



# Urban Planning and Land Use Landmarks Commission Staff Report

701 North 7<sup>th</sup> Street, Room 423  
Kansas City, Kansas 66101  
Email: [planninginfo@wycokck.org](mailto:planninginfo@wycokck.org)

Phone: (913) 573-5750  
Fax: (913) 573-5796  
[www.wycokck.org/planning](http://www.wycokck.org/planning)

**To:** Kansas City, Kansas Landmarks Commission  
**From:** Urban Planning and Land Use Staff  
**Date:** September 7, 2021  
**Re:** CA2021-019

## GENERAL INFORMATION

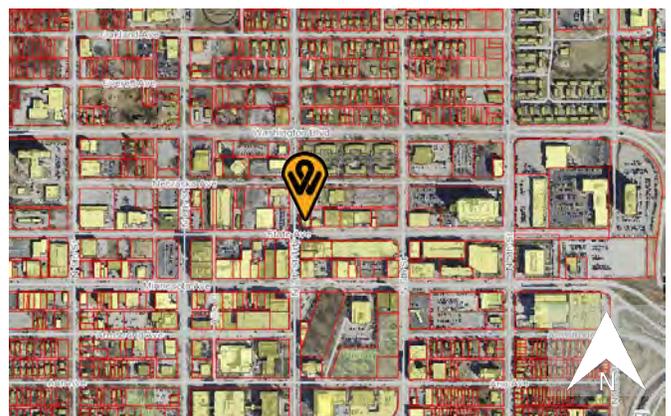
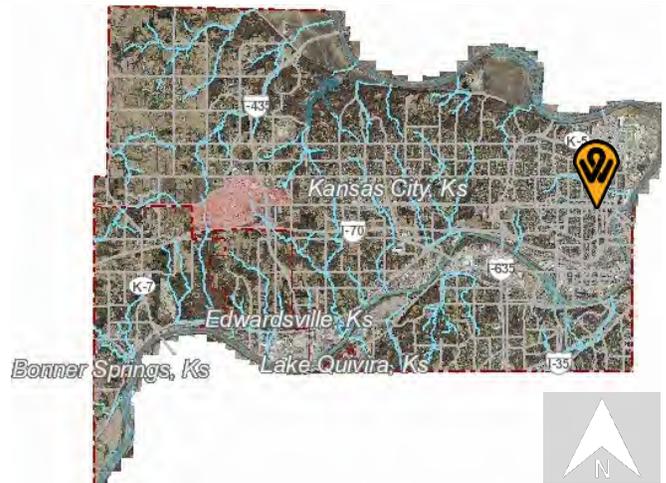
**Applicant:**  
Dr. Greg Mosier

**Status of Applicant:**  
President  
Kansas City, Kansas Community College  
7250 State Avenue  
Kansas City, Kansas 66112

**Requested Action:**  
Certificate of Appropriateness for  
Demolition.

**Date of Application:**  
June 28, 2021

**Purpose:**  
Demolition of the Seventh Street  
Methodist Episcopal Church South  
Historic Landmark for the construction of  
the downtown campus of the Kansas  
City, Kansas Community College  
(KCKCC).



**Property Location:** 1101 North 7<sup>th</sup> Street Trafficway, Kansas City, Kansas 66101

**Historic Property Name:** Seventh Street Methodist Episcopal Church Historic Landmark

**Historic Status:** The property is a Historic Landmark. This property is located within the Huron Place Historic District environs. This property is located within the Huron Indian Cemetery (Wyandot National Burying Ground) Historic Landmark environs.

**Existing Zoning:** C-D Central Business District

**Adjacent Zoning:**

<b>North:</b>	C-D Central Business District
<b>South:</b>	C-D Central Business District
<b>East:</b>	C-D Central Business District
<b>West:</b>	C-D Central Business District

**Adjacent Uses:**

<b>North:</b>	Community services center and parking lot
<b>South:</b>	Cross Line Towers multi-family residences
<b>East:</b>	Multi-tenant commercial building
<b>West:</b>	Unified Government parking lot

**Total Tract Size:** 0.22 Acre

**Master Area Plan:** The subject property is within the Downtown Area Master Plan.

**Master Plan Designation:** The Downtown Area Master Plan designates this property as Downtown Mixed-Use.

**Major Street Plan:** The Major Street Plan designates North 7<sup>th</sup> Street Trafficway as a Class B Thoroughfare. The Major Street Plan designates State Avenue as a Class B Thoroughfare.

**Public Hearing:** September 7, 2021

**Public Support:** None to date.

**Public Opposition:** None to date.

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## **PROPOSAL**

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*Detailed Outline of Requested Action:* The applicant, Dr. Greg Mosier with the Kansas City, Kansas Community College (KCKCC), is requesting a Certificate of Appropriateness at 1101 North 7<sup>th</sup> Street Trafficway for Demolition. The applicant proposes the following Scope of Work:

- A) Demolition
  - 1) Demolition of the existing structure on the subject property, the Seventh Street Methodist Episcopal Church South, a Historic Landmark.

- B) Incorporation of the Landmark's features and material into the proposed construction:
- 1) Foundation stones- some will serve as the foundation of a 12-14' base on which a pre-selected sculpture will be displayed, while others will be reused on the sidewalks along North 7<sup>th</sup> Street Trafficway and State Avenue, as planter boxes and sitting stones with stories;
  - 2) Pews- relocated to high-traffic areas of the building for use by students and guests;
  - 3) Stained glass- to be displayed throughout the main entrance near and/or in the art gallery;
  - 4) Timber beam- at least one (1) beam is slated for recovery and will be displayed over the multi-story open atrium; and,
  - 5) Red bricks- the applicant's submitted plans identify red bricks from the original building as material to be incorporated into the new design.

*Background of Historic Property:* The Seventh Street Methodist Episcopal Church South was constructed in 1888. The property was listed as a Kansas City, Kansas Historic Landmark on 08/28/1986. The property is potentially eligible for the State Register and National Register under Criterion C, but is not currently listed on the State nor National Register. For an additional history of the property, see "Seventh Street Methodist Episcopal Church, South, 1887-88" in the *Attachments* section of this report.

*Notable Features:* The Kansas Historic Resources Inventory (KHRI) profile for the Seventh Street Methodist Episcopal Church, South lists notable features of the building as of 2016 as follows:

"The one-story building has a stone foundation, brick cladding, and an asphalt-shingled cross gable roof. Its primary elevation faces west. The three-bay front gable wing occupies the northwest corner of the building; a three-bay cross gable wing projects south of the front gable. A three-story bell tower ornamented with stone finials projects from the center bay of the side gable wing on the primary elevation. One-story brick pilasters with stone capitals define the edges of the front gable wing, side gable wing, and bell tower. Paired pointed-arch stained-glass windows and a circular window with six-pointed star fill the large pointed-arch opening in the center bay of the front gable wing. Small pointed-arch stained-glass windows fill the outer bays of the front and side-gable wings. Two doors with stained-glass transom and pointed-arch and circular stained glass windows fill the pointed-arch entry in the first story of the bell tower. An infilled circular window with inset six-pointed star fills the second-story opening; a louvered vent in a pointed-arch opening pierces the third story."

By 1995, the church was the only remaining example of 19<sup>th</sup>-Century Gothic Revival in Kansas City, Kansas. Specifically, the church building is an example of a phase within Gothic Revival architecture known as High Victorian Gothic.

*City Ordinance Requirements:* Code of Ordinances, Chapter 27, Article IV, §§27-80 – 27-169

Code Enforcement History: There are no outstanding violations recorded at this property. The subject property has been previously cited by Property Maintenance Compliance:

- August 24, 2020- Administrative Citation
- August 3, 2020- Weeds & Trash Abatement
- December 26, 2019- Weeds & Trash Abatement
- October 25, 2019- Administrative Citation
- October 1, 2019- Administrative Citation
- September 9, 2019- Administrative Citation
- August 16, 2019- Administrative Citation
- July 29, 2019- Weeds & Trash Abatement
- May 23, 2019- Weeds & Trash Abatement
- October 18, 2018- Quick Trash Abatement
- September 10, 2018- Administrative Citation
- August 23, 2018- Boarded Structure Abatement
- August 23, 2018- Weeds & Trash Abatement
- July 16, 2018- Weeds & Trash Abatement
- June 26, 2018- Other Multiple Violations
- May 29, 2018- Weeds Abatement
- February 20, 2018- Other Multiple Violations
- May 4, 2017- Weeds Abatement

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## **SCOPE OF WORK**

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### **1. Identify the architectural features that will be altered or removed.**

The Historic Landmark building has been identified as an example of Gothic Revival architecture, specifically of the High Victorian Gothic. The KHRI profile has noted the cross-gable structure of the building's roof. Further architectural features have been identified under "Notable Features" of the *Proposal* section of this report and under "Seventh Street Methodist Episcopal Church, South, 1887-88" in the *Attachments* section of this report. As the scope of work of the Certificate of Appropriateness application is to demolish the existing Historic Landmark building, the entirety of the architectural features will either be destroyed or altered by being removed from their context and partially reused in the proposed community college building.

### **2. Identify any architectural or historic features on the property (but not incorporated into the primary structure) that will be altered or removed.**

The steps leading to the main entrance of the church, on the southwest corner of the subject property are part of a traditional streetscape pattern in which buildings were constructed with little to no setbacks along primary rights-of-way; this closeness between the outer façade of the building and the sidewalk and/or public street allowed the aesthetic and use of the building to "spill over" into the public space. The demolition of the church and reconstruction of a downtown campus of the KCKCC will remove the steps as part of the larger action of changing the relationship between the new building and the streetscape.

**3. List all other exterior renovations and identify the alterations or demolitions proposed. Any relevant current and proposed dimensions must be provided.**

The following is a summary of the exterior renovations and identified alterations:

- Demolition of the existing building, a Historic Landmark; and,
- Incorporation of select materials and features of the demolished landmark into the new construction.

For a comprehensive list, see *Detailed Outline of Requested Action* in the “Proposal” section in this report.

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## **FACTORS TO BE CONSIDERED**

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Per Section 27-149(d), one of the following criteria must be met for the named Certificate of Appropriateness to be granted.

**1. The changes proposed are not visible from any public street, alley, park or other public place.**

This criterium is not met. The subject structure proposed for demolition is a prominent feature in Downtown Kansas City and is visible from adjacent public rights-of-way including, North 7<sup>th</sup> Street Trafficway, State Avenue, and the alley between North 6<sup>th</sup> and North 7<sup>th</sup> Streets that serves the subject property. With a partial steeple that currently reaches several tens of feet into the air, the building is visible for several blocks in all directions, including from Nebraska Avenue, the Huron Park Historic District, and the Huron Indian Cemetery Historic Landmark.

**2. Such changes are not detrimental to the historic, cultural or architectural character of the district, site, building, structure or object, or of other improvements thereon.**

The proposed demolition will remove the entirety of the church building and site. This demolition will certainly be detrimental to the historic, cultural and architectural character of the remaining block, the downtown area, the African Methodist Episcopal Church community, and the city of Kansas City, Kansas as a whole.

**3. That such changes are in accord with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.**

**1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

The property has historically been a place of worship, specifically for the early Wyandot Nation and settlers in Kansas. The property is proposed to be used as a satellite campus for the KCKCC; the proposed use is educational in purpose, while the historic use has been religious in purpose.

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

As the proposed Certificate of Appropriateness is for a demolition, all historic materials are proposed to be removed from the subject property. The applicant has provided a plan to keep some select materials in the proposed new development. Even these materials, however, will be out of context from their original use, and thus will only be an acknowledgement of the Landmark structure. The loss of the historic materials, features, and spaces to the extent which the applicant proposes should be avoided.

- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**

The proposed downtown campus building will be contemporary, marked by heavy emphasis on large, sloping, rooflines, masonry skirting, and large glass windows facing the public streets (see "Information Supporting the Landmarks Commission Application- Certificate of Appropriateness, Submitted by the Applicant" in the *Attachments* section of this report). This proposed design does not create a false sense of historical development; it will be clear to the casual observer that the proposed building is contemporary and was not original to the Wyandot City municipal plat. The use of architectural elements from the Landmark building, while well-intended, risks creating a false sense of historical development.

- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

The subject property has undergone several aesthetic and structural changes throughout the current church building's 132-year history. A prominent change to the architecture has the removal of the spire in 1941; the altered, spire-less tower has acquired historic significance in its own right, as it has existed in this condition for nearly 80 years. The tower, along with the entirety of the building, is proposed to be demolished under the scope of work of this Certificate of Appropriateness application.

- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**

The subject property is a designated local Historic Landmark. Beyond its historic and cultural significance, the building has significant architectural status as the last example of 19<sup>th</sup>-Century Gothic Revival in Kansas City, Kansas. Nearly distinctive features, finishes, and construction techniques and examples of craftsmanship related to the Gothic Revival style and late-19<sup>th</sup>-Century construction will be lost due to the proposed demolition. The only such features,

finishes, or construction techniques/craftsmanship that will be preserved are the materials and features that the applicant has proposed to incorporate into the new building. While some materials and finishes may be able to be preserved in their totality, many construction techniques and examples of relevant craftsmanship are significant due to their relationship to the whole of the building. Therefore, even though these materials may be physically preserved, their significance will be diminished or lost entirely due to the lack of context in which they had existed.

- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**

The applicant has cited deteriorating portions of the structure as a major reason for applying for a Certificate of Appropriateness for demolition rather than for addition/alteration. Photographic evidence of such deterioration has been submitted by the applicant and can be found under “Information Supporting the Landmarks Commission Application- Certificate of Appropriateness, Submitted by the Applicant” in the *Attachments* section of this report. The applicant’s proposal does not propose to repair any of the existing structure or its historical features. This demolition will result not only in the destruction of the deteriorated portions or features of the property, but the destruction of essentially all portions and features of the building, regardless of the state of deterioration. The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings states that “replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence”. The applicant is proposing to demolish the subject building—an action that is magnitudes more detrimental to historic preservation effort. Therefore, the applicant must substantiate the replacement of missing features through documentary, physical, or pictorial evidence for the entirety of the subject property before the building can be demolished.

- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

The applicant’s scope of work does not indicate that any chemical or physical treatments to the building will be undertaken. If any materials or features preserved from the demolished building are cleaned, they must be cleaned subject to the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

The scope of work of the Certificate of Appropriateness application is so extensive that all significant archeological resources on the subject property will be destroyed if they are not first carefully identified, documented, and removed. In order to aid in this effect, the applicant must hire a certified historic preservationist who will document the entirety of the building and grounds and identify any and all significant archeological resources before the building can be demolished.

- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

The Certificate of Appropriateness's scope of work proposes the demolition of the existing building and the construction of a new building. The culminative action of demolition and construction constitutes "new construction" under Factor 3.9. Contrary to the requirements of this factor, the related new construction will result in the destruction of nearly all the historic materials that characterize the property.

- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

The construction of the new building as proposed by the applicant is predicated on the demolition of the existing building. Therefore, the new construction, if removed in the future, will have been constructed in a manner that would leave none of the essential form and integrity of the historic property and its environment unimpaired.

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## **STAFF COMMENTS AND SUGGESTIONS**

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### **Planning and Urban Design Comments:**

The Department of Planning and Urban Design has reviewed the applicant's plan in light of the historic, cultural, and/or architectural significance of the subject property, said property's status as a local Historic Landmark and its eligible status for State and National designation, its relationship to the environs of the Historic District and Historic Landmark in which it is located, and to the conformance of all relevant ordinances. The Department of Planning and Urban Design Staff offer the following questions, comments, and suggestions for the applicant's response:

- 1) Reuse of the existing building material is not only a best practice of historic preservation and environmental conservation, but is consistent with the history of

the Seventh Street Church itself. A written history of the church and the congregation included in the KHRI profile for the Landmark states that when the Methodist Episcopal congregation relocated from the southeast corner of 7<sup>th</sup> Street and Minnesota Avenue to the northeast corner of 7<sup>th</sup> Street and State Avenue, “4[,500 bricks, 1[,000 perch of stone, and a large quantity of framing” were salvaged from the previous church building and used in the construction of the current Landmark. For some of the brick, stone, and timber, demolition has been faced once before, and in response to that demolition these materials were deliberately chosen to be moved and reused as a fundamental part of the next building. Therefore, in light of the proposed demolition of the Seventh Street Methodist Episcopal Church, South Historic Landmark, material portions of the Landmark must be removed in a manner that protects the integrity of the material and incorporated into the proposed building in a manner that is both consistent with their initial purpose and which draws attention to and honors their role as a part of local, tribal, religious, cultural, State, and national history. The following materials must be thusly removed and preserved as follows:

- a. *Foundation stones.* The applicant has stated that some foundation stones will serve as the foundation of a 12-14’ base on which a pre-selected sculpture (“Destiny” by Rita Blitt) will be displayed, while other foundation stones will be reused on the sidewalks along North 7<sup>th</sup> Street Trafficway and State Avenue, as planter boxes and sitting stones with stories.

***Applicant Response:*** *KCKCC affirms our commitment to using foundation stones as the base for “Destiny”, sidewalks, planter boxes or sitting stones. The degree to which this can be done will be dependent upon number and condition of foundation stone that can be salvaged and repurposed, and exterior traffic flow design spaces. From exterior examination, there appears to [be] a significant number of stones that can be preserved and repurposed. Please see exhibits at the end of this document. Unused material, in salvageable condition will not be destroyed, but sold to help fund this project or donated to worthy cause that will also help preserve the historical elements of the church.*

***Staff Response:*** *The referenced exhibits have been received as part of the applicant’s response to Staff comments and can be found as part of “KCKCC Response to CA2021-019, Dated August 30, 2021” in the Attachments section of this report.*

- b. *Pews.* The applicant has stated that some pews from the church will be placed in high-traffic areas in the building for use by students and guests.

***Applicant Response:*** *KCKCC affirms our commitment to refurbish and use multiple pews that are in sound condition and safe to be restored and repurposed in high traffic areas of the first floor. Placement locations could be in the educational building’s main entry and waiting areas, the 3,000 sqft art gallery, hallways, and other locations to be identified in collaboration with the HPDB. Please see exhibits at the end of this document. Unused material, in salvageable condition will not be destroyed, but sold to help fund*

*this project or donated to worthy cause that will also help preserve the historical elements of the church.*

**Staff Response:** *The referenced exhibits have been received as part of the applicant's response to Staff comments and can be found as part of "KCKCC Response to CA2021-019, Dated August 30, 2021" in the Attachments section of this report.*

- c. *Stained glass.* Some stained-glass pieces will be displayed throughout the main entrance near and/or in the art gallery;

**Applicant Response:** *KCKCC affirms our commitment to use several of the stained-glass pieces throughout the main entrance area, first floor of the educational stack, other possible floors of the educational stack, and/or in/near the art gallery. Exact locations to be identified in collaboration with the HPDB. Please see exhibits at the end of this document. Unused material, in salvageable condition will not be destroyed, but sold to help fund this project or donated to worthy cause that will also help preserve the historical elements of the church.*

**Staff Response:** *The referenced exhibits have been received as part of the applicant's response to Staff comments and can be found as part of "KCKCC Response to CA2021-019, Dated August 30, 2021" in the Attachments section of this report.*

- d. *Timber beam.* At least one (1) exposed timber beam is slated for recovery and will be displayed over the multi-story open atrium;

**Applicant Response:** *KCKCC affirms our commitment to using at least one good condition and salvageable timber beam within the atrium space and/or the transition space moving from the educational stack into the high-tech hands-on labs. Please see exhibits at the end of this document. Exact location(s) to be identified in collaboration with the HPDB. Unused material, in salvageable condition will not be destroyed, but sold to help fund this project or donated to worthy cause that will also help preserve the historical elements of the church.*

**Staff Response:** *The referenced exhibits have been received as part of the applicant's response to Staff comments and can be found as part of "KCKCC Response to CA2021-019, Dated August 30, 2021" in the Attachments section of this report.*

- e. *Red bricks.* The applicant's submitted plans identify red bricks from the original building as material to be incorporated into the new design but fail to demonstrate how such bricks will be used.

**Applicant Response:** *KCKCC affirms our commitment to using good condition and salvageable red bricks from the original building. The exact*

*number of bricks to be used and placement / location of red bricks will be a discussion and decision to be made by the members of the HPDB. Unused material, in salvageable condition will not be destroyed, but sold to help fund this project or donated to worthy cause that will also help preserve the historical elements of the church.*

**Staff Response:** *The referenced exhibits have been received as part of the applicant's response to Staff comments and can be found as part of "KCKCC Response to CA2021-019, Dated August 30, 2021" in the Attachments section of this report.*

- 2) The applicant is proposing to demolish the subject building—an action that is both detrimental to historic preservation effort and so extensive that all significant archeological resources on the subject property will be destroyed if they are not first carefully identified, document, and removed. In order to aid in this, the applicant must hire a certified historic preservationist who will document the entirety of the building and grounds and identify any and all significant archeological resources before a demolition permit can be issued.

**Applicant Response:** *KCKCC affirms a commitment to hire, within financial reason, on a short-term contractual basis, a preservationist to document significant archeological resources as the deconstruction permit is being processed and subsequently issued. This cost will be allocated to the already identified project budget, not to exceed, \$500,000.00. If the Historical Landmark Commission has an individual they can provide or recommended to work pro-bono for this portion of the project, it will save the project money to allocate to the actual preservation and integrations of building artifacts into the new facility.*

**Staff Response:** *The retention of a historic preservationist for documenting the artifacts and features of the Historic Landmark is separate from the actual preservation of and integrations of such artifacts into the new facility. While the applicant is commended for already having designated funds for historic preservation, the proper completion of this condition and all conditions shall not and will not depend only on the funds set aside by the applicant. If proper historic identification, demolition, cataloguing, preservation, and integration exceeds \$500,000, then the applicant will be sure to find the additional funds necessary.*

- 3) No demolition permit shall be granted until the funding goal for construction of the new KCKCC Downtown campus has been met, all planning entitlements have been granted, and all relevant building permits have been issued.

**Applicant Response:** *In order to meet the [Downtown Community Education, Health and Wellness Center] DCEHWC project management scope and construction timeline, this topic needs clarification. KCKCC and the DCEHWC partners have identified a very specific and structured timeline to complete certain levels of the project when identified fundraising and calendar related objectives are met. These goals and timelines are paramount to complete the project at the*

*anticipated date to serve the community with the wraparound services in summer 2024 and open to offer KCKCC classes to the community in fall 2024.*

*Fundraising/timeline key dates: A capital campaign target to raise 50% of project cost has been put in place to achieve by December 2020. Achieving this target, all parties have signed legal documents that will advance the project to interior programming and architectural/engineering design to begin by January 2022. The key capital campaign target to raise 70% of the project costs to advance the project to the physical construction has been put in place to achieve by May 2022. This allows construction to begin no later than October 2022. These deadlines have been approved by KCKCC Board of Trustees and DCEHWC signatory authorities. The three-year timeline has been included for your reference as an attachment at the end of this document.*

*Permitting: As anyone who has been involved with major construction projects is aware, this is an iterative process that allows different portions of construction projects to proceed at different timelines, each segment of the project requiring a variety of land preparation and building construction permits. Any permit requirements would need to only be limited to soil and site preparation work. The Unified Government, as the legal owner of this property, supports this project. Due to the extended timeline required to carefully and properly destruct the church facility, without damaging historical elements, this process would need to begin specifically associated with achieving the 70% fundraising goal.*

**Staff Response:** *Demolition of a historic landmark is a serious proposition, due to the permanency of such an act. Regardless of the careful and proper destruction that the applicant has referenced, once a historic building is demolished and its materials repurposed, sold, or disposed of, it cannot be restored. The loss of a foundational building that has historic, architectural, and cultural significance to Wyandotte County is alone a prospect that must be given great deliberation, which is the reason for the Certificate of Appropriateness process. But the mere demolition of the Seventh Street Methodist Episcopal Church South Historic Landmark is not the only concern. Under the applicant's proposed timeline, there is a reasonable outcome is which funding for the DCEHWC reaches 70% of the predicted goal amount, the Seventh Street Methodist Episcopal Church South Historic Landmark is demolished, and the remainder of the necessary funding is not realized, either due to loss of funding or increased project expenses. The result of such underfunding would be a building less than that proposed by the applicant, or even no building at all, leaving the property an empty corner lot where a historic landmark once stood. While Staff has no doubt of the applicant's best intentions to construct the DCEHWC as proposed, there are external factors—such as economic downturns, pandemics, and significant increases in building materials—which cannot be controlled but may be accounted for. Therefore, in an effort to minimize the risk of the demolition of a historic landmark and no building taking its place, Staff firmly reiterates that no demolition permit shall be granted until the funding goal for construction of the new KCKCC Downtown campus has been met, all planning entitlements have been granted, and all relevant building permits have been issued.*

- 4) The Department of Planning and Urban Design is in the process of identifying and creating a new Downtown Kansas City, Kansas Historic District. The designation of this historic district would most likely have placed the Seventh Street Methodist Episcopal Church South Historic Landmark on the State and National Register. Demolition of the Historic Landmark will not only void its eligibility on the State and National Registers but will damage the overall historic portfolio of downtown Kansas City, Kansas. If the Landmark is demolished before it can be included within the proposed Downtown Historic District or otherwise placed on the State and/or National Register, what actions will KCKCC take in order to continue to support historic preservation in the downtown area?

**Applicant Response:** *To support historic preservation in the downtown area, KCKCC is willing to consider the creation of a KCK Downtown Church exhibit to be permanently displayed in the main entry area of the DCEHWC or the main first floor Conference Center. The latter may also be able to honor the history of downtown Kansas City, Kansas through a historic mural or story wall, static and/or interactive. KCKCC would also take recommendations from the HPDB for the naming of these highly visible spaces. The name of the conference space should be one that the HPDB and college deems historically relevant, important and descriptive of the overall mission of the project and HPDB. Meeting space within the DCEHWC could be provided for Landmarks Commission meetings, special events, or other outreach activities. Further, KCKCC propose that the Landmarks Commission consider adding a permanent KCKCC staff member to the historical committee. This KCKCC staff member would have the ability to recommend and advocate for appropriate resources to the committee to conduct meetings, outreach or events.*

**Staff Response:** *The applicant has put forward several ideas that seek to preserve, recognize, and honor the Seventh Street Methodist Episcopal Church South Historic Landmark. Aside from offering the meeting space for the HPDB, however, the applicant has not offered any broader, more tangible, or more sustained actions to support further historic preservation in Downtown Kansas City, Kansas.*

- 5) The applicant and the KCKCC must establish a historic preservation and design board (“HPDB” or “Board”), which must include members of the Landmarks Commission and the Department of Planning & Urban Design. A Certificate of Appropriateness cannot be granted until HPDB members are selected and rules of operation are established. The following conditions shall apply to the HPDB:

**Applicant Response:** *A Historic Preservation and Design Board (HPDB) will be constituted with members representing organizations such as: KCKCC, KCKCC’s President’s Downtown Advisory Council, KCK’s downtown community, Landmarks Commission, Department of Planning and Urban Design, and other appropriate representatives.*

- a. The Board will be updated on the findings of the historic preservationist assigned with documenting the Seventh Street Methodist Episcopal Church, South Historic Landmark;

**Applicant Response:** *The HPDB will be updated as to the findings of the person(s) identified to perform this research.*

- b. The Board will be granted authorization to select design elements for the proposed building as they relate to the preservation, incorporation, and display of features or elements of the Historic Landmark;

**Applicant Response:** *The \$70 million DCEHWC project is comprised of five community-based organizations, each with their own leadership teams and governing bodies who have legal obligations to grant or deny proposals brought to them. The project owners, and project discussed, will have oversight by the DCEHWC Owners Condominium Association Board. The HPDB will have authority to make recommendations to said board, with which reasonable recommendations will not be withheld.*

**Staff Response:** *Staff was under the impression that the applicant and KCKCC had control of over the integration of historical elements into the DCEHWC. If this is not the case, then Staff would like the applicant to clarify which other parties or bodies will be integrating the historical elements into the new building.*

- c. The Board may identify historic preservation deliverables and present said deliverables to the KCKCC for incorporation into the historic preservation course; and,

**Applicant Response:** *If the statement is being interpreted correctly, the request to identify content for a KCKCC college-level course is beyond the scope of the Landmarks Commission.*

**Staff Response:** *To clarify, the HPDB—not the Landmarks Commission—would have the power to identify content for a KCKCC college-level course and the power to present deliverables of said content to the KCKCC.*

- d. The Board will be dissolved after all elements of design and incorporation have satisfactorily been incorporated into the design of the proposed building and a Certificate of Occupancy has been successfully issued for the building.

**Applicant Response:** *The HPDB will be dissolved after their consultation has been provided and final decision of design elements, incorporation and display of features or elements have been made.*

**Staff Response:** *The HPDB will not be dissolved until after all elements of design and incorporation have satisfactorily been incorporated into the*

*design of the proposed building and all building permits and a full Certificate of Occupancy has been successfully issued for the building.*

- 6) Provide a revised floor plan that identifies each floor number and more comprehensively and specifically demonstrates the location of the former building elements that will be incorporated on each floor.

**Applicant Response:** *Previous images of presentation materials with possible locations for historical elements is provided again at the end of this document. At this time, all elements are identified to be on the first floor in and around the main entry so these items can be seen and appreciated by the maximum number of people entering the educational stack of the downtown facility. It is desired by KCKCC that the final selection and locations of historical elements will be determined in collaboration with the HPDB and final approval by the DCEHWC Owners Condominium Association Board.*

**Staff Response:** *The referenced images have been received as part of the applicant's response to Staff comments and can be found as part of "Information Supporting the Landmarks Commission Application- Certificate of Appropriateness, Submitted by the Applicant" and "KCKCC Response to CA2021-019, Dated August 30, 2021" in the Attachments section of this report.*

- 7) Provide a rendering of the sculpture "Destiny" that the applicant has identified as the artwork that for which foundation stones from the Seventh Street Methodist Episcopal Church, South Historic Landmark will serve as a base.

**Applicant Response:** *Below is a rendering of "Destiny".*

**Staff Response:** *A rendering of the sculpture "Destiny" has been received by Staff and can be found under "Rendering of 'Destiny' Sculpture" in the Attachments Section of this report.*

- 8) How many pews from the existing church be preserved and utilized in the proposed building? What criteria will be used to determine which pews will be preserved and which will be destroyed?

**Applicant Response:** *This question is a repeat from 1.B above in this document. At this time, it is unknown exactly how many pews will be used in the DCEHWC. All pews will need to be examined to determine if they are sound, safe and able to be used for public seating. All elements or features that are considered by the HPDB for inclusion into the DCEHWC will need to meet all applicable codes. Additionally, no pews or other architectural elements will be purposely destroyed if they are not used. If possible, they will be either donated or sold to help support expenses related to this project. HPDB will be consulted to help locate potential individuals or organizations to receive donated/sold items.*

- 9) Will all the stained-glass pieces from the existing church be preserved and utilized in the proposed building? If not, answer the following:

- a. Which stained-glass pieces will be preserved and utilized?
- b. What criteria will be used to determine which stained-glass pieces will be preserved and which will be destroyed?

**Applicant Response:** *At this time, it is unknown exactly which and how many stained-glass pieces will be used in the DCEHWC. All stained-glass pieces will need to be examined to determine if they are sound, safe and able to be used in the building. All elements or features that are considered by the HPDB for inclusion into the DCEHWC will need to meet all applicable city building codes.*

*Additionally, no stain glass windows, or other architectural elements will be purposely destroyed if they are not used. If possible, they will be either donated or sold to help support expenses related to this project. HPDB will be consulted to help locate potential individuals or organizations to receive donated/sold items.*

- 10) It is unclear in what manner or on what floor the exposed beam will be displayed. Provide specific information within or as a supplement to the revised floor plan.

**Applicant Response:** *(Please see response to number 6 above in this document.) Images also included at the bottom of this document.*

**Staff Response:** *The images referenced in Staff Comments #6 and #10 have been received as part of the applicant's response to Staff comments and can be found as part of "Information Supporting the Landmarks Commission Application-Certificate of Appropriateness, Submitted by the Applicant" and "KCKCC Response to CA2021-019, Dated August 30, 2021" in the Attachments section of this report.*

- 11) The applicant's submitted plans identify red bricks from the original building as material to be incorporated into the new design but fail to demonstrate how such bricks will be used. Provide specific information about the use of the red brick within or as a supplement to the revised floor plan.

**Applicant Response:** *At this time, it is unknown exactly how many red bricks will be used in the DCEHWC. Bricks will need to be examined to determine if they are sound, safe and able to be used in the building. In collaboration with HPDB, appropriate red bricks will be identified and usage within the DCEHWC will be determined.*

#### **Kansas State Historic Preservation Office Comments:**

- 1) As the subject property is a local Kansas City, Kansas Landmark, but is not a State or National Historic Landmark, the Kansas State Historic Preservation Office (SHPO) has declined to comment on this Certificate of Appropriateness proposal.

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## **STAFF RECOMMENDATION**

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Staff recommends that the Kansas City, Kansas Landmarks Commission make the findings contained within the staff report and recommends **DENIAL** of **CA2021-019** subject to all comments and suggestions outlined in this staff report, and the following reasons:

- 1) The application CA2021-019, as proposed, fails to meet any of the conditions for a Certificate of Appropriateness as defined by Section 27-149(d);**
- 2) Per Section 27-81, the Unified Government Board of Commissioners has found that:**
  - a. The present and future economic and general welfare of the people of the city and of the public generally are founded on the contributions of the past. Many of these contributions manifest in districts, sites, buildings, structures and objects that reflect the richness and diversity of the city's history by their design, association and integrity.**
  - b. Many historic properties have been lost through demolition and destructive rehabilitation, notwithstanding the feasibility of preserving and continuing the use of such properties and without adequate consideration of the irreplaceable loss to the people of the city of the historic, cultural and architectural values represented by such sites, buildings, structures and objects.**
  - c. The economic and general welfare of the city cannot be maintained or enhanced by disregarding the historic, cultural and architectural heritage of the city and by countenancing the destruction of such assets.**

**The proposed Certificate of Appropriateness for Demolition of a Historic Landmark runs counter to the findings of the Board of Commissioners and the subsequent policy behind Article IV, Chapter 27 of the Unified Government Code of Ordinances, which pertains to and regulates Historic Landmarks and Historic Districts; and**

- 3) Per Section 27-82, the purpose of Article IV, Chapter 27 includes protecting and perpetuating districts, sites, buildings, structures and objects that represent or reflect distinctive and important elements of the city's historic, cultural and architectural heritage, and safeguarding the city's historic, cultural and architectural heritage as embodied and reflected in such districts, sites, buildings, structures and objects. Approving this Certificate of Appropriateness would fail to protect, perpetuate, and safeguard the Seventh Street Methodist Episcopal Church South Historic Landmark, the historic, architectural, and cultural heritage of Kansas City, Kansas as a city, and the historic, architectural, and cultural heritage of Downtown Kansas City, Kansas in particular.**

If the Landmarks Commission were to approve CA2021-019, Staff recommends that the following conditions apply:

- 1) The foundation stones, pews, stained glass, timbers, and red bricks be preserved and repurposed in a manner as described by the applicant in their proposal (and reflected in this report) and consistent with the final determinations of the HPDB;
- 2) As the applicant is proposing to demolish a historic landmark, the applicant must, regardless of cost, hire a certified historic preservationist who will document the entirety of the building and grounds and identify any and all significant archeological resources before a demolition permit can be issued;
- 3) No demolition permit for the building, portion of the building, or the site shall be granted until the funding goal for construction of the new KCKCC Downtown campus/DCEHWC has been met, all planning entitlements have been granted, and all relevant building permits have been issued;
- 4) Historic preservation efforts as identified by the applicant shall be undertaken, including, but not limited to, the integration of historic artifacts into the design of the proposed building, the naming and use of the conference room within the building by the HPDB;
- 5) The applicant and the KCKCC must establish a historic preservation and design board (“HPDB” or “Board”). A Certificate of Appropriateness cannot be granted until HPDB members are selected, and rules of operation are established. The following conditions shall apply to the HPDB:
  - a. Members of the Board must include members of the Landmarks Commission, Department of Planning & Urban Design, members representing organizations such as KCKCC, KCKCC’s President’s Downtown Advisory Council, KCK’s downtown community, and other appropriate representatives;
  - a. The Board will be updated on the findings of the historic preservationist assigned with documenting the Seventh Street Methodist Episcopal Church, South Historic Landmark;
  - b. The HPDB will have authority identify design elements for the proposed building as they relate to the preservation, incorporation, and display of features or elements of the Historic Landmark, and to make such recommendations to the DCEHWC Owners Condominium Association Board, with which reasonable recommendations will not be withheld;
  - c. The Board may identify historic preservation deliverables and present said deliverables to the KCKCC for incorporation into the historic preservation course; and,
  - d. The Board will not be dissolved until after all elements of design and incorporation have satisfactorily been incorporated into the design of

the proposed building and all building permits and a full Certificate of Occupancy has been successfully issued for the building; and,

- 6) The proposed sculpture, “Destiny”, or a reasonably similar sculpture piece must be incorporated into the DCEWHC campus, along with other artwork from the local community and in representation of the history and heritage of the Historic Landmark, the Downtown, and Kansas City, Kansas in general.

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## ATTACHMENTS LIST

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Aerial Imagery  
Historic District, Historic Landmarks, and All Environs  
Land Use Map  
Zoning Map  
Site Photos Provided by Staff, Dated April 28, 2021  
Rendering of “Destiny” Sculpture  
Seventh Street Methodist Episcopal Church, South, 1887-88  
Scope of Work Checklist  
Construction Budget Proposal, Dated April 30, 2021  
Information Supporting the Landmarks Commission Application- Certificate of Appropriateness, Submitted by the Applicant  
KCKCC Response to CA2021-019, Dated August 30, 2021  
KHRI Profile: 1101 North 7<sup>th</sup> Street Trafficway (Seventh Street Methodist Episcopal Church South Historic Landmark)  
Link: <https://khri.kansasgis.org/index.cfm?in=209-2820-00012>  
Huron Place Historic District Profile  
KHRI Profile: Huron Indian Cemetery (Wyandot National Burying Ground) Historic Landmark  
Link: <https://khri.kansasgis.org/index.cfm?in=209-2820-00001>

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## REVIEW OF INFORMATION AND SCHEDULE

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<u>Action</u>	<u>Landmarks Commission</u>	<u>Board of Commissioners</u>
Public Hearing Demolition	September 7, 2021	Not required

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**STAFF CONTACT:**            **Michael Farley**  
   [mfarley@wycokck.org](mailto:mfarley@wycokck.org)

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## MOTIONS

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I move the Kansas City, Kansas City Landmarks Commission **DENY** of Petition **CA2021-019**, as it is not in compliance with the City Code and as it will not promote the health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned:

1. \_\_\_\_\_;
2. \_\_\_\_\_; And
3. \_\_\_\_\_.

**OR**

I move the Kansas City, Kansas City Landmarks Commission **APPROVE** of Petition **CA2021-019** as meeting all the requirements of the City Code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of Urban Planning and Land Use Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Landmarks Commission:

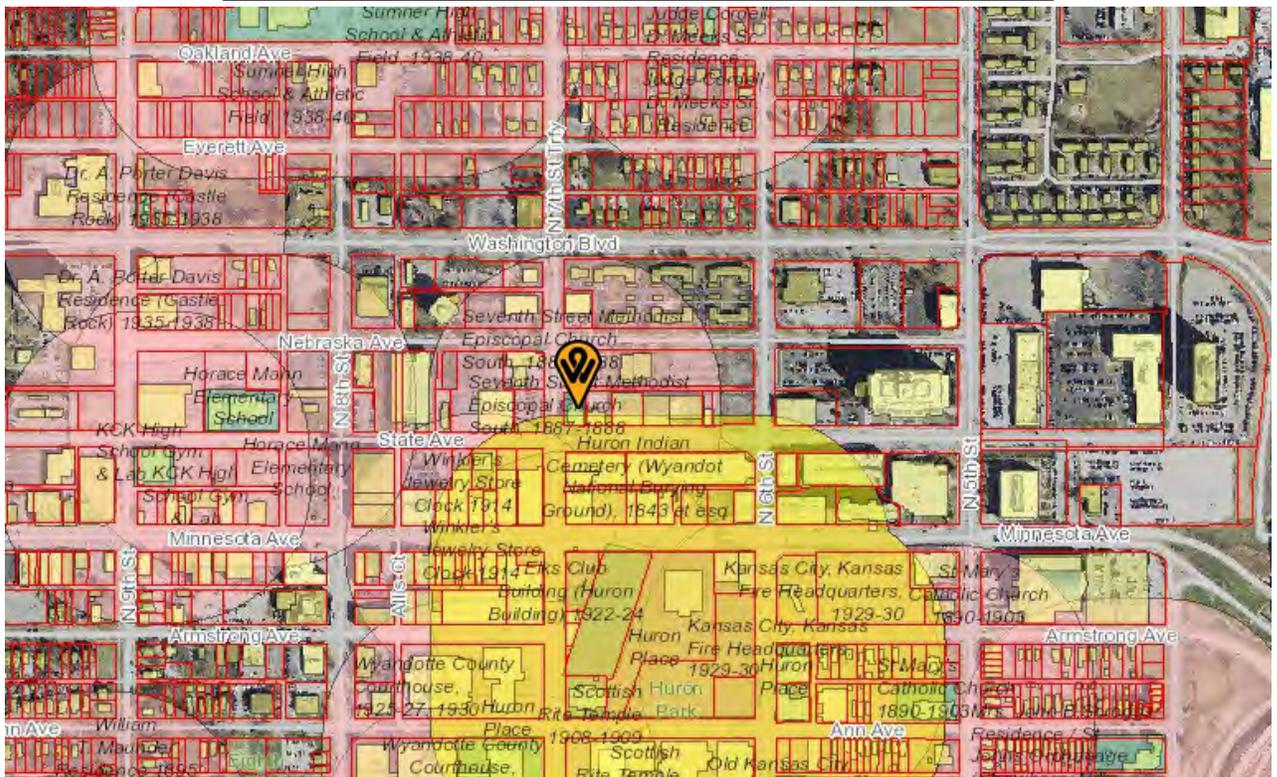
1. \_\_\_\_\_;
2. \_\_\_\_\_; And
3. \_\_\_\_\_."

# ATTACHMENTS

## AERIAL IMAGERY



## HISTORIC DISTRICT, HISTORIC LANDMARKS, AND ALL ENVIRONS





SITE PHOTOS PROVIDED BY STAFF, DATED APRIL 28, 2021



Captions for pictures going clockwise, starting in the upper left.

- Interior view of the vaulted ceiling in the nave of the church.
- Exterior of the rear (north) entrance of the Historic Landmark building.
- Exterior view of the southwest corner of the Historic Landmark building, displaying the front entrances to the building.
- Exterior of the window by the rear (north) entrance of the Historic Landmark building.

*All photos taken by Staff on April 28, 2021.*

RENDERING OF "DESTINY" SCULPTURE



SEVENTH STREET METHODIST EPISCOPAL CHURCH, SOUTH, 1887-88  
1101 North 7th Street  
Architect unknown  
K.C.K. Historic Landmark: August 28, 1986

The history of the Seventh Street Methodist Episcopal Church, South, is intimately interwoven with the founding and early development of Kansas City, Kansas. The congregation was descended from the mission church the Wyandot Indians brought with them from Ohio in 1843 (the first Methodist mission to the Indians in North America) and still included Wyandots and Wyandot descendents among its number when the present structure was built and on into the 20th Century. Some of these members, such as Silas Armstrong and the Conley sisters, strongly influenced local history. The church itself is the only remaining 19th Century Gothic Revival structure in Kansas City, Kansas, it is the oldest still-occupied church in the city, and is one of the few remaining survivors of the 1886-1893 period of consolidation and growth that marked the city's coming of age as an urban community.

The Wyandots' Methodist Church had its origin in 1816, when a free-born black man named John Stewart arrived among the Wyandots at Upper Sandusky, Ohio, and began preaching. Stewart was without training or authorization, but was nevertheless highly effective. In 1819, at the request of the Wyandot chiefs, the Methodist Episcopal Church granted official recognition to Stewart's mission and promised aid. The church started by Stewart thus became the first Methodist mission in North America. Regular missionaries were assigned to assist Stewart and a mission church was erected in 1824, a National Register building still standing in Upper Sandusky.

In 1843 the Wyandots were forced to emigrate to Kansas, the last tribe to be pushed out of Ohio as a result of the Indian Removal Act of

1830. By that time there had been much intermarriage with adopted whites, many tribal members were well educated and thoroughly assimilated, and the Methodist mission church was a major influence in tribal life.

The circumstances the Wyandots found themselves in upon arrival in Kansas were quite difficult, and in the late summer and fall of 1843 there were over sixty burials in the Huron Indian Cemetery (itself a National Register Historic Site). In December, the Wyandots were able to purchase 39 sections of land from the Delaware Reserve at the confluence of the Kansas and Missouri Rivers. The town of Wyandott which the tribe then established was the origin of the present Kansas City, Kansas. One of the first structures built in or near the town was a new mission church, a log structure known as the Church in the Wilderness which was completed in April, 1844, near the center of what is now the Westheight Manor National Register Historic District.

The log church was replaced with a brick structure in the fall of 1847, built near the present 10th and Walker with money from the sale of the Ohio mission property. In the interim, the national Methodist Episcopal Church had split over the issue of slavery, and the Indian Mission Conference to which the Kansas missions were assigned was allotted to the Methodist Episcopal Church, South. This led to hard feelings among the Wyandots, who included both abolitionists and slave owners as well as those who favored either the Indian Mission Conference or the Ohio Conference for various other reasons. In 1848 the congregation split, with the missionary, the Rev. E. T. Peery, and a pro-Mission Conference minority taking possession of the brick church.

That was not the end of the Church's troubles however. By 1856, the year of "Bleeding Kansas," feelings on the slavery question ran so high that both the brick Methodist Episcopal Church, South, and the newly built, log Methodist Episcopal Church were burned by mobs on the night of April 8. In the fall construction began on a new wood frame church just to the west of the Huron Indian Cemetery, at what is now the southeast corner of 7th and Minnesota on property donated by Hiram and Margaret Northrup. This was an appropriate location, as the cemetery was generally managed and maintained by the church. The closeness of this relationship was emphasized in 1858 by the burial there of the young son of the Rev. William Barnett, pastor of the Methodist Episcopal Church, South, from 1855 to 1861 and again from 1869 to 1872. This was one of the few non-Wyandot burials to be allowed.

Slavery was not the only issue dividing the Wyandots. On January 31, 1855, they signed a treaty dissolving their tribal status, becoming U.S. citizens and dividing up the Wyandott Purchase into individual allotments. Both the cemetery and the mission church property were reserved. A minority of the less assimilated Wyandots opposed the treaty and chose to defer citizenship. As conflict over the slavery question escalated in Kansas, this minority grew in number and eventually began moving to Oklahoma, where the Wyandot Tribe was legally re-established in 1867. This division between "citizens" and "Indians" did not directly affect the church, however, as most church members were of the citizen group. They included some of the most prominent Wyandots, such as Silas Armstrong, the president of the Wyandott City Company and the elected Head Chief of the Wyandot Nation (1865).

During the Civil War the church was forced to close its doors for several years because of the strength of anti-southern feelings in Kansas, although the congregation continued to meet in members' homes. The church was reopened in 1867 by the Rev. Joseph King. It was then attached to the Missouri Conference of the Methodist Episcopal Church, South, as the Indian Mission Conference no longer existed, and in 1870 transferred to the newly created Western Conference.

By 1870 the congregation had outgrown the wood frame church. It was demolished and a new brick church was begun at the same location. Due to lack of funds, the new building was put into condition to be used but it was never fully completed or dedicated. The church was twelve to fifteen feet above the street, just a little below the cemetery, and in 1884 new steps and a stone retaining wall were built. In order to increase the meagre church funds, for several years the church was rented out during the week to the U.S. District Court for \$150 a year for use as a courtroom.

The church continued to labor under the handicap of its building. After the parsonage was sold to put a new roof on the church, another was built and both the church and the new parsonage together were valued at only \$7,000. Rev. W. H. Comer described the church as follows:

"The church at Huron Place was 64 x 80 feet, walls 20 feet high, ceiling 35 feet in center. An alcove was in one end for the pulpit; a tower at each corner of the other end with a large vestibule between the towers. The first floor of one of the towers was used for pastor's study, the other for coal bin. There was one room in the building which was quite roomy but not very convenient; the building was never finished and had been condemned and tied together with huge iron rods for years before we ceased to use it."

On March 6, 1886, the City of Wyandotte was consolidated with two smaller communities to form a new city of the first class, which was

named Kansas City, Kansas. For the next several years the city boomed, until investment was curtailed by the Panic of 1893. Over half a dozen new packing plants were opened, as well as several soap factories. Various transit lines tied the consolidated city together, including a cable car line to the south of the downtown. In the downtown itself much construction took place. At the intersection of 6th and Minnesota, one block to the east of the church, substantial new buildings arose on each of the four corners. Given the problems with the church building and the increased potential of the corner for commercial development, it was inevitable that the church would consider selling.

In October, 1886, T. J. Barker offered to secure for the church an available site on the northeast corner of 7th Street and State Avenue, a block to the north of the church. The offer was accepted and Mr. Barker, who was a member of the congregation, advanced the money for the purchase of the lots. The old site was offered for sale and on March 30, 1887, was sold for \$25,000. The materials in the old church were reserved: 4500 bricks, 1000 perch of stone, and a large quantity of framing were reused in the new building. The parsonage was sold separately and moved to a lot on Nebraska Avenue. This was obviously a substantial increase in value over the \$7,000 valuation of just a few years before.

The buildings erected in Kansas City, Kansas in this period exhibited an eclectic variety of style and design. Some were quite up-to-date, while others seemed fifteen or twenty years behind the times. The impressive Portsmouth Block at 6th and Minnesota was in the commercial style of the Chicago School, with a certain resemblance to John Root's Rookery Building. The Husted Building to the north of the

Portsmouth had multiple tall bays in the Chicago manner, but the detailing was a mixture of Queen Anne and Italianate. A similar mixture could be found in many of the smaller commercial structures such as the Duer Building at 8th and Minnesota, with its Richardsonian Romanesque brickwork and Queen Anne wooden oriels. The houses in the surrounding community ranged from a very plain vernacular to a relatively restrained Queen Anne, with a number of Italianate holdovers. The churches, with one Shingle Style exception, were generally either a watered down Romanesque or variations on the Gothic Revival.

The latter was the case with the Seventh Street church, and it is now the only significant example of this style remaining from this period in Kansas City, Kansas. More specifically, the Seventh Street Methodist Church belongs to the phase of the Gothic Revival sometimes referred to as High Victorian Gothic, although obviously not as elaborate a design as the work of a master of the style such as Frank Furness. Because of cost, the church exterior lacks the rich mix of materials, colors and textures often typical of High Victorian Gothic, but the broad heaviness of the building mass and the ornamental details such as the pinnacles atop the bell tower, the wooden gable ends and the interior trusses place the building firmly within the boundaries of the style.

In plan the building is a Latin cross measuring 56 by 85 feet, the base being at the south end on State Avenue. The arms of the cross are quite broad and project only 8 feet to either side. A steeply gabled roof covers the body of the church, the cross gables matching the ends in height. A contemporary account states that the roof was originally of metal, but it was apparently covered with shingles at an early

date. (A recent reshingling revealed the metal roof still in place beneath several shingle layers.) The northeast and southeast corners of the cross are filled in, and the bell tower and entry occupy most of the southwest corner, leaving only the northwest corner of the cross open. The southeastern infill has its own east-facing gable, somewhat smaller than the principal gable, and the way in which the splayed ends of the two gables interlock while the brick walls below overlap makes the east facade the most interesting and lively side of the church. Unfortunately this is now largely obscured by an adjacent commercial building.

The base of the building is of roughly dressed limestone topped by a cut stone sill. The upper portions of the walls are a smooth red brick, generally in one plane except for brick mouldings which outline the upper portions of the windows in the gable ends and the various features of the tower. The only stone trim occurs in the heavy sills of the window openings, and the notched caps of the buttresses and the pinnacles mentioned above. Vertical brick buttresses mark each outer corner of the various elements of the design. The buttress tops stop a foot or two below the roof edge, and align with the horizontal portions of the brick decorative mouldings.

The windows are lancet shaped, of stained and leaded glass set in wood frames, and come in three sizes depending upon placement and function. Two large double lancet windows are centered in the east and west ends of the cross, flanked by two smaller windows. The south end of the cross contains four of these middle-sized windows (actually quite tall) equally spaced with a circular window above. The north altar end of the cross has two middlesized windows flanking a projecting, blank-walled organ housing. The secondary gable on the

east has a pair of the middle-sized windows, while the smallest windows occur in areas such as the niche between the entry bell tower and the western cross arm. This mixture of varying sizes and regular placement lends the facades an interesting rhythm, while the predominance of the middle-sized windows ties the whole together.

The circular window mentioned above is repeated six times in the design. Wooden muntins within the circle create a six-pointed Star of David, with a smaller circle inside the hexagon formed by the star's members. In addition to the south facade, this form is placed in the points of the two large windows on the east and west, and in the west and south facades of the entry bell tower. There is also a circular window in the gable of the projecting organ bay on the north, although it is not visible from the auditorium. All six windows are placed at approximately the same height in their respective facades. The four gable windows contain stained and leaded glass, while the two in the bell tower are backed with wood. Photographs would seem to indicate that these latter were originally glazed as well and subsequently damaged, possibly in the storm that destroyed the tower spire.

At the present time the square entry bell tower appears tall enough to be well proportioned and balance the mass of the church building. For the first 53 years of the church's existence, however, the tower was crowned with a tall spire which made the building a visual landmark in the downtown area. The spire was four sided and quite steep, with an angular flare at the base where it joined the tower. Like the original church roof it was clad in metal sheathing. The four pinnacles mentioned above crown the corners of the tower with a vertical emphasis that echoed the much taller spire.

Below the top of the tower, at what might be considered the third level, louvered, lancet-shaped openings centered in doubly inset brick panels mark the belfry. At the second level are the two circular windows. Below this, tall lancet-headed door openings face west and south. Double doors (obviously not the originals) are topped by a stained and leaded glass transom, above which two lancet shaped windows and a small circular opening echo the forms of the largest windows. As the base is fairly high, six steep steps lead up to the doors, curving around the southwest corner of the tower in a manner similar to the curve of the adjoining street corner.

On the interior the most notable space is the auditorium. With the high sloping ceiling and windows on three sides it is a light and airy space. The woodwork of hard pine was originally oiled and oil frescoes (stenciling?) decorated the plaster walls. Both woodwork and walls have since been painted over. The four arches of the crossing are marked by fairly elaborate carved timberwork trusses very much in the High Victorian Gothic style. Such timberwork (which admittedly may be decorative rather than functional) can be found in no other church in Kansas City, Kansas.

By January 15, 1888, construction of the new church was far enough along that the congregation was able to begin holding services in the Sunday school room. On June 10 the first service was held in the auditorium. The church was formally dedicated on the following Sunday, June 17, 1888, with Bishop E. R. Hendrix presiding. At the time of dedication the membership had almost doubled from 54 just three years before, and the Sunday school had increased to an enrollment of 150.

Despite its growth, the church still numbered various Wyandots and Wyandot descendents among its membership, including members of the

Armstrong, Ladd, Walker and Zane families. The eldest was Ebenezer O. Zane, who was 19 when the Wyandots emigrated in 1843. He came to be regarded as the patriarch of the local Wyandot community, and in the years after the new church was built he acted as self-appointed caretaker and custodian for the Huron Indian Cemetery, until his death in 1902.

The church continued to expand its membership as the city around it grew, although neither the church nor its Wyandot members would ever again achieve the position of preeminence they had enjoyed prior to the Civil War. Among the most active members in the church in the early 1900s were the sisters Eliza B. (Lyda) Conley and Helena (Lena) Conley, nieces of Ebenezer Zane. Eliza B. Conley was an attorney, a great rarity at the time, having graduated from the Kansas City School of Law and been admitted to the Missouri Bar in 1902. In the church she was a Sunday School teacher, vice-president of the Epworth League, and superintendent of the Junior Epworth League.

The pressures of growth that had made the church move profitable also came to bear on the Huron Indian Cemetery. The reorganized Wyandot Tribe in Oklahoma began efforts to sell the cemetery ground for commercial purposes in the late 1890s, without regard for the feelings of Wyandot descendants and church members whose families made up a majority of the burials. Matters came to a head on June 21, 1906, when authorization for the sale was attached as a rider to the annual appropriation bill for the Department of the Interior. The authorization called for the graves (or at least the headstones) to be moved to Quindaro Cemetery at 38th and Parallel, where members of the northern Methodist congregation were buried.

The Commissioners appointed by the Secretary of the Interior were preparing to remove the grave stones when the Conley sisters seized control of the cemetery. They padlocked the iron gates and erected "Trespass At Your Peril" signs, while setting up quarters in a caretaker's shack and threatening to shoot anyone who dared to enter the cemetery to attempt to remove the graves.

Eliza Conley then filed suit in Federal court against the Secretary of the Interior and the Commissioners appointed by him, to restrain them from selling or interfering with the cemetery. The case eventually reached the United States Supreme Court, where Eliza Conley was one of the first women attorneys to be allowed to plead a case. The Court ruled against the suit, stating:

"The United States maintained and protected the Indian use or occupation against others but was bound itself by honor, not by law."

"That the words 'shall be permanently reserved and appropriated for that purpose,' like the rest of the treaty, were addressed only to the tribe and rested for fulfillment on the good faith of the United States..."

"That the plaintiff cannot establish a legal or equitable title of the value of \$2,000 or indeed any right to have the cemetery remain undisturbed by the United States."

While the case was proceeding through the courts the two women were subject to all sorts of persecutions and petty annoyances. A Federal judge threatened imprisonment for contempt of court; the women were arrested and hauled into police court on the charge of disturbing the peace; and the caretaker's shack was burned down only to be quickly replaced. Eventually public opinion, first within the church and then within the larger community, came to side with the sisters in their fight. Senator (later Vice-President) Charles Curtis of Kansas was

himself partly of Indian descent, and in 1913 he succeeded in getting the sale authorization repealed in Congress.

By 1914 both the city and the church had entered their period of greatest prosperity. The total church membership had reached nearly 360, with a Sunday school attendance averaging 150. The large membership made possible repairs and improvements to the church building costing over \$4,200. The roof was repaired; the study papered; the primary room papered, partitioned and enlarged; the auditorium painted and decorated, and the windows repaired; the young men's classroom painted and decorated; and the remainder of the basement excavated, the entire basement then being finished into eight large classrooms and a kitchen surrounding a central room 24 x 49 feet which could be used as a dining room, gymnasium or assembly room. A modern steam heating plant had also been installed, and the building electrified, although these improvements may have predated the renovation.

The seven year fight over the Huron Indian Cemetery was perhaps the last major role that the Seventh Street church was to play in the community. As the fortunes of the city entered an extended period of decline, that decline was inevitably mirrored in the church. Beginning in the 1920s, the church was increasingly surrounded by commercial development. The rectory to the north of the church was demolished, and a new home purchased at some distance from the downtown. In 1939, the Methodist Episcopal Church, the Methodist Episcopal Church South, and the Methodist Protestant Church were reunited nationally in the Methodist Church. Although certainly positive from a religious standpoint, this perhaps harmed some of the smaller, less vigorous

churches, and cost them something of their distinctive identity as well.

On August 25, 1941, the steeple atop the bell tower was blown down in a storm. The steeple of the adjacent First Presbyterian Church was blown down in the same storm, doing major damage that resulted in that church's demolition, and the towers of KCKN radio atop The Kansan building were also destroyed. The Seventh Street Methodist steeple was not replaced, subtly lessening the church's visual impact and status. Eliza B. Conley died in 1946 and Helena in 1958, still protesting any real or imagined threat to their beloved cemetery, where they themselves were buried. The church, with an active membership of only about 40 was forced to sell to a new congregation in 1986. Despite this decline, however, the building remains a physical tie to major figures and events in the city's history, as well as a strong architectural representative of an important period in the city's development. Its loss from either standpoint would be a major blow to the city's heritage.

## BIBLIOGRAPHY:

Connelley, William E. Huron Place: The Burial Ground of the Wyandot Nation, in Wyandotte County, Kansas. Kansas City, Kansas: 1991 (a transcript of Connelley's 1895-96 survey and notes).

Harrington, Grant W. Historic Spots or Mile-Stones in the progress of Wyandotte County, Kansas. Merriam, Kansas: The Mission Press, 1935.

Marsh, Thelma, R. Moccasin Trails to the Cross. Upper Sandusky, Ohio: John Stewart United Methodist Church, 1974.

Morgan, Perl W. History of Wyandotte County, Kansas and Its People. 2 vols. Chicago: The Lewis Publishing Company, 1911.

Pennington, Beecher B., B.D. History of Seventh Street Methodist Church South. Kansas City, Kansas: The Buckley Publishing Company, 1915.

Porter, J. M. Hand Book, Seventh Street M.E. Church, South, Atchison District, Western Conference. Kansas City, Kansas: 1904.

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**Please include the following information with the completed application:**

1. Two (2) sets of elevations, one (1) from before the proposed work and one (1) after the proposed work, showing all four (4) sides of the building, even sides that will have no work being done to it. Elevations must show the dimensions of the façade of the building and must include the dimensions of all windows and doors present on that side of the building;
2. Photographs of all four (4) sides of the building. If work has already started on the building, then two (2) sets of photographs are needed, one (1) set to show the condition of the building's exterior before the work started (if possible) and one (1) set to show the current condition of the building's exterior;
3. List of materials that will be used. Photographs, screenshots, or print outs of materials and/or spec sheets are acceptable, so long as the proposed materials' color and specifications are accurate. A material palette is not necessary; and
4. Plot plan for the property. The plot plan does not have to be produced by a licensed professional. However, North must be shown on the plan and all dimensions of the parcel, building footprints, and distance from buildings to the property boundary must be marked and accurate. If the proposed work includes an addition or expansion of any structure on the property, (if the addition/expansion work is a porch or deck, see Section V below), then two (2) plot plans, one (1) from before the proposed work and one (1) after the proposed work, must be provided. The updated plot plan must show the footprint and dimensions of the proposed porch/deck as well as the distance from the property boundary in order to ensure the additional work will not cause the porch/deck to exceed any building lines or setbacks.

## Scope of Work Questionnaire

### Section I: Roof

#### 1) Are you replacing the roof or the roofing shingles?

**NO** Skip to question 2

**YES**

If YES, provide the following items, in order to explicitly identify both the color and material of the proposed roof:

1. Photographs of the current (old) roof;
2. Information sheet or specifications for the current roof, if available;
3. Photographs of the replacement (new) roofing shingles; and
4. Information sheet or specifications for the replacement roof (i.e. a brochure, sales report, or photograph of an online catalog).

**Section I: Roof, continued**

**2) Are you replacing any of the current soffits or fascia?**

**NO** Skip to question 3

**YES**

If YES, will the soffits or fascia change in material or color from the original soffits or fascia?

**YES**

If YES, provide the following items, in order to explicitly identify both the color and material of the proposed roof, in order to explicitly identify both the color and material of the proposed soffits and/or fascia:

1. Photographs of the current (old) soffits/fascia;
2. Information sheet or specifications for the current soffits/fascia, if available;
3. Photographs of the replacement (new) soffits/fascia; and
4. Information sheet or specifications for the replacement soffits/fascia (i.e. a brochure, sales report, or photograph of an online catalog).

**NO**

If NO, provide the following items:

1. Photographs of the current (old) soffits/fascia;
2. Photographs of the replacement (new) soffits/fascia; and,
3. Information sheet or specifications for the replacement soffits/fascia (i.e. a brochure, sales report, or photograph of an online catalog).

**3) Are you replacing any other parts of the roof (e.g. gutters)?**

**NO** Skip to Section II

**YES**

If YES, will the roof parts be in the same material or color from the original roof parts?

**YES**

If YES, provide the following items, in order to explicitly identify both the color and material of the proposed roof parts:

1. Photographs of the current (old) roof parts;
2. Information sheet or specifications for the current roof parts, if available;
3. Photographs of the replacement (new) roof parts; and
4. Information sheet or specifications for the replacement roof parts (i.e. a brochure, sales report, or photograph of an online catalog).

**NO**

If NO, provide the following items:

1. Photographs of the current (old) soffits/fascia;
2. Photographs of the replacement (new) soffits/fascia; and,
3. Information sheet or specifications for the replacement soffits/fascia (i.e. a brochure, sales report, or photograph of an online catalog).

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**Section II: Siding**

**1) Are you replacing the current siding on the house?**

**NO** Skip to section III

**YES** A) Is the siding brick?

**NO** If NO, skip to question B

**YES** i. If YES, will you be repairing or replacing the existing brickwork with the same or comparable brick?

**YES**                       **NO**

Describe the proposed character of the brickwork below and how it will match the historic character:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ii. If the proposed siding is brick, will you be removing or painting any brickwork?

**YES**                       **NO**

Describe how and why you intend to remove and/or paint the brick to match the historic character.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B) Will the new siding change in color, style, material, or dimensions?

**YES** If YES, provide the following items, in order to explicitly identify both the color and material of the proposed siding:

1. Photographs of the current (old) siding;
2. Information sheet or specifications for the current siding, if available;
3. Photographs of the replacement (new) siding; and
4. Information sheet or specifications for the replacement siding (i.e. a brochure, sales report, or photograph of an online catalog).

**NO** If NO, provide the following items:

1. Photographs of the current (old) siding;
2. Photographs of the replacement (new) siding; and,
3. Information sheet or specifications for the replacement siding (i.e. a brochure, sales report, or photograph of an online catalog).

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**Section III: Windows**

**1) Are you replacing any of the existing windows??**

**NO** Skip to Question 3

**YES** A) If YES, provide elevation drawings of each side of the structure, showing all the windows and their current dimensions. Provide elevations even for the sides of the structure that do not have any windows being replaced. These elevation drawings can be combined with other elevation drawings provided in this application.

**2) Will any of the windows change in color, dimensions, material, or appearance**

**NO** Skip to Question 3

**YES** A) If YES, provide the following items:

- i. Photographs of all the current (old) windows (at least one photograph that shows the entire side of the structure. Close up photographs of each window is also encouraged so long as staff can tell where the window is on the structure);
- ii. Measurements of the current windows:
  - 1. Total height (edge of the top of the frame to edge of the bottom of the frame);
  - 2. Width (outside edge of one side of the frame to outside edge of the other side of the frame);
  - 3. Sash width (outside edge of the frame to edge of the glass pane); and,
  - 4. Number of panes of glass (i.e. one (1)-over-one (1), three (3)-over-one (3), 6-over-6).

**NOTE: When providing measurements to Staff, be sure to identify which measurements belong to which window.**
- iii. Information sheet or specifications for the current windows, if available, including if they are single or double hung;
- iv. Photographs of the replacement (new) windows;
- v. Measurements of the new windows:
  - 1. Total height (edge of the top of the frame to edge of the bottom of the frame);
  - 2. Width (outside edge of one side of the frame to outside edge of the other side of the frame);
  - 3. Sash width (outside edge of the frame to edge of the glass pane); and,
  - 4. Number of panes of glass (i.e. one (1)-over-one (1), three (3)-over-one (1), six (6)-over-six (6)).

**NOTE: When providing measurements to Staff, be sure to identify which measurements belong to which window.**
- vi. Information sheet or specifications for the replacement windows (i.e. a brochure, sales report, or photograph of an online catalog); and,
- vii. Identify the color and material of the new windows.

**Section III: Windows, continued**

**3) Are you adding or moving any new windows that were not there before?**

**NO** If NO, proceed to Question 4

**YES**

A) If YES, provide the following items:

- i. Photographs of the replacement (new) windows;
- ii. Measurements of the new windows:
  - 1. Total height (edge of the top of the frame to edge of the bottom of the frame);
  - 2. Width (outside edge of one side of the frame to outside edge of the other side of the frame);
  - 3. Sash width (outside edge of the frame to edge of the glass pane); and,
  - 4. Number of panes of glass (i.e. one (1)-over-one (1), three (3)-over-one (1), 6-over-6).

**NOTE: When providing measurements to Staff, be sure to identify which measurements belong to which window.**

- iii. Information sheet or specifications for the replacement windows. (i.e. a brochure, sales report, or photograph of an online catalog);
- iv. Identify the color and material of the new windows; and,
- v. An elevation rendering of the building with the new windows in place.

**4) Are you covering up any current windows?**

**NO** If NO, proceed to Section IV

**YES**

A) If YES, provide the following items:

- i. Explain why you are covering up the window:

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- ii. Explain the material that will be used to cover the window opening. This should include information about the siding that will go over the window. The siding should match the rest of the building (if the siding is not being replaced) or the replacement siding (if the siding is being replaced):

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- iii. Provide an elevation rendering of the building with the window covered up.

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**Section IV: Doors**

**1) Are you replacing any of the existing exterior doors?**

**NO** If NO, proceed to Question 3

**YES** A) If YES, provide elevation drawing of each side of the structure, showing all the doors and their current dimensions. Provide elevations even for the sides of the structure that do not have any doors being replaced. These elevation drawings can be combined with other elevation drawings provided in this application.

**2) Will any of the doors change in color, dimensions, material, or appearance?**

**YES** A) If YES, provide the following items, in order to explicitly identify the color and material of the proposed door:

- i. Photographs of all the current (old) doors. Close up photographs of each door is also encouraged so long as staff can tell where the doors is on the structure;
- ii. Measurements of the current doors:
  - 1. Total height;
  - 2. Total width; and,
  - 3. Number of panes of glass, if any

**NOTE: When providing measurements to Staff, be sure to identify which measurements belong to which door.**
- iii. Information sheet or specifications for the current doors, if available,
- iv. Photographs of the replacement (new) doors;
- v. Measurements of the new doors:
  - 1. Total height;
  - 2. Total width;
  - 3. Number of panes of glass if any.

**NOTE: When providing measurements to Staff, be sure to identify which measurements belong to which door.**
- vi. Information sheet or specifications for the replacement doors (i.e. a brochure, sales report, or photograph of an online catalog)

**NO** B) If NO, provide the following items,

- i. Photographs of all the current (old) doors. Close up photographs of each door is also encouraged so long as staff can tell where the doors is on the structure;
- ii. Measurements of the current doors:
  - 1. Total height;
  - 2. Total width; and,
  - 3. Number of panes of glass, if any

**Continued on next page.**

**Section IV: Doors, continued**

- iv. Photographs of the replacement (new) doors;
- v. Measurements of the new doors:
  - 1. Total height;
  - 2. Total width;
  - 3. Number of panes of glass if any.

**NOTE: When providing measurements to Staff, be sure to identify which measurements belong to which door.**

**3) Are you adding or moving any new doors that were not there before?**

**NO**      If NO, proceed to question 4

**YES**      A) If YES, provide the following items, in order to explicitly identify the color and material of the proposed door:

- i. Photographs of all the replacement (new) doors.
- ii. Measurements of the new doors:
  - 1. Total height;
  - 2. Total width; and,
  - 3. Number of panes of glass, if any

**NOTE: When providing measurements to Staff, be sure to identify which measurements belong to which door.**

- iii. Information sheet or specifications for the replacement doors (i.e. a brochure, sales report or photograph of an online catalog
- iv. An elevation rendering of the building with the new door in place.

**4) Are you covering up any current doors?**

**NO**      If NO, proceed to Section V

**YES**      A) If YES, answer or provide the following:

- i. Explain why you are covering up the door:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- ii. Explain the material that will be used to cover the door. This should include information about the siding that will go over the door. The siding should match the rest of the house (if the siding is not being replaced) or the replacement siding (if the siding is being replaced).  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- iii. Provide an elevation rendering of the building with the door covered up.

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**Section V: Porch**

**1) Are you doing any work on the front, rear, and/or side porch/deck?**

**NO** If NO, proceed to Question 2

**YES**

A) If YES, will any part of the porch/deck be demolished?

**YES**       **NO** (proceed to question 1B)

i. Will the demolished part be reconstructed?

**YES**       **NO** (proceed to question 1B)

ii. Will the demolished part be reconstructed with the same dimensions and materials as before?

**YES**       **NO**

B) Will you be expanding the footprint of the porch/deck?

**YES**       **NO**

C) Will you be adding or replacing feature on to the porch /deck (railings, banisters, steps, etc.)?

**YES**       **NO** (proceed to question 2)

i. If YES, list what feature will be added replaced:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**2) Are you building an additional front, rear, or side porch/deck?**

**NO**

**YES**

**3) If you answered YES to any question in Section V, provide construction plans for those porch(es)/deck(s). Plans should include measurements of the height, width, and length of each porch/deck, the materials to be used, and a rendering of the final product.**

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**Section VI: Expansion**

**1) Are you expanding the footprint area or dimensions, or in any other way adding walled space to any building not the property? This does not include any work on a porch or deck, which should be addressed in Section V.**

**NO** If NO, proceed to Section VII

**YES** A) If YES, follow the requirements below.

- i. The plot plan of proposed work must show all additions or expansion and include the following:
  - 1. Dimensions of all windows, doors, siding and roofing that will be added as part of this expansion.
  - 2. Styles to be used for all windows, doors, siding, and roofing that will be added as part of this expansion.
  - 3. Materials to be used for all windows, doors, siding, and roofing that will be added as part of this expansion.

**Section VII: Demolition**

**1) Are you demolishing any structure or portion of any structure on the property, including but not limited to, a porch or deck, any part of the roof (even a roof over a porch or deck), a wall or portion of a wall, or garage? This does not include any work on a porch or deck, which should be addressed in Section V.**

**NO** If NO, proceed to end of questionnaire

**YES**

A) For every complete demolition of a structure on the property, the lot plan of proposed work must show all demolition.

B) For every partial demolition of a structure on the property, provide the following information:

- i. The plot plan of proposed work must show all demolition, and include the following:
  - 1. Labels of all windows, doors, siding and roofing that will be demolished or otherwise removed as part of this demolition;
  - 2. Styles to be used for all windows, doors, siding and roofing that will be demolished or otherwise removed as part of this demolition; and
  - 3. Materials to be used for all windows, doors, siding and roofing that will be demolished or otherwise removed as part of this demolition.

**End of Questionnaire**  
Proceed to next page for signatures



## CONSTRUCTION BUDGET PROPOSAL

April 30<sup>th</sup>, 2021

Dr. Greg Mosier  
President, KCKCC

RE: Church – 7<sup>th</sup> Street & State Avenue – Renovation

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As requested, Conco Construction offers for your review this budgetary proposal of construction services for the scope of work listed below:

Conco Construction hired Professional Engineering Consultants (PEC) to perform a full building structural assessment of the 7<sup>th</sup> Street Methodist Episcopal Church located at 1101 N. 7<sup>th</sup> Street Trafficway in Kansas City, Kansas. The goal of this assessment was to gather all of the information needed to provide a rough order of magnitude on the estimated construction cost to renovate this facility back to its original condition and layout.

### Scope of Conco Construction's Services:

#### EXTERIOR:

- Selectively deconstruct and rebuild existing steeple tower
- Deconstruct and rebuild north chimney
- Complete roof replacement including roof line trims, gutters, and downspouts.
- Complete brick restoration including replacement of damaged pieces, tuck point mortar joints, and crack isolation and repairs.
- Complete stone restoration including replacement of damaged pieces, tuck point mortar joints, and crack isolation and repairs.
- Replace cracked concrete at exterior steps and ramps.
- Reseal around all windows, material transitions, and control joints.
- Paint exterior trims, soffits, and railings.

**Total:** \$2,750,000



#### **INTERIOR:**

- Renovation of the 1<sup>st</sup> floor and basement includes the following:
- Complete interior demolition including: walls, ceilings, floors, doors, frames, millwork, etc.
- Selectively deconstruct and rebuild damaged sub flooring, floor joist, and roof trusses.
- Interior framing and drywall – taped, finished, and painted
- Interior finishes including new doors, frames, millwork, casework, flooring, base, and trims

**Total:** \$970,000

#### **ELECTRICAL:**

- Complete electrical upgrade to bring building back into compliance.
- Lighting package complete.
- Fire alarm package complete.

**Total:** \$440,000

#### **MECHANICAL:**

- Complete Plumbing and HVAC upgrade to bring building back into compliance.
- Centralized heating and air conditioning.
- Plumbing fixtures upgraded throughout.

**Total:** \$190,000

**Total Combined Budget: \$ 4,350,000**

#### **Clarifications:**

- Masonry and all other original building materials will be replaced with a similar alternate.
- Current building codes and life safety requirements were taken into consideration when estimating this renovation.
- We anticipate some additional cost/repairs that were not visible during the engineer's structural assessment. These would have to be identified after the demolition/deconstruction phase to be properly addressed.



**ADD Alternate 1:**

- Renovate and change the existing structure from a church to an educational facility. This would require a code change that is in compliance with an education facility.
- Make building ADA compliant: includes modification to restrooms and adding an elevator.
- Add a fire suppression system (sprinklers).

**Total: \$675,000**

**Total Combined Budget: (including alternate): \$ 5,250,000**

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Conco Construction has also put together a rough order of magnitude on what it would take to reuse and integrate some of the original church building elements into the new Community Education Center. The following items were put into consideration:

- Disassemble, protect, and re-install portions of the stained glass windows into the new Community Education Center. These will be installed in an interior wall application.
- Tooth out, remove, and protect pieces of the existing stone foundation. These will be refurbished and installed to create exterior planter boxes and/or benches.
- Disassemble, protect, and reclaim some of the wood beams that are part of the church's structure. These will be refurbished and install as exposed beams into the New Community Education Center.
- Tooth out, remove, and protect pieces of the brick exterior. These will be refurbished and installed in an interior wall application.
- Remove, refurbish, and reinstall some of the old pews into the New Community Education Center.
- Demolition of the existing church structure after all of the desired building components have been removed. Includes permit fees and haul off.

**Total Budget: \$ 425,000**



We specifically exclude any removal, handling, abatement, or manipulation of any hazardous or toxic materials including mold and asbestos.

Due to the fluctuations in the raw materials market our proposal pricing is valid for 30 days. After 30 days our proposal pricing may require revisions.

We appreciate the opportunity to provide you with the proposal and we are excited to begin the construction process with you. Please do not hesitate to contact us if you need any additional information or have any further questions.

Respectfully,

Trent Woodard  
Project Manager  
Conco Construction

Information supporting the Landmarks Commission Application – Certificate of Appropriateness

**Address of structure for this application:** 1101 N. 7TH STREET

**Legal description:** LOTS 29, 30, 31 AND THE WEST 5' OF LOT 32, BLOCK 109, WYANDOTTE CITY, A SUBDIVISION NOW IN AND PART OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS.

Picture of entire project site is outlined in red:



State Avenue view of buildings (starting east and moving west) within the red boundary area of this project.

612 State Ave.



624 State Ave



632 State Ave



646 State Ave



Panoramic from south



Photos of church property located at 1101 N. 7TH STREET.

west



southwest



south



east



north



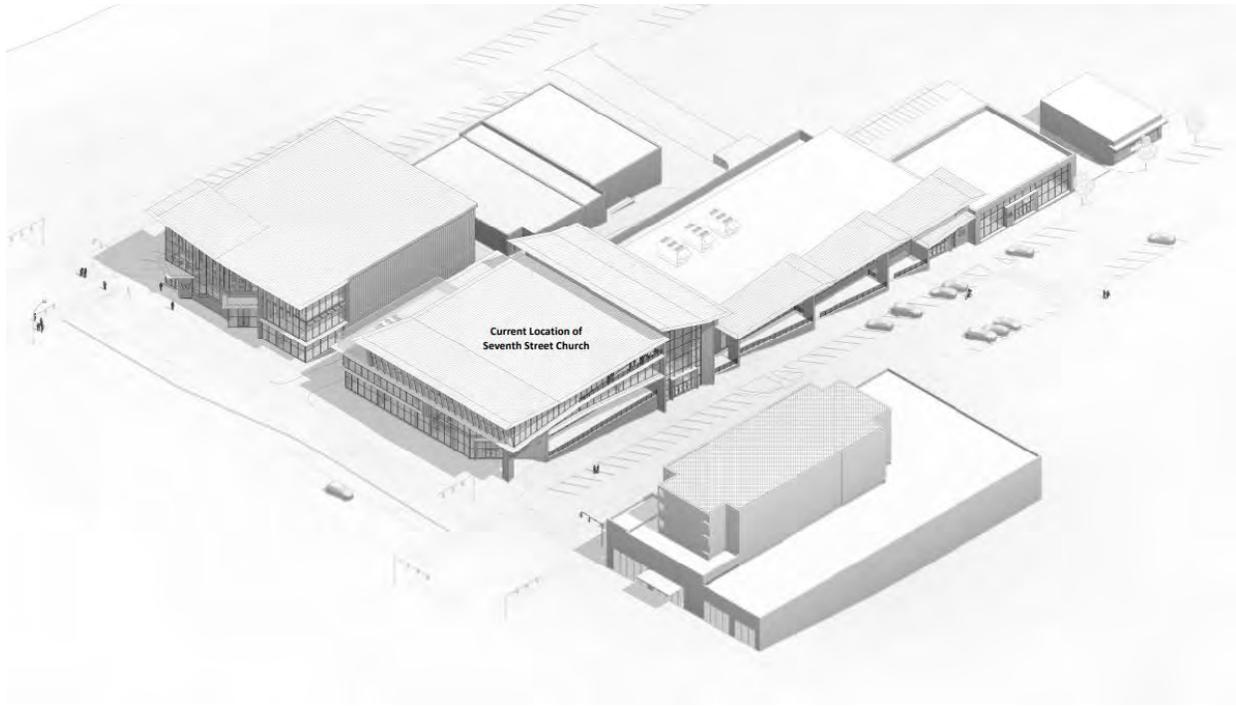
northeast corner



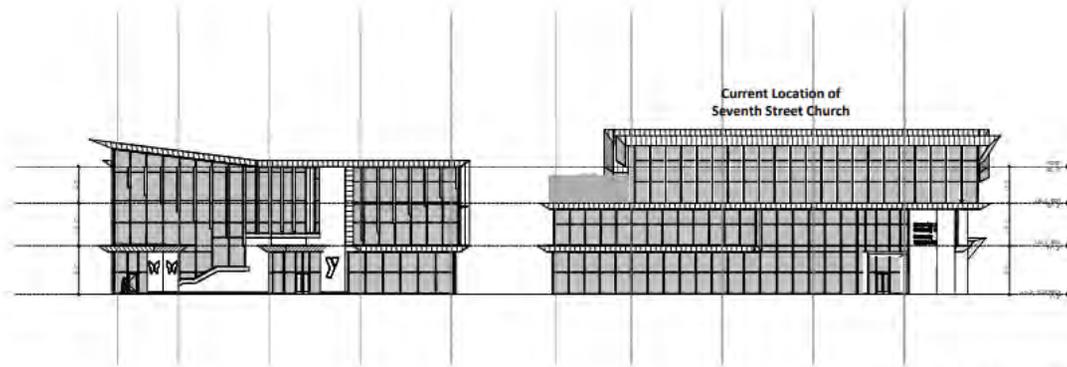
Renderings of future Downtown Community Education Center (DCEC):



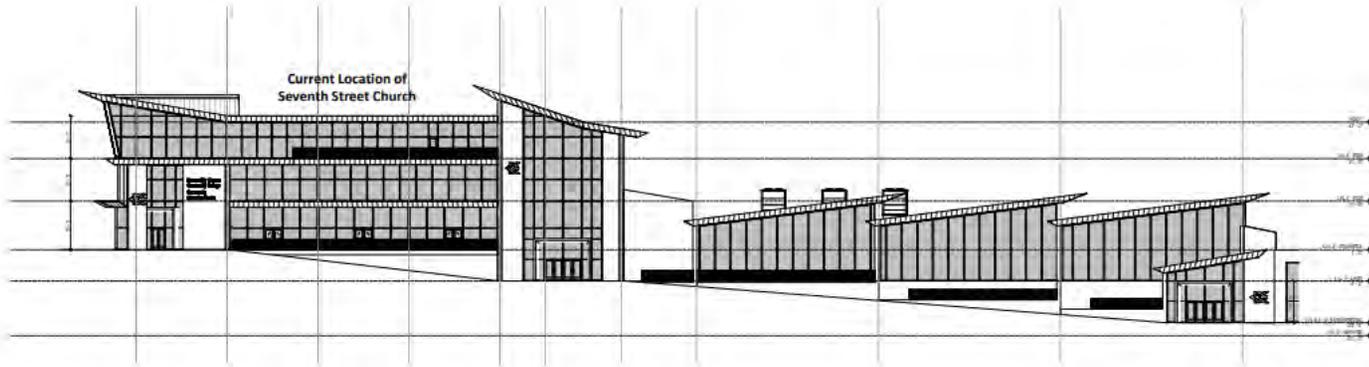




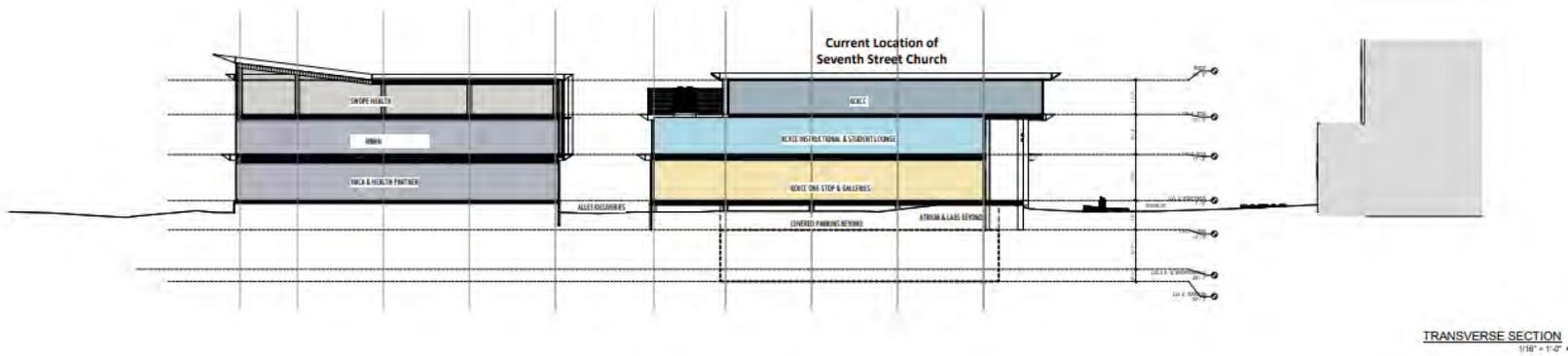
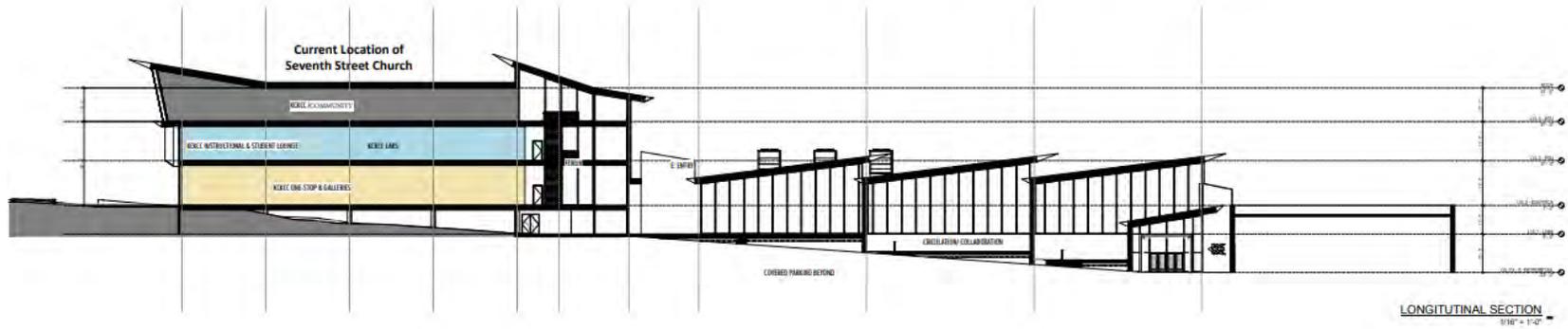




EXTERIOR ELEVATION - WEST 2  
1/8" = 1'-0"



EXTERIOR ELEVATION - SOUTH 1  
1/8" = 1'-0"

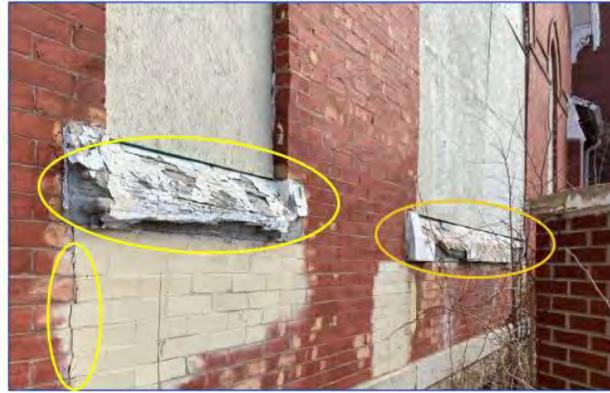


Pictures of current condition of the property located at 1101 N. 7TH STREET:



➤ **Structural Assessment**

Failing Masonry & Water Penetration Points





➤ **Structural Assessment**

Rotted Soffits & Water  
Penetration Points

➤ **Structural Assessment**

Failing Masonry,  
Rotted Soffits & Water  
Penetration Points



➤ **Structural Assessment**

Rotted First Floor  
and Ceiling From  
Water Penetration



Assessment of Current Condition:

➤ **Structural Condition Assessment Findings:**

➤ **EXTERIOR:**

- Much of the exposed brick is generally in average condition.
- Significant amounts of spalling (falling) brick, defective mortar joints, and damage from structural movement.
- Tower/steeple is leaning west and significant cracking.
- To adequately repair, tower most likely must be taken down completely and rebuilt.
- Windowsills and base stone near entrances are severely deteriorated, need replacement.
- Exposed foundation stones need repointing and some replaced with new stones.
- North chimney needs to be removed or rebuilt.

➤ **Structural Condition Assessment Findings and Costs for Restoration :**

- *Note: Assessment was visual and “non-destructive” to not further damage structure*
- Structure is in poor condition and needs significant repairs to bring to serviceable condition.
- Water penetration from roof and soffits causing rot, mold and mildew in several locations.
- Main floor has water damage in multiple locations and being shored up with extra beams, steel columns and jacks in basement.
- Basement floor is missing decking over decking in sections.
- Complete conditions of roof structure, main & basement floors and structure, walls, and foundations are unknown as they are not visible.

➤ **Structural Condition Assessment Findings:**

➤ **TOTAL: Cost to repair & update to meet “*educational*” code**

**ADD Alternate 1:**

- Renovate and change the existing structure from a church to an educational facility. This would require a code change that is in compliance with an education facility.
- Make building ADA compliant: includes modification to restrooms and adding an elevator.
- Add a fire suppression system (sprinklers).

**Cost: \$675,000**

**Grand Total Including Alt 1: \$5,250,000**

- **Financially Not Feasible**
- **Not appropriate use of local taxpayers’ money or student tuition & fees**

#### Kansas City Kansas Community College Commitment:

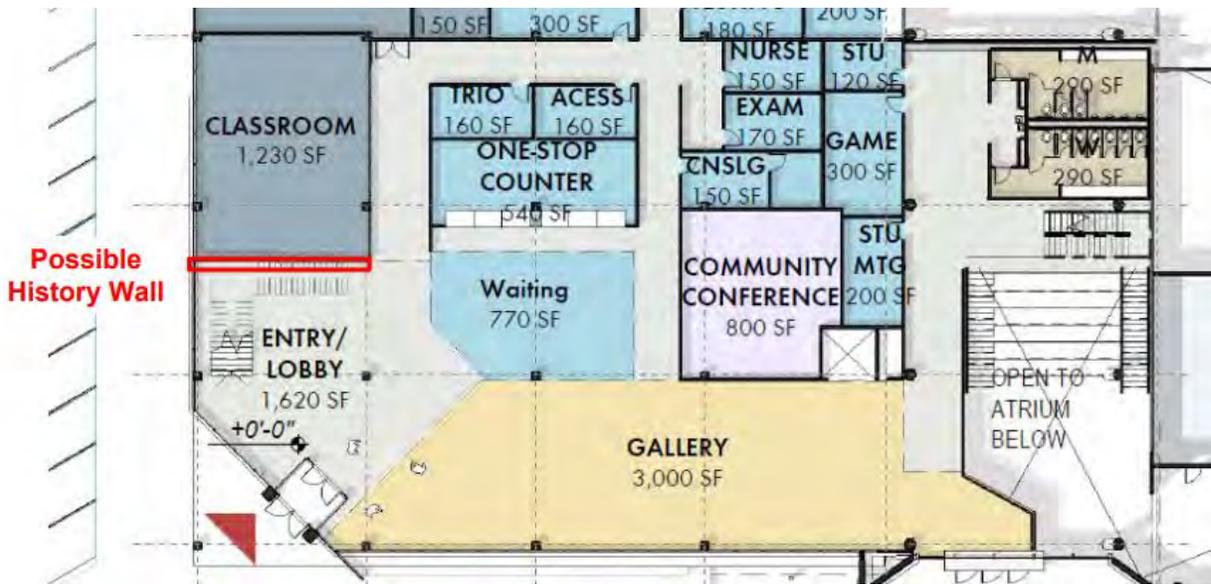
KCKCC will carefully and purposefully deconstruct the church to rescue items for their preservation and integration into the new facility, allowing future generations to appreciate and learn about the building's history through the metamorphosis of important artifacts and storytelling through a variety of venues. KCKCC will incorporate multiple elements such as the foundation stones (picture below), wood beams, stained glass (pictures below), pews (picture below) and red bricks (picture below) into the new Downtown Community Education Center (DCEC). These items will be given a new life and will be deliberately integrated into the new structure so they can be valued and honored by future generations.

The College welcomes one or two members of the Historical Landmark Commission to work with the College's Historical Preservation Committee to provide insights as we finalize a formal "Historical Preservation Plan". Part of the plan could include creating a historical mural, preserving the history of the 7<sup>th</sup> Street Church and possibly other downtown churches and the development of our downtown, displaying stained glass windows throughout the main entrance area near and/or in the art gallery, restoring and positioning the church pews in highly trafficked areas for use by students and guests, creating a significant 12' to 14' tall stone base out of the foundation stones to support a new sculpture named "Destiny" created by Rita Blitt, or a number of other possible ways to be discovered by the joint committee and written into the Preservation Plan. While we suggest some ideas, we want to be clear that the final Preservation Plan will be developed with insight and input from members of the Landmark Commission.

Below are possible ways to rescue and preserve key elements and incorporate them in a meaningful way into the new center:

The red outlined area below shows where a history wall mural could be placed. This location will be visible by all downtown traffic traveling on State Avenue or 7<sup>th</sup> Street.





Example of potential history wall. Actual topics, photos and text to be used in the mural will be developed collaboratively with members of the Historical Preservation Committee and the College's Preservation Committee.

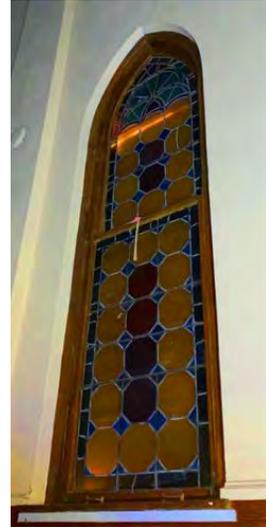
**History & Storytelling Wall**

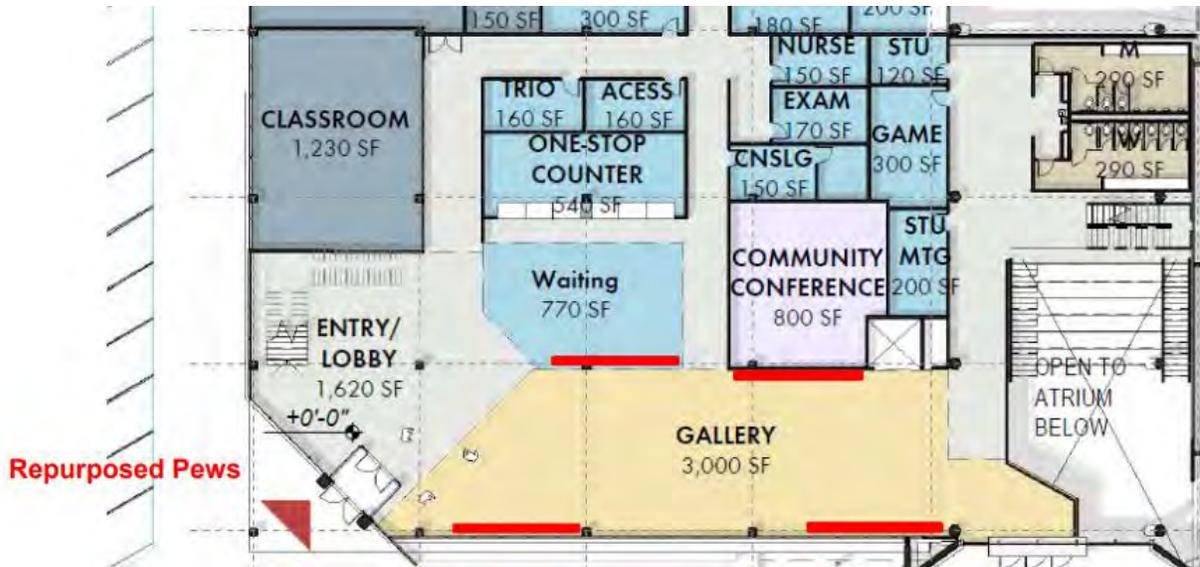
**KCKCC-Wyandotte County Historical Mural**





Below are some photos of the actual elements from the church that could be incorporated in the new Downtown Community Education Center (DCEC).







Why this location is vital to the Downtown Community Education Center (DCEC):

The corner where this current property sits will be the entrance to the new \$70M, state of the art Downtown Community Education Center (DCEC). The DCEC is a collaborative project with multiple partners focused on providing the education, resources and wrap around social services needed in the heart of downtown Kansas City, Kansas. This is truly a legacy project with far reaching social, economic and personal impacts for those who will receive education and services within this facility. When fully operational, the new center will serve more than 30,000 people per year. This site is the doorway to future prosperity for individuals in downtown KC, KS.



**August 30, 2021**

**Response to questions and comments for Certificate of Appropriateness CA2021-019**

Thank you for providing the opportunity to respond to questions and comments identified in the Certificate of Appropriateness CA2021-019. This document responds to each of the “staff comments and suggestions” which begin on page 8 of the Landmarks Commission Staff Report.

**Executive Summary of Project:**

For nearly 100 years, Kansas City Kansas Community College has served Wyandotte County and the surrounding area as an educational hub and economic driver for our community. With the College’s beginning in the heart of Kansas City, Kansas in 1923, Kansas City Kansas Junior College was founded to meet the educational and training needs of the downtown business community.

Today, KCKCC and our partners, Kansas City Kansas Public Schools, the YMCA of Greater Kansas City, Wyandot Behavioral Health Network, Swope Health and Community America Credit Union, fully believe that a zip code should not determine a person’s level of success, health or social wellbeing. To provide the facilities and programs that will serve the diverse needs of students and employers, today and tomorrow, KCKCC is working with these partners and philanthropic supporters to create a Downtown Community Education, Health and Wellness Center (DCEHWC). Above all, the DCEHWC will provide hope and necessary resources to help our community members from poverty to prosperity.

After completing multiple listening sessions and surveys with community members, themes started to emerge which needed to be addressed. From community feedback, educational and training programs were identified as well as much needed holistic wrap around services. A few of the many select programs and services to be provided at the DCEHWC are listed below:

- Automation Engineering
- Commercial Construction Technology
- Counseling and Support Services
- English as a Second Language (ESL)

- General Education Diploma (GED)
- Associate of Arts and Associate of Science degrees
- Specialized BioManufacturing Program
- Primary Health Care Services provided by a FQHC Clinic
- Youth Activities
- Youth Enrichment & Leadership
- Mental and Behavioral Health Services; Family, Adult and Youth
- Social Emotional Services; Family, Adult and Youth
- Permanent Housing Solutions
- Financial Literacy and other Financial Planning and Wellness Programming
- Financial Services

This select group of highly engaged partners aligned with this vision have organized efforts to collectively provide the much-needed programs and services in the heart of downtown Kansas City, Kansas. Logos of these committed partners presented below:



Partners will provide their expertise, talent and skills to address specific needs to address the complex and holistic needs of the Kansas City, Kansas downtown area. Stated on page 5 of Landmarks Commission Staff Report *“The property is proposed to be used as a satellite campus for the KCKCC; the proposed use is educational in purpose”*. To provide additional clarity to this statement, the DCEHWC, in addition to providing needed technical education training and academic studies; through strategic partnerships, will offer much needed wrap around social, health and financial services. Not unlike many churches, the DCEHWC will provide community members a place to receive guidance, emotional support, healing and hope for a better future.

SwopeHealth, as a federally qualified health center, will offer a complete array Healthcare services. As defined by the Health Resources and Services Administration (HRSA), Federally Qualified Health Centers are community-based health care providers that receive funds from the HRSA Health Center Program to provide primary care services in underserved areas. They must meet a stringent set of requirements, including providing care on a sliding fee scale based on ability to pay and operating under a governing board that includes patients.

Mental Health and Wellness services will be provided by Wyandot Behavioral Health Network. Wyandot Behavioral Health Network is a family of organizations providing behavioral health

services including counseling and psychiatric services for adults, children and families; case management services for individuals with severe mental illness; housing assistance for individuals experiencing home-lessness; and other services addressing the social determinants of health.

The YMCA of Greater Kansas City will provide multiple services such as short-term childcare, wellness programming, disease prevention programming and active adult programming.

USD500, as a strategic partner in education specifically in downtown KCK, will transport students to the DCEHWC for dual enrollment classes in multiple areas. However, a significant portion of this project will allow high school juniors and seniors to come directly to KCKCC's downtown campus the last two years where they can earn an associate of applied science degree in commercial construction technology while simultaneously completing general education requirements that will allow them to graduate from high school and college at the same time. Along with experiences, students in this program will also receive internship opportunities during the program and make connections with major construction industry companies that will allow them to immediately make \$50,000 – \$60,000 per year upon completion of this program, preparing them to be immediately financially successful in occupations that will provide them career opportunities that will last them a lifetime. In many situations these individual success stories will help move many families out of generational poverty to lifetime prosperity.

Community America Credit Union will help to elevate the financial success and outlook of Northeast Wyandotte County residents and businesses by providing tools and resources that assist in financial development of financial literacy.

**Community Impact:**

The proposed programs and services to be offered from this facility will be life changing for tens of thousands of current Wyandotte County residents. This \$70 million economic investment project, being created right in the heart of Kansas City, Kansas urban core, will also be life changing for multiple generations to come. This is a project that is purposefully designed to help solve social economic problems at their roots, decreasing the need to build additional “safety nets” and even more devastating additional jail cells. The charts below quickly provide an overview on the many positive impacts this project will have on the community.

Slide A:

## Wyandotte County Economic Opportunities

### BRIDGING THE EDUCATIONAL DIVIDE DECREASES THE SOCIO-ECONOMIC GAP

Unemployment

Food Insecurity

Housing Insecurity

Poor Health

Generational Poverty

Employment

Careers

Health

Wealth

Prosperity

Social Mobility

**Moving a Community from Poverty to Prosperity**

Slide B:

## KCK Community Education, Health & Wellness Center

### A DRIVER FOR ECONOMIC AND SOCIAL MOBILITY:

**Construction Project:**

- 30-35 Subcontractors
- Average 100 Skilled Trades On-Site
- 150-200 On-Site at Peak
- Total 2,500 On-Site Over Two-Years

PARTNER JOB CREATION	NEW JOB CREATION	EMPLOYEES ON-SITE	FTE ON-SITE
DCEC Owners Association	8.0	8.0	8.0
Kansas City Kansas Community College	9.0	16.0	12.0
Wyandotte Behavioral Health Network	3.0	50.0	50.0
YMCA of Greater KC	18.0	35.0	10.0
Swope Health	10.0	35.0	30.0
CommunityAmerica Credit Union	6.0	7.0	6.0
<b>Projected Total as of July 2021</b>	<b>54.0</b>	<b>151.0</b>	<b>116.0</b>

Slide C:

# DOWNTOWN Community Impact

The Community Impact KCKCC's Community Education Center will have on the local community is vast and lasting. Preliminary figures indicate:

COMMUNITY IMPACT	Projected People Served Annually: Years 1-3	Projected People Served Annually: Years 5+
Kansas City Kansas Community College	800	1,200
Wyandot Behavioral Health Network	1,200	6,000
YMCA of Greater KC	2,450	4,250
Swope Health	5,000	10,000
CommunityAmerica Credit Union	5,000	10,000
<b>Projected Total as of July 2021</b>	<b>14,450</b>	<b>31,450</b>

Slide D:

# DOWNTOWN Community Impact

*\$70+ Million Economic Development Project for Downtown KCK*

Anticipated Fundraising Sources	Total Dollar Goal
Kansas City Kansas Community College	\$10,000,000
Philanthropy: KCKCC Foundation + Partners	\$37,000,000
Local & State Public Funding	\$14,000,000
Federal Funding	\$5,000,000
New Markets Tax Credits (\$20M Project Net Proceeds)	\$4,000,000
<b>Total</b>	<b>\$70,000,000</b>

**PROJECT OWNERSHIP:**

- (Owners Association)**  
 KCKCC – 59.4%  
 YMCA – 12%  
 WBHN – 12%  
 SWOPE – 12%  
 CACU – 4.6%

**FUNDING MODEL:**

**NO Mil Levy Increase**

*A Center Built By the Community For the Community*

Slide E:

# KCK Community Education, Health & Wellness Center



Fundraising Progress: In-Hand or Committed	Total Dollars
Kansas City Kansas Community College	\$10,000,000
CommunityAmerica Credit Union	\$3,000,000
Swope Health	\$1,440,000
Private Philanthropy	\$1,620,600
State of Kansas (Comm Service Tax Credits)	\$197,500
Community Project Funds: Representative Davids	\$1,980,000
Federal EDA	\$5,000,000
<b>Sunderland Foundation</b>	<b>\$10,000,000</b>
<b>TOTAL</b>	<b>\$33,238,100</b>



**THANK YOU!!**

**KCKCC and DCEHWC Overall Commitment:**

As stated in the Certificate of Appropriateness application, KCKCC will thoughtfully and carefully deconstruct the overarching structure to purposefully “not destroy” select historical elements and provide them with a new life within the DCEHWC for future generations to see, enjoy the beauty of the church elements and learn about the history and importance of the church as it relates to downtown Kansas City, Kansas.

KCKCC and its partners desire that the selection of items to be considered to be saved, proposed placement of selected items within the DCEHWC and methods of storytelling to preserve the history of the church to be a collaborative project between members of the DCEHWC, Landmarks Commission and the Department of Urban Planning through the development of a **Historic Preservation and Design Board** (HPDB). The HPDB will be promptly created upon approval of this Certificate of Appropriateness. All historical elements and features used as building materials must comply with current building / material codes.

Because of KCKCC’s steadfast commitment to support the downtown history of this church and possibly others that no longer exist, the College is willing to invest up to **\$500,000.00** to be spent specifically on the deconstruction, storage and restoration of chosen elements, placement and integration of such elements, and other reasonable expenses related to these historical elements and features into the DCEHWC.

**STAFF COMMENTS AND SUGGESTIONS: Planning and Urban Design Comments:**

Page 8 (copied and pasted directly from report)

**1. The following materials must be thusly removed and preserved as follows:**

**a. Foundation stones.** The applicant has stated that some foundation stones will serve as the foundation of a 12-14' base on which a pre-selected sculpture ("Destiny" by Rita Blitt) will be displayed, while other foundation stones will be reused on the sidewalks along North 7th Street Trafficway and State Avenue, as planter boxes and sitting stones with stories.

**RESPONSE:** KCKCC affirms our commitment to using foundation stones as the base for "Destiny", sidewalks, planter boxes or sitting stones. The degree to which this can be done will be dependent upon number and condition of foundation stone that can be salvaged and repurposed, and exterior traffic flow design spaces. From exterior examination, there appears to be a significant number of stones that can be preserved and repurposed. Please see exhibits at the end of this document. Unused material, in salvageable condition will not be destroyed, but sold to help fund this project or donated to worthy cause that will also help preserve the historical elements of the church.

**b. Pews.** The applicant has stated that some pews from the church will be placed in high-traffic areas in the building for use by students and guests.

**RESPONSE:** KCKCC affirms our commitment to refurbish and use multiple pews that are in sound condition and safe to be restored and repurposed in high traffic areas of the first floor. Placement locations could be in the educational building's main entry and waiting areas, the 3,000 sqft art gallery, hallways, and other locations to be identified in collaboration with the HPDB. Please see exhibits at the end of this document. Unused material, in salvageable condition will not be destroyed, but sold to help fund this project or donated to worthy cause that will also help preserve the historical elements of the church.

**c. Stained glass.** Some stained-glass pieces will be displayed throughout the main entrance near and/or in the art gallery;

**RESPONSE:** KCKCC affirms our commitment to use several of the stained-glass pieces throughout the main entrance area, first floor of the educational stack, other possible floors of the educational stack, and/or in/near the art gallery. Exact locations to be

identified in collaboration with the HPDB. Please see exhibits at the end of this document. Unused material, in salvageable condition will not be destroyed, but sold to help fund this project or donated to worthy cause that will also help preserve the historical elements of the church.

**d. Timber beam.** At least one (1) exposed timber beam is slated for recovery and will be displayed over the multi-story open atrium.

**RESPONSE:** KCKCC affirms our commitment to using at least one good condition and salvageable timber beam within the atrium space and/or the transition space moving from the educational stack into the high-tech hands-on labs. Please see exhibits at the end of this document. Exact location(s) to be identified in collaboration with the HPDB. Unused material, in salvageable condition will not be destroyed, but sold to help fund this project or donated to worthy cause that will also help preserve the historical elements of the church.

**e. Red bricks.** The applicant's submitted plans identify red bricks from the original building as material to be incorporated into the new design but fail to demonstrate how such bricks will be used.

**RESPONSE:** KCKCC affirms our commitment to using good condition and salvageable red bricks from the original building. The exact number of bricks to be used and placement / location of red bricks will be a discussion and decision to be made by the members of the HPDB. Unused material, in salvageable condition will not be destroyed, but sold to help fund this project or donated to worthy cause that will also help preserve the historical elements of the church.

**2) The applicant must hire a certified historic preservationist who will document the entirety of the building and grounds and identify any and all significant archeological resources before a demolition permit can be issued.**

**RESPONSE:** KCKCC affirms a commitment to hire, within financial reason, on a short-term contractual basis, a preservationist to document significant archeological resources as the deconstruction permit is being processed and subsequently issued. This cost will be allocated to the already identified project budget, not to exceed, \$500,000.00. If the Historical Landmark Commission has an individual they can provide or recommended to work pro-bono for this portion of the project, it will save the project money to allocate to the actual preservation and integrations of building artifacts into the new facility.

**3) No demolition permit shall be granted until the funding goal for construction has been met, all planning entitlements have been granted and all relevant building permits have been issued.**

**RESPONSE:** In order to meet the DCEHWC project management scope and construction timeline, this topic needs clarification. KCKCC and the DCEHWC partners have identified a very specific and structured timeline to complete certain levels of the project when identified fundraising and calendar related objectives are met. These goals and timelines are paramount to complete the project at the anticipated date to serve the community with the wraparound services in summer 2024 and open to offer KCKCC classes to the community in fall 2024.

**Fundraising/timeline key dates:** A capital campaign target to raise 50% of project cost has been put in place to achieve by December 2020. Achieving this target, all parties have signed legal documents that will advance the project to interior programming and architectural/engineering design to begin by January 2022. The key capital campaign target to raise 70% of the project costs to advance the project to the physical construction has been put in place to achieve by May 2022. This allows construction to begin no later than October 2022. These deadlines have been approved by KCKCC Board of Trustees and DCEHWC signatory authorities. The three-year timeline has been included for your reference as an attachment at the end of this document.

**Permitting:** As anyone who has been involved with major construction projects is aware, this is an iterative process that allows different portions of construction projects to proceed at different timelines, each segment of the project requiring a variety of land preparation and building construction permits. Any permit requirements would need to only be limited to soil and site preparation work. **The Unified Government, as the legal owner of this property,** supports this project. Due to the extended timeline required to carefully and properly deconstruct the church facility, without damaging historical elements, this process would need to begin specifically associated with achieving the 70% fundraising goal.

4) The Department of Planning and Urban Design is in the process of identifying and creating a new Downtown Kansas City, Kansas Historic District. The designation of this historic district would be placed the Seventh Street Methodist Episcopal Church South Historic Landmark on the State and National Register. Demolition of the Historic Landmark will not only void its

eligibility on the State and National Registers but will damage the overall historic portfolio of downtown Kansas City, Kansas. **If the Landmark is demolished before it can be included within the proposed Downtown Historic District or otherwise placed on the State and/or National Register, what actions will KCKCC take in order to continue to support historic preservation in the downtown area?**

**RESPONSE:** To support historic preservation in the downtown area, KCKCC is willing to consider the creation of a KCK Downtown Church exhibit to be permanently displayed in the main entry area of the DCEHWC or the main first floor Conference Center. The latter may also be able to honor the history of downtown Kansas City, Kansas through a historic mural or story wall, static and/or interactive. KCKCC would also take recommendations from the HPDB for the naming of these highly visible spaces. The name of the conference space should be one that the HPDB and college deems historically relevant, important and descriptive of the overall mission of the project and HPDB. Meeting space within the DCEHWC could be provided for Landmarks Commission meetings, special events, or other outreach activities. Further, KCKCC propose that the Landmarks Commission consider adding a permanent KCKCC staff member to the historical committee. This KCKCC staff member would have the ability to recommend and advocate for appropriate resources to the committee to conduct meetings, outreach or events.

**5) The applicant and the KCKCC must establish a historic preservation and design board (“HPDB” or “Board”), which must include members of the Landmarks Commission and the Department of Planning & Urban Design.** A Certificate of Appropriateness cannot be granted until HPDB members are selected and rules of operation are established. The following conditions shall apply to the HPDB:

**RESPONSE:** A Historic Preservation and Design Board (HPDB) will be constituted with members representing organizations such as: KCKCC, KCKCC’s President’s Downtown Advisory Council, KCK’s downtown community, Landmarks Commission, Department of Planning and Urban Design, and other appropriate representatives.

a. The HPDB will be updated on the findings of the historic preservationist assigned with documenting the Seventh Street Methodist Episcopal Church, South Historic Landmark;

**RESPONSE:** The HPDB will be updated as to the findings of the person(s) identified to perform this research.

b. The HPDB will be granted authorization to select design elements for the proposed building as they relate to the preservation, incorporation and display of features or elements of the Historic Landmark;

**RESPONSE:** The \$70 million DCEHWC project is comprised of five community-based organizations, each with their own leadership teams and governing bodies who have legal obligations to grant or deny proposals brought to them. The project owners, and project discussed, will have oversight by the DCEHWC Owners Condominium Association Board. The HPDB will have authority to make recommendations to said board, with which reasonable recommendations will not be withheld.

c. **The HPDB** may identify historic preservation deliverables and present said deliverables to the KCKCC for incorporation into the historic preservation course; and,

**RESPONSE:** if the statement is being interpreted correctly, the request to identify content for a KCKCC college-level course is beyond the scope of the Landmarks Commission.

d. **The HPDB** will be dissolved after all elements of design and incorporation have satisfactorily been incorporated into the design of the proposed building and a Certificate of Occupancy has been successfully issued for the building.

**RESPONSE:** The HPDB will be dissolved after their consultation has been provided and final decision of design elements, incorporation and display of features or elements have been made.

6) **Provide a revised floor plan** that identifies each floor number and more comprehensively and specifically demonstrates the location of the former building elements that will be incorporated on each floor.

**RESPONSE:** Previous images of presentation materials with possible locations for historical elements is provided again at the end of this document. At this time, all elements are identified to be on the first floor in and around the main entry so these items can be seen and appreciated by the maximum number of people entering the educational stack of the downtown facility. It is desired by KCKCC that the final selection and locations of historical elements will be determined in collaboration with the HPDB and final approval by the DCEHWC Owners Condominium Association Board.

7) Provide a rendering of the sculpture “Destiny” that the applicant has identified as the artwork that for which foundation stones from the Seventh Street Methodist Episcopal Church, South Historic Landmark will serve as a base.

**RESPONSE:** Below is a rendering of “Destiny”.



8) How many pews from the existing church be preserved and utilized in the proposed building? What criteria will be used to determined which pews will be preserved and which will be destroyed?

**RESPONSE:** this question is a repeat from 1.B above in this document. At this time, it is unknown exactly how many pews will be used in the DCEHWC. All pews will need to be examined to determine if they are sound, safe and able to be used for public seating. All elements or features that are considered by the HPDB for inclusion into the DCEHWC will need to meet all applicable codes.

Additionally, no pews or other architectural elements will be purposely destroyed if they are not used. If possible, they will be either donated or sold to help support expenses related to this project. HPDB will be consulted to help locate potential individuals or organizations to receive donated/sold items.

9) Will all the stained-glass pieces from the existing church be preserved and utilized in the proposed building? If not, answer the following:

**(This question is a repeat of 1.c above in this document.)**

**a. Which stained-glass pieces will be preserved and utilized?**

**b. What criteria will be used to determined which stained-glass pieces will be preserved and which will be destroyed?**

**RESPONSE:** At this time, it is unknown exactly which and how many stained-glass pieces will be used in the DCEHWC. All stained-glass pieces will need to be examined to determine if they are sound, safe and able to be used in the building. All elements or features that are considered by the HPDB for inclusion into the DCEHWC will need to meet all applicable city building codes.

Additionally, no stain glass windows or other architectural elements will be purposely destroyed if they are not used. If possible, they will be either donated or sold to help support expenses related to this project. HPDB will be consulted to help locate potential individuals or organizations to receive donated/sold items.

10) It is unclear in what manner or on what floor the exposed beam will be displayed. Provide specific information within or as a supplement to the revised floor plan.

**RESPONSE: (Please see response to number 6 above in this document.)** Images also included at the bottom of this document.

11) The applicant's submitted plans identify **red bricks** from the original building as material to be incorporated into the new design but fail to demonstrate how such bricks will be used. Provide specific information about the use of the red brick within or as a supplement to the revised floor plan.

**(This question is a repeat of 1.e above in this document.)**

**RESPONSE:** At this time, it is unknown exactly how many red bricks will be used in the DCEHWC. Bricks will need to be examined to determine if they are sound, safe and able to be used in the building. In collaboration with HPDB, appropriate red bricks will be identified and usage within the DCEHWC will be determined.

Kansas State Historic Preservation Office Comments:

1) As the subject property is a local Kansas City, Kansas Landmark, but is not a State or National Historic Landmark, the Kansas State Historic Preservation Office (SHPO) has **declined to comment** on this Certificate of Appropriateness proposal

**RESPONSE:** None needed as the state declined to comment.

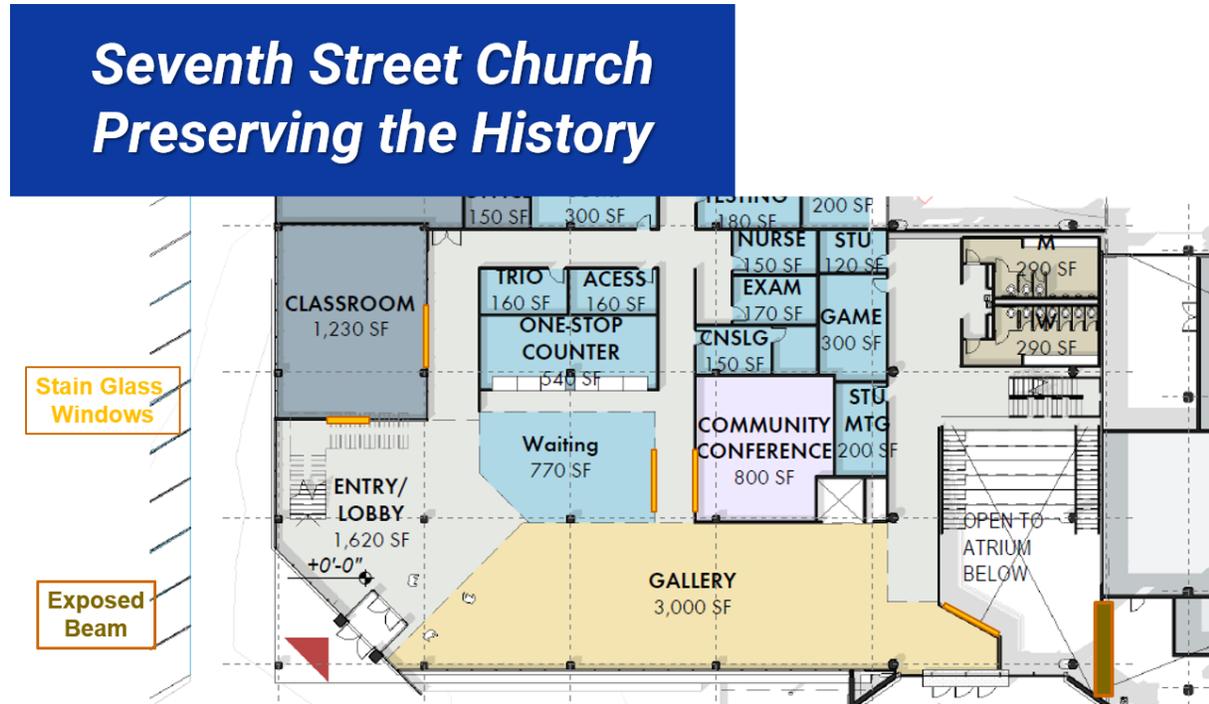
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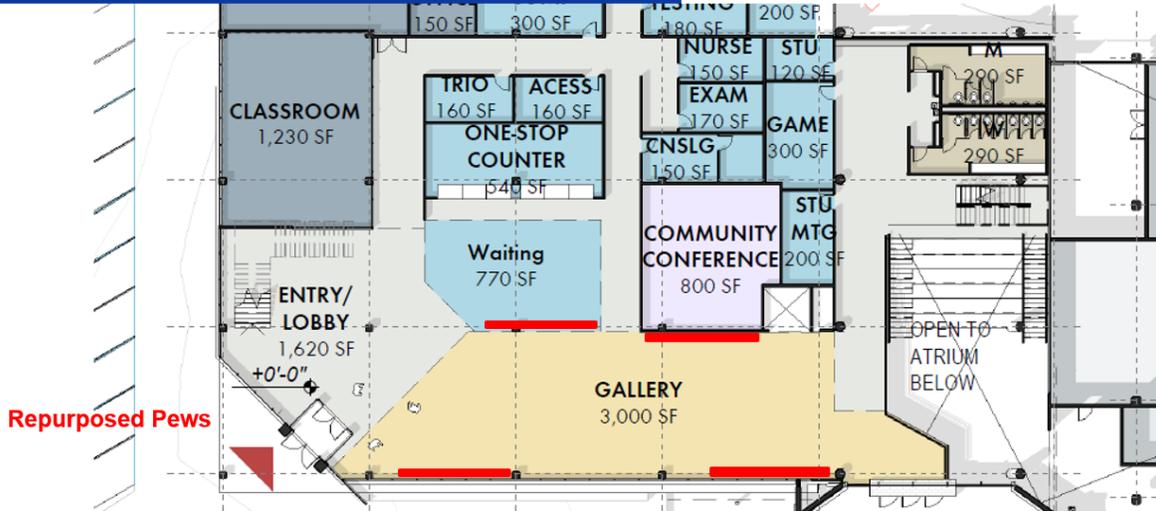


**#6) Additional Floor Plan Information:** As earlier presented the diagrams to follow identify “possible” locations for inclusion of historical elements in the new facility. It is KCKCC’s desire that final locations and details are decided upon with the HPDB.

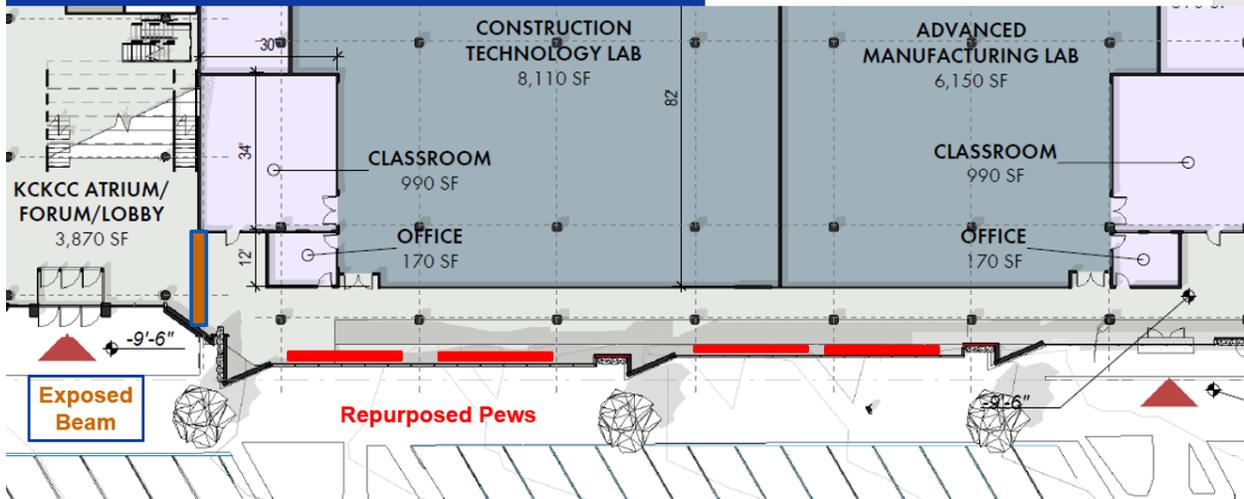
All elements are currently designed to go on the first floor, main entry-level, of the new facility so it is most closely installed where the majority of community members can appreciate these historical elements.



# Seventh Street Church Preserving the History



# Seventh Street Church Preserving the History

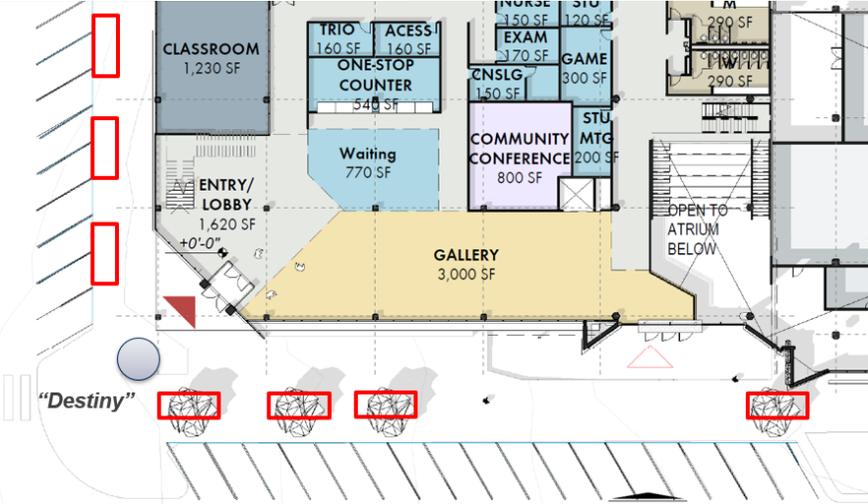


# Seventh Street Church Preserving the History

Repurposed Foundation  
Stones - Planter Boxes  
Sitting Stones  
w/ Stories

Use other hard surfaces  
for story telling

As a Community  
College it is part of  
our mission  
to preserve and tell  
the history of our  
community



# Seventh Street Church Preserving the History

Meaningful & Impactful  
Preservation of History

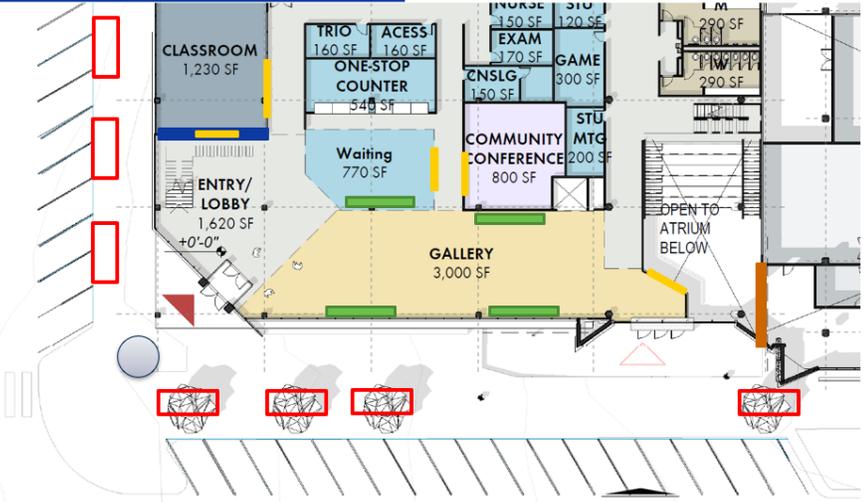
Repurposed Foundation  
Stones - Planter Boxes  
Sitting Stones  
w/ Stories

History Wall

Pew Benches

Stained Glass

Exposed Beam



## **HURON PLACE HISTORIC DISTRICT**

1843 et seq.

North 6<sup>th</sup> Street to North 7<sup>th</sup> Street Trafficway, Minnesota Avenue to Ann Avenue

Kansas City, Kansas Historic District: December 1, 1983

including the following contributing properties:

- a. Huron Indian Cemetery (Wyandot National Burying Ground), 1843 et seq.  
North 7<sup>th</sup> Street Trafficway and Minnesota Avenue  
Eugene Buchanan, Architect (1978-79 improvements)  
Register of Historic Kansas Places: July 1, 1977  
National Register of Historic Places: September 3, 1971
- b. Huron Park and Seminary Place, 1857 (improvements 1907, 1934)  
North 6<sup>th</sup> Street and Ann Avenue  
John H. Millar and Bro., Surveyors (1857)  
Henry Wright for George E. Kessler, Landscape Architect (1907 improvements)
- c. Scottish Rite Temple, 1908-09  
803 North 7<sup>th</sup> Street Trafficway  
W. W. Rose, Architect  
Kansas City, Kansas Historic Landmark: December 1, 1983  
Register of Historic Kansas Places: May 4, 1985  
National Register of Historic Places: September 11, 1985
- d. Bus Stop, 1970  
817 North 7<sup>th</sup> Street Trafficway  
Charles W. Moore, Architect  
(Demolished without review, April 2002.)
- e. Getty Building, 1922-23  
819 North 7<sup>th</sup> Street Trafficway  
J. G. Braecklein, Architect
- f. Federal Reserve Life Insurance Company Building, 1922-23  
825 North 7<sup>th</sup> Street Trafficway  
J. G. Braecklein, Architect
- g. Gibraltar Savings and Loan, circa 1924  
901 North 7<sup>th</sup> Street Trafficway  
Architect unknown
- h. R. K. Stiles & Co. Real Estate, 1920 and 1924  
903 North 7<sup>th</sup> Street Trafficway  
Architect unknown  
J. G. Braecklein, Architect (2<sup>nd</sup> floor only, 1924)  
(Second floor altered without review, 2003.)
- i. Bloomquist & Sons Tailors, 1921  
905 North 7<sup>th</sup> Street Trafficway  
Architect unknown (private plans)  
(Demolished by order of the Unified Government Board of Commissioners, 1999.)

- j. Elks Club Building (Huron Building), 1922-24  
905-907-909 North 7<sup>th</sup> Street Trafficway  
W. S. Frank (St. Louis), Architect  
J. G. Braecklein, Associate Architect  
Kansas City, Kansas Historic Landmark: June 28, 1983  
Register of Historic Kansas Places: February 25, 1984  
National Register of Historic Places: July 5, 1984  
(Demolished by order of the Unified Government Board of Commissioners, 1999.)
- k. Peoples National Bank (Security National Bank) Building, 1901-02, 1924 and 1938-39  
655 Minnesota Avenue  
Architect unknown  
Charles A. Smith, Architect (1924 remodeling)  
Charles E. Keyser, Architect (1938 remodeling)  
(Demolished by order of the Unified Government Board of Commissioners, 1999.)
- l. Old Kansas City, Kansas City Hall, 1910-11, 1929-30, 1938  
805 North 6<sup>th</sup> Street  
Rose and Peterson, Architects (first phase)  
Charles E. Keyser, Architect (second phase)  
Joseph W. Radotinsky, Architect (1938 jail addition)  
Register of Historic Kansas Places: November 23, 1985  
National Register of Historic Places: April 25, 1986
- m. Kansas City, Kansas Fire Headquarters, 1929-30  
815 North 6<sup>th</sup> Street  
Charles E. Keyser, Architect  
Register of Historic Kansas Places: November 23, 1985  
National Register of Historic Places: April 25, 1986

## EARLY HISTORY

The block known as Huron Place and its immediate surroundings contain much of significance to the history of Kansas City, Kansas. The oldest element in the district, the Huron (Wyandot) Indian Cemetery, dates from shortly after the arrival of the Wyandot Indians from Ohio in the summer of 1843. The area has been central to the community and its concerns ever since.

The initial Wyandot settlement consisted of scattered farms, but with a concentration of houses and public buildings in what is now the eastern portion of downtown, on the long slope between the river and the cemetery. The cemetery itself occupied the crest of a hill overlooking the river junction. To the southeast of the cemetery hill, closer to the river, was a lower but steeper rise originally called Splitlog's Hill (named for brothers Charles and Mathias Splitlog), but more commonly known today as Strawberry Hill. To the north of the present Minnesota Avenue the ground dropped quickly into a long swale, then rose again to the crest of Turtle Hill in the vicinity of the present 6<sup>th</sup> Street and Oakland Avenue.

One of the first nonresidential buildings to be erected in this area was a tribal school on the present 4<sup>th</sup> Street between State and Nebraska, opened by John M. Armstrong on July 1, 1844. The building doubled as the Wyandot tribal councilhouse. There was also a blacksmith shop and blacksmith's residence near the present 3<sup>rd</sup> and Nebraska, a tribally owned and operated store near 3<sup>rd</sup> and Minnesota, a jail and a jailer's residence near 4<sup>th</sup> and State, and a residence and several other buildings connected with the Wyandot Subagency near the present 3<sup>rd</sup> and State. A tribally owned and operated ferry across the Kansas River where the Lewis and Clark Viaduct is now located served to link the new community to Westport and the Town of Kansas (the present Kansas City, Missouri). By 1847, the settlement was already being referred to as the town of Wyandott, or Wyandott City; this was the core from which the present city grew.

A plat of Wyandott City had been drawn up by Thomas Coonhawk by 1848, which included named streets and lots of an acre or more in size. We know of the plat's existence from various contemporary references, including transfers of property, but unfortunately the original document has been lost. It is therefore uncertain if the Huron Indian Cemetery and the surrounding area that became Huron Place were within the boundaries of that first plat. In any case, Wyandott City had no legal existence; all unallotted property on Indian land was considered by the Federal government to be owned by the tribe in common, regardless of whatever arrangements the tribal members might have made among themselves. One consequence of this was that Wyandott did not have its own post office, the residents being forced to cross the ferry to retrieve their mail and newspapers from the Town of Kansas two and one-half miles away.

The Kansas-Nebraska Act was passed and signed into law by President Franklin Pierce on May 30, 1854, ignoring established Indian claims, setting aside the Missouri Compromise, and opening the newly organized Kansas Territory to white settlement. Just eight months later, on January 31, 1855, the Wyandots signed an historic treaty which dissolved their tribal status, allowed all competent tribal members who wished to become U.S. citizens, and ceded the Wyandott Purchase to the U.S. government, to be surveyed, subdivided into allotments, and the allotments reconveyed by patent in fee simple to the individual members of the tribe. A post office for the town of Wyandott was subsequently established on October 8, 1855. It was housed in the first building to be specifically erected as a private business, a general store built by Isaiah Walker on the north side of Nebraska Avenue between 3<sup>rd</sup> and 4<sup>th</sup> Streets. This building would also later serve as the first county courthouse. The settlement of the tribal rolls and the assignment of allotments were not completed until February 1859, but in the meantime properties had already begun to change hands. (The last patent of title to a Wyandott Allotment was not issued by the U.S. government until December 1861, almost seven years after the signing of the treaty.)

In December 1856, ten businessmen, the majority of them Free State supporters – W. Y. Roberts, Thomas H. Swope, Gaius Jenkins, John McAlpine, Dr. J. P. Root, T. B. Eldridge, S. W. Eldridge, Robert Morris, Daniel Killen, and James W. Winchell - met at the Gilliss House hotel in Kansas City, Missouri, intending to purchase land in Wyandott and organize the town for development. The first four were sent to negotiate with the property owners, but they soon discarded their Missouri associates to team up with three prominent Wyandots. The Wyandott City Company was subsequently organized at the home of Isaac W. Brown on December 9, 1856, with Silas Armstrong as President, W. Y. Roberts as Secretary, Isaiah Walker as Treasurer, John McAlpine as Trustee, and Gaius Jenkins, Thomas H. Swope, and Joel Walker as partners.

The company was able to purchase the core of the town, from the present Wood Avenue on the north to Orville Avenue on the south and from the present 14<sup>th</sup> Street east to the Kansas River, from its various owners. By March 18, 1857, a new plat for the town had been drawn up by surveyor John H. Millar. (Not coincidentally, Millar was also responsible for preparing the plat of the Wyandott Allotments. The two documents necessarily had to agree in their references and dimensions.) Millar's plat of Wyandott City was filed with the Leavenworth County Register of Deeds in Delaware City on May 14, 1857, although by that time lot sales were already well underway. The new plat covered a rectangular area from Garrett Street (Wood) to Summuduwoot Street (Orville) and from Warpole Street (14<sup>th</sup>) to the river. The east-west streets were named, with the four principal streets being Washington, Nebraska, Kansas (State) and Minnesota Avenues, named for the four new western territories that had been established. The north-south streets were numbered, with the exceptions of the present 8<sup>th</sup> Street, which was named Wyandott Avenue, and the aforementioned Warpole Street. Within this otherwise platted area were four large Wyandott Allotment tracts that the town company had been unable to acquire, including the bulk of the allotment of Hiram M. and Margaret Northrup (Allotment No. 126). That tract lay generally west of the Huron Indian Cemetery and south of Kansas (State) Avenue.

The plat contained several dedications of public land, including the public levee, Oakland Park, and a double-sized block or town square which on April 18, 1857, the town company voted to name Huron Place. This square was part of 38.04 acres which Gaius Jenkins had successfully acquired from the Northrups on behalf of the town company on January 13, for \$1,800. The existing Huron Indian Cemetery, with an irregular boundary that conformed to the survey of the 1855 allotment parcel, cut off the northwest corner from the remainder of the square. The corner itself, adjacent to the cemetery, was already occupied by the Wyandots' Methodist Episcopal Church South. The town company consequently reserved land on each of the other three corners of Huron Place for church use, on lots 150 feet square. The triangular tract bounded by the church, the cemetery, and 7<sup>th</sup> Street was not included in the sale but remained the private property of Hiram M. Northrup, and was apparently never platted. In addition, an irregular and indistinct parcel in the center of Huron Place was labeled Seminary Place, with outlets on Minnesota Avenue, 6<sup>th</sup> Street, and Ann Street (Ann Avenue).

On January 29, 1859, the Fourth Kansas Territorial Legislature created Wyandott County out of portions of Leavenworth and Johnson Counties – it was the smallest county in Kansas Territory, and remains the smallest county in the state - and passed an act permitting the incorporation of both the town of Wyandott and the neighboring town of Quindaro as cities of the third class. On September 28 of that year, John McAlpine's power of attorney as Trustee for the Wyandott City Company was filed, and he then refiled the new Wyandott City plat with Wyandott County Register of Deeds Vincent J. Lane as Wyandott County Plat No. 1, so that valid deeds could be issued. From this point, it might be best to consider the history and significance of the individual parts of Huron Place separately.

## HURON INDIAN CEMETERY (WYANDOT NATIONAL BURYING GROUND)

By 1842, the Wyandot Indians were the last tribe to retain substantial lands in Ohio, having successfully resisted the Federal Government's Indian Removal policies for eleven years. The more assimilated members of the tribe wished to remain in Ohio, while a traditionalist minority supported removal. Finally, on March 17, 1842, the Wyandot Tribal Council signed a treaty agreeing to give up the Wyandott Reserve of 4,996 acres in Michigan and the Grand Reserve of 109,144 acres in Ohio, in exchange for a new reserve of 148,000 acres at an unspecified location in Indian Country west of Missouri. They were to receive the full value of improvements on the two reserves, an annuity of \$17,500 in perpetuity (including \$500 annually for a school), \$23,860 to pay debts, and \$10,000 for relocation expenses. In addition, grants of one section each of any unclaimed Indian lands west of the Mississippi were made to 35 individuals – the "Wyandot Floats," so-called because they were "floating" land titles.

After months of preparations, the Wyandot emigrants left Upper Sandusky, Ohio, on July 12, 1843. The official roll of emigrating tribal members listed 664 individuals, including 25 from Michigan and 30 from Canada. (However, not all of those listed actually left Ohio, while a number of Wyandots not on the emigrant roll subsequently relocated to Kansas.) Travelling overland by wagon, the emigrants arrived in Cincinnati on July 19, and departed two days later aboard two steamboats, the *Nodaway* and the *Republic*. Steaming down the Ohio to its mouth, then north up the Mississippi, they reached St. Louis on July 24.

The *Republic* reached the Town of Kansas on July 28, 1843, the *Nodaway* (captained by an abusive bigot) arriving three days later on July 31. The Wyandots initially expected to purchase and settle on a portion of the Shawnee Reserve near Westport, Missouri, as provided for by a treaty drafted in 1839. (This despite the agreement having been rejected by the U.S. Senate in June, 1840.) However, once arrived, the Wyandots found that the Shawnee were unwilling to go through with the agreement. A few of the more well-to-do Wyandots were able to rent houses in Westport, but most were forced to camp out on a narrow strip of U. S. Government land that lay between the Kansas River and the Missouri state line, in the area west of the Town of Kansas now known as the west bottoms or Central Industrial District.

The area of the encampment was at that time a swampy lowland. This, coupled with the general hardships suffered by the Wyandots, soon took its toll through disease and exposure. By the end of the year over 60 Wyandots had died, nearly a tenth of their total number. As the area around the encampment was not suitable, the Wyandots began a cemetery across the Kansas River on the land of the Delaware Reserve. The location chosen was on the crest of a hill about one-half mile due west of the confluence of the Kansas and Missouri Rivers, overlooking the broad sweep of the Missouri River valley. This was the cemetery now known as the Huron Indian Cemetery. Ironically, the earliest burial of which there is certain record (November 17, 1843) was that of Ron-ton-dee, or Warpole, a traditionalist Wyandot chief who had been the leading advocate of removal.

By October, the Wyandots had entered into negotiations with the Delaware to purchase a portion of the Delaware Reserve with their own funds, and had established a ferry across the Kansas River to facilitate relocation. On December 14, 1843, the Wyandots signed an agreement with the Delaware to purchase 36 sections of land at the eastern tip of the Reserve for \$46,080, or \$2.00 an acre. An additional three sections at the junction of the two rivers were granted by the Delaware as a measure of respect and in remembrance of when the Wyandots had given the

Delaware a home in Ohio some 80 years before, bringing the total area of the Wyandott Purchase to 39 sections, or 24,960 acres.<sup>1</sup> A small settlement then grew up on the long slope between the river and the cemetery, which soon became known as the town of Wyandott, or Wyandott City.

The cemetery served the people of the Wyandot Nation for nearly 30 years, until a portion of the tribe was reorganized in Indian Territory in the early 1870s. The Wyandots generally referred to it as the National Burying Ground; its designation as the Huron Indian Cemetery is actually rather recent, a convenient but somewhat inaccurate shortening of "the Indian Cemetery in Huron Place," as the Wyandots almost never referred to themselves by their old French name of Huron. As a substantial number of the Wyandots were Christians (Methodists and a few Catholics), the cemetery was laid out according to traditional church practices, with the graves in north-south rows, the individual graves oriented east-west with the head to the west.

It is uncertain as to how many individuals were buried in the cemetery. Following the initial deaths in 1843, more illness occurred among the members of the tribe following the great Kansas River flood in June of 1844, with deaths totaling at least 100 by the end of the year. In a letter to President Polk on September 16, 1845, James Rankin noted that at least 200 Wyandots had died since their arrival in Kansas two years before. Many more deaths occurred in the Asiatic Cholera epidemic of the late 1840s and early 1850s, although these deaths were spread over several years and stories of mass graves are most probably incorrect. Estimates of the total number of burials range from nearly 400 (the number of names that can presently be identified) to over 600, but only 120 or so grave locations are currently marked.

As a group, the Wyandots were heavily assimilated, with many individuals who were not only literate but well educated for the time, including experienced businessmen and at least two attorneys who had been members of the Ohio Bar. Racially they were mixed (including one family, the Wrights, who were partly of African descent), with not a single pure-blood Wyandot remaining and many who were no more than  $\frac{1}{4}$  or  $\frac{1}{8}$  Indian. As members of the Wyandot Nation, however, they were subject to a variety of legal restrictions, not the least of which was that the government regarded the lands of the Wyandott Purchase to be owned by the tribe in common and that despite platting, the town of Wyandott had no recognized legal existence.

In 1850, the Wyandots began pursuing a treaty that would allow tribal members to become U.S. citizens and to divide the lands of the Wyandott Purchase in severalty.<sup>2</sup> Although enthusiastically welcomed by the Commissioner of Indian Affairs as a "triumphant vindication" of the government's policies toward the Indians, an initial treaty drafted to that effect was largely rejected by the U. S. Senate, although a single provision which would pay the Wyandots \$185,000 for the 148,000 acres promised in the treaty of 1842 was approved on September 24, 1850. (Of this, \$85,000 was to pay various debts, with the remainder distributed as an annuity, while \$100,000 was to be invested in government stocks.) In 1852 the Wyandots' request for citizenship and severalty was again rejected, this time by President Millard Fillmore on the seemingly specious grounds that, as Indian Country was an unorganized territory, the Wyandots did not reside in the United States.

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<sup>1</sup> As the area of the Wyandott Purchase would not be surveyed and divided into townships, sections, half sections and quarter sections for another twelve years, section as used in the treaty is a general measurement of land area – a tract containing 640 acres - rather than a specific reference.

<sup>2</sup> At the time, American Indians were considered to be the citizens of separate but dependent nations, a status maintained until March 1871, when they became subject to legislation like other U.S. residents. However, as a group they did not become U.S. citizens until June 1924.

Following passage of the Kansas-Nebraska Act in 1854, which opened what had been exclusively Indian territory to white settlement, the Wyandots redoubled their efforts. Finally, on January 31, 1855, they signed the treaty which dissolved their tribal status in return for citizenship and individual property ownership. They were to receive \$380,000 in three annual payments beginning in October 1855, together with any of the 1842 annuity remaining, and the \$100,000 invested under the treaty of 1850 was to be paid in two equal installments beginning in 1858. (This last provision was apparently never carried out.) The subsequently-prepared treaty roll listed the names and ages of 555 tribal members resident on the Wyandott Purchase as of the date of ratification (February 20, 1855), including 474 individuals in the Competent Class (and therefore eligible for citizenship), 40 in the Incompetent Class, and 41 minors in the Orphan Class.

The treaty included four specific reservations or exceptions from the individual allotments: two acres each for the Wyandots' Methodist Episcopal Church and Methodist Episcopal Church South, the four acre Wyandot National Ferry Tract (to be sold to the highest bidder among the Wyandots and the proceeds distributed to the tribal members), and the Huron Indian Cemetery. A portion of Article 2 of the treaty read, "The portion now enclosed and used as a public burial ground, shall be permanently reserved and appropriated for that purpose."<sup>3</sup> When the Wyandott Allotments were subsequently surveyed, the surveyors took the treaty literally and laid out Allotment No. 282, Public Burial Ground, with a boundary that followed the line of an existing rail fence about the hilltop. Contrary to popular belief, the cemetery was thus the only portion of the former Wyandott Purchase to become and remain Federal property as a result of the treaty, and it was reserved for the use of all 555 Wyandots and their descendants, not any one faction.

Under Article 1 of the treaty of 1855, the Wyandot Tribal Council was intended to continue to function until all the provisions of the treaty had been carried out, and through the latter 1850s the council continued to care for the cemetery. In one instance, in November of 1857 they paid Matthew Mudeater \$50 for repairs to the property. On February 2, 1858, the council decided to have notice placed in the local newspapers that only Wyandots could be buried in the cemetery, and a month later began investigating the possibility of having tombstones erected on the graves of any deceased chiefs that were then unmarked. In April and May, 1859, the question of unmarked graves was again taken up, with Matthew Mudeater asked to determine how many chiefs had died and Irvin P. Long directed to arrange to have the stones made. By November 1, the stones had been erected at a cost of over \$300.

For the most part only Wyandots, their descendants and relatives were buried in the cemetery, as by the late 1850s there were several other cemeteries in the eastern portions of the county such as Oak Grove and Quindaro. However, on October 25th, 1864, a number of Union dead from the Battle of Westport were interred there. The exact location is unknown but it was presumably in the southerly portion of the cemetery. Eight of the Union dead (from Topeka Battery, 2nd Regiment, Kansas State Militia) were later exhumed and reinterred in Topeka, but the body of a black teamster attached to the unit was apparently never moved, and others may still remain.

The treaty of 1855 had included a provision that allowed any Wyandots of the Competent Class who wished to defer taking citizenship, and by the time the treaty rolls were finalized in February, 1859, some 60 of the more traditional-minded tribal members had done so. These persons, together with some of those listed in the Incompetent Class, formed a minority faction variously called the Emigrating Party or the Indian Party. Under the leadership of a former Principal Chief, Tauromee, they proposed to relocate to the Seneca Reserve in Indian Territory and reestablish tribal relations there. With the assistance of the tribal council, a group (perhaps

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<sup>3</sup> In 1853, the tribal council had appropriated \$125 for the cemetery's enclosure and maintenance.

no more than 80) of the Indian Party Wyandots actually moved to the Seneca Reserve in the summer of 1857, and began negotiating for purchase of a portion of the Reserve. A treaty allowing the emigrants to purchase 33,000 acres was eventually signed by the Seneca and the Wyandot Tribal Council on November 22, 1859, but was never ratified by the Senate.

After the Civil War broke out, Confederates invaded the Seneca Reserve in the summer of 1862, forcing the largely pro-Union Wyandot emigrants to flee back to Wyandott County. Over the next several years there were increasing disagreements between the two factions, a situation made even worse by widespread poverty among the less assimilated Wyandots. On December 22, 1862, the Indian Party Wyandots organized their own tribal council at Abelard Guthrie's house in Quindaro, with Tauromee as Principal Chief. The Bureau of Indian Affairs seemed uncertain as to how to proceed, favoring first one faction and then the other. On August 18, 1865, Silas Armstrong was elected Principal Chief of the regular Wyandot Tribal Council, and the Commissioner of Indian Affairs gave him official recognition on September 18, but any resolution of the two-council problem was forestalled by Armstrong's death on December 14, 1865.

On February 23, 1867, the government signed an omnibus treaty affecting a half dozen tribes with lands in Kansas. As part of the treaty, the Indian Party Wyandots were allowed to purchase 20,000 acres between the Missouri state line and the Neosho River from the Seneca and resume tribal status, the government paying the Seneca \$20,000 for the land. Only those who had deferred citizenship, those in the Incompetent Class, and those in the Orphan Class (and their descendants) were eligible for tribal membership. No citizens or their descendants could become tribal members except by the consent of the reorganized tribe, although Citizen Class Wyandots were to receive their share of all monies still due the tribe, with the purchase price and \$5,000 in resettlement expenses to be deducted from the tribal share.

The execution of the treaty was delayed for several years - it wasn't ratified by the Senate until June 18, 1868 - increasing the hardships of many Wyandots. Tauromee died in Wyandott on January 15, 1870, and was buried in Huron Indian Cemetery in a grave whose location is now lost (in contrast to the fine monument erected for Silas Armstrong and his wife). While some Indian Party Wyandots had returned to Indian Territory as early as 1865, general relocation to the new reserve and tribal reorganization were not carried out until 1871. A number of Citizen Class Wyandots eventually moved to the new Wyandott Reserve and were adopted back into the tribe, including such prominent individuals as Matthew Mudeater, Silas Armstrong's son Silas W. Armstrong, and Isaiah Walker. Nevertheless, by 1876 the membership of the reorganized Wyandot Tribe in Indian Territory stood at just 247, still less than half the total number of Wyandots and Wyandot descendants then living.

Many Citizen Class Wyandots and their descendants never moved to Indian Territory and were never readmitted to the reorganized tribe. As at least one government agent feared, this eventually resulted in the splitting of families. For example, while a number of Silas Armstrong's older children joined the reorganized tribe, most of his younger children chose to remain citizens. A substantial number of Citizen Class Wyandots continued to live in the Kansas City area, but eventually Wyandot descendants were scattered all across the country.

There had been no mention of the Huron Indian Cemetery in the treaty of 1867, nor were questions regarding its ownership or continued use part of the prolonged discussion on tribal reorganization. Burials in the cemetery of Citizen Class Wyandots still resident in Kansas, together with their descendants and relatives, continued throughout the 19th Century and well into the 20th, often with the express approval of the Bureau of Indian Affairs. The last such burial was that of Dr. Frank A. Northrup (a grandson of Hiram and Margaret Northrup) on February 25, 1965.

In the Kansas City building booms of the late 1880s and early 1900s, the cemetery came to be seen by some as a desirable parcel of potential commercial property. In March, 1896, newspaperman and amateur historian William E. Connelley conducted a detailed survey of the cemetery, assisted by the elderly Ebenezer O. Zane. Connelley deplored the cemetery's condition, but by 1898 he was acting as a paid agent for the Wyandot Tribe of Oklahoma in seeking the cemetery's removal and sale, the tribe viewing it as a potential source of badly needed income. A number of local businessmen were also determined that the "eyesore," as they termed it, should be sold for development.

Most of the opposition to the sale came from the Citizen Class Wyandot families that had continued to use the cemetery and whose members generally lay in marked and identifiable graves. One such individual was the elderly Lucy B. Armstrong, missionary's daughter, abolitionist, and widow of John M. Armstrong, whose infant son William was buried in the cemetery. In a July 4, 1890, letter to the *Kansas City Gazette*, she stated:

"To remove the burying ground now would be to scatter the dust of the dead to the winds. What a sacrilege! I remember with reverence many of the good Wyandotts buried there, and my heart protests against such a desecration of that sacred ground. Such a sale is repugnant to every sentiment we cherish for our dead, as well as being offensive to the highest impulses of a Christian civilization."

The matter finally came to a head in 1906, when on June 21 an authorization for the sale was quietly included in the annual appropriation bill for the Department of the Interior. The authorization called for the graves to be moved to the Quindaro Cemetery at the northeast corner of 38th Street and Parallel Avenue (which the bill's sponsor apparently mistakenly believed to also be a Wyandot cemetery), and for the proceeds from the sale to be divided among the members of the Wyandot Tribe and their heirs. It is questionable that any monies thus realized would have gone to the Citizen Class Wyandots whose family graves were being moved.

Among the Wyandot descendants still residing in Kansas City, Kansas were three nieces of Ebenezer O. Zane: Ida, Eliza, and Helena Conley. All three were very active in Methodist Church affairs, and Eliza (better known by her childhood nickname, Lyda) had the unusual distinction for the time of being an attorney, and a member of the Missouri Bar. Faced with the pending removal of the graves (or at least the tombstones) by the Commissioners appointed by the Secretary of the Interior, Lyda and Helena seized control of the cemetery. They padlocked the iron gates, erected signs proclaiming "Trespass At Your Peril," and set up residence in a small caretaker's shack, brandishing their father's (unloaded) shotgun and vowing to shoot anyone who tried to enter the cemetery in an attempt to remove the bodies.

Lyda then filed suit in Federal Court against the Secretary of the Interior and the Commissioners appointed by him, to restrain them from selling or interfering with the cemetery. The case slowly dragged its way through the courts, and in the meantime the two women were subjected to constant harassment. They were arrested and hauled into local police court on the charge of disturbing the peace, threatened by a U.S. Marshal, and charged with contempt of court by a Federal judge. The caretaker's shack that had been popularly dubbed "Fort Conley" was burned, but a new shack was soon erected in its place and the two sisters persevered, apparently quite unintimidated by the forces arrayed against them.

By 1911, the case of Conley vs. Ballinger, 216 U.S. 84 (1910), had reached the United States Supreme Court, where Eliza B. Conley became one of the first women admitted to plead a case. Her arguments were rejected, however, as the Court ruled that the United States Government was not legally bound by the treaty which it had signed in 1855, and that Citizen Class Wyandots such as the Conley sisters had no legal rights in the matter:

"The United States maintained and protected the Indian use or occupation against others but was bound itself by honor, not by law."

"That the words 'shall be permanently reserved and appropriated for that purpose,' like the rest of the treaty, were addressed only to the tribe and rested for fulfillment on the good faith of the United States - a good faith that would not be broken by a change believed by Congress to be for the welfare of the Indians."

"That the plaintiff cannot establish a legal or equitable title of the value of \$2,000, or indeed any right to have the cemetery remain undisturbed by the United States."

Harsh as it seems, it was the last point of the opinion that was the determining factor. Justice Oliver Wendell Holmes indicated that if the sisters could have demonstrated a greater financial interest, the decision would have gone the other way.

As the fight over the cemetery dragged on, public opinion gradually swung over to the side of the sisters. Their cause was eventually taken up by Senator Charles Curtis of Kansas, who was himself partly of Kansa Indian descent (a fact he tended to remember or forget, depending on the political circumstances). Curtis was successful in getting the sale authorization repealed on February 13, 1913, and the Conleys' struggle reached its end.

In 1916 Congress approved an authorization for \$10,000 for improvements to the cemetery. Plans were prepared which included stone walled entries to the cemetery on both 7th Street and Minnesota Avenue, with ornamental iron gates at the 7th Street entry, ornamental light fixtures similar to those found in several of the city parks, and a paved walk through the center of the cemetery connecting the entrances. (This sidewalk, which most modern viewers take for granted, did not exist at the time of Connelley's 1896 survey, and may actually cover several graves.) A branch of the walk led to a steep flight of steps on the eastern side of the cemetery, tying the improvements to the new Carnegie Library in the center of Huron Place and its surrounding park.

An agreement with the City of Kansas City, Kansas for the carrying out of these improvements was signed on March 20, 1918. As part of the agreement the Government was to pay \$1,000 to the City, and the City in turn agreed:

"To forever maintain, care for, preserve the lawns and trim the trees and give the grounds the same and usual attention that it gives to its city parks within the main part of the city, and particularly Huron Park adjoining the Cemetery; and that the City of Kansas City, Kansas, will furnish police protection equivalent to that furnished for the protection of Huron Park; and furnish all electrical energy free of charge for the maintaining of the electric lights, as provided for in the plans and specifications, maintaining and keeping in place all globes and fixtures, and give said Cemetery any and all care that a park of its nature in the heart of a city should demand."

The agreement was signed by Henry B. Peairs, Superintendent of Haskell Institute, for and in behalf of the Commissioner of Indian Affairs, and by H. A. Mendenhall, Mayor of Kansas City, Kansas. It was subsequently approved on April 17, 1918, by E. B. Merritt, Acting Commissioner of Indian Affairs.

Despite the extensive improvements and the perpetual maintenance agreement with the City, the cemetery continued to lead an up-and-down existence. When maintenance of city parks was virtually abandoned during the years of the McCombs administration (1927-1947), the cemetery suffered accordingly. There were several local efforts to clean up the cemetery in the 1940s and 1950s, but vandalism was also on the rise during this period, resulting in extensive damage to several of the larger monuments, and it was difficult to get the City to take any responsibility for cemetery conditions.

The most serious of the later challenges to the cemetery came after World War II, when the Wyandotte Tribe of Oklahoma (as the name was now spelled) renewed its efforts to sell the

property. As before, these efforts required the consent of Congress, as the property technically still belonged to the U.S. Government rather than to the Oklahoma Wyandots. The first attempt, spearheaded by an Oklahoma congressman, came in 1947-49, and was vigorously (and successfully) resisted by Congressman Errett P. Scrivner of Kansas, supported by local attorney and historian Grant W. Harrington.

Then on August 1, 1956, Congress terminated the Wyandotte Tribe of Oklahoma's status as a Federally recognized and supervised tribe, and again authorized the sale or transfer of the cemetery, with the stipulation that the matter be concluded by August 1, 1959, after which the authorization was to be automatically rescinded. This attempt was strongly opposed by many Wyandot descendants and Kansas City, Kansas residents, and eventually came to naught, in part because of the Oklahoma Wyandots' rejection of the appraised value of the property as too low.

In September, 1965, the Wyandotte Tribal Council in Oklahoma unanimously adopted a resolution calling for the cemetery to be preserved and designated as an historic site, but letters indicate that the Department of the Interior was still looking into possible transfer of the title in the property as recently as 1968. At that time, the Kansas City, Kansas Urban Renewal Agency initiated the Center City Urban Renewal Project, and decided to make a second major renovation of the cemetery property one of the features of the project. At the Agency's request, in 1970 the City adopted its first historic landmarks ordinance and proceeded to list just one site, the Huron Indian Cemetery. This was followed on September 3, 1971, by the entering of the cemetery on the National Register of Historic Places, again one of the first such sites in Kansas City, Kansas.

There were numerous delays to the cemetery improvements, and the Urban Renewal Agency had actually ceased to exist by the time that the work was finally carried out under City supervision in 1978 and 1979. As part of the project, a temporary construction easement and a 20 year grant of right-of-way to the City for maintenance of the new improvements were approved by the Wyandotte Tribe of Oklahoma, with the rather unusual proviso that no new burials could take place in that time. This last requirement was apparently aimed at the Citizen Class Wyandot descendants.

At the groundbreaking ceremonies held on May 16, 1978, it was announced that President Carter had restored the Wyandots' status as a Federally recognized supervised tribe the previous day. Many tribal Wyandots and Citizen Class descendants were present to hear the news, united in their concern for their common history. Designed by the architectural firm of Buchanan Architects and Associates, the improvements included three new entrances from North 7th Street Trafficway on the west, Minnesota Avenue on the north, and the Municipal Rose Garden to the east, a refurbished interior sidewalk, and numerous new bronze grave markers.

Because the research for the project had been left incomplete at the time of Urban Renewal's demise, certain errors inevitably crept into the marking of graves. In part this stemmed from the use of a faulty typed transcript of the Connelley survey, and in part from reliance on the 1896 survey to the exclusion of other sources. After extensive research, a full remarking program funded by local tax monies was carried out by the Kansas City, Kansas Parks Department in 1991. Vandalism of the stone monuments has continued to be a problem, together with the theft (for sale to scrap dealers) of various bronze markers and tablets, but the City has lived up to its maintenance obligations, replacing the missing tablets as necessary.

In February, 1994, the old disagreements flared once again when Principal Chief Leaford Bearskin of the Wyandotte Tribe of Oklahoma, in partnership with Florida gaming interests, proposed the removal of all the graves in the Huron Indian Cemetery to Oklahoma, and the erection of a 40,000 to 50,000 square foot, high-stakes bingo parlor on the site. The proposal was made public on March 7, and immediately raised a storm of protest, not only from Citizen Class Wyandot descendants and the residents of Kansas City, Kansas, but from some of the younger, more history-conscious members of the tribe as well. Some felt that the proposal was

only a negotiating ploy, with the tribe's real objective being the establishment of Indian gaming at another location in Kansas City, Kansas, preferably at the struggling Woodlands Race Track in the western part of the city. The Kansas City, Kansas City Council expressed strong opposition to the cemetery proposal, but made it clear that it would support a casino at the Woodlands.

Although the public aspects of the controversy seemed to die down for a time, the tribe had not ended its efforts. An attempt in April, 1994, to claim the former federal courthouse property across North 7<sup>th</sup> Street Trafficway from the cemetery was rejected, first by the Muskogee Area Director, Bureau of Indian Affairs, and then on October 25, 1995, by Chief Administrative Judge Lynn of the Office of Hearings and Appeals, Interior Board of Indian Appeals. Judge Lynn's opinion did a thorough job of examining the history of the various Wyandot treaties, and noted that the cemetery was the only land in Kansas to which the Oklahoma tribe might have a claim, but expressly stopped short of stating that the cemetery was reservation property. At the same time, the local Citizen Class descendants, incorporated as the Wyandot Nation of Kansas, attempted to strengthen their position by formally petitioning the Bureau of Indian Affairs Branch of Acknowledgement and Research on March 27, 1995, for Federal recognition of their Indian status.

By early 1996 the Wyandotte Tribe of Oklahoma had obtained options on at least four properties adjacent to the cemetery, including the Huron Building on the west and the Scottish Rite Temple on the south, and in March proposed that the Bureau of Indian Affairs declare these properties to be Indian Trust Land, immune to both city ordinances and state statutes. The initial plan was to clear these properties, with the possible exception of the Scottish Rite Temple, and erect an Indian casino adjacent to the cemetery. The plans shown to the City's Director of Economic Development also included the purchase or lease of the Municipal Rose Garden in the public park east of the cemetery from the City, possibly for the construction of a parking lot.

The Kansas Historic Preservation Office expressed the opinion that, as the tribe's proposal involved several properties listed on the National Register of Historic Places, the act of declaring the properties to be Indian Trust Land would probably require Section 106 review at the Federal level, but this was not done and in May a source in the Bureau of Indian Affairs indicated that declaring the optioned properties to have trust status was on a "fast track" and might happen within a matter of days. This was quickly followed by the tribe's exercise of its option to purchase the Scottish Rite Temple from its new owner for \$180,000. Despite the opposition of Governor Graves of Kansas, on June 6, 1996, Secretary of the Interior Bruce Babbitt designated the Scottish Rite Temple as Indian Trust Land on the questionable grounds that the adjacent Huron Indian Cemetery was considered to be part of an Indian Reserve, and approved both properties for Indian gaming.

A temporary injunction staying the Secretary of the Interior's action was obtained by the State of Kansas (and soon dismissed), and the State and four Indian tribes resident in the state, joined by the Wyandot Nation of Kansas, filed suit challenging the Secretary's action on July 12, 1996, but both the Oklahoma tribe and the City proceeded on the assumption that the action was valid. The tribe made it clear that it would prefer a casino at the Woodlands, with the Scottish Rite Temple as an alternative location of last resort, and began negotiating with the City to try to bring that about. This resulted in a memorandum of understanding between the City and the tribe for the provision of public services at the Woodlands site in return for a 5.9 percent share of the gambling proceeds. But with no agreement with the State of Kansas in sight, the tribe again began talking about removing the graves from the cemetery and building there, or alternatively, erecting a casino on piers in the air above the cemetery. In September, 1997, the tribe stated that they were about to initiate a grave-locating project, possibly using ground-penetrating radar, but no such action took place. This latest proposal finally forced Congress to act, passing legislation sponsored by Senator Sam Brownback of Kansas on October 28, 1997, ensuring "that the lands comprising the Huron Cemetery are used only...as a cemetery and burial ground."

On July 11, 1998, the Wyandotte Tribe of Oklahoma and the Wyandot Nation of Kansas signed a settlement agreement regarding both the cemetery and the adjacent Scottish Rite Temple. The agreement called for the permanent protection and preservation of the cemetery as a cemetery and burial ground for both parties, their members and families, and that the Oklahoma Wyandots would not sell, transfer, convey or in any way encumber their interests in the cemetery. The agreement also called for the Scottish Rite Temple (mistakenly called the "Shriners' Building" by the Oklahoma tribe) to be used solely for governmental purposes consistent with the cemetery, including the development of a cultural center and museum. There was to be a five-member Huron Cemetery Commission, with two members from each group and a fifth member chosen by the other four, charged with the restoration, protection and maintenance of both properties. The agreement called for the Wyandot Nation of Kansas to cease participation in the 1996 lawsuit and drop their opposition to gaming at a site other than the Scottish Rite Temple, and for the Oklahoma tribe to take no action regarding the Kansas Wyandots' effort to obtain Federal recognition. Although well intentioned, the agreement was predicated on two things, approval of another gaming site in Kansas City, Kansas, and approval of the settlement agreement by the Bureau of Indian Affairs. To date, neither has occurred.

In March of 2000, U.S. District Court Judge Richard D. Rogers threw out the lawsuit filed by the State and the indigenous tribes against Secretary Babbitt on a technicality, ruling that the Wyandotte Tribe of Oklahoma and its economic interests were essential parties to the lawsuit, but because the sovereign tribe would not consent to be sued, the case had to be dismissed. The State immediately appealed the decision, but that summer, the tribe hired a contractor, J. E. Dunn Construction Company (but apparently no architect), erected a tall chain link fence around the Scottish Rite Temple property (and part of the adjoining city park property as well), and began work on the conversion of the building into a casino. Part of the plan included the construction of massive service towers adjacent to both the north and south facades that would dramatically alter the building's historic appearance. As the property was now presumably part of an Indian reserve, no building permits from the City were either applied for or required. When work began on the foundations of the service towers, concern was expressed that there might be Wyandot graves in an area so close to the cemetery, and construction was briefly halted until it was determined that the difference in elevation between the two properties made the presence of surviving graves extremely unlikely.

In an attempt to improve public relations, the contractor invited a number of City and State officials to tour the property to view the work going on in the interior. In the course of the tour, it was discovered that the contractor had never been told that this was a National Register listed property, and that four Arts and Crafts fireplace mantels designed by the building's architect, W. W. Rose, had been removed from the building and apparently trashed or otherwise disposed of. A subsequent phone call to the Bureau of Indian Affairs office in Oklahoma having jurisdiction in this matter disclosed that the Bureau was unaware that this project was going on, and the person talked to expressed doubt that the Wyandotte Tribe of Oklahoma could be funding the project without federal monies being involved. Another temporary injunction halting the project was then obtained by the State of Kansas, and a second suit threatened alleging violation of the Federal statutes governing properties listed on the National Register of Historic Places. At that point, all work on the building ceased.

On February 27, 2001, a three-judge panel of the 10<sup>th</sup> U.S. Circuit Court of Appeals in Denver overturned Judge Rogers' decision and reinstated the State's first lawsuit, ruling that the tribe was not an essential party to the action since the Interior Department represented its interests. It also ruled that Secretary Babbitt had overstepped his authority in declaring the tracts to be a reservation and to allow gambling. Rather, the Indian Gaming Regulatory Act of 1988 created the National Indian Gaming Commission as the sole regulatory authority to settle such matters, which the court critically noted was not consulted prior to Babbitt's action.

The panel then went further, and “in the interests of judicial economy” ruled on the central question of whether or not the two properties constituted a reservation, finding that the Huron Indian Cemetery is not reservation land and has not been since the ratification of the treaty of 1855. The court also held that reservation lands for purposes of tribal gambling were intended by Congress to mean a tribe’s ordinary place of residence as an effort to provide local economic development and jobs for tribal members, whereas “The Wyandotte Tribe ... resides more than 200 miles away and would have to leave the Oklahoma reservation to work in the facility.” Worse, the court said, Babbitt’s “muddied” expansion of the reservation concept would open the door to tribal gambling on similar trust lands held by the government on behalf of other tribes. On appeal to the full 10<sup>th</sup> U.S. Circuit Court of Appeals, the initial Appeals Court ruling was upheld. On further appeal to the U.S. Supreme Court, the court declined to hear the matter, leaving the Appeals Court ruling to stand. That apparently settled the matter, at least as far as the cemetery’s status was concerned.

On June 18, 2001, the Oklahoma tribe tried a new tack, and filed suit against the City of Kansas City, Kansas, the U.S. government, and the various owners of three sections of land in the northeast area of the city, as well as two adjoining partial sections that the suit claimed were the result of accretion due to the shifting of the Missouri River. The area in question included the Fairfax Industrial District, and the property owners specifically mentioned in the suit included International Paper Company, Owens Corning Fiberglass, and General Motors. The suit claimed that these three sections were the same sections that the Wyandots received by gift from the Delaware Nation in the treaty of December 14, 1843; that since the treaty of January 31, 1855 referred only to the land purchased from the Delaware, the Wyandots had intended that the three gifted sections not be included in the lands ceded to the U.S. government in that treaty; and that as a result, when the U.S. government subsequently issued patents of title to unnamed parties to lands in those three sections, those patents of title were not legally valid. In short, the Wyandotte Tribe of Oklahoma had never relinquished title to those three sections, and they wanted their land back.

The suit also claimed that the four exceptions to the individual allotments listed in Article 2 of the treaty of 1855 (including the Huron Indian Cemetery) were instead exceptions to the lands ceded to the U.S. government – essentially the same claim that was being made with regard to the three sections – but this claim was apparently secondary to the suit’s main focus. Although not included in the language of the suit, ensuing newspaper articles repeatedly stated that the Wyandotte Tribe had been moved by the government to Oklahoma as a result of the 1855 treaty, and that the government then sold or gave patents of title to the former Wyandot lands to white settlers.

Historically this was nonsense, although obviously very few people were aware of that. Legally, the whole case seemed to hinge on the fact that the treaty of 1855 did not specifically allude to the three gifted sections but only to land purchased, but this left a number of points unaddressed:

1. The three specific sections claimed in the suit did not exist as surveyed government sections when the Wyandots acquired the land from the Delaware in 1843, when Congress approved the acquisition agreement on July 25, 1848, or for that matter when the treaty of 1855 was signed and ratified. The three gifted sections (and the 36 sections purchased) were only referred to originally as a general measurement of the amount of land area being acquired; the 1843 treaty could have just as easily referred to 1,920 acres given and 23,040 acres purchased. The treaty specifically stated that each of the three sections given and each of the 36 sections purchased was to contain 640 acres, leaving little doubt as to the intent of the two parties to the agreement. This was further reinforced by the purchase price of \$46,080, which comes to \$2.00 an acre for the 36 sections purchased.

Aside from John C. McCoy's boundary survey in the spring of 1851<sup>4</sup>, the lands of the Wyandott Purchase were first surveyed and divided into the present, mapped townships, sections, half sections and quarter sections, under the system established by the Land Ordinance of 1785, by government surveyors in September and October of 1855. (Article 3 of the treaty of 1855 specifically stated, "As soon as practicable after the ratification of this agreement, the United States shall cause the lands ceded in the preceding article to be surveyed into sections, half and quarter sections, to correspond with the public surveys in the Territory of Kansas.")

That there was no one-to-one correspondence between the sections originally acquired in 1843 and the government sections as subsequently surveyed in 1855 was borne out by the Delaware Tribal Council's complaint on July 10, 1856, that the new government survey of the Wyandott Purchase extended beyond McCoy's survey line of 1851. Moreover, because of the adjustments necessary to fit "square" sections to the curvature of the earth, the government-surveyed sections are not uniform in size. In contradiction to the treaty of 1843, one of the three sections now being claimed is actually a "short" section of substantially less than 640 acres. That being the case, how did the Wyandotte Tribe of Oklahoma and its attorneys determine just which three sections of land were the ones that the Wyandots received as a gift?

2. The suit presumed that the Wyandott Purchase was ceded to the U.S. government unconditionally, at the government's instigation, and that the government then disposed of the ceded lands as it chose. In actuality, the Wyandots had pursued just such a treaty for five years with two goals in mind: U.S. citizenship for tribal members and the individual ownership of tribal lands (severalty), as at the time, the government held that all land on Indian reserves was owned by the tribe in common, regardless of whatever arrangements or divisions the tribal members might have made among themselves. The treaty of 1855 gave the Wyandots both citizenship and severalty, and the cession of the Wyandott Purchase to the U.S. government was done strictly as a procedural matter.

As called for under Article 2 of the treaty, all of the lands ceded to the government, including the three sections in question, were then surveyed, subdivided into individual allotments, and patents of title to the allotments were then issued to the individual members of the tribe regardless of class. And as noted above, under Article 2 the only exceptions to the individual allotments were the two acres allotted to the Wyandots' Methodist Episcopal Church, the two acres allotted to the Wyandots' Methodist Episcopal Church South, the four-acre Wyandott National Ferry tract (which was to be sold to the highest bidder among the Wyandots and the proceeds from the sale

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<sup>4</sup> The purpose of the survey, begun March 25, 1851, was to establish the precise boundary between the 39 sections of the Wyandott Purchase and the remainder of the Delaware Reserve. The survey was commissioned once the 1843 treaty had finally been ratified by the U.S. Senate and the matter of the 148,000 acres promised in the treaty of 1842 had been settled.

distributed to the tribal members), and the Huron Indian Cemetery, which was to be permanently reserved for cemetery purposes. The cemetery, and only the cemetery, became and remained U.S. government property as a result of the treaty.

It should be emphasized that the Wyandot Tribal Council was deeply involved in this whole process. As provided for under Article 3 of the treaty, the tribal council appointed two of the three commissioners who oversaw the division and assignment of allotments,<sup>5</sup> the tribal council determined who was entitled to be entered on the tribal rolls and in what class, whether Competent, Incompetent or Orphan, they would be listed in, and the tribal council approved the final rolls and allotment schedule. Moreover, every one of the 555 Wyandots listed on the tribal roll received an allotment; they were not limited to just those who chose to become citizens. All of this is reflected in the tribal council minutes for the years 1855-1862, a copy of which is still extant, the numerous extant communications between the Wyandott Agency and the Bureau of Indian Affairs, and of course the tribal rolls, allotment schedule, and plat of the allotments that were issued together on February 22, 1859. Given this level of involvement, it is obvious that the Wyandot Tribal Council did not somehow forget about or overlook the three gifted sections; they never intended to treat them separately. That being the case, did the Wyandotte Tribe of Oklahoma and its attorneys not know (or choose to disregard) that the chain of title for each and every property in the three sections in question begins with the individual Wyandot who received his or her title to the land under the Wyandott Allotments?

3. The suit claimed that the Wyandot Nation never intended to relinquish ownership of the three sections in question. The chief difficulty with this claim is that under Article 1 of the treaty of 1855, the Wyandot Nation was dissolved; it ceased to exist as a separate, recognized political entity. The tribal organization (the elected Wyandot Tribal Council) was to continue to function until all the terms of the treaty had been fulfilled, and it did so, the last regular tribal council election being held on August 14, 1860, and the last entry in the council minutes book being dated July 9, 1862, by which time all the individual patents of title to the Wyandott Allotments had been issued. This dissolution of the Wyandot Nation was the reason why title in the Huron Indian Cemetery remained with the U.S. government.

As noted above, one of the goals of the Wyandots was U.S. citizenship. At the time, American Indians were considered to be the citizens of separate but dependent nations, and as a group did not become U.S. citizens until 1924. Of the 555 Wyandots listed on the 1855 treaty roll as legally resident on the Wyandott Purchase (and therefore eligible for both allotments and monetary payments under the terms of the treaty), 414 individuals in the Competent Class became U.S. citizens, while 60 individuals in the Competent Class chose to defer citizenship as provided for under Articles 1 and 3 of the treaty. There were also 40 Wyandots listed in the Incompetent Class and 41 minor children listed in the Orphan Class, who under Article 3 of the treaty had guardians appointed to watch over their financial affairs and whose allotments were restricted from alienation. Although not citizens, the individuals in the Incompetent and Orphan classes were not wards of the government; their guardians were private individuals (for the most part tribal members) appointed by the Wyandot Tribal Council.

Among the minority that chose to defer citizenship, as well as some of the less assimilated Wyandots listed in the Incompetent Class, there was a strong desire to relocate to Indian Territory and continue tribal relations, feelings that were probably reinforced by the violent turmoil of the "Bleeding Kansas" period. In the summer of 1857,

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<sup>5</sup> The commissioners appointed by the tribal council were John C. McCoy and Lot Coffman, both with experience as surveyors. The government-appointed commissioner was Maj. Benjamin F. Robinson, the Delaware Indian Agent.

a group (perhaps no more than 80) of these “Emigrating Party” or “Indian Party” Wyandots moved on their own initiative to the Seneca Reserve in what is now northeastern Oklahoma. This was done with the assistance of the Wyandot Tribal Council but with no initial involvement of any kind by the U.S. government.

After some eleven years of back-and-forth movements by various individuals between Indian Territory and Wyandotte County, failed treaty drafts and often bitter intra-tribal arguments, a treaty was signed in Washington, D.C., on February 23, 1867, by two representatives of the Indian Party faction,<sup>6</sup> which allowed the Indian Party Wyandots to purchase 20,000 acres of the Seneca Reserve between the Neosho River and the Missouri state line and resume tribal relations. Under this new treaty, membership in the reorganized tribe was restricted to those Wyandots who had deferred citizenship, those in the Incompetent Class and those in the Orphan Class (and their descendents), and the restrictions on alienation of the allotments held by the latter two groups were lifted. The large majority of Wyandots who had become U.S. citizens under the treaty of 1855, the so-called Citizen Class, could only become members of the reorganized tribe if formally adopted back into the tribe after tribal reorganization was completed. The treaty wasn't ratified by the United States Senate until over a year later, on June 18, 1868, and tribal reorganization was not finally carried out until the summer of 1871, with the first official adoptions of Citizen Class Wyandots coming in February, 1872. This was the origin of the present Wyandotte Tribe of Oklahoma. That being the case, how could the Wyandotte Tribe of Oklahoma and its attorneys now claim that they have been the rightful owners of the three sections in question since 1855?

It was speculated by some of the more cynical observers that one possible purpose of the lawsuit was not to seriously claim that the Wyandotte Tribe of Oklahoma was the legitimate owner of the properties in question, but rather to state a claim with just enough apparent validity that it could raise questions about land titles, making the obtaining of loans and the sale of property more difficult for the present property owners of record to accomplish. This would explain the choice of the three sections in question, as they included some of the most valuable industrial real estate in Kansas City, Kansas, as well as certain governmental properties including the new Federal courthouse. This in turn could give the tribe a strong bargaining chip in dealing with the State and Federal governments, possibly leading to an out-of-court settlement giving the tribe both money and a grant of land in Wyandotte County on which to establish a casino, which had always been Chief Bearskin's long term goal.<sup>7</sup>

In January, 2002, the lawsuit was abruptly dropped. In part this was in response to Federal legislation that, if passed, would have given the Wyandotte Tribe of Oklahoma the right to establish a casino operation at some undetermined location in Wyandotte County regardless of State opposition. But it may also have been belated recognition that the historical premises of the lawsuit could not be supported by the facts. Attention now shifted back to the Scottish Rite Temple property, and questions about how the property was acquired.

As subsequently reported in an Associated Press article, in 1984 the U.S. government finally paid the Wyandotte Tribe of Oklahoma \$100,000 in long-delayed compensation for the land first promised in 1842. (Despite the clear intent of both the treaties of 1855 and 1867, apparently no part of the payment went to descendents of the Citizen Class Wyandots.) Under the Indian Gaming Regulatory Act of 1988, if that money was used to buy other land, and if no other tribal funds were required for the purchase, then the Secretary of the Interior would be

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<sup>6</sup> The signatories were Tauomee and John Kayraho, who had been chosen Principal Chief and Second Chief respectively of the non-citizen or Indian Party faction.

<sup>7</sup> One possible problem with this scenario is that the Wyandotte Tribe of Oklahoma's locations of choice are on land that was never part of the Wyandott Purchase. From 1829 until 1867, both sites were part of the Delaware Reserve, and it has been strongly hinted that should a Wyandotte casino be approved, the Delaware will themselves file suit contesting such a decision.

obliged to take the land into trust for the tribe. This trust status would in turn qualify the land for Indian gaming. However, if other tribal funds were used for the purchase, trust status would not be automatic.

On March 11, 2002, Secretary of the Interior Gale Norton ruled that the Scottish Rite Temple qualified for automatic trust status under the 1988 law. The Interior decision was worded cautiously, stating that an audit ordered by the 10<sup>th</sup> U.S. Circuit Court of Appeals as part of the previous lawsuit had determined that the "initial" \$100,000 investment, commingled with other tribal funds, had grown at one point to \$212,169. Assistant Interior Secretary Neal McCaleb, who signed the Federal Register notice, stated that funds used to purchase the Scottish Rite Temple property were from the account that initially contained the \$100,000. As in 1996, there was no Section 106 Review of the Secretary of the Interior's action, despite the property's listing on the National Register of Historic Places.

Not surprisingly, on April 10, 2002, for a third time the State of Kansas and the four Indian tribes resident in the state filed suit against the Department of the Interior. According to the Associated Press article, the suit alleged that Secretary Norton ignored the right of the State and the Kansas tribes to be consulted before the decision was made on behalf of the Wyandotte Tribe of Oklahoma. The suit further contended that \$25,000 of the \$100,000 the Oklahoma tribe had received was spent by the tribe years ago to buy land near Wichita, and that other Federal records show that the tribe actually spent either \$180,000 or \$325,000 for the purchase of the Scottish Rite Temple, not \$100,000.

The next day, Thursday, April 11, the Wyandotte Tribe of Oklahoma upped the ante. Without prior notice to anyone, the tribe had 200 slot machines delivered to the partially gutted building. (It was later revealed that the machines were missing essential parts and were therefore not in working order.) The City was apparently caught off guard by the action, but soon released a statement saying that it was a matter between the Wyandotte Tribe of Oklahoma and the State and Federal governments, and repeating the City's support of a casino in Wyandotte County, just not at this location. Governor Graves of Kansas issued a statement that was considerably stronger: "I am asking the Kansas Attorney General's Office and the U.S. Attorney's Office to investigate this activity by the Wyandotte Tribe. I am confident this tribe does not have the authority to conduct gaming activities or possess gaming machines in Kansas."

The statements of the Wyandotte Tribe's attorney, Paul Filzer, were equally aggressive, declaring that "Kansas has no jurisdiction," and that Governor Graves could not set one foot on property that was now "Indian Country." Chief Bearskin's statements to the press were more to the point: "This is a temporary maneuver until we get what we want."

On Wednesday, April 17, the tribe began moving mobile building units onto the Scottish Rite parking lot on the north side of the building, immediately adjacent to the cemetery. This would enable them to establish a temporary gaming facility relatively quickly, given the condition of the building itself. The plans called for five or six trailer units to be linked together to form a 3,600 square foot casino, with few amenities other than the slot machines and a snack bar. A breezeway would connect the trailers to a smaller trailer at the rear housing public restrooms that could be tapped into the public sewer serving the Temple building. At the same time, negotiations began with the City for a municipal services agreement that would provide utility hookups, parking, and other public services in exchange for a percentage of casino revenues and adherence to local building and health codes. Chief Bearskin stated that they hoped to open within 60 to 90 days, but Mr. Filzer's comments were more cautious than they had been the week before: "If the Interior Department's notice was wrong, that this is not trust land, the tribe has no right to game on it."

Then on Monday, April 29, the matter took another unexpected turn. In a prepared statement, Chief Bearskin said that the slot machines delivered just two and one-half weeks before would be returned to the manufacturer, as they were not the "appropriate machines" for

the tribe's planned casino operation. Thus the matter stood at the end of April, 2002.

## HURON PARK AND SEMINARY PLACE

The central area of Huron Place sat vacant for over ten years after it was platted and designated public land. In 1867, the state legislature established the present system of public schools in Kansas, and Wyandotte School District No. 1 was organized. The new Board of Education asked the Wyandotte City Council to convey to it that portion of Huron Place which was marked Seminary Place on the plat. Instead, the council by resolution granted that part "bounded on the east by Sixth Street, on the north and south by church lots named on the plat and west by a line drawn from the western boundaries of said church lots." The Board of Education wanted more ground and so the council, in a second resolution, gave an additional 65' running the whole length of the first grant. The next year the Central School, a two-story, nine-room brick building with a seating capacity of 542 and heated with steam, was built. For many years this was the principal school building in Wyandotte.

By the mid 1890s, the old Central School was seriously outmoded, and the Board of Education began to consider plans for a new high school building on the same site. The City went into court and asked for an injunction restraining the Board of Education from erecting its proposed building, alleging that the ground known as "Huron Place" had been dedicated by the town company for park purposes only and that the Board of Education had no rights there. The District Court granted the injunction. The immediate effect of this was to change the location of the new high school to the northwest corner of 9th and Minnesota, while a new Central Elementary School was built on the site of the present Wyandotte County Courthouse.

The Board of Education appealed the case to the State Supreme Court, and here the judgment of the District Court was reversed, the Court holding that the marking "Seminary Place" on the original plat showed the purpose for which the grant was intended; that a seminary was a school; that the Board of Education was rightfully in possession; and that the resolutions passed by the City Council thirty years before neither added to nor took from its rights. The judgment was reversed with instructions to ascertain the boundaries of the tract designated as "Seminary Place" and to quiet the title of the Board of Education thereto as against the City. The city engineer was called upon to locate the boundaries and his report was accepted by the District Court. It showed a frontage of 154 feet on 6th Street, 88 feet on Minnesota Avenue and 88 feet on Ann Avenue. These three frontages were connected by boundary lines of curves, tangents and radii which rendered exact the approximations of the original town plat. (To the unprejudiced eye, the curving lines on the original plat look suspiciously like the outline of a proposed system of broad ornamental walks through the park.)

The Legislature of 1893 had passed a special act giving the Board of Education of Kansas City, Kansas, authority to levy a half mill tax for library purposes. Nearly six years went by, however, before the board acted. At a meeting of the Board of Education on January 2, 1899, the Board accepted the responsibility of library administration for the city and established a public library. The library's first quarters were in rented space at Seventh and Minnesota, and were later changed to Fifth and Minnesota.<sup>8</sup> In the meantime a connection had been made with Andrew Carnegie and on August 5, 1901, his offer of \$75,000 for a library building was accepted by the Board of Education.

A "gentleman's agreement" was made with the City Council whereby the two governmental entities which had been so recently contending in the courts would pool their interests in Huron Place. By the terms of this agreement the new Carnegie library building was to have a suitable place and all the rest of the square was to be converted into a park to be under City control. The City then passed an ordinance providing for the grading of Huron Place, and

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<sup>8</sup> The first librarian was Miss Elizabeth "Libbie" May Dickinson, a cousin of poet Emily Dickinson, who had come west to teach school in Quindaro in 1859 at the age of twenty-two. Miss Dickinson was also one of 21 founding members of the Wyandotte County Historical Society in 1889.

some twenty feet or more was taken off the hill on which the old Central School building once stood, reducing the grade to its present level and leaving the adjacent Huron Indian Cemetery isolated at the top of a steep slope.

The designer of the new Carnegie Library was William W. Rose, official architect for the Board of Education. The cornerstone of the building was laid on September 6, 1902, with three thousand people in attendance. When the library opened in 1904 it had 5,500 books on its shelves, with a total circulation in its first year of operation of 60,192. In addition to the library, the building also housed the offices of the Board of Education. As the building occupied the central portion of Seminary Place (ignoring an overlap of one corner onto City property by some four feet), the decision of the State Supreme Court remained intact.

The Beaux-Arts library building was given an appropriate setting in 1907, when the City fulfilled its part of the agreement by developing the surrounding park as the first in a series of new park improvements. George E. Kessler, designer of Kansas City, Missouri's park and boulevard system, was retained to lay out a similar system for Kansas City, Kansas, with Huron Park as its central showpiece. The design produced by Kessler's associate, Henry Wright, included curving walks and steps tying the three segments of the park to the library and to each other, with a paved plaza between the front of the library and Minnesota Avenue, graced by a large fountain and lily pool and surrounded by flower beds. The walks and steps built as part of the cemetery improvements in 1918 completed the linking together of the various elements within the square. (It should be noted that Kessler and Wright are today considered to be major figures in the history of American city planning and landscape architecture.)

In 1936, the Municipal Rose Garden was carefully inserted into Kessler's sweeping walk pattern on the south side of the park facing Ann Avenue. Built as a W.P.A. work relief project, the first year's planting in some fifty rose beds was lost to drought. After replanting, the rose garden was dedicated by Parks Commissioner Henry F. Schaible in a ceremony held the evening of May 31, 1937.

Matters stood thus for some thirty years. But by the early 1960s it was becoming increasingly apparent that the Board of Education's office facilities were outmoded and in drastic need of expansion. The Board therefore decided to build a new library building on City park property to the north of the old, demolish the old building and replace it with a sizeable parking lot. The architect chosen for the new building was Joseph W. Radotinsky. The new library was completed in 1965 and the old (and possibly aesthetically superior) building was subsequently demolished once books and offices were transferred.

In addition to the greater portion of new building itself, portions of the parking lot and all of the access road from Ann Avenue were built on City property. A swap of properties within Huron Place had been worked out between the Board of Education and the City in the summer of 1961, with the Board gaining much more than it gave up. When the parcel map was subsequently prepared for the Center City Urban Renewal Project, all of the property occupied by the new improvements was shown as Board of Education property, with Seminary Place nowhere in sight. A letter exists from the Urban Renewal Agency's attorney to the Agency director stating that this was all probably illegal, contrary as it was to the State Supreme Court decision, but the action was never challenged.

While the new library wiped out the plaza and fountain that formerly fronted on Minnesota Avenue, the original walks and flower beds still exist to the east and to the south of the new parking lot. In the case of the latter area, the rose garden, stone piers and iron gates as well as an octagonal stone gazebo with a peaked roof are still in place. The pergola supported by Doric or Tuscan columns which once flanked the gazebo has been gone for many years. A rose garden renovation project carried out in 1989 resulted in the removal of the roses (which the City could no longer afford to maintain), and the partial paving of the area with a semi-circular brick plaza.

## NORTHEAST CHURCH LOT

The Church Lot at the northeast corner of Huron Place where the United Missouri Bank building now stands remained a weed and brush patch for years. In 1868 the County Commissioners asked to purchase it as a site for a courthouse and jail. Isaiah Walker, Treasurer of the Wyandott City Company, appeared before the board and offered the tract to the County for \$750.00. The board countered with a resolution offering \$700.00 for the tract. This offer was accepted, warrants were issued in the name of the town company aggregating \$700.00, Isaiah Walker was receipted for the same, and they were duly paid. On September 8, 1868, John McAlpine as Trustee for the town company executed and delivered to the County a deed to the property.

So far as the records show the County never took possession of this lot, nor attempted to exercise any authority over it, until January 12, 1880, when the commissioners ordered it surveyed and fenced. A year and a half later, on June 15, 1881, the commissioners leased the lot for a period of five years at \$100.00 per year to a lumber yard, reserving the right to cancel the lease at any time. It did this on January 16, 1882, when the commissioners passed a resolution calling for a new courthouse to be built upon the plot of ground owned by the County in Huron Place, now occupied by the Wyandotte Lumber Company.

The First Presbyterian Church of Wyandotte traced its origins to 1857 and the missionary efforts of the Rev. Eben Blachly, the well-known Presbyterian minister from Quindaro who was the founder of Freedman's University. Despite this early start the church was not formally organized until September 18, 1881. On February 21, 1882, the church commenced legal action against the County Commissioners to restrain the County from exercising any jurisdiction over the northeast lot. The church, in its petition, alleged that this lot had been dedicated on the town plat for church purposes; that this church was the one for which the lot had been intended; that the deed to the County should be held null and void; and that the County should be adjudged to hold the lot in trust for the church.

At the trial in District Court the dedication on the plat of this lot for church purposes was shown. It was also shown that the records of the Wyandott City Company disclosed that on May 2, 1857, it was resolved that, "A church lot be appropriated to the use of the Presbyterian Church, New School on application of Mr. Goodrich." Judge Wagstaff found for the church, holding that the County held its deed from the town company only as a trustee for the church and quieting the title to the property in the church. The County appealed the case to the State Supreme Court, where the judgement entered by Judge Wagstaff was affirmed.

The church took possession of the property and erected a small frame building on the south end of the lot facing 6th Street, where the first services were held in November, 1884. But by 1888, two double track street car lines had been constructed adjacent to the property, one on Minnesota Avenue and the other on 6th Street, the latter being placed in a stone-walled cut about fifteen feet in depth in front of the church building, in order to go through a tunnel under Minnesota Avenue. The continued use of the property for church purposes was rapidly becoming questionable.

On April 11, 1888, the First Presbyterian Church and O. S. Bartlett filed a petition in the District Court asking for equitable relief. The Board of County Commissioners were made the defendant. The petition recited the facts as to the history of the property and stated that Bartlett was ready to purchase the property at a price of \$50,000. The church asked that it might be allowed to make the sale and invest the proceeds in another site and church building. On May 12, 1888, Judge O. L. Miller granted the prayer of the petitioners and ordered the County to make a deed of the property to the church so that a proper transfer could be made to Bartlett. The church trustees were required to give a bond in the sum of \$60,000 that the funds would be invested in another site and building within the limits of the original City of Wyandott. Bartlett paid

the \$50,000 and the church trustees purchased property at the southeast corner of 7th and Nebraska, where they erected a fine new church at a cost of \$60,000.

The property subsequently came into the possession of the Portsmouth Building Company. This company prepared to build a large office building and was already in construction when on April 7, 1890, Silas W. Armstrong and 16 others, claiming to be the heirs or assignees of the members of the Wyandott City Company, attempted to stop the work. In their petition they alleged that the Presbyterian Church had been given the lot for church purposes only and that having now abandoned it for church purposes, it should revert to the donors. (A photograph exists showing the vacant church building still standing on the south end of the lot, with the Portsmouth Block under construction immediately to its north.) Judge O. L. Miller heard the case and found for the defendants. In his opinion he noted that the courts had already given permission for the sale, and that in any case the town company had sold its title to the County in 1868.

The five-story Portsmouth Block was one of the most impressive structures ever to be erected in Kansas City, Kansas. A product of the building boom that followed consolidation in 1886, it originally housed the Merchants Bank, and later the Home Bank. A massive structure of red brick and terra cotta, it also had very extensive window areas, particularly on the ground floor along Minnesota Avenue. Although with touches of the Romanesque, the building was a fine example of the Commercial Style popularized by the architects of the Chicago School. The example of this style that it most brings to mind is the Rookery Building in Chicago, designed in 1885 by John Root (completed 1888). The architect of the Portsmouth Block was William F. Wood, who had a brief but spectacular career in Kansas City, Kansas before the boom of the late '80s ended with the Panic of 1893. (He was also the architect of the Presbyterians' new church at 7th and Nebraska.)

The Portsmouth Block occupied the eastern half of the Church Lot. The western half contained the Portsmouth Annex, a two story brick and iron structure with a ground floor front entirely of glass. The Annex building is still standing, although remodeled many times over. As is the case today, the south 35' or so of the lot was unoccupied once the church building was finally removed.

The Portsmouth Block was itself demolished in 1925, and replaced by the present Commercial Building. This was perhaps the greatest loss ever suffered by Kansas City, Kansas architecture. However, the new Commercial Building was almost as fine an example of its era as the Portsmouth Block had been. Designed by Hoggson Brothers, a Chicago architectural firm, the new building consisted of a five-story shaft containing offices atop a two-story base occupied by the Commercial National Bank. The base was clad in limestone, while the narrower tower was faced in a gray-brown brick with limestone and terra-cotta trim. Stylistically the building belongs to the Classical Revival, the same style reflected in many other nearby buildings such as the Carnegie Library and the old City Hall, giving the area around Huron Place a strong visual continuity and sense of urbanity. With large Corinthian columns flanking the Minnesota entrance and an impressive series of six two-story arched windows illuminating the banking hall from 6th Street, the Commercial Building was a major contribution to downtown Kansas City, Kansas.

The Portsmouth Annex, renamed the Merriam Building, remained adjacent to the Commercial Building on the west. To the south, an addition was made shortly after completion of the main building. This addition faced 6th Street and for many years housed the Kansas City, Kansas offices of the *Kansas City Star* and *Times* newspapers. While the detailing continued the cornice and sill lines of the bank, the materials of the addition were those of the office tower. This allowed the addition to be carefully integrated into the overall composition while retaining its own identity.

In 1970, when construction of the ill-fated Minnesota Avenue Mall was underway, someone decided that the Commercial Building needed "modernizing." The entrance columns and other decorative elements were jackhammered out of existence, and the whole building

(including the south addition) was encased in a cocoon of precast concrete and aluminum panels and dark tinted glass. With these changes, one of the most distinguished buildings in the city became just one more generic commercial structure - a not uncommon occurrence in the 1960s and '70s. In 1979 the Merriam Building was taken over by the bank and its separate identity was similarly hidden behind a blank and featureless wall on Minnesota Avenue. It is perhaps justifiably ironic that in the process of these changes, the Commercial National Bank seemed to lose its distinctive visual identity (as it would eventually lose its separate identity as a bank). Thus one of the more outstanding features of Huron Place is now irretrievably lost to the city, and the structures now present must be considered to be non-contributing in terms of an historic district.

## SOUTHEAST CHURCH LOT

St. Paul's Protestant Episcopal Church was organized in Wyandott in the spring of 1857 by the Rev. Rodney S. Nash. The original church was a small frame building on 4th Street between Kansas (State) and Minnesota Avenue, where the first services were held in May, 1857. When Wyandott City was platted in 1857, the southeast corner of Huron Place was set aside for the Episcopal Church. The parish was too small and too poor to build a new church so soon after the first, but the church rectory was eventually constructed on the westerly portion of the Church Lot. The deed for the property was subsequently conveyed to the Rector, Wardens and Vestry of St. Paul's Protestant Episcopal Church by the Wyandott City Company on November 19, 1860.

The first church building was sold on April 17, 1882, for \$1,000. On July 10, the cornerstone of a new church was laid on the Church Lot, just to the east of the rectory. Money was apparently in short supply, for construction was slow and ceased altogether once the stone basement was completed. First services in the basement church were held on November 18, 1883.

Construction remained at a standstill for the next eight years. By 1890 there were apparently some divisions in the church and some question as to the propriety of elections. In any event, the church board obtained a \$7,500 building loan from the Prudential Insurance Company in exchange for a mortgage on both the church and the lot. This loan and mortgage was approved by the Bishop but was apparently never approved by a vote of the parish.

One contemporary account said that the new church was to be of stone, in the Gothic style with 14 memorial windows. In actuality a wood framed, shingled superstructure was built atop the existing stone basement. Judging from a photograph taken after the church was subsequently moved, the new building was a handsome example of the Shingle Style, with only a few Gothic touches. The photograph shows an L-shaped plan, but the rear wing may have been a later addition. Seating capacity was 200. The new church was finally completed in April, 1891.

The parish continued to grow, but nevertheless experienced increasing financial difficulties. These were probably made worse by the Panic of 1893, the beginning of a major national business depression that brought growth in Kansas City, Kansas to a sudden halt. In May, 1894, Prudential sent a letter to the church threatening legal action because of delinquent interest payments. Small payments were made from time to time, but by fall, Prudential's attorney was threatening the church with foreclosure. At that point \$1,112.50 was owed by the church in interest and special assessments, to say nothing of the principal. Prudential filed suit for foreclosure on January 17, 1895.

The church was able to stall foreclosure for a year using legal delaying tactics, aided perhaps by the fact that Judge O. L. Miller was a member of the parish. During this time various compromise offers by the church were all rejected by Prudential. The company finally countered with an offer of its own: the suit would be dropped and the mortgage given up if the church signed the land over to Prudential and removed the existing church building, including the basement. The church reluctantly agreed to accept the offer at a parish meeting held on January 16, 1896.

A new loan was out of the question, but various fund raising efforts by the parish resulted in enough money to buy a lot on the north side of State Avenue just west of 7th Street, where the former A & P grocery store now stands. The stone basement was reconstructed on this site, and the wooden superstructure moved into place. St. Paul's reopened for worship on October 23, 1896, and the Church Lot was now the property of the Prudential Insurance Company. Unlike other controversies surrounding Huron Place, there appear to have been no attempts by either the County or the heirs of the town company to exert any claim to the lot.

The history of the southeast Church Lot over the next ten years is obscure, but in 1906 the Grund Hotel was built on the corner. The hotel was owned and built by George A. Grund, an "early pioneer" in Wyandotte County. Designed by W. W. Rose, it was considered to be the

finest hotel in the city, with accommodations equal to any in Kansas at the time of its construction. The building was of three stories, red brick with limestone trim atop a high limestone base, with a discontinuous, projecting bracketed cornice. The brickwork of the first floor was rusticated and topped by a continuous limestone string course at the window head level. The southeast corner, about one-third of the total length of the main (6th Street) facade, was pulled out slightly to form a corner pavilion. The paired windows on the first floor in this corner were separated by engaged limestone columns rather than brick piers as elsewhere. The main entrance to the north was also pulled forward, giving the building an unbalanced look, as if a north corner pavilion had been intended but never built (as may very well have been the case). In all, the building resembled a somewhat smaller and less polished version of Rose's City Hall that was to be built across the street five years later.

It was perhaps inevitable that a hotel of the age and size of the Grund should decline over the years. In the years after World War II, with the construction of the Townhouse Hotel and the proliferation of motels, the Grund became unavailable except for the cheapest clientele. It was closed, except for a restaurant and pool hall in one corner of the basement, and finally demolished in the late 1960s as part of the Center City Urban Renewal Project.

The Urban Renewal Plan for the area called for apartments to be built along 6th Street on both the corner lot and on the portion of Huron Park south of the Commercial National Bank. Fortunately this was never done. An even worse proposal was then put forward by the City's Finance Commissioner, to sell the corner to McDonald's for a fast food restaurant. It was finally agreed that the cleared Church Lot should become part of Huron Park. Detailed plans were prepared for restoration and improvements to the park, including the corner, but these plans were scrapped when the Parks Commissioner decided to spend the Urban Renewal money set aside for this project on street improvements instead. More recently, the corner has been proposed for development as a landscaped private parking lot, first by the Board of Education and then, when that came to naught, by the erstwhile redeveloper of the old City Hall across the street. To date, however, the southeast Church Lot still sits vacant, unlandscaped and unimproved, with nothing to indicate its past history.

## SOUTHWEST CHURCH LOT

Over the years the Scottish Rite Temple has played a prominent role in the civic affairs of Kansas City, Kansas. One of the few public or semi-public buildings in the city to be designed in a non-Classical style, it was a notable work by William W. Rose, an architect whose work dominated and shaped the development of Kansas City, Kansas during its period of greatest prosperity, from 1900 to 1927. It was the first element to be erected in the city's civic center that has developed along either side of North 7th Street Trafficway from Armstrong Avenue to Tauromee. Although it is the fourth structure to be located on its site on the southwest Church Lot of Huron Place, until recently this remained the only corner not converted to wholly private use contrary to the intent of the town's founders. Through location and association it served to link the present community to that earlier time.

The southwest Church Lot in Huron place was originally set aside for the German Methodist church. The German Methodists declined to build on their corner (building at the northeast corner of 5th and Ann instead) and gave the lot to the Saint James African Methodist Episcopal Church (later First A.M.E.) in 1863. Saint James was one of the two oldest African-American churches in Wyandott, having been founded in 1859. The congregation was glad to have the site, and quickly cleared it, using the timber and brush as building materials for their new church. Seats were constructed out of logs, and they left the stump of a very large tree inside the structure to serve as a pulpit. The congregation's legal possession of the lot was confirmed on March 7, 1866, when John McAlpine, Trustee for the Wyandott City Company, conveyed title to Jesse Elkins, Thomas King, Albert Buchanan, Joseph Robinson and Charles Shelton, Trustees of First A.M.E. Church, for the consideration of \$1.00. The first, makeshift church structure served the congregation for five years, until 1868, when two members who were carpenters designed and directed the construction of a new church building.

Large numbers of African-American freedmen, many of whom were Methodists, continued to arrive in Wyandotte in the years that followed the Civil War. By 1873, the First A.M.E. Church again needed a larger building. This time, a brick structure was erected, and with the arrival of the Exodusters in Kansas in 1879 and 1880, the membership grew still more.

In 1886, the City of Wyandotte was consolidated with two smaller cities into a city of the first class named Kansas City, Kansas. This was followed by a period of strong growth and expansion. As a result, the site occupied by the First A.M.E. Church, once on the edge of downtown, came to be seen as a valuable central location. No formal transfer of title had been drawn up at the time the Germans transferred the land to the A.M.E. congregation, and although title had been conveyed by the Wyandott City Company, there was apparently still some question as to the German Methodists' claim. In 1887, after considerable effort, the First A.M.E. obtained sworn affidavits from two former members of the German Methodist Board of Trustees. This was followed in July, 1890, by an assignment of title to the church by Hiram M. Northrup, who as holder of the original patent of title under the Wyandott Allotments had sold the land to the town company.

Despite all this, the church remained under considerable pressure to sell, a situation made more difficult by a sizeable debt. Finally, on October 15, 1901, the church congregation agreed to sell the corner to Henry F. Wulf for \$12,343. The money actually received by the church was only a bit over \$3,000, as the purchase price included the assumption by Wulf of a mortgage and interest totalling \$8,300, and the congregation owed an additional \$850 to the Church Extension Society of the A.M.E. Church. The sale was finalized on February 14, 1902.

A friendly suit was filed against the County by the Board of Trustees of the First A.M.E. Church in order to eliminate any claim to the property the County might have had as the successor of the Wyandott City Company, as well as to eliminate the plat restriction designating the corner for church purposes only. The County Commission passed a resolution giving up all claim to the property on March 3, 1902, and the southwest Church Lot was now Mr. Wulf's. (The

First A.M.E. Church subsequently built a new brick church and rectory at the southeast corner of North 8<sup>th</sup> Street and Nebraska Avenue.)

The suit against the County and the subsequent resolution stated that due to the expansion of business in the community, the corner was no longer suitable for church purposes. This was apparently a legal subterfuge, however, as the church building was not torn down nor was the lot sold to any business. Instead, the church building became the home of the Coordinate Bodies of the Ancient and Accepted Scottish Rite, Valley of Kansas City, Kansas, a Masonic organization. (Masonic organizations in Great Britain and the Americas generally belong to one of two traditions, the York Rite or the Scottish Rite. In some countries such as Mexico, these differences became political, with one tradition liberal and republican and the other conservative and centralist.)

The first organization of Scottish Rite Masons in Kansas City, Kansas was the Lafayette Lodge of Perfection, which held its first meeting on October 31, 1898. Before the organization of the lodge there were five Scottish Rite Masons in Kansas City, Kansas, and fourteen more were made in the conferral of degrees at the first meeting. The organization of the lodge was soon followed by Victory Chapter Rose Croix on May 10, 1899, John H. Brown Council Knights of Kadosh on January 16, 1900, and Caswell Consistory on February 26, 1901. Mr. Wolf was apparently acting on behalf of these bodies when he purchased the church building, but he nevertheless retained title to the property.

On October 20, 1906, an exposition and street carnival was being held in Ann Avenue from 6th to 7th, and 7th Street from Ann to Minnesota. Somehow a fire broke out and soon swept along the lines of makeshift booths. Before it could be brought under control it spread to the former church building, which was soon reduced to a burnt-out shell. (Several photos showing the aftermath of the fire still exist.) The building had been extensively remodeled by the Masonic bodies, and the loss was estimated at \$25,000.

Masonic leaders soon resolved to build a new and more substantial Temple on the corner site. A sizeable loan was necessary, which in turn meant that title to the property needed to be secured. Therefore, on November 17, 1906, Henry F. and Willie Wulf sold the corner lot to the Scottish Rite Masonic Association of Kansas City, Kansas for \$1.00. Nevertheless, it was over a year before the loan could be arranged. On March 2, 1908, the Kansas Trust Company loaned the Association \$75,000 for the construction of a new Scottish Rite Temple. Plans for the building were drawn up by W. W. Rose, a member of the Caswell Consistory. Rose, a former mayor, was the most prominent architect in the city at that time. One of his most noteworthy achievements was the Carnegie Library of 1904 (now demolished) in the center of Huron Place, a short distance from the Temple site.

Construction proceeded rapidly, with the basement soon completed. The cornerstone was laid atop the basement at the southwest corner of the new building in a large civic ceremony on November 19, 1908, with the work completed and the building occupied in 1909. As built, the Scottish Rite Temple is a three-story structure executed in rough-faced Indiana limestone and glazed red brick, the stone being restricted to the raised basement, the first floor of the front wing, and various areas of trim. The building has an H plan with the legs suppressed, symmetrical about its main east-west axis and essentially Classical in form and details, in keeping with W. W. Rose's architectural predilections. The building measures 64 by 150 feet exclusive of the front steps, and thus apparently projects beyond the rear (east) property line some five feet onto the public park portion of Huron Place. The aforementioned steps are centered in the west facade and lead up to the main entry. They are flanked by broad stone balustrades which support a pair of ornamental carved or cast stone lamp posts at the upper level. The three pairs of entry doors may be the building's finest feature, being filled with beautifully executed beveled and leaded glass.

Above the entry doors is an oversized, stone-framed Gothic (or perhaps more properly Tudor) style window that extends up through the second and third floors. A stone-framed transom area serves as the third floor sill, the window otherwise being divided into three vertical panels by wood mullions. Double-hung windows are set within each division on both the second and third floor levels, the lower set of windows being capped by fixed transoms and the upper by pointed arches. The area between these three arches and the Tudor arch enframing the top of the window area is divided into sixths by vertical wood mullions. All windows for the building contain operable double-hung sash, the windows on the first and second floors of the front wing containing stained and leaded glass (recently removed).

The central or entry portion of the front wing described above is pulled very slightly forward of the legs of the H and extends one half story above rather like a tower, although this effect is not obvious from the ground. The roofs are gabled and are screened behind angled, crenelated parapets. Similar crenelations crown the rear wing. These Gothicisms are unique among the known designs of W. W. Rose, and may have been at the request of the client.

The stone facing of the first floor front is capped by a limestone string course. This is extended entirely around the building, dividing the first and second floors. Above the string course flat brick pilasters with limestone capitals mark the various corners of the building. Similar pilasters divide the facades of the central leg of the H into fourths. Only the capitals of the pilasters on the front wing are ornamented, in a flattened and simplified, or perhaps Medievalized, Corinthian style. The only other pieces of sculptural decoration are the carving of the frame of the large Tudor window noted above, and a sphere encircled by a band rather like the Schlitz Beer globe which tops a short pedestal at the parapet peak above the entry.

On the interior, the first floor was devoted to symbolic Masonry and its auxiliaries. The upper floors were dedicated to Scottish Freemasonry and Templarism, with a two-story auditorium seating 800 persons, a complete stage and equipment for the rites of initiation. The building's rear wing housed the stage and stage loft. Below the auditorium was a banquet room seating 500 persons, with a complete kitchen and parlors. Of particular note were the columns in the banquet room, finished with the now-rare scagliola technique in which plaster is used to simulate colored marble.

In the years that followed the building's completion, the Temple was more than just a Masonic meeting place. Until the Soldiers and Sailors Memorial Building was completed in 1925, the Temple provided the largest meeting place in the city and was frequently used for statewide gatherings of professional and business people, as well as the state meetings of Masonic and other fraternal organizations. The demand was apparently heavy enough that in 1919 and again in 1920, the architectural firm of Rose and Peterson was hired to prepare plans for a much larger building. In the first instance, the plans were for a \$300,000 structure on the same site, and the working drawings were actually completed before the project was cancelled. The second project was for a \$400,000 building on North 8th Street between Nebraska Avenue and Washington Boulevard, but again came to naught.

During World War I the Red Cross and Liberty Loan campaigns were housed in the building, and at the close of the war the returning soldiers were welcomed home to their first meal in the "old home town" with a public banquet. During the disastrous 1951 flood, the Temple again became a center of relief activities. In all this it remained a major element in the history, architecture, and civic character of Kansas City, Kansas.

Until recently, very few changes in the exterior appearance of the building had taken place. Flagpoles were once mounted on the upper portions of the north and south faces of the front wing; they are gone, but the stone brackets for them remain. On September 25, 1951, a fire destroyed the interior of the auditorium. Reconstruction cost over \$200,000, or twice the total original cost of the building. In the course of reconstruction a number of window openings along the north and south facades were bricked in, but this was done with considerable care, making it difficult to differentiate the more recent closures from window spaces that have apparently always contained brick panels.

In the early 1980s, the Scottish Rite Association through several of its members began pursuing historic landmark status for the building. Formal designation as a Kansas City, Kansas Historic Landmark on December 1, 1983, was followed in 1985 by the listing of the building on both the Register of Historic Kansas Places and the National Register of Historic Places. Despite this, in the early 1990s the building was finally sold to a private business, a home health care agency, and the Scottish Rite moved to a much smaller building in the western part of the city. At that time, the stained glass windows were removed by the Scottish Rite Association and replaced with standard one-over-one double hung windows, with the knowledge and consent of the Kansas Historic Preservation Office. After just a few years of occupancy, in 1996 the new owner in turn sold the building to the Wyandotte Tribe of Oklahoma, with the consequences described in the Huron Indian Cemetery narrative above.

## NORTHWEST CORNER

Unlike the other portions of Huron Place, this triangular shaped tract has always been in private hands. It was originally part of the Wyandott Allotment of Hiram M. and Margaret Northrup (Allotment No. 126), and was never sold by them to the Wyandott City Company. The first division of the property took place before the area was ever platted. On the night of April 8, 1856, when the conflict over slavery in Kansas Territory was at its most bitter, the Wyandots' wood-frame Methodist Episcopal Church and brick Methodist Episcopal Church South were both burned down by a drunken mob. The Northrups, who were members of the South church, subsequently donated a portion of their allotment adjacent to the Huron Indian Cemetery to the church for rebuilding.

Construction of the new church was completed the following winter (1857). As church funds were not sufficient to rebuild in brick, a frame structure called the White Church was erected. The new location was advantageous, as the Huron Indian Cemetery was in many ways the cemetery of this particular church. (A number of the northern Methodists among the Wyandots were buried in the Quindaro Cemetery at 38th and Parallel, as that had been the location of their now-destroyed church.) The location may also have been what gave the town company the idea for setting aside the other three corners of Huron Place for church use. The deed to the property was not signed over to the church until December 31, 1860, after the Northrups had finally received a patent of title to their allotment. One source states that the church paid \$1,000 for the deed, but this is probably incorrect (the figure was probably \$1.00), if for no other reason than that such a price would have been beyond the church's means.

With the outbreak of the Civil War in 1861, churches affiliated with the Methodist Episcopal Church South came under suspicion of pro-Confederate sympathies. In the fall of that year, many ministers of the South church were afraid to take up their appointments in Kansas and the church on the northwest corner of Huron Place was forced to close, with the members continuing to meet in each other's homes. The church was reopened in 1867 by the Rev. Joseph King. It was then attached to the Missouri Conference of the Methodist Episcopal Church South, as the Indian Mission Conference to which it had formerly belonged no longer existed.

By 1870 the congregation had outgrown the White Church. It was therefore demolished and new brick church was begun at the same location. Due to lack of funds, the new building was put into condition to be used but it was never fully completed or dedicated. The church sat twelve to fifteen feet above the street, just a little below the level of the cemetery, and in 1884 new steps and a stone retaining wall were built. In order to increase the meager church funds, for several years the church was rented out during the week to the U. S. District Court for \$150 a year.

The second church building remained a questionable asset to its congregation. After the parsonage was sold to put a new roof on the church, another was built and both the church and the new parsonage together were valued at only \$7,000. The Rev. W. H. Comer described the church as follows:

"The church at Huron Place was 64 x 80 feet, walls 20 feet high, ceiling 35 feet in center. An alcove was in one end for the pulpit; a tower at each corner of the other end with a large vestibule between the towers. The first floor of one of the towers was used for pastor's study, the other for coal bin. There was one room in the building which was quite roomy but not very convenient; the building was never finished and had been condemned and tied together with huge iron rods for years before we ceased to use it."

In October, 1886, long-time Wyandott businessman Thomas J. Barker offered to secure for the church an available site on the northeast corner of 7th Street and State Avenue, a block to the north of the church. The offer was accepted and Mr. Barker, who was a member of the congregation, advanced the money for the purchase of the lots. The old site was offered for sale

and on March 30, 1887, was sold for \$25,000. The materials in the old church were reserved; 4,500 bricks, 1000 perch of stone, and a large quantity of framing were reused in the new building. On January 15, 1888, construction of the new church was far enough along that the congregation was able to begin holding services in the Sunday School room. On June 10 the first service was held in the auditorium. The church was formally dedicated on the following Sunday, June 17, 1888, with Bishop E. R. Hendrix presiding. The church continued at the State Avenue site for many years as the Seventh Street Methodist Episcopal Church South.

The later history of the corner as well as of the balance of the Northrup properties is obscure. Over the years a variety of commercial uses have occupied the tract, but little is known about this development prior to the present structures, most of which were built in the early 1920s. At one point a portion of the tract where the Armstrong Avenue right-of-way would have been if extended was occupied by a standpipe, part of the city's water system.

The corner where the church had stood was brought level with the street, leaving the cemetery up in the air, and at some point the church tract was platted as McClure and Cable's Addition. (Although appearing on contemporary documents and noted in the Sanborn Atlas, this plat has disappeared from modern city maps.) By the early 1900s three commercial buildings occupied the corner from 7th Street to the cemetery, much as today. A small, one-story shop was in the angle next to the cemetery. Today this site is occupied by a barber shop of no particular significance, a corner of which actually protrudes into cemetery property. Next to this was the Stubbs Building, a two story commercial building erected circa 1890 which included a drug store on the ground floor. The upper floor was fairly tall, and may have housed a lodge hall. In the 1990s this was the site of vacant commercial space, in a building reduced to one story for Thomas' Cafeteria in 1965-66 and subsequently much remodeled. As with the barber shop, this building was considered non-contributing in terms of the historic district. The rear corner of the building suffered significant damage during the demolition by implosion of the adjacent Huron Building, and the building was subsequently acquired by the City and demolished in 2000.

The building on the actual corner, erected circa 1901, originally housed The Banking Trust Company. In 1907 it became the People's National Bank, founded by a group of investors headed by John W. Breidenthal. Breidenthal's background and history were rather unusual for a banker and realtor in that period. He was originally a native of Minnesota who farmed and ran an insurance business in Chetopa, Kansas. He ran for lieutenant governor on the Greenback ticket and was later influential in the Progressive Labor Union party. He became Kansas Bank Commissioner just a few months before the Panic in 1893. Confronted by the panic, he used his position to strengthen banks and prevent runs by their creditors. His success was such that he was appointed to a second term. Toward the end of his second term he was nominated for governor by both the Democratic and Populist parties.

When his second term as bank commissioner was completed in 1901, Breidenthal moved to Kansas City, Kansas. In 1903 he founded the Riverview State Bank, and was involved in the founding of the People's National Bank four years later. He died in 1910. His son, Maurice L. Breidenthal, established Security State Bank in 1911 at 18th and Central in the Boyn Building.

The building housing the People's National Bank was a three-story, red brick structure with several large wooden oriels on the upper floors, its length along 7th Street balancing the bulk of the Wyandotte County Courthouse on the opposite corner. In 1924 a major remodeling was carried out by architect Charles A. Smith at a cost of \$23,000. In 1933, Security State and People's National were merged to form the Security National Bank. Once the economy had revived somewhat, the old People's National building was extensively remodeled for a second time in 1938-39 by architect Charles E. Keyser to serve as the home of the new bank. So thorough was the \$250,000 change, both interior and exterior, that only an examination of the side and rear walls would reveal that it was not a wholly new building.

The new facade was executed in a buff limestone and similarly colored brick. While certain details are classical in nature, as might be expected in a bank, there is also a strong feeling of the Moderne or Art Deco in the repetitive patterning and horizontal banding. On the interior, the east wall of the banking hall contained a large, colorful mural, certainly the finest of its kind to be executed in Kansas City, Kansas to date.

In 1975-77, Security National Bank erected a massive new seven-story office building on the southwest corner of 7th and Minnesota. Banking operations and offices were transferred across the street to the new building, leaving the older structure to stand vacant. The mural was transferred to the new structure as well, but was placed high up in a hallway where vision is restricted. The old building remained essentially intact, save for a ground floor side entrance on 7th Street Trafficway that had been remodeled in the 1950s. The old Security National Bank was one of the more architecturally distinguished buildings remaining on Minnesota Avenue and would seem to have been a prime candidate for rehabilitation and reuse.

Unfortunately, the building remained the property of an absentee landlord who did nothing to refurbish or market the deteriorating structure. It eventually became the target for calls for its demolition by downtown business interests and *The Kansas City Kansan* newspaper. The building was conveyed to the City by its owner, and was demolished in 1999-2000 along with the adjacent Huron Building. Once demolished, it became apparent to most that, despite its prominent location, the footprint of the property was probably too limited for any meaningful modern redevelopment to occur.

The parcel to the south of the old Security National Bank was occupied by the Elks Club Building, commonly known as the Huron Building. It occupied a prominent position on the 7th Street frontage of Huron Place, with both name and location tying the building to the community's early history. As with the other Northrup properties, its use (if any) in the city's early years is uncertain. Hiram M. Northrup died on March 22, 1893, and was buried in the Huron Indian Cemetery. On March 10 of 1900, the trustees of the Northrup estate sold the tract where the Huron Building stands to the first in a succession of owners.

As this real estate activity would seem to indicate, there were several major pushes to develop Kansas City, Kansas. The first began in the 1880s and ended with the Panic of 1893. The second began about 1900 and really picked up steam around 1910. Ownership of the Northrup tract changed hands several times between 1900 and 1920. On January 21, 1920, under the leadership of Westheight developer Jesse A. Hoel, the Elks Benevolent and Charitable Association of Kansas City, Kansas purchased a portion of the tract for the purpose of erecting a twelve-story building to be utilized by the Association. The previous Elks Club Building was located at 727 Minnesota Avenue. It was built in 1907 and had been heavily damaged in a fire in 1917; it was subsequently sold to the Kansas City, Kansas Chamber of Commerce. The evident purpose of the new building was to include shops and office space that would generate income for the Association.

When the project was first announced in *Western Contractor* magazine early in 1923, the architect was listed as John G. Braecklein, designer of the nearby Federal Reserve Life Insurance Company building which was already under construction. Braecklein was only the associate architect on the project, however. The principal architect was W. S. Frank of St. Louis, who presumably had some experience with the design of tall office buildings. Engineers for the project were the J. T. Craven Engineering Co., and the general contractors were the firm of Kiel & Dawes, both firms also being from St. Louis. Braecklein's contribution to the design is uncertain, and may have been minimal, but he definitely left his mark on 7th Street; in addition to his involvement with the Elks Club and Federal Reserve buildings, he also designed the Getty Building and the second-floor addition to 903 North 7th.

Architecturally the building belongs to the latter part of the period sometimes referred to as the American Renaissance, when the City Beautiful Movement was attempting to bring order

and amenity to urban chaos and the Classical styles were considered by many to be the appropriate garb for both civic and commercial structures. This era coincided with the second major period of growth in Kansas City, Kansas.

The first major local monument of this period was the Carnegie Public Library in Huron Place, built in 1904. A new City Hall followed in 1911, and an extensive park system was developed just before World War I. Following a brief recession after the war, the early 1920s saw the Elks Club Building, the Commercial National Bank, and Braecklein's Federal Reserve Life Insurance Company Building under construction more or less simultaneously, as well as Memorial Hall. These were shortly followed by the YMCA, additions to the Brotherhood Block, a building to house the new daily newspaper, *The Kansas City Kansan*, and finally a new Wyandotte County Courthouse. Although none of these buildings were individually great works of architecture, they were all competent designs and their scale and stylistic consistency gave Kansas City, Kansas an urbanity that unfortunately now seems to be lost. The Elks Club Building was the outstanding commercial example of this period locally, and until its demolition remained the least impaired by subsequent alterations.

The twelve-story, 135-foot Elks Club Building was to remain the tallest building in Kansas City, Kansas for more than 50 years, and was the tallest commercial building in Kansas at the time of its construction. The building was trapezoidal in shape, with the rear wall running parallel to the west line of the cemetery. The construction was a reinforced concrete frame, three bays wide, five bays deep on the north and four bays deep on the south side. A light well notched into the third bay of the south facade accommodated a fire escape and terminated at the second floor, where a skylight illuminated the rear corner of a ground floor store.

The building was faced with brick on all four sides, with the south and east sides being unarticulated and unornamented. On the west (front) facade, the first two floors were originally clad in Bedford stone, with classical pilasters marking each bay division and terminating in a continuous stone cornice which formed the third floor sill line. A smaller continuous cornice marked the head of the third floor windows.

The fourth through the tenth floors were unornamented, the brick unrelieved save for the sills of the paired double-hung windows. There were two such window openings to each structural bay, spaced equidistant without any differentiation between structural and non-structural divisions. The eleventh and twelfth floors were treated identically on both the west and north facades, as the latter was visible from the city's main street, Minnesota Avenue. The eleventh floor was essentially a reversal of the third, with a small continuous cornice at the sill line and larger cornice at the head. This larger terra-cotta cornice originally supported a continuous balustrade at the twelfth floor level. The twelfth floor was a story and one-half in height, clad in terra-cotta rather than brick, and surmounted by a large bracketed cornice of sheet metal.

The building thus followed the classical columnar design for tall buildings, with a three-story base, seven-story shaft, and two-story capital. This division did not reflect the actual division of uses, however. The ground floor was for the most part divided between two shops, each with a separate entrance and display windows in one of the front bays. The third bay contained the entrance to the building lobby, which together with the elevators and stairs occupied the southwest quadrant of the building. The second through the eighth floors were basically identical to each other and contained leasable office space.

The ninth through the twelfth floors contained the Elks Club facilities. The ninth floor was designated the "Billiard Floor" and contained the club's recreational facilities. The tenth floor was the "Lodge Floor," including a two-story ballroom which extended up through the eleventh or "Mezzanine" floor, although this was in no way reflected on the building's exterior. The twelfth floor, with its high ceiling and extensive window area, was designated the "Roof Garden."

Jacob Charloe; ? - September 11, 1852

Jacob Charloe's child; ? - January, 1852

James T. Charloe; 1804 - October 24, 1854\*

Jane Charloe's child; April, 1847 - August 13, 1847

Margaret Jacquis Charloe; December 24, 1780 - November 10, 1859\*

Robert Cherokee's brother-in-law; 1831 - September, 1847

Catherine Clark; 1808 - January 18, 1858\*

George Isaac Clark; June 10, 1802 - January 25, 1858\*<sup>13</sup>

Harriet W. Clark; 1840 - February 6, 1858\*

Mary J. Clark; August 7, 1842 - October 12, 1882\*

Richard W. Clark; August, 1837 - January 31, 1890\*

Thomas G. Clark; 1793 – 1843

George Coke, or Cooke; 1827 - ?

Tom Coke; ? - April 28, 1853

Mary Collier; 1841 – 1861

Andrew Syrenus Conley; ? - November 23, 1885\*

Eliza Burton Zane Conley; 1838 - July 11, 1879\*

Eliza Burton “Lyda” Conley; 1869 - May 28, 1946\*

Helena Gros “Lena” Conley; 1867 - September 15, 1958\*

Ida Conley; 1865 - October 6, 1948\*

Sarah McIntyre “Sallie” Conley; 1863 - March 3, 1880\*

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<sup>13</sup> Onetime Principal Chief of the Wyandot Nation (1850-51, 1851-52, 1856-57, 1857-58), and Secretary of the Provisional Government of Nebraska Territory (1853-54).

Aaron Coon; 1804 - June 12, 1852\*<sup>14</sup>

Charlotte Coon; ? - May 1, 1847

Francis Coon; 1836 – 1857

George A. Coon; ? – 1859

J. Coon, Jr.; ? - August 10, 1849<sup>15</sup>

John Coon, Jr.; ? - January 18, 1853<sup>16</sup>

Mary Coon; 1838 – 1859

Robert Coon's widow; ? - May 15, 1852

Robert Coon's child; ? - May 15, 1852

Sarah Coon; 1815 – 1859

John B. Cornstalk; 1820 - ?

Sarah Cornstalk; ? – 1859

Amos Cotter; 1837 – 1870

Francis Cotter, Sr.; ? - September 29, 1852

Francis Jr. and Elizabeth Cotter's son; September 1, 1847 – September 21, 1847

Widow Cub; 1767 - November 11, 1847

Jacob Curleyhead; 1838 - August, 1870

John B. and Matilda Clark Curleyhead's twin daughters; January, 1848 - February 12, 1848

Mary Curleyhead, Jr.; 1855 - 1856.<sup>17</sup>

A. D.; ND\*

Mary E. Day; June 19, 1852 - September 25, 1855\*

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<sup>14</sup> Family name was originally Kuhn (German).

<sup>15</sup> Murdered by Robert Cherokee.

<sup>16</sup> Executed by firing squad for the murder of Curtis Punch.

<sup>17</sup> Death was attested to on September 14, 1870, but name appears on 1871 tribal roll.

Francis Driver; 1802 - January 24, 1847\*

Isaac P. Driver's wife's child; ? - July 5, 1847

Martha Driver; February 9, 1833 - September 13, 1844\*

Mary A. Driver; 1830 - August 31, 1844\*

Widow Driver; ? - March 2, 1848

Charles "Charley" Elliott; 1810 - June 13, 1851

Hannah Elliott; May, 1854 - ?

Jacob Elliott; 1850 - January 15, 1871

Mary Elliott, 1830 - January 27, 1857

Eudora "Dora" Fish Emmons; ? - April 10, 1877\*

Eliza A. Espy; 1826 - June 9, 1915

Frank T. Espy; 1858 - October 18, 1922<sup>18</sup>

George J. Espy; ND

Martha E. F.; ND\*

Hester A. "Hetty" Zane Fish; ? - April 17, 1852\*

Lucinda Armstrong Forseyth; 1834 - ?

Samuel E. Forseyth; ND

Holly Francis; ? – 1859

Michael Frost; 1824 - May, 1865.

D. G.; ND\*

J. G.; ND\*<sup>19</sup>

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<sup>18</sup> Brother-in-law of Andrus B. Northrup. His burial was strongly protested by Helena Conley, as he was not a Wyandot. This resulted in her briefly going to jail. (She did not protest the burials of his parents, however; they were members of the same church as a good friend of the Conley sisters.)

<sup>19</sup> Cannot be Joel W. Garrett, as he returned with his family to Ohio in 1859 and is buried in the Garrett family plot in Upper Sandusky.

Blueprints and drawings:

1. Rose and Peterson, Architects, undated (c. 1917) blueprints of working drawing floor plans of original expansion proposal, showing City Hall (first phase) substantially as built and the Municipal Auditorium (second phase, unbuilt).
2. Rose and Peterson, Architects, undated (c. 1917) General Specifications for City Hall (second phase, unbuilt).
3. W. S. Frank, Architect, undated (c. 1922) preliminary drawings for the Elks Club Building (2 sheets).
4. Charles E. Keyser, Architect, undated (c. 1929) blueprints of plumbing and heating plans for City Hall Annex and Fire Headquarters.
5. Reproducible photocopy of 6th Street and Armstrong Avenue 1/8 scale elevations of City Hall and Fire Headquarters, unlabeled and undated (Charles E. Keyser, Architect, 1929). Original from which this copy was made has not been located.

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----- . William E. Connelley Collection, Kansas Room, Kansas City, Kansas Public Library, including Wyandot Tribal Council and Legislative Committee records, Tauomee Council minutes for the period from December 22, 1862 to March 26, 1867, "Register of Deaths 1847-1848," "Deaths recorded on September 14, 1870," various family trees, the journals of Abelard Guthrie, the journals and personal papers of William Walker Jr., etc.

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Photos:

1. Two undated photos showing west elevation of 1886 City Hall (Fire Headquarters 1911-1929).
2. Undated photo (c. 1895) showing north and east elevations of Central School prior to demolition.
3. Undated photo (c. 1895) showing Portsmouth Block, Portsmouth Annex, and 6<sup>th</sup> Street tunnel under Minnesota Avenue as viewed from the northeast.
4. Two undated photos (c. 1895 and c. 1900) showing 6th Street next to the Portsmouth Block before and after the filling of the tunnel.
5. Undated photo series showing views of Carnegie Library (1904) and environs before and after the 1907 development of Huron Park.
6. Photo of line rendering of Rose and Peterson design for City Hall, taken from the Annual Souvenir Program, Merchants and Manufacturers Picnic, dated September, 1910.
7. Undated photo (c. 1920) showing west elevation of City Hall (first phase).

Plat of Huron Place, drawn by L. H. Ellis, City Engineer, 1907. An ink on mylar photographic copy is in the possession of the Kansas City, Kansas Planning and Zoning Division.

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with copies of 1857 treaty payment rolls, all attested to by the Secretary of the Interior and the Commissioner of Indian Affairs on December 18, 1871. Original given to the Society by John T. Morton on May 13, 1881.

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# Kansas Historic Resources Inventory

Printed: 07/02/2021



**209-2820-00001**  
**Huron Cemetery**  
**631 MINNESOTA AVE**  
**Kansas City**



## LOCATION:

**County:** Wyandotte

**Address:** 631 MINNESOTA AVE

**Address Remarks:** Between 6th & 7th Sts.

**City:** Kansas City

**Zip:** 66101

**Parcel ID:** 062-10-0-20-07-004.00-0

### Legal Description:

**Legal Description Remarks:** WYANDOTTE CITY, ACRES 2.01, INDIAN CEMETERY

**Latitude, Longitude 1:** 39.115141 -94.625970

**Latitude, Longitude 2:**

**Latitude, Longitude 3:**

**Latitude, Longitude 4:**

**Datum:** WGS84

## DESCRIPTION:

**Historic Name:** Huron Cemetery

**Alternate Name:** Wyandotte National Cemetery

**Historic Function:** Funerary

**Subcategory:** Cemetery

### Historic Function Remarks:

**Present Function:** Funerary

**Subcategory:** Cemetery

### Present Function Remarks:

### Residential/Commercial/Religious Style:

#### Secondary Style:

**Barn Type:** Not Applicable

**Bridge Type:** Not Applicable

**Landscape Type:** Cemetery

**Physical Description/Remarks:** 2016 Notes: Huron Park is a two-acre property that houses the Huron Cemetery. It is an open tract of land in the center of the Kansas City, Kansas, downtown business district. The cemetery sits on a hill that is twelve to eighteen feet higher than the adjacent lots. Stone retaining walls surround the perimeter and create an entrance to the property in the southwest corner of the property on the east side of N 7th Street Trafficway. Sidewalks wind through the cemetery, which has approximately 40 intact gravestones and several deteriorated gravestones.

**Plan Form:** Irregular  
**Commercial Building Type:** Not Applicable  
**Roof Form:** Not Applicable  
**Stories:**  
**Condition:** Excellent  
**Principal Material:** Earth  
**Condition Remarks:**  
**Architect/Designer/Builder:** Not Applicable  
**Year of Construction:** 1843  
**Certainty:** Estimated  
**Date Notes:** 1843-1844  
**General Remarks:**  
**Ancillary Structures:** None  
**Ancillary Structure Remarks:**

#### REGISTER STATUS:

**Listed in State Register:** Yes  
**Date of State Listing:** 7/1/1977  
**Listed in National Register:** Yes  
**Date of National Listing:** 9/3/1971  
**Historic District:**  
**Demolished:**  
**Date Demolished (if applicable):**  
**Potentially Eligible for National Register:**  
**Register Status Remarks:**  
**Thematic Nomination (MPDF):**  
**National Historic Landmark:** Yes 12/23/2016

#### SURVEY INFORMATION:

##### Survey 1

**Survey Project Name:** Kansas City - Downtown Kansas City, Kansas Survey (HPF 2016)  
**Sequence Number:** 073  
**Surveyed By:** Dunleavy, Alison  
**Survey Date:** 03/17/2016

#### IMAGES & DOCUMENTS



Huron Cemetery. West entrance from 7th St. 2009.



Huron Cemetery. View from the north. 1949.



Huron Cemetery. Looking NW from Rose Garden. 10/29/1974.



Huron Cemetery. Looking NE from NW corner of cemetery, showing how it has been spilled into Minnesota mall. 10/29/1974.



Huron Cemetery. Looking S over site of old Grand hotel, Huron Park. 10/29/1974.



Huron Cemetery. Looking E from NW corner of cemetery, along Minnesota. 10/29/1974.



Huron Cemetery. Looking N over E end of Park, old approach to Carnegie Library. 10/29/1974.



Huron Cemetery. Looking N from S end of cemetery 10/29/1974.



Huron Cemetery. Looking E at graves of Conley sisters and other members of family, 10/29/1974.



Huron Cemetery. Looking NW from S end of cemetery. 10/29/1974.



Huron Cemetery. Looking SE at cemetery as it is now connected to Minnesota mall. 10/29/1974.



Huron Cemetery. Looking NE from S end of cemetery. 10/29/1974.



Huron Cemetery. 10/29/1974.



Huron Cemetery. Looking S. 05/29/1973.



Huron Cemetery. Looking W. 05/29/1973.



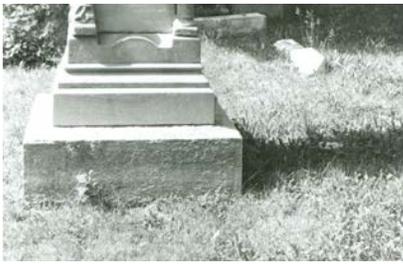
Huron Cemetery. 10/29/1974.



Huron Cemetery. 10/29/1974.



Huron Cemetery. 10/29/1974.



Huron Cemetery. Looking SW.  
05/29/1973.



Huron Cemetery. Looking N from  
middle of cemetery. 10/29/1974.



631 MINNESOTA. View S. Brad  
Finch. 1-26-16.



631 MINNESOTA AVE. Site plan,  
2016.

Huron Cemetery. National  
Register nomination. 1971.



631 MINNESOTA. View NE. Brad  
Finch. 1-26-16.