

Cultural Resource Survey

Wards 1 and 2 Manhattan, Kansas



Prepared for

City of Manhattan, Kansas

By

Historic Preservation Services, LLC

June 2004

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Kerry Davis and Sally F. Schwenk

Of

Historic Preservation Services, LLC

With Research Assistance from

Patricia J. O'Brien, PhD

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Mayor

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City of Manhattan Historic Resources Board

Bonnie Lynn-Sherow, Chair

W. Larry Brockson, Vice Chair

Charles Bissey, Jan Borst, Bernd Foerster, K. Taylor, Ray Weisenburger

Research Contributors

Patricia J. O'Brien, PhD

Natalie Frakes

Dan Kennedy

Research Assistance

Bonnie Lynn-Sherow

Barbara Poresky, Linda Glasgow, Cheryl Collins

City of Manhattan, Kansas

Karen Davis, AICP, Director of Community Development

Ockert Fourie, MCIP, Senior Planner

Cam Moeller, AICP, Planner II

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MANHATTAN, KANSAS SURVEY

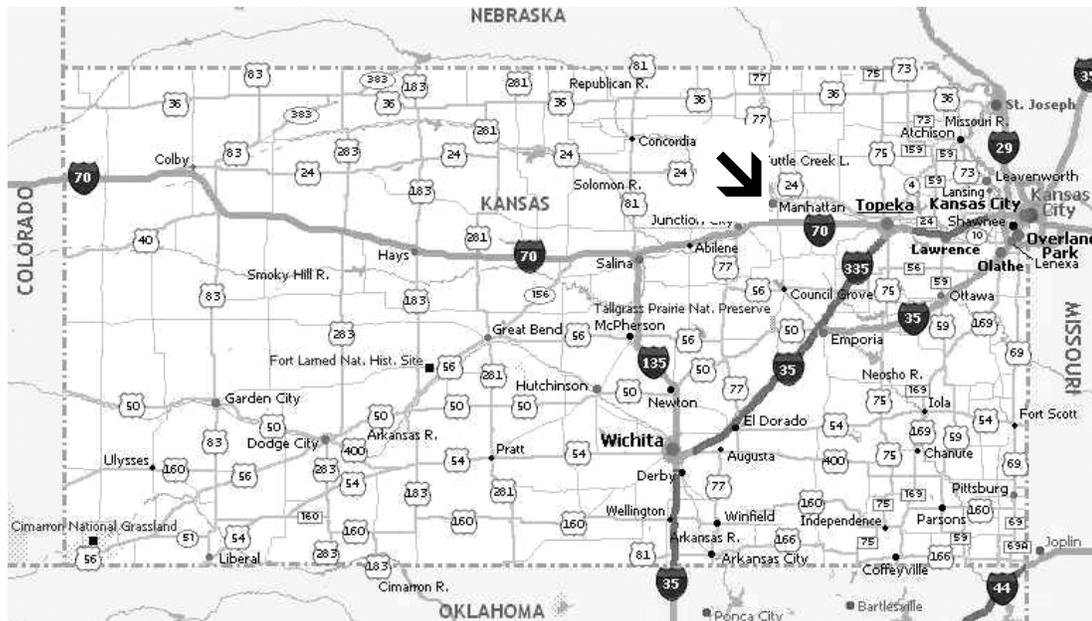
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PREFACE

The City of Manhattan, Kansas, in consultation with the City's Historic Resources Board contracted with the firm Historic Preservation Services, LLC (HPS), Kansas City, Missouri, to complete a reconnaissance level historic resources survey of the historic Wards 1 and 2. The goal of the survey was to identify and evaluate architectural and historic cultural resources in the survey area and its immediate vicinity (Figure 2), and to ascertain any individual properties and/or groups of properties that may be potentially eligible for listing in the National Register of Historic Places. In addition, the survey information will contribute to future City and neighborhood planning activities.

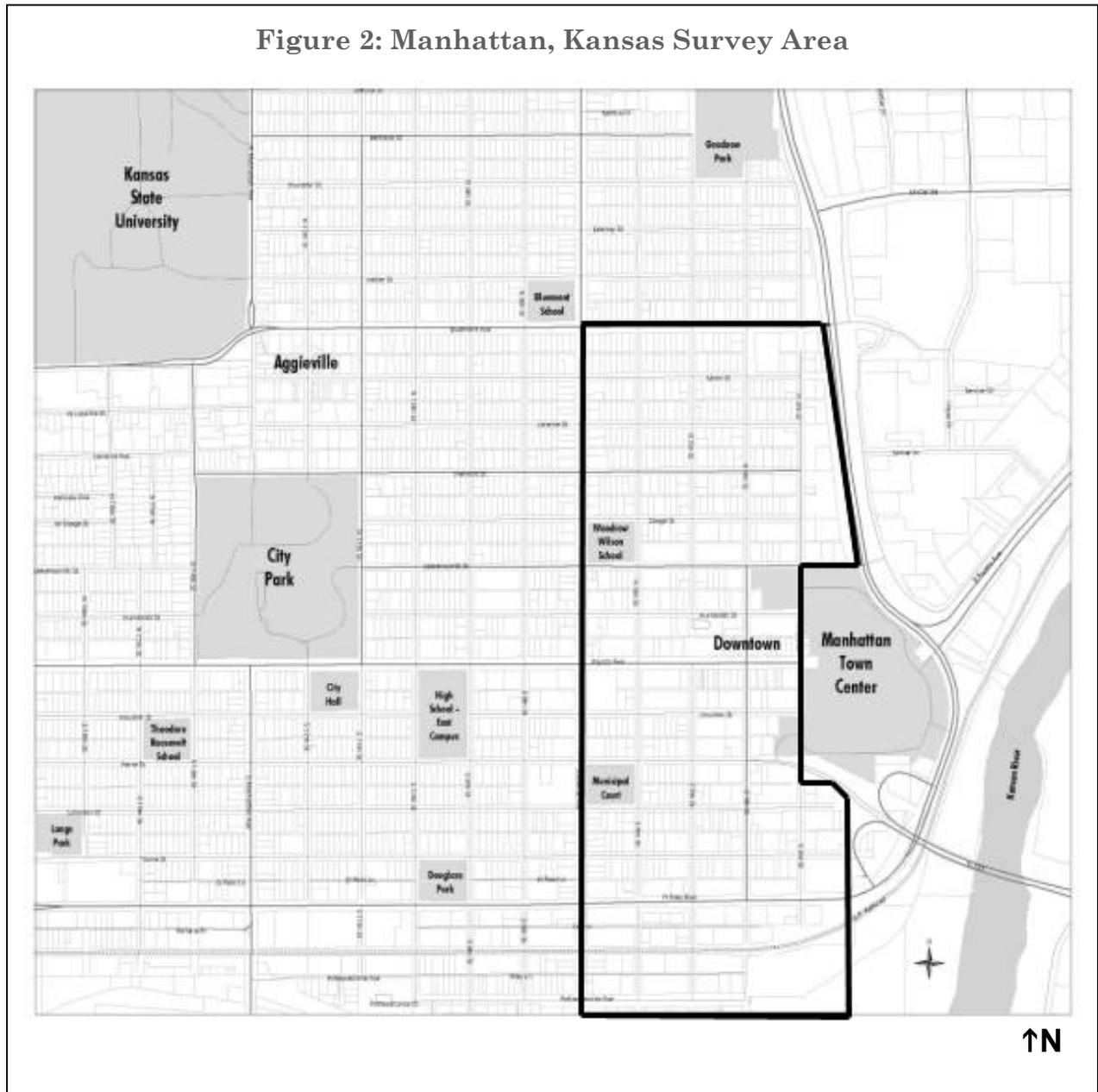
Historic Preservation Services architectural historian Kerry Davis conducted field survey activities in January 2004 under the supervision of HPS partner Sally Schwenk. The survey area included 562 properties generally bounded by Juliette Avenue to the west, Pottawatomie Avenue to the south, 3rd Street to the east, and Bluemont Avenue on the north (Figure 2). The survey included commercial, institutional, and residential properties.

Figure 1: Manhattan, Kansas Location Map



Map Courtesy of World Sites Atlas

Figure 2: Manhattan, Kansas Survey Area



WHAT IS A CULTURAL RESOURCE SURVEY?

The National Historic Preservation Act of 1966 committed federal agencies to a program of identification and protection of historic resources. Amendments to the Act required all states to “compile and maintain a statewide survey and inventory of historic properties.” The law mandates that the survey process:

- identify properties eligible for state and federal grants-in-aid programs;
- aid federal, state, and local governments in carrying out their historic preservation duties;
- identify, nominate, and process eligible properties for listing in the National Register of Historic Places;
- work with federal, state, and local agencies to ensure that historic properties are considered throughout planning and development projects; and
- assist as an information, education, training, and technical source for federal, state, and local historic preservation programs.

A cultural resource survey is a process of identifying and gathering information on a community’s architectural, historical, and archaeological resources. To access the significance of properties, the survey process includes:

- a field investigation to photograph, verify the location, and determine the architectural character, associated features, and historical integrity of each property;
- a literature search and archival research to gather information concerning the survey area’s historical contexts and associated functional and/or architectural property types; and
- analysis of the survey data and historic contexts to determine which properties appear to have historical/architectural significance and to formulate management recommendations for future identification, evaluation, and protection strategies.

Work products generated from the survey process include an individual property survey form produced from the electronic database for each surveyed property and a survey report. The survey forms contain information specific to each property and should be

viewed as part of the city's ongoing inventory of historic properties and as an appendices to the survey report. The survey report is a general document that provides an understanding of the data on the survey form, the survey methodology, the historic contexts and property types that are associated with significant resources identified in the survey process, and management recommendations for future evaluation and protection of significant resources identified in the survey area. Thus, together, the survey forms and the survey report provide property-specific data as well as broad-based contextual analysis.

The information yielded in a cultural resource survey is important because it:

- identifies properties that contribute to the city's character, illustrate its historical and architectural development and, as a result, deserve consideration in planning;
- identifies properties or areas whose study and research may provide information about the community's past and contribute to scholarship and understanding about the city's historic contexts of growth and development;
- assists in establishing priorities for future survey, conservation, restoration, and rehabilitation efforts within the city;
- provides the basis for using legal and financial tools to recognize and protect historic resources;
- provides planners with a property database and computer generated mapping to utilize for the establishment of preservation planning efforts;
- increases awareness in the public and private sectors on the need for preservation efforts; and
- provides guidance toward developing a comprehensive preservation plan, enabling local governments and federal agencies to meet their planning and review responsibilities under existing federal legislation and procedures.

INTRODUCTION

CAPITALIZING ON MANHATTAN'S HISTORIC ASSETS

The historic development of Manhattan is a unique and important story. It defines the culture of the community and its tangible reminders of this past create a unique “sense of place.” The story of Manhattan is intrinsically entwined with the story of the development of the United States, of the region, and of the county — an evolution over two hundred years of ethnic and cultural amalgamation. The story of Manhattan is also a part of an experience of diversity, both in natural environment and cultural heritage.

The physical impact of periodic flooding, post-World War II development, and more recent commercial development already obscures much of Manhattan’s beginnings and early development. As new housing subdivisions and commercial development appear on previously unexcavated prairie pasture, the physical destruction of former farmland reduces an understanding of the historical role of Manhattan as a small agricultural community. Less obvious is the random loss of buildings, structures, and sites that have associations to the county seat, college town, and railroad market center that developed in the late nineteenth and early twentieth century. The loss of elements that historically defined the core of the community significantly impacts the City’s identity — its unique attributes that distinguish it from other communities in the region.

Manhattan will continue to change, and change provides the opportunity to strengthen and enrich the City’s visual character and to enhance the quality of life already appreciated by many residents and visitors. The goal of this survey effort is to initiate identification and evaluation of historic resources as part of an ongoing effort to develop strategies to protect these resources as well as to move toward change in a positive manner — as a catalyst for capitalizing on the synergy of the old and new. To achieve this goal, it is necessary first to recognize and understand the assets that contribute to the City’s unique physical and cultural character; to then forge a consensus in the community regarding their preservation; and to develop goals, policies, and initiatives to assist the City in the future identification, interpretation, evaluation, and protection of its remaining cultural resources.

BENEFITS OF PRESERVATION

Preservation has its own intrinsic value in celebrating a community's history. As noted by John W. Lawrence, it enables the citizens of today and tomorrow "to understand the present as a product of the past and a modifier of the future."¹ It allows a greater awareness of the relationships of the past, the present, and the future — a deeper understanding of the continuity and contrasts of life.

An additional compelling argument for protecting historic resources is simply that people like them. People seek out historic settings because they offer quality craftsmanship and materials, create variety, and encourage human interaction in a familiar context. Moreover, preservation has proven utilitarian value as a tool for economic development and environmental stewardship

EXAMPLES OF THE BENEFITS OF HISTORIC PRESERVATION

- ✓ The physical appearance of its buildings and streetscapes reflects the community's overall vitality and economic health.
- ✓ Maintaining the vitality of the city's older commercial and residential areas, including rehabilitating older buildings and designing quality new buildings, can attract larger commercial ventures to the community, even if these ventures do not locate in the historic core of the city.
- ✓ Rehabilitation of individual buildings is more attainable and stabilizing to a local economy than a single large economic development project.
- ✓ Cultural resources most clearly reflect a community and region's evolution, history, diversity, and differentiation from other areas. Rehabilitating older buildings and sites distinguishes one community from another by preserving the unique character of each.
- ✓ The value of a property is determined by the buildings, public improvements, and activities around it. Rehabilitation of a historic property directly benefits adjacent property owners and nearby businesses.
- ✓ The value of rehabilitated properties in a city's historic core increases more rapidly than the real estate market in the larger community.
- ✓ Older buildings with easy access to professional and support services are ideal for many smaller and start-up businesses, which typically generate a majority of new permanent jobs.

¹ Preservation Plan Work Team, City Planning and Development Department, and Mackey Mitchell Zahner Associates, "A Plan for Meaningful Communities: the FOCUS Preservation Plan" Preliminary Report (Kansas City: City of Kansas City, Missouri, Planning and Development Department, 1996), p. 1.

Economic Benefits

As noted by nationally known real estate professional Donovan D. Rypkema in his book *The Economics of Historic Preservation*, commitment to preservation may be one of the most effective acts of fiscal responsibility governmental entities can undertake. Older neighborhoods and commercial centers represent a considerable taxpayer investment in infrastructure and building stock. Conservation of buildings, neighborhoods, and sites of historic and aesthetic value is one of the best tools for recovering the worth of past investments while fueling new economic activity.

The most successful revitalization efforts in the country utilize historic rehabilitation as the core of their revitalization strategies. These efforts document that the most successful approach to create sustainable communities merges the old and the new. The creative combination of preservation, adaptive reuse, and new construction capitalizes on the aesthetics and craftsmanship of other eras, provides opportunities for architectural innovation, and promotes problem-solving, thereby enhancing the community's character and fabric.

The State of Kansas and the federal government recognize the role rehabilitation of historic buildings can play in strengthening the local economy. To encourage sustainable neighborhoods and communities as well as to encourage preservation of important cultural resources, they provide incentives to encourage rehabilitation of historic buildings. The investment tax credit for rehabilitation of historic buildings is available from both the state and federal governments. Eligible properties must be listed in the National Register of Historic Places.²

The **20 percent Federal Rehabilitation Tax Credit** applies to owners and some renters of income-producing National Register listed properties. The law also permits depreciation of such improvements over 27.5 years for a rental residential property and over 31.5 years for a nonresidential property. The rehabilitated building must be subject to depreciation. Federal rehabilitation tax credits can be "sold" to an equity partner in return for investment of capital in the rehabilitation project.

All residential and commercial properties (income-producing and owner-occupied) listed in the National Register of Historic Places and the Register of Historic Kansas Places are eligible for a **25 percent state tax credit**. When used together, the federal and

² Property owners have up to twenty-four months after completing a certified rehabilitation work to get the property listed in the National Register.

state tax credits can capture approximately 35 percent³ of eligible rehabilitation costs in tax credits.

In exchange for the tax credits, the rehabilitation work must comply with the Secretary of the Interior's Standards for Rehabilitation. The Secretary's Standards are designed to address changes that will allow older buildings to function in the twenty-first century. The common sense guidelines provide for new construction as well as rehabilitation.

Environmental Stewardship

Using preservation as a tool for conservation of resources provides a rational and effective economic and environmental strategy for the future. There is growing consensus in support of environmental conservation efforts. After years of exploitation of resources, people are now beginning to consider how their surroundings fit into the larger environment. This includes the recognition of the important embodied energy contained in built resources and efforts to encourage better stewardship of older buildings and structures. Buildings contain energy that has already been expended, materials that have been mined or harvested, manufactured, shipped, and assembled. Material from demolished buildings accounts for up to 40 percent of landfill materials, the cost of which is indirectly borne by taxpayers. At the same time, new construction consumes new energy and resources.

³ Since the Federal Government taxes the earnings from the Kansas rehabilitation tax credit, the final net amount is approximately 35 to 38 percent of the total eligible rehabilitation costs.

METHODOLOGY

Historic Preservation Services, LLC completed this reconnaissance-level survey in conformance with the procedures for reconnaissance-level survey outlined in *National Register Bulletin 24: Guidelines for Local Survey: A Basis for Preservation Planning*. Evaluation of resources for significance was in accordance with *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. In addition to these guidelines, the consultants relied on the scope of work developed by the City of Manhattan in consultation with the Kansas State Historical Society's Cultural Resources Division.

SCOPE OF WORK

The Secretary of the Interior's Guidelines for the identification and evaluation of cultural resources as a matter of practical methodology distinguish between two general levels of survey — reconnaissance survey and intensive survey. Both kinds of survey involve background documentary research into the community's history and/or prehistory and archaeology and/or architecture as well as fieldwork. However, they are different in terms of the level of effort involved.

Generally, a reconnaissance survey documents the following:

- The kinds of properties to look for in the survey area.
- The boundaries of the area surveyed
- The method of survey, including extent of survey coverage
- The kinds of historic properties present in the survey area
- Specific properties that were identified, and the categories of information collected; and
- Places examined that did not contain historic properties.

In addition to the above, an intensive survey documents the following:

- A record of the precise location of all properties identified; and
- Information on the appearance, significance, integrity, and boundaries of each property sufficient to permit an evaluation of its significance.

The survey of historic resources in the historic Wards 1 and 2 of Manhattan is the first cultural resource survey effort initiated in the community in the last two decades and is an effort to start a comprehensive and ongoing program of identification and evaluation

of cultural resources within the City of Manhattan. Funding parameters limited the area to be surveyed. However, in addition to the focus on the survey area, the City sought preliminary recommendations based on survey findings and a windshield⁴ survey of adjacent areas outside the survey area for future identification and evaluation. The scope of work for the survey is therefore somewhat of a hybrid of reconnaissance and intensive survey and included the following.

- Field inspection and photo documentation of all properties⁵ in the survey area.
- Compilation of data in a database and preparation of a report and maps that summarize the findings.
- Determination of broad patterns of development, which includes historic contexts, cultural themes, geographical limits, and chronological limits; in particular, how they affected Wards 1 and 2.
- Preliminary identification of all historically and/or architecturally significant sites, objects, cultural landscapes, buildings, structures, or districts within the defined survey area.
- Preliminary identification of each resource's architectural integrity, architectural style or vernacular property type, period of construction and significance, architect/builder, and construction materials, if known.
- Evaluation and determination of properties and districts that appear to be potentially eligible for listing in the National Register of Historic Places.
- Recommendations for management of identified cultural resources.
- Recommendations for the future identification, evaluation, and protection of cultural resources.

FIELD SURVEY

The field survey component included conducting a field inspection and taking photographs of each building, site, and object in the survey area to document building form and materials. The consultants relied on this information in determining the

⁴ A windshield survey is a block-by-block drive-by inspection of discreet geographic areas to identify potentially historically significant properties. A windshield survey is conducted by a qualified preservation professional that meets federal 36 CFR 61 qualifications and is experienced in Cultural Resources Survey.

⁵ This included primary and ancillary buildings/structures.

architectural style or vernacular property type and historic architectural integrity for each property.

ARCHIVAL RESEARCH

In addition to the documentation of architectural styles, property types, and evolution of land use, research focused on the preparation of historical contexts for the time period in which the survey area developed, and the identification of dates of construction. Historic Preservation Services and their research contributors used the archival, research, and records collections of the Kansas State Historical Society, the Riley County Historical Society, Kansas State University Library, the Manhattan Public Library, and the City of Manhattan.

ESTABLISHING DATES OF CONSTRUCTION

Due to the absence of extant building and water permits, HPS staff used plat maps, local history publications, vertical files, previous cultural resource survey information, Sanborn Fire Insurance Company maps, telephone directory indexes, and architectural style to establish a construction date range. In addition, Patricia J. O'Brien, PhD provided construction dates and date ranges based on tax records, newspaper articles, and construction trade publications from the period of construction. During data analysis, HPS staff compared data from different sources and assigned an actual or an estimated date of construction. When there was no information documenting the date of construction, the consultants estimated a date based on the known date of construction of other buildings with similar architectural treatments in the survey area. As a result, many dates of construction are not exact, but are estimated to a circa (c.) date, which generally denotes the age to be five years before or after the year listed.

OWNER HISTORY

Although not required in reconnaissance survey, when research yielded information about the original owners, this was included in the "Additional Remarks" section of the survey form.

ARCHITECT/BUILDERS

Patricia J. O'Brien, PhD provided documentation and short biographies of architects and builders of buildings and structures in the survey area based on research of newspaper articles and construction trade publications.

COMPILATION AND ANALYSIS OF DATA

Historic Preservation Services used a Microsoft Access database to compile the survey information based upon the information required by the Kansas Historic Resources Inventory Reconnaissance Form. This included data fields for each building's historic and current functional use, physical features (e.g., plan, principal materials, style and/or vernacular property type, roof type, and condition); architect and/or builder, if known; estimated or documented date of construction; legal description; presence of historic outbuildings; source(s) of historic information; and notes about the history of the property. In addition to these fields, the database includes fields for parcel identification numbers; historic architectural integrity assessments based on the National Register of Historic Place's criteria; National Register eligibility as an individual resource or as a contributing resource to a potential district; research notes and additional information that aid in the analysis of the property and its history. When linked with the digital records from other or future surveys, this database will enhance the understanding of historic resources in Manhattan. This information can also be linked to geographic information systems and mapping software to more easily create visual presentations of the data.

The consultants analyzed four categories of data to identify contiguous districts, discontinuous thematic resources, and individual properties that are potentially eligible for National Register listing. The following four categories address issues important in determining the significance of a property or properties for listing in the National Register.

- Architectural Integrity
- Date of Construction
- Original Building Use/Function
- Architectural Style/Vernacular Property Type

A detailed description of the four areas of analysis and results appears in the “Survey Results” section of this report.

HISTORICAL AND ARCHITECTURAL ANALYSIS

After compiling and reviewing the results of the field survey and completing the archival research, HPS identified broad patterns of development in Manhattan and in the neighborhoods in the survey area. At the same time, work on developing architectural contexts began with the review of photographic documentation and database information relating to the survey area. *A Field Guide to American Houses* by Lee and Virginia McAlester provided guidelines for determining residential architectural forms, styles, and sub-types as well as assuring the use of nomenclature consistent with National Register guidelines. *The Buildings of Main Street* by Richard Longstreth provided guidelines for nomenclature and determining commercial architectural forms, styles, and sub-types. Review of the survey data not only revealed the architectural styles and the vernacular property types and forms, it also provided information to begin to determine development patterns and a building chronology.

In order to provide management recommendations, the consultants conducted preliminary evaluations for all inventoried properties according to the criteria and standards for historic resources established by the Secretary of the Interior. This included a preliminary assessment of individual eligibility for listing in the National Register of Historic Places and as potentially contributing elements in a National Register District.⁶

In addition to retaining the integrity of their historic architectural design, properties listed in the National Register of Historic Places must meet certain criteria of historic significance. Historic significance is the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, a state, or the nation. To be listed, properties must have significance in at least one of the following areas.

- Criterion A: Association with events, activities, or broad patterns of history.
- Criterion B: Association with the lives of persons significant in our past.

⁶ Properties listed in the National Register of Historic Places are automatically listed in the Register of Historic Kansas Places. As a Certified Local Government, the City of Manhattan uses the National Register criteria as the basis for evaluating properties for local designation.

- Criterion C: Embody distinctive characteristics of construction, or represent the work of a master, or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D: Have yielded, or be likely to yield information important in prehistory or history.

ARCHITECTURAL INTEGRITY

All properties eligible for listing in the National Register of Historic Places and for local designation as Landmarks or Historic Districts, whether for individual significance or as contributing⁷ elements to a district, must retain sufficient historic architectural integrity to convey the period of time in which they are significant.⁸ The National Park Service uses the following areas to define integrity.

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

The consultants visually inspected the exterior of each of the buildings in the survey area. Each building received an integrity rating of Excellent, Good, Fair, Poor+, or Poor based primarily on how much of the building's original design, workmanship, exterior materials, and overall feeling of a past period of time remain. The following criteria served as the basis for rating historic architectural integrity.

⁷ A contributing property to a historic district does not have to meet the threshold for individual significance, but it must contribute to the district's area of significance. Properties contributing to a district's significance for architecture must retain a higher degree of architectural integrity than in a district significant for associations with an important individual or with historical events or patterns of history.

⁸ Historic architectural integrity should not be confused with the physical condition of a building or structure. A building may be in excellent physical and structural condition, but may have lost its historical character-defining elements. Conversely, a building may retain all of its historical architectural features, but may be structurally unsound and, therefore, in poor condition.

Excellent

- The majority of the buildings' openings are unaltered or are altered in a sensitive and appropriate manner, using similar materials, profiles, and sizes as the original building elements;
- The exterior cladding material had not been altered;
- Significant decorative elements are intact;
- Design elements intrinsic to the building's style are intact;
- The overall feeling or character of the building for the time period in which it was erected is intact. Changes over a period of time are sympathetic and compatible to the original design in color, size, scale, massing, and materials;
- Character-defining elements from the time period in which the building had significant associations with events or important individuals remain intact; and
- If over fifty years in age, the building is individually eligible for listing in the National Register of Historic Places or would be a contributing element to a historic district.

Good

- Some alteration of original building openings or spaces has occurred using new materials and profiles, but not causing irreversible damage to the original configuration of openings and spaces;
- Significant portions of original exterior cladding material remain;
- Significant decorative elements remain intact;
- Alterations to the building are reversible and the historic character of the property could be easily restored;
- Additions to a secondary elevation are in an appropriate manner, respecting the materials, scale, and character of the original building design;
- The historic feeling or character of the building is slightly weakened by change or lack of maintenance; and
- The building would be a contributing element to a historic district and/or it might be individually eligible for listing in the National Register if restored in conformance with the Secretary of the Interior's Standards for Rehabilitation.

Fair

- The majority of the building's openings were altered in an inappropriate manner using new materials, profiles, and sizes;
- Exterior cladding material has been altered or added; however, there is some indication upon visual inspection that if removed, enough of the original cladding material might remain that the property could be restored to its original appearance;
- Additions were made in a manner respecting the materials, scale, and character of the original building design and, if removed, the essential form of the building would remain intact;
- Historic feeling or character of the building is compromised, but the property could be restored, although reversal of alteration and removal of inappropriate materials could be costly; and
- If restored in conformance with the Secretary of the Interior's Standards for Rehabilitation, and if the property has associations with a district's area of significance, the property might be a contributing resource to a historic district.

Poor

- The majority of the building's openings, such as windows and doors, were altered in an inappropriate manner using new materials, profiles, and sizes;
- Exterior materials were altered;
- Alterations are irreversible or would be extremely difficult, costly, and possibly physically damaging to the building to reverse;
- Later additions do not respect the materials, scale, or character of the original building design;
- The overall historic feeling and character of the building is significantly compromised; and
- Further investigations after removal of non-historic materials and alterations may reveal that the structure retains greater architectural integrity than originally apparent and should be reevaluated.

Poor+ (Residential Properties With Non-Original Exterior Cladding)

Because a significant number of residential properties in the survey area had either asbestos or vinyl siding, an additional level of integrity is being used to denote these properties. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* stipulates that “if the historic exterior building material is covered by non-historic material (such as modern siding), the property can still be eligible *if* the significant form, features and detailing are not obscured.” Currently, the Kansas State Historic Preservation Officer, who administers the National Register program in Kansas, does not count buildings with non-historic siding as contributing properties to a National Register District. However, such properties might be upgraded to contributing status (and therefore qualify for rehabilitation tax credits) if the non-historic siding is removed and original siding remains intact underneath. Because many of the properties in the survey area may retain their original siding under non-original siding, the survey utilized a “Poor+” integrity rating to identify these properties when they retained all other significant features and detailing of their architectural style or property type as delineated below.

- The majority of the building’s openings are unaltered or are altered in a sensitive and appropriate manner, using similar materials, profiles, and sizes as the original building elements;
- Design elements intrinsic to the building’s style or property type are intact;
- Significant decorative elements are intact;
- With the exception of wall cladding, the overall feeling or character of the building for the time period in which it was erected is intact. Changes over a period of time are sympathetic and compatible to the original design in size, scale, massing, and materials; and
- Additions to a secondary elevation are in an appropriate manner, respecting the materials, scale, and character of the original building design.

Identification and mapping of these properties, especially in the context of the historic integrity of adjacent properties, will assist property owners, City planning staff, and state preservation staff in developing funding and targeting future evaluation and protection programs to include properties that have the potential to contribute to historic districts and that merit preservation.

NATIONAL REGISTER ELIGIBILITY STATUS

The physical characteristics and historic significance of the overall property provide the basis for evaluating component resources. Related information about each resource, such as date of construction, function, associations, and physical characteristics apply to the significance of the overall property.

The consultants analyzed data relating to the historic architectural integrity and historic significance of each property within the survey area to begin to identify contiguous districts, discontinuous thematic resources, and individual properties that appear to minimally meet National Register criteria. The evaluation utilized the following categories to assist in formulating the management recommendations emanating from survey.

- **Not Eligible** applies to those properties that are not individually eligible or do not contribute to the significance of a potential district due to lack of historic/architectural integrity or because they do not clearly represent associations with established historic context(s).
- **Individually Eligible** applies to those properties that retain a high degree of historic architectural integrity and clearly represent associations with established historic context(s).
- **Contributing to a District** applies to a property that possesses historic integrity and is located adjacent to or near other similar properties that share the same historic context(s). Because of their historical/architectural integrity, these properties have the potential to add to the historic associations and historic architectural qualities for which a streetscape, neighborhood, or area is significant because it was present during the streetscape, neighborhood, or area's period of significance and relates to its documented significance. A National Register District possesses a significant concentration, linkage, and/or continuity of sites, buildings, structures, or objects that are united historically or aesthetically by plan or physical development. Contributing properties do not have to be individually distinctive, but must contribute to a grouping that achieves significance as a whole within one or more historic contexts. The majority of the components that add to a district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole. A property that independently meets National Register Criteria can be considered as a contributing property to a district if it has associations with the district's areas of significance.

- **Non-contributing to a District** applies to properties that no longer possess historical architectural integrity due to alterations, disturbances, additions, or other changes that render them incapable of yielding important information about a period of significance; or do not independently meet the National Register criteria.
- **Less Than Fifty Years of Age** applies to properties that are less than fifty years in age. The National Register Criteria for Evaluation exclude properties that achieved significance within the last fifty years unless they are of exceptional importance. Fifty years is a general estimate of the time needed to develop historical perspective and to evaluate significance.