

**Kansas Historic Sites Board of Review Meeting
April 30, 2016
Museum Classrooms
Kansas Museum of History, Topeka, KS**

Board Members

Present: Jennie Chinn, Eric Engstrom, Kathryn Herzog, John Hoopes, Joseph Johnson, David Sachs and Toni Stewart.

Absent: Sharron Hamilton, Sam Passer and Gregory Schneider.

Staff

Present: Kristen Johnston, Marsha Longofono, Amanda Loughlin, Jillian Love, Katrina Ringler and Patrick Zollner.

Proceedings

Eric Engstrom called the meeting to order at 9:00 A.M. and asked for introductions from the board members and staff.

Approval of Minutes

The board approved the meeting minutes of February 6, 2016.

Cultural Resources Division Director's Report

Patrick Zollner reported that since the last HSBR meeting, the National Park Service has approved 4 new listings. The Register of Historic Kansas Places remains at 168 listings. A copy of the Cultural Resources Division quarterly report was included in the board members' folders. Zollner announced the start of the upcoming Kansas Archeology Training Program June 2-17 at the Last Chance Store in Council Grove. He reported staff changes since the last HSBR meeting. Jillian Love was hired as a new project reviewer and Review & Compliance Coordinator Sarah Hunter has left for another job. The SHPO expects to interview and fill that position.

Report of the 2016 Historic Preservation Fund Grant Review Committee

The recommendations of the Historic Preservation Fund grant review committee (Attachment 1) were read by committee chairman Kathryn Herzog. The board unanimously accepted the recommendations.

NATIONAL REGISTER OF HISTORIC PLACES NOMINATIONS

John A. Martin Grade School

507 Division Street, Atchison, Atchison County

Criteria A & C: Education & Architecture

Period of Significance: 1915-1966

Level of Significance: Local

Resource Count: 1 contributing building

Nominated as part of the *Historic Public Schools of Kansas* multiple property nomination

Atchison's 1915 John A. Martin Grade School exemplifies a city graded school from the pre-World War I era. W. H. Saylor & Herbert R. Seddon, of the firm Saylor & Seddon, designed the three-story Classical Revival masonry structure with classrooms and specialized rooms for manual training and assembly. In 1952 a one-story brick gymnasium, designed by Joseph W. Radotinsky, was added. From 1915 to 1955, the Martin School served white students while two blocks west, the Lincoln School served African-American children. When the district was fully integrated, the Martin School served all students from kindergarten through third grades. The John A. Martin Grade School retains a high degree of architectural integrity from its period of significance, 1915 to 1966; it continued to function as an elementary school through May 1997.

Presented by: Elizabeth Lane

Discussion: David Sachs asked if there is a project to renovate this building, to which Lane responded yes. The owner and architect have met with SHPO staff and are seeking out tax credits for the rehabilitation work. David Sachs asked about the planned use for the building, to which homeowner Dennis Bradley replied multiple family (market rate) apartments; the gymnasium will be utilized as an event center. John Hoopes suggested rewording a confusing part of the description of the settlement history; referring to it as a Euro-American, not European settlement, to which Lane agreed.

Motion to approve: John Hoopes
6 votes yes, 1 abstention (Jennie Chinn¹)

Second: Joseph Johnson

Oak Grove School (District #20)

20505 20th Road, Saint Paul vicinity, Neosho County

Criteria A & C: Education & Architecture

Period of Significance: 1877-1960

Level of Significance: Local

Resource Count: 4 (1 contributing building; 1 contributing object; 1 contributing structure; 1 non-contributing structure)

Nominated as part of the *Historic Public Schools of Kansas* multiple property nomination

The 1877 Oak Grove School is a single-story schoolhouse located within Neosho County's rural Lincoln Township. Typical of early one-room schools, this sandstone building features a simple rectangular form with a gabled roof. A front porch was added to the east side in 1913, and a stone coal room added to the building's west side in 1937. The nominated one-acre site also contains a ca. 1895 flagpole, ca. 1897 cistern, and the remains of two outhouses. The Oak Grove School served the children of District 20 until 1960 when the school closed due rural district consolidation.

Presented by: Amanda Loughlin

Discussion: David Sachs asked if the roof was original, to which Loughlin replied no, the roof has been replaced; it was cedar shingles but those had deteriorated. John Hoopes remarked that

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

privies associated with these type buildings are interesting archeological sites. He asked if the location of the privy was known, to which Loughlin replied yes and pointed out the locations of a somewhat still-standing privy and the remains of another privy on the property map.

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

Second: Kathryn Herzog

Kansas State Office Building (Docking Building)

915 SW Harrison Street, Topeka, Shawnee County

Criterion C: Architecture

Period of Significance: 1954-1957

Level of Significance: Statewide

Resource Count: 1 contributing building

Constructed between 1954 and 1957, the Kansas State Office Building is an exceptionally intact and unique example of Modern Movement architecture applied to a public office building. The pure geometric forms, contrasting horizontal and vertical emphasis, glass and aluminum curtain wall, and smooth limestone facing on the exterior epitomize the primary tenets of the style. The interior configuration remains largely unaltered from the period of construction, retaining key features such as the marble elevator lobbies and open office space organized around a central core. The building was constructed to house multiple state agencies in close proximity to the Kansas State Capitol. Its simple form, stark exterior and modern materials contrast with the surrounding governmental buildings, including the Capitol, which were constructed earlier in the twentieth century. The Kansas State Office Building illustrates the tenets of Modern Movement design and the era of high-rise office buildings that characterized commercial development in the United States during the 1950s and 1960s.

Presented by: Rachel Nugent

Public Discussion: Sarah Shipman, Secretary of Kansas Department of Administration gave a statement regarding renovation options and recommendations for this building (Attachment 2). Because the administration is still looking at options for Docking, Secretary Shipman asked the board to table the nomination until more options are considered or a decision is made on the future of the building.

Discussion: Eric Engstrom asked which buildings were served by the power plant, to which Shipman responded the Docking Building, Capitol, Judicial Center, Memorial Building and Landing Building. Engstrom asked where the replacement would go, to which Shipman replied just next door to the Eisenhower Building, which is where Westar's plant used to be; the land is currently a parking lot. John Hoopes remarked that although a National Register nomination does make a building eligible for certain types of support, it does not protect it from demolition. Eric Engstrom opined that the board should defer to the request of the Department of Administration and table the nomination. David Sachs disagreed; he felt that the board should proceed with approving the nomination to help the parties involved understand the significance of this building and hopefully help the building to be preserved in its historic state. Joseph Johnson asked if there was a downside to potential private/public partnership, to which Shipman responded we have not determined what the potential is for a private/public partnership; anybody

who is interested in renovating this building would understand the potential for tax credits in the future and would be a great partner with the HSBR in placing this building on the National Register. Jennie Chinn referred to letters of support of the nomination, which were included in the board member folders.

Further Public Discussion: Mel Borst strongly supported the nomination and stated that the Kansas Preservation Alliance believes the Docking State Office Building is one of the finest examples of mid-century modern high-rise construction in the Midwest. Sarah Shipman remarked that the State of Kansas will have vacated this building as of July 1, 2016.

Motion to table: Joseph Johnson
4 votes yes, 2 votes no, 1 abstention

Second: Eric Engstrom

After the vote, Rachel Nugent asked if the nomination had been denied, to which Engstrom replied no, it was just tabled (no action was taken at this time). Jennie Chinn clarified for board members that since there is not another motion on the table, if the Department of Administration subsequently finds a partner who does want to renovate this building, then they will need to submit a new nomination or reactivate the current one.

Colorado-Derby Building

201 N Water Street, Wichita, Sedgwick County

Criterion A: Community Development & Architecture

Period of Significance: 1959-1965

Level of Significance: Local

Resource Count: 3 (1 contributing building; 1 contributing structure; 1 non-contributing site)

Constructed in 1959-1960, the nine-story Colorado-Derby Building is an early example of a Modern Movement speculative office tower erected within a pattern of development that shaped Wichita's downtown at midcentury. Frank and Harvey Ablah constructed the building on the site of the Ablah Hotel Supply Company. Named for its largest and most prominent tenant, the Colorado-Derby Building was fully occupied when it opened in 1960 and maintained high occupancy rates over the following decade. The construction and subsequent occupancy of this building illustrates the continuing importance of manufacturing industries to the economy of Wichita at midcentury and the ability of these industries to contribute to the economic and physical revitalization of downtown. The blocks immediately surrounding the building continued to develop in a similar fashion over the following decade with large-scale modern buildings and parking lots replacing smaller commercial and industrial buildings built a half-century earlier. All of this development activity culminated in a formal Urban Renewal project utilizing federal funds in the late 1960s. In Wichita, private investment focused on providing office space for industrial companies, rather than public funding initiated the revitalization that transformed downtown. The Colorado-Derby Building is an important early example of this private investment trend.

Staff Note: On SHPO staff recommendation this property was presented to the November 7, 2015 HSBR for listing in the Register of Historic Kansas Places. The National Park Service determined that this property is not eligible for the National Register, citing concerns about the

building's integrity, specifically the "post period of significance cladding on the exterior" (letter dated September 14, 2015). The property owner requested the HSBR consider the building's National Register nomination.

Presented by: Rachel Nugent

Discussion: Eric Engstrom asked for clarification regarding National Register status, to which Patrick Zollner replied in November it was presented for the Register of Historic Kansas Places and approved. Part 1 had been submitted; at that time it was determined to be not eligible for National Register listing. Zollner added that if the board thinks this property is eligible, it can approve the National Register nomination. David Sachs suggested amending the nomination to clearly state that the property is being presented for National (versus State) Register listing, to which Zollner agreed. Sachs remarked that the nomination is appropriate because of the building's role in shaping the economic development of Wichita. Kathy Herzog asked for clarification regarding why the tile was removed, to which Nugent responded the tiles fell off because the adhesive was failing.

Public Discussion: David Burk spoke in support of the nomination and referred to letters of support from the City of Wichita Mayor and Landmarks Commission, which were included in the board member folders.

Motion to approve: Joseph Johnson
6 votes yes, 1 abstention

Second: Kathy Herzog

Steele House

West Scott Lake Drive, Scott City vicinity, Scott County

Criteria B & C: Exploration/Settlement & Architecture

Period of Significance: ca. 1894-1934

Level of Significance: Local

Resource Count: 4 (2 contributing buildings; 1 contributing site; 1 contributing object)

The Herbert & Eliza Steele House is associated with two of Scott County's first Euro-American settlers. Their willingness to share the beauty of their land with the general public led to the creation of Lake Scott State Park; their understanding of the important history within their land paved the way to the discovery of El Cuartelejo and the subsequent National Historic Landmark district. The Steele House is also an excellent example of the Pyramidal Folk house adapted for this site in Western Kansas. Their house and associated springhouse are the only remaining resources associated with the Steele farmstead and are currently used as a museum. Shortly after the Steeles' deaths, the Civilian Conservation Corps improved the Park, adding a pond to the northeast of the house in 1934.

Presented by: Amanda Loughlin

Public Discussion: Ron Kaufman spoke in support of the nomination.

Motion to approve: John Hoopes
6 votes yes, 1 abstention

Second: David Sachs

The board took a fifteen minute break from 10:20 to 10:35 A.M.

Iowa Tribe Community Building

300th Road, White Cloud vicinity, Brown County, Iowa Tribe of Kansas & Missouri Reservation

Criterion A: Ethnic Heritage: American Indian; Government; & Social History

Period of Significance: 1939-1966

Level of Significance: Local

Resource Count: 2 (1 contributing building; 1 contributing site)

Nominated as part of the *New Deal-era Resources of Kansas* multiple property nomination

The Iowa Tribe Community Building was completed in 1940 on tribal lands of the Iowa Tribe of Kansas and Nebraska reservation, about five miles west of White Cloud. The 1.5-story stone community building was constructed by tribal members as part of the New Deal-era Civilian Conservation Corps – Indian Division (CCC-ID), a subset of the Works Progress Administration (WPA). The building has served the needs of the Iowa Tribe community over the years as a meeting place for cultural and social events. The three-acre property includes a windbreak to the west of the building that was constructed in 1940 by the CCC-ID.

Presented by: Amanda Loughlin

Public Discussion: Lance Foster spoke in support of the nomination.

Motion to approve: Kathy Herzog
6 votes yes, 1 abstention

Second: Joseph Johnston

REGISTER OF HISTORIC KANSAS PLACES – NOMINATIONS

Santa Fe Hospital

600 SE Madison Street, Topeka, Shawnee County

Criterion A: Health Care

Period of Significance: 1930-1966

Level of Significance: Statewide

Resource Count: 1 contributing building

The Santa Fe Hospital Association, founded in 1884, built the existing hospital in 1930 to replace a former hospital at this location. The largest of the railroad’s hospitals, the Topeka hospital not only provided patient care but also served as home to Santa Fe’s Hospital Association, the railroad’s chief surgeon, and the medical dispensary. The hospital signifies Santa Fe’s commitment to the capital city and is a physical reflection of the shared history of Topeka and Santa Fe as the railroad and city grew. The building’s period of significance spans from the building’s construction in 1930 to 1966, reflecting the date of federal legislation creating Medicare and the hospital opening its doors to the public. Renamed Memorial Hospital in 1972 the hospital closed in 1989 after filing for bankruptcy; the last of Santa Fe’s seven hospitals to do so.

Presented by: Brenda Spencer

Discussion: David Sachs congratulated the author of the nomination, remarking that it was thoroughly researched and a fascinating story. Sachs asked for clarification regarding the impetus for the nomination, to which Spencer responded my client is purchasing the building and it will continue its function as subsidized housing. Jennie Chinn commented that there is a letter missing in the board member folders from the current owner, who also supports the nomination. Spencer provided additional information, stating that the building is under contract even though they have not closed; the seller agrees to the State Register listing.

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

Second: John Hoopes

HSBR member Joseph Johnson left the meeting at 11:00 A.M. Jennie Chinn took his place.

Nincehelter House

Old Jefferson Town, 703 Walnut Street, Oskaloosa, Jefferson County

Criterion C: Architecture

Period of Significance: 1881-1927

Level of Significance: Local

Resource Count: 1 contributing building

The Nincehelter House in Oskaloosa was begun in 1881. William Jefferson Nincehelter purchased the property in January 1886. Over the years of Nincehelter ownership, the house was expanded several times. It remained in the family until 1980 when it was relocated to Old Jefferson Town. Nincehelter was a successful local businessman who specialized in freighting. The Nincehelter House is nominated for its local significance as a good example of late 19th century Folk Victorian architecture. Its period of significance, 1881 to 1927, includes the years the house was constructed through the years it was altered.

Presented by: Amanda Loughlin

Motion to approve: John Hoopes
6 votes yes, 1 abstention

Second: Kathy Herzog

REGISTER OF HISTORIC KANSAS PLACES – REMOVAL

Frye Bridge

NW Landon Road, Kiro vicinity, Shawnee County

Built in circa 1920, the Frye Bridge, an excellent example of a Baltimore truss, represented a rare bridge solution applied to a long span. Its riveted structure and concrete deck, abutments, and encapsulated understructure illustrated the standardization of these construction techniques and materials in the 1920s. Though considered eligible for listing in the National Register, the Frye Bridge was only listed in the Register of Historic Kansas Places in 2003, as the Shawnee County Department of Public Works identified the bridge for replacement due to structural deficiencies. The bridge replacement project was completed by 2004.

Presented by: Amanda Loughlin

Discussion: David Sachs remarked that in lieu of demolition, this bridge could have been picked up and placed somewhere else, to which Patrick Zollner replied today is just a formality; the bridge is gone. John Hoopes commented that this is proof of his earlier statement, “Designation does not protect.”

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

Second: John Hoopes

Other Business

There was no further business to discuss.

The next meeting of the Historic Sites Board of Review will be August 13 at 9:00 A.M. at the Kansas Museum of History in the Museum Classrooms. The meeting adjourned at 11:15 A.M.

Report of the 2016 Historic Preservation Fund Grant Review Committee

On Friday April 29, 2016, a public hearing was held at the Kansas Historical Society, pursuant to published notice, allowing all interested parties an opportunity to address the applications received for the Federal Fiscal Year 2016 Historic Preservation Fund grant program. Six members of the public were in attendance and five spoke in favor of their grant applications.

I, Kathryn Herzog, met with SHPO staff immediately following the hearing to go over ratings and comments of the Historic Preservation Fund Grants Review Committee, which was composed of Sharron Hamilton, Julie Mulvihill, and myself.

The committee reviewed 14 grant requests totaling \$150,488. To the Historic Sites Board of Review, the committee recommends funding the following projects as they were proposed pending allocation of funding by the National Park Service for federal fiscal year 2016:

- City of Topeka –Topeka Cemetery Intensive Historic Resources Survey and PSIQ - \$15,000
- City of Topeka – Auburndale Neighborhood Intensive Historic Resources Survey (Area #1) - \$20,000
- Kansas State University – National Register of Historic Places Evaluation of the Allen Site in Riley County, KS - \$16,832
- City of Hutchinson – Historic Preservation Cost Comparison Tool & Consulting Services - \$11,500
- Douglas County –Intensive Survey of Lecompton Township - \$11,000
- Kansas Preservation Alliance – 2017 Kansas Preservation Conference Keynote Speaker - \$3,000
- City of Newton – Historic Driving Tour Brochure and Mobile Website - \$11,000
- City of Dodge City – Youth Preservation Summit - \$1,675
- City of Garden City – Preservation Plan - \$35,000

The following grant applications were evaluated and are recommended for funding utilizing excess funds from the 2015 HPF allocation. Each of these projects will use funds for scholarships to allow staff and /or volunteers to attend the 2016 National Alliance of Preservation Commissions bi-annual Forum conference in Mobile, Alabama

- City of Topeka - \$6,207

- Douglas County - \$6,990
- City of Newton- \$4,920
- City of Manhattan - \$1,739
- City of Garden City - \$5,625

As stated earlier, the grant requests totaled more than \$150,000. The award recommends funding all 14 applications submitted this year pending availability of funding from the National Park Service.

The HPF Grant Review Committee respectfully submits this report to the Kansas Historic Sites Board of Review. I move that the Board approve this report for funding. The committee members will stand for questions.

Historic Preservation Grant Review Committee

Kathryn Herzog
Sharron Hamilton
Julie Mulvihill

Kansas State Office Building – April 30, 2016 HSBR Report

Good morning. My name is Sarah Shipman. I am the Secretary of Administration and I represent the building owner this morning.

When it was built, the Docking State Office Building was truly the signature building of the Capitol complex. It was the façade of the capitol complex as we see it today. Throughout the years, what became known as the Docking State Office Building has taken on new and different functions, but the infrastructure of the building has been modified to meet the needs of the tenants only as those needs arose.

The Department of Administration has been reviewing renovation options for this building since at least 2003, when the Department of Transportation moved out of the building and into what is now known as the Eisenhower State Office Building. In 2011, we brought in real estate experts to tour the building and offer opinions as to the various options. After countless hours of study and consultation, it was determined that it was not economically viable to rehabilitate and renovate the building. Conservative estimates indicate that occupancy costs following a rehabilitation and renovation would run between \$25 and \$30 per square foot for this 500,000 square foot building.

Because the boilers and some of the chillers that heat and cool the Capitol complex are located in the basement of the Docking building, the Department of Administration in 2014 developed a plan to construct a new energy center to house that equipment and then demolish this building. While there was not ever a final decision to demolish the building and restoration of the site, tentative plans included preserving the reliefs that were shown earlier on the side of the building and incorporating them into green space on the site. As you may be aware, the Legislature had concerns about that plan and ultimately the Department of Administration cancelled the contract for the construction of the new energy center and there never were contracts in place to demolish the building because there had never been a final decision to demolish this building.

The Department of Administration is currently looking again at all options for the building, from total renovation to ultimate demolition. At current condition, it is not economically feasible that the state renovate and state occupy this building, but we have begun discussions to explore a public/private partnership that would renovate the building and allow occupancy of some other tenant that is not the State. Additionally, we are looking at all options for the boilers and chillers that are located in the basement.

So as building owner, the Department of Administration respectfully requests that this board table the decision as to whether to nominate the Docking Building for inclusion on the National Register and the Kansas Register while we continue to explore all possible options for the renovation and rehabilitation of this building. Inclusion could hinder some of the private/public partnership options because of costs that would be involved in renovation due to historic requirements. But I would be happy to come back to this board and discuss those options as the State explores them. So as building owner, we would request that you table this decision until a further date when we have had an opportunity for the Executive Branch and the Legislative Branch to work together.

Sarah Schipman
Secretary of Kansas Department of Administration