



Monday, April 22, 2024

12:00 PM

Historic Preservation Resource Commission (Certified Local Government)
Veterans Room, Memorial Hall
410 N Penn Avenue, Independence, KS 67301

I. CALL TO ORDER

II. MINUTES

- a. Consider approval of the March 25, 2024 minutes.

III. ACTION ITEMS

- a. Consider approval of window replacement at 112 West Laurel Street
- b. Consider approval of window design for Kusiak Law Firm so an application for tax credits can be initiated.
- c. Consider the nomination of Prairie Oil and Gas Company Building at 200 Arco Place for the National Register of Historic Places.
- d. Consider approval of the Historic Plaque Program.
- e. Consider approval of a mural at 320 N. Penn Ave

IV. DISCUSSION

- a. Discussion of the MPAC remodel project exterior wall.
- b. Discussion of the downtown streetscape project.
- c. Kansas Historic Preservation Conference on May 15-17, 2024.

V. ADJOURNMENT



**REQUEST FOR HISTORIC PRESERVATION RESOURCE
COMMISSION (CERTIFIED LOCAL GOVERNMENT)
ACTION
CITY OF INDEPENDENCE
APRIL 22, 2024**

Department Admin

Prepared By David Cowan

AGENDA ITEM Consider approval of the March 25, 2024 minutes.

SUMMARY RECOMMENDATION City Staff recommends approval of the minutes.

BACKGROUND Brea Sanford has prepared the minutes of the March 25, 2024 meeting for your review and approval.

SUGGESTED MOTION I move to approve the March 25, 2024 meeting minutes.

SUPPORTING DOCUMENTS

1. 03252024IHPRCMeetingMinutes

March 25, 2024
Historic Preservation Resource Commission
Special Meeting Minutes

Members Present: Darin Axthelm, Brea Sanford, Tim White, Jason Rutledge, Brett Richards

City Staff: David Cowan

Ex Officio: Tabatha Snodgrass, Lisa Wilson

Visitors: Bob Miller, Miranda Bruening

Absent: Gary Hogsett, Bill Gour

Darin Axthelm called the meeting to order.

Members went over the February 26, 2024 minutes. Brea Sanford made a motion to approve the minutes as read. Brett Richards seconded the motion and all were in favor.

Action Items

a.) Certificate of Appropriateness for 320 North Pennsylvania Avenue

Independence business owner Bill Miller approached the Committee asking for approval for a mural to be painted on the northern side of his building. Miller's building is a non-contributing building. The mural, Miller states, will welcome visitors to Independence with a retro look back at downtown Independence. The wall in question is 15 feet by 50 feet. Miller asked for IHPRC approval to apply for a grant but not for the design, as they have to get the grant in order to finalize the design. Jason Rutledge moved to approve the application to move forward with the grant proposal with final acceptance contingent on the design of the mural. Tim White seconded the motion and all were in favor.

b.) Historical Designation Plaques

The Commission discussed the birth of the downtown Historical Plaques and came to the conclusion that the application must include as much information as possible, including photographs, for consideration. David Cowan suggested that each application be assessed a fee to help with the cost of the production of each plaque.

Brea Sanford suggested that a QR code be affixed to each plaque that will lead to the City website where the history is told of each building.

It was reiterated that the home or building in question has to be on the local, state or national register of historic sites.

c.) Certificate of Appropriateness for 117 West Main Street

Miranda Bruening came forward to explain the many items that need to be addressed on the aging building that used to house Vintage Steakhouse. The building is considered a contributor to the downtown historic district. The roof needs to be

replaced, as there are numerous holes and leaks that have led to water damage inside the structure; also, the windows need to be addressed as they are also letting water in. As such, the Commission must approve the Certificate of Appropriateness so the work can begin. Bruening shared that they have applied for and received one grant from the Heritage Trust Fund for \$90,000 and the project has also been awarded a \$25,000 downtown grant. The owner of the building will have to pay \$40,000 as a match for the grants. A motion was made by Tim White to approve the Certificate of Appropriateness. Brea Sanford seconded the motion and all were in favor.

Discussion

a.) Streetscaping Downtown

David Cowan explained that due to a recent ADA complaint, the City Commission has approved the replacement of stop lights at the Myrtle and Laurel intersection, which will lead to changes in the downtown streetscape. To make sure that they address the ADA concerns, the City must update all curb ramps to current standards. Doing so to safely and effectively address these concerns, the brick in these areas would more than likely need to be removed. City Staff has been looking at replacement opportunities including stamped concrete and textured brick. The Committee will be addressing these changes as they come to them. Also discussed were the placement of large flower pots to replace the trees that will have to be removed in order to install the stop signs. Cowan stated that City Staff is still working on trying to come up with design options, but he wanted to make sure the issue was on the radar of the Commission.



**REQUEST FOR HISTORIC PRESERVATION RESOURCE
COMMISSION (CERTIFIED LOCAL GOVERNMENT)
ACTION
CITY OF INDEPENDENCE
APRIL 22, 2024**

Department Admin

Prepared By David Cowan

AGENDA ITEM Consider approval of window replacement at 112 West Laurel Street

SUMMARY RECOMMENDATION The IHPRC should ensure the decision is based on the Secretary of the Interior's Standards for rehabilitation.

BACKGROUND Gregg Webster has submitted a Certificate of Appropriateness for 112 W. Laurel, along with a request for window replacements. Tabatha Snodgrass and Miranda Bruening will represent Gregg and present at the meeting. Please find attached the rendering, application, and photo.

The IHPRC should ensure the decision is based on the Secretary of Interior's Standards for Rehabilitation. Standards 2,5,6 and 9 are applicable in this case. Those standards are as follows:

- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- (9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

SUGGESTED MOTION Motion Options:

- 1. I move to approve the certificate of appropriateness for the window design presented at the meeting.
- 2. I move to deny the certificate of appropriateness for the window design based on the Interior's Standards for Rehabilitation requirements.

SUPPORTING DOCUMENTS

- 1. CERTIFICATE OF APPROPRIATENESS APPLICATION
- 2. Historic Photo

City of Independence Kansas
Independence Historic Preservation and Resource Commission

A. APPLICANT INFORMATION

Name of Applicant: Gregg + Sandra Webster Rev. Trust
Mailing Address: 3130 Terra Vista Dr. Independence KS 67301
(Street) (City) (State) (Zip)
Telephone Number: 620-330-3120 Email: gswebbie1@gmail.com

Is the Applicant an: ☐ Individual, ☐ Corporation, ☐ Partnership, ☒ Other Trust

If the Applicant is a corporation or partnership, a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership must be attached.

Relationship of the applicant to the property: ☒ Owner, ☐ Tenant or Lessee, ☐ Purchaser under contract
(with consent of owner, ☐ Other (please specify) _____)

If the applicant is not the owner of the property in question, the applicant must submit an affidavit with the owner(s) authorization to proceed with this process.

B. PROPERTY OWNER INFORMATION

☒ Check here if same as applicant. If the owner is not the applicant, please complete the following:

Owner's Name: _____
Address: _____
Telephone Number: (____) _____ Email: _____

C. PROPERTY INFORMATION

Street Address: 112 W Laurel Independence, KS 67301
Block Number(s): 18; Lot Number(s): 14 + 15
Zone of Property: Retail/Business

Have all municipal taxes due as of the date of this Application been paid? ☒ Yes ☐ No

If no, please explain: _____

[This Space for Official Use Only]

DATE THIS APPLICATION WAS FILED WITH THE CITY _____

DATE THE REPORT OF THE COMMISSION WAS SUBMITTED TO THE CITY _____

THE APPLICATION IS DETERMINED TO BE COMPLETE THIS _____ DAY OF _____

INDEPENDENCE HISTORIC PRESERVATION OFFICER

D. CONSULTANT INFORMATION

Name, profession, complete address, telephone and email address of attorney, architect or other consultant representing applicant:

Gregg Webster - 620-330-3120

E. CHANGES PLANNED

Is a change of use planned for this property? If yes, indicate old and new uses. ☐ Yes ☒ No

Business office as before

Indicate the category of work contemplated [check each appropriate description]:

Demolition ☐

Relocation ☐

Change to exterior appearance ☒ Addition or new construction ☐

Describe in narrative form the nature of the work contemplated. Use additional sheets if necessary:

New Windows, several of windows have rotted
Appearance of building when completed will be
more like it was originally (Per Picture).

Please attach to this application any additional materials that pertain to the nature of the intended work, such as photographs, diagrams, architectural drawings, or specifications. Also, please include, where available, any historical documentation or photographs that supports the planned restoration and/or rehabilitation activity.

F. CERTIFICATION BY APPLICANT

I hereby certify that, as of the date I signed this application, I am a legal or equitable owner of the property described herein, or I am an authorized officer or principal of said owner. I further certify that if there are other legal or equitable owners of said property, I have identified them herein. I further certify that the contents of this Application are complete, accurate and true.

Applicant's Signature: _____
Printed Name: Gregg S. Webster
Title: Owner
Date: 3/25/2024 [If signing for Applicant]

NOTE: SEE INSTRUCTIONS TO APPLICATIONS, PARAGRAPH 9, FOR IMPORTANT NOTIFICATION REQUIREMENT THAT APPLIES TO ALL APPLICATIONS.

The IHPRC shall review the application for a certificate of appropriateness and determine whether issuance of a certificate of appropriateness should be approved or denied within 45 days of receipt of the application.

[This Space for Official Use Only]

APPLICATION TIMETABLE

1. Date application submitted _____
2. Date application is deemed complete _____
3. Date by which applicant must be notified that application is complete and that hearing has been scheduled _____
4. Hearing date _____
5. Date Commission's decision is due (within 45 days of App) _____





**REQUEST FOR HISTORIC PRESERVATION RESOURCE
COMMISSION (CERTIFIED LOCAL GOVERNMENT)
ACTION
CITY OF INDEPENDENCE
APRIL 22, 2024**

Department Admin

Prepared By David Cowan

AGENDA ITEM Consider approval of window design for Kusiak Law Firm so an application for tax credits can be initiated.

SUMMARY RECOMMENDATION City Staff recommends the IHRPC bases their decision on the Secretary of the Interior's Standards for Rehabilitation.

BACKGROUND Miranda Bruening and Tabatha Snodgrass, representing Kusiak Law Firm at 113 S. 8th Street, contacted the City. The building, constructed in 1916, originally served as a photo studio owned by Hannah Scott. In 1930, Hannah Scott's nephew joined her, and they were last listed as Associates in 1947. The building, characterized by its rectangular shape and projecting central entrance, is currently owned by the Kusiak Law Firm. Miranda is requesting approval from the IHRPC for new windows that replicate the historical appearance, enabling her to initiate the tax credit process. Joslyn is also doing tuck pointing and roof replacement and Miranda will review these projects and answer your questions.

The IHRPC should ensure the decision is based on the Secretary of the Interior's Standards for Rehabilitation. Standards 2, 5,6 and 9 are applicable in this case. Those standards are as follows:

- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- (9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

SUGGESTED MOTION Motion:

1. I move to approve the window design for 113 S. 8th Street.
2. I move to deny the request for the window design for 113 S. 8th based on the Secretary of the Interior's Standards for Rehabilitation.

SUPPORTING DOCUMENTS

1. Kusiak Law office - Window Replacement
2. mycopier2@gbeinc.com_20240416_142543
3. NATIONAL REGISTER LISTING
4. KHRI PAGE

From: [Miranda Bruening, NCIDQ](#)
To: [David Cowan](#)
Cc: [Joslyn M. Kusiak](#); indyksmnst@gmail.com
Subject: Kusiak Law office - Window Replacement
Date: Tuesday, April 16, 2024 2:21:40 PM
Attachments: [image002.png](#)
mycopier2@gbeinc.com 20240416_142543.pdf

David – Joslyn is looking at replacing her windows in her building 113 S. 8th like the other project we are working on. We want to get this in front of the IHPRC committee (noon on the 22nd) for approval / discussion. Does Joslyn need to be there or can Tab/I talk on her behalf as she has court that day.

All we are asking for is approval to move forward with replacement back to historical look to be able to go after the tax credits. So it will be fully historical and correct. Images attached of historic look and current. There are a few questions that Joslyn, Tab and I will work through prior to the meeting but wanted to get this in front of you asap.



Thanks,



113 South 8th

Scott Studios



8. Scott Photo Studio/Kelly Law Office

Contributor

113 S. 8th

This building was built in 1916, and was owned by Hannah Scott. It was originally used as a photo studio. A foundation for this building was shown in July, 1916. The structure was constructed for the Scott Photography Studio. Hannah Scott first worked as Al Brown's photo assistant from 1893 until 1898 in the Stone Front Studio. In 1898 she established her own studio on the second floor of a commercial building at 121 N. Penn. About 1930 her nephew, Hugh M. Scott, joined the business. The two Scotts were listed as associates until 1947.

It is a detached commercial building in a rectangular shape with a projecting central entrance. It is one story with three bays. It is constructed of tan brick, and has a flat roof and parapet. It has smooth-cut windowsills, a front projecting cornice with modillion molding, and brick eave detailing on the sidewalls. Considerable improvements have been made to the front, including new windows. Today the building is owned by Attorney William Kelly and is a law office.



125-2670-00018
Scott Photo Studio
113 S 8TH ST
Independence



LOCATION:

County: Montgomery

Address: 113 S 8TH ST

Address Remarks:

City: Independence

Zip: 67301

Parcel ID: 099-31-0-20-20-013.00-0

Legal Description: Section 31 Township 32S Range 16E

Legal Description Remarks: ORIG PLAT, N 65' LTS 17 & 18 BLK 56

Latitude, Longitude 1: 37.222672 -95.708381

Latitude, Longitude 2:

Latitude, Longitude 3:

Latitude, Longitude 4:

Datum: WGS84

DESCRIPTION:

Historic Name: Scott Photo Studio

Alternate Name: Kelly Law Office

Historic Function: Commerce/Trade

Subcategory: Professional

Historic Function Remarks: A foundation for this building was shown in July 1916. The structure was constructed for the Scott Photography Studio. Hannah Scott first worked as Al Brown's photo assistant from 1893-1898 in the Stone Front Studio. In 1898 she established her own studio on the second floor of a commercial building at 121 N Penn. About 1930 her nephew, Hugh M Scott, joined the business. The two Scotts were listed as associates until 1947.

Present Function: Commerce/Trade

Subcategory: Professional

Present Function Remarks: 1987: KIND Radio

Residential/Commercial/Religious Style: Commercial Style

Secondary Style: Late 19th & 20th Century Classical Revival

Barn Type: Not Applicable

Bridge Type: Not Applicable

Landscape Type:

Physical Description/Remarks: Detached commercial building, rectangular with projecting central entrance, one story, three bays. Constructed of tan brick, flat roof with parapet. Tripartite front windows with translucent transoms, modern metal entrance door, glass block in one window each side. Decorative elements include smooth-cut stone sills, a front projecting cornice with modillion moulding, and brick eave detailing at side walls.

Plan Form: Rectangle

Commercial Building Type: One-Part Commercial Block

Roof Form: Flat with Parapet

Stories: 1

Condition: Good

Principal Material: Brick

Condition Remarks:

Architect/Designer/Builder: Unknown

Year of Construction: 1916

Certainty: Estimated

Date Notes:

General Remarks:

Ancillary Structures: None

Ancillary Structure Remarks:

REGISTER STATUS:

Listed in State Register: Contributing

Date of State Listing:

Listed in National Register: Contributing

Date of National Listing: 07/19/2006

Historic District: Independence Downtown Historic District

Demolished:

Date Demolished (if applicable):

Potentially Eligible for National Register:

Register Status Remarks:

Thematic Nomination (MPDF):

National Historic Landmark:

SURVEY INFORMATION:

Survey 1

Survey Project Name: Independence - Main Street Survey (1988)

Sequence Number: 011

Surveyed By: Nimz, Dale

Survey Date: 12/01/1987

IMAGES & DOCUMENTS



113 S 8th St. East elevation. 1987.



**REQUEST FOR HISTORIC PRESERVATION RESOURCE
COMMISSION (CERTIFIED LOCAL GOVERNMENT)
ACTION
CITY OF INDEPENDENCE
APRIL 22, 2024**

Department Admin

Prepared By David Cowan

AGENDA ITEM Consider the nomination of Prairie Oil and Gas Company Building at 200 Arco Place for the National Register of Historic Places.

SUMMARY RECOMMENDATION City Staff recommends approval of the nomination.

BACKGROUND The owner of Prairie Oil and Gas Company Building at 200 Arco Place has requested the building be placed on the National Register of Historic Places. SHPO is requesting the local CLG review the nomination and the significance of the building, its relationship to the proposed criteria or areas of significance, the merits of listing this resource in the NRHP, and any other issues that the SHPO Officer should consider in their review of the nomination.

SUGGESTED MOTION I move to approve the nomination of Prairie Oil and Gas Company Building at 200 Arco Place for the National Register of Historic Places.

SUPPORTING DOCUMENTS

1. KS_MontgomeryCo_PrairieOilandGas_clg_draft
2. CLGresponse_report_for_nominations_fillable
3. ks_montgomeryco_prairieoilandgas_clg_notice
4. KS_MontgomeryCounty_PrairieOilandGasBuilding_001
5. KS_MontgomeryCounty_PrairieOilandGasBuilding_002
6. KS_MontgomeryCounty_PrairieOilandGasBuilding_003
7. KS_MontgomeryCounty_PrairieOilandGasBuilding_004
8. KS_MontgomeryCounty_PrairieOilandGasBuilding_005
9. KS_MontgomeryCounty_PrairieOilandGasBuilding_006
10. KS_MontgomeryCounty_PrairieOilandGasBuilding_007
11. KS_MontgomeryCounty_PrairieOilandGasBuilding_008
12. KS_MontgomeryCounty_PrairieOilandGasBuilding_009
13. KS_MontgomeryCounty_PrairieOilandGasBuilding_010
14. KS_MontgomeryCounty_PrairieOilandGasBuilding_011
15. KS_MontgomeryCounty_PrairieOilandGasBuilding_012
16. KS_MontgomeryCounty_PrairieOilandGasBuilding_013
17. KS_MontgomeryCounty_PrairieOilandGasBuilding_014
18. KS_MontgomeryCounty_PrairieOilandGasBuilding_015
19. KS_MontgomeryCounty_PrairieOilandGasBuilding_016
20. KS_MontgomeryCounty_PrairieOilandGasBuilding_017
21. KS_MontgomeryCounty_PrairieOilandGasBuilding_018

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

Historic name	<u>Prairie Oil & Gas Building</u>
Other names/site number	<u>Sinclair Oil Building, ARCO Building, KHRI # 125-2670-00159</u>
Name of related Multiple Property Listing	<u>N/A</u>

Street & number					200 Arco Place (300 West Myrtle Street)			not for publication											
City or town					Independence			vicinity											
State		Kansas		Code		KS		County		Montgomery		Code		125		Zip code		67301	

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this x nomination request for determination of eligibility meets the documentation standards
for registering properties in the National Register of Historic Places and meets the procedural and professional
requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this
property be considered significant at the following level(s) of significance:

 national statewide X local Applicable National Register Criteria: X A B C D

Kansas State Historical Society
State or Federal agency/bureau or Tribal Government

Title	State or Federal agency/bureau or Tribal Government
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Signature of the Keeper _____ Date of Action _____

Prairie Oil and Gas Company
Name of Property

Montgomery County, Kansas
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

☒	private
☐	public - Local
☐	public - State
☐	public - Federal

Category of Property

(Check only **one** box.)

☒	building(s)
☐	district
☐	site
☐	structure
☐	object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/ TRADE: business

Current Functions

(Enter categories from instructions.)

VACANT/ NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS:

Beaux Arts Classicism

MODERN MOVEMENT: Moderne

Materials

(Enter categories from instructions.)

foundation: CONCRETE/STONE: Limestone

walls: BRICK

roof: SYNTHETIC

other: METAL: Structural Steel

Prairie Oil and Gas Company
Name of Property

Montgomery County, Kansas
County and State

Narrative Description

Summary

The Prairie Oil & Gas Building is in Independence, Kansas, at the west end of the downtown business district at 200 Arco Place (formerly 300 W. Myrtle Street). Kansas City Architects Madorie and Birdsall designed the original H-shaped five-story building in the Beaux Arts style in 1916. The 1916 block faces south on Myrtle Street between N. Ninth (now Arco Place) and N. Tenth Street. Prairie Oil & Gas Company constructed an addition on the north side of the original east wing in 1928, extending the building north along N. Ninth Street (Arco Place) to Laurel Street to give the building its current L-shaped plan. Historic photos and press accounts of the building's construction indicate that the building is structural-steel and reinforced concrete resting on a concrete foundation, faced with limestone. At the time of construction, the upper stories were faced with light-colored brick and each story of each bay featured an arched triple window unit. An elaborate buff terra cotta cornice topped all building elevations.

Prominent Kansas architect Joseph W. Radotinsky designed a renovation between 1959 and 1963 that transformed the building exterior to its current Modernist appearance. Sources vary on the exact construction dates, but the building was extensively modernized in 1950s and early 1960s. Radotinsky's renovations included removal of the terra cotta ornamentation of the 1916 and 1928 facades and installation of green porcelain enamel panels in the vertical space between banks of pivoting metal sash windows. The project also included replacement of the terracotta cornice with a simple blond brick parapet and installation of a porcelain enamel canopy above the fifth-story windows. Radotinsky redesigned the entrance at the center of the 1928 wing's east elevation, which reoriented the building's primary façade to face east onto Arco Place. Prairie Oil & Gas Company constructed the original building between 1915 and 1916 to serve as their company headquarters. The company added the 1928 addition to accommodate significant growth and the relocation of assets from Denver in 1927.¹ Prairie Oil & Gas and its holdings merged with Sinclair Consolidated Oil Corporation (Sinclair Oil) in 1932.² Sinclair Oil modernized the original building including the recladding of the exterior walls, redesign of the entrances, and renovation of the east lobby. The renovation, led by Sinclair, reflected the changing needs of the business and the prevailing architectural trends of the time. Currently vacant, the condition of the building is somewhat deteriorated, though many of its historic character-defining features remain intact. Some windows have broken panes of glass, entrance doors are covered in plywood and some water damage has occurred to the interior. Despite its lack of use, the building retains excellent integrity from the period of significance and effectively communicates its association with the history of the petroleum industry in Independence.

Elaboration

Exterior

1916 South block (Photos 1& 3)

The original 1916 building is a five-story H-shaped block with a raised basement. The building has a structural steel frame and is clad in blond brick. The primary elevation faces south on Myrtle Street and consists of two

¹ R.L. Wells, "Oil and Independence", undated," 8. Curtesy of the Independence Historical Museum

² "Oil and Independence", 8.

Prairie Oil and Gas Company
Name of Property

Montgomery County, Kansas
County and State

symmetrical wings and a recessed courtyard. A concrete stair with metal railing and stone sidewalls leads to the south entrance within the courtyard. The south entrance was the original main entrance of the 1916 building, before the 1928 addition reoriented the building east. Three rectangular door openings pierce a concrete entrance vestibule that features black marble panels and decorative aluminum grills above the openings. Plywood covers the openings on the exterior, though metal and glass doors dating to the 1959-1962 renovation remain underneath the boards. Square window openings infilled with stone or plywood line the concrete and limestone basement level. Triple units of pivoting metal sash divide each of the projecting side wings into three bays. Green porcelain enamel panels fill the vertical space between each of the five stories and a canopy of the same material and color caps the fifth story at the roofline. The three bays above the centered entrance contain a block of four windows of the same type, separated by porcelain enamel panels. Although not original to the 1916 construction of the south wing, the windows, decorative panels, and canopy date to the later renovation and are historic. The west elevation and the west side of the north elevation continue the same window configuration and design that divide the exterior walls into structural bays. The north elevation faces an internal courtyard and is more utilitarian in design, apart from the west section. Plywood covers the entrance to an internal egress stair immediately east of the elevator shaft. Vertical bi-parting freight doors pierce the east side of the north elevation, and a second metal slab door provides basement access on the west end of the elevation. Pairs of infilled rectangular window openings at the center of the north elevation indicate the location of the elevator shaft and paired metal windows flank the central openings. Simple light colored terra cotta caps the windows, and the openings have simple stone sills. The 1928 addition projects from the east end of the north elevation.

1928 East block (Photos 4,5 & 6)

The 1928 addition projects from the northwest wall of the 1916 block, giving the building its current L-shaped plan and extending the footprint north along Arco place towards Laurel Street. The 1928 addition matches the 1916 block's structural steel frame and blond brick cladding and continues the same decorative treatment. The centered entrance steps beyond the north and south wings of the east elevation, which now serves as the building's primary façade. A paved semi-circular drive leads to a concrete canopy supported by boomerang-shaped columns that shelters the main (east) entryway. Two sets of paired aluminum and glass doors with transoms fill the opening. Plywood covers the opening, but the configuration described here is intact underneath. Black marble panels frame the entrance, curving away from the exterior walls of the building. Adhesive and staining from earlier signage, removed at an unknown date, is visible on the marble above the canopy. A stylized metal grill fills a rectangular window opening to the north of the entrance. A window opening to the south of the entrance has been converted to an accessible pedestrian entrance accessed by a concrete ramp with metal railing. This alteration occurred during or after the Sinclair Oil renovation that resulted in the building's present Modernist appearance. Square window openings infilled with stone or plywood line the concrete and limestone basement level. Triple units of pivoting metal sash divide each of the end wings into five bays. Green porcelain enamel panels fill the vertical space between each of the five stories and a canopy of the same material and color caps the fifth story at the roofline. The north elevation and the north side of the west elevation have four bays each that contain windows of the same configuration and design. These elevations also have green enamel panels and a fifth-story canopy. The remaining central section of the east block's west elevation faces the interior courtyard and matches the simplified design of the south block's north elevation. A metal slab door under a blond brick canopy provides access to an internal egress stair at the center of the elevation. Pairs of infilled rectangular window openings in the center of each story indicate the location of the elevator shaft and paired metal windows flank the central openings. Simple light colored terra cotta caps the windows, and the openings have simple stone sills. Green porcelain enamel panels infill divided transoms above these window openings. The south end of the north elevation abuts the 1916 block.

Prairie Oil and Gas Company
Name of Property

Montgomery County, Kansas
County and State

Interior

On the interior, both sections of the building have undergone alterations to accommodate various tenants. These alterations are largely confined to secondary office spaces, however, and leave the public corridors, stairwells, and elevator lobbies in their historic condition. Each wing of the building has a centered entrance vestibule that is connected to an elevator lobby by an open set of stairs. A central corridor running the length of each block of the building (east to west in the original 1916 south block and north to south in the east 1928 block) organizes offices, restrooms, and utility spaces on all five floors. The fifth-floor corridor has new drywall and carpet in both sections of the building. Central corridors on the first through fourth floors all retain significant amounts of historic marble wainscot and floors, wood trim, original wood doors, and glass partitions. In addition to the configuration and finishes of the corridors, other interior intact character-defining features include the original 1916 south lobby with marble-clad walls and classical molding, and the historic east lobby with wood panel walls, terrazzo floors, and geometric railings on the entrance stair dating to Radotinsky's renovation. Historic stairwells with metal treads and railings remain at the west end of the south block, the north end of the east block and the mid-point of the building where the two sections intersect. Historic elevator doors also remain in the first-floor lobbies.

South Lobby (Photos 11 & 12)

The south lobby retains excellent material and design integrity dating back to the building's original 1916 construction. The recessed main entryway pierces the south wall and leads into a white marble-clad vestibule enclosed within the open volume of the lobby's interior space. An open stairway, with marble treads and side walls, and a wood railing connects the vestibule to the main lobby level where the elevators are on the north wall. A historic mail chute is attached to the wall immediately west of the elevator doors. Despite some deterioration and water damage, the lobby retains its white marble-clad walls, cream-colored marble floors and elaborate plaster ceilings with classical details. Pairs of openings at the south end of the east and west walls lead to office spaces and reception rooms. To the east and west of the elevators the lobby connects to the central corridor.

East Lobby (Photos 13, 14 & 15)

The 1928 design of the east lobby is unknown, though the overall configuration continues to match the 1916 south lobby. In its current condition, the east lobby retains excellent material and design integrity dating to Joseph W. Radotinsky's renovation between 1959 and 1963. The recessed main entryway pierces the east wall and leads into an aluminum and glass vestibule with marble side walls and terrazzo floors. A curved roof encloses the vestibule within the main volume of space. Two paired aluminum and glass doors lead from the vestibule to an open stairway with terrazzo treads, marble sidewalls and distinctive geometric metal and wood railings. The stairway connects the vestibule to the main lobby level where the elevators are on the west wall. Despite some deterioration, the lobby retains its smooth plywood panel walls and acoustic tile ceilings with integrated lighting. Laminate covers the floors, though historic marble appears to remain underneath. Several metal and glass display cases and a wall mounted clock, likely dating to the 1960s, remain on the west walls. To the north and south of the elevators, the lobby connects to the central corridor.

Integrity

The Prairie Oil & Gas Building retains historic integrity despite some alterations over the course of its tenure as headquarters and office space for Prairie Oil & Gas Co., Sinclair Oil, and ARCO. The building remains in its historic location on the west end of the downtown Independence, Kansas commercial district. Despite some vacant lots and new construction, the historic setting of the building is intact as the surrounding blocks retain

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historic commercial and institutional buildings that date to the era of construction. Standing five-stories tall and filling most of a city block, it was designed to be a standalone building just outside the densely commercial downtown which is defined mostly by smaller two- or three-story commercial buildings. The scale and style of the building is befitting of a corporate headquarters and is indicative of the influence of the oil and gas industry on the city's development from the turn of the twentieth century. The alterations, notably the 1928 addition and a later renovation that modernized the exterior and redesigned the east lobby, have gained historic significance in their own right. The building retains integrity of design, materials, and workmanship, and reflects the evolution of Prairie Oil & Gas Company and the related changes in building ownership during the building's active years. Through its central location, combination of Beaux Arts and Modernist design, and large scale and footprint, the building retains the feeling of a prominent corporate headquarters referred to in 1916 as a "veritable beehive of industry"³ and its association with the oil and gas industry which was integral to the development of the city of Independence.

³ "Prairie Forces Now at Home in Magnificent New Building: Public Reception Some Time in Few Weeks." *The independence Reporter* July 7th, 1916,1.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☐ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- | | |
|--------------------------|--|
| ☐ | A Owned by a religious institution or used for religious purposes. |
| ☐ | B removed from its original location. |
| ☐ | C a birthplace or grave. |
| ☐ | D a cemetery. |
| ☐ | E a reconstructed building, object, or structure. |
| ☐ | F a commemorative property. |
| ☐ | G less than 50 years old or achieving significance |

_____ within the past 50 years.

Areas of Significance

COMMERCE

Period of Significance

1916-1969

Significant Dates

1916, 1928, 1963

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Madorie and Birdsall

Radotinsky, Joseph W.

Period of Significance (justification)

The period of significance begins in 1916 when the original south block of the building was completed for the headquarters of Prairie Oil & Gas Company. It extends through the 1928 addition that reflects the growth of the company throughout the Oil boom beginning at the turn of the twentieth century. It includes the modernization campaign in the 1950s and 1960s. The period of significance ends in 1969 when Atlantic Richfield Company (ARCO) moved into the building and it became the regional headquarters for a large national corporation.

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Criteria Considerations (justification) N/A

Narrative Statement of Significance

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Summary

The Prairie Oil & Gas Building is locally significant under Criterion A in the areas of Commerce for its association with Prairie Oil & Gas Company and the significant role the oil and gas boom from 1901 to 1929 played in the development of the city of Independence, Kansas. The building's 1916 design and construction, its 1928 expansion, and modernization campaign in the 1950s and 1960s, all of which can still be seen in the building's condition today, reflect the evolution of Prairie Oil & Gas Company and its contributions to the City's development history. The scale and architectural detail of the building indicate the importance of the company to the town's development from the time it was built until the final changes were made to the building in 1963. By 1969, the building was a regional headquarters for the ARCO and although it was still important to Independence's economy, its local significance declined. The building's intact material and design integrity continue to illustrate how the resources of the oil and gas industry shaped the downtown commercial district of Independence.

Elaboration

Independence, Kansas and the Oil and Gas Industry

At the time of its founding in 1871, agriculture was the primary economic activity driving the local economy of Independence, Kansas. The population reached a height of approximately 3,000 by the end of the 1870s.⁴ Through the 1890s, it was a market town serving the surrounding farming communities. By the turn of the century, the city was one of the "best equipped in the state so far as public improvement were concerned,"⁵ stemming from the discovery of oil and gas resources in southeast Kansas and the related industrial development that followed. Independence was ideally situated in the southeastern part of the state to become the commercial and manufacturing center of the Kansas oil and gas fields. The downtown commercial district saw rapid development as wealth linked to the oil and gas industry poured into the city in the first decade of the twentieth century encouraged by an abundance of jobs, the construction of new worker housing, and flourishing social institutions that proliferated during this time. The population of Montgomery County, of which Independence had become the county seat, increased 71 percent between 1900 and 1910. The population of Independence was 6,208 in 1902 and more than doubled to 15,535 in 1907.⁶ By 1912, Independence was home to "a rubber factory, 3 glass factories, 2 ice factories, 2 iron plants, vitrified brick plant, paper mill, cracker factory, cotton twine factory, shirt factory, machine shops, foundries, candy factory, several oil refineries, extensive cement works and an electric light plant."⁷ By this time, there

⁴ Kristen Schodorf and Norman Chambers, National Register of Historic Places Inventory/Nomination Form. "Independence Downtown Historic District, Montgomery County, Kansas." July 19th, 2006, Updated April 15th, 2013.

⁵ Frank Wilson Blackmar, *Kansas A Cyclopedia of State History, Embracing Events, Institutions, Industries, Counties, Cities, Towns, Prominent Persons, Etc.* (Chicago: Standard Publishing Company, 1912), 898.

⁶ Nimz, Dale. "Cooks Hotel, Montgomery County, Kansas." National Register of Historic Places Inventory/Nomination Form. January 23rd, 2006.

⁷ Blackmar, *Kansas A Cyclopedia*, 898.

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were also four banks, two weekly newspapers and a hospital.⁸ Abundant oil and gas resources supported the explosive growth of industry which precipitated rapid development of housing, commercial buildings, and social institutions to support the growing population of Independence.

This rapid development continued into the 1920s, slowing only with the onset of the Great Depression. Most development in the downtown commercial district reflects this pattern of economic change. Ninety-six of the remaining buildings in the Independence Downtown Historic District were constructed between 1880 and 1920, with only 18 constructed after 1921.⁹ The 1930s saw many local industries struggle to keep pace with changing technology and the consolidation of many manufacturing plants and institutions at the regional level. It was at this time that Prairie Oil & Gas merged with Sinclair. The larger national effects of the Depression accelerated what was already a declining oil and gas boom, highlighting the vulnerabilities of a city whose economic structure was based on the extraction and processing of a finite natural resource.

Prairie Oil & Gas Company

Prairie Oil & Gas Company (Prairie Oil) was established in 1900. A year later, it took over the holdings of Forest Oil Company and operated out of Neodesha, Kansas.¹⁰ Initially a subsidiary of The Standard Oil Company, the arrival of Prairie Oil in the Kansas field drew prospectors, which precipitated the discovery of many new oil wells in the region.¹¹ Montgomery County oil area was expanded northwest and southeast of Independence, situating the city at the center of the Mid-continent oil fields as the boom years hit. At the urging of Adolph Carl Stich, influential Independence businessman and politician, Prairie Oil & Gas relocated its business headquarters to Independence's newly constructed Carl-Leon Hotel (The Stich building) in August of 1904.¹² From this location in downtown Independence, Prairie Oil & Gas continued to expand their influence and increase their oil holdings throughout the Midwest region. The company began construction of a pipeline to Kansas City, Missouri in October of the same year.¹³ Over the next ten years, the network of pipelines grew to include 2,610 miles of crude oil pipelines powered by twenty-six steam and diesel-powered pumping stations.¹⁴ As the pipeline system grew, the company identified the need for separate management of its oil transportation networks and larger business management entities. The Prairie Pipe Line Company incorporated in January 1915 and assumed ownership of Prairie Oil & Gas Company's extensive network of pipelines.¹⁵ The company commissioned the construction of the new Prairie Oil & Gas Building, across the street from their first Independence headquarters, the following year to provide adequate space for the growing workforce of both companies. Each of the entities moved into one wing of the building in July 1916, marking the beginning of a new era for Prairie Oil & Gas Company as they took a prominent place in the city's downtown commercial district in their state-of-the-art headquarters at 300 Myrtle Street. The nominated building was the central command center for all field operations in the region. Each batch moved through the pipeline system was monitored by in-office dispatchers. This communication was managed by a team of telephone and telegraph operators, stenographers, and administrative staff. The accounting department

⁸Blackmar, *Kansas A Cyclopedia*, 898.

⁹Schodorf and Chambers, "Independence Downton Historic District" Section 7, 3.

¹⁰R.L Wells, "Oil and Independence", undated," 3. Courtesy of the Independence Historical Museum

¹¹Blackmar, *Kansas A Cyclopedia*, 384.

¹²"The first 44 Years" in *The Sinclair Pipeliner*: (Independence, KS: Sinclair Oil & Gas Co. 1954), 6. Courtesy of the Independence Historical Museum.

¹³ Wells, "Oil and Independence",4.

¹⁴ "The first 44 Years" in *The Sinclair Pipeliner*,7.

¹⁵ "The first 44 Years" in *The Sinclair Pipeliner*,7; "Oil and Independence",6.

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managed the financial operation of transferring thousands of barrels of oil daily and the engineering department was responsible for the technology that kept this complex network functioning. Sales staff coordinated with station deliverymen to get products from the refinery to the customers. The building also housed executive offices and a legal department along with a maintenance and mechanical staff that supported the daily operations of the office.¹⁶

Sinclair-Cudahy Pipeline Company organized in 1916 while Prairie Oil & Gas settled into its new two-part business structure and the new headquarters building.¹⁷ Through a practice of acquiring depressed properties, small refineries, and untapped land leases, Sinclair steadily grew its stake in the oil industry over the next decade, all the while eyeing Prairie Oil as a competitor. Throughout the 1920s, Sinclair extended its pipeline network from East Texas to Oklahoma City and, by the end of the decade, into Coffeyville, Kansas roughly twenty miles south of Independence.¹⁸ As the Great Depression took hold, Sinclair sold off interests in other oil companies operating in the Mid-continent field to bolster the company against increasing economic challenges. This move eventually positioned Sinclair, operating under the name Consolidated Oil Corporation, to purchase the assets of the struggling Prairie Oil & Gas Company and Prairie Pipe Line Company in 1932. With completion of the merger on April 1st of that year, Sinclair controlled one of the largest crude oil pipelines in the world. This included 13,250 miles of line with a capacity of 200,000 barrels per day.¹⁹ By 1950, Sinclair Oil & Gas Co. occupied the nominated building as its regional headquarters in Independence, renamed it the Sinclair Building, and by the end of the decade, changed the address to 200 Sinclair Place. Sinclair initiated a modernization of the building to reflect its success in the oil business and dominance of the local industry.

The 1960s proved more challenging for Sinclair, however, and by 1969, Sinclair Pipeline Company completed a merger with Atlantic Richfield Company, which would eventually become ARCO Pipeline Company. The Sinclair Building became the ARCO Building and the address changed from 200 Sinclair Place to 200 ARCO place.²⁰ ARCO continued to operate out of the building at 200 ARCO place until 1994.²¹

The Prairie Oil & Gas building

Kansas City, Missouri Architects Madorie and Birdsall designed the original south block of the Prairie Oil & Gas Building while the Thompson-Starrett company of Chicago served as the contractor.²² The construction of the state-of-the-art building was a significant point of pride for the people of Independence and featured heavily in the local and regional press. Construction of the 75,000 square foot building took place between August 1915 and July 1916 at an estimated cost of \$200,000.²³ According to *The South Kansas Tribune*, the steel superstructure was set into "an excavation of 182 feet long and 97 feet wide."²⁴ Each of the building's five floors has steel columns on reinforced concrete footings, supporting reinforced concrete slabs on steel

¹⁶ "The Sinclair Building", *The Sinclair Pipeliner*, 23.

¹⁷ "The first 44 Years" in *The Sinclair Pipeliner*, 8.

¹⁸ Sinclair Oil History <https://www.sinclairoil.com/history/1930.html> (accessed September 12th, 2023)

¹⁹ Wells, "Oil and Independence", 9; Sinclair Oil History <https://www.sinclairoil.com/history/1930.html> (accessed September 12th, 2023)

²⁰ Polk's Independence City Directories 1959, 1967.

²¹ "Sinclair Pipeline Company is now ARCO" *The Wichita Eagle* July 9th, 1969, 25.

²² "New Prairie Office Building None Better in the State" *South Kansas Tribune*, March 8, 1916, 9.

²³ Untitled article, *South Kansas Tribune* September 22, 1915, 1. ; "Prairie Forces Now at Home in Magnificent New Building: Public Reception Some Time in Few Weeks", 1.

²⁴ Untitled article *South Kansas Tribune*, sept 22 1915, 1.

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beams. It took six weeks to erect the frame of the building and a vast amount of material that had to be transported to the site by rail car. To accommodate the scale of the operation, the contractor arranged for the construction of a spur track along the south side of the site along Myrtle Street, for efficiently delivering carloads of building materials. (Figure 7) They also fashioned a concrete mixing plant on the south side of the site.²⁵ The building's construction employed the latest in fireproof technology, including hollow tile on the interior sides of the exterior walls and extensive use of steel, concrete, brick, and terra cotta. The finished building comprised "about 500 tons of structural steel and about 100 tons of reinforced steel, about 2,000 cubic yards of concrete, about 125,000 face brick, 500,000 common brick and about 3,600 cubic feet of cut stone, and about 20,000 square feet of terra cotta"²⁶

The building's design incorporated every modern convenience including concealed wiring and conduit within the walls, modern light fixtures, and toilets and drinking fountains in both the east and west wings on all five floors. Some of these water fountains remain intact. A 2022 *Independence Daily Reporter* article describes it as, "bedecked in marble and sporting coveted electric lighting, it was a marvel of its time."²⁷ The offices were also equipped with "annunciator systems"²⁸ and private telephones. The switchboard was located west of the main entrance on the first floor. According to the press coverage, this technology connected the company nationwide and streamlined communication between offices within the large building. A 1916 *Independence Reporter* article indicates, "The main exchange is for use of the local system, while there is a switchboard for use of Bell lines, giving direct connection with any place in the United States."²⁹ Two oversized gas boilers in the basement supported the vapor vacuum heating system and electric fans were installed to keep the building cool in the summer months.³⁰ The mechanical and maintenance rooms to support these systems were located in the basement's west wing. The east wing of the basement featured a fully finished club and rest room "for the sole purpose of furnishing the many employees with everything that will add to their comfort and ease."³¹ Adjacent to the club room was a marble tile bath with shower stalls.

The building was officially placed in service in July of 1916, when Prairie Oil & Gas Company moved from their offices in the third-story annex of the Carl-Leon Hotel. The company was headquartered in the hotel annex from the time they relocated to Independence from Neodesha on August 6, 1904.³² The move to this purpose-built building followed the formation of the separate Prairie Pipe Line Company in January 1915, and allowed the necessary space to operate both businesses under one roof. *The Evening Star* reported that "Every foot of the five floors above ground is required for the accommodation of the men of the two big companies".³³ The building's H-shaped plan with symmetrical east and west wings joined by a central lobby was designed for dual business operations. The Prairie Pipe Line Company occupied the west wing of the building and Prairie Oil & Gas Company occupied the east wing. Each company had centralized access to the south facing lobby and the elevators that allowed smooth circulation between the five floors of office and executive spaces. The upper floors of each wing housed the offices of both companies facing south onto

²⁵"New Prairie Office Building None Better in the State"

²⁶"New Prairie Office Building None Better in the State"

²⁷ "Investigation Arco" the *Independence Daily Reporter* September 23rd, 2022.

²⁸"New Prairie Office Building None Better in the State"

²⁹"Prairie Forces Now at Home in Magnificent New Building"

³⁰ "New Prairie Office Building None Better in the State"

³¹"Prairie Forces Now at Home in Magnificent New Building"

³² Untitled article *South Kansas Tribune*, sept 22 1915,1.; "The first 44 Years" in *The Sinclair Pipeliner*: (Independence, KS: Sinclair Oil & Gas Co. 1954), 6. Courtesy of the Independence Historical Museum.

³³"Prairie Men Move Over Into their Palatial new Office Home" *The Evening Star* Jul 8, 1916.

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Myrtle Street. Each suite of offices was connected by adjoining reception rooms.³⁴ Many of these office suites are retained in the building's current layout, despite some changes to accommodate various tenants since the building's construction. The southeast corner of the fifth floor contained the Pipeline's "run counter room,"³⁵ where the sums owed for thousands of barrels of oil were reported daily. The southwest corner of the fifth floor contained a telegraph office, where eight operators received and transmitted information about the "daily runs of all wells throughout the entire Mid-continent."³⁶

Financial interests in Independence feared the business might move to Tulsa or Oklahoma City when the Prairie Pipeline Company organized in 1915 as a separate entity and the business expanded. In light of these concerns, the construction of the new Prairie Oil & Gas Building became a symbol of the company's commitment to the city of Independence and its growing industry influence at the national level. Press coverage of the announcement extensively reported on the city's pride in this continued association with a major player in industry. An article in the *Independence Daily Reporter* published July 7, 1916 proclaimed, "At last the hope of every citizen has been realized, the desires of every oil spectator in the Kansas-Oklahoma fields have been gratified. The handsome five-story home of the Prairie Oil & Gas Co. has been completed and Independence has become the permanent headquarters for the largest operating company in the Mid-Continent field."³⁷ The article goes on to refer to the building as "a reflection of the progress and advancement of the great southwest." A *South Kansas Tribune* article from September 22nd of the same year calls the building, "tangible evidence that the Prairie Oil & Gas company not only is yet an integral part of the state's marvelous resources but that its proposed to become a permanent fixture in the sunflower community."³⁸ The commissioning of the building in 1916 marked a transitional period in the company's history reflecting its continued growth and dominance in the oil industry and solidifying its place in the history of the development of Independence.

After more than a decade in the building, in February of 1927, Prairie Oil & Gas relocated producers and refiners from Denver to their Independence headquarters. Recognizing the need for more space to accommodate their growing business, they signed a contract on March 30, 1927 for construction of an east addition to the Prairie Oil & Gas Building.³⁹ The company also petitioned the city to build new housing to accommodate the growing workforce, linking the company's growth with increased development in town. The groundbreaking for the east wing was held on May 27, 1927, and construction was completed in March of 1928.⁴⁰ With the addition, the building increased to 137,957 square feet and accommodated approximately 500 workers.⁴¹ This workforce consisted of engineers, accountants, salesmen, lawyers, dispatchers and company executives. There was also a team of support staff that kept the state-of-the-art building functioning, including maintenance technicians, elevator operators, and an electrician.⁴²

³⁴"Prairie Forces Now at Home in Magnificent New Building"

³⁵"Prairie Forces Now at Home in Magnificent New Building"

³⁶"Prairie Forces Now at Home in Magnificent New Building"

³⁷"Prairie Forces Now at Home in Magnificent New Building"

³⁸Untitled article, *South Kansas Tribune*, sept 22 1915,1.

³⁹ Wells, "Oil and Independence", undated," 8. Courtesy of the Independence Historical Museum; "The Sinclair Building" in *The Sinclair Pipeliner*, 14. Courtesy of the Independence Historical Museum.

⁴⁰"The Sinclair Building" in *The Sinclair Pipeliner*, 14.

⁴¹"The Sinclair Building" in *The Sinclair Pipeliner*, 14.

⁴² Prairie Men Move Over Into their Palatial new Office Home"

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The Depression took its toll on Prairie Oil & Gas Company and by 1931, they reported a loss of \$13.5 million in revenue and revealed that Prairie Pipeline was operating at only 28% capacity.⁴³ In January of 1932, Prairie Oil announced a merger with competitor Sinclair Consolidated Oil Corporation. In the 1931 Independence city directory, Sinclair-Prairie Oil Co. (and affiliates) was listed at 300 W. Myrtle.⁴⁴ The 1941 City directory lists the Sinclair-Prairie Building and by 1950 the Prairie name has been dropped and the directory lists Sinclair Oil & Gas Co.⁴⁵ That same year, Sinclair began a series of improvements and renovations, modernizing the building to meet changing company needs creating a new face for the reorganized company. An air conditioning system with a capacity of 400 tons of refrigeration was installed throughout the building between 1950 and 1953. Linoleum, carpets, and new fluorescent light fixtures updated the building's finishes.⁴⁶ The October 1954 issue of *The Sinclair Pipeliner* announces, "changes have steadily kept pace with technological advances, improvements and changing needs of occupants."⁴⁷ A 1950 article in the *Parsons Sun* reported on a "remodeling and redecorating program costing more than a quarter million dollars".⁴⁸ The most significant change after the Sinclair merger was the Joseph W. Rodotinsky renovation of the building's exterior and the east lobby. Between 1959 and 1963, the renovation removed many of the building's Beaux Arts details and re-clad the exterior with the green porcelain enamel panels, giving the building a new streamlined appearance that reflected the company's transition to the modern era. The redesigned east lobby became the primary entrance of the company's corporate office. The renovation reoriented the building east through the newly renovated east entrance and lobby. At the same time, the city renamed 10th Street as Sinclair Place.

In 1969, following the economic downturn of the previous decade, Atlantic Richfield Company (ARCO) joined Sinclair in the largest merger the oil industry had seen to that point. Press coverage of the merger indicated that the "Headquarters of ARCO will continue to be at Independence, Kan., the former Sinclair Pipe Line headquarters."⁴⁹ ARCO operated its headquarters out of the building for at least a decade and began a phased closing of the Independence office in 1991. The company reduced the 250-person workforce located in the Prairie Oil & Gas Building to 100 by spring of 1994. By December of 1995, ARCO had completed a phased closing of the Independence office, and after almost eighty years, the building was no longer associated with oil industry giants.⁵⁰ Under new ownership, the building served as Independence Corporate Office building, housing various tenants including the city's Department of Children and Family Services. Conditions in the building declined and it has been vacant since July 2018.⁵¹ Even in its current condition, the building continues to be an excellent local example of the Modern Movement and retains many of its historic character defining features that associate it with Independence's oil and gas history.

Architects & Builders

Madorie and Birdsall

⁴³ Wells, "Oil and Independence, undated," 9.

⁴⁴ Polk's Independence City Directories (1931 -1935)

⁴⁵ Polk's Independence City Directories (1941, 1950)

⁴⁶ "The Sinclair Building" in *The Sinclair Pipeliner*, 14.

⁴⁷ "The Sinclair Building" in *The Sinclair Pipeliner*, 14.

⁴⁸ Untitled Article, *The Parsons Sun*, May 26th, 1950, 5.

⁴⁹ "Sinclair Pipeline Company is now ARCO" *The Wichita Eagle* July 9th, 1969, 25.

⁵⁰ "Arco to close local offices by end of '95" *Independence Daily Reporter* May 17th, 1994. Courtesy of the Independence Historical Museum.

⁵¹ "Investigation Arco", 13.

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Kansas City Architects Edgar P. Madorie and Clarence K. Birdsall, designed the original 1916 south block of the Prairie Oil & Gas Building. Their partnership appears to have been brief, appearing only in the 1915 city directory. Their short partnership produced a number of notable buildings in Kansas and Missouri. These include Kansas City Police Station Number 4 (1916), listed in the National Register in 2005, and the Southwest Boulevard State Bank (1915) Kansas City, Missouri.

Edgar P. Madorie worked as a carpenter and contractor in the 1890s and was the Vice President of the family run Missouri Planing Mill Company in 1906. Kansas City directories first listed him as an architect in 1907. Following his brief partnership with Clarence K. Birdsall, he worked in partnership with E. Stanley Field in 1917 before establishing a partnership with Samuel W. Bihr that lasted from 1925 through 1929. Madorie continued to practice Architecture through at least 1936. His work included both commercial and residential buildings.

Clarence K. Birdsall first appears in Kansas City directories in 1909 as a draftsman for architect Louis Curtiss. The 1912 city directory lists him as an architect for the Western Cabinet and Fixture Manufacturing Company. Following his brief partnership with Madorie in 1916, he continued to work independently out of Kansas City for the next two years. He is not listed in city directories after 1918 and little is known about the remainder of his career. *Western Contractor* indicates he moved his office to Ranger, Texas in 1919.⁵²

Joseph W. Radotinsky

Joseph W. Radotinsky is responsible for the modernization of the Prairie Oil & Gas Building between 1959 and 1962. This renovation included the recladding of the exterior, redesign of the south and east entrances, and renovation of the east lobby. Radotinsky was born in Kirkwood, Missouri on February 26, 1902. He graduated from the University of Kansas in 1924, with a degree from the school of architecture and engineering. Following graduation, he formed a partnership with Roger Bishop which designed and constructed bridges across Kansas under the name B-R Construction Company. Soon after he moved to New York City, where he continued his studies at Columbia University. He returned to the Midwest in 1928 and began working for Archer and Gloyd, Inc., where he eventually became partner. He was appointed Kansas State Architect in 1931 by Governor Clyde Reed and continued for three terms in the position. He also worked for the Kansas Board of Education where he developed plans for a total of \$250 million in schools in the State.⁵³ He specialized in schools, hospitals, and office buildings while employed by the state and after returning to private practice in the 1960s. The majority of his work was in the state of Kansas, though he was prolific throughout the Midwest, completing projects in Missouri, Iowa, Nebraska, South Dakota, Oklahoma, and Ohio. He died in 1983 at the age of 81, in Kansas City, Kansas.⁵⁴

Conclusion

The Prairie Oil & Gas Building in downtown Independence, Kansas represents the role of the oil and gas industry and Prairie Oil & Gas specifically in the city's development. The opulent design and large scale of the building's original 1916 construction, still visible in parts of the interior, are indicative of the success Prairie Oil & Gas achieved during the oil boom years though the end of the 1920s. The 1928 addition stands

⁵²Western Contractor, 25 March 1919, 16. Kansas City (Missouri) Public Library.

⁵³ Kansas Historical Society, Joseph Radotinsky <https://www.kshs.org/kansapedia/joseph-radotinsky/19690> (accessed September 12th, 2023)

⁵⁴ Obituary of Joseph W. Radotinsky *the Salina Journal* August 18th, 1983,9.

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today as evidence of their continued success through the end of the decade as their workforce continued to grow in Independence. By locating its national headquarters in Independence during this time, Prairie Oil & Gas asserted itself as one of the most notable businesses in town and played an integral role in driving the demand for housing, commercial buildings, and social institutions to support the growing population, which spurred development throughout the city. The building today remains one of the most prominent buildings in the city's downtown and records, in its present condition, the evolution of the company from the original construction of the building in 1916 through 1963, the final year associated with an effort to modernize the building in both function and appearance to keep pace with the changing Oil & Gas industry.

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Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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<https://archive.org/details/kansascyclopedia01blac/page/142/mode/2up> (accessed September 12th)

Kansas Historical Society, "Joseph Radotinsky" June 2016. <https://www.kshs.org/kansapedia/joseph-radotinsky/19690> (accessed September 12th, 2023)

Nimz, Dale. "Cooks Hotel, Montgomery County, Kansas." National Register of Historic Places Inventory/Nomination Form. January 23rd, 2006

R.L Wells, "Oil and Independence", undated." Courtesy of the Independence Historical Museum

Schodorf, Kristen, Norman Chambers, National Register of Historic Places Inventory/Nomination Form. "Independence Downton Historic District, Montgomery County, Kansas." July 19th, 2006, Updated April 15th, 2013.

Sinclair Oil History <https://www.sinclairoil.com/history/1930.html> (accessed September 12th, 2023)

Sinclair Oil & Gas Co. "The first 44 Years." *The Sinclair Pipeliner*, October 1954, 6-9. Courtesy of the Independence Historical Museum.

Sinclair Oil & Gas Co "The Sinclair Building." *The Sinclair Pipeliner*, October 1954,14-16. Courtesy of the Independence Historical Museum.

Western Contractor, March 1919. Kansas City (Missouri) Public Library.

Newspapers

"Arco to close local offices by end of '95" *Independence Daily Reporter* May 17th, 1994. Courtesy of the Independence Historical Museum.

"Investigation Arco" the Independence Daily Reporter September 23rd, 2022. Courtesy of the Independence Historical Museum.

"New Prairie Office Building None Better in the State" *South Kansas Tribune*, March 8, 1916.

Obituary of Joseph W. Radotinsky *the Salina Journal* August 18th, 1983.

"Prairie Forces Now at Home in Magnificent New Building: Public Reception Some Time in Few Weeks." *The independence Reporter* July 7th, 1916.

"Prairie Men Move Over Into their Palatial new Office Home" *The Evening Star* Jul 8, 1916.

"Sinclair Pipeline Company is now ARCO" *The Wichita Eagle* July 9th, 1969.

Untitled article, *South Kansas Tribune* September 22, 1915.

Prairie Oil and Gas Company

Name of Property

Montgomery County, Kansas

County and State

Untitled article, *The Parsons Sun*, May 26th, 1950.

City Directories

Polk's Independence City Directories 1926, 1931, 1935, 1941, 1950, 1959, 1967. Curtesy of Independence Public Library.

Previous documentation on file (NPS):

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

☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Historic Resources Survey Number (if assigned): _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☒ Other

Name of repository: Independence Historical Museum,
Independence Public Library

Prairie Oil and Gas Company
Name of Property

Montgomery County, Kansas
County and State

10. Geographical Data

Acreage of Property

Provide latitude/longitude coordinates OR UTM coordinates.
(Place additional coordinates on a continuation page.)

Latitude/Longitude Coordinates

Datum if other than WGS84:
(enter coordinates to 6 decimal places)

1	37.22480	-95.70986	3		
	Latitude:	Longitude:		Latitude:	Longitude:
2			4		
	Latitude:	Longitude:		Latitude:	Longitude:

Verbal Boundary Description (describe the boundaries of the property)

The boundary of the nominated property is Myrtle Street on the south, W. Laurel Street on the north, N. 10th Street on the west, and the northwest property line between the nominated property and the property that occupies the northwest corner of the block.

Boundary Justification The boundary includes all the property historically associated with the Prairie Oil & Gas Building.

11. Form Prepared By

name/title Molly Maguire/ Historic Preservation Specialist & Amanda Loughlin/ National Register Coordinator
organization Rosin Preservation, LLC date September 2023
street & number 1712 Holmes telephone 816 472 4950
city or town Kansas City state MO zip code 64108
e-mail molly@rosinpreservation.com & amanda@rosinpreservation.com

Property Owner: (complete this item at the request of the SHPO or FPO)

name
street & number telephone
city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Prairie Oil and Gas Company

Name of Property

Montgomery County, Kansas

County and State

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Additional Documentation

Photographs

Submit clear and descriptive photographs. The size of each digital image must be 1600x1200 pixels (minimum), at 300 ppi (pixels per inch) or larger. Key all photographs to a sketch map or aerial map. Each photograph must be numbered, and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photograph Log

Name of Property: Prairie Oil & Gas Building
City or Vicinity: Independence
County: Montgomery State: Kansas
Photographer: Brad Finch
Date Photographed: July 18th, 2023

Description of Photograph(s) and number, include a description of view indicating the direction of camera:

Photo Number	View	Description
#001	N	South elevation of 1916 south block
#002	SE	NW corner of 1916 south block
#003	SE	NW corner of 1928 addition
#004	SW	NE view of 1928 addition
#005	W	East elevation of 1928 addition
#006	W	East elevation third-story window detail (typ.)
#007	SW	East entrance detail
#008	NW	South entrance detail
#009	SE	South lobby
#010	NE	South lobby
#011	NW	East lobby stair detail
#012	E	East lobby
#013	W	East lobby
#014	NE	First floor historic water fountain (typ.)
#015	S	Second floor central stair (typ.)
#016	E	Second floor corridor with historic finishes and partitions (typ.)
#017	W	Third floor corridor with historic finishes and partitions (typ.)

Prairie Oil and Gas Company
Name of Property

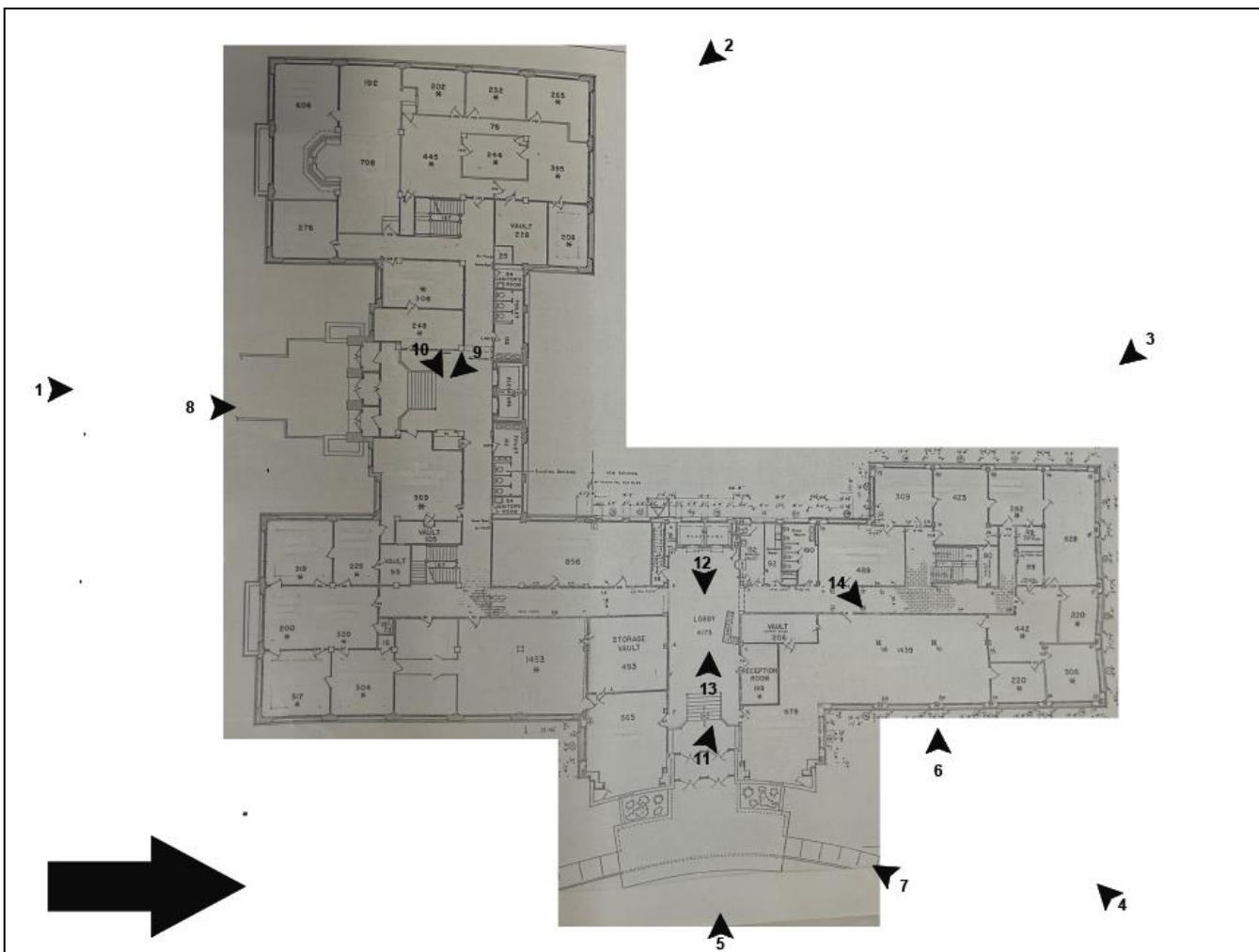
Montgomery County, Kansas
County and State

#018 | NW | Third floor reception room (typ.)

Figures

Include GIS maps, figures, scanned images.

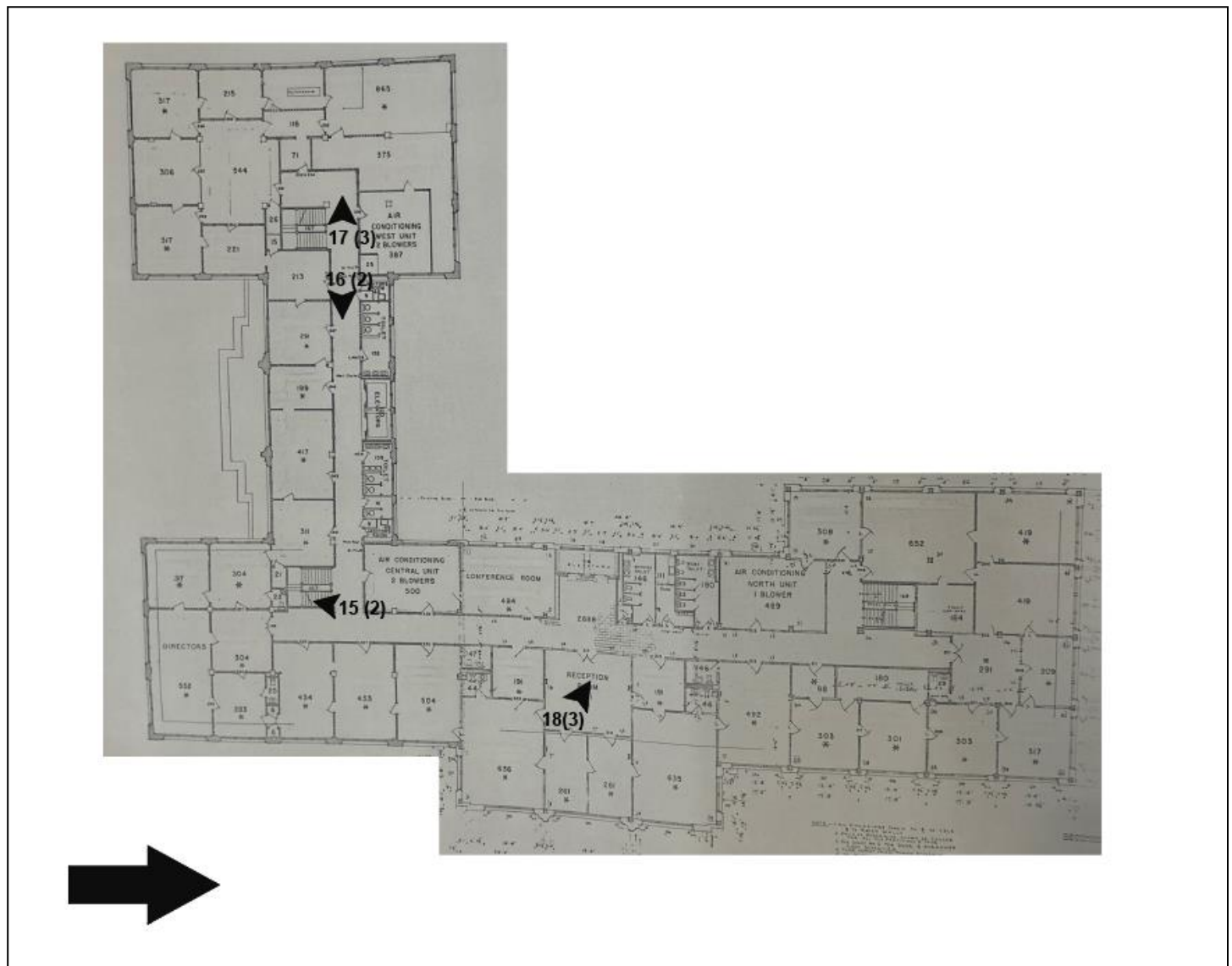
Figure 1. Photo Key, exterior and first floor



Prairie Oil and Gas Company
Name of Property

Montgomery County, Kansas
County and State

Figure 2. Photo Key, representative interior photos



Prairie Oil and Gas Company

Name of Property

Montgomery County, Kansas

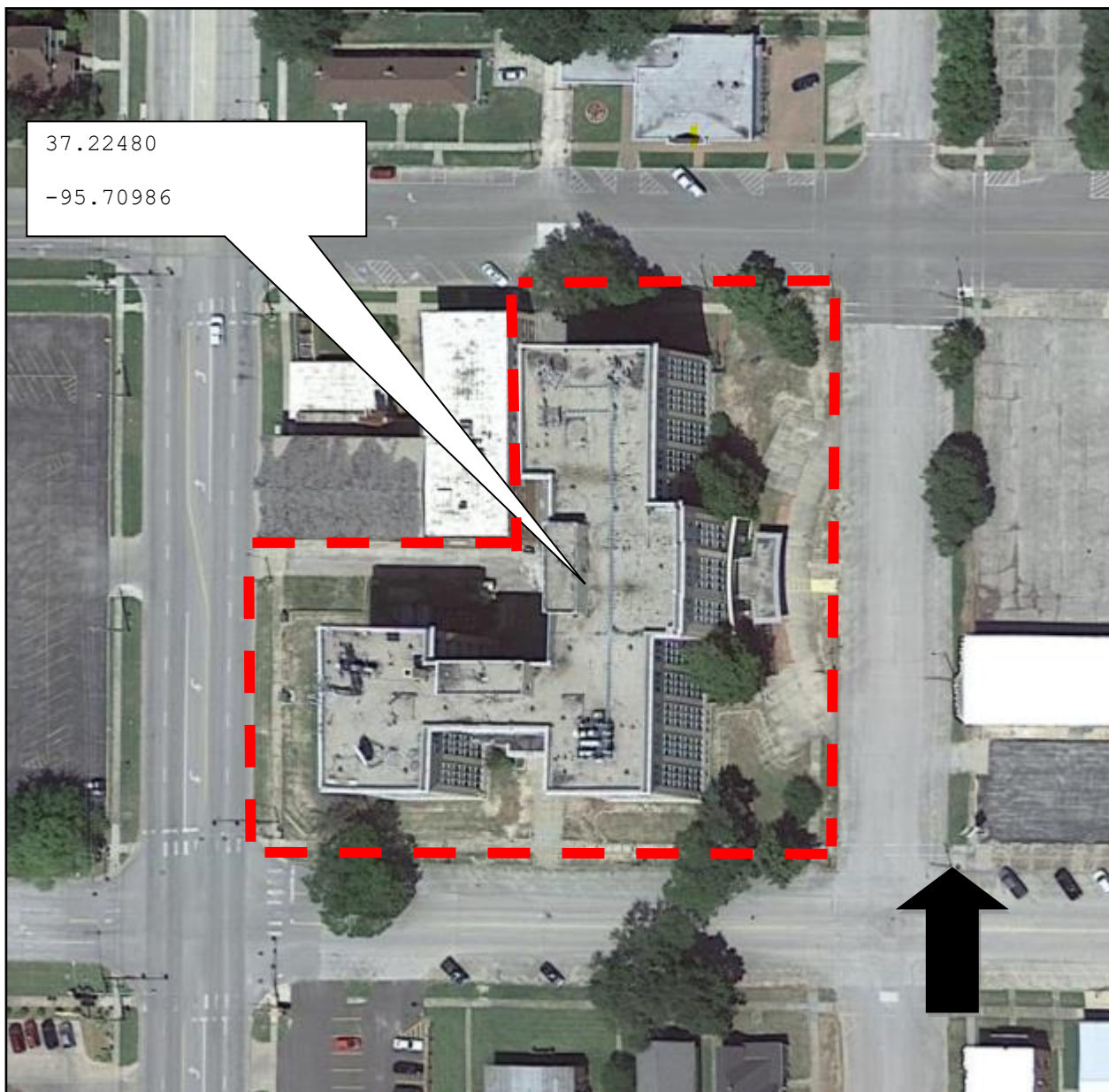
County and State

Figure 3. Contextual map of Prairie Oil and Gas Building [Source: Kansas GIS]

Prairie Oil and Gas Company
Name of Property

Montgomery County, Kansas
County and State

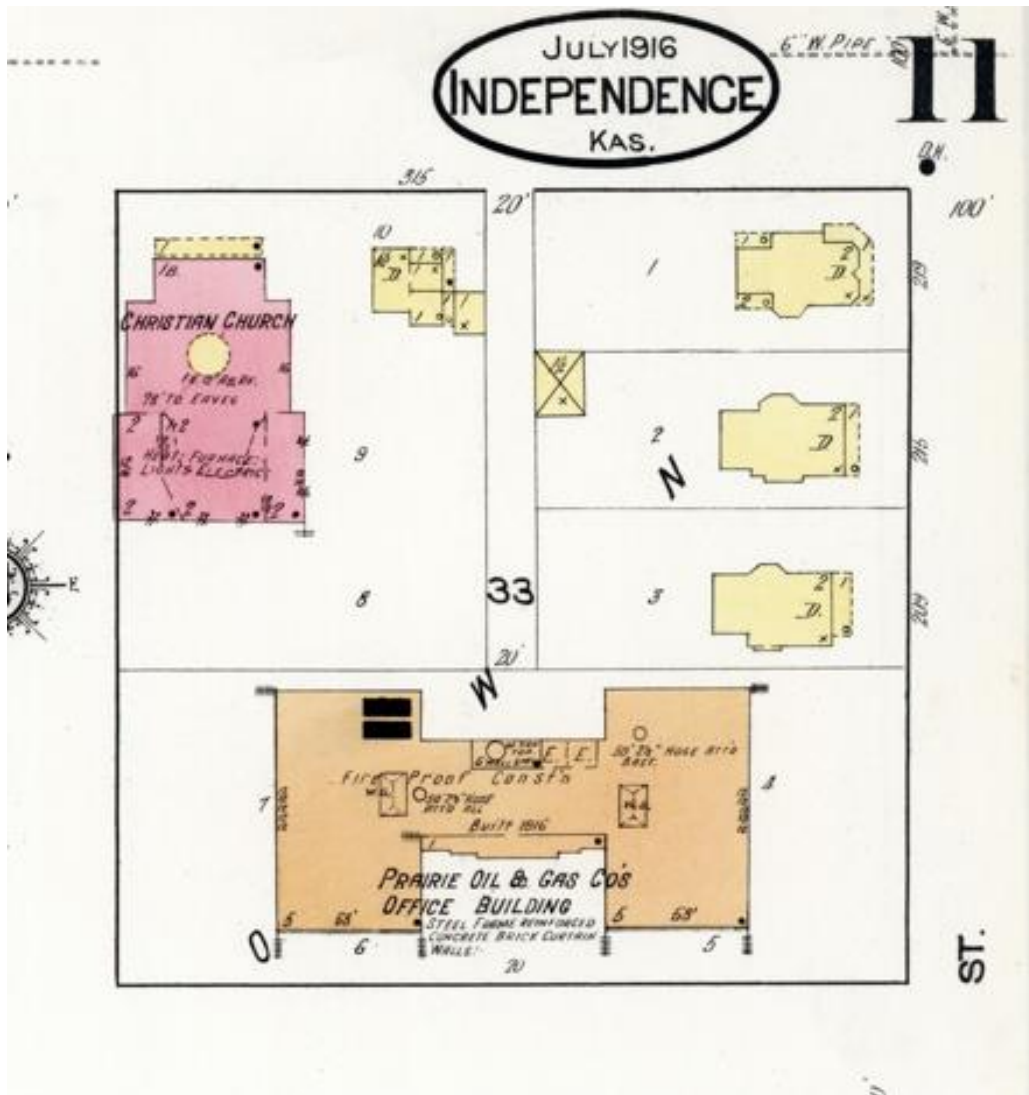
Figure 4: Aerial Photo of Prairie Oil & Gas Building showing boundary in dashed red line [Source: Google maps]



Prairie Oil and Gas Company
Name of Property

Montgomery County, Kansas
County and State

Figure 5. Snippet of 1916 Sandborn Map showing completed south wing of Prairie Oil & Gas Building



Montgomery County, Kansas
County and State

[illegible]

Prairie Oil and Gas Company
Name of Property

Montgomery County, Kansas
County and State

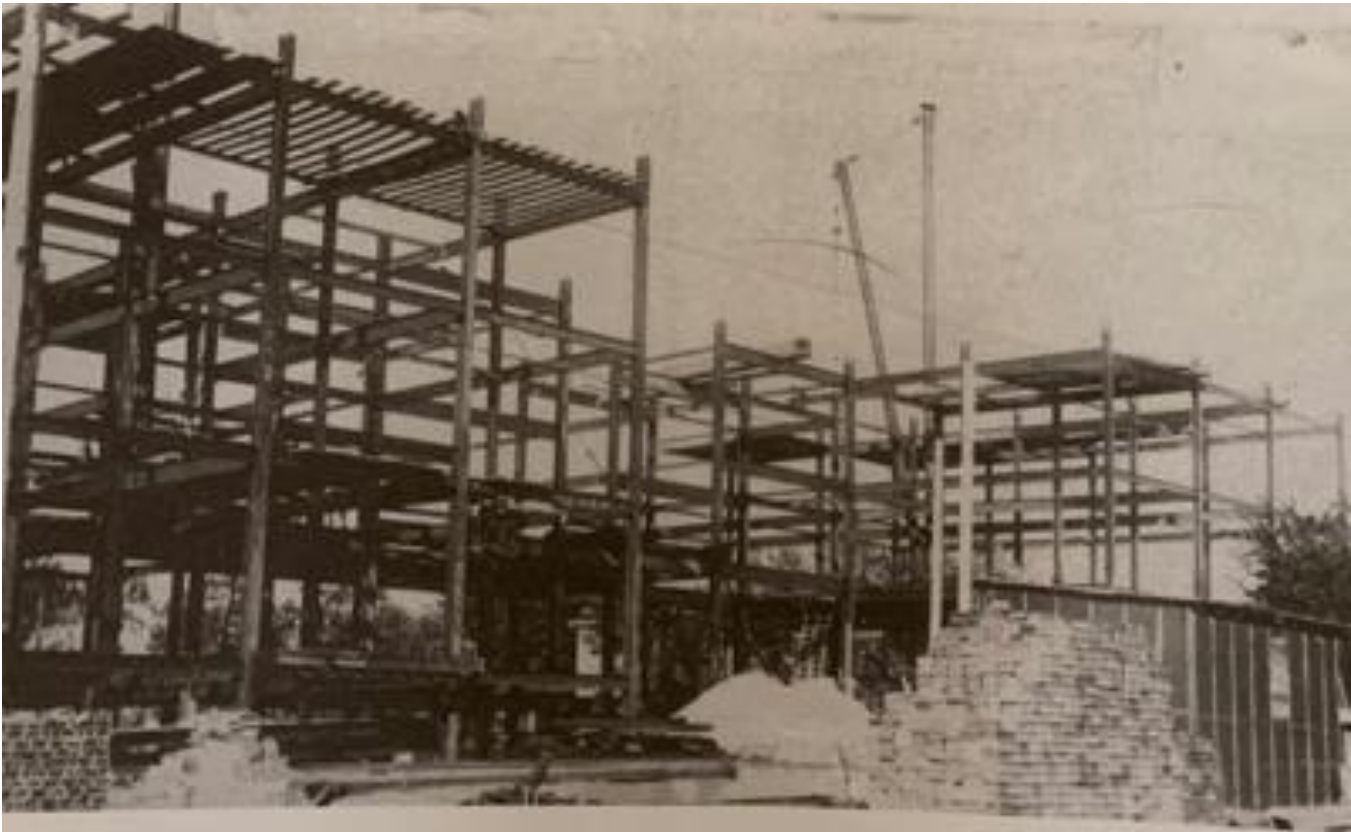
Figure 7. Undated photo showing spur track along the south property line during 1916 construction [Source: *The Sinclair Pipeliner* October 1954. Courtesy of The Independence Historical Museum]



Prairie Oil and Gas Company
Name of Property

Montgomery County, Kansas
County and State

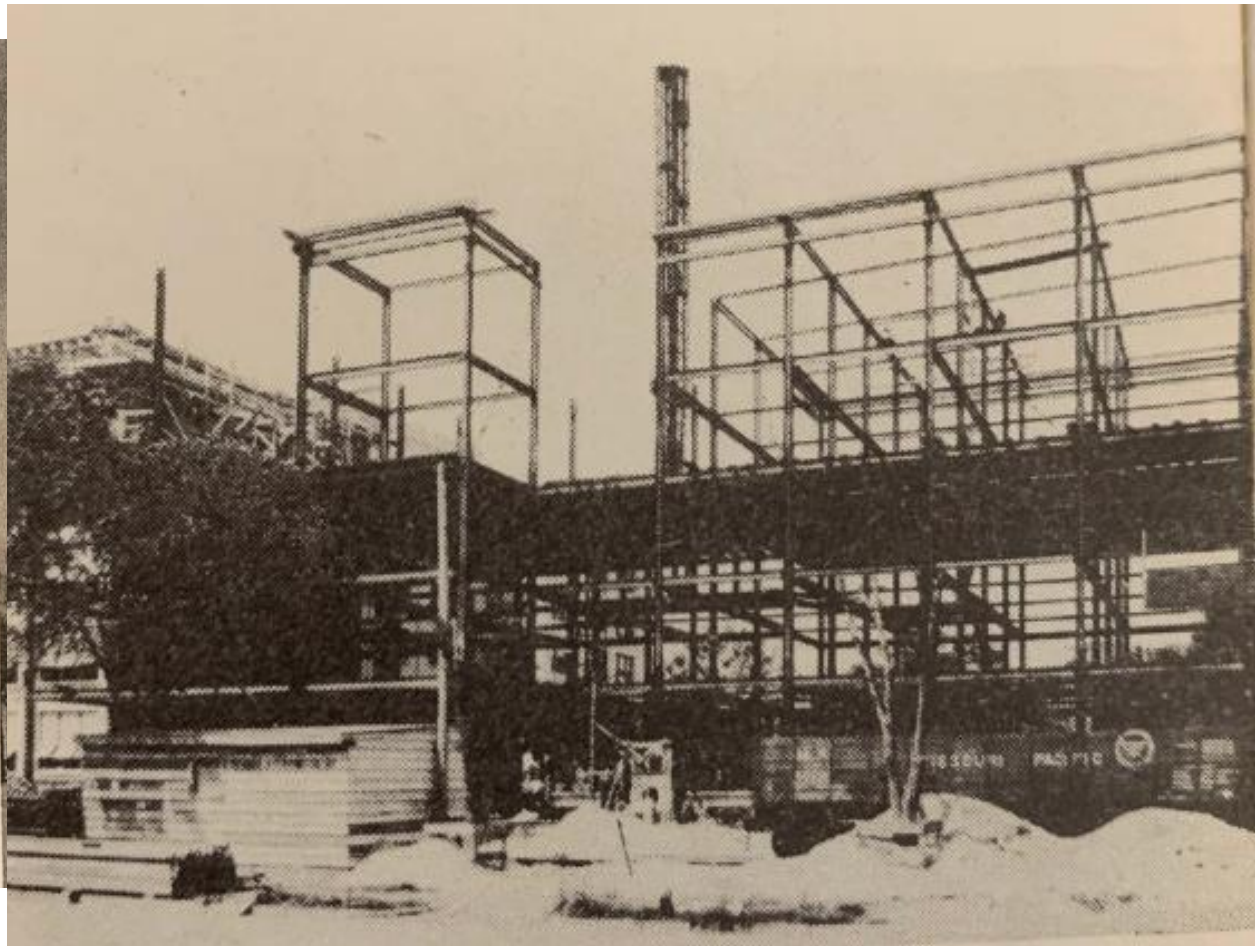
Figure 8. Undated photo showing the steel frame of the 1916 east block. [Source: *The Sinclair Pipeliner* October 1954. Courtesy of The Independence Historical Museum]



Prairie Oil and Gas Company
Name of Property

Montgomery County, Kansas
County and State

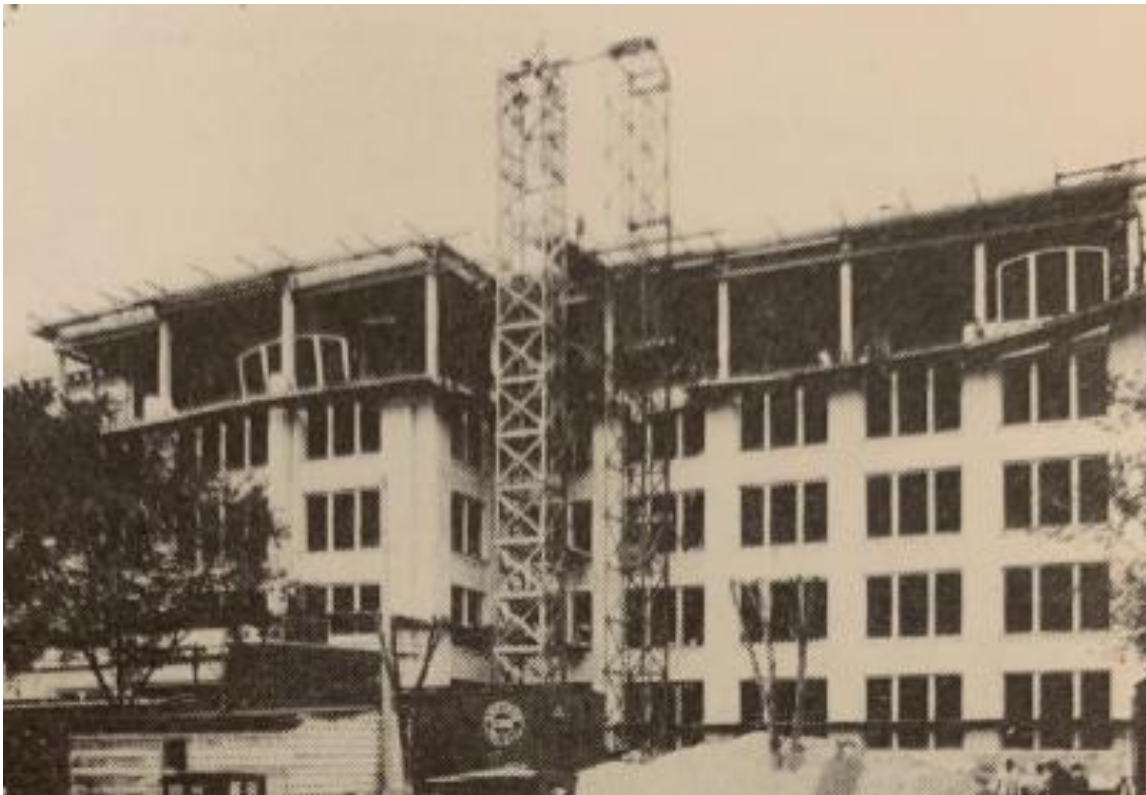
Figure 9. Undated Photo the 1916 and 1928 blocks of the Prairie Oil & Gas Building. [Source: *The Sinclair Pipeliner* October 1954. Courtesy of The Independence Historical Museum]**Figure 10.** Undated photo (likely 1928) Showing the construction of the east block with the south block visible on the left. [Source: *The Sinclair Pipeliner* October 1954. Courtesy of The Independence Historical Museum]



Prairie Oil and Gas Company
Name of Property

Montgomery County, Kansas
County and State

Figure 11. Undated Photo (likely 1928) Showing the east block near completion [Source: *The Sinclair Pipeliner* October 1954. Courtesy of The Independence Historical Museum]



Prairie Oil and Gas Company
Name of Property

Montgomery County, Kansas
County and State

Figure. 12 Undated photo (after 1928) of the completed east addition [Source: *The Sinclair Pipeliner* October 1954. Courtesy of The Independence Historical Museum]



Prairie Oil and Gas Company
Name of Property

Montgomery County, Kansas
County and State

Figure. 13 Undated Photo of the modernized exterior of the building showing the Radotinsky renovation. South wing, SW corner view NE. [Source John R. Koschin, *Then and Now Independence Kansas*, Courtesy of The Independence Historical Museum.]



Certified Local Government (CLG) Program Response Sheet for National Register of Historic Places (NRHP) Nominations

CLG: _____
National Register Nomination(s): _____

Please review the enclosed nomination materials for the above referenced resource(s) within your jurisdiction. On a separate sheet, please provide any comments your board/commission has regarding the: significance of the resources, its relationship to the proposed criteria or areas of significance, the merits of listing this resource in the NRHP, and any other issues that the State Historic Preservation Officer, Kansas Historic Sites Board of Review (HSBR), or National Park Service (NPS) should consider in their review of the nomination.

Following your board's review of the nomination, including any public meetings, please indicate whether the board/commission and chief elected official support or oppose the nomination. Return this form, along with any comments, to KS-SHPO National Register Coordinator before the HSBR meeting where this nomination is scheduled.

1. CLG Board/Commission Recommendation:

- ☐ Support the nomination of this property for listing in the National Register of Historic Places.
☐ Do not support the nomination of this property for listing in the National Register of Historic Places.

2. Chief Elected Official Recommendation:

- ☐ Support the nomination of this property for listing in the National Register of Historic Places.
☐ Do not support the nomination of this property for listing in the National Register of Historic Places.

3. Other recommendations: _____

4. Has any public comment been included with this form? Yes ☐ No ☐ Explain:

CLG Board/Commission Contact:

Name: _____ Date: _____

Return the form, additional report, and public comment to the National Register Coordinator within 60 days. If the SHPO does not receive this report and recommendation within 60 calendar days, the SHPO will continue the nomination process. Questions can be submitted to the National Register Coordinator: Jamee Fiore Krivenko at Jamee.Fiore.Krivenko@ks.gov.

March 29, 2024

Kelly Passauer
Historic Preservation & Resource Commission
811 W Laurel St
Independence, KS 67301

Re: Prairie Oil and Gas Company Building (200 Arco Pl., Independence, Montgomery County)
Nomination to the National & State Registers of Historic Places

Dear Kelly:

This letter is to inform you that the *Prairie Oil and Gas Company Building* will be considered by the Kansas Historic Sites Board of Review (HSBR) for nomination to the Register of Historic Kansas Places at its next meeting on Saturday, June 1, 2024. The HSBR will also make a recommendation for nominations proposed for the National Register of Historic Places. You are being notified because the property is within the boundaries of Independence, a Certified Local Government.

Per the requirements of 36 CFR 60-61 and Section IV of the *Procedures for Implementation of Certified Local Governments in Kansas*, we are providing your historic resources commission the opportunity to comment on this nomination. We have included a supplemental checklist to submit with the report. **In accordance with Section IV (C), we request receipt of the commission's recommendation within 60 days or by May 31, 2024.**

The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our nation's heritage. Should you have any questions about this nomination before the Kansas Historic Sites Board of Review meeting, please contact Lauren Jones, National & State Register Reviewer, at (785) 272-8681 ext. 214 or at Lauren.Jones@ks.gov.

Sincerely,



Lauren Jones
National & State Register Reviewer

enclosure

















20
MINUTE
PARKING
THIS SPACE
RESERVED
FOR 2-5 PM

WARNING
Security 24/7
Camera 24/7

WARNING
Security 24/7
Camera 24/7























**REQUEST FOR HISTORIC PRESERVATION RESOURCE
COMMISSION (CERTIFIED LOCAL GOVERNMENT)
ACTION
CITY OF INDEPENDENCE
APRIL 22, 2024**

Department Admin

Prepared By David Cowan

AGENDA ITEM Consider approval of the Historic Plaque Program.

SUMMARY RECOMMENDATION City Staff recommends approval of the historic plaque program.

BACKGROUND At the March 25, 2024 meeting the IHPRC reviewed the proposed plaque program and requested staff return with program rules. Staff has drafted the following policy for your review and revision. Ken Brown will also be present to speak with the IHPRC and answer any questions the board has.

**INDEPENDENCE HISTORICAL PRESERVATION RESOURCE COMMISSION
HISTORIC PLAQUE PROGRAM**

Historic buildings and homes in the Independence, Kansas, area can now be recognized under the City of Independence IHPRC Historic Plaque Program. This program not only brings “history to the streets” for those passing by but also serves to “brand” historic buildings as desirable locations for owners and tenants.

Historically, “branding” your building or home helps others understand its historical significance to your neighborhood and community. Plaques are aluminum with a black background and silver letters, and the registry name, the date of construction, the name of the historic business or owner, and a brief description of historical significance are designated.

Eligibility:

1. National, State or Local status. The building contributes to a historic district or is individually listed on the National, State or local registry.
2. Architectural Integrity. Does the building still look much the way it did in the past? Have alterations to the building maintained its original character?
3. Location. Is the building within the City limits of Independence, Kansas and/or the IHPRC district?

Appeal:

1. The applicant may appeal a denial for a Historic Plaque to the City of Independence Commission.

Cost:

The cost of the plaques is _____ and includes research, production, shipping, and approval for attachment to the building.

Payment:

Please make checks payable to the City of Independence – IHPRC Plaque Program. A check must accompany your application for consideration by the IHPRC committee.

Application Submission:

Please ensure the following is included in your submission:

- Completed application form
- Check payable to the City of Independence
- Recent photograph of all accessible elevations
- Historic photograph(s) of building, if available
- Building History, if available. (Information from the State or National Registries will be used if available.)

Completed applications should be mailed or emailed to:

Independence IHRPC Plaque Program

120 N. 6th

Independence, Ks. 67301

Davidc@independenceks.gov

SUGGESTED MOTION I move to approve the plaque program.

SUPPORTING DOCUMENTS

1. Historic Plaque Program - draft policy
2. Plaque Program - March 25, 2024 packet



"Delivering Excellence"

INDEPENDENCE HISTORICAL PRESERVATION RESOURCE COMMISSION

HISTORIC PLAQUE PROGRAM

Historic buildings and homes in the Independence, Kansas, area can now be recognized under the City of Independence, IHPRC Historic Plaque Program. This program not only brings "history to the streets" for those passing by but also serves to "brand" historic buildings as desirable locations for owners and tenants.

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3. Location. Is the building within the City limits of Independence, Kansas and the IHPRC district?

Appeal:

1. The applicant may appeal a denial for a Historic Plaque to the City of Independence Commission.

Cost:

The cost of the plaques is _____ and includes research, production, shipping, and approval for attachment to the building.

Payment:

Please make checks payable to the City of Independence – IHPRC Plaque Program. A check must accompany your application for consideration by the IHPRC committee.

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- Recent photograph of all accessible elevations
- Historic photograph(s) of building, if available
- Building History, if available. (Information from the State or National Registries will be used if available.)



"Delivering Excellence"

Completed applications should be mailed or emailed to:
Independence IHRPC Plaque Program
120 N. 6th
Independence, Ks. 67301
Davidc@independenceks.gov

Questions may be directed to: David Cowan

620.332.2528 or davidc@independenceks.gov



INDEPENDENCE HISTORICAL PRESERVATION RESOURCE COMMISSION

HISTORIC PLAQUE PROGRAM – APPLICATION FORM

Building Information:

Street Address: _____
City: _____ State: _____ Zip: _____
Age of Building: _____ Construction Date: _____ Architect: _____
Condition of Exterior: _____
Any additions added to the building: _____

Historical Significance for this building: _____

Please share any historical information you might have about your building. Additional sheets of paper may be attached:

Do you have photographic evidence: Yes: _____ No: _____ (required)

Owner Information:

Owner Name: _____
Owner Address: _____
City: _____ State: _____ Zip: _____
Owner Email: _____ Phone: _____

Acceptance of a plaque requires the owner(s) to mount it on an exterior front location mutually agreed upon with the IHPRC within 30 days of approval and receipt of the plaque. The plaque may remain as long as the qualifying criteria continue to be met but for no less than three years. Plaque acceptance also requires the



"Delivering Excellence"

owner's permission for the property to be featured in any walking or drive-by- tour (exterior only) sponsored by the IHPRC or SHPO. The property may be listed in local, state or national publications.



**REQUEST FOR HISTORIC PRESERVATION RESOURCE
COMMISSION (CERTIFIED LOCAL GOVERNMENT)
ACTION
CITY OF INDEPENDENCE
MARCH 25, 2024**

Department Admin

Prepared By David Cowan

AGENDA ITEM Consider approval of an application process for a historical designation plaque.

SUMMARY RECOMMENDATION City staff recommends approval of the application process.

BACKGROUND The IHPRC has received a request from the Housing Department to consider placing a historical plaque or marker on S. 6th Street or the former hospital in Independence, KS. In response, the IHPRC tasked staff with reviewing policy and consulting surrounding areas regarding an application process. It's worth noting that the IHPRC previously facilitated the placement of plaques in the Downtown Historic District. These plaques adorned contributor buildings and were funded through downtown statue funds with the commission's permission. However, staff couldn't locate any former policies or application processes associated with this initiative. To address this gap, staff has provided a copy of an application form from Chanute, KS, and conducted research on communities with formal processes. Additionally, City Staff consulted with Ken Brown regarding the previous plaque process. Ken expressed support for establishing a process but suggested that plaques should only be granted to buildings listed as historical structures on either the local, state, or national registry to qualify. The following was from January 23, 2018 IHPRC meeting:

"The third order of the agenda dealt with the signage proposed for the buildings located within the Historic Downtown District. Ken Brown gave those in attendance a brief summary as to the manufacturing process. Currently the two options before the commission consist of silver lettering on a black background or gold lettering on a black background. Ken Brown informed the Commission that the aluminum plaques are initially spray painted black with the proposed lettering masked over. The computer then removes portions of the background to form the letters. This results in a black background with silver letters. The procedure is similar to the gold lettering plaques, however an additional step is required- painting the subsequent letters gold."

Ken Brown reiterated that the signs will need to be approved at three levels: the State, the City and by building owners and as such any discussion as to how to affix the signs to the buildings (bolts versus epoxy) will have to wait until due process is completed. Ken Brown stated that he will approach those at the State level for the initial acceptance and that he and Tim Emert would approach the City of Independence requesting approval and funding. Tim Emert stated that to his knowledge there was an outstanding balance of approximately \$3,000 remaining in a fund designated for city statue installation and that he and Ken Brown would determine if the City was agreeable to releasing a portion of those dollars for the project. Ken Brown also addressed Katrina Ringlers (Preservation Office Supervisor for the Kansas Historical Society) concern over future modifications to the signs stating that in their current iteration no changes

to the signs context would be foreseen."

The staff is asking the IHPRC if you would like to move forward with an application form process for a historical plaque in Independence, Ks. If approved, the IHPRC will need to determine how to replicate the plaques' original design, and staff recommends that the building owner include the cost in the application process.

SUGGESTED MOTION I move to approve the application process for placing a historical plaque on a building.

SUPPORTING DOCUMENTS

1. Chanute Heroes Way
2. Brea - research on plaque and design
3. Historic Plaque Program Application - City of Independence Kansas

Nominator Name: _____

Telephone Number: (____)____-____

Address (if still living): _____

Family Member contact: _____

Check all areas that apply:

- ☐ **Social** (Networks, social programs, activities)
- ☐ **Environmental** (Improvement of the health and/or safety of the City's environment)
- ☐ **Political** (Improvement of public relationships and politics)
- ☐ **Military Service** (If applicable, in description below provide branch of service, rank, any conflicts served in and awards)
- ☐ **Community Enrichment** (Contribution to the education, growth, progress or economic improvement)
- ☐ **Cultural** (Historic preservation, arts, ethnic heritage awareness)
- ☐ **Sports & Leisure** (Recreational activities/opportunities)

Provide a description of nominee's background/history. _____

[illegible]

Explain what significant contribution(s) the person had that led to the betterment of the City of Chanute or nation; thus improving the quality of life for its citizens:

Nominated by:

(Printed Name)

(Signature)

Date:

Criteria

The nominee shall have been a resident of Chanute for a period of time in their life.

The nominee shall show superior work in the rank among the people who contributed in the area of expertise in which he/she excelled.

Nominees should have made a significant impact to the betterment of the Chanute area and or nation by contributing in at least one of the following areas: Social, environmental, political, military service, community enrichment, cultural and/or sports & leisure.

The nominee shall have shown leadership qualities.

The nominee shall have made sacrifices, either personal or monetary, to promote the advancement of Chanute or the nation.

The nominee shall stand out among his/her peers.

The nominee's character shall be an example for others to emulate.



"Delivering Excellence"

January 23, 2018

"The third order of the agenda dealt with the signage proposed for the buildings located within the Historic Downtown District. Ken Brown gave those in attendance a brief summary as to the manufacturing process. Currently the two options before the commission consist of silver lettering on a black background or gold lettering on a black background. Ken Brown informed the Commission that the aluminum plaques are initially spray painted black with the proposed lettering masked over. The computer then removes portions of the background to form the letters. This results in a black background with silver letters. The procedure is similar to the gold lettering plaques, however an additional step is required- painting the subsequent letters gold.

Ken Brown reiterated that the signs will need to be approved at three levels: the State, the City and by building owners and as such any discussion as to how to affix the signs to the buildings (bolts versus epoxy) will have to wait until due process is completed. Ken Brown stated that he will approach those at the State level for the initial acceptance and that he and Tim Emert would approach the City of Independence requesting approval and funding. Tim Emert stated that to his knowledge there was an outstanding balance of approximately \$3,000 remaining in a fund designated for city statue installation and that he and Ken Brown would determine if the City was agreeable to releasing a portion of those dollars for the project. Ken Brown also addressed Katrina Ringlers (Preservation Office Supervisor for the Kansas Historical Society) concern over future modifications to the signs stating that in their current iteration no changes to the signs context would be foreseen."

Brea Sanford, Staff Reporter



"Delivering Excellence"

INDEPENDENCE HISTORICAL PRESERVATION RESOURCE COMMISSION

HISTORIC PLAQUE PROGRAM

Historic buildings and homes in the Independence, Kansas, area can now be recognized under the City of Independence, IHPRC Historic Plaque Program. This program not only brings "history to the streets" for those passing by but also serves to "brand" historic buildings as desirable locations for owners and tenants.

Historically, "branding" your building or home helps others understand its historical significance to your neighborhood and community. Plaques are _____ and designate the registry name, the date of construction, the name of the historic business or owner, and a brief description of historic significance.

Eligibility:

1. National, State or Local status. Is the building a contributing structure to a historic district or individually listed on the National, State or local registry.
2. Architectural Integrity. Does the building still look much the way it did in the past? Have alterations to the building maintained its original character?
3. Location. Is the building within the City limits of Independence, Kansas and the IHPRC district?

Cost:

The cost of the plaques is _____ and includes research, production, shipping, and approval for attachment to the building.

Payment:

Please make checks payable to the City of Independence – IHPRC Plaque Program. A check must accompany your application for consideration by the IHPRC committee.

Application Submission:

Please ensure the following is included in your submission:

- Completed application form
- Check payable to the City of Independence
- Recent photograph of all accessible elevations
- Historic photograph(s) of building, if available
- Building History, if available. (Information from the State or National Registries will be used if available.)

Completed applications should be mailed or emailed to:

Independence IHPRC Plaque Program
120 N. 6th



"Delivering Excellence"

Independence, Ks. 67301

Davidc@independenceks.gov

Questions may be directed to: David Cowan

620.332.2528 or davidc@independenceks.gov



"Delivering Excellence"

INDEPENDENCE HISTORICAL PRESERVATION RESOURCE COMMISSION

HISTORIC PLAQUE PROGRAM – APPLICATION FORM

Building Information:

Street Address: _____
City: _____ State: _____ Zip: _____
Age of Building: _____ Construction Date: _____ Architect: _____
Condition of Exterior: _____
Any additions added to the building: _____

Historical Significance for this building: _____

Please share any historical information you might have about your building. Additional sheets of paper may be attached:

Do you have photographic evidence: Yes: _____ No: _____ (required)

Owner Information:

Owner Name: _____
Owner Address: _____
City: _____ State: _____ Zip: _____
Owner Email: _____ Phone: _____

Acceptance of a plaque requires the owner(s) to mount it on an exterior front location mutually agreed upon with the IHPRC within 30 days of approval and receipt of the plaque. The plaque may remain as long as the qualifying criteria continue to be met but for no less than three years. Plaque acceptance also requires the owner's permission for the property to be featured in any walking or drive-by- tour (exterior only) sponsored by the IHPRC or SHPO. The property may be listed in local, state or national publications.



**REQUEST FOR HISTORIC PRESERVATION RESOURCE
COMMISSION (CERTIFIED LOCAL GOVERNMENT)
ACTION
CITY OF INDEPENDENCE
APRIL 22, 2024**

Department Admin

Prepared By David Cowan

AGENDA ITEM Consider approval of a mural at 320 N. Penn Ave

SUMMARY RECOMMENDATION The IHPRC should ensure the decision is based on the Secretary of the Interior's Standards for rehabilitation and the significance of the historic district.

BACKGROUND The Independence Main Street has submitted a Certificate of Appropriateness for the north side of 320 N. Penn Ave for consideration of a mural to be painted on the wall. The building owner, Bob Miller, is working with Independence Main Street and Miranda Bruening, Echelon Architecture and Design, on the mural. The idea is: *"The intention is to create a visually striking and nostalgic artwork that captures the essence of the City's past. The mural will bring a sense of history and charm to the building, serving as a tribute to Independence's heritage. The black and white color scheme will add a classic and timeless aesthetic to the mural, enhancing its nostalgic appeal. The location on the north side of the building ensures that the mural will be visible and appreciated by passersby and residents alike."*

The IHPRC should ensure the decision is based on the Secretary of the Interior's Standards for Rehabilitation. Standards 2, 5, 6, and 9 are applicable in this case. Those standards are as follows:

- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- (9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Staff review of this application found that the building at 320 N. Penn Ave was built in 1973 and is a non-contributor. This project does not "damage or destroy" the building, as it is not considered a historic structure. Does the mural "damage or destroy" the character of the district? Standard #9, exterior alterations, should be compatible with the district and its environment. The sign should be compatible with the overall character of the surrounding district.

SUGGESTED MOTION I move to approve the mural design for 320 N. Penn Ave.

SUPPORTING DOCUMENTS

1. Certificate of Appropriateness Application Form - draft 07082021
2. Independence_mock2_(2)
3. Miller Mural
4. Doc36

City of Independence Kansas
Independence Historic Preservation and Resource Commission

A. APPLICANT INFORMATION

Name of Applicant: Independence Main Street

Mailing Address: 109 E. Main Street Independence Kansas 67301

Telephone Number: 620-331-2300 (Street) (City) (State) (Zip)
Email: indyksmnst@gmail.com

Is the Applicant an: ☒ Individual, ☐ Corporation, ☐ Partnership, ☐ Other _____

If the Applicant is a corporation or partnership, a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership must be attached.

Relationship of the applicant to the property: ☐ Owner, ☐ Tenant or Lessee, ☐ Purchaser under contract
(with consent of owner, ☒ Other (please specify) Grant applicant

If the applicant is not the owner of the property in question, the applicant must submit an affidavit with the owner(s) authorization to proceed with this process.

B. PROPERTY OWNER INFORMATION

☐ Check here if same as applicant. If the owner is not the applicant, please complete the following:

Owner's Name: Robert (Bob) Miller

Address: 320 N. Penn Independence, KS. 67301

Telephone Number: (620-331-7777) Email: bobmiller0914@icloud.com

C. PROPERTY INFORMATION

Street Address: 320 N. Penn Independence, KS. 67301 North side of building facing East Chestnut Street

Block Number(s): _____; Lot Number(s): _____

Zone of Property: _____

Have all municipal taxes due as of the date of this Application been paid? ☒ Yes ☐ No

If no, please explain: _____

[This Space for Official Use Only]

DATE THIS APPLICATION WAS FILED WITH THE CITY _____

DATE THE REPORT OF THE COMMISSION WAS SUBMITTED TO THE CITY _____

THE APPLICATION IS DETERMINED TO BE COMPLETE THIS _____ DAY OF _____

INDEPENDENCE HISTORIC PRESERVATION OFFICER

D. CONSULTANT INFORMATION

Name, profession, complete address, telephone and email address of attorney, architect or other consultant representing applicant:

Miranda Bruening Echelon Architecture & Design 107 N. Penn Ave Independence, KS. 67301

E. CHANGES PLANNED

Is a change of use planned for this property? If yes, indicate old and new uses. ☐ Yes ☒ No

Indicate the category of work contemplated [check each appropriate description]:

Demolition ☐

Relocation ☐

Change to exterior appearance ☒ Addition or new construction ☐

Describe in narrative form the nature of the work contemplated. Use additional sheets if necessary:

The intention is to create a visually striking and nostalgic artwork that captures the essence of the city's past. The mural will bring a sense of history and charm to the building, serving as a tribute to Independence heritage. The black and white color scheme will add a classic and timeless aesthetic to the mural, further enhancing its nostalgic appeal. The location on the north side of the building ensures that the mural will be visible and appreciated by passersby and residents alike. Overall, the project aims to beautify the building and contribute to the cultural and artistic ambiance of the area.

Concept drawing attached for reference.

Please attach to this application any additional materials that pertain to the nature of the intended work, such as photographs, diagrams, architectural drawings, or specifications. Also, please include, where available, any historical documentation or photographs that supports the planned restoration and/or rehabilitation activity.

F. CERTIFICATION BY APPLICANT

I hereby certify that, as of the date I signed this application, I am a legal or equitable owner of the property described herein, or I am an authorized officer or principal of said owner. I further certify that if there are other legal or equitable owners of said property, I have identified them herein. I further certify that the contents of this Application are complete, accurate and true.

Applicant's Signature: Tabatha Snodgrass

Printed Name: Tabatha Snodgrass

Title: Executive Director

[If signing for Applicant]

Date: 03/07/24

NOTE: SEE INSTRUCTIONS TO APPLICATIONS, PARAGRAPH 9, FOR IMPORTANT NOTIFICATION REQUIREMENT THAT APPLIES TO ALL APPLICATIONS.

The IHPRC shall review the application for a certificate of appropriateness and determine whether issuance of a certificate of appropriateness should be approved or denied within 45 days of receipt of the application.

[This Space for Official Use Only]

APPLICATION TIMETABLE

1. Date application submitted
2. Date application is deemed complete
3. Date by which applicant must be notified that application is complete and that hearing has been scheduled
4. Hearing date
5. Date Commission's decision is due (within 45 days of App)









**REQUEST FOR HISTORIC PRESERVATION RESOURCE
COMMISSION (CERTIFIED LOCAL GOVERNMENT)
ACTION
CITY OF INDEPENDENCE
APRIL 22, 2024**

Department Admin

Prepared By David Cowan

AGENDA ITEM Discussion of the MPAC remodel project exterior wall.

SUMMARY RECOMMENDATION Discussion item only.

BACKGROUND City Staff was contacted by the owner of 224 W. Main regarding the masonry wall located on the east side of the property and is currently covered with metal siding. The owner and contractor believe there are two walls. (see attached photos) The significance of this finding is the building that adjoins the wall. City Staff has instructed the owner to determine ownership and they are working with a surveyor to determine the property line and ownership of the wall. City Staff also contacted SHPO regarding the wall and received the following response to our questions.

I guess our question is how should we treat this wall? Is leaving one wall of an existing building considered historic?

SHPO Response: The remaining wall isn't "historic" as just a wall, but repairs and treatments to the wall do have a visual impact on the surrounding district and, of course, keeping the wall in good shape helps preserve the building next door. We have that building recorded as 214-216 W. Main.

His idea is to fix the facade wall, which will require him to remove the current brick, replace it, install a good cap, and then make sure the top has a proper cap. He is a little concerned about removing the metal, as that could open a lot of issues. I would have concerns too about removing the metal, but at some point it may need to be done if the brick behind it is deteriorating. If the visible brick on the lower wall can be removed without causing more to fall, that would be okay. Replacement of that brick with new brick or some other material and installation of the cap should all just be reviewed in light of how it will visually impact the rest of the district. Most materials that the owner likely wants to use would probably be okay (i.e. new brick, stucco, painted metal, modern stone veneer). Rusty, corrugated metal or vinyl siding of some sort would not be compatible with the character of the district.

SUGGESTED MOTION N/A

SUPPORTING DOCUMENTS

1. Wall
2. SHPO Reply
3. SHPO Ernest Brothers Garage



MON
APR
INDEPEN
MEMORIA
410 N. PE
4:30 &













From: [Katrina Ringler \[KSHS\]](#)
To: [David Cowan](#)
Cc: [Gwen Perney \[KSHS\]](#)
Subject: RE: City of Independence Kansas
Date: Friday, April 5, 2024 6:03:14 PM
Attachments: [image001.png](#)

Hi David,

This is a good one! Lots to unpack, but thank you for all the visuals. I think your assessment of the history of how this came to be is right on point. Here is my best guidance in reply to your questions.

- *I guess our question is how should we treat this wall? Is leaving one wall of an existing building considered historic?* The remaining wall isn't "historic" as just a wall, but repairs and treatments to the wall do have a visual impact on the surrounding district and, of course, keeping the wall in good shape helps preserve the building next door. We have that building recorded as 214-216 W. Main - <https://khri.kansasgis.org/index.cfm?in=125-2670-00139>.
- *His idea is to fix the facade wall, which will require him to remove the current brick, replace it, install a good cap, and then make sure the top has a proper cap. He is a little concerned about removing the metal, as that could open a lot of issues.* I would have concerns too about removing the metal, but at some point it may need to be done if the brick behind it is deteriorating. If the visible brick on the lower wall can be removed without causing more to fall, that would be okay. Replacement of that brick with new brick or some other material and installation of the cap should all just be reviewed in light of how it will visually impact the rest of the district. Most materials that the owner likely wants to use would probably be okay (i.e. new brick, stucco, painted metal, modern stone veneer). Rusty, corrugated metal or vinyl siding of some sort would not be compatible with the character of the district.

Let us know if more complications arise or if we can help with any other questions.

Thank you!

Katrina

785-272-8681 x217

katrina.ringler@ks.gov

From: David Cowan <davidc@independenceks.gov>
Sent: Friday, April 5, 2024 4:45 PM
To: Katrina Ringler [KSHS] <Katrina.Ringler@ks.gov>
Subject: City of Independence Kansas

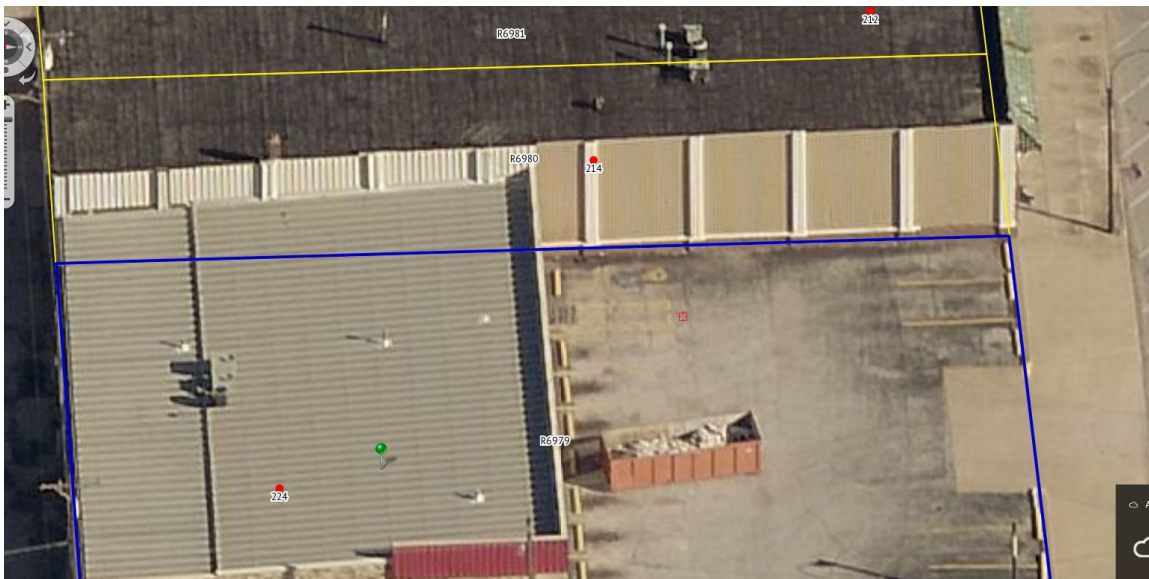
EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Katrina,

I have a question that I'm not exactly sure how to handle, so I'm looking for some direction before I present it to the local IHPRC.

We have an old O'Reilly Auto Parts building that is currently being remodeled. The building, 224 W. Main Street, does not a contributor to the district. So the remodel review was basically on the exterior of the building when it went to the local IHPRC.

A question at the IHPRC was the exposed East wall in front of the building. It is currently covered with metal and a brick facade at the bottom. They were given permission to make repairs to the brick and paint the metal.



As construction has begun, further investigation of the wall, it doesn't appear to belong to 212 W. Main but probably was a wall from the previous building at 224, that was removed. See the attached pdf picture 1 - which is in front. The brick on the left is obviously different from the adjacent building and there is a clear dividing line that goes to the top of the building. Pictures 2-3, are from the back of the building and you can clearly see the separation.

Picture four - you can see behind the brick facade and there is a brick wall behind it, that has furring strips holding the metal. The issue is that the wall is obviously leaking, probably at the top and along the cap at the bottom facade of bricks and has destroyed the bricks.

The new owner believes that the metal and brickwork at the bottom were done when O'Reilly built the store. He also assumes that the wall was probably left during demolition to preserve 212 W. Main wall or to prevent any damage to the building during demo. On the inside of the O'Reilly building, they have put up block, probably along the brick wall. However, we could not find a gap or space to look behind the cinder block.

I told the owner that the first question is finding the property line and determining ownership of the wall. I told him I would have to ask SHPO about a wall left from a previous building and whether that would be considered historic. If this wall does end up belonging to 224 W. Main, what are his

restrictions?

His idea is to fix the facade wall, which will require him to remove the current brick, replace it, install a good cap, and then make sure the top has a proper cap. He is a little concerned about removing the metal, as that could open a lot of issues.

I guess our question is how should we treat this wall? Is leaving one wall of an existing building considered historic?

Please let me know if this make sense or if you need further explanation.

Thanks,
David

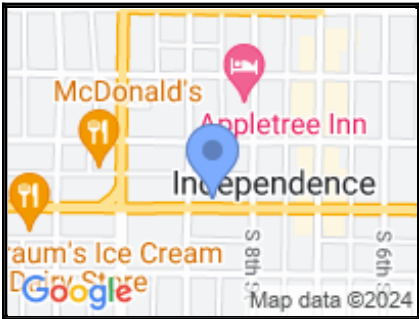
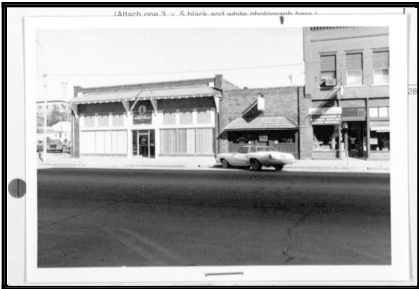


David Cowan
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davidc@independenceks.gov

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City of Independence | 120 N. 6th Street | Independence, Kansas 67301

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125-2670-00139
Ernest Brothers Garage
214-216 W MAIN ST
Independence



LOCATION:

County: Montgomery

Address: 214-216 W MAIN ST

Address Remarks:

City: Independence

Zip: 67301

Parcel ID: 099-31-0-20-09-006.00-0

Legal Description: Section 31 Township 32S Range 16E

Legal Description Remarks: ORIG PLAT, BLOCK 41, Lot 10 & 11

Latitude, Longitude 1: 37.22342 -95.708891

Latitude, Longitude 2:

Latitude, Longitude 3:

Latitude, Longitude 4:

Datum: WGS84

DESCRIPTION:

Historic Name: Ernest Brothers Garage

Alternate Name:

Historic Function: Commerce/Trade

Subcategory: Specialty Store

Historic Function Remarks: Except for small wood frame buildings at one side and at the rear, this tract was unimproved in 1916. LR Lang and the Ernest Brothers were listed at 214 W Main in 1920. Lou Ernest, dealer in Nash autos and trucks, was the sole proprietor in 1922. The existing building was recorded in June 1923. The front was the auto showroom with a repair shop in the rear. From 1929 to 1939, the property was listed as the Stephenson Motor Company, a Chevrolet agency.

Present Function: Commerce/Trade

Subcategory: Specialty Store

Present Function Remarks:

Residential/Commercial/Religious Style: Commercial Style

Secondary Style: Spanish Eclectic

Barn Type: Not Applicable

Bridge Type: Not Applicable

Landscape Type:

Physical Description/Remarks: Three bays with central entrance. Constructed of brick with concrete foundation, flat roof and parapet. Steel roof and triangular windows. Decorative elements include a mock shed roof with tile roofing and triangular brackets, brick end piers and a tile parapet cap. Alterations include a modern entrance door with head and sidelights, transoms are covered with wood.

Plan Form: Rectangle

Commercial Building Type: One-Part Commercial Block

Roof Form: Flat with Parapet

Stories: 1

Condition: Good

Principal Material: Brick

Condition Remarks:

Architect/Designer/Builder: Unknown

Year of Construction: 1920

Certainty: Estimated

Date Notes:

General Remarks:

Ancillary Structures:

Ancillary Structure Remarks:

REGISTER STATUS:

Listed in State Register: Contributing

Date of State Listing:

Listed in National Register: Contributing

Date of National Listing: 07/19/2006

Historic District: Independence Downtown Historic District

Demolished:

Date Demolished (if applicable):

Potentially Eligible for National Register:

Register Status Remarks:

Thematic Nomination (MPDF):

National Historic Landmark:

SURVEY INFORMATION:

Survey 1

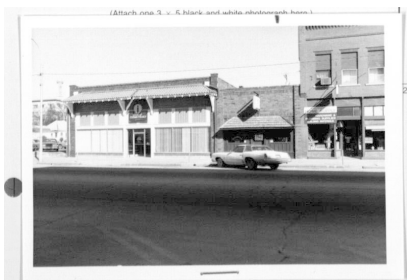
Survey Project Name: Independence - Main Street Survey (1988)

Sequence Number: 082

Surveyed By: Nimz, Dale

Survey Date: 12/01/1987

IMAGES & DOCUMENTS



214-216 W Main. South elevation.
1988. Nimz, Dale.



**REQUEST FOR HISTORIC PRESERVATION RESOURCE
COMMISSION (CERTIFIED LOCAL GOVERNMENT)
ACTION
CITY OF INDEPENDENCE
APRIL 22, 2024**

Department Admin

Prepared By David Cowan

AGENDA ITEM Discussion of the downtown streetscape project.

SUMMARY RECOMMENDATION City Staff update on the Streetscape work downtown.

BACKGROUND City staff is providing IHPRC with an update on the downtown streetscape project and removing the stoplights and repairing the corners.

SUGGESTED MOTION Discussion item only.

SUPPORTING DOCUMENTS

1. Stamp and Urn pictures
2. Downtown Streetscape - PwrPoint



Herringbone Used Brick
Concrete Stamp



Running Bond New Brick
Concrete Stamp



Running Bond Used Brick
Concrete Stamp



European Fan Small Stone
Concrete Stamp



Fishscale Granite Sets
Concrete Stamp



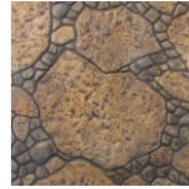
Yuko Fan Concrete Stamp



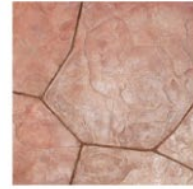
Arizona Flagstone Concrete



Castle Stone Concrete



Grand Garden Stone



Grand Sandstone 1/4" Joint



12" x 12" Adobe Tile



12" X 12" Belgium Slate Tile



12" x 12" Belgium Slate Tile



12" x 12" Flamed Granite







Rectangular
Planter Bollards



Round Planter
Bollards



Square Planter
Bollards







Downtown Streetscape



Downtown Streetscape

Agenda:

- Welcome
- Introductions
- Downtown Issues
 - Corner at Penn & Chestnut
 - Stop Signs at Laurel and Myrtle Corners issue
 - Other issues or concerns from committee members (issue city may not be aware of in the downtown area)
- Ideas
 - Drawing City has for Penn & Chestnut
 - Discussion
 - Bricks vs. stamps
 - Other Ideas
 - Discussion/ideas regarding Stop Sign corner
 - Scott Patton has some pictures.
 - Tabatha
- Next Steps
- Next Meeting







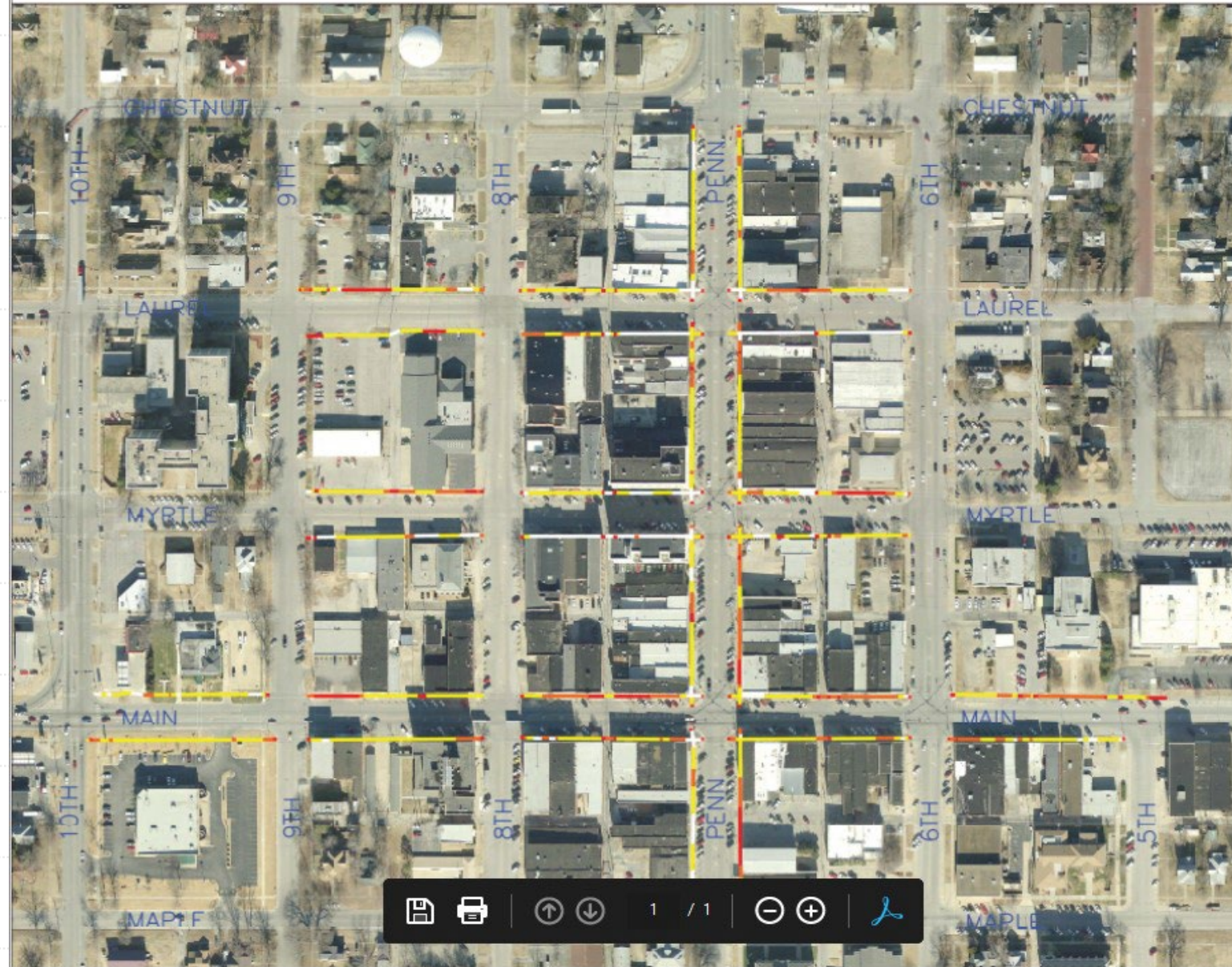






INDEPENDENCE, KANSAS DOWNTOWN ADA PLAN EXISTING CROSS-SLOPE MAP

WHITE	=	0% to 2%	=	13% OF TOTAL
YELLOW	=	2% to 4%	=	52% OF TOTAL
ORANGE	=	4% to 6%	=	19% OF TOTAL
RED	=	MORE THAN 6%	=	11% OF TOTAL



Penn & Myrtle – West Bound



Penn & Myrtle – East Bound



Penn & Laurel – East Bound



Penn & Laurel – West Bound















**REQUEST FOR HISTORIC PRESERVATION RESOURCE
COMMISSION (CERTIFIED LOCAL GOVERNMENT)
ACTION
CITY OF INDEPENDENCE
APRIL 22, 2024**

Department Admin

Prepared By David Cowan

AGENDA ITEM Kansas Historic Preservation Conference on May 15-17, 2024.

SUMMARY RECOMMENDATION IHPRC training opportunity at the Kansas Historic Preservation Conference.

BACKGROUND Good afternoon,

We are one month away from the *Kansas Historic Preservation Conference* to be held in Newton, KS May 15-17, 2024.

The SHPO has scholarships available for CLG staff and preservation board members to attend including registration fees, lodging, and milage.

If your CLG is interested, please email me an estimated budget for your City/County to attend including number of attendees, number of days for attendance, and estimated mileage costs. You will receive a Memorandum of Understanding for attendance at the conference and reimbursement of fees listed above for your review and signature.

Invoices, receipts, and/or proof of payment must be turned in to SHPO for review prior to reimbursement.

For more information about the conference and registration, please click the link below.

Let me know if you have any additional questions.

We look forward to your attendance!

Gwen Perney

Kansas Historical Society

Federal Grants Manager/

CLG Coordinator

gwen.perney@ks.gov

(785) 272-8681

SUGGESTED MOTION Discussion item only

SUPPORTING DOCUMENTS