



Register of Historic Kansas Places Registration Form

This form is for use in nominating individual properties and districts. The format is similar to the National Register of Historic Places form. 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. Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Coffeyville Municipal Building and Court HouseOther names/site number KHRI# 125-1050-00007Name of related Multiple Property Listing NA

2. Location

street & number 102 W. 7th Street☐

not for publication

city or town Coffeyville☐

vicinity

state Kansas code KS county Montgomery code 125 zip code 67337

3-4. Certification

I hereby certify that this property is listed in the Register of Historic Kansas Places.

Applicable State Register Criteria: x A B x C DSEE FILE.Signature of certifying official/Title Patrick Zollner, Deputy SHPO

Date _____

Kansas State Historical Society

State agency _____

5. Classification

Ownership of Property

(Check as many boxes as apply)

<input type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property

(Check only **one** box)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		district
		site
		structure
		object
1	0	Total

Number of contributing resources previously listed in the State Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Government: Government Office/City Hall,

Courthouse

Current Functions

(Enter categories from instructions)

Work In Progress

Government: Government Office/City Hall,

Courthouse

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19th and 20th Century Revivals:

Classical Revival

Materials

(Enter categories from instructions)

foundation: Stone

walls: Brick

roof: Membrane

other:

Narrative Description

Summary Paragraph

The Municipal Building and Court House, located at the northwest corner of Walnut and W. 7th Streets in downtown Coffeyville, is a three-story Classical Revival building with a rectangular footprint measuring 130' x 110'. The east and west facades served as entrances to the Court House, twin elevations with three bays on each end framing a recessed five-bay central wing. The south facade served as the main entrance to the Municipal Building with three-bay end wings framing a seven-bay projecting center wing. The center sections of the red brick upper facades are articulated in the Classical Revival style with massive Doric columns and intricately carved terracotta panels. The brick facades rest on a one-story coursed ashlar stone base with a prominent detinculated cornice providing strong horizontal lines. The flat roof has a brick parapet with terracotta coping and inscriptions on the parapet on three of the four sides. The building with its rich classical detailing has a monumental presence on the large site befitting a city hall and district court. The building retains integrity of location and setting and a high degree of integrity of design and workmanship. The interior has been compromised, retaining a far lesser degree of integrity. Three terrazzo stairways and the marble-clad rotunda are intact but the plan configuration outside of the central rotunda was recently gutted with all original walls and former alterations removed. Historic finishes including terrazzo floors, plaster walls and ceilings, and marble columns, pilasters and wainscoting remain. Integrity of feeling and association is strong. With the exception of replacement doors and windows, the exterior is in near-original condition clearly portraying the building's original design and long-time function as Coffeyville's city hall and district court.

Elaboration *(Provide a detailed description of the building's exterior, interior, and any associated buildings on the property. Note any historic features, materials, and changes to the building/property.)*

Setting

The Municipal Building is located two blocks north of the heart of downtown Coffeyville at the corner of Walnut and 7th streets. Situated at the northwest corner, the building occupies a 12-lot parcel spanning slightly more than a quarter-block. The site (Lots 21 – 32)¹ reflects the compromise reached among Commissioners in 1929 when some council members thought the new building should be built on an entire city block despite the fact that a proposal to acquire a full block by condemnation was defeated by residents. The site for the new building did not extend all the way to Maple Street on the west as some councilmen wanted. An existing building – the A-A Garage – was the focus of much debate in 1928 and 1929 and was ultimately excluded from the site. The city did purchase sufficient land to provide space for a drive to circumvent the building on the north and west, with existing streets on the south east, creating a prominent block-like setting for the new building.

The building design with multiple primary facades – for the Municipal Building and Court House – was well suited for the corner site. The rear/north facade abuts the mid-block alley that runs E/W between Maple and Walnut Streets. Five vacant lots are located west of the building; the lot adjacent to the building functions as a north-south mid-block drive providing access to parking on the west lots. The building is set back on the south and east with a small grass lawn with three deciduous trees and landscape planting along the foundation. On-street parking is available in front of the building on Walnut and 7th streets, as well as the west parking lot and an adjacent parking lot to the north. A perimeter sidewalk runs along both streets and wide walkways extend to the entrances in the center of the south and east facades. There are steps up at both entrances spanning nearly the full width of the center bay. The primary entrances occur between the basement and first floors with interior stairs to access both floors. Concrete planters frame the central walk on the east side of the building. On the east, the grade has been altered to provide an ADA-accessible entry at the lower level. This occurs at a former window near the north end of the east facade.

Exterior

Designed and built with three similar primary facades, today two sides – the south and east - serve as the building's primary facades with entrances to the Municipal Building on the south and to the Court House on the east. The west facade is generally intact but serves as a secondary entrance from the west parking lot. The north facade, along an alley, was designed and still serves as the rear facade with no public entrances. The three original primary facades are similarly configured, the prominent feature being the two-story Classical columns or pilasters defining the center wing. The distinctions between the Court House (east and west), and Municipal Building (south) facades are primarily in the detailing of the center wing.

¹ Based on dimensions of the site reported at the time of construction (230' x 250'), and the 1943 update of the Sanborn Fire Insurance Map, it appears that Lots 21 and 22 were added at a later date, not at the time of construction. The 1929 Sanborn Map shows that a garage was present which spanned Lots 17 – 22. By 1943, the garage (A-A Garage) had been removed and a new building constructed at 126-128 W. 7th on Lots 19 & 20 (leaving Lots 21 & 22 vacant). It appears that the City later acquired those lots which are now a part of the west parking area.

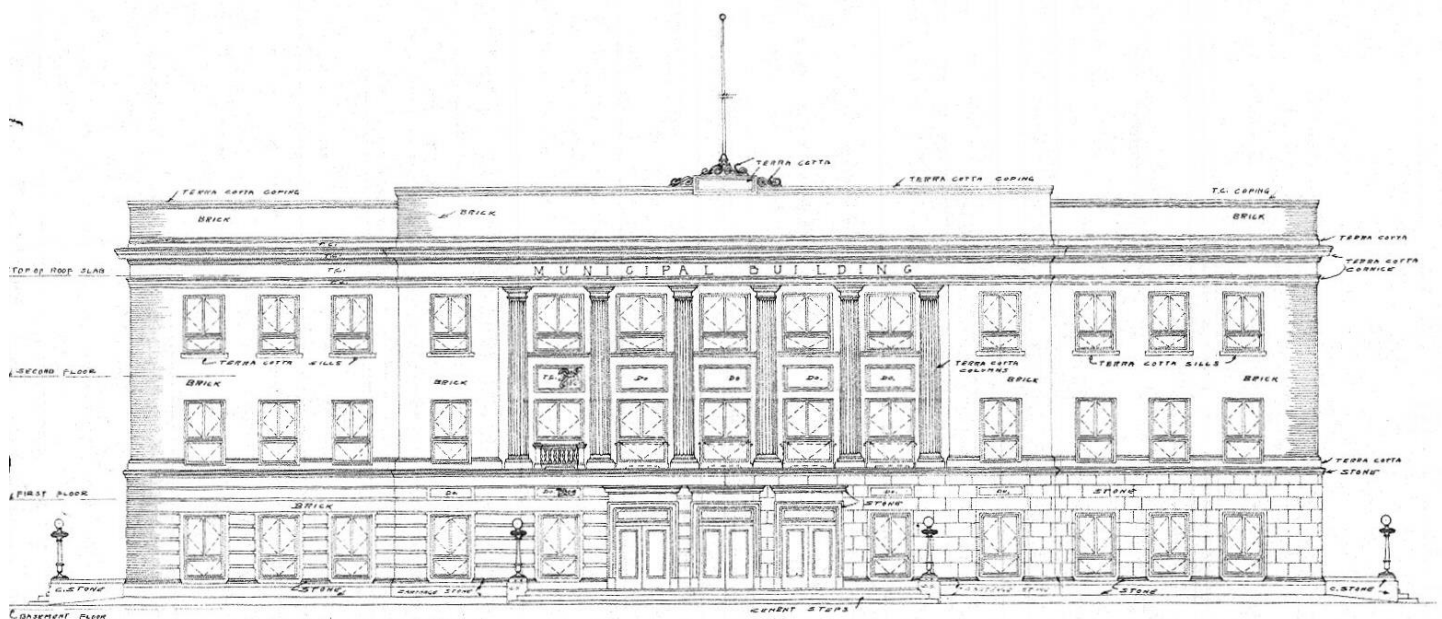
The building has four stories, a basement, first and second floor, a partial third floor and small elevator penthouse. The basement is largely above grade with the entrances located between the basement and first floors. The partial third floor was the original location of the jail, occupying the center wing at the north side of the building.

The red brick facades rest on a coursed ashlar stone foundation with a terracotta belt course capping the foundation. The rectangular building has a flat roof and a brick parapet with a terracotta coping. The roof features two multi-light skylights over the courtroom on the second floor. A prominent terracotta cornice band is located three feet below the parapet cap. At the center wings, the cornice band becomes an entablature with the classical composition of cornice, frieze and architrave. The cornice projects slightly with dentils below. The central frieze is a band of plain terracotta blocks with the inscriptions "COURT HOUSE" on the east and west, and "MUNICIPAL BUILDING" on the south. The architrave, or lower member of the entablature, spans between columns with a simple ogee form. On the south/municipal facade, the center wing projects slightly with a stone baluster spanning between columns to enclose a small balcony on the first floor. In contrast, on the court facades, the center wing is recessed slightly with massive pilasters, matching the Doric columns on the south. The court facades feature carved terracotta panels between first and second floor windows. The east facade features five identical carvings; the west facade features larger carvings in bays one and five with smaller carvings in bays 2, 3 & 4 (corresponding to the interior location of restrooms with smaller windows in bays 1 & 5). The municipal facade has five identical terracotta carvings between the upper windows in each bay. The other distinction in the south/municipal facade, compared to the court facades on the east and west, is a date stone (1929) that rises above the parapet cap with terracotta scroll surrounds. The exterior configuration and detailing convey the building's Classical Revival style. These characteristics include: symmetrical facades with defined bays, the contrasting stone base, prominent cornice, and the two-story massive columns (and pilasters).

The south (Municipal Building) facade is thirteen bays in width. Three-bay end wings flank the projecting central wing. The detailing and ornamentation is concentrated on the center wing. The end wings are unadorned with simple punched window openings with terracotta sills on the upper windows. The terracotta belt course capping the foundation forms an integral sill at the first-floor windows. The basement windows, which are full size and above grade, are also punched openings in the ashlar stone foundation with stone sills. The windows, originally paired casements over a lower hopper panel, have formerly been replaced by anodized-aluminum-framed 1/1 double-hung units. At the south facade, the projecting center wing is seven bays in width. On the upper floors, the outer bays are brick flanking the central five bays framed by six two-story Doric stone columns. Finely-carved stone panels are located above the ground-floor windows in the outer two bays of the center wing. At the center bays, stone surrounds frame three openings that form a recessed vestibule. Original bell-shaped school-house-style light fixtures are in place as is terrazzo flooring. A bronze plaque at the east end of the entry lists the designers and builders and city officials at the time of the building's construction. The entrances are comprised of three paired openings with single-light transoms. The existing doors are contemporary aluminum-framed glass doors with a single-light transom, filling the original opening. The original drawings illustrate single-light wood-framed glass doors with a single-light transom.

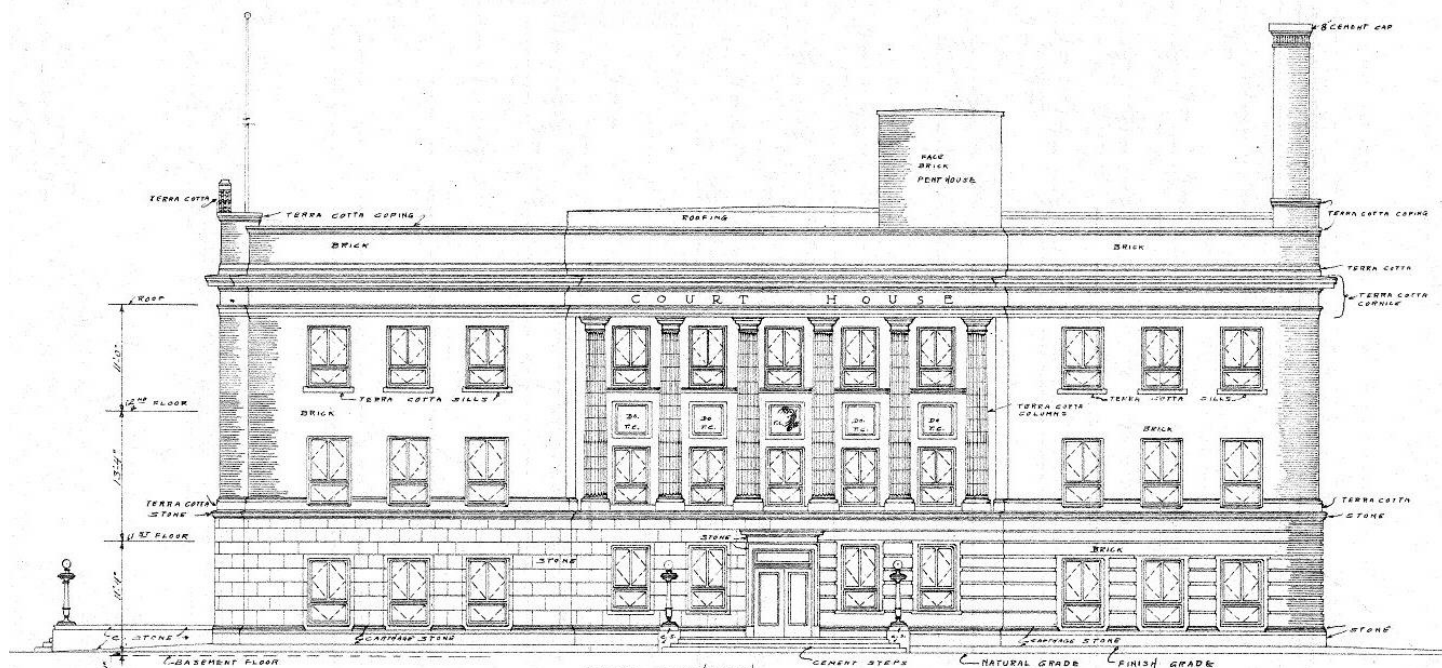
With the date stone, projecting center wing and three sets of entrances, the Municipal Building/south facade is clearly the front/primary façade, but the Court House facades on the east and west are also primary facades and are similarly detailed. The east and west facades were identical at the time of construction. The street-front orientation of the east facade with a grass lawn and landscaping versus the paved drive on the west clearly designate the east facade as the primary entrance to the District Court on the second floor (and the east interior stair is the only stair to extend to the second floor). The east and west facades are eleven bays in width with three-bay end wings framing a five-bay center wing that is slightly recessed. The end wings are identical to those on the south facade with a single window in each bay, on each floor. The center wing, as detailed above, has six two-story stone pilasters framing the five bays, each bay having a single window and an ornate carved stone panel separating windows on the first and second floors. The ground floor has a single entrance with a simple stone surround, located in the center bay of the central wing. The existing door is a replacement door like those on the south facade. Two windows, in the two outer bays of the center wing, flank the central entry. The exceptions to the above configuration reflect modifications to the original design. On the east facade, one original window, the third bay from the north, was formerly converted to a door for an ADA-accessible, at-grade entrance. On the west facade, three ground-floor windows have formerly been bricked in, generally at mechanical spaces in the center and end wings. One first-floor window was recently removed in the south end wing for use as a chute during interior demolition. Plywood infill is extant at this opening.

The north facade lacks the detailing and ornamentation of the other three facades and is distinguished from the others also by its asymmetry and the presence of a third floor. Although there is no distinction in the plane of the facade, the north facade is divided into three primary sections or wings, like the other sides of the building. The stone foundation extends the length of the north facade; the cornice band spans the end wings but does not extend across the center wing.



SOUTH ELEVATION
SCALE 3/8" = 1'-0"

CITY HALL AND COURT HOUSE
COFFEYVILLE KANSAS
C. A. HENDERSON ARCHITECT
COFFEYVILLE KANSAS
OWEN SAYLER & PAYSON CONSULTING ARCHITECTS
KANSAS CITY MISSOURI



EAST ELEVATION
SCALE 3/8" = 1'-0"

CITY HALL AND COURT HOUSE
COFFEYVILLE KANSAS
C. A. HENDERSON ARCHITECT
COFFEYVILLE KANSAS
OWEN SAYLER & PAYSON CONSULTING ARCHITECTS
KANSAS CITY MISSOURI

Figure 1 – Elevations from original blueprints by architects C.A. Henderson and Owen, Sayler, and Payson, showing “Municipal Building” entrance on south, and “Court House” entrances on east and west, each characterized by different architectural details (Original drawings provided by the City of Coffeyville).

The north facade is seventeen bays wide. The east end wing is four bays in width generally configured like the other facades with a single opening in each bay, on each floor. One basement window has formerly been infilled with brick. The west end wing is five bays in width with openings in each bay on the upper floors; the boiler room was located in the northwest corner of the building (and remains in that location) with a single door and a single window as the only basement openings on the north facade at the west end wing. The center wing is eight bays in width and four stories in height, breaking the line created by the prominent cornice band at the end wings. The third floor has a simple terracotta coping like the parapet cap on the rest of the building, but no tall parapet or cornice band like the rest of the building. The center wing – the third floor – rises slightly above the height of the main building. The upper floors have a single window in each bay. The basement level, while originally designed with a single window in each bay, is the location of multiple former modifications. One window in the center bay was formerly converted to a door and later that door opening was infilled with brick. Two other original window openings have been modified with a single door and single window with brick infill around the two. Five of the original basement window openings remain intact in the center wing, the windows formerly replaced like on the rest of the building.

Interior²

The building was designed and constructed to serve the dual function of city hall and municipal court. It replaced the former city hall located on the southeast corner of 7th and Walnut which had housed city offices including the police and fire departments with complaints about congestion shortly after its 1904 construction. The new building was designed to provide adequate space for municipal and court offices with space to accommodate future expansion of each.

As noted above, the building had three primary entrances; the south-facing entrance remains the main entrance to the municipal offices. The city offices were on the first floor, one-half story above the entrance. The office of the mayor was on the east side of the main entrance and the council chambers on the west. The first floor also housed the water and light department, the city clerk, city engineer, city attorney, and offices for each commissioner. The offices were located around the perimeter of the floor circling a richly appointed rotunda or central lobby. Restrooms were located on each side of the west entrance, near the council chambers. A symbol of the poor economic times in which the building was constructed (the stock market crashed on October 29, 1929, a week prior to opening of the new building), a Victor safe owned and used by the American State Bank that was in receivership³, was acquired and installed in the clerk's office in the southeast quarter of the first floor.

The county court offices were provided on the second floor with a large court room located at the west end of the floor. The grand courtroom, complete with 20' ceilings and two skylights, occupied much of the center portion of the floor, reserved for the rotunda/lobby on the basement and first floors. On the second floor, a smaller lobby was between the courtroom and the elevator, connecting to corridors on each side of the courtroom to form a U-shaped circulation pattern. The court facilities included provisions for judges' chambers, the county attorney's office, jury rooms, and offices for the clerk of the court and court reporter. The sheriff's office, located in the northeast corner was provided a private corridor for taking prisoners to court. The sheriff's area included a cell room on the second floor, separate from the jail on the third floor. An elevator, called "the police elevator" in 1929 news articles, and a small secondary stair to the third floor were located northwest of the main stair at the east end of the floor (designed to provide direct access between the sheriff's office and the jail). The east stair is the only public stair serving the second floor, making the east entry the main court house entrance.⁴ Restrooms flank the east stair on the second floor with secondary restrooms located off the jury rooms and judge's chambers.

The third floor housed the city's new jail quarters which included a women's ward, an exercise corridor for the prisoners, and space for expansion. The basement level housed the police department and police court in the northeast quarter, separate from the county sheriff's facilities on the second and third floors. The boiler room was located in the northwest corner of the basement, and offices for the sanitary department and Red Cross were located in the southwest quarter. The southeast corner of the basement provided expansion space, unassigned at the time of the original design. Like on the first floor, the offices were positioned around the perimeter of the floor with an open central lobby. Women's restrooms were provided near the west stair with the men's room adjacent to the east stair. All three stairways, as well as the elevator, served the basement level.

Two features were reportedly most commented upon at the building's opening in November 1929 – "the majestic, palatial-like aspect of the lobbies with their sturdy pillars of concrete and granite and the spaciousness everywhere and roominess

² The description of the original building is based on the original blueprints by C.A. Henderson with Owen, Saylor, & Payson; and Coffeyville *Daily Journal* articles: "City Hall Plan Here" 11 September 1928, 1-2; "City Building Was Visited by Throng" 8 November 1929, pg. 1-2; and "Room to be Ready for District Court" 9 November 1929, 3.

³ "Accept and Pay for New City Building," *Coffeyville Daily Journal*, 15 October 1929, 1-2.

⁴ The east and west facades are both inscribed "Court House," but only the east stair extends to the second floor where the court is located.

of the offices".⁵ The court facilities were also recognized as commodious, "all being improvements over anything had here in the past."⁶

The precise arrangement of offices has clearly changed over the building's eighty-six-year history, but little documentation is available regarding specific alterations. The second floor has continually served as the offices and facilities of Coffeyville's District Court and remains in that function today. The third floor was formerly vacated by the jail and is now used for storage. Until the building was recently vacated by the City in preparation for the planned rehabilitation project, the first floor has continually served as city hall with offices for the city manager, city clerk, planning and public works, and related offices. The basement, housing the police department, is the area that has experienced the most significant alterations over the years.

The primary interior character-defining feature, which has experienced little if any, modification, is the first-floor rotunda. This space is defined by massive pillars that create an axis with the east and west stairways, the center bay of which aligns with the south stairway that serves as the main city hall entry. The pillars in the center bay are uniquely configured with sets of three columns at each corner, framing a square in the center of the floor. Two round white marble columns flank a gray marble-clad square column in a triangular footprint at each corner of the center bay. The round columns have an octagonal base with a copper-wrapped bullnose molding at the base of the column shaft. The square columns have tall marble wainscoting matching the lobby and corridor walls. Beams, components of the building's concrete structure, frame a coffered plaster ceiling in each bay. A tricolor terrazzo floor with brass expansion seams is patterned to correspond to the various bays and corridors with contrasting borders. Terrazzo is extant at the three main stairs, vestibules, upper-floor lobbies and corridors. The basement generally has exposed concrete floors. The original bell-shaped school-house-style pendant light fixtures are extant throughout the first-floor lobby. Original wood doors with glass lights remain in select locations on the first and second floors. The rotunda and corridors on the first floor feature tall, gray marble wainscoting on the walls. The basement and second floors generally have plaster walls; although, the second floor lobby originally featured plaster wainscoting that was scored to look like block.

The terrazzo stairways at each of the three primary entrances are extant; although, the vestibules have been removed at the south and west entrances. The stairs are a split configuration with a wide center run that extends up from the entrance to the first floor. Narrower runs flank the center stair, providing access down to the basement and at the east stair up to the second floor. The stairs are nicely detailed with round terrazzo newels and an integral half-wall railing that extends up from the newel and then curves back at the top of the stair as the railing frames the open stair on three sides. The railing is extant and visible at the stairs but has formerly been enclosed in a sheetrock wall at the upper floors, around the formerly open stair. The original vestibule enclosure is extant at the east entrance only and features single-light windows flanking a door opening that was designed to accommodate a pair of doors (the doors were formerly removed).

The former offices and council chambers around the perimeter of the first floor were recently removed (2015), leaving only the central lobby, stairs, and elevator intact. The basement level, which has continually served the police department, underwent major modifications in the 1970s. That project included partitioning offices in the central lobby. All historic and non-historic walls were recently removed (2015) in the basement level, leaving only the stairs and elevator bay.

The second-floor court facilities experienced modifications including a c.1960-70s remodeling of the courtroom which reduced the size of the courtroom and obscured original finishes and features. Offices throughout the second floor retain plaster walls, some with original doors and flanking windows, and the original single-light wood doors with transoms. Wood trim includes baseboards and picture rails in select locations. Suspended ceilings, new floor finishes, and wallpaper have been installed in the court room and offices, but original finishes are presumed to be intact beneath the non-historic finishes. Prominent interior features on the second floor including plaster walls, terrazzo floors, multi-panel sky light(s), and original wood doors, are all visible in the open lobby at the top of the stairs.

Integrity

There is no question that the recent (fall 2015) demolition of offices throughout the basement and first floor significantly compromises the historic integrity of the building. However, primary character-defining features including the terrazzo stairways and the first-floor marble-clad rotunda are intact. The District Court facilities located on the second floor were not included in the recent demolition, but the primary character-defining feature – the court room – has formerly been modified. The second floor does retain significant historic fabric including portions of the original plan configuration and some historic features and finishes. Overall, the interior of the building now retains a moderate to low level of historic integrity. However, the exterior of the building, despite former replacement of doors and windows retains a high level of architectural and historic integrity clearly portraying the building's original design and function as Coffeyville's Municipal Building and Court House.

⁵ "City Building Was Visited by Throng," *Coffeyville Daily Journal*, 8 November 1929, 1-2.

⁶ "Room to be Ready for District Court," *Coffeyville Daily Journal*, 9 November 1929, 3.

8. Statement of Significance**Applicable Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for State Register listing)

- ☒ 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.

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 old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

POLITICS/GOVERNMENT

ARCHITECTURE

Period of Significance

1929-1966

Significant Dates

1929

Significant Person

(Complete only if Criterion B is marked above)

Cultural Affiliation**Architect/Builder**

C.A. Henderson (Coffeyville), architect

Owen, Sayler, and Payson (Kansas City, Missouri),
consulting engineer/architect

McCart and Barcroft (Coffeyville), builders

Period of Significance (justification)

The period of significance for the Municipal Building and Court House begins with its 1929 construction and extends to 1966, the fifty-year threshold established by the National Park Service for evaluating historic significance.

Criteria Considerations (explanation, if necessary)

None

Narrative Statement of Significance

Summary Paragraph

Coffeyville's Municipal Building and Court House in Montgomery County, Kansas is significant under Criterion A in the area of Politics/Government and under Criterion C in the area of Architecture. Completed in 1929, the building is an excellent example of civic architecture of the 1920s. It serves a unique dual function of a city hall and district court in a non-county seat community and is pending a historic rehabilitation project to continue in that historic function. The building was distinguished in municipal realms by the fact that it was financed with proceeds from the city's electric and light plant, without a cent of tax dollars; a fact that was particularly significant given that the building was completed just after the stock market crash in 1929.

Coffeyville architect Clare (C.A.) Henderson, in partnership with consulting architects/engineers Owen, Sayler, and Payson of Kansas City, Missouri, embraced the Classical Revival style which was popular throughout the country for monumental civic and institutional buildings during the City Beautiful Movement. The building maintains a significant degree of historic and architectural integrity. Its interior retains its marble-clad rotunda, terrazzo staircases, coffered plaster ceilings, and pendant light fixtures. The exterior of the building embraces dominant characteristics of the Classical Revival idiom including symmetrical facades with central entrances, a prominent cornice band, massive Doric columns and pilasters, and delicately carved terracotta and stone panels. The period of significance for Coffeyville's Municipal Building and Court House begins with its 1929 construction and extends to 1966, the fifty-year threshold established by the National Park Service for evaluating historic significance.

Elaboration

Trading Village to Industrial Hub

The Osage Indians were the first settlers on the southeast corner of the Kansas plains in what would later become Montgomery County. As early as 1803, Chief Black Dog and his band of Osage Indians made a trail through Coffeyville to hunt buffalo. Col. James A. Coffey started an Indian trading post in 1869, and in only two years the "town" was a stop on the Leavenworth, Lawrence & Galveston Railroad (later Santa Fe Line). The city was first incorporated in 1872, but the charter was declared illegal, and the city was re-incorporated in March 1873. The area between 13th and 15th Streets on Walnut became the main trading hub with the Indians.

Commerce quickly boomed in Coffeyville. By 1876 the town had 8 general stores, 2 hardware stores, 2 banks, 2 drug stores, 2 bakeries, 3 hotels, 2 livery stables, 3 blacksmiths, 2 grist mills, 1 school and 2 churches.⁷ In the 1880's, Coffeyville was known as Cow Town due to the numbers of cattle grazing the open range and the fact that it was a shipping hub for livestock as well as one of the most important grain and flour milling points to the Central West.

Before the turn of the century Coffeyville was growing into a regional industrial center as well. A Board of Trade was established in 1884, and in 1896 the Coffeyville Commercial Club, an early version of the Chamber of Commerce, began with the goal of strengthening municipal and commercial aspects of Coffeyville. The club's early members were "men of means and vision" who were staunchly dedicated to the growth of Coffeyville, and they were willing to stake their own fortunes to see it happen.⁸ The founding board members had several ideas to spur growth including the necessary electric street lights, city water works and a power plant.⁹ A marketing pamphlet was created as early as 1899 giving Coffeyville the name, the "Gateway City to the Southwest" highlighting the fact that three railroad lines traversed the city (the Missouri Pacific, Katy and the Santa Fe). The group also was able to raise \$100,000 from townsfolk to attract industry. They used it in combination with their own funds to buy land that they could in turn sell cheaply to new businesses. Brick buildings and sidewalks began to replace frame structures and dirt paths. By 1905 Coffeyville had 36 blocks of brick-paved streets.¹⁰ A regional train called the "Interurban Line" was laid; connecting Coffeyville to Nowata, Independence and Parsons. Coffeyville was flourishing.

The group's efforts paid off. The water works plant was built in 1895 for \$49,000, followed by street lights in 1898 and a power plant in 1903.¹¹ The power plant received upgrades, designed by local architect Clare A. Henderson, in 1916 at a cost of \$20,000; with additional improvements in 1922 and 1923 that were paid for by profits from the plant.¹²

⁷ *History & Families of Montgomery County, Kansas, 1869-1994*, Paducah, KY: Turner Publishing Co., 1995, 103.

⁸ "Commercial Club Wrote Industrial History Here," *Anniversary Edition of the Coffeyville Journal*, 19 June 1940 (Montgomery County Clippings, KSHS, vol. 4, 226).

⁹ *Coffeyville, Kansas at 100: 1869-1969, History & Centennial Celebration*, Coffeyville, KS: Coffeyville Journal Press, 1969, 19.

¹⁰ *Coffeyville, Kansas at 100*, 32.

¹¹ "Coffeyville," *Kansas Knights*, Knights of Columbus, vol. 11 no. 4 (April 1932), 4.

The economic growth was due in part to ingenuity and hard work mixed with ample natural resources. In the vicinity of Coffeyville large deposits of clay, sand and shale were discovered. As the nineteenth century was coming to a close William P. Brown noticed a gas smell on the property where his lumber company was located. Within six months he discovered what would become one of the largest natural gas sources in the United States. The local gas and oil reserves together with the shale and clay resulted in a rapid expansion of the town into an industrial city. Within the first decade of the twentieth century Coffeyville had ten glass factories and five brick and tile plants. The 1901 population of 5,000 increased more than threefold in five years to 18,500.

Coffeyville became the home of both blown-glass factories and bottle-glass factories, providing 2,000 jobs and a \$2M annual payroll.¹³ The industry helped foster the boom during its 1901-1916 tenure, when highly-skilled glass blowers came from other states to work in the glass factories. The Coffeyville Window Glass Company, the Sunflower Glass Plant and the Mason Fruit Jar Plant called the city their home. The Mason plant produced approximately one-third the world's supply of Mason Fruit Jars during its three-year tenure (1904-1906).¹⁴ The Coffeyville Window Glass Company employed 175 to 200 workers; marketing \$200,000 worth of glass products per year. Over 700,000 feet of lumber was used in making boxes in which to ship the glass. Four of the glass companies had moved their production to other states by 1916 while the remaining six ceased to exist.

When Coffeyville's brick factories were operating at capacity, about 765,500 bricks were made every day by the four primary companies: Coffeyville Shale and Brick Company, Standard Brick Company, Vitrified Brick Company and Yoke Brick Company. During the same era there was a pottery and stoneware company that manufactured 85 different sizes and shapes of stoneware.

In the 1920s glass and brick industries were overtaken by oil and gas. The Sinclair Refining Corp. of Independence bought out some of Coffeyville's smaller firms and expanded production. Other small industrial and manufacturing interests found a home in Coffeyville keeping the economy humming through the 1920s. Additionally, city-building continued throughout the decade with construction of numerous new public and private buildings including Roosevelt Junior High School, Hotel Dale, the Christian Church Auditorium, Brighton Furniture Store, the Coffeyville Journal Building, and Memorial Hall, in addition to the new Municipal Building and Court House.¹⁵

The Depression that began in 1929 was not absent in Coffeyville, but the strength of a diversified economy allowed the citizens to weather the storm. "Despite the stock market crash in the eastern states, Coffeyville had a higher average of building and construction credits than in the nine preceding years."¹⁶ While the economy slowed in the early 1930s, by 1936 Coffeyville's businesses were expanding again. The Nutrena Mills increased output by 50 percent; A & P Grocery enlarged its store and the regional Fadler Produce Co. opened a branch in Coffeyville.¹⁷

Like many cities throughout the Midwest, Coffeyville gave its all for the war effort. As its skilled workers began leaving for volunteer service in 1940 the Chamber of Commerce teamed up with industries across the tristate region to lobby their congressional representatives for war industry to be located in the area. Businesses sought means to support the growing Kansas aircraft industry. Coffeyville Junior College began training aircraft machine shop workers and local company, Jensen, bought out a small aircraft firm. By 1941 seven local plants had defense-related contracts.¹⁸ Coffeyville Army Air Field was established northwest of town in 1942 and used to train pilots throughout the war. The airfield was closed in 1946.

As the war ended the city began to focus on modernization; more than \$675,000 was spent on local utilities upgrades and \$70,000 on downtown remodeling in 1946 alone.¹⁹ In the 1950s light industry continued to grow; Coffeyville Packing Co. built two new concrete buildings, and Continental Can Co. built a new plant in town. Acme Foundry, a Coffeyville business

¹² Ibid, 4 and *Western Contractor*, (8 December 1915) vol. 28, 31.

¹³ *History & Families of Montgomery County, Kansas*, 103.

¹⁴ *History & Families of Montgomery County, Kansas*, 114.

¹⁵ "Municipal Building to Open Thursday," *Coffeyville Daily Journal* 5 November 1929, 1-2.

¹⁶ *Coffeyville at 100*, 73.

¹⁷ *Coffeyville at 100*, 77.

¹⁸ *Coffeyville at 100*, 82.

¹⁹ *Coffeyville at 100*, 85.

since 1914, added 6,000 square feet of factory space in 1952. City construction projects topped \$1.4M in 1953.²⁰ In the period from 1955 to 1969 building permits issued topped \$15M, with the peak year 1968 coming in at \$3M.²¹ Coffeyville's population was just over 17,000 in 1968 but stagnated in the following decades. In 2010, Coffeyville's citizens numbered fewer than they had in 1910,²² but the past two decades have brought a focus on revitalization and economic development. The city was designated a National Main Street city in 2007, a preservation-based development effort that works closely with the Chamber of Commerce and the City in local economic development and tourism efforts. Several of Coffeyville's earliest industries have survived and are still active today, including Rea Patterson Flour Mill (founded in 1883 now called Bartlett Flour Mill), Sherwin Williams (Ozark Smelting & Mining Co. moved from Joplin, MO in 1903, later became part of Sherwin Williams), Acme Foundry (1914) and the National Refinery (founded in 1905, later became Co-op Refinery, Farmland Industries, and is now Coffeyville Resources- CVR). The biggest employer in Coffeyville today is John Deere, Coffeyville Works.

Coffeyville's Government and Its Buildings

Coffeyville held its first election on March 5, 1872. Citizens voted on candidates for mayor, councilmen and police judge.²³ In the same year the town built a jail. Coffeyville's court was established by state legislation in March 1899.²⁴ Propelled by local business interests represented by the influential Commercial Club, Coffeyville leaders decided it was time for the city government to have its own building. In September 1903 the city called a special election and requested Coffeyville citizens pass a \$40,000 bond; \$20,000 of which would go toward building a new electricity plant and for the other half to be used to build a city hall. The *Coffeyville Daily Journal* declared,

Just think of a city of 10,000 people with its city officers cooped up in a set of hired rooms, totally inadequate and unsuitable for its needs. Register now so that you can vote in the affirmative on a bond issue for a new city hall. A city cannot advertise too much and one of the greatest signs of municipal progress and energy is an up-to-date city hall.²⁵

Seven-eighths of the citizens approved the measure and in May 1904 the City of Coffeyville began issuing bonds.²⁶ Clare A. (C.A.) Henderson was chosen as the architect for the large brick Spanish Mission style building that was constructed at the southeast corner of Walnut and 7th Streets; with a clock tower facing Walnut and a veranda on 7th.²⁷ The building was completed in early 1905. The new city hall housed municipal officials, the fire department and the police department. Upon completion, it was upheld as a shining example of municipal fortitude.

Figure 2 (Right) – Postcard view of 1904 City Hall (precursor to Municipal Building (courtesy Cindy Price, City of Coffeyville)



By 1911 it was understood that perhaps the city planners had made a mistake by including all of the city officials in one building; namely they did not fit in the space.²⁸ Some city officials were moved to other buildings while the fire and police were housed in the city hall. Subsequently the building was reconfigured as all city officials attempted to work under one roof. The police department was given a separate entrance in which to bring the sometimes "ugly and disorderly characters" and even prisoners, away from the city's "main thoroughfare."²⁹ By 1918 a second, small fire station was built at 507 W. 12th St. near the Pacific Depot that housed a two-man unit, a team of horses, 1,000 feet of hose and small ladder wagon capable of carrying the hose.³⁰ Fire House No. 2 was responsible for the south side of the city, lessening requirements on the Fire House No. 1 located in the city hall. Following completion of the new municipal building in 1929, the fire department continued to occupy the 1904 building until it was replaced by a new building in the 1950s.

²⁰ *Coffeyville at 100*, 90.

²¹ *Coffeyville at 100*, 99.

²² "Population of Cities in Kansas," KU Institute for Policy and Social Research, accessed on 10 November 2015 at <http://www.ipsr.ku.edu/ksdata/ksah/population/2pop33.pdf>.

²³ In 1909 the city changed from a council format to a city commission.

²⁴ Olita Louise Fowler, *A Historical Sketch of Coffeyville, KS* (Master's Thesis), Kansas State Teacher's College, June 1938, 8.

²⁵ *Coffeyville Daily Journal*, 20 January 1904, 4.

²⁶ *Coffeyville Daily Journal*, 31 May 1904, 4.

²⁷ *Coffeyville at 100*, 48.

²⁸ "May Reconstruct the City Hall," *Coffeyville Daily Journal*, 29 April 1911, 1.

²⁹ *Ibid.*

³⁰ William Elsey Connelley, *A Standard History of Kansas and Kansans*, (Chicago, IL: Lewis Publishing Co, 1918) vol. 4, 1958.

In 1927 state senator Harold McGugin from Coffeyville introduced legislation that would allow four non-county seat towns in Kansas to hold District Court. The bill was passed by the legislature allowing Parsons, Galena, Pittsburg and Coffeyville to hold District Court.³¹ Each town was required to have a place to hold the court, encouraging Coffeyville's city commission to consider building a new structure to house the district court.

In June 1928 the city again went to the polls to decide on a bond issue to fund a new city hall and court building that was estimated to cost \$225,000. The bonds were to be paid over ten years from the city's profitable returns from the power plant. While the Great Depression had not yet begun economic stagnation was apparent, leading city officials to go to great lengths to explain that "no architectural frills would be attempted...that economy would be the watchword for in the selection of the building materials and furnishings. Stability and general utility [would] be the guiding factors."³² Local news articles reinforced that no tax dollars were to be used for construction of the new building. Coffeyville's municipal power plant, built in 1904, had long prevented deficits in the city's general fund and had made possible a number of civic improvements without additional taxation. The water department bonds had been retired at the rate of \$13,000 a year in addition to carrying the demand for improvements and extensions of water mains brought about by the rapid expansion of the city.³³ A remarkable aspect of the new municipal and court building is that it was built by proceeds of the city's own water and light plant, without a local tax burden.

Local architect C.A. Henderson and a "Kansas City firm of consulting engineers" were chosen to design and oversee construction of the new municipal building and court house for a fee of five percent of the contract price.³⁴ By September Henderson released his drawings to the public. The Coffeyville paper detailed the three-story building as a "thing of beauty" of red brick and white Bedford stone with three imposing entrances with six concrete supporting pillars.³⁵ Bids were advertised and on January 15, 1929 construction contracts were awarded.



Figure 3 (Right) – Architect's rendering of new Municipal Building as published in *The Coffeyville Daily Journal*, September 28, 1928 (microfilm, KSHS)

Coffeyville's new Municipal Building and Courthouse was built exclusively by local firms. Even with bidders from Kansas City and Oklahoma City, it was local firms who were awarded the construction contracts. H.E. McCart and G. A. Barcroft, a Coffeyville construction firm, won the general contract. Jones Brothers Plumbing and Liebert Electric Shop, also of Coffeyville, were awarded the subcontracts for their respective tasks. H.E. McCart, a 25-year resident of Coffeyville, is credited with the construction of additions to the Coffeyville Creamery, Garfield School and Ozark Smelter & Mining Co. Additionally McCart built the *Daily Journal* Building at 8th and Elm Streets and the Tackett Theater.³⁶ Barcroft built the First Methodist Episcopal Church, the Presbyterian Church and part of the First Christian Church in addition to buildings in Durant and Nowata, Oklahoma and Concordia, Kansas.³⁷

The construction contracts specified that work was to commence within ten days and on January 31, ground was broken. The project was not without conflict. The five-member city commission argued at length over the site, specifically, which plots of land would be included for the new building. Was an entire city block required, as one side suggested, or would less suffice? How much would be paid for the land? It was decided that the building would sit at the corner of Walnut and 7th streets, although one commissioner, Oscar Jensen, the Chairman of the Water and Light Board, argued that the building should be placed on an entire city block. Jensen recommended purchasing additional lots at on 7th Street that would extend the site all the way to Maple Street on the west; however, he was overruled by a majority vote.³⁸ The

³¹ Harry Lang, "Coffeyville's Municipal Building and Courthouse," *Kansas Municipalities*, (December 1929) vol. 15, no. 12, 9.

³² "City Board Passes Election Ordinance," *Coffeyville Daily Journal*, 1 May 1928, 1.

³³ "No Tax Needed for New City Hall Land," *Coffeyville Daily Journal*, 21 September 1928, 1-2.

³⁴ "Airport Lease and Architect Contract Approved by Board," *Coffeyville Daily Journal*, 10 July 1928, 1.

³⁵ "City Hall Plan Here," *Coffeyville Daily Journal*, 11 September 1928, 2.

³⁶ "McCart and Barcroft to Build City Hall," *Coffeyville Daily Journal*, 15 January 1929, 2.

³⁷ Ibid.

³⁸ "New City Hall One Step Nearer Today," *Coffeyville Daily Journal*, 22 November 1928, 1.

commission did agree, however, that a drive should circumnavigate the building and purchased additional land north of the site to allow for a drive.³⁹ The land arguments began in September 1928 as the building plans were unveiled and continued even after construction had begun. Eventually harmony was reached and construction moved ahead at a steady pace.

Just one week following the stock market crash, on November 5, 1929, Coffeyville announced the opening of its new city hall. The court house furnishing had cost \$10,638.58 and the architect's fees were \$9,660.23.⁴⁰ The construction was completed by McCart and Barcroft for \$174, 023.49.⁴¹ Coffeyville was proud of its new municipal building and court house and used it as advertisement for the city as often as possible. Mayor Harry Lang wrote an article in the December 1929 edition of the *Kansas Municipalities* journal detailing how the city had built the structure without a single dollar of direct taxation by using the profits from the power and light plant to re-pay the bonds. The mayor explained that the taxpayers not only got low-cost power and lights for their homes and street lighting for the city, the profits from the plant funded the city's general fund, city hall bond measure, the airport and emergency fund. In 1929, the article stated, the city would earn \$70,000 from the plant.⁴² The first year's bond payment was made on April 3, 1929, seven months before the building was completed.⁴³ The building's source of funding, and its dual function as a city hall and district court distinguish it among municipal buildings.

When the new municipal building and courthouse opened to the public in November 1929 the *Coffeyville Daily Journal* crowed that overnight the building had "elevated the entire plane of civic life in Coffeyville and made grand and noble those functions of public service which hitherto have been merely that of expediency and necessity." As many as 4,000 citizens reportedly toured the new building on the evening of November 7th and left feeling uplifted about Coffeyville's future.

"Classic" Civic Architecture

Coffeyville's new Municipal Building and Court House was designed in the Classical Revival style. Classical Revival is defined as an architectural movement based on the use of pure Roman and Greek forms, mainly in England and the United States in the early 20th Century, but in a wider sense in all of Western Europe in reaction to Rococo and Baroque design.⁴⁴ This revival of the Classical styles, also referred to as Neo-Classicism, was re-introduced by the Columbian Exposition at the Chicago World's Fair in 1893.

Daniel Burnham's designs for Columbian Exposition inspired the nation sparking the City Beautiful Movement and a resurgence of Neoclassical and Beaux Arts styles. "The Chicago Fair heralded American's expanding international presence – and for this new Imperial Age, nothing less would do than the style of Imperial Rome, brought forward in time by academicians of the French Ecole des Beaux-Arts and practiced in American architectural offices and schools by a Paris-trained generation. This was to be architecture for all time – grand in scale, monumental, symmetrical, and luxuriously appointed, with a broad and richly pictorial vocabulary of Classical ornament." The late-nineteenth century and early-twentieth century revivals tended to be larger, grander, and more elaborate than the earlier nineteen-century style revivals. Institutional buildings or monuments designed in the Neoclassical/Classical Revival style are notable for their weightiness, solidity, and pretentious figural and ornamental motifs.⁴⁵

This revival of Classical architecture spanned through the city-building boom of the early 20th century into the 1920s in many communities. Particularly in the Midwest, Classical Revival styles coexisted in the 1920s with the emergence of Art Deco, the first Modern style; Midwesterners were slow to turn their backs on traditional styles and embrace the Modern uprising. Classical Revival remained the dominant architectural style of civic buildings in Kansas until the Depression-era public-works-funded buildings. Coffeyville's Municipal Building and Court House is an excellent example of a Classical Revival civic building, designed to portray the strength and prominence of the local government.

C.A. Henderson was clearly a local architect in good standing with the residents of Coffeyville, receiving public and private commissions for numerous prominent local buildings. The 1929 Municipal Building and Court House was the second city hall designed by Henderson for the City of Coffeyville; the 1904 building continued to serve as the City Fire Department for years after city offices moved to the new Municipal Building.⁴⁶ Although Henderson clearly embraced a variety of

³⁹ "New City Hall Site Extended in Two Ways," *Coffeyville Daily Journal*, 2 January 1929, 1.

⁴⁰ "Accept and Pay for New City Building," *Coffeyville Daily Journal*, 15 October 1929, 1.

⁴¹ Ibid.

⁴² Harry Lang, 9.

⁴³ "New City Hall Bond Payment Is on Hand," *Coffeyville Daily Journal*, 3 April 1929, 1.

⁴⁴ Cyril M. Harris, *Illustrated Dictionary of Historic Architecture* (New York: Dover Publications, Inc., 1983) 119.

⁴⁵ Carole Rifkind, *A Field Guide to American Architecture* (New York: Penguin Books, 1980) 217-220.

⁴⁶ The 1904 City Hall/Fire Department was replaced by a new building for the fire department on the same site in the 1950s.

architectural styles in his designs, at least one other of his local commissions – the 1912 Carnegie Library – was designed and built in the Classical Revival style.

Clare (C.A.) Henderson

In June 1904 the *Coffeyville Daily Journal* announced the recent arrival of two new architects in town. C.A. Henderson and C.F.W. Lundberg hailing from Pueblo, CO had opened offices in Coffeyville, while maintaining those in Colorado. The firm would quickly win its first contract in Coffeyville; to build the first city hall.

Clare A. Henderson was born in Fulton, MO in 1867. In December 1899 he married Etta J. Bridges in Kansas City, MO.⁴⁷ The Henderson family moved to Coffeyville in 1904 and soon attained several projects including Coffeyville's first city hall (1905), a remodel of the infamous Dalton Gang robbed Condon National Bank (1916)⁴⁸ and residences for G.H Logan (1910) and Isadore Litman (1910).⁴⁹ A friend of Henderson's who was on the Coffeyville school board asked if he would consider designing a new school as well as upgrades to existing buildings. The result was Henderson-designed the new Lowell school as well as additions or alternations to the Garfield, Whittler, McKinley and Lincoln schools.⁵⁰ Henderson would also design the Carnegie Library (1912) and the Midland Theater (1928) for the city; both buildings are extant and listed on the National Register. The July 1922 trade journal *American Contractor* listed several Coffeyville jobs tasked to Henderson including a one story garage and sales building for George Pfister, a new store building for Brighton Furniture, the two-story Elks Clubhouse, and a two-story residence for Bert Shores.⁵¹

His firm designed numerous other buildings in Kansas, Colorado, Arizona and Oklahoma as well as a processing plant in Mexico. Henderson's other Kansas properties include the Wilson County Hospital in Neodesha (1915) and new schools in Cedar Vale (1913), Lowell (1922) and Lafontaine (1922).⁵² Henderson had established his firm in Colorado where he continued to have an office after he moved his family to Coffeyville. He designed the courthouse for Huerfano County in Walsenburg, CO in 1904; the building was listed in the National Register in 1973.⁵³ The Coffeyville newspaper often detailed Henderson's work. On March 17, 1909, the *Coffeyville Daily Journal* stated that Henderson had won contracts to design buildings in Nowata, OK: the First National Bank, the 93-room Nowata Hotel and a 16-room elementary school. A 1910 monthly trade magazine *Mantel, Tile and Grate Monthly* added that Henderson was overseeing construction on the hotel for the Nowata Hotel Company as well as designing a club house for the Fraternal Order of Eagles in Nowata.⁵⁴

Owen, Sayler and Payson

For the 1929 design for the Municipal Building, C.A. Henderson reached out to a Kansas City firm of Owen, Sayler and Payson as consulting architects and engineers. Owen, Sayler and Payson are well known in Kansas City for their design of the Ararat Shrine Temple, which is part of the West 11th Street Historic District. That nomination details the architects' partnership and their works:

Albert S. Owen began his architectural career in Kansas City in 1904. In 1908 he formed a partnership with Charles Payson, who had spent seven years as the chief draftsman for the important Kansas City firm of Root and Siemens. In 1925 William H. Sayler was admitted to the firm. Sayler had drafted for the firm of Shepard and Farrar. From c. 1907 until 1915 he was in a partnership with Herbert Seddon. All three were active in the Kansas City Chapter of the American Institute of Architects.⁵⁵

Between 1908 and 1926, Owen and Payson designed at least 40 buildings in Kansas City, including churches, commercial buildings, single-family dwellings, and multi-family residential buildings. The structures included St. Regis Hotel, listed in the National Register; three-story Hawthorne Apartments (1916), and 16 three-story Old Gillham (aka Yankee Hill; 1913). The only known works by the Owen, Sayler and Payson firm is the Grain Valley, Missouri, High School (1925) and the

⁴⁷ John N. McCue, *Henderson Chronicles: A Roster of Descendants of Alexander Henderson of Fordell, County Fife, Scotland, Three of Whose Sons Emigrated to the American Colonies, Prior to 1740, and Settled Near Alexandria, VA*, 1915, accessed at https://archive.org/stream/hendersonchronic00mccu/hendersonchronic00mccu_djvu.txt

⁴⁸ *American Contractor*, vol. 37, 25 March 1916, 17.

⁴⁹ *Mantel, Tile and Grate Monthly*, vol. 4, 1910.

⁵⁰ *Engineering Record, Building Record and Sanitary Engineer*, (20 November 1915) vol. 72, no. 21, 204.

⁵¹ *American Contractor*, (22 July 1922), vol. 43, 60.

⁵² *Western Contractor*, vol. 28, 1915, 18; the *American School Board Journal*, (June 1913) vol. 46, no. 6, 64; *Engineering and Contracting*, (16 August 1922), vol. 58, no. 7, 20, *American Contractor*, (16 September 1922), vol. 43, 61, respectively.

⁵³ Susan A. Nieminen, *Huerfano County Court House National Historic Register Nomination*, 23 April 1973 accessed at <http://focus.nps.gov/AssetDetail/NRIS/73000476> on 8 November 2015.

⁵⁴ *Mantel, Tile and Grate Monthly*, vol. 4, 1910.

⁵⁵ Patricia Brown Glenn and Sherry Piland, *West Eleventh Street Historic District National Register Nomination*, 21 September 1980.

Ararat Temple (1925).⁵⁶ William Saylor was the firm's representative who worked on the municipal building with Henderson.⁵⁷

⁵⁶ Ibid.

⁵⁷ "City Hall Plan Here," *Coffeyville Daily Journal* 11 September 1928, 1-2.

9. Major Bibliographical References

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

American Contractor, vol. 37, 25 March 1916, accessed on Google Books on 28 September 2015.
American Contractor, vol. 43, (several dates within), accessed on Google Books on 28 September 2015.
American School Board Journal, (June 1913) vol. 46, no. 6, accessed on Google Books on 28 September 2015.
Coffeyville Daily Journal, 1903-1929 accessed online at Newspapers.com and on microfilm at the Kansas State Historical Society.
The Coffeyville Journal. *A Pictorial History of Coffeyville, Kansas*, Coffeyville: The Coffeyville Journal, 1992.
Coffeyville, Kansas at 100: 1869-1969, History & Centennial Celebration, Coffeyville, KS: Coffeyville Journal Press, 1969.
"Coffeyville," *Kansas Knights*, Knights of Columbus, vol. 11 no. 4 (April 1932), 3-6.
"Commercial Club Wrote Industrial History Here," *Anniversary Edition of the Coffeyville Journal*, 19 June 1940 (Montgomery County Clippings, KSHS, vol 4, pg 209).
Connelley, William Elsey. *A Standard History of Kansas and Kansans*, (Chicago, IL: Lewis Publishing Co, 1918) vol. 4, 1958.
Engineering and Contracting, (16 August 1922), vol. 58, no. 7.
Engineering Record, Building Record and Sanitary Engineer, (20 November 1915), Volume 72, no. 21, 204, accessed on Google Books on 28 September 2015.
Fowler, Olita Louise. *A Historical Sketch of Coffeyville, KS* (Master's Thesis), Kansas State Teacher's College, June 1938.
Glenn, Patricia Brown and Sherry Piland. *West Eleventh Street Historic District National Register Nomination*, 21 September 1980.
Henderson, C.A. with Owen, Sayler & Payson. *City Hall and Court House Original Architectural Drawings*, n.d.
History & Families of Montgomery County, Kansas, 1869-1994, Paducah, KY: Turner Publishing Co., 1995.
Lang, Harry. "Coffeyville's Municipal Building and Courthouse," *Kansas Municipalities*, vol. XV, no. 12 (December 1929) 9-10.
Mantel, Tile and Grate Monthly, vol. 4, 1910 accessed on Google Books on 28 September 2015.
McCue, John N. *Henderson Chronicles: A Roster of Descendants of Alexander Henderson of Fordell, County Fife, Scotland, Three of Whose Sons Emigrated to the American Colonies, Prior to 1740, and Settled near Alexandria, VA*, 1915, accessed at https://archive.org/stream/hendersonchronic00mccu/hendersonchronic00mccu_djvu.txt
Montgomery County Clippings, vol. 3 - 4, Kansas State Historical Society.
Nieminen, Susan A., *Huerfano County Court House National Historic Register Nomination*, 23 April 1973 accessed at <http://focus.nps.gov/AssetDetail/NRIS/73000476> on 8 November 2015.
"Population of Cities in Kansas," KU Institute for Policy and Social Research, accessed on 10 November 2015 at <http://www.ipsr.ku.edu/ksdata/ksah/population/2pop33.pdf>.
Western Contractor, vol. 28, 1915, accessed on Google Books on 28 September 2015.

10. Geographical Data

Acreage of Property 2.3

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 37.037489 -95.616147
Latitude: Longitude:

3 _____
Latitude: Longitude:

2 _____
Latitude: Longitude:

4 _____
Latitude: Longitude:

Verbal Boundary Description (describe the boundaries of the property)

BLOCK 1, LOTS 21 – 32, OSBORNS 1ST ADDITION, COFFEYVILLE, MONTGOMERY COUNTY, KANSAS

Boundary Justification (explain why the boundaries were selected)

Legal description above reflects boundary of the current city property where the building is located. The parcel includes the drive parking lot west of the building. The city also owns lots north of the alley, used for parking that is not included in this nomination.

11. Form Prepared By

name/title Brenda R. Spencer, with Michelle L. Spencer

organization Spencer Preservation

date 18 November 2015

street & number 10150 Onaga Road

telephone 785-456-9857

city or town Wamego

state KS

zip code 66547

e-mail brenda@spencerpreservation.com

Property Owner:

name City of Coffeyville, c/o Kendal Francis, City Manager (kfrancis@coffeyville.com)

street & number 11 E. Second Street (P.O. Box 1629)

telephone 620-252-6163

city or town Coffeyville

state KS

zip code 67337

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: Coffeyville Municipal Building & Court House

City or Vicinity: Coffeyville

County: Montgomery

State: KS

Photographer: Brenda Spencer

Date

Photographed: 1-2 October 2015

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

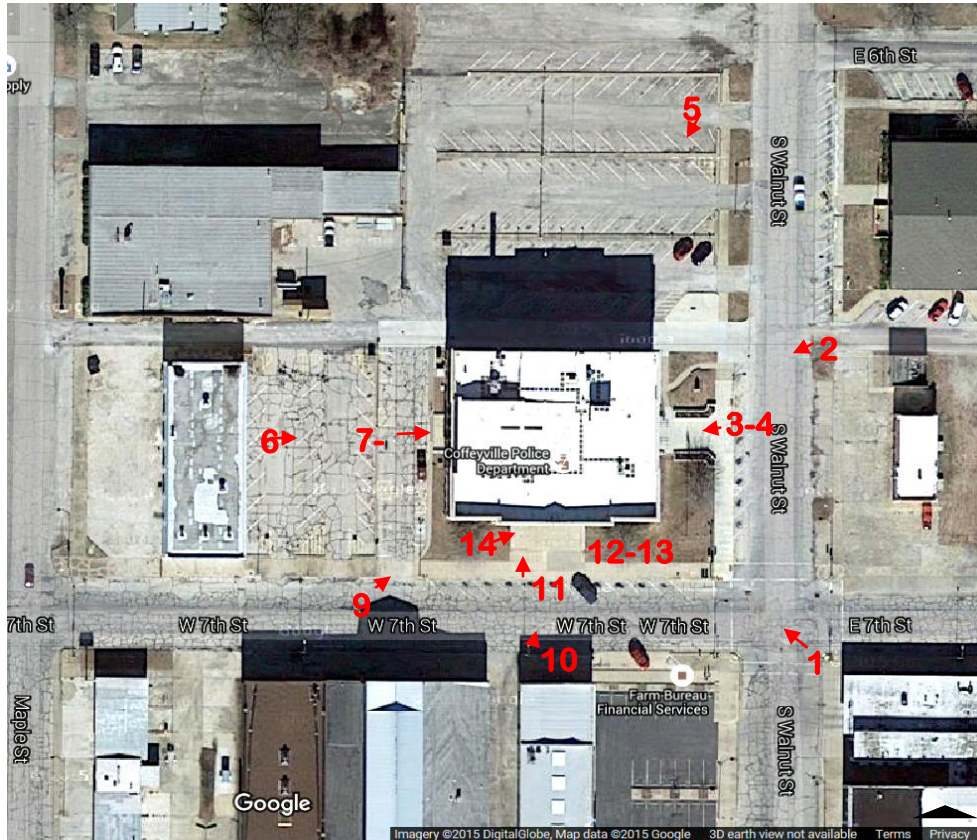
# of 30	Direction	Description
1	NW	View of Municipal Building and Court House from 7 th and Walnut
2	W	East/Court House facade with alley/drive on north (right)
3	W	Detail of central entry wing on east facade
4	W	Detail on upper floors of center east wing
5	SW	East and North/rear facades
6	E	West/Court House facade
7	E	Detail of central entry wing on west facade
8	E	Detail of carved terracotta panel at center west wing
9	NE	West and South/Municipal Building facades from 7 th Street
10	N	South/Municipal Building facade
11	N	Detail of central entry wing on south facade
12	N	Detail of recessed bay at center south wing
13	N	Detail of carved stone panel on foundation, center wing of south facade
14	E	Looking east along south facade with main entrance to city offices
15	E	Entrance to city offices recessed at south center wing
16	N	Inside south entry (vestibule enclosure removed)
17	NW	Inside east entry with original vestibule intact
18	E	Looking toward east stair on first floor
19	W	Looking west toward original court room, from east stair at second floor
20	N	Looking N toward jury rooms and sheriff's office along non-historic enclosure at west end of second floor
21	S	Original entrance to judge's chambers intact at SW corner of second floor
22	NW	East entrance to first floor (at top of east stair), looking NW in rotunda
23	N	Looking N from south stair at first-floor rotunda
24	SE	Detail of unique three-column configuration framing central rotunda, first floor
25	N	Looking N from rotunda toward original commissioners' offices along N side of first floor
26	NE	Detail of marble wainscoting extant at central lobby/entrance to offices at NE quarter of first floor; all partition walls beyond central lobby have been removed
27	E	Looking E along corridor outside council chambers at SW corner of first floor
28	NW	Looking at west stair (to lower level) from first-floor rotunda
29	E	Looking east inside west entry with stairway up to first floor and down to lower level/ basement with all partition walls removed
30	NW	Looking NW at location of former restroom flanking west stair at basement level – all partition walls removed

Photographs are keyed to aerial photograph (Google earth) and floor plans (original blueprints by C.A. Henderson and Owen, Sayler, & Payson) on following pages

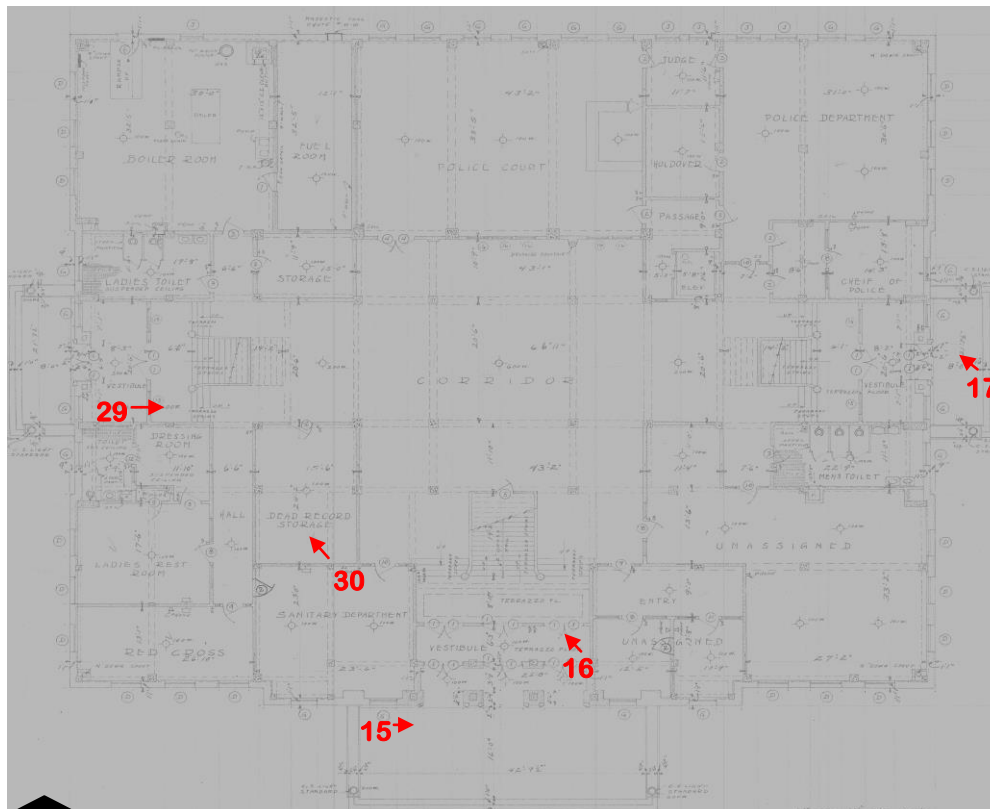
Figures

Include GIS maps, figures, scanned images below.

PHOTO KEY



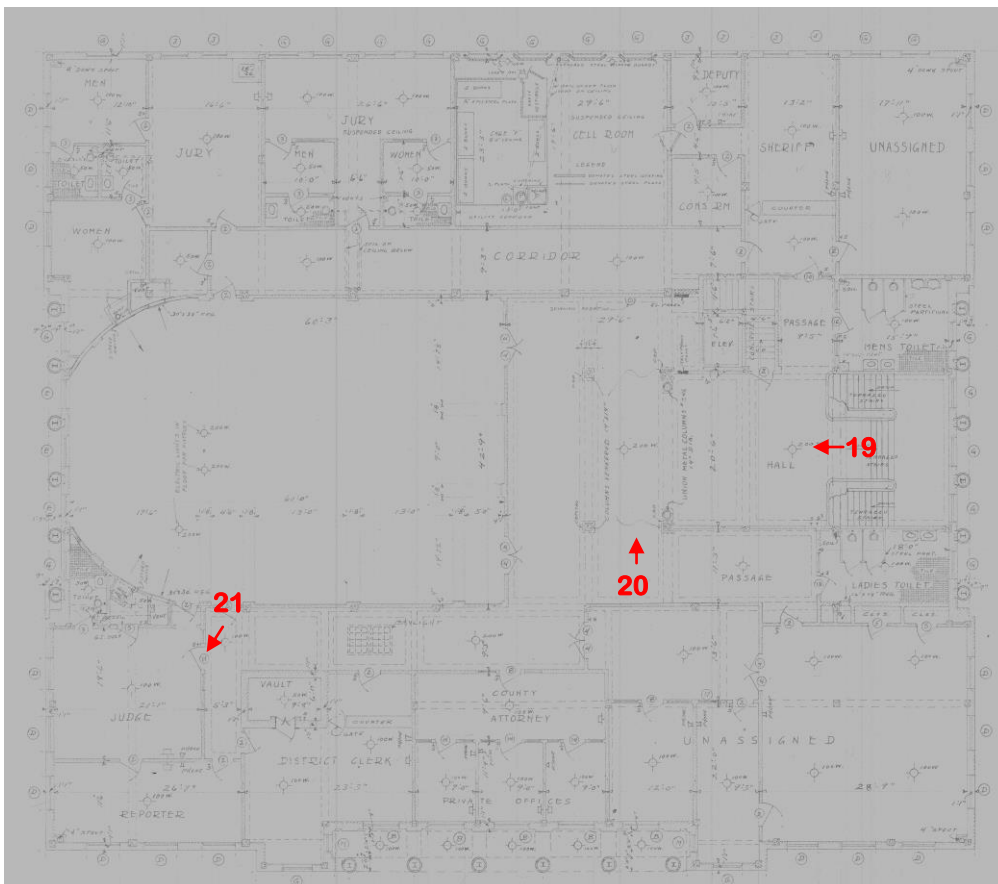
Site Plan (downloaded at Google Maps 11-15-2015) with exterior photos keyed



Basement Floor Plan



First Floor Plan (above); Second Floor Plan (below)



ADDITIONAL DOCUMENTATION



Figure 4 – Undated Postcard View of 1929 Municipal Building and Court House
(Courtesy Cindy Price, City of Coffeyville)

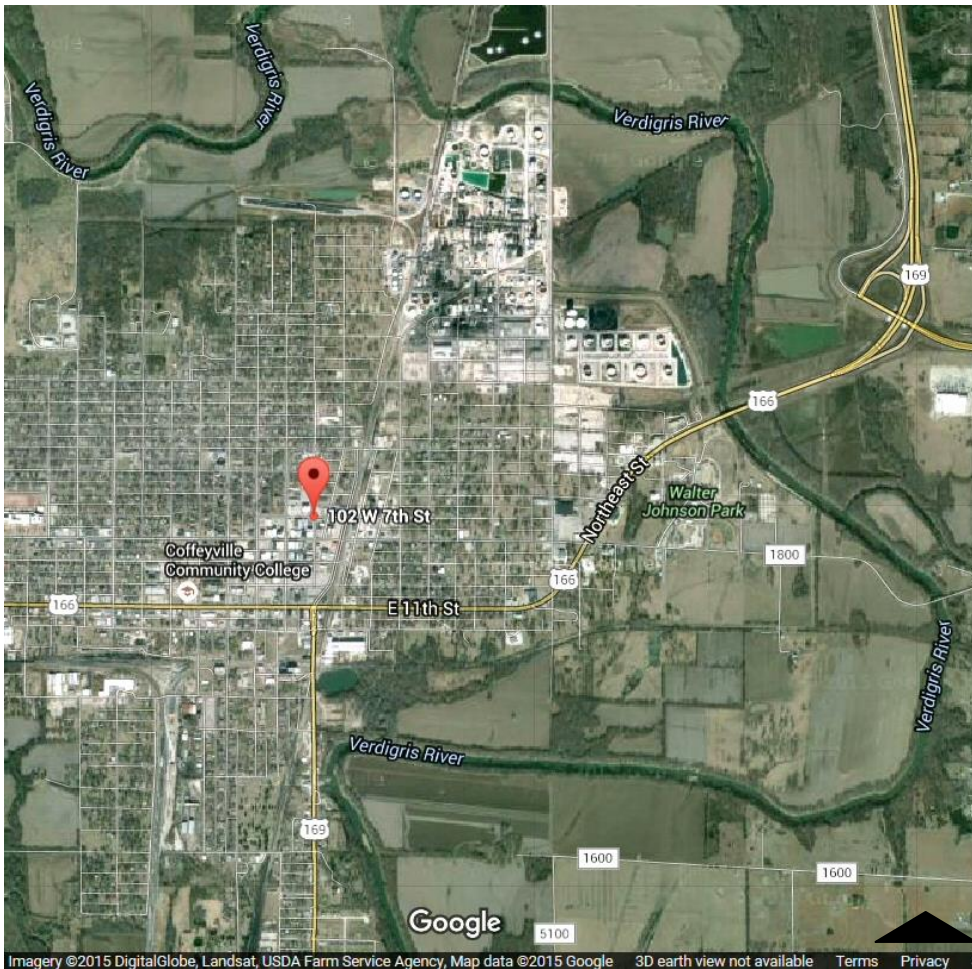


Figure 5 - Aerial View of Context from Google.com 2015
Municipal Building and Court House at 102 W. 7th Street, Coffeyville
Montgomery County, Kansas
Latitude/Longitude: 37.037489 -95.616147
Datum WGS84

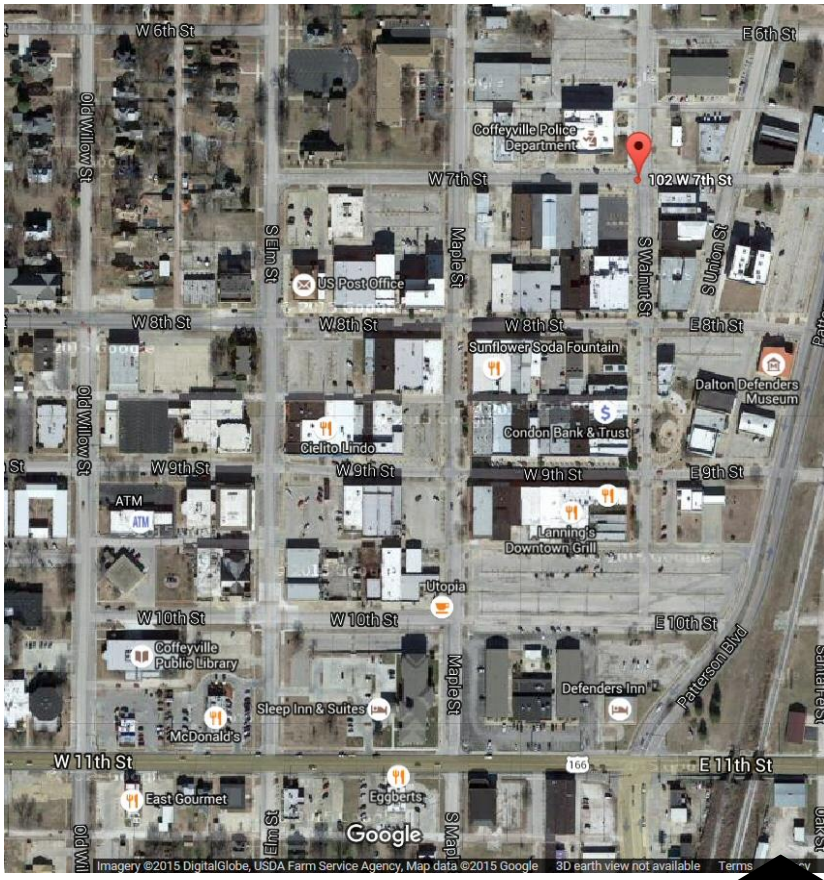


Figure 6 - Aerial View of Downtown Area (above) from Google.com 2015, and
Site Plan (below) downloaded online at Montgomery County Parcel Search
Municipal Building and Court House at 102 W. 7th Street, Coffeyville
Montgomery County, Kansas
Latitude/Longitude: 37.037489 -95.616147
Datum WGS84



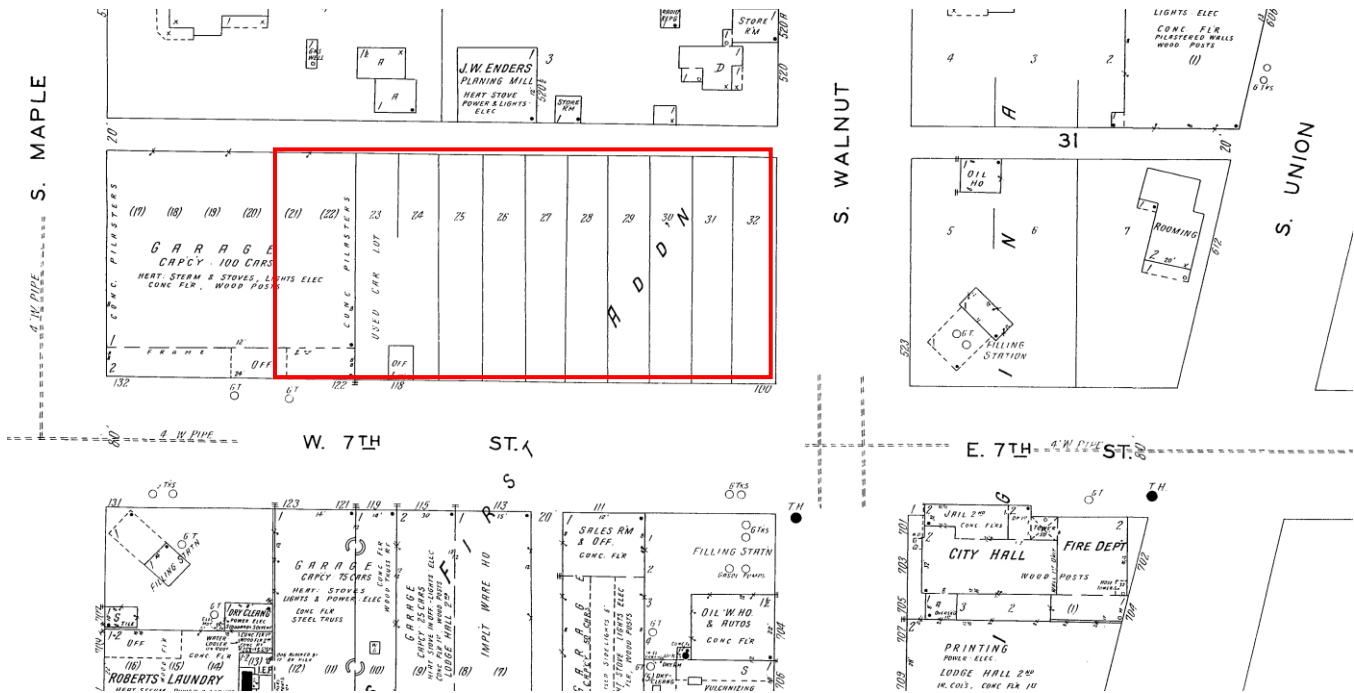


Figure 7 – Municipal Building Site as shown on Sanborn Fire Insurance Maps

Above – Excerpt from Sheet 5, January 1929 Map prior to construction of new municipal building, and
Below – Excerpt from Sheet 5, October 1943 update of 1929 Map showing existing building in place.

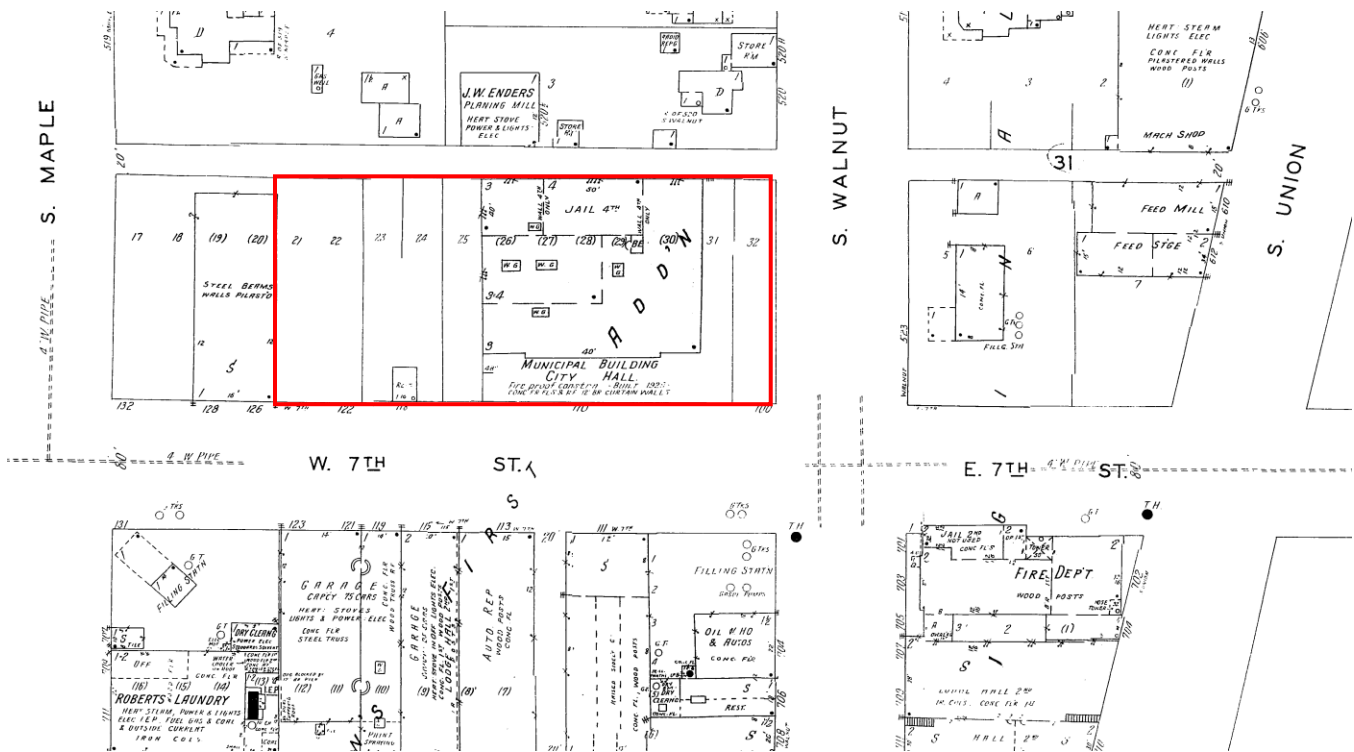


Figure 8 – Following is copy of the original drawings by architects C.A. Henderson and Owen, Saylor and Payson
(Courtesy the City of Coffeyville)