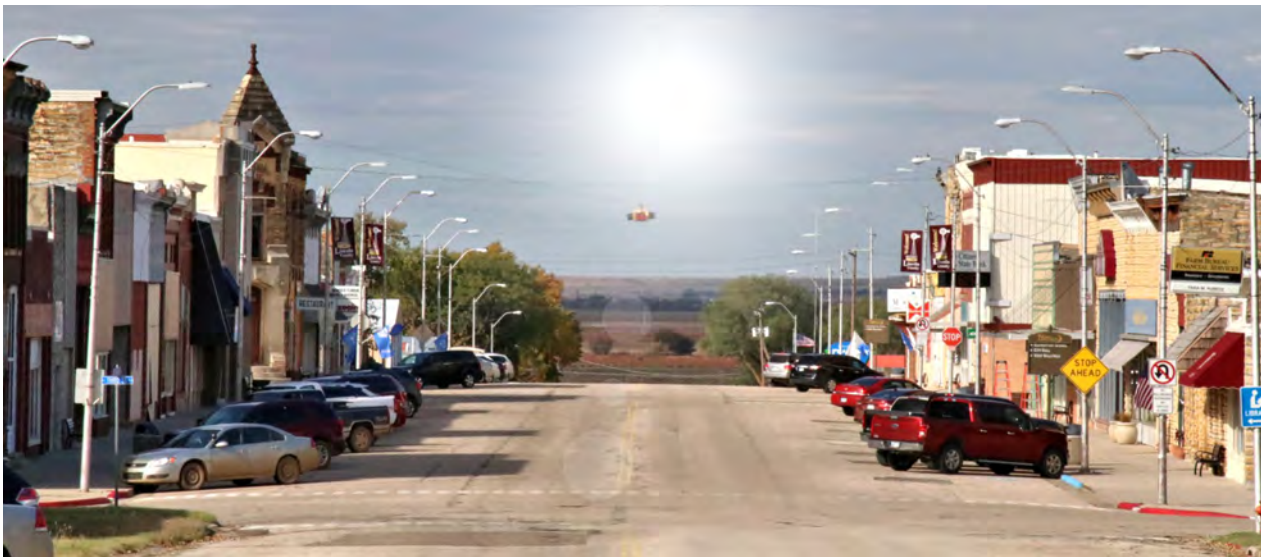


KANSAS HISTORIC RESOURCES INVENTORY SURVEY REPORT

Downtown Lincoln Historic Survey June 2019



Town and County—the preeminent Main Street



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Prepared for
Lincoln County Economic Development Foundation
June 2019

The survey report and inventory forms, which are the subject of this project, have been financed in part with federal funds from the National Park Service, a division of the United States Department of the Interior, and administered by the Kansas State Historical Society. The Lincoln County Economic Development Foundation received a Historic Preservation Fund Grant through the Kansas State Historical Society for the project.



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All photos illustrating existing conditions were taken by Spencer Preservation in 2018 unless otherwise noted.

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DOWNTOWN LINCOLN

HISTORIC SURVEY REPORT

JUNE 2019

I. OVERVIEW

The Lincoln County Economic Development Foundation (LCEDF) hired Spencer Preservation through a competitive bid process to conduct surveys in the county, including Lincoln's downtown area. The primary purpose was to assess the collection of downtown buildings potential for listing a downtown historic district in the state or national historic register. Toward that goal, each individual resource within the survey area was analyzed in terms of historic integrity for their potential status in a historic district or potential individual listing in the National Register of Historic Places and the Register of Historic Kansas Places.

Kelly Larson with LCEDF was the primary contact for Spencer Preservation. Local assistance was also provided by Bud DeArvil of the Lincoln County Historical Museum.

The boundary for the survey area was identified prior to applying for the grant and included commercial properties generally on Lincoln Avenue from 6th Street (Hwy 14) to 2nd Street and the side streets one block off of Lincoln from Court to Elm Streets. The defined area totaled eighty-one resources. Each resource in the survey area was assigned a number.

Twelve of the properties had previously been surveyed with records in the Kansas Historic Resource Inventory (KHRI); these records were updated as a part of current project. Three of the surveyed properties are listed in the National Register of Historic Places: the Kyne House at the Lincoln County Historical Museum, the Cummins Block at 161 E. Lincoln, and the Lincoln County Courthouse. A map of the Survey Area with numbers of each resource is provided on page four.

LCEDF hosted a public meeting on October 16, 2018, to kick off the project. Brenda Spencer of Spencer Preservation presented an overview of the survey project and incentive programs available through the historical society for properties that are listed in the National Register of Historic Places or designated as contributors to a historic district.

Following completion of the survey, the findings and recommendations were reviewed with LCEDF in April 2019 and a public meeting was held in June to present the results of the survey and recommendations regarding future historic designations to business and property owners and local residents.

II. METHODOLOGY

A. Field Work

Spencer Preservation surveyed a total of 81 properties during the field survey conducted October 15-17, 2018. During this process Spencer examined each property in the survey area. Spencer took digital photos of each resource that conform to KSHS standards for survey documentation, noting architectural style, primary and secondary materials, configuration and materials of windows and storefronts, condition, present use, and significant alterations or additions.

Each property in the survey area was given an inventory number generally working from west to east on the north side of Lincoln Avenue then back on the south side of the street with buildings on side streets added as we worked along Lincoln Avenue. The Greenwood County Appraiser's office provided maps of the survey area. Using these GIS maps, supplemented by Google Maps, Spencer Preservation prepared a map with the survey resources individually numbered and block maps used as site plans of each surveyed property.

B. Research and Data Collection

Between November 2018 and February 1, 2019, Spencer Preservation integrated field research and archival data through the collection of basic property data and historic information from county records, Lincoln County Historical Society Museum collections, local history files at the Lincoln Carnegie Library, data from the Lincoln County Economic Development Foundation and the Kansas State Historical Society.

The Lincoln County GIS Database, accessed through Open Records for Kansas Appraisers (ORKA) online database was used to collect basic property data including parcel numbers, addresses, legal descriptions, and contact information for current owners.

Spencer Preservation conducted archival research using the extensive collections of the Lincoln County Historical Museum. The museum provided a wealth of information in clipping files, photos and county history books detailed in the bibliography.

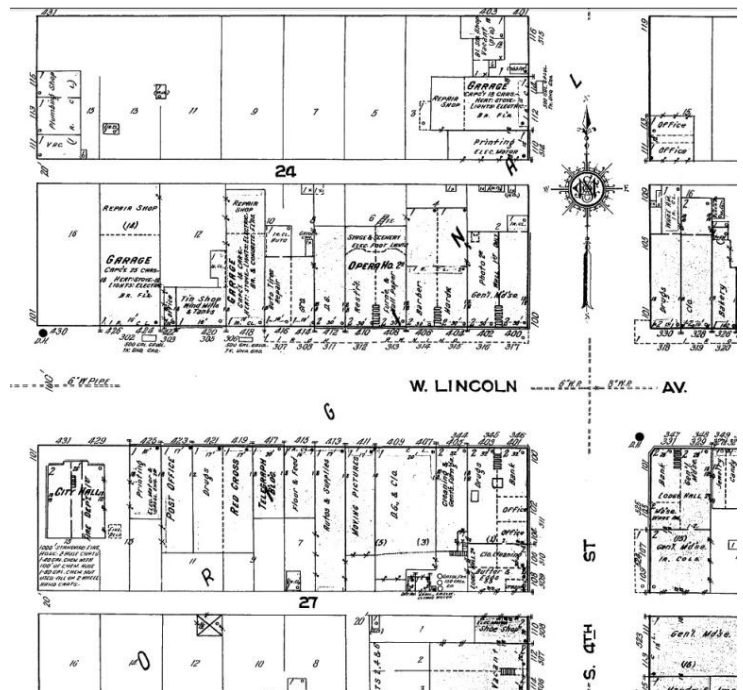
Sanborn Fire Insurance Maps for Lincoln dating from 1887, 1892, 1905, 1911, 1918, 1928, and 1937 (accessed online through Kansas City Public Library) were analyzed for historic data on the surveyed resources. In addition to providing information about building use, the maps often confirmed building dates of construction or narrowed the dates to a period between mappings or after the final map in 1937. The maps were closely scrutinized for alterations in building footprints to determine when new buildings were constructed on existing parcels.



Cuddy Drug Store advertisement (101 W. Lincoln) Lincoln County Historical Museum

The earliest local phone directories available from the Historical Museum began in 1957; no Polk Directories or other early phone directories were found. The 1957-76 directories were helpful in determining occupancy and longevity of businesses. The Museum's business and family clipping files as well as photo files and business advertisements supplemented the research on prominent local businesses.

Another useful tool was a business listing by block formerly developed by Phil Wilkerson, Earl Liggett and Raymond Shaffstall. These resources as well as a collection of historic photographs were shared by the Lincoln County Economic Development Foundation.



100 Block of West Lincoln. Excerpt from 1918 Sanborn Map, Sheet 3.

Property histories found in the “Historic Function Remarks” segment of the database/survey forms are not comprehensive but they represent a complete record found in the above sources. Sources for historic data used on the survey forms are noted in parentheses; the abbreviations include: SB – Sanborn Maps; TD – Telephone Directories; LCEDF – Lincoln County Economic Development Foundation, LCL – Lincoln Carnegie Library, LHM – Lincoln County Historical Museum; and Business Listing – the listing by block of businesses in the core two blocks of Lincoln Avenue.



Mezzanine level at Halls Furniture Store, 112 E. Lincoln. Lincoln County Economic Development Foundation.

C. Data Entry

Survey data was entered into a Microsoft Excel spreadsheet from which it was uploaded to the Kansas Historic Resource Inventory (KHRI) database. KSHS survey technicians merged the database populating the survey forms for each individual building. Spencer Preservation then uploaded current photos, site plans, and available historic views to each survey form. Once approved by KSHS, the individual survey forms are publicly available online at <http://khri.kansasgis.org/> by searching under survey project: Lincoln – Downtown Survey (HPF 2019).

D. Data Analysis and Evaluation of Historic Integrity

In February 2019, the team completed an analysis of the survey data, identified primary periods of historical and architectural development, and prominent characteristics of the surveyed properties. While some downtown buildings retain their original appearance, most have experienced former alterations. A property must generally retain the physical features and original materials that define both why a property is significant and when it gained significance.

Replacement of storefronts, windows, and even entire facades were common alterations of historic commercial buildings particularly during local boom years when merchants had money and were reinvesting in their buildings to attract new customers. It is the degree to which the past modifications were in keeping with the building's historic character that determines the level of historic integrity a property retains, or whether the past modifications reflected a major design change that has gained significance in its own right (reflecting the period of the alterations). An analysis of the historic integrity of each building was made based on existing appearance and obvious alterations, and compared to historic views when possible. The Survey Results are summarized below. The contributing status of each surveyed resource can be found on the list and map in Sections VII and VIII.



ca. 1940 View of the east side of the 100 block of S. 4th Street where the IGA was located in two storefronts. Lincoln County Economic Development Foundation.

E. Recommendations and Report

Spencer Preservation analyzed the survey results, summarized the survey project, and provided recommendations for future actions in the form of a Survey Report provided to the LCEDF and the Kansas State Historical Society. Spencer Preservation and LCEDF will share the survey findings in local public meetings in June 2019.



LINCOLN DOWNTOWN SURVEY
 SURVEY AREA MAP
 Aerial Image downloaded at Google Maps © 2018

III. HISTORIC CONTEXT

Lincoln County was organized in 1870; five years after settlement of the area had begun. Named for Abraham Lincoln and situated in the middle of the state, the county had approximately 500 residents by 1872. Early pioneers struggled with Indian raids, grasshopper plagues and drought throughout the first decade, but finally the weather and the situation stabilized with the stationing of U.S. Cavalry troops to protect the settlers. The original Lincoln town site, comprised of one hundred and sixty acres lying on the north bank of the Saline River, was platted in early 1871. In February 1872 Lincoln became the county seat. During the battle between Lincoln and Abram, some Lincoln residents thought the name should be changed to Lincoln Center to remind voters that the city was at the very heart of the county. When the town plat was filed with the register of deeds in May 1871, the words "Lincoln Center" were foremost on the paper; and again when the revised plat was filed in 1880. The railroads also recognized the town as Lincoln Center. The U.S. Post Office initially used the name Lincoln Center until it was changed at the town's request in 1878.



Saline Valley Bank at the southeast corner of 4th and Lincoln. Lincoln County Economic Development Foundation.

The 1880s, as with many areas of Kansas, was a boom time for Lincoln County. According to Kansas historian William Cutler, by 1880 the county's population had grown to 8,500 residents; and by 1884 the city of Lincoln, the only town in the county, had a population of 600. During this early period of growth, the county was without rail transport requiring residents to travel to Salina or Ellsworth to get supplies and move their goods to market. A Union Pacific route reached the city of Lincoln in 1886, at which time business began to boom. According to Elizabeth Barr's 1908 history, property values quadrupled from September 1885 to April 1886 with the construction of 125 buildings; by the end of the year the town's population doubled and wealth of the town tripled.

Right: Buster Brown sale at Grubb & Sons, 4th and Lincoln, 1912. Lincoln County Economic Development Foundation.

One reason for the growth was the founding of the Kansas Christian College just inside Lincoln's city limits in 1882. The college, offering normal, scientific, classical, and commercial courses, had its largest enrollment in 1904 with seventy-five students. The institution continued operations until 1913 when it closed due to lack of funds.



Looking south on 4th Street with the college in the distance, where the old high school is now located (Author postcard).

According to local newspaper reports, the first cash business transaction in Lincoln occurred as the town was being platted in the spring of 1871 when James B. Travis sold a plug of tobacco to R.F. Bryant. Travis was to remain in the tobacco business for many years in downtown Lincoln. In what would become the business district, centered on cross streets Lincoln Avenue and Fourth Street, the first stone building was completed in 1873 by one of the town's founders, H.J. Wisner. Several of the histories of the county noted that by the early 1890s the small frame settler homes and businesses were being replaced by much larger stone and brick structures. Lincoln had no saloons or gambling, rather it was a bustling small city with good schools, a college, and seven churches. As the new century dawned, Lincoln got telephones and in late 1901, saw its first automobile. In the fall of 1905, Lincoln citizens passed a bond to fund a water plant and an electric light plant; in less than a year Lincoln's streets had electric lights.



In January 1906 a *Topeka State Journal* article called Lincoln “one of the pleasantest towns located anywhere, with as many businesses as Salina and could more than match them in quality.” Businesses in town included numerous stores, an ice plant, flour mills, a cement plant, a cigar factory, a hospital and sanitarium, three banks, and two newspapers. The *State Journal* added that “There are rows of well-constructed stone buildings and thriving businesses gave the town a feeling of permanence.” A new City Hall was constructed in 1913. A city library had been established in 1886 by women of the town; by 1912 it had about 2,000 volumes. In 1914 the town built a Carnegie Library at the corner of Third Street and East Court and continued to add books to its shelves.



East Main Street on South Side of Lincoln, KS. Lincoln County Sentinel Office upstairs, J.W. Behrmann Store below and Boston Bakery.

139-137-133 E. Lincoln where the Sentinel Office was located above J.W. Behrmann Store with Boston Bakery Adjacent. Lincoln County Economic Development Foundation.

The first newspaper, the *Lincoln County News*, began publishing in 1873, ceasing in 1944. *The Beacon* began in 1880; the *Lincoln Republican* in 1886 and *The Sentinel* in 1894. After fierce competition, the *Sentinel* and *Republican* merged in 1925. Today, the *Lincoln Sentinel-Republican* remains in print, having been published for more than 130 years.

Several historical sources noted the wide, well-graveled commercial and residential streets in Lincoln that avoided traffic congestion even with the advent of automobiles. In 1909 the city employed a street sprinkler that kept dust under control. By the same year, Lincoln had an established car dealership downtown that over the years would include Jenson Chevrolet, Curtis Ford (from ca. 1911) and later Gourley Ford (1955-1985). The auto dealership building later housed Firestone and Western Auto Shops.



1946 view of Wilkerson's Firestone Store in the Jensen Motor Co. Building at 148 W. Lincoln. Lincoln County Historical Museum.

In 1925 the city paved the streets downtown and business moved at a good pace. Through the years businesses adjusted their wares to remain competitive; Mr. Munch's Gentlemen's Store (1905-1911) later became a Dry Goods Store (1918-1949), offering a wider range of goods. The business pattern was seen in other stores including the Holcomb, McCanless and Hundertmark General Store. In May 1958, Hundertmark was sold and the name changed to "Lincoln Grocery."



1922 Decoration Day march looking NE in 100 block E. Lincoln. Lincoln County Economic Development Foundation.

Lincoln County experienced its zenith following WWI when the population was approximately 13,000 and property values were stable. The crash of 1929 and the ensuing Depression, however, hit Lincoln County hard. As prices for agricultural commodities fell, the economic calamity was compounded with the worst drought on record in 1934, dust storms beginning in 1935 that were followed by floods and grasshopper invasions in 1936 and 1937. By the end of the 1930s one in six families in the county was receiving government aid.



1955 view of the south side of the 100 block of W. Lincoln. Lincoln County Economic Development Foundation.

When the community was down the residents of Lincoln stood together and faced adversity. Civic organizations flourished. There were several men's fraternal societies including the Masons, the Soldiers' Union and the Farmers Alliance. The American Legion, founded after WWI, bought a building in the 100 block of East Court Street in 1938. In addition to auxiliaries to the men's clubs, women had their own organizations including the Red Cross and the Women's Relief Corps. The Business & Professional Women's (BPW) Club of Lincoln was founded in 1934. The group raised money for numerous civic projects including the creation of an educational loan fund, erecting historic stone markers, placing of a historical collection, and the purchase of a table in the city park. In the late 1930s the BPW had over fifty members.

In 1937 the town of 1,700 was made up of laborers and farmers who had lost their farms or had retired. The New Deal Works Progress Administration (WPA) would put many people to work on projects in their hometown including construction of the City Jail, cement walks in residential and business neighborhoods (1937), and restrooms at the park (1937). Each week it was noted in the paper how many local residents were working for WPA. The jobs included some for women including an assignment as matron for the ladies restroom in city hall. Slowly federal intervention eased the extent of the Depression, but Lincoln continued to feel its effect.

In late 1940, the local economy was given a boost by government orders for the Quartzite Stone Company to furnish rock for the many new roads around Camp Funston and Fort Riley. But unlike other areas of Kansas that grew during the war years, Lincoln County had no strategic resources to offer the war effort. In the postwar years roads were improved and integrated into the highway system across Kansas. State highways K-14 and K-18 intersected on the northwest side of Lincoln and brought business to that side of town. In 1951 the County experienced five floods, none of which reached the town of Lincoln, but were detrimental to agriculture production and the local economy.

Lincoln chose to celebrate the U.S. Bicentennial in style. In the summer of 1976 a big parade was held with participation by many civic clubs, bands, and businesses. In preparation, the Lincoln Garden Club installed twenty-two concrete planters along Lincoln Avenue, filled with flowers. A basket dinner for pioneers was held at the city park and the county formed a historical society.

Downtown Lincoln has been threatened repeatedly by fires that affected homes and businesses. Flames burned several frame buildings in the business district in 1892, then the first courthouse in 1898. The *Lincoln Beacon* building burned forcing the paper to cease in 1901. The Presbyterian Church (1932), Anderson's Store and the Princess Theater (1946), the lumber yard (1949), and Bryant Opera House/Gambles in 1962, all succumbed to blazes.



ca. 1950s View of the 100 block of E. Lincoln, looking SE. Lincoln County Economic Development Foundation.

In the last federal census (2010) the city of Lincoln had fewer than 1,300 residents. While the town has struggled economically, new business and preservation efforts over the last few years are beginning to show results. According to the Lincoln County Economic Development Foundation sixteen new businesses have put down their roots in the county in 2017 and 2018. Taken together with business expansion and the low unemployment rate the "brighter days" suggested in the 1906 newspaper may lie ahead for Lincoln.



1981 view of south side 100 block W. Lincoln, Lincoln County Historical Museum.

IV. SURVEY RESULTS

A. Dates of Construction

As noted in the Methodology section above, the date of construction of buildings are listed as the original construction even when new storefronts have been installed or other modifications have been made to the building.

Surveyed properties reflect construction in each decade from the 1870s to 2000s. The oldest resource surveyed was the Kyne House Museum located at 214 W. Lincoln Avenue. The newest resource is a County Office Building at 114 Court Street in 2001.

Sixteen (twenty percent) of the buildings surveyed were built in the 1870s and 1880s and an additional sixteen of the existing buildings were built from 1890-1910. Reflecting the largest twentieth-century building boom, twenty-six percent of the resources surveyed were constructed in the 1910s and 1920s.

Fifteen buildings were built in the 1930s and 1940s representing eighteen percent of the surveyed resources and ten percent were built in the 1950s-1960s (eight existing buildings).

Only seven of the surveyed resources were constructed after 1970 and are less than fifty-years old, the basic threshold for historic consideration.

The dates that buildings were built can be misleading because many of the existing buildings do not reflect the original construction date. A significant number of downtown buildings have received not only new storefronts but entire new facades. At least one original two-story building has had the upper floor removed. When new facades reflect an overall design change such that a 1880s building now reflects a 1950s design, the contributing status is based on the 1950s design.

More reliable than dates of construction, are the physical characteristics of a property that provide the best classification for evaluation. Physical attributes include both architectural style and building form.

B. Architectural Styles – Properties in the survey area reflect a variety of architectural styles although like many Kansas buildings, architectural designs are often not classic examples of a style but rather Midwest or local interpretation of a popular style. Spencer Preservation assigned each surveyed building an architectural style and where appropriate, a commercial building form/classification. Richard Longstreth's *The Buildings of Main Street, A Guide to Commercial Architecture* provides the industry standard for classification of commercial building types based on

form and was used to guide these selections. National Register Bulletin 16A– *How to Complete the National Register Registration Form* provides guidance for identifying architectural style and building function. The KHRI inventory form also provides a listing of styles based generally on National Register typology to identify architectural styles. Following is an overview of the primary architectural styles found in the survey area.



The Kyne House (1875) is the district's oldest existing building. It was moved to the museum site in the past fifty years. The house is built of native stone in a vernacular fashion that borrows detailing from Tudor Revival and Italianate styles.

Late Victorian

Generally reflecting the city's first building boom in the 1880s-1890s, approximately eleven percent of the resources surveyed are representative of Late Victorian styles. The sub-styles found in downtown Lincoln include Italianate, Richardsonian Romanesque, and Italian Renaissance.

Richardsonian Romanesque was a popular style for Kansas public buildings in the prosperous 1880s featuring massive stone buildings with round arches and round turrets or towers. The Lincoln County Courthouse designed by C.W. Squires in 1899 is an excellent example of this Late Victorian Style.



The Lincoln County Courthouse designed by C.W. Squires in 1899 is an excellent example of this Late Victorian Style.

With its heavy rusticated stone base, hipped roof with paired brackets and projecting center bay with arched parapet, the Lincoln City Hall is an example of the Italian Renaissance Style. Although officially a revival style it shares dominant characteristics with Romanesque and Italianate Victorian styles.



The Lincoln City Hall at 153 W. Lincoln Avenue was built in 1913 of native limestone in the Italian Renaissance style.

Italianate

The Italianate style was common among commercial buildings in the late nineteenth century and is generally distinguished by brick or stone facades with ornate window hoods in stone or metal, prominent bracketed cornices, ornate piers and cast-iron columns framing the storefront bays. There are an abundance of ornate metal cornices in downtown Lincoln. Most of the town's Italianate buildings are two-story commercial structures although several one-story buildings have cast-iron columns at their storefronts and pressed metal facades or cornices. Many of the one-story buildings are classified as Commercial Style buildings with Italianate detailing. It is not uncommon to see a combination of Romanesque and Italianate styles, both popular commercial adaptations of Late Victorian styles.



The two-story brick facade at 108 W. Lincoln was home to Hall's Cash Hardware and later Dodd's Hardware. It is a classic Italianate design with ornate metal window hoods and a bracketed metal cornice as well as cast iron columns.



The Cummins Block at 161 E. Lincoln is individually listed in the National Register of Historic Places. It is an excellent example of a two-story commercial building of native limestone with dominant round-arched window openings and a bracketed stone cornice.



The old Farmers State Bank Building at 117 E. Lincoln has a brick facade dominated by a large arched opening with heavy stone lintel and banding, capped by an ornate metal cornice.



Crawford Plumbing and Tin Shop Building at 139 E. Lincoln is an 1880s one-story building with brick piers and cast-iron columns, and a pressed metal facade and cornice.

Late 19th and 20th Century Revivals

The Spanish Eclectic style, also known as Colonial/Mission Revival style, was influenced by the Panama-California Exposition held in 1915 in California. Inspired by Spanish missions, classic examples of the style were adobe. However characteristics of the style including facades with contrasting texture and arched openings and the use of metal or clay tile, is not uncommon among early twentieth-century commercial buildings. Two neighboring one-story commercial buildings at 138-148 W. Lincoln illustrate the style with arched storefront bays and metal tile awnings. The west building has a brick facade with deep relief in the brick corbelling and detailing. The east building has a stone facade with contrasting brick detailing.



Neighboring buildings at 138-148 W. Lincoln were home to a variety of car dealerships for decades. The buildings convey the Spanish Eclectic style characterized by the unique detailing and use of materials.

Late 19th and Early 20th Century American Movements

Commercial Style

The prominent style of commercial buildings built in the early decades of the twentieth century is classified as the Commercial Style. The style became popular during the Progressive Era and is characterized by its simplicity compared to its predecessors built in the Victorian era. This distinction is usually seen storefront materials that included brick or tile bulkheads and masonry piers instead of cast-iron columns, wood storefronts and ornate metal cornices and window hoods. Commercial Style buildings typically had brick facades with a stepped or shaped parapet, seldom having a cornice. However, as seen in these Lincoln examples, metal cornices continued to be popular and used on all varieties of commercial facades. Lincoln has numerous one-story examples of the style but few two-story ones. Reflecting Lincoln's second major building boom in the early decades of the twentieth century, twenty-four of the surveyed resources are classified in the Commercial Style, the most common of styles in downtown Lincoln (thirty percent of the surveyed buildings).



Colden Grocery/Sedgwick's Variety at 123 E. Lincoln



Hall's Furniture at 112 E. Lincoln



Barber Shop/Post Office Building at 139 W. Lincoln. Exhibiting key characteristics of the Commercial Style are these one-story buildings; the upper is a 1900 brick facade with subtle corbelling on the upper facade with an ornate metal cornice; the middle is a 1905 stone facade with ornate metal cornice and replacement storefront; and the lower is a 1917 building with simple metal cornice, plain upper facade and traditional storefront. All are traditional Commercial Style Buildings, most of native stone construction with varying facade treatments. All have metal cornices, atypical of the style.



The old Modrow and Holman Repair Shop at 115 W Elm is a more traditional example of the Commercial Style with its brick facade with stepped parapet, brick piers and bulkhead surrounding the display windows.



The old Nelson Produce and Creamery Building at 119 E. Lincoln has a replacement aluminum storefront in punched masonry openings typical of the Minimal Commercial style.

Minimal Commercial (Early to Mid-Twentieth Century)

This classification used in the KHRI database represents simple buildings with plain facades one to three stories in height. Similar to Commercial Style buildings, this sub-type is characterized by lack of ornament, not even the brick corbelling or shaped parapets seen in Commercial Style resources. The brick facades can be asymmetrical in composition and were often blond or tan brick versus red. Storefronts and other masonry openings were typically punched openings with embedded steel lintels (not visible) or very plain brick lintels and concrete sills.

Commercial buildings built in this style were often concrete block with brick or stone veneer facades, aluminum storefronts, and/or steel or aluminum windows. Masonry veneer typically surrounded the storefront, door, and window openings with no defined piers and bulkhead. Mid-century storefronts saw shorter bulkheads and full-height glass units with no base.

Six percent of the surveyed resources are in the Minimal Commercial style; several of this style in downtown Lincoln are replacement facades on earlier buildings. Other than the concrete construction, these replacement facades are defined by the same characteristics as buildings constructed in the style.

Modern Movement

This general architectural classification reflects a rejection of the classically-ordered compositions and detailed ornamentation that distinguished the Late Victorian and Revival styles that preceded it. The style began in the 1920s with Art Deco and continued into the 1970s. The movement looked to completely new forms that embraced new advancements in construction techniques and materials such as aluminum and masonry cladding.



The old Milk Depot/Laundry and Tailor Building at 150 E. Lincoln is a concrete block building with smooth stucco piers and bulkhead around the punched display windows. Built ca. 1945, it is a typical example of the Minimal Commercial style.



The old Lincoln Sentinel/Republican Newspaper office at 147 W. Lincoln could be classified as a Vernacular design but it is also a different example of a Minimal Commercial style building. Built as a commercial building of native stone in 1915, it has simple punched windows in lieu of a storefront. The canted entry is the only distinctive feature.



Seirer's Clothing at 143 W. Lincoln is a 1915 building with ca. 1930s glass facade reflecting the early Modern movement.

Art Deco was defined by its use of stylized ornament that incorporated stylized and geometric forms on simplified building forms with smooth facades and linear accents. Later modern styles that coincided with The Great Depression saw a complete rejection of all form of ornament seen in styles such as International and Brutalism. Few of these early Modern styles are currently represented in downtown Lincoln but there is one extant building with a Carrara glass (structural pigmented glass) storefront representative of the early Modern style.

Post WWII - Other Modern Movement

Many of the simplified designs built in the cautious period following the Depression and World War II fall under the Modern Movement stylistic classification. Most of the post-WWII buildings reflecting the Modern Movement incorporate simple clean lines with plain parapets and no cornice. Many utilize a change in materials or textures for articulation of the facade.

Window openings are commonly bands of horizontal windows or vertical slot windows that contrast with a building's horizontal form. Designs utilize banding and canopies to create horizontal emphasis on otherwise unadorned facades. Buildings under this classification include mid-century remodelings of older buildings featuring new materials such as aluminum.

Given the National Park Service's basic age threshold of fifty years for initial consideration for historic designation, the Post-WWII-era Modern buildings are one of the largest growing stylistic categories among preservation efforts nationally. While this category reflects only ten percent of the surveyed resources in downtown Lincoln, the buildings reflect a prominent aesthetic in contrast with the ornate Victorian and even the Progressive Era Commercial Style buildings that were their predecessors.



Built in 1950, this concrete block building was a Standard Service Station. Although altered, a distinguishing feature was the aluminum-framed corner display, the only articulation on a plain facade with garage bays.



The Chard Motor Co. building at 201 E. Lincoln is a classic example of the post-WWII Modern Movement reflecting the use of new materials in the form of an aluminum-frame storefront that spans two sides of the building with no masonry piers. Built in 1954, the continual ribbon of display windows was typical among car dealerships of this era.



Built in 1950, this one-story office building at 205 S. 5th Street conveys the Modern Movement with its simple brick facade that has punched openings. A projecting concrete canopy defines the entry bay on the asymmetrical facade.

Vernacular Style

Lincoln County is widely known as post-rock country and that is not just a moniker but a physical reference to the abundance of native limestone. The stone has been used in this rural county for fence posts but it is also the primary defining physical characteristic of its buildings. Vernacular Architecture defines a community or place giving it a special identity, in this case a physical identity. Some of the town's oldest buildings are stone and limestone; materials still used today although typically a stone veneer applied to a metal structure. Vernacular architecture is defined as an architectural style based on the needs, construction materials and traditions that are specific to a locality. A number of Lincoln's buildings are classified under the Vernacular Style because the native stone construction is the prominent physical characteristic, even when the building may have references to other styles.



The building at 142-146 E. Lincoln has two small offices, designed and built ca.1905 with doors and windows with large flat stone lintels instead of storefronts.



Rear facades in the 100 block of W. Lincoln illustrate a prevalence of limestone structures although there are varied treatments on the front facades.

Right: This two-story stone building at 120 S. 4th Street was built ca. 1915 with arched upper windows and canted entry bay off the alley. There is no applied ornament, only the stone detailing at masonry openings.

Lower Right: View of stone detailing on the old Lincoln State Bank, a prominent and building with unique style and detailing on the corner of 4th and Lincoln.



Other

Other stylistic categories are reflected in downtown Lincoln but each represents less than two percent of the surveyed resources. Approximately eighteen percent of the surveyed resources do not fall under a specific stylistic category and are classified as "Other" or "No Style." This includes non-historic buildings such as those with contemporary metal siding such as county office buildings, the grocery store, the museum and utilitarian garages.



Contemporary buildings often borrow from established architectural styles but rarely reflect the underlying ordering and articulation of historic styles.

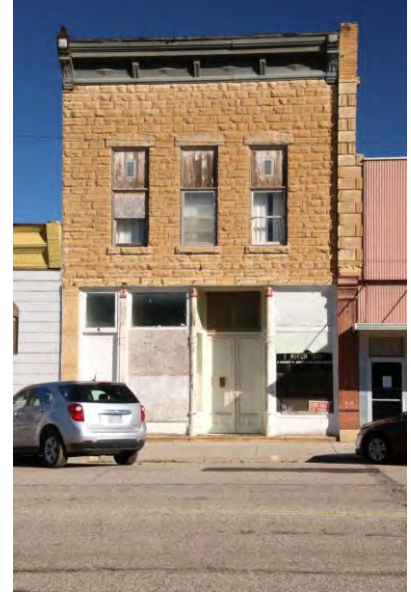
C. Commercial Building Types

In addition to architectural style, historic commercial buildings are often classified by a typology based on building form that was developed by Richard Longstreth and detailed in his book *The Buildings of Main Street*. The most common of these classifications are the One-Part Commercial Block and Two-Part Commercial Blocks referring to one- and two-story buildings with traditional commercial storefronts framed by masonry piers and having distinct first and second floors. Less common of these classifications that are found in downtown Lincoln include Enframed Window Wall and Center Block with Wings. All of these classifications are based on the building form, the configuration of the parts of the building facade versus the type of detailing and ornament that defines architectural style. The Commercial Building forms are identified for each surveyed property in the KHRI database and noted on each building's survey record.



Built in 1940, the one-story brick facade at 145 E. Lincoln is a classic example of the One-Part Commercial Block classification based on building form.

The Eagle Store at 126 E. Lincoln is two-story building built in 1900. It is a perfect example of the Two-Part Commercial block with its storefront at ground level and regularly-spaced windows on the upper facade.



D. Integrity/Eligibility for Listing

After analyzing the survey results based on dates of construction and architectural styles, each surveyed property was evaluated for its level of historic integrity – the degree to which the building continues to portray its historic design and function. Generally a property must retain the physical features and original materials that define both why a property is historically significant and when it gained significance in order to be eligible for listing in the National Register of Historic Places. Using this evaluation of integrity, combined with the National Park Service's basic fifty-year age threshold for historic consideration, a preliminary determination of eligibility for listing in the National Register of Historic Places was made for each property.

Today, that fifty-year date is 1969. Allowing time for consideration of the survey recommendations and development and nomination of a downtown historic district, a 1970 date of construction was used as the basic threshold for historic significance.



This ca. 1980 view of the Bank of Tescott (former Saline Valley Bank) at 4th and Lincoln is a typical example of the slipcovers installed in the 1960s-70s obscuring the original facades.



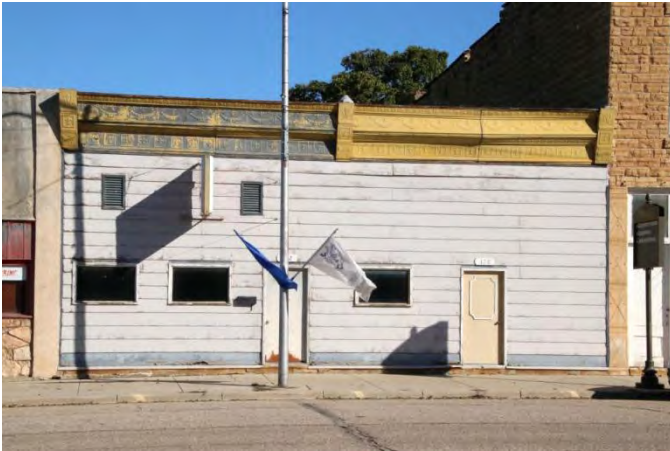
The former Livingood Motor Co. at 137 N. 4th Street underwent a major remodel in 1970 by the Masonic Lodge, changing the character of the original building.

There are a variety of reasons that a building could be identified as a non-contributor to a historic district or not eligible for listing including: built less than fifty years ago; removal or infill of glass storefront on traditional historic commercial building thereby changing the relationship of the building to the street front and passersby; infill or downsizing of upper windows on the front facade altering the proportions of the historic facade; or installation of siding covering street facades (obscuring historic fabric).

If the non-contributing designation is based on age of the building or reversible changes such as removal of siding that is covering historic fabric, a building's contributing status can be re-evaluated by the Kansas State Historic Preservation Office.



When buildings are unused or used for storage, storefronts are sometimes boarded like this one at 127 E. Lincoln. If the covering is removed, the building could be reevaluated based on its appearance underneath.



These one-story buildings at 132 W. Lincoln are an example of former storefront infill that changed the proportions and character of the traditional commercial storefront. Although the pressed-metal cornice remains, the lack of a storefront changes the relationship of the building to the streetscape.

The contributing/non-contributing designation applies only within a district. An official determination of eligibility for individual listing in the National Register requires assessment of a building's interior as well as exterior. Although interior investigation is not included in the scope of this survey, some buildings are likely eligible for listing in the National Register. This status is noted under eligibility in KHRI.

The contributing status of surveyed properties is based on the professional evaluation and opinion of Spencer Preservation. These determinations were reviewed and generally approved by the Kansas State Historic Preservation Office as a part of the survey project. However, it is the Kansas State Historic Preservation Office and National Park Service that officially determine eligibility of properties for listing in the National Register.

The contributing status of each surveyed resource is identified in the list of surveyed properties Section VII and illustrated on the map in Section VIII.

A total of eighty-one resources were surveyed and fifty-three percent were deemed to potentially be contributors to a historic district or eligible for individual listing (forty-one contributing/thirty-seven non-contributing and three already listed). Three of the surveyed properties are already listed in the National Register of Historic Places and/or the Register of Historic Kansas Places: the Kyne House, Lincoln County Courthouse, and Cummins Block.

V. RECOMMENDATIONS

The primary purpose of the survey project was to document Lincoln's historic resources and to determine if there is a grouping of buildings that retain a sufficient level of historic integrity to designate a historic district. The prime motivation for formation of a historic district is typically to provide as many buildings as possible the opportunity to access financial incentives that are available through the Kansas State Historical Society for designated historic buildings. Buildings that have been determined to be contributors to a historic district, as well as buildings that are individually listed in the National Register, are eligible for the incentives. The incentives include the Heritage Trust Fund Grant Program and the Kansas and Federal historic tax credits which can help finance required maintenance and rehabilitation projects. The following recommendations emerged from the analysis of the survey results pertaining to the potential for National Register listings.

A. Downtown Historic District

It is recommended that a historic district be established in downtown Lincoln and listed in the National Register of Historic Places. The proposed district is illustrated on the map in Section VIII with a list of the properties in the proposed district in Section IX. The distribution of contributing properties in the survey area helped to define the proposed boundary. The proposed district boundary is comprised of the core downtown area with clusters of non-contributing buildings and freestanding buildings on the outer edges of the core, excluded from the district. The period of significance for the district would span from the earliest contributing structure in 1881 (Cummins Block) to 1967, the date of construction of the existing Post Office, one of downtown's prominent Modern buildings.



The US Post Office was built in 1967 on the former site of the Cooper Ice Plant at the northwest corner of 3rd and Court Streets.

The recommended boundary for the proposed historic district encompasses sixty-three resources: two properties listed in the National Register, thirty-eight deemed to be eligible for individual listing in the National Register or contributors to a potential district, and twenty-three non-contributing buildings. This boundary results in a total of sixty-three percent contributing buildings, a clear majority of the district resources. The contributing status and proposed boundary has been reviewed with the Kansas State Historical Society prior to publication of this report but the proposed boundary is the professional recommendation of Spencer Preservation.

It may be adjusted based on further consultation with KSHS, new rationale and local support. Support from a majority of property owners in the proposed district is required prior to submission of a nomination (if public funds are used to develop nomination). The Historic Preservation Fund that helped to fund this survey project is also a source of funding for the development and submission of a National Register district nomination.

For the next step, it is recommended that the Lincoln County Economic Development Foundation work to determine and garner support of local business and

building owners within the proposed district and apply for a 2020 Historic Preservation Fund Grant for the development of the nomination (announced May 2020).

C. Preservation, Education and Marketing

The survey project provided the author the luxury of spending hours admiring Lincoln's historic resources. While they may seem commonplace to the locals, there are outstanding buildings and specific details on buildings that could be of interest to locals as well as visitors. These physical resources help define a community and provide clues to a rich history of the people and buildings that comprise the town.



Stone detailing on a column capital on the Cummins Building

Working with the local newspaper, Historical Society, business group or Chamber of Commerce to promote downtown's historic resources is one way to raise awareness of local assets. While conducting the field work for the survey, one immediately notices the architectural details found on buildings throughout downtown. Projects such as virtual or real walking tours, treasure hunts for obscure architectural details, or posters of the same could be used to get residents and visitors to recognize and appreciate the town's historic resources. Pursuing some new marketing activities based on architectural character of the historic buildings is a good way to promote recognition and appreciation.



Name and date stone on Rhudy's Garage.

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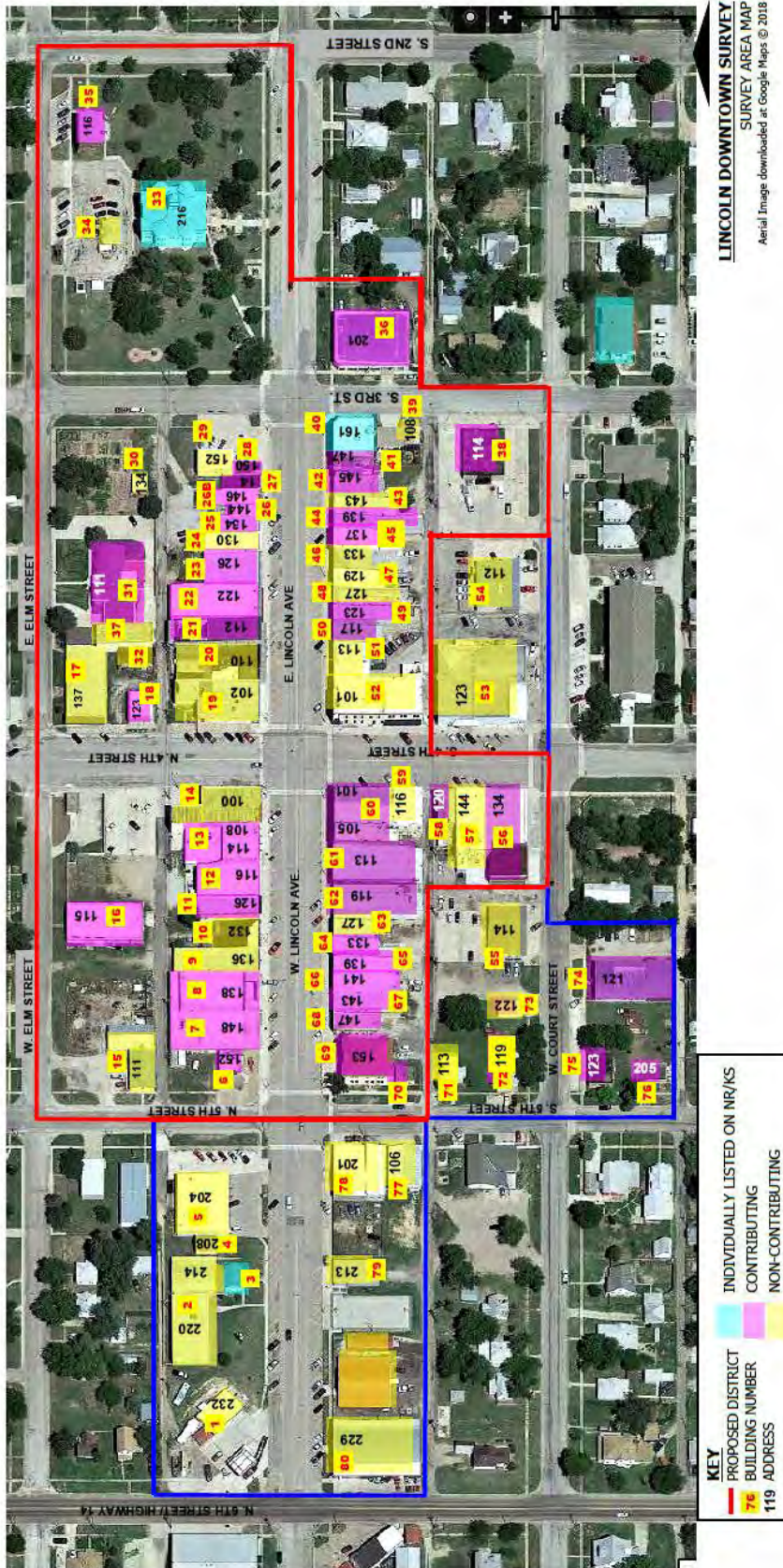
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VII. LIST OF SURVEYED PROPERTIES

khri#	#		Address	Historic Name	Date	Status
105-176	1	232 W	LINCOLN	Commercial Building (Non-Historic)	1988	Non-Contributing
105-177	2	220 W	LINCOLN	Museum (Non-Historic)	1999	Non-Contributing
105-3189-00017	3	214 W	LINCOLN	Kyne House (Museum)	1875	Listed KSR
105-117	4	208 W	LINCOLN	Topsy School District No. 18 (Museum)	1940	Non-Contributing
105-179	5	204 W	LINCOLN	Medical Business (Non-Historic)	1975	Non-Contributing
105-180	6	152 W	LINCOLN	Mobile/White Eagle Gas Station	1939	Contributing
105-181	7	148 W	LINCOLN	Jenson Chevrolet/Curtis Ford/Curley Ford	1915	Contributing
105-182	8	138 W	LINCOLN	Curtis Ford/Jensen Chevrolet Firestone/Western Auto	1925	Contributing
105-183	9	136 W	LINCOLN	Garage/Auto Parts	1915	Non-Contributing
105-184	10	132 W	LINCOLN	Lincoln County News	1905	Non-Contributing
105-3189-00016	11	126 W	LINCOLN	The Eagle Store	1900	Yes
105-185	12	116 W	LINCOLN	Lincoln Senior Center	1963	Contributing
105-3189-00013	13	108 W	LINCOLN	Hall's/Dodds Hardware// Cozy Cafe/Barber Shop	1885	Contributing
105-186	14	100 W	LINCOLN	Holcomb, McCanless , Hundertmark General Store	1887	Non-Contributing
105-187	15	111 N	5TH	Meyer Chevrolet	1962	Non-Contributing
105-188	16	115 W	ELM	Modrow & Holman Repair Shop	1940	Contributing
105-189	17	137 N	4TH	Livingood Motor Company	1930	Non-Contributing
105-190	18	123 N	4TH	Office Building	1920	Contributing
105-191	19	102 E	LINCOLN	Hall Drug Store	1885	Non-Contributing
105-192	20	110 E	LINCOLN	Alten/Knoch Bakery/Hall's Funeral Chapel	1900	Non-Contributing
105-193	21	112 E	LINCOLN	Halls Furniture Store	1905	Contributing
105-194	22	122 E	LINCOLN	Troup & Robinson Hardware	1905	Contributing
105-195	23	126 E	LINCOLN	Ladies Ready to Wear	1910	Contributing
105-196	24	130 E	LINCOLN	Kohler Harness Shop	1898	Non-Contributing
105-197	25	134 E	LINCOLN	Hardware Store/Railway Express Office	1900	Contributing
105-198	26	142 E	LINCOLN	Pflughoft Creamery	1900	Contributing
105-199	26B	144 E	LINCOLN	Frank Cooper Studio	1900	Contributing
105-200	27	146 E	LINCOLN	Hutchison Shoe Repair	1900	Contributing
105-201	28	150 E	LINCOLN	Laundry; Tailor/Milk Depot	1910	Contributing
105-202	29	152 E	LINCOLN	Standard Service Station	1950	Non-Contributing
105-203	30	134 N	3RD	Zinc House Garage	1940	Non-Contributing
105-204	31	111 E	ELM	Hall Funeral Home	1956	Contributing
105-205	32	0	ALLEY	Hall Funeral Home Garage	1935	Non-Contributing
105-3189-00011	33	216 E	LINCOLN	Lincoln County Courthouse	1889	Listed NR
105-206	34	216 E	LINCOLN	Government Office	1920	Non-Contributing
105-207	35	116 N	2ND	Lincoln County Jail & Sheriff's Office	1936	Contributing
105-208	36	201 E	LINCOLN	Chard Motor Co.	1947	Contributing
105-209	37	111 E	ELM	Hall Furniture and Undertaking Building	1910	Non-Contributing
105-210	38	114 S	3RD	U.S. Post Office	1967	Contributing
105-211	39	108 S	3RD	Donley Retail Liquor	1955	Non-Contributing
105-3189-00021	40	161 E	LINCOLN	Cummins Block Building	1881	Listed NR
105-135	41	147 E	LINCOLN	Baccus Hatchery	1881	Yes
105-212	42	145 E	LINCOLN	Commercial Building	1940	Contributing
105-213	43	143 E	LINCOLN	Porter Grocery/Harness Shop	1900	Non-Contributing
105-214	44	139 E	LINCOLN	Crawford Plumbing and Tin Shop	1900	Contributing

khri#	#			Address	Historic Name	Date	Status
105-215	45	137	E	LINCOLN	Shirer (A.L.) Store/The Sentinel	1885	Contributing
105-216	46	133	E	LINCOLN	Boston Bakery/Foreman Barber Shop	1900	Non-Contributing
105-217	47	129	E	LINCOLN	Racket Store/Ira Armsbury Café	1885	Non-Contributing
105-218	48	127	E	LINCOLN	Liggett's Candy Kitchen/ Phegley Photography	1887	Non-Contributing
105-219	49	123	E	LINCOLN	Colden Grocery Store/Sedwick's Variety	1900	Contributing
105-220	50	117	E	LINCOLN	Farmers' State Bank	1900	Contributing
105-221	51	113	E	LINCOLN	Stoner Building/Hollingsworth, Wier and Buck's Jewelry	1900	Non-Contributing
105-222	52	101	E	LINCOLN	Saline Valley Bank Building/ Grubb & Sons Shop	1881	Non-Contributing
105-223	53	123	S	4TH	Walters Hardware and Implement/Conan's IGA	1915	Non-Contributing
105-224	54	112	E	COURT	Government Office (Non-Historic)	1980	Non-Contributing
105-225	55	114	W	COURT	Government Office (Non-Historic)	2001	Non-Contributing
105-226	56	134	S	4TH	Page Motor Company	1915	Contributing
105-227	57	144	S	4TH	Grand Central/City Hotel/Grain/Implement Dealer	1885	Non-Contributing
105-3189-00014	58	120	S	4TH	Ike Sheets Cleaners/Shoe Shop	1915	Contributing
105-3189-00015	59	116	S	4TH	Commercial Building	1886	Non-Contributing
105-3189-00010	60	101	W	LINCOLN	Lincoln State Bank/Rexall Drug	1886	Yes
105-228	61	113	W	LINCOLN	C. R. Building/Hundertmarks Store	1915	Contributing
105-229	62	119	W	LINCOLN	Princess Theater	1915	Contributing
105-230	63	127	W	LINCOLN	Star Cafe/Feed & Grain	1915	Non-Contributing
105-231	64	133	W	LINCOLN	Telegraph Building/Telephone Exchange	1915	Contributing
105-232	65	139	W	LINCOLN	Barber Shop/Post Office	1915	Contributing
105-233	66	141	W	LINCOLN	Frank Pedroja Drug Store	1915	Contributing
105-234	67	143	W	LINCOLN	Anderson/Florence and Seirer's Clothing Stores	1915	Contributing
105-235	68	147	W	LINCOLN	Lincoln Sentinel Republican Newspaper	1915	Contributing
105-3189-00006	69	153	W	LINCOLN	Lincoln City Hall & Fire Department	1913	Yes
105-236	70	153	W	LINCOLN	Lincoln City Jail	1936	Yes
105-237	71	113	S	5TH	Urban Law Office (Non-Historic)	1970	Non-Contributing
105-238	72	119	S	5TH	Nelson Produce and Creamery	1945	Non-Contributing
105-239	73	122	W	COURT	Commercial Building	1940	Non-Contributing
105-240	74	121	W	COURT	Garage	1940	Contributing
105-241	75	153	W	COURT	Office	1935	Contributing
105-242	76	205	S	5TH	Office	1954	Contributing
105-243	77	106	S	5TH	Atwood Tire Warehouse	1950	Non-Contributing
105-244	78	201	W	LINCOLN	Atwood Tire Service	1940	Non-Contributing
105-245	79	213	W	LINCOLN	Commercial Building (Non-Historic)	1972	Non-Contributing
105-246	80	229	W	LINCOLN	T.A. Rhudy's Garage	1926	Non-Contributing
					81 resources surveyed	41	Contributing
					For a total of 54 percent contributing	+3	Listed in NR & KSR

VIII. MAP ILLUSTRATING ELIGIBILITY AND PROPOSED BOUNDARY OF HISTORIC DISTRICT



IX. LIST OF PROPERTIES IN PROPOSED DOWNTOWN DISTRICT

khri #	Survey #	Address				Historic Name	Eligibility
105-232	6	152	W	LINCOLN	AVE	Mobile/White Eagle Gas Station	Contributing
105-216	7	148	W	LINCOLN	AVE	Jenson Chevrolet/Curtis Ford	Contributing
105-214	8	138	W	LINCOLN	AVE	Curtis Ford/Jensen Chevrolet	Contributing
105-3189-00021	9	136	W	LINCOLN	AVE	Garage/Auto Parts	Non-Contributing
105-182	10	132	W	LINCOLN	AVE	Lincoln County News	Non-Contributing
105-211	11	126	W	LINCOLN	AVE	The Eagle Store	Yes
105-220	12	116	W	LINCOLN	AVE	Lincoln Senior Center	Contributing
105-228	13	108	W	LINCOLN	AVE	Hall's Cash Hardware (Dodds)	Contributing
105-208	14	100	W	LINCOLN	AVE	Holcomb, McCanless and Hundertmark General Stores	Non-Contributing
105-219	15	111	N	5TH	ST	Meyer Chevrolet	Non-Contributing
105-199	16	115	W	ELM	ST	Modrow & Holman Repair Shop	Contributing
105-233	17	137	N	4TH	ST	Livingood Motor Company	Non-Contributing
105-227	18	123	N	4TH	ST	Professional Office Building	Contributing
105-191	19	102	E	LINCOLN	AVE	Hall Drug Store	Non-Contributing
105-3189-00013	20	110	E	LINCOLN	AVE	Alten/Knoch Bakery	Non-Contributing
105-193	21	112	E	LINCOLN	AVE	Halls Furniture Store	Contributing
105-186	22	122	E	LINCOLN	AVE	Troup & Robinson Hardware	Contributing
105-200	23	126	E	LINCOLN	AVE	Ladies Ready to Wear	Contributing
105-3189-00014	24	130	E	LINCOLN	AVE	Kohler Harness Shop	Non-Contributing
105-181	25	134	E	LINCOLN	AVE	Hardware Store (1905) Railway Express Office (1937)	Contributing
105-196	26	142	E	LINCOLN	AVE	Pflughoft Creamery	Contributing
105-225	26B	144	E	LINCOLN	AVE	Frank Cooper Studio	Contributing
105-3189-00017	27	146	E	LINCOLN	AVE	Hutchison Shoe Repair	Contributing
105-195	28	150	E	LINCOLN	AVE	Laundry; Tailor/Milk Depot	Contributing
105-218	29	152	E	LINCOLN	AVE	Standard Service Station	Non-Contributing
105-236	30	134	N	3RD	ST	Zinc House Garage	Non-Contributing
105-3189-00011	31	111	E	ELM	ST	Hall Funeral Home	Contributing
105-207	32	0		ALLEY		Hall Funeral Home Garage	Non-Contributing
105-184	33	216	E	LINCOLN	AVE	Lincoln County Courthouse	NR Listed
105-204	34	216B	E	LINCOLN	AVE	Original Use Unknown	Non-Contributing
105-205	35	116	N	2ND	ST	Lincoln County Jail	Contributing
105-209	36	201	E	LINCOLN	AVE	Chard Motor Co.	Contributing
105-189	37	111B	E	ELM	ST	Hall Furniture and Undertaking Rear Building	Non-Contributing
105-187	38	114	S	3RD	ST	U.S. Post Office	Contributing
105-180	39	108	S	3RD	ST	Donley Retail Liquor	Non-Contributing
105-188	40	161	E	LINCOLN	AVE	Cummins Block Building	NR Listed
105-238	41	147	E	LINCOLN	AVE	Baccus Hatchery	Yes
105-202	42	145	E	LINCOLN	AVE	Commercial Building	Contributing
105-230	43	143	E	LINCOLN	AVE	Porter Grocery	Non-Contributing
105-221	44	139	E	LINCOLN	AVE	Crawford Plumbing and Tin Shop	Contributing
105-246	45	137	E	LINCOLN	AVE	Shirer (A.L.) Store	Contributing
105-226	46	133	E	LINCOLN	AVE	Boston Bakery	Non-Contributing
105-198	47	129	E	LINCOLN	AVE	Racket Store	Non-Contributing
105-213	48	127	E	LINCOLN	AVE	Liggett's Candy Kitchen	Non-Contributing
105-229	49	123	E	LINCOLN	AVE	Colden Grocery Store	Contributing
105-217	50	117	E	LINCOLN	AVE	Farmers' State Bank	Contributing

khri #	Survey #	Address				Historic Name	Eligibility
105-222	51	113	E	LINCOLN	AVE	Stoner Building	Non-Contributing
105-215	52	101	E	LINCOLN	AVE	Saline Valley Bank Building	Non-Contributing
105-117	56	134	S	4TH	ST	Page Motor Company	Contributing
105-194	57	144	S	4TH	ST	Grand Central/City Hotel	Non-Contributing
105-210	58	120	S	4TH	ST	Ike Sheets Cleaners	Contributing
105-231	59	116	S	4TH	ST	Commercial Building	Non-Contributing
105-237	60	101	W	LINCOLN	AVE	Lincoln State Bank	Yes
105-239	61	113	W	LINCOLN	AVE	C. R. Building	Contributing
105-240	62	119	W	LINCOLN	AVE	Princess Theater	Contributing
105-183	63	127	W	LINCOLN	AVE	Star Café	No
105-179	64	133	W	LINCOLN	AVE	Telegraph Building/Telephone Exchange	Contributing
105-177	65	139	W	LINCOLN	AVE	Barber Shop	Contributing
105-176	66	141	W	LINCOLN	AVE	Frank Pedroja Drug Store	Contributing
105-241	67	143	W	LINCOLN	AVE	Anderson/Florence/Seirer's Clothing Stores	Contributing
105-242	68	147	W	LINCOLN	AVE	Lincoln Sentinel Republican Newspaper	Contributing
105-3189-00006	69	153	W	LINCOLN	ST	Lincoln City Hall & Fire Department	Yes
105-245	70	153	W	LINCOLN	AVE	Lincoln City Jail	Yes
						63 Buildings (63 percent contributors)	38 contributors 62 percent + 2 NR

KANSAS HISTORIC RESOURCES INVENTORY SURVEY REPORT

Sylvan Grove
Historic Survey
June 2019



*1910 Decoration Day Parade, looking south on North Main
Sylvan Grove Historical Society*



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Prepared for
Lincoln County Economic Development Foundation
June 2019

The survey report and inventory forms, which are the subject of this project, have been financed in part with federal funds from the National Park Service, a division of the United States Department of the Interior, and administered by the Kansas State Historical Society. The Lincoln County Economic Development Foundation received a Historic Preservation Fund Grant through the Kansas State Historical Society for the project.



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All photos illustrating existing conditions were taken by Spencer Preservation in 2018 unless otherwise noted.

The survey report and inventory forms, which are the subject of this project, have been financed in part with Federal funds from the National Park Service, a division of the United States Department of the Interior, and administered by the Kansas State Historical Society. The contents and opinions, however, do not necessarily reflect the view or policies of the United States Department of the Interior or the Kansas State Historical Society.

This program receives Federal funds from the National Park Service. Regulations of the U. S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U. S. Department of the Interior, National Park Service, P.O. 37127, Washington, DC 20013-7127.

SYLVAN GROVE HISTORIC SURVEY REPORT

JUNE 2019

I. OVERVIEW

The Lincoln County Economic Development Foundation (LCEDF) hired Spencer Preservation through a competitive bid process to conduct three historic surveys in the county, including Sylvan Grove's commercial area. The primary purpose was to assess the collection of downtown buildings in terms of the potential for listing a downtown historic district in the state or national historic registers. Toward that goal, each individual resource was analyzed in terms of historic integrity as well as the commercial area as a whole.

Kelly Larson with LCEDF was the primary contact for Spencer Preservation. Local assistance was also provided by Terry Lilak of the Sylvan Historic Society.

The boundary for the survey area was identified prior to applying for the grant and included commercial properties generally from the elevator at the south end of Main Street, along Main Street to the gas station on the north side of 2nd Street. The defined area totaled thirty-three resources, each was assigned a number. Six of the properties had previously been surveyed with records in the Kansas Historic Resource Inventory (KHRI); these records were updated as a part of current project. The depot is individually listed in the National Register of Historic Place (2014). A map of the survey area with numbers of each resource is provided on page four.

LCEDF hosted a public meeting October 15, 2018, to kick off the project. Brenda Spencer of Spencer Preservation presented an overview of the survey project and incentive programs available through the historical society for properties that are listed in the National Register of Historic Places or designated as contributors in a historic district.

Following completion of the survey, the survey findings and recommendations were reviewed with LCEDF in May 2019 and a public meeting was held in June to present the survey results and recommendations regarding future historic designations to business and property owners and local residents.

II. METHODOLOGY

A. Field Work

Spencer Preservation surveyed a total of thirty-three properties during the field survey conducted on October 16-17, 2018. During this process Spencer examined each building and took digital photos of each resource that conform to KSHS standards for survey documentation. Additionally, physical inspection helps to develop descriptions, noting style, primary and secondary materials, configuration, condition, obvious alterations or additions.

Each property in the survey area was given an inventory number beginning at 2nd and Main on the west side of the street working south and then back to 2nd and Main to work south down the east side of the street. Using County GIS maps, supplemented by Google Maps, Spencer Preservation prepared a map with the buildings individually numbered and block maps to serve as the site plans for each surveyed property.

B. Research and Data Collection

During the period November 2018 through January 2019 Brenda Spencer and Michelle Spencer integrated field research and archival data through the collection of basic property data and historic information from County records, the Sylvan Historical Society, Sylvan Grove and Lincoln Carnegie Library, LCEDF and other online resources.

Behrhost Bros. Ad 17 Jul 1919 Sylvan Grove News

Experience Teaches That-

Builder's Tools

must have quality in order to permit the highest grade of workmanship—that with poor tools no workman is good.

¶ The standard makes of tools for all uses are always the best made and usually guaranteed by their makers. We carry a comprehensive stock of the best makes and will be glad to point out their merits and superior features.

Come and See Them

We're "On the Square" With You

Behrhost Bros.

Diers Implement Company

DEALERS FOR McCORMICK

TRUCKS, TRACTORS AND

FARM EQUIPMENT

GENUINE IHC PARTS

Sylvan Grove, Kansas Phone 23

—38—

Diers Implement Ad 1946 Sylvan Grove Fair Premium Book.

The Lincoln County GIS Database, accessed through ORKA (Open Records for Kansas Appraisers) online was used to record basic property data including parcel numbers, address, legal descriptions, and contact information for current owners.

Spencer Preservation conducted archival research using the extensive collections of the Sylvan Historical Society and their Yesterday House Museum. Terry Lilak generously assisted in accessing their collection and with supplemental local research. The library and museum provided a wealth of information in clipping files, photos and county history books detailed in the bibliography. LCEDF also provided digital copies of historic photos they had gathered from a variety of sources.

A "Business Directory" listed in a 1903 issue of the Sylvan Grove News (SHS clippings) provided the earliest look at Sylvan's business community. Fair Premium books and local Telephone Directories available at Yesterday's House Museum (Sylvan Historical Society) were vital in determining occupancy and longevity of businesses. The years 1925, 1935, 1938, 1946, 1951, and 1958 were researched thoroughly. The Museum's business clipping files as well as photos supplemented the research on prominent local businesses and financial institutions.

Property histories found in the "Historic Function Remarks" segment of the database/survey forms are not comprehensive but they represent a complete record of data from the cited sources. Source(s) for historic data used on the survey forms is noted in parentheses; the abbreviations include: TD – Telephone Directories; FPB – Fair Premium Books, LCEDF – Lincoln County Economic Development Foundation, SHS – Sylvan Historical Society and Museum; and Heritage Book—the book *Honoring Our Heritage: A History of Sylvan Grove, Kansas* by Marge Lawson.

Right: Looking north in 100 Block N. Main, 1914 (Sylvan Historical Society)



C. Data Entry

Survey data was entered into a Microsoft Excel spreadsheet from which it was uploaded to the KHRI database. KSHS survey technicians merged the database populating the survey forms for each individual building. Spencer Preservation then uploaded current photos, site plans, and available historic views to each survey form. Once approved by KSHS, the individual survey forms are publically available online at <http://khri.kansasgis.org/> by searching under survey project: Sylvan Grove – Downtown Survey (HPF 2018).

D. Data Analysis and Evaluation of Historic Integrity

In February 2019, the team completed an analysis of the survey data, identified primary periods of historical and architectural development, and prominent characteristics of the surveyed properties. The existing resources span 120 years, the earliest known construction (of existing buildings) is Sylvan Grove's Union Pacific Depot built in 1887. While some buildings retain their original appearance, many have experienced former alterations. When evaluating historic integrity, the basic parameter is that a property must generally retain the physical features and original materials that define both why a property is significant and when it gained significance.

Replacement of storefronts, windows, and even entire facades were common alterations of historic commercial

buildings particularly during local boom years when merchants had money and were reinvesting in their buildings to attract new customers. It is the degree to which the past modifications were in keeping with the building's historic character that determines the level of historic integrity a property retains, or whether the past modifications reflected a major design change that has gained significance in its own right. An analysis of the historic integrity of each building was made based on existing appearance and obvious alterations, compared to historic views when possible. The survey results are summarized below. The contributing status of each surveyed resource can be found on the list and map in Section VII and VIII.

F. Recommendations and Report

Spencer Preservation analyzed the survey results, summarized the survey project, and provided recommendations for future actions in the form of a Survey Report provided to the Lincoln County Economic Development Foundation and the Kansas State Historical Society. Spencer Preservation and LCEDF will share the survey findings in local public meetings in June 2019.

Below: Looking south from 2nd and N. Main, ca.1900. (Sylvan Historical Society)





III. HISTORIC CONTEXT

Lincoln County was organized in 1870; five years after settlement of the area had begun. Named for Abraham Lincoln and situated in the middle of the state, the county had approximately 500 residents by 1872. Early pioneers struggled with Indian raids, grasshopper plagues and drought throughout the first decade, but finally the weather calmed and the U.S. Cavalry troops protected the settlements. Sylvan Grove established a post office by 1873 and the town was platted in 1877, although pioneers had arrived ten years earlier settling approximately one-quarter mile southwest of the town's present location. Named for two groves of trees that grew on the prairie, Sylvan Grove is located on the Saline River fourteen miles west of the county seat.

In 1875 H.S. Merriman and A.J. Masterson built a flour mill on the banks of the Saline River and Sylvan Grove grew up around the business. By 1877 the town had approximately thirty residents. As the mill's reputation for quality grew wheat was brought more than thirty miles to be ground by three grinding wheels that operated day and night. In addition to the mill store run by Allen B. Cross and W. F. Morgan and the post office, the town included a drug store, blacksmith, two schools, and several homes. Life was focused on the river, culturally and economically; however when the mill was swept away during the rains of 1886 the focal point of the town changed from the river to the railroad. The rail line ran north of the river on higher ground; businesses and residences moved north and east forming Main Street where at least one stone building was built.

The 1880s, as with many areas of Kansas, ushered in a boom period for Lincoln County. When the railroad was completed in August 1887 Sylvan Grove gained direct rail to all points east; with western routes finished shortly thereafter. The town blossomed with at least eighteen businesses by 1895 including some family names that would be known in town more than one hundred years later including Buzick, Raffety, Lawson, Wohler, and Schermerhorn. The concerns included a hotel and bank, as well as merchants selling everything from lumber, hardware, dry goods, clothing, jewelry, and

shoes to farm implements and sewing machines. Also available were the services of a lawyer, insurance, druggist and barber. The *Sylvan Grove Sentinel* published its first newspaper on July 28, 1887 noting that the community of Sylvan Grove was flourishing.

Prosperity continued into the 1890s. In 1897 the R.W. Wohler drug store joined the businesses already on Main Street. A fire on the west side of Main Street wiped out several of the businesses including Seirer's blacksmith shop, a barber shop, Raffety & Nesmith's store, Gallagher's Harness Shop, Knapp & Company's Store, many of which would rebuild. The Sylvan State Bank, founded in 1895, also burned. The bank was rebuilt (the existing stone building at 100 S. Main) and later moved across the street to 102 N. Main after building the existing two-story brick building in 1912. A bank has continually operated in this location for more than 100 years (now Bennington State Bank).

In 1900 telephone service was established. Behrhorst Brothers Hardware built a stone building at 105 N. Main that housed their shop with the Meyers Opera House on the upper floor (later the Masonic Hall). By 1905 Raffety's had three locations operating simultaneously offering groceries, dry goods and clothing; one of the locations served the community through 1936. With a population of over 450 in 1910, photos show that Sylvan Grove had no sidewalks. By 1912 automobiles arrived with at least eighteen vehicles owned by local residents. In June 1911 a \$35,000 bond was passed for electric plant and water tower following an active campaign for local support that included numerous meetings and a newspaper campaign. The advantages of the water and light plant were explained that in addition to clean, drinkable water residents would enjoy lower insurance rates, protection from fire, comfort in homes, and convenience to businesses.



Above: Undated photo of two-story brick building built by Sylvan State Bank in 1912.

Lower Left: 1910 Decoration Day Parade (Photos courtesy of Sylvan Historical Society).

By Christmas of 1912 the town was enjoying the lights on Main Street. The electric plant operated until 1922 when the city began to purchase electricity from other sources. A sewage plant was added in 1938.

Surrounded by a community of stockmen and wheat farmers, Sylvan Grove continued to thrive through the turn of the century with an emphasis on supplying and supporting the agricultural community. The town was home to two grain elevators through much of its history. These businesses diversified; taking in wheat and other grains, while offering farm-related products. One company, the Robinson Grain Co, had a lumber yard next door and sold coal.

Sylvan Grove residents have had many opportunities to enjoy their leisure time. Through the years the town had an opera house, movie theater, roller skating rink, indoor basketball, tennis courts and even for a time a thirty-six hole golf course. However, more than any other activity Sylvan Grove took pride in hosting an annual fair that began in 1906 as the Korn Karnival. The celebration was held on Main Street featuring a stunning forty-two foot corn stock structure that housed the ladies restroom. The fair grew to a regional event two years later when a fair association was chartered and land purchased to hold the Lincoln County Fair; a tradition that has continued to current day.

Civic pride seems to have been part of Sylvan Grove residents' character throughout its history. Numerous organizations were founded and lasted for decades including the Masonic Lodge (1899), American Legion (1946) and Ladies Auxiliary (1948), and the Lions Club (1952). In 1976 Sylvan Grove planned a big celebration for the U.S. bicentennial that included a community-wide cleanup, a parade with numerous civic groups and businesses and a reenactment of the infamous bank robbery of 1894.



East side 100 block N. Main, Centennial Parade in 1976.

Fire defined the town landscape in a fashion that repeated itself almost every decade. The first major incident was in 1897 when the blacksmith shop caught fire and burned several businesses. In 1905 Raffety's store suffered a second destructive fire. Seven years later fire destroyed Calene's store. In 1925 fire

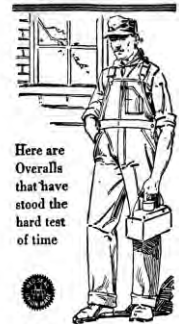
destroyed six city buildings. In 1969 a fire took the Home Cafe and Ray Blase's garage. In 1977 the grain elevator burned.

What is remarkable about the fires is that the community renewed itself time after time. According to news reports after the September 1969 fire the community came together to build a new garage for
5 Jan 1925 Sylvan Grove News

Ray Blase. Local businessmen and farmers alike helped with construction, donating time and muscle to the cause. The same was true of the cafe. At the time of the fire Home Cafe was the only restaurant in Sylvan Grove and the community came together determined to keep it. A cafe remains in town today.

Born in the late 1880s when many small towns were experiencing their first economic boom, Sylvan Grove's growth was slow and steady through its first seven decades. One newspaper article years later would claim that residents of the town were progressive and enterprising; explaining that due to such prudence Sylvan Grove businesses and residences were almost always inhabited, keeping up with demands without exceeding them. In 1926 Sylvan Grove had a population of 450 and forty-six businesses; by the late 1930s the number would top 500, peaking in 1940. In the decades that followed the number of residents would slowly decline, but stabilize to over 260 in the current decade. New commercial building construction was limited since the 1940s due in part to the fact that many businesses operated for generations, sometimes changing families but often remaining with a long-time resident of the town. Most of the businesses rely on the agricultural community they serve. Sylvan State Bank, established in 1892 still serves the community today. A short list of decades-long enterprises would include Diers Oil Company (thirty-nine years); Behrhorst Brothers/Lawson Hardware (more than sixty years); Kaempfe Produce (more than thirty years); and Wunderlich / Cross / Farmer's Elevator (more than fifty years). An elevator or mill (sometimes as many as three) operated in Sylvan Grove since the first mill was built on the river by Merriman and Masterson in 1875 through 2002.

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IV. SURVEY RESULTS

A. Dates of Construction

As noted in the Methodology section above, the date of construction of buildings are listed as the original construction even when new storefronts have been installed or other modifications have been made.

The surveyed properties in Sylvan Grove reflect construction spanning from 1880s to 1970s with three resources built since 1970. The oldest resources surveyed were the Union Pacific Railroad depot, built in 1887 and the Kaempfe Produce Building where Hometown Cafe and Convenience Store is now located, built in 1890. The newest resource is the Rural Fire Department/EMS building at 132 S. Main built in 2009.

Fifteen percent of the buildings surveyed were built before 1900. The growth in the waning decades of the nineteenth century continued into the early twentieth century with twenty-seven percent of the resources surveyed constructed between 1900 and 1919 followed closely by twenty-four percent in the period 1920-1939. Only three surveyed buildings were built from 1940 – 1960 ending the decades of continual development from the late 1880s to 1940. The Great Depression halted growth and expansion; the town's population peaked at just over 500 in 1940.

Only eight (24 percent) of the surveyed resources were constructed after WWII; three of which are less than fifty-years old, the basic threshold for historic consideration (built since 1970). Resources built during this time include most of the existing metal garage/shop buildings on Main Street many of which were built following fires or demolition of dilapidated buildings. One notable exception is the U.S. Post Office that was built in 1961, one of the few Modern style buildings in town.



The old Hopfer Grocery and Dry Goods Building at 116 N. Main was built in 1890, now occupied by Hometown Cafe & Convenience Store.

The dates that buildings were built can be misleading because some buildings do not reflect their original construction date. A number of Sylvan's buildings have received new storefronts and a few have received entire new facades or sheathing over original facades. When new facades reflect a major change in the design of the building and are generally irreversible, it is the new facade that will be evaluated in terms of its contribution to the historic character of the district.

More reliable than dates of construction, are the physical characteristics of a property that provide the best classification for evaluation. Physical attributes include both architectural style and building form.



The Union Pacific Depot (1887) listed in the National Register of Historic Places in 2014 and underwent historic rehabilitation.

B. Architectural Styles – Properties in the survey area reflect a variety of architectural styles although like many Kansas buildings, architectural designs are often not classic examples of a style but rather Midwest or local interpretation of a popular style. Spencer Preservation identified the primary stylistic characteristics of each surveyed building noting its architectural style and where appropriate, the commercial building form/classification.

Richard Longstreth's *The Buildings of Main Street, A Guide to Commercial Architecture* provides the industry standard for classification of commercial building types based on form and was used to guide these selections.

National Register Bulletin 16A– *How to Complete the National Register Registration Form* provides guidance for identifying architectural style and building function. The KHRI inventory form also provides a listing of styles based generally on National Register typology to identify architectural styles. Following is an overview of the primary architectural styles found in the survey area.

Late Victorian

Generally reflecting the city's first permanent masonry buildings constructed in the late 1880s-1890s, approximately 10 percent of the resources surveyed are representatives of Late Victorian styles distinguished by ornament seen in metal facades and cornices, cast-iron columns, window hoods, etc. as well as masonry adaptations of the same. The Victorian sub-styles found in Sylvan Grove include Richardsonian Romanesque and Italianate, both styles executed primarily in native limestone.



Upper Left: Behrhorst/Lawson Hardware Building built at 105 N. Main in 1905 and the Foster Building built 1913 at 126 N. Main (Upper Right) are characterized by the prominent arched openings typical of the Romanesque style. The Foster Building also retains cast-iron columns along the storefront. Center Right – The old Sylvan State Bank Building is a one-story example of the style and features cast-iron columns at secondary storefronts.



Richardsonian Romanesque

Richardsonian Romanesque buildings typically feature large arched openings on brick or stone facades. The style was commonly embraced in prominent business houses, financial institutions and churches. The one-story Sylvan State Bank, Behrhorst Hardware, and the Foster buildings are excellent local representatives of this style.

Italianate

The Italianate style was common among commercial buildings in the late nineteenth century but is less common in Sylvan Grove due in part to the prominence of stone construction. Italianate designs are distinguished by ornate window hoods and cornices; the cornices usually having brackets. Most of Sylvan Grove's pre-1900 buildings are of stone construction with no applied ornament. However, a number of the extant storefronts retain cast-iron columns that are characteristic of the Italianate style even though the building has few other stylistic references. The old Farmers State Bank building at 108 S. Main is one of the few existing buildings that retains its original pressed metal facade and cornice, and cast-iron columns at the storefront.



Above and Left: The old Farmers State Bank building at 108 S. Main, is now home to Meyer Land and Cattle. Built ca.1900, it retains pressed-metal detailing and cast-iron columns, both characteristic of the Italianate style.



Diers Oil Station built ca. 1930 at 2nd and N. Main in the Tudor Revival style.

Late 19th and Early 20th Century Revivals **Tudor Revival**

Only one of the surveyed buildings reflects a Late-Nineteenth and Early-Twentieth Century Revival style and that is the Dier's Oil Co. Station constructed ca. 1930 at 2nd and N. Main. The building is representative of the second generation of service stations which often looked like small houses and embraced a variety of Revival Styles include Tudor Revival. Phillips 66 adopted a Tudor Revival design as a standardized plan for their stations of that era. The stations are characterized by their steep gable roof and dormer.

Late 19th and Early 20th Century American Movements **Commercial Style**

The prominent style of commercial buildings built in the early decades of the twentieth century is classified as the Commercial Style. The style became popular during the Progressive Era and is characterized by its simplicity compared to its predecessors built in the Victorian and Revival eras. This distinction is seen in the shape of windows with squared tops versus arched lintels or ornate hoods. Storefront materials often included brick or tile bulkheads, masonry piers and lintels versus cast-iron columns and wood storefronts. Commercial Style buildings were typically brick but the availability of local limestone clearly influenced the selection of building materials. Commercial Style buildings can be one or two stories in height often with a stepped or shaped parapet but seldom having a cornice. The primary ornament is corbelling or string courses on the parapet and/or simple geometric trim.

Reflecting the continued development in the early twentieth century, nine of the surveyed resources are classified in the Commercial Style, one of the most common of styles reflecting twenty-seven percent of the buildings.



The Stout / Thorpe Bakery Building at 105 S. Main was constructed of stone in 1925 and is a simple example of the Commercial Style. The upper facade is unadorned except subtle detailing at the window sills and lintels. Additionally, the window openings are wider than its tall narrow predecessors. The building is not classified under the Minimal Traditional style because of the detailing at upper windows.



The 1912 Sylvan State Bank Building at 102 N. Main is a traditional example of the Commercial Style executed in brick with brick corbelling and minor stone detailing. Upper windows are wider than the turn-of-the century designs and the corbelled parapet is typical of the style. The stone trim at the window openings is a notable break from the ornate window hoods of the Victorian and Revival styles.

Minimal Commercial (Early to Mid-Twentieth Century)

This classification used in the KHRI database represents simple buildings with plain brick facades one to three stories in height. Similar to Commercial Style buildings, this sub-type is characterized by lack of ornament, not even the brick corbelling or shaped parapets seen in Commercial Style resources. The brick facades were often asymmetrical in composition and blond or tan brick versus red. Storefronts and other masonry openings were typically punched openings with embedded steel lintels (not visible) or very plain brick lintels and concrete sills.

Commercial buildings built in this style were often concrete block with brick or stone veneer facades, aluminum storefronts, and/or steel or aluminum windows. Masonry veneer typically surrounded the storefront, door, and window openings with no defined piers and bulkhead. Mid-century storefronts saw shorter bulkheads and full-height glass units with no bulkhead.

Although there are several plain facades that fit this general description, the Sylvan examples are stone and most fall outside the time period of this style and therefore the style is not used for buildings in this survey.



An excellent example of the local traditions that distinguish the Vernacular Style is this simulated bracketed cornice and projecting arched window hood that is found on more than one of Sylvan's limestone buildings. The details may be attributed to a single mason or builder but the uniqueness and prominence of the feature comes to reflect local design and construction. The upper example is the Foster Building, built 1910 at 126 N. Main. The lower view is a pier on the old Hopfer Grocery (now VFW) building that features a dimpled surface with dressed margins.

Vernacular Style

Lincoln County is widely known as post-rock country and that is not just a moniker but a physical reference to the abundance of native limestone. The stone has been used in this rural county for fence posts but it is also the primary defining physical characteristic of its buildings. Vernacular Architecture defines a community or place giving it a special identity, in this case a physical identity. Some of the town's oldest buildings are stone and limestone; materials still used today although typically a stone veneer applied to a metal structure. Vernacular architecture is defined as an architectural style based on the needs, construction materials and traditions that are specific to a locality. A number of Sylvan Grove's buildings are classified under the Vernacular Style because the native stone construction is the prominent physical characteristic, even when the building may have references to other styles.



Above - Rohlfe's Blacksmith Shop was built in 1907 at 123 N. Main. It is a gabled-roof structure with a native stone facade.

Lower Left - The Wohler Drug Store building at 101 N. Main predates the turn of the century with its 1897 date of construction. Its simple unadorned facade and replacement storefront give the building its Commercial Style classification but the building could just as easily be classified under the Vernacular Style because the stone facade is the dominate characteristic of the building. This is also an excellent example of a Two-Part Commercial Block with the clear distinction between storefront and upper facade, a feature maintained with the replacement storefront.





The old Cuddy's Drug Store / Thaemert's Music Store Building is the one of Sylvan Grove's historic commercial buildings with the highest level of historic integrity clearly conveying its original design and construction. Located at 110 N. Main, the free-standing building was built in 1890 and features a limestone base below the storefront as well as a projecting stone cornice. Cast-iron columns frame the recessed central entrance. The building is an excellent example of a One-Part Commercial Block building.

Eight buildings or 24 percent of the surveyed resources were classified under the Vernacular Style distinguished in large part by their stone construction and lacking other primary stylistic influences.

Modern Movement

This general architectural classification reflects a total rejection of the classically-ordered compositions of the Progressive Era and detailed ornamentation that distinguished the Late Victorian and Revival styles that preceded it. The Modern Movement began in the 1920s with Art Deco and International styles and continued into the 1960s-70s. The movement looked to completely new forms that embraced new advancements in construction techniques and materials such as aluminum and masonry cladding.



The U.S. Post Office located at 103 S. Main in Sylvan Grove was built in 1961 and is one of the town's best examples of the Modern Movement in Architecture.

Art Deco was defined by its use of stylized ornament that incorporated stylized and geometric forms on simplified building forms with smooth facades and linear accents. Later modern styles that coincided with the Great Depression saw a complete rejection of all form of ornament seen in styles such as International and Brutalism. None of these early Modern styles are currently represented in downtown Sylvan Grove.

Post WWII - Other Modern Movement

Many of the simplified designs built in the cautious times following the Depression and World War II fall under the Modern Movement stylistic classification. Most of the post-WWII buildings reflecting the Modern Movement incorporate simple clean lines with plain parapets and no cornice. Many utilize a change in materials or textures for articulation of the facade and incorporate contrasting vertical or horizontal components to define the building form or call out features such as entrances.

Window openings are commonly bands of horizontal windows or vertical slot windows that contrast with a building's form. Designs utilize banding and canopies to create horizontal emphasis on otherwise unadorned facades. Buildings under this classification include mid-century remodelings of older buildings featuring new materials such as aluminum.



The Wilson Telephone Co. Building was built in 1957 and conveys the basic tenets of the Post-WWII Modern Movement. Concrete blocks contrast with the brick facade to define the entrance at the corner of the building. A flat canopy over the door breaks the vertical block pilaster.

Other - Utilitarian

Ten percent of the surveyed resources in Sylvan Grove are classified under "Other" as Utilitarian or Agricultural buildings. The category is primarily comprised of the free-standing metal-framed or metal-sheathed buildings that primarily serve as garages, service businesses or storage. A few exceptions include the old City fire department and the 2009 EMS/Rural fire department.

Many of these buildings have been constructed where former commercial buildings have been lost.

The multitude of free-standing buildings has changed the character of downtown Sylvan as there are no longer blocks of businesses that share party walls and common setbacks. Instead, free-standing metal buildings are located between stone buildings and what remains of the blocks of commercial buildings. This configuration has evolved over the past 50 years.

Upper Right - This view of the east side 100 block N. Main during the 1976 Centennial parade where several free-standing buildings can be seen (Sylvan Historical Society).

Lower Right - ca. 1900 view of the 100 Block North Main, looking North (Sylvan Historical Society)



Today, on the west side of the 100 block of N. Main where the old drug store and hardware store buildings are the only remaining stone buildings until the blacksmith shop at the north end of the block. An Opera House and later Masonic Hall was located on the upper floor of the Behrhorst Hardware building.



At the north end of the west side of the 100 block N. Main, the blue metal facade is a ca. 1950 concrete block building that formerly housed a Laundromat. Howard Siegel who owned the Laundromat building later built the large metal building (far left) for his machine shop in the mid-1960s.



In 1957, the City Hall and Library (one building in from left) moved into the former garage built by F.A. Gatewood in 1910 and long-time home to Frank Meyer's Garage on the west side of the 100 block of S. Main. To the north is a vacant lot where Stuvie Cash Hardware was located. Meyer Land and Cattle occupies a now free-standing stone building that formerly housed the Farmers' State Bank. The existing park was created in 1976 (a stone building was demolished) as part of the City's centennial celebration.



Undated view of the original Gatewood Garage at 108 S. Main which became home to City Hall and the Library in 1957. (Sylvan Historical Society)



At the north end of the block are the old Sylvan State Bank and old Hopper Grocery buildings, the only two connected buildings on this side of the street. All buildings at the north end of the west side of the 100 block S. Main were lost to fire in 1897. The two bank buildings and former grocery were among the masonry buildings that were built following the fire.



ca. 1900 view of the 100 Block North Main, looking North (Sylvan Historical Society)



The elevator office was likely built when Cross Grain Co. owned and operated the elevator (bought from Albert Wunderlich). Following a fire in 1925, Cross sold to Farmers' Elevator Co.



Farmers' Elevator Co. located at the south end of the 100 block by the railroad tracks is an example of the agricultural buildings in downtown Sylvan Grove that were included in the survey. The elevator and depot define the southern entrance to the business district

C. Commercial Building Types

In addition to architectural style, historic commercial buildings are often classified by a typology based on building form that was developed by Richard Longstreth and detailed in his book *The Buildings of Main Street*. The most common of these classifications are the One-Part Commercial Block and Two-Part Commercial Blocks referring to one- and two-story buildings with traditional commercial storefronts framed by masonry piers and having distinct first and second floors. These classifications are based on the configuration of the parts of the building facade versus the type of detailing and ornament that often defines architectural style. The Commercial Building forms are identified where applicable on each building's survey record.



The building above located at 131 S. Main is a typical example of a One-Part Commercial Block configuration where masonry piers and upper facade frame a storefront with large display windows and bulkhead. Stamped metal is located over the masonry above the storefront and used as a signboard in this example. The storefronts may or may not have a transom area above the storefront and there is often an awning above the transom or storefront. The Two-Part Commercial Block is similarly configured but with a second floor that has regularly-spaced windows across the front and is separate and distinct from the lower facade/storefront.

D. Integrity/Eligibility for Listing

After analyzing the survey results based on dates of construction and architectural styles, each surveyed property was evaluated for its level of historic integrity – the degree to which the building continues to portray its historic design and function. Generally a property must retain the physical features and original materials that define both why a property is historically significant and when it gained significance in order to be eligible for listing in the National Register of Historic Places. Using this evaluation of integrity, combined with the National Park Service's basic fifty-year age threshold for historic consideration, a preliminary determination of eligibility for listing in the National Register of Historic Places was made for each property.

Today, that fifty-year date is 1969. Allowing time for consideration of the survey recommendations and development and nomination of a downtown historic district, a 1970 date of construction was used as the basic threshold for historic significance.

There are a variety of reasons that a building could be identified as a non-contributor to a historic district or not eligible for listing including: built less than fifty years ago; removal or infill of glass storefront on traditional historic commercial building thereby changing the relationship of the building to the street front and passersby; infill or downsizing of upper windows on the front facade altering the proportions of the historic facade; or installation of siding covering street facades (obscuring historic fabric). If the non-contributing designation is based on age of the building or reversible changes such as removal of siding that is covering historic fabric, a building's contributing status can be changed in the future through the Kansas State Historic Preservation Office.

The contributing/non-contributing designation applies only within a district. An official determination of eligibility for individual listing on the National Register requires assessment of a building's interior as well as exterior. Although interior investigation is not included in the scope of this survey, some buildings particularly among those located outside of the proposed district boundary, are likely eligible for listing in the National Register. This status is noted under eligibility in KHRI. The status of surveyed properties is based on the professional evaluation and opinion of Spencer Preservation. These determinations were reviewed and generally approved by the Kansas State Historic Preservation Office as a part of the survey project.



Building at 117 S. Main with pressed metal panels on upper facade and wood storefront on limestone base.

The contributing status of each surveyed resource is identified in the list of surveyed properties in Section VII and illustrated on the map in Section VIII. 11 x 17 maps are provided separate from the report for clarity.

A total of thirty-seven resources were surveyed, fifty-four percent of which were deemed to potentially be contributors to a historic district or eligible for individual listing. One of the surveyed properties – The Union Pacific Depot, is already listed in the National Register of Historic Places and included as a contributor.

V. RECOMMENDATIONS

The primary purpose of the survey project was to document Lincoln County's historic resources and to determine if there are groups of buildings that retain a sufficient level of historic integrity to designate a historic district.

The motivation for formation of a historic district is typically to provide as many buildings as possible the opportunity to access financial incentives that are available through the Kansas State Historical Society for designated historic buildings. Buildings that have been determined to be contributors to a historic district, as well as buildings that are individually listed in the National Register, are eligible for the incentives. The incentives include the Heritage Trust Fund Grant Program and the Kansas and Federal Historic Tax Credits that can help finance required maintenance and rehabilitation projects. The following recommendations emerged from the analysis of the survey results pertaining to the potential for historic listings.

A. Downtown Historic District

The historic context of Sylvan Grove's business district is somewhat compromised due to the loss of the traditional blocks of historic commercial buildings. A number of free-standing contemporary metal buildings are in place on sites of former historic buildings breaking the continual line of adjacent commercial facades that traditionally distinguish the streets of historic commercial districts. Due to this loss of historic context for the district as a whole, there is not sufficient historic integrity for listing of a historic district in the National Register of Historic Places.

However, there the existing historic commercial buildings in Sylvan Grove still convey the community's development and are an important part of the town's history. The Register of Historic Kansas Places has a slightly lower threshold regarding the level of historic integrity and thus can accommodate listing of districts with moderate loss of historic context. It is recommended that a state historic district be established in downtown Sylvan Grove and listed in the Register of Historic Kansas Places.

The proposed district is illustrated on the map in Section VIII with a list of the properties in the proposed district in Section VII.

The recommended district boundary encompasses thirty-six resources, twenty of which were deemed to be contributors (56%) thereby meeting the majority requirement for historic districts. The period of significance for the district would span from 1887 to 1961. The district would include the two primary business blocks and span to the elevator and depot on the south. The elevators east of main reconstructed after the 1977 fire, is the only surveyed resource no included in the proposed district.

Listing on the Register of Historic Kansas Places achieves the goal of providing access to financial incentives that are available to designated historic properties in Kansas. Contributing resources located in a designated state historic district will be eligible to take advantage of the state resources that are available to help owners maintain and improve historic buildings.

The contributing status and proposed district boundary has been reviewed with the Kansas State Historical Society prior to publication of this report but the proposed boundary is the professional recommendation of Spencer Preservation. It is the Kansas State Historic Preservation Office that officially determines the eligibility of properties for listing in the Register of Historic Kansas Places. Support from a majority of property owners in the proposed district is required prior to submission of a nomination.

The Historic Preservation Fund that helped to fund this survey project is also a source of funding to assist with the development and submission of a historic district nomination. It is recommended that the LCEDF work with the Sylvan Historical Society and local business owners to determine the level of interest in historic designation and to garner support of property owners within the proposed district. If the business and property owners support the idea of a historic district, LCEDF should apply for another Historic Preservation Fund Grant in 2020 to help fund the nomination.

While formation of a downtown historic district is not a remedy for all economic challenges that face small Kansas towns, such listings can be a positive step in reducing the costs of needed repairs and maintenance of a community's stock of historic buildings. Additionally, as Sylvan Grove has seen with existing listed historic properties including the Depot and Evangelical Bethlehem Lutheran School, historic designations can make needed improvements feasible and serve as a marketing tool to enhance the county's heritage tourism efforts.

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VII. LIST OF SURVEYED PROPERTIES & PROPERTIES IN PROPOSED HISTORIC DISTRICT

Survey #	khri #	Address			Historic Name	Date	Eligibility
32	105-175	131	S	MAIN	Site of Wunderlich Mill and Robinson Grain Co. (burned 1977)	1980	No
DISTRICT:							
1A	105-149	127	N	MAIN	Wilson Telephone Co.	1957	Contributing
1B		127	N	MAIN	Wilson Telephone Co. Phone Booth		Contributing
2	105-5310-00002	123	N	MAIN	Rohlfe Blacksmith Shop	1907	Contributing
3	105-150	119	N	MAIN	Laundromat	1950	No
4	105-151	115	N	MAIN	Sigle & Meeks Machine Shop	1965	No
5	105-152	111	N	MAIN	Ray's Garage	1969	No
6	105-5310-00004	105	N	MAIN	Behrhorst Bros. Hardware	1905	Contributing
7	105-5310-00003	101	N	MAIN	Wohler Drug Store	1897	Contributing
8	105-5310-00007	100	S	MAIN	Old Sylvan State Bank	1887	Yes
9	105-153	104	S	MAIN	Hopfer Jewelry	1900	No
10	105-154	108	S	MAIN	Farmers State Bank Building	1900	Contributing
11	105-155	118-120	S	MAIN	Original Gatewood Garage	1910	No
12	105-156	122-130	S	MAIN	Fire Station (Non-Historic)	2009	No
13A	105-157	132	S	MAIN	Cross Grain Co. - office	1920	Contributing
13B		132	S	MAIN	Cross Grain Co. - grain elevator E		Contributing
13C		132	S	MAIN	Cross Grain Co. - Frame Granary		Non-Contributing
13D		132	S	MAIN	Cross Grain Co. - grain elevator W (old)		Contributing
14	105-158	101	E	2ND	Diers Oil Co.	1930	Yes
15	105-159	110	E	2ND	Blacksmith Shop	1920	Non-Contributing
16	105-5310-00005	126	N	MAIN	Foster Building	1913	Contributing
17	105-160	120	N	MAIN	Kaempfe Produce	1900	No
18	105-161	116	N	MAIN	Old Hopfer Grocery and Dry Goods	1890	Contributing
19	105-162	112	N	MAIN	Garage (Non-Historic)	1993	No
20	105-163	115	N	ILLINOIS	Garage (Non-Historic)	1940	No
21	105-164	110	N	MAIN	Cuddy's Drug/Thaemert's Music	1890	Yes
22	105-165	102	N	MAIN	Sylvan State Bank	1912	No
23	105-166	101	S	MAIN	John Seirer's Blacksmith Shop	1940	No
24	105-167	103	S	MAIN	US Post Office	1961	Yes
25	105-168	105	S	MAIN	Stout Bakery	1925	Contributing
26	105-169	107	S	MAIN	Buehring's Barber Shop	1925	No
27	105-170	109	S	MAIN	Sylvan Cafe	1925	No
28	105-171	115	S	MAIN	Commercial Building	1925	Contributing
29	105-172	117	S	MAIN	Commercial Building	1900	Contributing
30	105-173	123	S	MAIN	Sylvan Grove Fire Station: Fire Truck Garage	1970	No
31	105-174	129	S	MAIN	Wunderlich's Grain Co. Office	1936	Contributing
33	105-120	131	S	MAIN	Sylvan Grove Union Pacific Depot	1887	NR
	37 Surveyed						
					#32 at the top of the table – the east elevator is only resources excluded from proposed district making a total of 36 resources – 56% contributing		20 contributing including one listed on NR

VIII. MAP ILLUSTRATING PROPOSED HISTORIC DISTRICT AND CONTRIBUTING STATUS OF BUILDINGS



*

KANSAS HISTORIC RESOURCES INVENTORY SURVEY REPORT

Lincoln City Park
Historic Survey
June 2019



Current View of Bandstand in City Park, Spencer October 2018



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Prepared for
Lincoln County Economic Development Foundation
June 2019

The survey report and inventory forms, which are the subject of this project, have been financed in part with federal funds from the National Park Service, a division of the United States Department of the Interior, and administered by the Kansas State Historical Society. The Lincoln County Economic Development Foundation received a Historic Preservation Fund Grant through the Kansas State Historical Society for the project.



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All photos illustrating existing conditions were taken by Spencer Preservation in 2018 unless otherwise noted.

The survey report and inventory forms, which are the subject of this project, have been financed in part with Federal funds from the National Park Service, a division of the United States Department of the Interior, and administered by the Kansas State Historical Society. The contents and opinions, however, do not necessarily reflect the view or policies of the United States Department of the Interior or the Kansas State Historical Society.

This program receives Federal funds from the National Park Service. Regulations of the U. S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U. S. Department of the Interior, National Park Service, P.O. 37127, Washington, DC 20013-7127.

LINCOLN CITY PARK

HISTORIC SURVEY REPORT

JUNE 2019

I. OVERVIEW

The Lincoln County Economic Development Foundation (LCEDF) hired Spencer Preservation through a competitive bid process to conduct surveys of three areas in the county, including the Lincoln City Park. The primary purpose was to assess the park in terms of the potential for establishing historic district listed in the state or national historic register. Kelly Larson with LCEDF was the primary contact for Spencer Preservation. Following completion of the survey, the findings and recommendations were reviewed with LCEDF in March 2019 and will be shared with city officials.

II. METHODOLOGY

Based on consultation with the Kansas State Historical Society (KSHS), the overall park was assessed as a single resource and the primary historic resources within the park were surveyed individually.

Spencer Preservation conducted the physical inspection/site work at the park on October 16-17, 2018 taking digital photos of each resource that conform to KSHS standards. Additionally, physical inspection helps to develop descriptions, noting style, primary and secondary materials, configuration, condition obvious alterations or additions. The park and primary resources were each given an inventory number. Using county GIS maps accessed at ORKA (Open Records for Kansas Appraisers), Spencer Preservation prepared a map overlay with the resources identified, and keyed.

During the period November 2018 through January 2019 Spencer integrated field research and archival data through the collection of basic property data and historic information from County records, the Lincoln County Historical Museum, Lincoln County EDF and local newspapers on microfilm and available at the Kansas State Historical Society Museum in Topeka.

Survey data was entered into a Microsoft Excel spreadsheet from which it was uploaded to the Kansas Historic Resource Inventory (KHRI) database. KSHS survey technicians merged the database populating the survey forms for each resource. Spencer then uploaded current photos and site plans to each survey form. Once approved by KSHS, the individual survey forms are publically available online at <http://khri.kansasgis.org/> by searching under survey project: Lincoln – City Park (HPF 2018).

In February 2019, the team completed an analysis of the survey data based on the physical survey and supplemental research regarding development of the park and construction of individual resources. This information was used to help inform the evaluation of historic integrity of the park as a whole and of individual primary resources in the park. Spencer Preservation analyzed the survey results, summarized the survey project, and provided recommendations for future actions in the form of this Survey Report. The findings and recommendations were provided to the LCEDF and the Kansas State Historical Society. LCEDF will share the survey findings with the City of Lincoln.

III. HISTORIC CONTEXT

Lincoln County was organized in 1870; five years after settlement of the area had begun. Named for Abraham Lincoln and situated in the middle of the state, the county had approximately 500 residents by 1872. The original Lincoln town site, comprised of one hundred and sixty acres lying on the north bank of the Saline River, sits in the center at the corner of four adjoining townships. Lincoln was platted in early 1871 and in February 1872 became the county seat. The 1880s, as with many areas of Kansas, was a boom time for Lincoln County. According to Kansas historian William Cutler, by 1880 the county's population had grown to 8,500 residents; and by 1884 the city of Lincoln, the only town in the county, had a population of 600. When the Union Pacific Railroad reached Lincoln two years later the town's population doubled.

By the early 1890s the small frame settler homes and businesses were being replaced with larger permanent stone and brick structures. Lincoln had no saloons or gambling; it was a bustling small city with good schools, a college, and seven churches. In the fall of 1905 Lincoln citizens passed a bond to fund a water plant and an electric light plant; in less than a year Lincoln's streets had electric lights. Originally housed together in one building, the electrical plant was moved by the late 1930s. In 1911 three round wells on the site were filtering Lincoln's water.

In January 1906 a *Topeka State Journal* article called Lincoln "one of the pleasantest towns located anywhere, with as many businesses as Salina and could more than match them in quality." The story talked about the "rows of well-constructed stone buildings and thriving businesses gave the town a feeling of permanence." A 1911 *Lincoln Sentinel* editorial argued that the city still had certain needs in order to prosper. In addition to better roads and a commercial club, the city needed a park. In order to begin the process, the article explained, young trees should be planted in order to give sufficient shade for future generations. This may have been done by progressive planners who continued to encourage development of park. For several years newspaper editorials would rally for a park, citing other small cities such as Wamego and Marion that had built lovely municipal parks for their citizens. Lincoln residents had to wait twenty-six years for their dream to materialize. By the mid-1930s thoughts turned to action.

Lincoln's park had been plotted on nineteen acres of land east of the water plant and an architect hired to draw up plans; these plans have not been located. In early 1937 city officials were ready to move forward, planning to use New Deal Program funding through the Works Progress Administration (WPA). For unknown reasons, funding later switched to the National Youth Association program. The federal program required that the community pay part of the costs while the federal dollars would provide materials and pay local workers to build the park. City and County budgets were stretched and mill levies had been lowered. The local funding for the park was raised by civic groups including the Lions Club, the Business and Professional Women's Association (BPA), the American Legion, and the Girl Scout and Boy Scout organizations.

In addition to some men in town, twenty local boys between the ages of 16 and 24 were paid to work constructing the park by the National Youth Administration (NYA); another New Deal program. The National Youth Administration (1935-1943), established by FDR in June 1935 at the behest of Eleanor Roosevelt, was designed specifically to address unemployment in youth that were too young to be covered by other New Deal programs such as the Civilian Conservation Corps. The NYA, unlike other programs, included girls. Mrs. Roosevelt championed the program by visiting NYA centers across the U.S., including a stop in Kansas in November 1936. Despite this inclusive policy, there is no indication that girls were involved in the Lincoln projects except as users of the Scout Cabin through NYA in 1939, was shared between the girl and boy scouts.

Work began on Lincoln's park in late 1937, picking up steam in 1938. The workers used county grading machines to straighten and deepen the Yauger Creek bed to prevent future flooding and fifteen large Chinese Elm trees were planted to secure the new landscape. Two foot bridges were built and a ford for automobiles was made at the north end of the park.

Initial plans for the park called for four fire places and Dutch ovens made of native stone, combined with stone picnic tables and benches. Playground equipment including swings, a teeter-totter and slides were among the first installed. Croquet grounds were established as well as tennis courts with concrete flooring. Initially the city desired a swimming pool, but not enough funding or sufficient water supply was available so that idea was shelved. The NYA youth built restrooms, a scout cabin and a bandstand. Rock for the park features and buildings was donated by local farmers and ranchers.

The Chamber of Commerce, Lions Club and BPA held the first community picnic at the park in August 1938. The park was officially dedicated on May 21, 1939. The final NYA-built structure was the bandstand, completed in May 1940. City officials and residents alike joined in the jubilation at the long-awaited arrival of a park that offered free recreational opportunities to residents after years of financial strain. A place would now exist for all to enjoy picnicking and outdoor recreation including musical and theatrical productions, tennis and croquet.

The park was an immediate and sustained civic success, offering entertainment for all. During the early years concerts were held on the bandstand each Tuesday evening through the summer months. The Lincoln municipal band invited anyone interested to enroll, join in rehearsals, and play in the 8:00 PM concerts at the park. In later years other recreational structures have been added including a steel-framed picnic shelter, a swimming pool and concrete block pool house (1958), updated playground equipment (1998), a ball diamond (ca. 2016), pedestal BBQ grills and Frisbee-golf stations. Additional stone features have been added including raised flower beds and a base for the flagpole built by the boy scouts. The park now accommodates recreational vehicles to encourage traveling visitors.

A 1989 Lincoln County economic plan notes a sustained atmosphere of civic obligation felt by the citizens of Lincoln. The creation and sustainment of Lincoln's city park is a living monument to that civic pride. The park is maintained by the City and continues to serve local residents and visitors alike.

Sources:

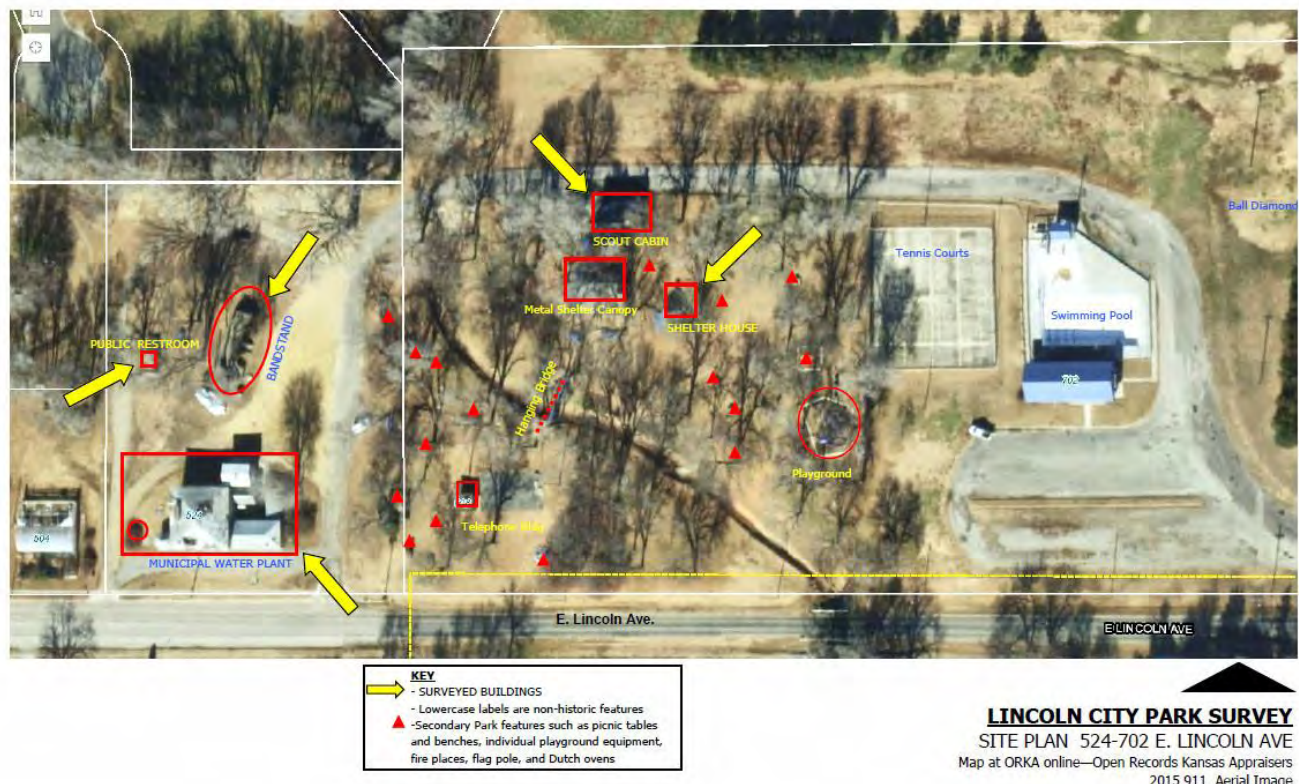
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IV. SURVEY RESULTS AND RECOMMENDATIONS

The above map identifies the surveyed resources in the park as well as existing secondary structures. The predominant character-defining feature of the park is the native stone resources that combined local sandstone with native limestone. Primary features include four structures: the restroom building, bandstand, scout cabin and a small picnic shelter building. Secondary stone features include a pergola, fireplaces/ovens, picnic tables and benches, a pergola, and a sandbox (original fish pond). Raised flower beds and the flagpole base are later stone features that compliment the original NYA resources. The early stone features were constructed 1937-1940 through the National Youth Association (NYA), a New Deal-era works program that hired local youth for local public improvements.



NYA-constructed features extant in the park today include: Upper Right – secondary stone features in the park; Left - Restroom Building; Center - Scout Cabin; Right - Picnic Shelter; and Lower Right - the Bandstand. All current park photos were taken by Spencer in 2018.

Likely dating to the original park development in the late 1930s, some early playground equipment such as the merry-go-round (lower-right) slide and swing set, remain in the park today. One existing resources pre-dates the park development - the Municipal Water Plant was erected on this site in 1905. A portion of the original building has collapsed and the structure is slated for demolition. However, northwest of the building stands one remaining round well house. The well house would be a contributing feature to a park historic district conveying the site's origins as the City's water plant.



Non-contributing park resources include the municipal water plant building (due to deteriorated condition), the metal-framed shelter house, the small brick utility/telephone building, the swimming pool and pool house (1958), ball diamonds, tennis court, and new playground (1998). Although some of these structures are located in the same area with the concentration of stone park features in the west part of the park, the east half of the park generally reflects contemporary construction clearly distinct from the earlier resources. A boundary for the potential historic district should be drawn to include the concentration of early stone resources, generally the west half of the park and water treatment plant.

Lower Left – Old Municipal Water Plant with adjacent round well house; Center – West view of water plant showing collapsed roof and wall; and Right – Looking west along south edge of site with small utility building amidst NYA stone features.



Lincoln County is widely known as post-rock country and that is not just a moniker but a physical reference to the abundance of native stone. The stone has been used in this rural county for fence posts but it is also the primary defining physical characteristic of many of the county's buildings. Vernacular architecture is defined as an architectural style based on the needs, construction materials and traditions that are specific to a locality.

Many of the recreational and cultural resources constructed through New Deal-era programs embraced a rustic architectural style and character. The style is vernacular, using local materials and labor but the built-resources in Lincoln's park share a common rustic character due in large part to the native stone construction and the informal, organic layout of the built resources. The style of the park and its built resources may have been influenced by National Park Service bulletins entitled *Park and Recreational Structures* published in three volumes 1935-1938. The publications illustrate the rustic park architecture that was popularized through New Deal programs.

The historic and architectural integrity of the New Deal Era-resources in Lincoln's City Park are high with little to no modification of individual structures. Although the park itself has evolved and expanded with the addition of a new playground, swimming pool and ball diamond, this collection of recreational resources clearly conveys its historic associations with the New Deal works programs as well as the original design of the primary resources that were built by local youth through the NYA using local materials including sandstone and limestone. Photos on upper and center right illustrate the use of local stone in the park structures and furnishings.

The survey results clearly support formation of a park historic district with the preliminary boundary illustrated on the following map. The cluster of New Deal-era resources is located in the west portion of the park including the site of the water plant. The east portion of the park is where later resources are located including the tennis courts, ball diamond and swimming pool. The park district is eligible for listing as a representative of the Social and Recreational property type under the New Deal-era Resources of Kansas Multiple Property Documentation Form (MPDF). In addition to reflecting the rustic design common to New Deal-era recreational resources, the park conveys how the local government, with the help of federal programs, developed a long sought-after public park while providing work for local residents during a time of scarcity and sacrifice.

To the right is the view east from the northeast corner of proposed district (behind Scout Cabin) with the tennis court and pool beyond on right. The lower right is the view looking west from the parking area at the pool house with the playground and core area of the park beyond.

The prime motivation for formation of a historic district in the park is to provide the City the opportunity to access financial incentives that are available through the Kansas State Historical Society to assist with maintaining designated historic properties. Resources listed on the Register of Historic Kansas Places are eligible to apply for Heritage Trust Fund grants, a matching grant program awarded through a competitive process annually. Buildings that are contributors to a historic district or individually listed in the state or national registers are eligible for additional incentives in the form of Kansas and Federal historic tax credits. The tax incentives apply only to buildings therefore the scout cabin and restroom building are likely the only park resources eligible for tax credits. The tax credits are transferable and therefore can be used by municipalities or not-for-profits and sold. The Heritage Trust Fund grants could potentially be used for improvements to contributing buildings in the park but also to the park as a whole including work on non-building structures such as the stone shelter house, bandstand, pergola, picnic tables and fireplaces.



The proposed district boundary and status of surveyed properties is based on the professional evaluation and opinion of Spencer Preservation. These recommendations were reviewed and generally approved by the Kansas State Historic Preservation Office as a part of the survey project. However, it is the Kansas State Historic Preservation Office and National Park Service that officially determine the eligibility of properties and approve boundaries of a designated district. The boundary may be adjusted based on further consultation with KSHS, new rationale or local support.

Historic designations can help to make needed improvements financially feasible as well as, be a marketing tool to attract visitors complimenting the community's heritage tourism efforts. The Historic Preservation Fund that helped to fund this survey project is also a source of funding to assist with funding development and submission of a National Register district nomination. If the City supports historic designation of the park, it is recommended that the LCEDF or the City of Lincoln apply for another Historic Preservation Fund Grant in 2020 to fund the development of a national or state historic district nomination for the Lincoln City Park.

