

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

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

### 1. Name of Property

historic name Gold Dust Hotel  
other names/site number Hotel Cunningham, Farris Hotel, and Gold Dust Hotel and apartments  
205-1870-0018

### 2. Location

street & number 402 North Seventh Street  not for publication  
city, town Fredonia  vicinity  
state Kansas code KS county Wilson code 205 zip code 66736

### 3. Classification

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

Name of related multiple property listing:  
N/A

Number of contributing resources previously listed in the National Register 0

### 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

[Signature] State Historic Preservation Officer May 16, 1991  
Signature of certifying official Date  
Kansas State Historical Society

State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

### 5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.  
 See continuation sheet.

determined eligible for the National Register.  See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) \_\_\_\_\_

Signature of the Keeper

Date of Action

## 6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: hotel

Current Functions (enter categories from instructions)

Social: clubhouse

## 7. Description

Architectural Classification  
(enter categories from instructions)

Late Victorian: Italianate

Materials (enter categories from instructions)

foundation Stone: limestone

walls Brick

roof Asphalt

other

Describe present and historic physical appearance.

The Gold Dust Hotel (c. 1884-1885) is located at 402 North Seventh Street in Fredonia, Wilson County, Kansas (pop. 3,047). The three-story, brick Italianate hotel stands on a cut limestone foundation, a parapeted, flat roof covers the building. The building has a western facade orientation and measures 36 feet from north to south and 72 feet from east to west. The Gold Dust Hotel stands at the southeast corner of the courthouse square. The building maintains a high degree of architectural and structural integrity.

The building retains its 2/2 double hung windows, accentuated with corbelled arched lintels on the west facade and south elevation. One transomed double door pierces the west facade and two transomed double doors pierce the south elevation. A pressed metal, classically inspired, High Victorian entablature ornaments the west facade. A corbelled brick entablature projects from the southern elevation's cornice line. The lesser elevations are not decorated. The hotel's classically styled wooden porch was reconstructed in 1905, the fret frieze was replaced with a solid entablature. In the 1940s the one-story kitchen projection off of the north elevation was expanded to accommodate an additional story.

The hotel was remodeled in 1965 to include twenty-eight rooms and six apartments. In 1986 the Gold Dust Hotel was purchased by Gold Dust, Inc., a nonprofit organization, for the purpose of restoring it for use as a community center. Since 1986 the organization has restored the original floorplan on the first floor, repaired the roof, and secured the building in other ways to prevent deterioration.

Much of the original door and window surrounds, doors, baseboards, and wainscotting are intact. Some of the pressed tin ceilings are extant. The three level cantilevered, circular staircase is intact as are the screen doors on many of the sleeping rooms.

Since it was built, the Gold Dust Hotel has been a major local architectural landmark in Fredonia. Before the Gold Dust Hotel was built, all of the hotels in Fredonia were of a simple, one and two-story wood-frame type of construction. Today the Gold Dust Hotel stands as Fredonia's only extant nineteenth century hotel.

See continuation sheet

**8. Statement of Significance**

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

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

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

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
Architecture	1884-1941	1884-1885
Social History	1884-1891	1884-1891

Cultural Affiliation  
N/A

Significant Person  
N/A

Architect/Builder  
Barton, John - Architect  
Doney, J.W. - Mason

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

The Gold Dust Hotel (c. 1884-1885) is being nominated to the National Register under criteria A and C for its historical association with the growth and development of Fredonia and for its architectural significance as a late nineteenth century, Italianate hotel. The Gold Dust Hotel stands at the southeast corner of the courthouse square.

Fredonia, the county seat of Wilson County, is located in Center Township, near Fall River. The first building upon the townsite was erected in 1868. The growth of the new town was not rapid, five buildings were constructed in 1868, sixteen buildings were constructed in 1869. A boom occurred in 1870 with speculation that Fredonia would become the county seat, one hundred and fifty-three buildings were completed on the townsite that year. In 1871 Fredonia was incorporated as a third class city and was named the county seat in 1874.

The arrival of the St. Louis, Wichita and Western Railway in 1879 further stimulated the building boom in Fredonia and created the atmosphere for the construction of the Gold Dust Hotel. This period of growth was further aided by the arrival of the Atchison, Topeka, and Santa Fe Railway and Missouri Pacific Railway lines in 1886. Fredonia's population increased steadily between 1870 and 1890, numbering 315 in 1878, 923 in 1880, and 1,515 in 1890.

The October 31, 1884 issue of the Fredonia Democrat describes Fredonia's growth in this manner:

"....there has been a steady, healthy and substantial progress, indicating the prosperous condition of the country, and responsive to the demands of trade. The frail, cheap and half finished structures common a few years ago and such as are still seen in most western towns, are very scarce in Fredonia. The dwellings,

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though not distinguished by any great display of architectural effect, are substantial and convenient and withal neat and tasty. Some two or three large, commodious business houses are being built and have recently been constructed in the business part of town, that will have in the future a commanding influence in locating the center of trade. A three story brick hotel on the southeast corner of the public square is fast assuming proportions, and will fill a long felt want...."

The Gold Dust Hotel reportedly cost \$17,000 to build. Samuel Baughman, who had the building constructed, was born in Greensburgh, Westmoreland County, Pennsylvania, on January 6, 1842. After serving as a sharpshooter with Union forces during the Civil War, Baughman married Lenora F. Kidder (1848-1913) on October 13, 1868, in Rock Island County, Illinois. In March, 1873, the Baughmans moved to Kansas. They located near Altoona, in Chetopa Township, Wilson County, where Baughman farmed and served as township clerk for five years. Baughman was elected as the Wilson County Sheriff in 1880 and served in that capacity until 1882. Following that he managed the Planters House hotel on the northeast corner of the Fredonia townsquare until the Gold Dust Hotel opened.

On September 5, 1884 the Wilson County Citizen reported that, "John Barton of Independence, architect of Sam'l Baughman's new hotel, has been in town the past few days." On October 17, 1884 the Neodesha Register announced that J.W. Doney of Neodesha had been awarded the contract to do the hotel's brickwork and plastering. A week later the Neodesha paper reported that the hotel's foundation had been completed and that the bricklayers had begun their work. The brick that Doney used the construction of the hotel may have been produced by S.D. Welch and Brother of Fredonia.

By December, 1884 the metal cornice had been added to the building's facade and interior carpentry work commenced. During the month of April, 1885 the Gold Dust Hotel was being made ready to open its doors for business and opened on Monday, May 4, 1885 with a grand ball.

The May 8, 1885 issue of the Wilson County Citizen wrote that:

"The Gold Dust is without doubt as fine a hotel as can be found in Southern Kansas. It would be splendid hotel in a city of ten or twenty thousand inhabitants. It is not only a grand building externally but contains the most modern appointments and

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conveniences of first-class institutions of this kind and is furnished in all respects in a most elegant and comfortable manner. Its ventilation is perfect and not an important essential feature for a number one hotel has been omitted."

Baughman sold the Gold Dust Hotel in 1891 and the building passed through several owners until it leased by John and Nona Farris in 1923 and subsequently purchased in 1935. The Farris' operated the hotel until 1965, when it was sold and remodeled to include twenty-eight rooms and six apartments. In 1986 the Gold Dust Hotel was purchased by Gold Dust, Inc., a nonprofit organization, for the purpose of restoring it for use as a community center. Since 1986 the organization has restored the original floorplan on the first floor, repaired the roof, and secured the building in other ways to prevent deterioration.

The three-story, brick Italianate hotel retains a high degree of architectural and structural integrity. The building retains its 2/2 double hung windows accentuated with corbelled arched lintels. Transomed double doors pierce the west facade and south elevation. Its classically styled wooden porch was reconstructed in 1905, the fret frieze was replaced with a solid entablature. In the 1940s the one-story kitchen projection off of the north elevation was expanded to accommodate an additional story.

Since it was built, the Gold Dust Hotel has been a major local architectural landmark in Fredonia. Before the Gold Dust Hotel was built, all of the hotels in Fredonia were of a simple, one and two-story wood-frame type of construction. Today the Gold Dust Hotel stands as Fredonia's only extant nineteenth century hotel.

**9. Major Bibliographical References**

Fredonia Democrat, 31 October 1884.

Hollis, Barbara Beal. "The Gold Dust Hotel, Fredonia, Kansas." 1986.

Hosack, Robert. The Gold Dust Hotel National Register nomination draft, 1990.

Wilson County Citizen, 5 September 1884; 8 May 1885.

Previous documentation on file (NPS):

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

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Kansas State Historical Society

**10. Geographical Data**

Acreage of property Less than 1 acre

UTM References

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B 

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 Zone Easting Northing

D 

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See continuation sheet

Verbal Boundary Description

The nominated property is located on the south 40' of Lot 7, Block 14 in Fredonia, Wilson County, Kansas. The property is bounded by North Seventh Street to the west, Madison Street to the south, and adjacent property lines to the north and east.

See continuation sheet

Boundary Justification

The boundary includes all property historically associated with the hotel.

See continuation sheet

**11. Form Prepared By**

name/title Martha Hagedorn-Krass, Architectural Historian  
 organization Kansas State Historical Society date May 16, 1991  
 street & number 120 W. 10th telephone 913-296-5264  
 city or town Topeka state Kansas zip code 66612

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# National Register of Historic Places Continuation Sheet

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JAN 10 1992

Kansas Historic Preservation Dept.

Section number \_\_\_\_\_ Page \_\_\_\_\_

### SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 91001542

Date Listed: 11/1/91

Gold Dust Hotel  
Property Name

Wilson  
County

KS  
State

Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Beth Boland  
Signature of the Keeper

11/1/91  
Date of Action

=====

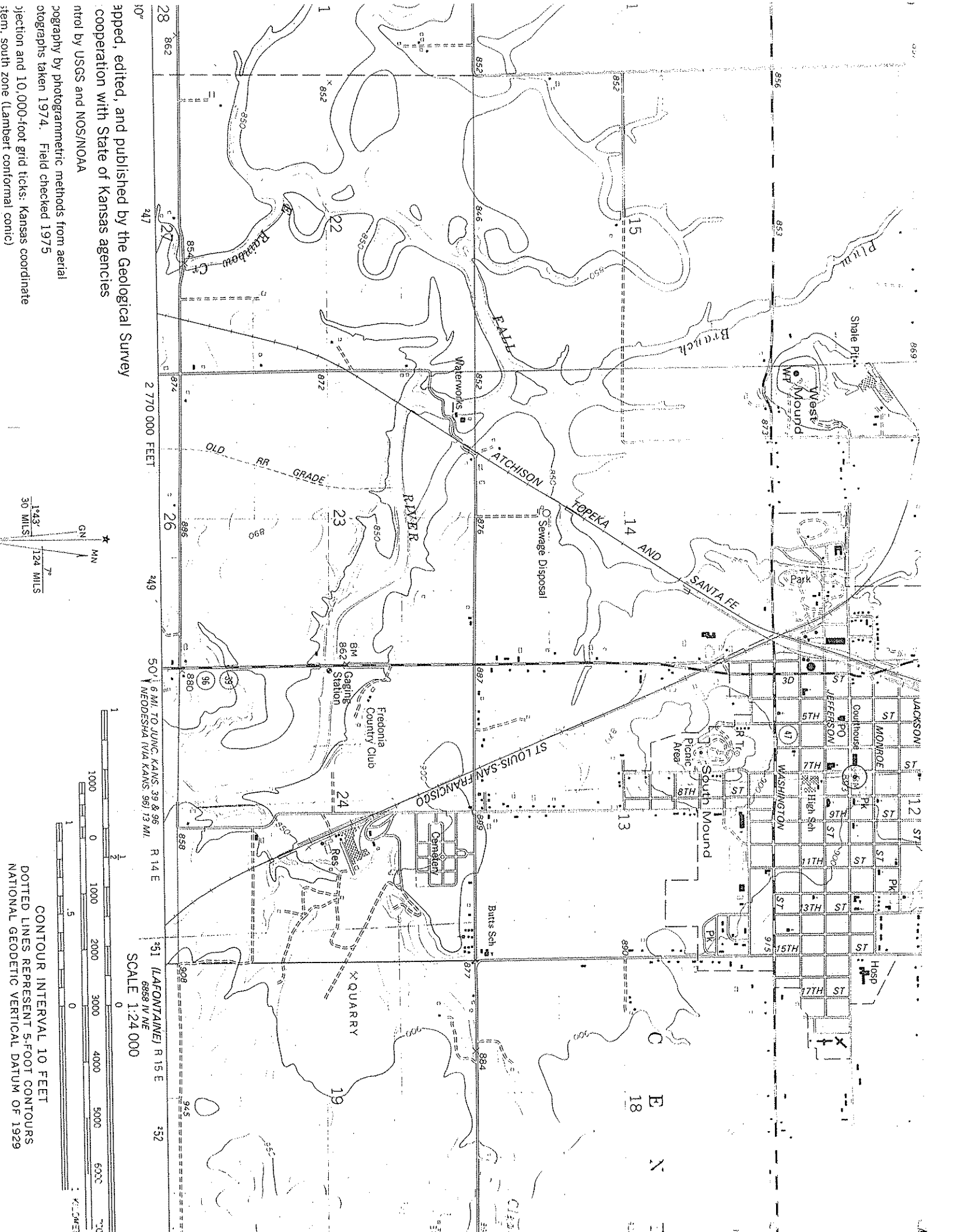
#### Amended Items in Nomination:

Because there is no justification for extending the period of significance for architecture until 1941, the architectural period of significance is the date of construction, 1884. Therefore, the overall period of significance = 1884-1891.

This was discussed with Martha Hagedorn-Krass of the KS SHPO staff.

#### DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)



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 cooperation with State of Kansas agencies  
 ntitol by USGS and NOS/NOAA  
 ography by photogrammetric methods from aerial  
 otographs taken 1974. Field checked 1975  
 ection and 10,000-foot grid ticks: Kansas coordinate  
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