a history of the various public school buildings in Baldwin City, newspaper stories of the building and bond elections, and plans for the new building. Masons from Topeka and local lodges participated in the formal ceremonies.13 It is not known if the box is still intact or has been removed.

Construction was completed in December 1922. On January 4, 1923 the first classes were held in the new school, which was described as “a model building” with “Rooms for Grades and High School in the One Structure”. It was further described: “A new school plant is built of brick and is fireproof. The auditorium has a capacity to seat four hundred and the building is equipped with a modern gymnasium. The grades will occupy eight of the rooms and there will be seven recitation rooms for the high school. The physical science and domestic science laboratories are furnished with all of the latest equipment. The school employs fourteen regular teachers beside the music and art instructors.”14

As described in the MPDF, “Historic Public Schools of Kansas,” the Baldwin City High School Grade School is typical of a 1920s Town School, one school building serving as the grade school and high school for an entire town. It follows the standard patterns of two stories with a basement, constructed predominantly with red brick, symmetrically laid out with clusters of classrooms at either end, and a centrally located section with gymnasium/auditorium and specialized classrooms. It is a Classical-Revival style building designed by Charles A. Smith, who designed more than 50 schools for the Kansas City School District. Other National Register-listed schools in Kansas designed by Smith include Sumner Elementary School in Leavenworth, North Broadway School in Leavenworth, and Bonner Springs High School. The building retains its basic exterior form, roof form, primary building materials, fenestrations, ornamentation, and basic interior configuration. Changes to the building include conversion of the original gymnasium into two stories of space, replacement of original windows, installation of acoustical tile ceilings, and installation of modern mechanical, plumbing and electrical systems and equipment.

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8 The Baldwin Ledger, May 12, 1922, “Contractor is at Work on New School House”, p. 1.
AUDITORIUM/GYMNASIUM (1942)

The Auditorium/Gymnasium building fits squarely into the broad patterns of history of the 1930s and 1940s. Its development began as a movement to accommodate a growing student population, to provide larger space for school sports and theatrical productions, and to create a vocational agriculture course of study. It was built with WPA financing and was slow to reach completion because of a worker shortage caused by U.S. involvement in World War II. Its final push to open was hastened by a fire that destroyed the Baker University gymnasium that was also temporarily housing the high school basketball program. Designed by a regionally prominent school architect, Thomas W. Williamson, its Art Deco style embodies a preference for modern architecture.

Beginning in the spring of 1940 the Baldwin City school board began promoting an effort to expand the school building. An initial description to add onto the building for expanded gymnasium space, a new stage, and vocational agricultural space, soon turned to promotion of constructing a new free-standing building adjacent to the school. The proposed auditorium/gymnasium to the west of the existing Baldwin City School would include a larger gymnasium, a stage, and locker rooms, while the existing building would be remodeled to convert the existing gymnasium into vocational agriculture space and expanded woodworking shop. This pattern follows those of many other Kansas towns where “combination auditorium/gymnasiums were frequently constructed, usually in association with or adjacent to school buildings.”

Bonds for the locally financed portion of the project were passed with 87% approval in July 1940. An application for WPA financing of the project was submitted in July 1940 and approval was received in October 1940. By January 1941 stone was being quarried and delivered for the project, and concrete foundations were being laid out. Over the summer of 1941 remodeling was completed on the school building, but construction on the new building moved slowly. In March of 1942 it was reported that the stone work would be finished soon. By July of 1942 a government order to halt WPA projects in Kansas had gone into effect, and by August the workers on the Auditorium Gymnasium were being sent to the University of Kansas to work on the Military Science building, a WPA project that wasn’t halted. Overall the workforce available for WPA projects had fallen drastically, with previous workers finding employment at the new Sunflower Ordinance Works in nearby Desoto, Kansas, and in other jobs now made available through U.S. involvement in World War II.

On Sunday, January 3, 1943, fire destroyed the Baker University gym. Baker University students and Baldwin High School students no longer had gym space to use, and just as importantly, the basketball teams had no place to play home games. The community quickly organized to finish construction on the Auditorium/Gymnasium. Volunteering their labor, local carpenters laid the gym floor and installed the ceiling, plumbers installed fixtures, high school boys carried materials and did cleanup, Baker students dug a 3-foot deep trench that stretched three-fourths of a block long for installation of the water service line, electricians ran wiring, and high school and college girls served “coffee, sandwiches, and salads” in the Baldwin City School next door. On Friday, January 29, 1943, the first game in the gym was held between Baldwin High School and Eudora High School, and on the following night Baker played the College of Emporia.

The Auditorium/Gymnasium was designed by Thomas W. Williamson, a Topeka architect whose firm specialized in school design. Other National Register-listed schools in Kansas designed by Williamson include Curtis Junior High School (Topeka), Independence Junior High School (Independence), Monroe Elementary School (Topeka, National Historic

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15 The Baldwin Ledger, April 18, 1940, “District No. 17 is planning expansion”, p. 1.
18 The Baldwin Ledger, July 11, 1940, “Bond election was carried Saturday”, p. 1.
21 The Baldwin Ledger, January 16, 1941, “New building has been staked off”, p. 1.
Landmark), Murray Hill School (Chanute), Sumner Elementary School (Topeka, National Historic Landmark), Topeka High School, and Washington Grade School (Pittsburg). The building retains its basic exterior form, roof form, primary building materials, fenestrations, ornamentation, and basic interior configuration. It is designed in an Art Deco style, which emerged in the New Deal-era as a dominant influence in school, and school related, buildings.

CONCLUSION

Together, the Baldwin City School and Auditorium/Gymnasium served as part of the public school educational system in Baldwin City from January 1922 until the spring of 2011, a span of 89 years. Over time the building configurations and grade levels evolved to accommodate the educational and population needs. In the mid-1950s, to house the burgeoning post-WWII “baby boom” generation, a new elementary school building was constructed east of the Baldwin City School. At some time, this building was connected to the east side of the Baldwin City School with an enclosed hallway. It was disconnected from the Baldwin City School in 2013 after being sold to Lighthouse Baptist Church; it is now used as a church facility, and houses the Rainbow Experience Preschool. In 1969, high school students moved to a new building one-quarter mile northeast of the Baldwin City School; modifications to the Baldwin City School were also made at that time. In 1987, interior remodeling work was completed to update many of the interior spaces of the Baldwin City School and the Auditorium/Gymnasium. In 1995, the high school students again moved to a new school building while the junior high students moved into the previous high school building. In 2003, the third, fourth, and fifth grade classes moved to a new Elementary Intermediate Center, and in 2011, the youngest and last of the public school students moved into a new Elementary Primary Center. The Baldwin City School served through the end of the 2014 school year as the USD 348 district headquarters and the Auditorium/Gymnasium continued to be used as a school practice facility for wrestling and cheerleading teams. In 2014 the Baldwin City School and Auditorium/Gymnasium were sold by USD 348 to a private developer, the Krsnich Investment Group, LLC. The Baldwin City School & Auditorium/Gymnasium, along with the adjacent 1950s elementary school building, are the only extant decommissioned public school buildings in Baldwin City.
Baldwin City School & Auditorium/Gymnasium
Name of Property

Douglas County, Kansas
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Spencer, Brenda; Historic Public Schools of Kansas; United States Department of the Interior, National Park Service; National Register of Historic Places, Multiple Property Documentation Form; 2005.

Rosin, Elizabeth; New Deal-era Resources of Kansas; United States Department of the Interior, National Park Service; National Register of Historic Places, Multiple Property Documentation Form; 2002.

Baldwin Ledger (newspaper): January 6, 1922; January 20, 1922; February 10, 1922; March 10, 1922; March 17, 1922; March 31, 1922; April 14, 1922; April 21, 1922; May 5, 1922; May 12, 1922; May 26, 1922; June 2, 1922; June 30, 1922; July 7, 1922; July 14, 1922; August 11, 1922; August 18, 1922; September 1, 1922; September 15, 1922; October 6, 1922; October 20, 1922; January 5, 1923; March 28, 1940; April 18, 1940; May 16, 1940; June 6, 1940; June 13, 1940; June 27, 1940; July 4, 1940; July 11, 1940; July 25, 1940; October 10, 1940; November 21, 1940; January 2, 1941; January 16, 1941; January 1, 1943; January 14, 1943; January 21, 1943; February 4, 1943.

Lawrence Daily Journal-World (newspaper): April 11, 1919; April 16, 1919; October 10, 1919; October 11, 1919; April 27, 1920; June 8, 1920; May 31, 1920; July 12, 1922; September 7, 1922; December 26, 1922; January 5, 1923; April 25, 1923; June 8, 1940; June 21, 1940; August 19, 1941; March 23, 1942; July 2, 1942; July 22, 1942; August 7, 1942; January 6, 1943; January 22, 1943; February 1, 1943.

Baldwin City Library: "High School" folder; Photo Collection BL-3 and BL-7

Baker University Archive - "Baldwin High School" file box: Baldwin High School, "The Pioneer", 1914; Virginia Prentice Photo Album, 1928;

School Year Books: Baldwin High School, "The Pioneer", 1914 (Baker University Archive); Baker University, "The Wildcat", 1943 (Baldwin City Library); Baldwin High School, "The Bulldog", 1947 (BCL); "The Bulldog", 1959 (BCL); Baldwin Consolidated Elementary School 1960-1961 (BCL)

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Rosin, Elizabeth; New Deal-era Resources of Kansas; United States Department of the Interior, National Park Service; National Register of Historic Places, Multiple Property Documentation Form; 2002.

Baldwin Ledger (newspaper): January 6, 1922; January 20, 1922; February 10, 1922; March 10, 1922; March 17, 1922; March 31, 1922; April 14, 1922; April 21, 1922; May 5, 1922; May 12, 1922; May 26, 1922; June 2, 1922; June 30, 1922; July 7, 1922; July 14, 1922; August 11, 1922; August 18, 1922; September 1, 1922; September 15, 1922; October 6, 1922; October 20, 1922; January 5, 1923; March 28, 1940; April 18, 1940; May 16, 1940; June 6, 1940; June 13, 1940; June 27, 1940; July 4, 1940; July 11, 1940; July 25, 1940; October 10, 1940; November 21, 1940; January 2, 1941; January 16, 1941; January 1, 1943; January 14, 1943; January 21, 1943; February 4, 1943.

Lawrence Daily Journal-World (newspaper): April 11, 1919; April 16, 1919; October 10, 1919; October 11, 1919; April 27, 1920; June 8, 1920; May 31, 1920; July 12, 1922; September 7, 1922; December 26, 1922; January 5, 1923; April 25, 1923; June 8, 1940; June 21, 1940; August 19, 1941; March 23, 1942; July 2, 1942; July 22, 1942; August 7, 1942; January 6, 1943; January 22, 1943; February 1, 1943.

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School Year Books: Baldwin High School, "The Pioneer", 1914 (Baker University Archive); Baker University, "The Wildcat", 1943 (Baldwin City Library); Baldwin High School, "The Bulldog", 1947 (BCL); "The Bulldog", 1959 (BCL); Baldwin Consolidated Elementary School 1960-1961 (BCL)

10. Geographical Data

Acreage of Property 1.83

Provide latitude/longitude coordinates OR UTM coordinates.
(Place additional coordinates on a continuation page.)

Latitude/Longitude Coordinates
Datum if other than WGS84:__________
(enter coordinates to 6 decimal places)

1 38.780471  -95.187975  2
Latitude: Longitude:

Primary location of additional data:

X State Historic Preservation Office

Name of repository: Kansas Historical Society
United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form

Name of Property: Baldwin City School & Auditorium/Gymnasium
County and State: Douglas County, Kansas

Verbal Boundary Description (describe the boundaries of the property)
The nominated property includes 1.83 acres described as follows: BAKER ST LTS 88, 90, 92, 94, 96 & 98; ALSO CHAPEL ST LTS 87, 89, 90, 95, 97 & 99; ALSO VAC 7TH ST ADJ SD LTS BTWN CHAPEL ST & BAKER ST ORD #483 11/14/55; ALSO BEG AT SE COR LT 103 ON CHAPEL ST; TH N00°01'45"E ALONG W LINE SD VAC 7TH ST 296.52 FT TO NE COR LT 100 ON BAKER ST; TH S89°52'39"W ALONG N LINE SD LT 100, 24.66 FT; TH S00°00'00"W 296.47 FT TO PT ON S LINE SD LT 103 ON CHAPEL ST; TH S89°59'53"E ALONG SD S LINE, 24.5 FT TO PT OF BEG (B00179A01 SPLIT 2013).

Boundary Justification (explain why the boundaries were selected)
The above-noted boundaries reflect the property's current legal description as recorded by the Office of the Appraiser, Douglas County, KS. The nominated property includes the property historically associated with the Baldwin City School and Auditorium/Gymnasium. It does not include the adjacent 1950s-era school building, which is under different ownership.

11. Form Prepared By
name/title: Stan Hernly
organization: Hernly Associates, Inc.
date: August 18, 2014
street & number: 920 Massachusetts Street
telephone: 785-749-5806
city or town: Lawrence
state: KS
zip code: 66044
e-mail: stan@hernly.com

Property Owner: (complete this item at the request of the SHPO or FPO)
name: Krsnich Investment Group LLC
street & number: 832 Pennsylvania Street
telephone: 913-904-6747
city or town: Lawrence
state: KS
zip code: 66044

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. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Additional Documentation
Submit the following items with the completed form:

Photographs
Submit clear and descriptive photographs. The size of each digital image must be 1600x1200 pixels (minimum), at 300 ppi (pixels per inch) or larger. Key all photographs to a sketch map or aerial map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn’t need to be labeled on every photograph.
Photograph Log

Name of Property: Baldwin City School & Auditorium/Gymnasium
City or Vicinity: Baldwin City
County: Douglas County
State: Kansas
Photographer: Stan Hernly
Date Photographed: December 10, 2013

Description of Photograph(s) and number, with description of view indicating direction of camera:

1. Baldwin City School (BCS) view from southwest.
2. BCS view from southeast.
3. BCS view from northeast.
4. BCS north side original 2-story gymnasium/auditorium portion.
5. BCS view from northwest.
6. Auditorium/Gymnasium (A/G) view from southeast.
7. A/G view from southwest.
8. A/G view from west.
10. A/G view from northeast.
11. HSGS stairway at High School entrance.
12. HSGS second story hallway looking west.
13. BCS Library looking northeast.
14. BCS third story science classroom looking west.
15. BCS third story classroom looking above acoustical tile ceiling.
16. A/G gymnasium looking east from northwest corner.
17. A/G gymnasium looking south from north end.
18. A/G previous stage area looking south.
19. A/G north entrance northeast corner.
20. AG north locker room looking west.

Figures

1. Baldwin City Map from Douglas County, KS, GIS.
2. High School Grade School and Auditorium Gymnasium, aerial block map and lot plan from Douglas County, GIS.
31-33. Photo Key Plans: First Story, Second Story, and Third Story
Map 1: Contextual Aerial Image, Google Earth 2014.

PROPOSED AUDITORIUM-GYMNASIUM
to supplement and relieve congestion of Baldwin school system, and with lower debt tax levy
NO EXPOSURE

PLAY GROUNDS

PUBLIC SCHOOL
(HIGH & GRADES.)

HEAT: STEAM LIGHTS: ELECTRIC

CHAPEL