

**Kansas Historic Sites Board of Review Meeting
November 18, 2017
Museum Classrooms
Kansas Museum of History, Topeka, KS**

Board Members

Present: Jennie Chinn, Eric Engstrom, Sharron Hamilton, Kathryn Herzog, David Sachs, Gregory Schneider and Toni Stewart.

Absent: Timothy Hersh, John Hoopes and Joseph Johnson.

The attendees constituted a quorum.

Staff

Present: Rick Anderson, Bethany Emenhiser, Kristen Johnston, Lauren Jones, Marsha Longofono, Amanda Loughlin, Jillian Love, Katrina Ringler and Patrick Zollner.

Proceedings

Eric Engstrom called the meeting to order at 9:02 A.M. and asked for introductions from the board members and staff.

Approval of Minutes

The board approved the meeting minutes of August 12, 2017.

Cultural Resources Division Director's Report

Patrick Zollner reported that there are now 1,445 Kansas listings in the National Register of Historic Places with 6 new listings, 1 boundary expansion and 1 additional documentation approval since the last meeting. Zollner announced that 53 applications were received for the 2018 Heritage Trust Fund grant round and reminded the board that they had received an email from Katrina Ringler requesting volunteers for the grant review committee. He noted the successful launch of the Review & Compliance online project review system. Zollner also reported the hiring of SHPO staff architect Ray Stockman.

Report of the Executive Director

Jennie Chinn thanked HSBR member Sharron Hamilton for participating in the Kansas Historical Foundation Taste of Kansas Bus Tour, September 29-30 in Salina, KS. The reviews were very good and a highlight of the tour was a remarkable lunch provided by the Danish Dames in the Community Hall in Denmark, KS.

NATIONAL REGISTER OF HISTORIC PLACES NOMINATIONS

German Evangelical Church

6th & State, Westmoreland, Pottawatomie Co.

Criteria A & C: Exploration/Settlement; Architecture

Period of Significance: 1887-1914

Level of Significance: Local

Resource Count: 1 contributing building

Summary: Westmoreland's 1887 German Evangelical Church represents a common building type and construction method of ordinary people who settled in Pottawatomie County during the late 1800s. Primarily of German extraction, these settlers worked with whatever materials were readily available and did not require expensive transportation costs, professional services, specialized training, or tools difficult to obtain. Many German emigrants settled in Kansas in the second half of the 19th century and brought their customs and traditions with them. One of the ways to continue those in their new home was through their religion. In belonging to the Evangelical Association, they were able to hear sermons in their native language and congregate with fellow German emigrants, but as their children assimilated into the local community, there was no longer a need for a separate church and membership declined; the building was sold in 1914.

Presented by: Amanda Loughlin

There was no discussion.

Motion to approve: Greg Schneider Second: Toni Stewart
6 votes yes, 1 abstention¹

Pottawatomie County Courthouse & Jail
106 Main St, Westmoreland, Pottawatomie Co.

Criteria A & C: Government; Architecture

Period of Significance: 1884-1929

Level of Significance: Local

Resource Count: 2 contributing buildings; 1 contributing object; 2 non-contributing objects

Summary: Erected 1884, this courthouse is one of the few existing examples that date to this distinct period in the evolution of courthouse design in Kansas. In addition to its hipped roof, the use of locally quarried limestone enhances the building's Italianate design. The property's association with the evolution of Kansas county courthouses and their design, guides its period of significance, which begins with its construction in 1884 and continues to 1929 with the last historically-significant addition. This Courthouse is a modest example of a late nineteenth and early twentieth century courthouse plan in Kansas that was designed by a local citizen's committee and constructed by Manhattan contractor Hulsey and Moses.

SHPO note: This nomination was prepared by locals after county commissioners discussed replacing the historic building with a new structure. Three letters of objection and 43 letters of support were received by the SHPO; these were shared with the HSBR members at the meeting.

Presented by: Brenda Spencer

¹ Chinn typically abstains from voting except when a tiebreak is needed.

Public Discussion: Board of County Commissioner Dr. Dee McKee spoke in opposition to the nomination, saying that the building does not meet today's needs and would be too costly to upgrade. McKee said that the Commissioners' opposition is based on studies of cost and functionality of the courthouse, as well as a county resolution adopted 57 years ago (Attachment 1) which stated that the courthouse was too expensive to repair and should be demolished and replaced. McKee requested that the board table the decision as to whether to nominate this building for inclusion on the National Register to allow the County more time to plan and look at options. Board of County Commissioner Pat Weixelman also spoke in opposition to the nomination, citing budget concerns. Weixelman stated that the Commission fears placement on a historic register would limit the County's options for either replacing or remodeling the building, which is largely unused. Judson Jones spoke in opposition to the nomination, remarking that the cost of refurbishment would probably be much higher than the cost of a new building. Suzanne Avery, Debbie Berges, Mike Boatwright, James Bradley, Marg Bugel, Dorothy Campbell, Michelle Campbell, Dru Priscilla Clarke, Robert Reves and Doug Scott spoke in support of the nomination, saying that the building is an important piece of history and should be saved [several of these people provided letters of support]. Several HSBR members also voiced their support of the nomination.

Board/Staff Discussion: Patrick Zollner, KSHS Staff, stated that the board received over 40 letters in support of the nomination and only 3 in opposition. Zollner provided statistics about Kansas courthouses: The SHPO has issued approximately \$4 million in Kansas state rehabilitation tax credits for 38 completed tax credit projects on 20 Kansas courthouses. In addition, 52 Heritage Trust Fund grants of approximately \$4 million have been awarded to 30 Kansas courthouses. The SHPO currently has 12 open tax credit projects, with an estimated \$552,000 in credits to be awarded. Zollner stated that the nomination essentially gives the SHPO input over any changes to the structure – from improvements or expansions to demolition – but does not require upgrades to the building. He also noted that the Kansas Preservation Statute (KSA 75-2724) provides for the local governing authority (the county) to overrule SHPO's determination if the county finds there are no feasible and prudent alternatives to the proposed project. Chairman Eric Engstrom called for a motion; Gregory Schneider moved to approve the nomination; Kathryn Herzog seconded. Before the vote, Chairman Engstrom suggested that the HSBR consider tabling the nomination and asked if the property meets preservation requirements; however, there was no motion to table. The board then voted on Schneider's motion.

Further Discussion: After the motion to approve the nomination passed, Kathryn Herzog remarked that she understands the County Commissioners' concerns; however, there is a groundswell of people who want to preserve the courthouse for future generations. She reminded Commissioners that tax credits and grants can be applied for and that a 501(c)(3) nonprofit status would enable Citizens for Courthouse Conservation to raise funds for the building. Commissioner Pat Weixelman replied, "You [the HSBR] have put an enormous financial burden on our county and citizens and effectively tied our hands about any future plans for this building."

Motion to approve: Gregory Schneider Second: Kathryn Herzog
5 votes yes (Hamilton, Herzog, Sachs, Schneider, Stewart), 2 abstentions (Chinn, Engstrom)

The board took a 15-minute break at 10:05 A.M. The meeting resumed at 10:22 A.M.

William Inge Boyhood Home

514 N 4th St., Independence, Montgomery Co.

Criterion B: Performing Arts

Period of Significance: 1914-1930

Level of Significance: National

Resource Count: 1 contributing & 1 non-contributing building

Summary: This 1895 Queen Anne house in Independence sheltered William Motter Inge (1913-1973) from the time he was a year old until he left Independence in 1930 to attend the University of Kansas. Inge is an acclaimed mid-20th century playwright whose dramas continue to be produced by theatres across the nation, including Broadway. Inge's major awards include a 1953 Pulitzer Prize in Drama (*Picnic*) and a 1961 Academy Award for Best Screenplay (*Splendor in the Grass*). The home he occupied from infancy to young adulthood, and which scholars cite as influential in his dramatic works, is significant for its association with William Inge. This is the best extant resource associated with the playwright, as its architecture and his life here informed and inspired his works.

SHPO note: A letter of support from Independence's Historic Preservation & Resource Commission was provided to the HSBR

Presented by: Amanda Loughlin

Discussion: Eric Engstrom congratulated the author of the nomination [Liz Moore, present], remarking that it was well done. Jennie Chinn concurred with Engstrom and recommended that the nomination be amended to remove any language suggesting that William Inge was not a well-known and/or esteemed American playwright.

Motion to approve: David Sachs
6 votes yes, 1 abstention

Second: Eric Engstrom

Lawrence Santa Fe Depot

413 E 7th St., Lawrence, Douglas Co.

Criterion C: Architecture

Period of Significance: 1955-1956

Level of Significance: Local

Resource Count: 1 contributing building

Summary: Designed in 1955, Lawrence's Santa Fe Depot replaced an 1883 building that once stood at this location. The passenger depot is an excellent example of "Midwestern Modern" Mid-Century Modern architecture that captured the American imagination in the 1950s and is a Model representation of the great cultural change that transformed American life after World War II, especially in Lawrence. The building has changed very little on the exterior, and it retains almost of all its original interior design and materials.

SHPO Note: The building is owned by the City; the land is owned by BNSF.

Presented by: Amanda Loughlin

Discussion: Gregory Schneider remarked that the Topeka Santa Fe Depot is a good candidate for nomination as well. Jennie Chinn asked if the furniture was original and owned by the City of Lawrence, to which Lynne Braddock Zollner responded yes. Chinn remarked that she hopes the city will keep the furniture.

Public Discussion: Lawrence Certified Local Government liaison Lynne Braddock Zollner spoke in favor of the nomination. Lawrence resident Jim Clark spoke in favor of the nomination.

Motion to approve: Gregory Schneider Second: Kathryn Herzog
6 votes yes, 1 abstention

Big Brutus

6509 NW 60th St., West Mineral, Cherokee Co.

Criteria A & C: Industry; Engineering

Period of Significance: 1962-1974

Level of Significance: Statewide

Resource Count: 1 contributing object; 1 contributing site

Summary: The physical and cultural landscape of Southeast Kansas was significantly impacted by the coal mining industry. Almost from the first years of settlement, mining became one of Cherokee County's staple industries. As technology improved and demand for the resource changed, industry adapted from deep-shaft mining, which was labor intensive to strip-mining, which relied more heavily on machinery. During the last era of coal mining in the region, 1960 to 1974, strip mining was accomplished on a scale not seen before in the state. Built between 1962 & 1963 and weighing 5,500 tons, the Bucyrus-Erie 1850B, known as Big Brutus, uncovered over 900,000 tons of coal in each of the 11 years he worked. His demise in 1974, ushered in by changes to environmental laws, effectively ended the coal mining industry in Kansas.

Presented by: Amanda Loughlin

Discussion: Amanda Loughlin answered numerous questions from the board about Big Brutus' coal mining operations.

Public Discussion: Victor Boccia, the nomination's author, and his father, Carmen Boccia, spoke in support of the nomination and remarked that most people don't know that Kansas was a major part of the coal mining industry after World War II.

Motion to approve: Kathryn Herzog Second: Toni Stewart
6 votes yes, 1 abstention

HSBR member Sharron Hamilton left the meeting at 11:00 A.M. Jennie Chinn took her place in voting.

A.S. Allen Buildings

1401 Main St. & 2006 Forest St., Great Bend, Barton Co.

Criteria A & C: Commerce; Architecture

Period of Significance: 1875-ca. 1945

Level of Significance: Local

Resource Count: 2 contributing buildings

Summary: Located at the northwest corner of Forest and Main, the A.S. Allen Buildings are prominently situated in Great Bend’s commercial core and represent a portion of the commercial development of the town. The store facing Main Street traces its beginnings to 1875 when druggist Albert S. Allen had it constructed. Over the following decades, the Allen Building expanded and received design modifications. The Brinkman Building, facing Forest St, was in place in the mid-1880s, serving a variety of commercial functions. Although physically connected, the two buildings housed different commercial functions. The two buildings are nominated to the National Register of Historic Places under Criterion A for their association with Albert S. Allen of Allen’s Drugs and its direct effect on developing the city of Great Bend. Further, as examples of the various design trends in Great Bend between 1875 and the mid-1940s, the two buildings are also nominated under Criterion C. Together the two buildings are significant as a cornerstone and relic to the city of Great Bend.

Presented by: Kristen Johnston

There was no discussion.

Motion to approve: Gregory Schneider Second: Kathryn Herzog
6 votes yes

REGISTER OF HISTORIC KANSAS PLACES – NOMINATIONS

Palmyra Post Office

511 5th St., Baldwin City, Douglas Co.
KHRI #045-0340-00004

Criterion A: Commerce; Exploration/Settlement

Period of Significance: 1857-1862

Level of Significance: Local

Resource Count: 1 contributing building

Summary: Built in 1857, the old Palmyra Post Office is the only extant resource associated with the short-lived town of Palmyra. From June 1857 to May 1862, this building functioned as a post office along the Santa Fe Trail. The building was relocated at least three times since the early 1900s, finally settling into its current location in the 1980s. Although its relocation precludes its

listing in the National Register, this building is important to the early history of Douglas County as a remaining resource from Palmyra and the Santa Fe Trail.

SHPO Note: The building is ineligible for the National Register due to its relocations and reconstructions. Five letters of support were received by the SHPO and shared with the HSBR.

Presented by: Rick Anderson

Discussion: Patrick Zollner referred to 5 letters of support in the board packet. Jennie Chinn asked if this property was eligible to be nominated to the National Register, to which Zollner replied possibly. The building has been moved numerous times, however, SHPO staff feels it still may be significant. Eric Engstrom asked if there was a second dormer on the other side of the building, to which Anderson replied yes.

Public Discussion: Nomination author Sara DeCaro spoke in support of the nomination.

Motion to approve: David Sachs Second: Eric Engstrom
6 votes yes

Marion County Poor Farm

1649 Old Mill Rd., Marion vicinity, Marion Co.

Criterion A: Social History

Period of Significance: 1890-1964

Level of Significance: Local

Resource Count: 2 contributing buildings; 1 non-contributing building; 1 contributing site

Summary: Marion County purchased 160 acres of land for its poor farm in 1887 from settler William Glover. Between 1889 and 1890, a large two-story stone building was erected to house the county's indigent. During its peak years at the turn of the century, the poor farm was self-sustaining through the work done on the property by its inmates. The poor farm continued to house the county's most vulnerable citizens until 1952 when it was converted into a rest home. The 2.72 acres remaining of the original farm are significant for its association with the social history of Marion County between 1890 and 1964.

SHPO Note: The building is ineligible due to its integrity. One letter of support was received and shared with the HSBR.

Presented by: Amanda Loughlin

Discussion: Loughlin noted that this nomination has received a letter of support from the Kansas Preservation Alliance, which was included in the board packet. Gregory Schneider asked for the rationale between pursuing a state versus National Register nomination. Loughlin noted the building is ineligible due to its integrity.

Public Discussion: Mel Borst, Kansas Preservation Alliance, spoke in support of the nomination and remarked that Marion County is also in favor of the nomination. Homeowner Nancy Marr

spoke in support of the nomination and provided historical information. Carmen Freisen also spoke in support of the nomination and commented that this property is one of the few poor farms left in Kansas. Third year Kansas State University student James Jones spoke in support of the nomination. Kathryn Herzog asked homeowner Nancy Marr to document the history of the house. Marr remarked that Harvey County takes care of the land surrounding the building(s).

Motion to approve: Kathryn Herzog Second: Toni Stewart
6 votes yes

NATIONAL REGISTER OF HISTORIC PLACES – RELOCATION REQUEST

Sand Creek Truss Leg Bedstead Bridge

Larrick Park, Lenora, Norton Co.

Summary: Constructed in 1906, the Sand Creek Truss Leg Bedstead Bridge was listed in the National Register of Historic Places in 2003. The owner at the time of listing, Norton County, requested authorization to move the bridge from its historic location six miles northeast of Lenora to Larrick Park in Lenora. The NPS approved this relocation request in August 2009. The county removed the bridge from its historic location and relocated it to Larrick Park in anticipation of its reinstallation in that park, but the bridge was not reinstalled as planned. From as early as 2013, the city of Lenora sought a new owner and a new location for the bridge. In July 2016 the city reached an agreement with a new private owner who proposes to install the bridge on his property east of Lenora. This relocation approval request amends the request submitted by the Kansas SHPO in 2009 by providing details about the proposed new location.

SHPO Note: The bridge will be placed over water, as required by the Metal Truss Bridges of Kansas MPS when dealing with relocations.

Presented by: Amanda Loughlin

Discussion: David Sachs asked if the bridge will still be listed on the National Register, to which Loughlin replied yes. Jennie Chinn asked if the homeowner was in favor of the relocation, to which Patrick Zollner replied yes, it is a good solution.

Motion to approve: David Sachs Second: Toni Stewart
6 votes yes

Other Business:

There was no further business to discuss.

The next meeting of the Historic Sites Board of Review will be February 10, 2018 at 9:00 AM at the Kansas Museum of History in the Museum Classrooms. The meeting adjourned at 11:45 AM.

R E S O L U T I O N

WHEREAS, the present Pottawatomie County courthouse is in need of extensive and immediate repairs; and

WHEREAS, the cost of said repairs will be so great that said repairs are not justified; and

WHEREAS, there is not adequate office space in the present courthouse to accommodate all of the county offices and the personnel therefore.

IT IS, THEREFORE, RESOLVED by the Board of County Commissioners of Pottawatomie County, Kansas, that an annual tax levy be hereby assessed upon all the taxable tangible property of Pottawatomie County, Kansas, in the amount of one (1) mill, for a period of ten (10) years, for the purpose of creating and providing a special fund to be used in acquiring a site for, and the building, equipping and furnishing of a courthouse and jail or for any one or more of such purposes.

IT IS FURTHER RESOLVED that said special fund may, in addition to the purposes specified above herein, be used to pay expenses which are incidental to the construction of the new courthouse, including, but not by way of limitation, the cost of the study and investigation of other courthouses, razing of any building on courthouse site, moving the county offices to and from temporary quarters to be used and occupied by such offices while the new courthouse is being constructed, and the rental for such temporary quarters.

IT IS FURTHER RESOLVED that the total amount of said special fund shall be \$678,700.00, all of which is provided for by 19-1569 of the 1949 general statutes of Kansas, as amended.

IT IS FURTHER RESOLVED that this resolution be published once a week for three successive weeks in the official county paper.