

City of Baldwin City
PO Box 86
Baldwin City, Kansas 66006
Council Meeting Agenda

Baldwin City Public Library
800 7th St
Baldwin City, KS 66006

TUESDAY
June 20th, 2023
7:00 PM



A. Call to Order-Mayor Casey Simoneau

B. Approval of Agenda

C. Consent Agenda

1. Minutes 06.06.2023

D. Public Comment:

Members of the public are welcome to comment on items relating to City business not listed on this Agenda. Please stand and wait to be recognized by the Mayor. As a general practice, the comments may or may not be acted upon by the Council during the meeting, or Council may refer the items to staff for follow up.

*If you wish to comment on an item listed on the agenda, a **sign-up sheet** is provided for you to sign in and provide your address. You will be called on when the Agenda item of interest is under discussion by the Council.*

E. Special Reports or Presentations

1. Historic District Survey

F. Old Business

1. Firework Discussion
2. Brick Street Discussion
3. HWY 56 discussion
4. 910 Dearborn St. update
5. Site Plan-Osage Orange

G. New Business

1. Variance Ordinance

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-
2. Contract for sale of land-211 Highway 56

H. Council Committee Reports

1. Budget and Finance - Scott Lauridsen/Cory Venable
2. Community Development - Cory Venable/Susan Pitts
3. Public Safety - Susan Pitts/Jerry Smith
4. Public Works and Utilities - Julie Constantinescu/Jerry Smith
5. Strategic Planning - Scott Lauridsen/Julie Constantinescu

I. City Administrator and Staff comments

J. Council and Mayor comments

K. Executive Session

L. Adjourn

City Council meets every first and third Tuesday of each month at 7:00 p.m. in the Library community meeting room. Council work sessions are held the last Tuesday of each month at 7:00 p.m. in the American Legion Hall.

City of Baldwin City
Minutes
Tuesday, June 6th 2023

Hearing on 910 Dearborn St-Condensation Proceedings

The owner is still in the process of selling the property. His attorney has asked for another two week extension to get it wrapped up. Russ Harding will update the council at the next council meeting.

The hearing was adjourned at 7:01 pm.

A. Call to Order

The Baldwin City Council was called to Regular Session at 7:01 p.m. at the Baldwin City Public Library, 800 7th Street, with Mayor Casey Simoneau presiding.

Present were Council Members: Cory Venable, Susan Pitts, Julie Constantinescu and Scott Lauridsen.

Also, attending: Glenn Rodden-City Administrator; Amara Packard-City Clerk; Lynn Meador-Communications Director; Chief Patrick-Police Department; Dakota Loomis-City Attorney; Stu Young-Codes Administrator; and Russ Harding-Planning and Zoning.

B. Approval of Agenda

Mayor Simoneau added Library Board Appointment to the agenda under new business, number 1.

Susan Pitts moved and Cory Venable seconded to approve the agenda as amended.

Motion carried with a vote of 4 yes and 0 no.

C. Consent Agenda

1. Minutes 05.16.2023
2. Fireworks Stand-Knights of Columbus
3. Fireworks Stand-Pyro Papas
4. Fireworks Stand-Trieb's T-Town Fireworks
5. Fireworks Stand-Garrett's Worldwide Enterprises, LLC
6. Maple Leaf Resolution-2023-13
7. Maple Leaf Resolution-2023-14
8. Special Event-Maple Leaf
9. Special Event-Lumberyard Arts Center
10. Special Event-4th of July-Resolution 2023-15
11. Liquor License Application-AJUUA!! Mexican Grill
12. Liquor License renewal-Wooden Spoke

Scott Lauridsen moved and Julie Constantinescu seconded to approve the consent agenda. Motion carried with a vote of 4 yes and 0 no.

D. Public Comment

E. Special Reports or Presentations

F. Old Business

1. Final Plat for Osage Acres

The final plat for Osage Acres second edition was approved by the planning commission on May 9th. The site plan will go to the next planning commission meeting and then will come back to council for final approval.

Cory Venable moved and Susan Pitts seconded to approve the final plat of Osage Acres. Motion carried with a vote of 4 yes and 0 no.

G. New Business

1. Library Board Appointment

Mayor Simoneau appointed Mickey Dick to the Library Board.

Julie Constantinescu moved and Cory Venable seconded to accept the recommendation of the addition of Mickey Dick to the library board. Motion carried with a vote of 4 yes and 0 no.

2. Douglas County Emergency Board Appointment

Chief Mike Pattrick has been nominated to fill this board appointment. Chief Pattrick has been chair of the executive board for the last six months so he is happy to continue.

Susan Pitts moved and Julie Constantinescu seconded to appoint Police Chief Mike Pattrick to the Douglas County Emergency Management Board. Motion carried with a vote of 4 yes and 0 no.

3. Industrial Revenue Bond

The city received a request from John Deere Tractor for an industrial revenue bond. Essentially the city is just a pass through for companies that want to use them. That helps them get a good rate when they sell the bonds on the market. Another incentive of an IRB, is it makes them sales tax exempt for their building materials. This is a lengthy process for the applicant, the city has to approve a resolution, then they have

to go through their bond council. The city enables this to happen by passing the resolution.

Scott Lauridsen moved and Cory Venable seconded to approve the resolution approving an industrial revenue bond for Heritage Tractor. Motion carried with a vote of 4 yes and 0 no.

H. Committee Reports

1. Budget and Finance - Scott Lauridsen/Cory Venable
Next meeting will be 06/09/23 at 7:45am.
2. Community Development - Cory Venable/Susan Pitts
 - Discussed uses for the remaining ARPA funds
 - Brick street update, they would like to look at reusing the original bricks.
 - Mobile home ordinance update, discussed renewing a lease.Next meeting will be 6/26/23 at 4:00 p.m., 2nd floor of City Hall.
3. Public Safety - Susan Pitts/Jerry Smith
Next meeting will be on 6/13/2023 at 4:00 p.m.
4. Public Works and Utilities - Julie Constantinescu/Jerry Smith
Next meeting will be 06/15/23 at 9:00a.m.
5. Strategic Planning - Scott Lauridsen/Julie Constantinescu
Next meeting TBD.

I. City Administrator and Staff Comments

Glenn reminded the council that citywide clean up is Saturday.

J. Council & Mayor Comments

Mayor Simoneau changed the council work session from the second Tuesday in June to the last Tuesday to discuss the budget.

K. Executive Session

L. Adjourn

Cory Venable moved and Susan Pitts seconded to adjourn the regular meeting. Motion carried with a vote of 4 yes and 0 no. Time: 7:20 p.m.

Attest:

Amara M. Packard
City Clerk



Intensive Survey of Baldwin City, Business & Arts District Douglas County, Kansas

April 2023

Hernly Associates, Inc.
1100 Rhode Island Street
Lawrence, Kansas 66044

This study was completed in part with a Historic Preservation Fund (HPF) grant from the Kansas Historical Society, and by funding from the Douglas County Heritage Conservation Council.



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**Intensive Survey of Baldwin City, Business & Arts District
Douglas County, Kansas
SUMMARY REPORT**

April 2023

INTRODUCTION

PURPOSE

A historic preservation intensive survey is the process of identifying and gathering more detailed data on a community's historic resources such as buildings, sites, structures, and objects. It consists of three main components – the field survey, research, and a project report which describes the process, inventories, and results of the survey.

By producing an inventory of historic resources, surveys provide a valuable community resource. Information discovered provides additional insight into the community's history and the results can be incorporated into their historic preservation plan. Ultimately, the preservation of these cultural resources can improve the quality of life for people in an area by conserving their history for future generations to see, study, and understand.

METHODOLOGY

The Douglas County Heritage Conservation Council (DCHCC) initiated this survey. Review of data entered into the Kansas Historic Resources Inventory (KHRI) as part of the survey was provided by the State Historic Preservation Office (SHPO) at the Kansas Historical Society (KSHS). Conclusions will aid in monitoring and preserving the heritage resources of the Baldwin City, Arts & Business District in Douglas County.

In 1988, Douglas County conducted a survey of Palmyra Township and Baldwin City; this survey included downtown Baldwin City. As a result of the 1988 survey, 28 buildings in the downtown area were documented in KHRI. The Intensive Survey of Baldwin City's Business and Arts District used this information and expanded on the research. Additionally, through intensive field work, the survey of the Business and Arts District provides a more detailed understanding of downtown Baldwin City.

Funding for the survey was provided by the Douglas County Heritage Conservation Council through a Heritage Preservation Fund (HPF) Grant. During much of the survey, the DCHCC did not have a Program Coordinator; Roger Boyd, Survey Coordinator for the DCHCC, supervised the project until Kaitlyn Ammerlaan took over the position of Program Coordinator in March 2023. Stan Hernly, Joni Hernly, and Megan Bruey of Hernly Associates, Inc. and Jan Shupert-Arick of Free Bird History Services, Inc. conducted the survey.

A Public Meeting was held on January 28, 2023 at the Baldwin City Public Library. At this meeting, Stan Hernly presented information to inform the public about the survey and its goals. Additionally, this meeting was helpful for the survey team as they were able to gather contact information from property owners. Research and primary field work, including site visits and photography occurred January through March of 2023. Property data was uploaded to the *Kansas Historic Resources Inventory* (KHRI) data base, which is maintained by the KSHS,

February through April of 2023. The project report was started in March and finalized in April 2023.

Site visits were initiated through direct contact of property owners, with much assistance from Glenn Rodden, City Manager of Baldwin City. Interior access was obtained to all of the downtown commercial or civic buildings potentially eligible for individual historic listing, and interior access was obtained for many of the buildings potentially eligible for listing as part of a historic district. Eventually a few “cold call” site visits were made to several properties, and some of those proved to be fruitful; most property who were “dropped in on” were happy to speak with us and let us take photographs of the exterior of buildings on their property. The site visits were conducted between January 2023 and March 2023.

Photography was completed using SLR digital cameras. Photos were taken during property visits regardless of weather conditions, sun angle, or vegetation growth around buildings. Photos were renamed for each property and selected ones uploaded into the KHRI database. All photos were provided to the KSHS in original JPG format, reduced size JPG format, and TIFF format.

Research for all properties was conducted to determine significant timeframes more accurately. Sources included multiple maps, publications, and news stories. Sources were located at the Kansas Historical Society, Baldwin City Public Library, Baker University Archives, Baldwin City Public Works, Spencer Research Library (University of Kansas), and various historic newspapers (accessed through www.newspaperarchives.com & www.newspapers.com). Some oral, photographic, and/or documented information was obtained from building owners or other individuals present during site visits. Some people were knowledgeable of specific property's histories, and a few had documented historical information regarding properties. All research articles and notes collected during this survey will be on file with the Douglas County Heritage Conservation Council.

SURVEY PRODUCTS

The products of the survey include:

- This Summary Report
- Photographs of each building, structure, or resource on each property visited. Multiple images from various angles were taken when possible, including orthographic “elevation views”. Interior photos of a few properties were taken when the owner granted permission. Select photos were uploaded to the public accessible KHRI database. Photos not uploaded, including interior photos, are on-file at the Douglas County Heritage Conservation Council office and at the KSHS SHPO office, and may be made available upon request to DCHCC or SHPO staff.
- Research documents found for specific properties, specific people, and general information on Baldwin City and the downtown area.
- Data uploaded into KHRI files.
- Electronic files of all photos, files, and documents created or found for the survey.

SURVEY AREA



The survey area is bounded by Grove Street to the north, 6th Street to the east, 9th Street to the west, and the alley behind High Street to the south. The area includes approximately 48 buildings.

BALDWIN CITY CHARACTERISTICS

OVERVIEW OF BALDWIN CITY

Baldwin City is located in Palmyra Township in southeast Douglas County. According to the 2020 census, Baldwin City had a population of 4,826 residents that year.

At the center of Baldwin City, is Baker University. In 1858, the University was founded by the Methodist Church. Today, the university is made up of four schools and serves roughly 1,300 students as of the 2020-2021 school year.

Just south of the campus is the town's original commercial district, located along High Street and 8th Street, with the intersection at High and 8th marking the center of the commercial district. This is the subject of the Intensive Survey of the Baldwin City Business and Arts District, also known as downtown Baldwin City.

Downtown Baldwin City is characterized by its various architectural styles and ages of the buildings as well as the brick streets along High Street and 8th Street. The brick streets are a significant feature of downtown Baldwin City; many other Kansas towns have paved over their brick main streets. Today, the brick streets continue to be a source of pride to residents of Baldwin City; in 2022, they voted in favor of Phase I of a Brick Street Restoration Project.

Additionally, the city has made many other improvements to the downtown, including the revitalization of the streetscape in 2009. This project was funded by KDOT included ADA improvements, native and sustainable plantings along the streetscape. The development of Sullivan Square in the heart of downtown Baldwin City was also another significant improvement. Sullivan Square is the former location of the Sullivan House, where Lucy Sweet Sullivan, Baldwin City's first woman mayor, lived with her family. Today, Sullivan Square is a park that hosts various activities and entertainment venues.

Every October, Baldwin City hosts the Maple Leaf festival in the downtown; according to Maple Leaf Festival's website:

"The Maple Leaf Festival began as a community event in 1958, inspired by Dr. Ivan Boyd, a biology professor at Baker University as well as Dr. Charles Doudna, Bill Horn, Leo Smith and C. R. Whitley. Dr. Boyd noted that the third weekend in October was the optimum time to view the changing colors of the Maple Leaves in the area and the perfect time to celebrate the successful harvest."

New development in Baldwin City is primarily north of the original portions of town and north of Baker University, with commercial development along Hwy 56 (Ames Street) which runs east-west through town. There are several residential neighborhood developments north of Ames Street.

HISTORICAL CONTEXT

For a more concise timeline and historic photos, please see Appendix B.

1854-1869: Early History

After the passage of the Kansas-Nebraska Act of 1854, Douglas County opened to white settlement, and several towns in southeast Douglas County developed, including: Palmyra, Prairie City, and Baldwin City. The town of Palmyra developed along the Santa Fe Trail around 1855, and Prairie City was officially chartered in 1858 and incorporated in 1859.¹ Baldwin City would develop shortly after Palmyra, as Baker University, the first four-year university in Kansas, was established in Baldwin City.

In 1858, the Palmyra Association purchased and donated 800 acres of land, located south of Palmyra, to the Educational Convention of the Methodist Episcopal Church to build a university. According to the *History of Baker University*, "the Kansas Territorial Legislature granted a charter to the Kansas Educational Association of the Methodist Church," in 1858.² The university was named "Baker University" after Bishop Osmon C. Baker. Soon after the school was chartered, the donated land was surveyed and platted for town lots. The new town was named "Baldwin City," and it would continue to develop around the new university.

As Baldwin City grew, travel on the Santa Fe Trail declined, as did the town of Palmyra. Baldwin City and Palmyra were consolidated in June of 1858.³ Similarly, the town of Prairie City was absorbed into Baldwin City. As a result, Baldwin City became the center for commercial activity in southeast Douglas County. Although the Civil War (1861-1865) took place shortly after the formation of Baldwin City and Baker University, Baldwin City developed at a steady pace. In 1867, the town had a population of 320 people. Among the businesses in Baldwin City were the following trades and professions: four physicians, four grocers, three general stores, a blacksmith, a cobbler, a lawyer, and a saddler.⁴

1870-1899: Settlement

Baldwin City was officially incorporated on September 22, 1870. During this period of settlement, the town began to grow. In 1884, a newspaper article described the town of Baldwin City since the first of June. According to the article, there were 25 new houses and six houses under construction. In the downtown, two large stone and brick buildings, including the Kiefer Block at 715 High Street, were completed and two other businesses had been expanded.⁵

In 1878, the town of Media was founded halfway between Baldwin City and Prairie City, along the Kansas City, Lawrence & Southern Kansas Railroad. Prairie City's post office moved to Media in December of 1878 and discontinued in 1903. Similar to Palmyra and Prairie City, the town of Media was absorbed into Baldwin City.⁶

¹ Litter, Loren. *Palmyra, Prairie City, and Media: Pioneer Neighbors of Baldwin City*. Champion Publishing, Baldwin City, KS, 2018.

² Ebright, Homer Kingsley. *The History of Baker University*. Baldwin City, Kansas, 1951.

³ Ibid, p.13.

⁴ North Missouri and eastern Kansas business directory, for -8. Quincy, Ill., S. B. Wyckoff, 1867. Pdf. <https://www.loc.gov/item/10003182/>.

⁵ "Baldwin Since the First of June," accessed through the Baldwin City Public Library, Kansas Room.

⁶ Historic Preservation Survey and Research Report: Baldwin City and Palmyra Township, Douglas County, Kansas, prepared by Dale Nimz for the Kansas Historical Society.

During the Settlement period, Baldwin City also experienced several devastating fires. On November 18, 1893, a fire broke out near the corner of High and 6th Street. It was the largest fire that had taken place in Baldwin up to this point. As a result of the fire, five business houses burned down.⁷ About six years later, Baldwin City experienced another record-breaking fire; on the morning of November, 1899, “Baldwin suffered the severest [*sic*] fire in its history.” According to reports, the fire originated from the Apple Grocery, and it destroyed nine wood-frame buildings in the downtown district.⁸

Despite the fires and destruction, Baldwin City continued to thrive. In December of 1899, the Lawrence Daily Gazette described Baldwin as “a beautiful town” with a population of about 1,300 people. Among the businesses in Baldwin City were the following trades and professions: four grocers, four pharmacies, four physicians, two butchers, two confectionary stores, two general stores, two hotels, one bank, one blacksmith, one jeweler, and one furniture retailer.⁹

1900-1929: Civic Pride

At the turn of the century, Baldwin began to grow at a quicker rate, and there were numerous developments that modernized the city, including the construction of Baldwin City’s Municipal Electric Plant and Baldwin City’s brick streets.

For Baldwin City, the development of power and lighting began in 1897, when Doctor William C. Bauer began working at Baker University as a professor in chemistry. According to writings from Bauer, during his first year of teaching, “[he] got tired of smelling the eight smoky oil lamps in Centenary Hall...and so [he] decided to design a small university light plant.” Because Bauer had experience working with Gas Engine Works and Dynamo Electric Factory before coming to Baker, he was able to get “these companies to donate the gasoline engine and the electric dynamo at about one-half the regular price.”¹⁰ On November 24, 1899, the Baldwin Ledger reported on the success of the Baker electric light plant and the attention that the system had created in Baldwin City:

“Already a number of people have expressed themselves as anxious to secure this light for their houses, and the extremely dark nights of the past week have demonstrated the dire necessity of the city for street lighting. We predict that in a few months people will wonder how we ever endured those sick-looking vile lamps in the chapel, and there will be a general demand for the University authorities to increase the capacity of the plant in order that the remainder of the city may secure the light. There is nothing equal to electric light and if Baldwin wishes to progress, she must soon arrange to have them so they will be of general use.”¹¹

Despite the success of the Baker electric light plant, the city council of Baldwin City did not want an electric company to install an electric light plant in the city.¹² Residents of Baldwin, especially business owners, were not happy with this decision, and In 1905, they brought forth a petition to

⁷ The Baldwin Ledger, “A Disastrous Fire,” November 24, 1893, p.3, accessed through newspapers.com.

⁸ The Jeffersonian Gazette, “Baldwin’s Big Fire,” November 30, 1899, p.5, accessed through newspapers.com.

⁹ Lawrence Daily Gazette, “Baldwin City: A Beautiful Town. The Centre of a Rich County, and the Seat of a Prosperous College,” December 4, 1899, accessed through newspapers.com.

¹⁰ “A Brief Sketch of Activities at Baker University,” Dr. William C. Bauer, accessed through the Baker University Archive.

¹¹ The Baldwin Ledger, “Electric Lights a Success,” November 24, 1899, p.3, accessed through newspapers.com.

¹² The Baldwin Ledger, August 18, 1905, p. 4, accessed through newspapers.com.

the mayor, calling for a special election.¹³ As part of the special election, there were two separate propositions up for vote; should Baldwin City supply the town with electric lights and/or should Baldwin City construct a city building to house and operate an electric light plant.¹⁴

The special election was held on October 27, 1905, and there was great turnout for the election. The Baldwin Ledger (Lawrence Gazette) reported, “[the] proposition to install an electric light plant was carried by a majority of almost two to one.”¹⁵ The following spring, in April of 1906, the Baldwin City Council approved the construction of an electric light plant for Baldwin City; they hired William C. Bauer to design, engineer, and oversee its construction.¹⁶ Construction of the building began in 1906, and in February of 1907, the Baldwin City Municipal Electric Plant (also known as the Baldwin City Power Plant) started producing electricity for the residents of Baldwin City. The Topeka State Journal reported on the opening of the electric light plant: “In every street hung a number of beautiful arc lights. Alleys and bystreets which have been wrapped in darkness for half a century, were lighted for some distance out by street incandescent lights.”¹⁷

Later, in the 1920s, the expansion of street lighting became known as the “White Way” or the “Great White Way.” This idea was emphasized in downtown areas to create a sense of grandeur and safety. In Baldwin City, the engineering firm, Black & Veatch, visited the city to survey the streets and establish grade and curb lines so the white way system in the business district would not later interfere with efforts to pave the streets.

As the installation of the “White Way” system was underway, the city began investigating the cost of paving the downtown streets.¹⁸ Beginning on December 8, 1925, Jim Garfield Brown, a world champion bricklayer of the Oneida Tribe, laid the brick for Baldwin City’s downtown streets. According to some sources, “Brown averaged four rows across High Street every two minutes and ten seconds, requiring eight men carrying bricks from the stacks on either side of the street to keep up with him.”¹⁹

In addition to the brick streets, there were other changes to Baldwin City’s infrastructure that reflected the shift from horse and carriage to automobile, including the construction of the shepherd’s monument, the construction of several filling stations, and the repurposing of livery stables.

The shepherd’s monument was constructed with red native boulders by J.W. Spurgeon in 1922 as a traffic guide, or “dummy policeman” at the intersection of 8th and High Street. The construction of the monument was prompted by Baldwin City drivers neglecting to follow a city automobile ordinance. On September 8, 1922, the Baldwin Ledger reported:

“[The monument was] to be built artistically and with a distinctive and different style from those in other cities. The dummy will be about 5 feet high and 4 ½ at the base. A cluster

¹³ The Baldwin Ledger, “Petition is Presented,” August 18, 1905, p. 1, accessed through newspapers.com.

¹⁴ The Baldwin Ledger, “Special Election is Called,” October 6, 1905, p. 1, accessed through newspapers.com.

¹⁵ The Baldwin Ledger, “Let there be Light,” November 3, 1905, accessed through newspapers.com.

¹⁶ Culley, Rob. “Celebrating 112 Years of Electric Power in Baldwin City.” *Baldwin City Chamber of Commerce*, Baldwin City Chamber of Commerce, 1 July 2019, <https://www.baldwincitychamber.com/2019/07/celebrating-112-years-of-electric-power-in-baldwin-city/>.

¹⁷ Topeka State Journal, “Baldwin Puts on Airs,” February 9, 1907, p.11, accessed through newspaperarchives.com.

¹⁸ The Baldwin Ledger, “Investigation Shows Paving Costs Lower,” February 9, 1923, p.1, accessed through newspapers.com.

¹⁹ Baldwin City Auto Tour of 20 Historic and Other Points of Interest, Based on Loren Litterer’s Self-Guided Tour of Baldwin City’s History Sites, 2013, Champion Publishing, Baldwin City, KS.

of four lights will be placed on top. If the work meets the approval of the council, they will then contract with Mr. Spurgeon for the erection of two others on High Street.

Mr. Spurgeon is a skilled artificer with the red boulders and his work will prove a beauty spot instead of an eye sore as is the case in so many towns where traffic guides are built. Mr. Spurgeon's offer was quite acceptable to the council and he expects to have the guide erected in about 30 days."²⁰

Although the two other traffic guides were never constructed and it took more than 30 days to complete construction, the shepherd's monument exceeded initial expectations; the traffic marker incorporated a fountain spray in addition to five electric lights. According to an article, the Commercial Club suggested that the intersection at 8th and High Street be named "Spurgeon Square" to honor his work.²¹

The Kansas-Texas Petroleum Filling Station at the corner of 8th and High Street was also constructed during the early 1920s. On July 30, 1920, the Baldwin Ledger reported, "the new filling station which looks like a cross between a Chinese puzzle, a checker tournament, and a futurist painting, is practically completed as far as this end is concerned."²² However, one gas station was not enough for the growing town of Baldwin City; the Skelly Service Station, at 601 High Street, was also constructed during this time period. In addition to these new gas stations, Baldwin City began to repurpose livery stables as car dealerships. For example, Stewart's Livery Barn at 814 High Street converted to the Ford dealership as early as 1913 and operated until 1924, when it was sold to Smith-Williams Motor Company.²³

During the time period of *Civic Pride (1900-1929)*, the local contractor, J.W. Spurgeon made a major impact on the city's infrastructure; several of the architecturally significant buildings around the downtown were constructed by him, including the Hobbs Mercantile Company in 1904, the First Methodist Church completed in 1906, the Baldwin State Bank in 1906, and the People's State Bank in 1910. Except for People's State Bank, these buildings were all constructed in the Romanesque-Revival Style.

J.W. Spurgeon was born in Iola, Kansas on June 17, 1864. When he was a child, his parents moved from Iola to a farm south of Baldwin City; he lived there until he was 20 years old. In 1883, J.W. Spurgeon attended Baker University. Over a period of 22 years, he constructed numerous buildings in Baldwin City including the previously mentioned buildings in the downtown district, as well as more than a dozen houses.²⁴

Many other significant buildings in downtown Baldwin City were also constructed during this time, including the Ives-Hartley Lumber Company in 1914 and the Gem Theater in 1915. On June 26, 1914, the Baldwin Ledger reported:

"Baldwin City now possesses one of the best equipped and most up-to-the-minute lumber yards in the state of Kansas. Out of the ruins of the old wooden shed that used to stand on the corner of Eighth and High Streets, has arisen a magnificent brick structure

²⁰ The Baldwin Ledger, "City Marshall Employed to Enforce Ordinances," September 8, 1922, p.1, accessed through newspapers.com.

²¹ The Baldwin Ledger, "Traffic Marker About Completed," March 9, 1923, p.1, accessed through newspapers.com.

²² The Baldwin Ledger, "Filling Station is Completed," July 30, 1920, p. 1, accessed through newspapers.com.

²³ Treasures from the Kansas Room, "Schoolchildren, Horses, Cars, and Bowling: The Story of 814 High St.," Marta Jardon, accessed from the Baldwin City Public Library.

²⁴ Sketch of J.W. Spurgeon, Contractor, accessed through the Baldwin City Public Library, Kansas Room.

that might well be a source of civic pride to any community. The building is 50 x142, finely ventilated and lighted and very roomy and conveniently arranged. It is thoroughly electric lighted and possesses a great storage room for lumber, all of which is easily accessible. The Ives-Hartley Lumber Co. and the citizens of Baldwin City may well be proud of this new structure.”²⁵

1930-1945: Great Depression & World War II

Due to the Great Depression and World War II, few buildings in Baldwin City were constructed during the time period between 1930 to 1945. The only building within the downtown survey area confirmed to be built within this time period was the First Methodist Church.

In the early morning of November 30, 1930, the First Methodist Church was destroyed by fire.²⁶ Despite the fact that the country was experiencing the Great Depression, the congregation chose to rebuild. By June of 1931, the new \$100,000 Methodist Church was under construction. A newspaper article reported on June 29th, “Among the tanned and brawny workmen are the football men who will be on the Wildcat team this fall.”²⁷ The first service for the new church was held on Sunday, May 25, 1932 for the baccalaureate services for the 1932 graduating class at Baker University; it was estimated that more than 1,000 people were in attendance. Finally, the building was dedicated on May 26, 1946, after the final loan payment.²⁸

1946-1965: Mid-Century Modern

After World War II, Baldwin City experienced a building boom, and a new type of architecture was introduced to the downtown: Mid-Century Modern. Modern architecture was characterized by a straight-forward, utilitarian elegance created by honest expression of structure and materials. Among the architectural qualities were open, functional plans, and the use of modern materials such as steel columns or prefabricated steel structures and aluminum storefronts. The Modern and Mid-Century buildings constructed during this time include: the Palmyra Lodge building in 1959, the United States Post Office Building in 1960, the medical office at 810 High Street (c. 1960), and the Baldwin City Public Library in 1962.

Another development that took place during this time period was the expansion of Baldwin City power. Around 1946, Baker University decided to supply the university with its own source of power; this decision led to the construction of the Baker Physical Plant and smokestack at 702 6th Street. Additionally, with the development of the downtown and residential areas, the City of Baldwin needed more power as well. In 1946, the city purchased their fourth electric generator which “nearly doubled the city’s generating capacity”.²⁹ To house the new generator, the electric plant needed to expand as well. It was during this time that a new Streamlined/Art Modern style addition was added to extend the building toward High Street. Less than 20 years later, the electric plant would need to expand again. In November of 1963, Baldwin City agreed to purchase two 1136-kilowatt generating Fairbanks-Morse engines for the Baldwin City Municipal Electric Plant. The purchase of these generators would be funded through revenue bonds

²⁵ The Baldwin Ledger, “Big Opening Saturday,” June 26, 1914, accessed through the Lumberyard Arts Center files.

²⁶ TeleNews, “Church Building Marks 50th Anniversary,” Jun 10, 1982, written by Loren Litteer, accessed through the Baldwin City Public Library.

²⁷ Lawrence Daily Journal-World, “Pour Foundation Walls for New Baldwin Church,” June 29, 1931, p.2, accessed through newspaperarchive.com.

²⁸ TeleNews, “Church Building Marks 50th Anniversary,” Jun 10, 1982, written by Loren Litteer, accessed through the Baldwin City Public Library.

²⁹ Description of Baldwin City Buildings, written by Loren Litteer, 1993, accessed through the Baker University Archives.

totaling \$230,000. The revenue bond included, “funds to permit the enlarging and modernizing of the existing power plant with an addition to be constructed on the west side of the building.”³⁰ The addition was designed by Shaad and Viets Engineering to match the existing Streamlined/Art Moderne style building; it was completed in 1964.

As well as the new construction, there were also some news-worthy renovations taking place at existing buildings, such as the Baldwin State Bank. In 1960, the news of an interior remodel at the Baldwin State Bank made the front page of the Baldwin Ledger. The article reported:

“The bank has been remodeled completely on the interior, and additional space added by using the quarters of the former drug store adjoining on the south. Much work has also been done to the outside of the Baldwin State Bank building. The remodeling has made it one of the most modern such institutions in the area.”³¹

While many buildings were being added to the downtown and others were being remodeled, there was also a significant demolition that took place. In September of 1946, workers destroyed the shepherd’s monument at the intersection 8th and High Street. The monument was removed from the intersection because “city council members said the monument was a traffic hazard, and newspaper accounts speak of [the monument’s] decay and poor design.” Originally, the city wanted to move the monument to a park; however, “workers were unable to move the whole thing because it was anchored by water pipes and electrical conduits.” Residents were upset by the demolition, and criticized the city for disrespecting the monument.³²

1966-1985: “Beautification” of Baldwin City

In the late 1970s and early 1980s, several businesses in the downtown began to update their buildings to compete with the post-modern style of the 1970s and 1980s; this included adding stucco panels to the exterior of buildings and adding wood awnings above the storefront. In 1977, a local newspaper reported on the “beautification” of the Baldwin Dry Goods owned by Mary Steil and located in the Driggs Building at 713 8th Street.

“Determined to keep up with the times, however, Mrs. Steil said she planned a shake-shingled [sic] overhang for the front of her store, similar to that of neighboring Betty B’s, and had a contractor lined up to do the job. She is also determined to put a tree in front of her store if the Baldwin Chamber of Commerce doesn’t follow through with some similar plan for the downtown.

The beautification of the business district is something that has to be done for the merchants to attract customers, Mrs. Steil added. She said it was the responsibility of the merchants to develop a plan to achieve downtown beautification.”³³

In the same year, 1977, the Baldwin State Bank at 721 High Street decided to add stucco panels and a wood shingle awning to the building; the project was completed in 1978. Most of these wood awnings appear to be reversible. While these types of changes to the buildings

³⁰ “Two Generators,” November 21, 1963, accessed through the Baker University Archives.

³¹ The Baldwin Ledger, “Open House Sunday Afternoon,” January 14, 1960, p.1, accessed through the Baldwin City Public Library, Kansas Room.

³² Lawrence Journal-World, “Baldwin Monument Gone, Not Forgotten,” Ric Anderson, 1996, accessed through the Baldwin City Public Library, Kansas Room.

³³ TeleNews, “Baldwin Dry Goods Celebrates 45 Years Personal Service,” 1977, accessed through the Baldwin City Public Library.

were made to adapt to the changing times, they did significantly alter the historic character of the downtown.

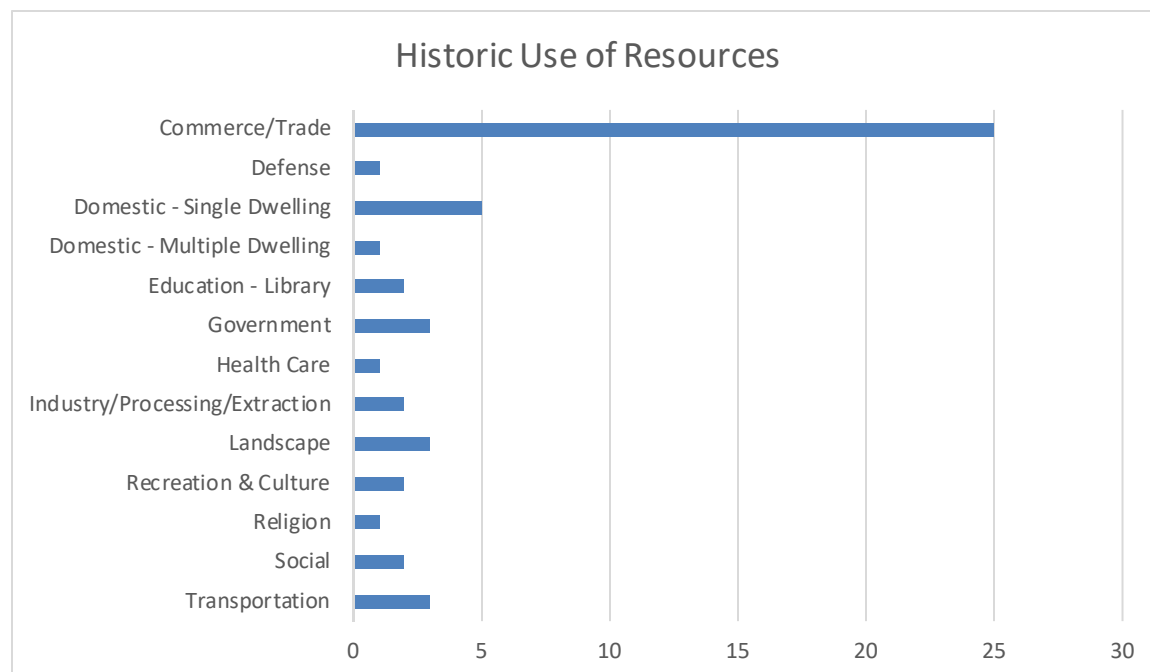
RESOURCE ANALYSIS

RESOURCES SURVEYED

All 48 buildings in the survey area were photographed and had entries uploaded to KHRI, whether they were historic or not. From the 48 buildings, approximately 30 buildings which either retained a high level of integrity or had historic significance in downtown Baldwin City, were selected to be surveyed in greater detail. This included making a survey appointment with the property owner and doing a walk-through of the interior of the building. There were also several other features of the downtown which were included in the survey, including the brick streets. A total of 52 resources were entered into KHRI.

The 52 surveyed resources had historic uses of:

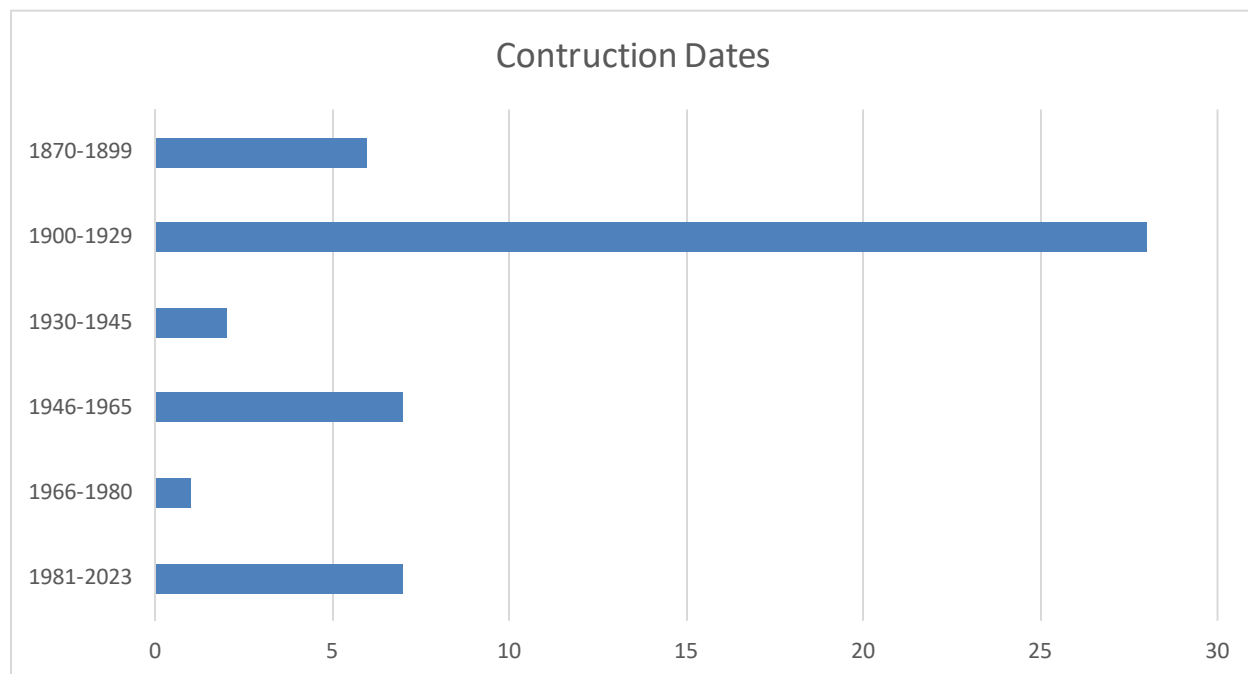
Commerce/Trade	25	48.08%
Defense	1	1.92%
Domestic – Single Dwelling	5	9.62%
Domestic – Multiple Dwelling	1	1.92%
Education – Library	2	3.84%
Government – Fire Station/Post Offices	3	5.77%
Health Care	1	1.92%
Industry/Processing/Extraction	2	3.84%
Landscape	3	2.11%
Recreation & Culture	2	3.84%
Religion	1	1.92%
Social	2	3.84%
Transportation – Road-Related (Vehicular)	3	5.77%
	52	100.00%



The 52 resources included 48 buildings and four other resources including Baldwin City's brick streets, Sullivan Square, the Baldwin City Community Fountain, the Tom Swan Park, and the John Laury Tennis Courts. Of the 52 total resources, 45 resources were determined to be historic, meaning the resource is 50 years or older.

CONSTRUCTION DATES

55.8% of the buildings/resources (29 out of 52 resources) in the survey area were built between 1900 and 1930. 11.5% were built before 1900, and 19.2% were built after 1930 but before 1973. 13.5% of resources were built after 1980.



ARCHITECTURAL STYLES

The resources were divided into three distinct groups: Downtown Resources, Baker University Resources, and Domestic Resources. The breakdown of each group is as follows:

- Downtown Resources: 43
- Baker University Resources: 4
- Domestic Resources: 5

Within the Downtown Resources, 14 resources are classified as Commercial style; six resources as Minimal Commercial (Early-Mid 20th Century); five resources as Modern; three as Italianate; three as Late 19th & 20th Century Classical Revival; one as Richardsonian Romanesque; one as Prairie Style; and one as Streamlined/Art Moderne. The remaining nine Downtown resources are either contemporary or do not have an applicable style, such as the brick streets.

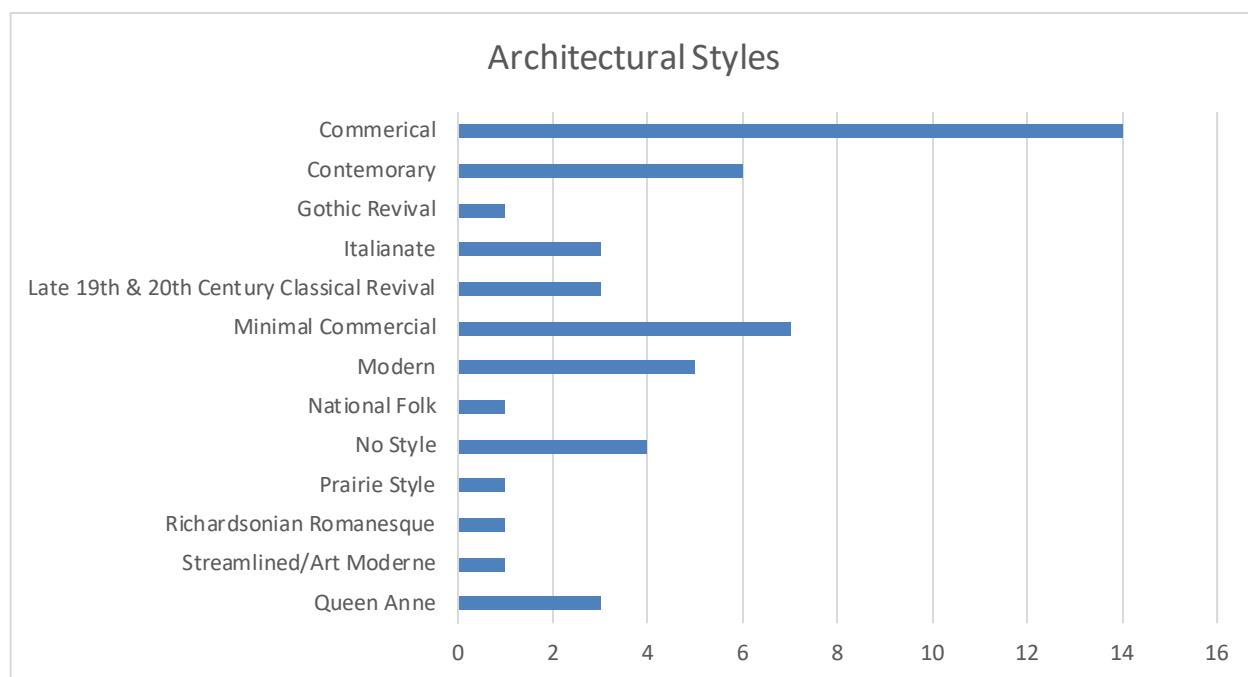
The diverse architectural styles within the survey area adds to the character of downtown Baldwin City. Through the various styles, residents and visitors, alike, can see the town was built throughout different time periods. Additionally, the styles reflect the values and resources

available during their respective time periods. For instance, the Richardsonian Revival style building, the Hobbs Mercantile at 711 High Street, and the three Italianate style buildings were constructed during the late 19th century and early 20th century. These two styles could easily be adapted to be as ornamental as the building owner preferred, and “the development of cast iron and pressed metal technology in the mid-19th century permitted the economical mass production of decorative features that few merchants could have afforded in carved stone.”³⁴

The five resources classified as Modern or Mid-Century Modern reflect the change in values and goals that took place from the early 20th century to the mid-20th century. Modern architecture was characterized by a straight-forward, utilitarian elegance created by honest expression of structure and materials. Among the architectural qualities were open, functional plans, lack of ornament, and the use of modern materials such as steel columns or prefabricated steel structures and aluminum storefronts. The United States Post Office at High Street and the Palmyra Lodge building near High Street are both excellent examples of the Mid-Century Modern architecture in Baldwin City.

Of the three Baker University Resources, the Baker Physical Plant (Power Plant) is classified as Minimal Commercial (Early-Mid-20th Century) and the Baker Maintenance Building is classified as Industrial. The John Laury Family Tennis Courts are the third Baker University Resource and do not fall under an architectural style category.

The Methodist Episcopal Church is another architecturally significant resources within the survey area. The Gothic Revival style church was designed by Felt, Durham Kriehn Architects from Kansas City, Missouri, and the building was constructed in 1931 and completed in 1932. Among the significant Gothic Revival elements are the pointed arched, stained-glass windows on the sanctuary, the buttress ornamentation on the gabled ends, and the three-story tall bell tower.



³⁴ Poppeliers, John C, and Chambers, Allen Jr. What Style Is It: A Guide to American Architecture. John Wiley & Sons, Inc, 2003, p. 61.

RESOURCE CONDITIONS & HISTORIC INTEGRITY

Buildings and resources in the survey are in various conditions from fair to excellent, and their historic integrity, or the potential for historic listing, is affected by their condition. This portion of the report will not attempt to enumerate the physical condition of resources but will point out important factors affecting their condition and historic integrity.

Applied Facades

Several of the commercial downtown historic resources have applied facades over their historic masonry facades, including the Baldwin State Bank at 721 High Street, the Baldwin State Bank building at 717 High Street, the Gem Theater building at 715 8th Street, and Selzer Jewelry building at 709 8th Street. These applied facades, whether stucco, metal panel, or some other material, conceal the historic façade and render the buildings ineligible for historic listing. In the case of the Baldwin State Bank building at 721 High Street, the stucco panels were installed in 1976. They were installed on a separate steel structure which is attached to the masonry façade and would be relatively easy to remove. If these panels were removed and the original brick façade was rehabilitated, the Baldwin State Bank building may be eligible as contributing to a downtown historic district. The Selzer Jewelry building could also be rehabilitated to be considered eligible for the district; similarly, to the Baldwin State Bank building, if the masonry is still intact underneath the pressed tin panels, the panels could be removed and the brick rehabilitated. In the case of the Gem Theater, it is believed that a majority of the primary façade has been altered and then covered with metal panels; it would need extensive work to be considered contributing to a historic district.

Missing or Altered Storefronts

According to the National Park Service:

*“The storefront is generally the most prominent and important feature in defining the character of a historical building. The design of a historic storefront varies depending on the period, size, and scale of the building, but it is usually composed of large glass display windows with transoms and a bulkhead or kick panel below. The entrance may be flush with the storefront, or recessed; it may consist of a single door or a pair of doors, centered or on one side, or it may have multiple entrances in buildings with more than one retail establishment, or with apartments or offices on the upper floors. Historic storefronts are composed of a variety of materials and, although not necessarily an integral part of the building, awnings are often an important element. Because it is so important to a merchant’s livelihood that merchandise and the commercial establishment itself appear up-to-date to attract customers, storefronts are likely to have undergone more frequent remodeling over the years than some other kinds of historic buildings.”*³⁵

In downtown Baldwin City, most of the historic storefronts have been replaced either within the last couple of years, or some buildings have 1950s-1970s replacement storefronts. Typically, the replaced storefronts in Baldwin City are consistent with the size and scale of the building, such as the replaced storefront at the Schnebly and Son building at 723 8th Street. While none of the buildings in the survey area were deemed ineligible due to their altered storefronts, this is

³⁵ “Interpreting the Secretary of the Interior’s Standards for Rehabilitation: Repair/Replacement of Missing or Altered Storefronts (ITS 13)”, National Park Service, National Center for Cultural Resources, Technical Preservation Services, September, 2000.

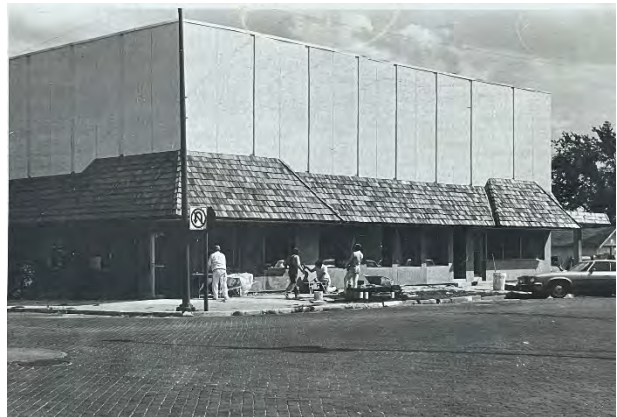
an important element of the building to consider as building owners continue to renovate and adapt their buildings for modern uses.

Awnings

In the late 1970s and early 1980s, several businesses in the downtown installed wood awnings on the front of their buildings as a method to improve their storefronts. Two of the buildings with awnings from this time period include the Driggs building at 713 8th Street and the Baldwin State Bank at 721 High Street. At the Driggs Building, the added awning has covered the transoms above the storefront; to restore historic integrity, it would be ideal to remove the awning to re-expose the historic transoms.



Baldwin State Bank (c. 1960) before the stucco façade and wood shingle awning were added.

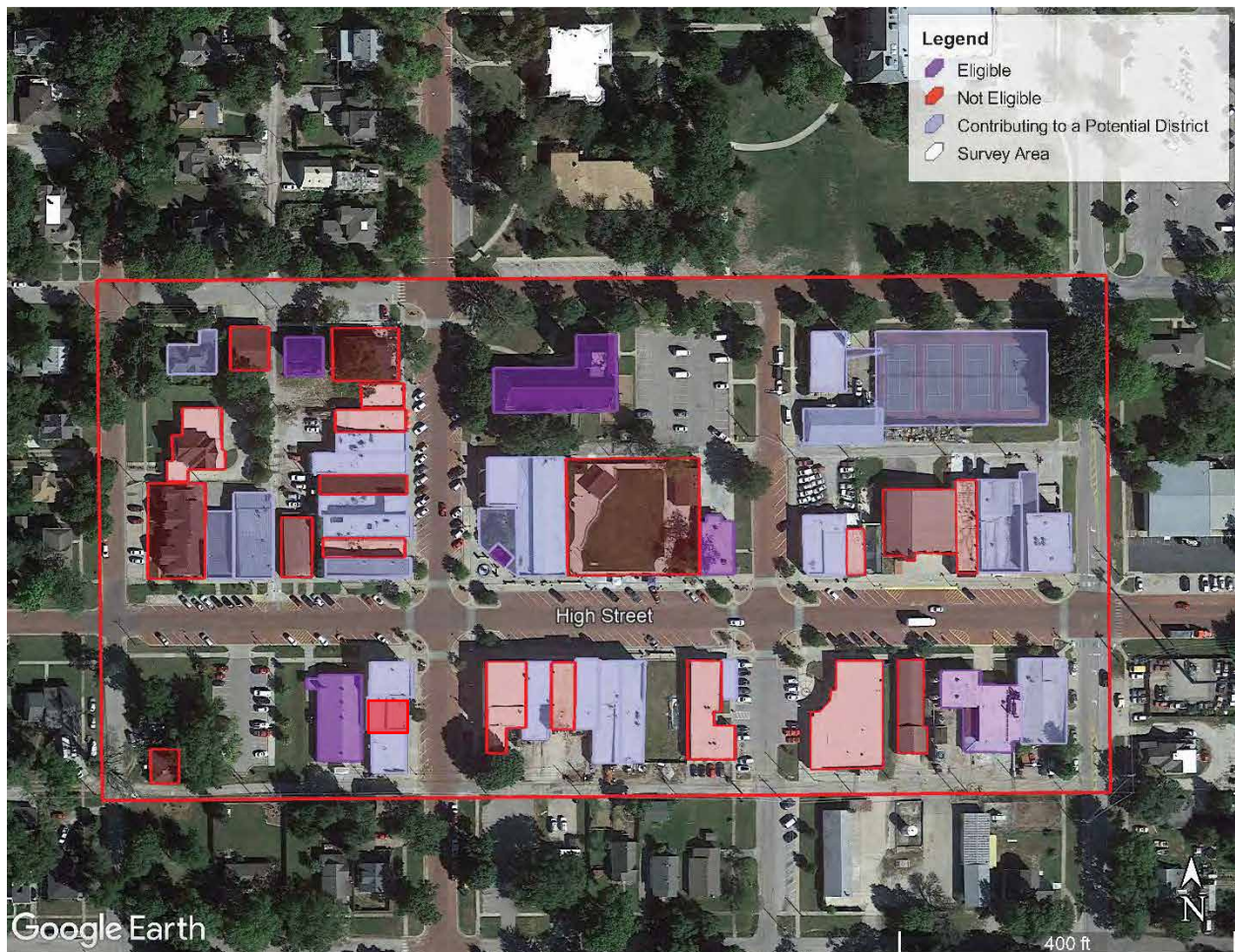


Baldwin State Bank (c. 1978) after the stucco façade and wood shingle awning were added.

POTENTIAL HISTORIC LISTING ANALYSIS

As part of the survey work the potential for historic listing of buildings and resources is evaluated based on additional information gained through field work and research. In this particular instance the evaluation assembles the buildings and resources into four distinct groups: Downtown Resources, Baker University Resources, Religious Resource, and Domestic Resources. Based on this evaluation, and in the opinion of the survey consultant, 66.82% of the properties are eligible to be listed either individually or as part of a potential historic district.

Type of Potential Listing	Surveyed	Eligible Individually	Eligible as Part of District	% Eligible
Downtown Resources	43	4	26	60.47%
Baker University Resources	3	0	3	100.00%
Religious Resource	1	1	0	100.00%
Domestic Resources	5	1	2	40.00%
	52			66.82%



This map shows buildings potentially eligible as contributing to a district in light purple, and buildings that are eligible for individual listing in dark purple. Buildings that are not eligible for historic listing are shown in red. This Survey Report will expand on the historic resources of downtown Baldwin City and illustrate a potential Historic District for the downtown.

POTENTIAL HISTORIC LISTING - INDIVIDUAL RESOURCES

Six properties were surveyed and identified as potentially eligible for individual historic listing. Four of these resources include Downtown Resources, which could also be potentially eligible in a district listing. These include: the Palmyra Lodge building at 807 High Street; the Kansas-Texas Petroleum Filling Station at 726 High Street; the United States Post Office building at 702 High Street; and the Baldwin City Municipal Electric Plant at 605 High Street. The Methodist Episcopal Church (United Methodist Church) could also be potentially eligible for individual listing. The last resource that could be potentially eligible for individual listing is the Queen Anne style house at 807 Grove Street. The four Downtown Resources are pictured below.

807 High Street



Palmyra Lodge #23 AF & AM

726 High Street



Kansas-Texas Petroleum Co. Filling Station

702 High Street



McClure Building – United States Post Office

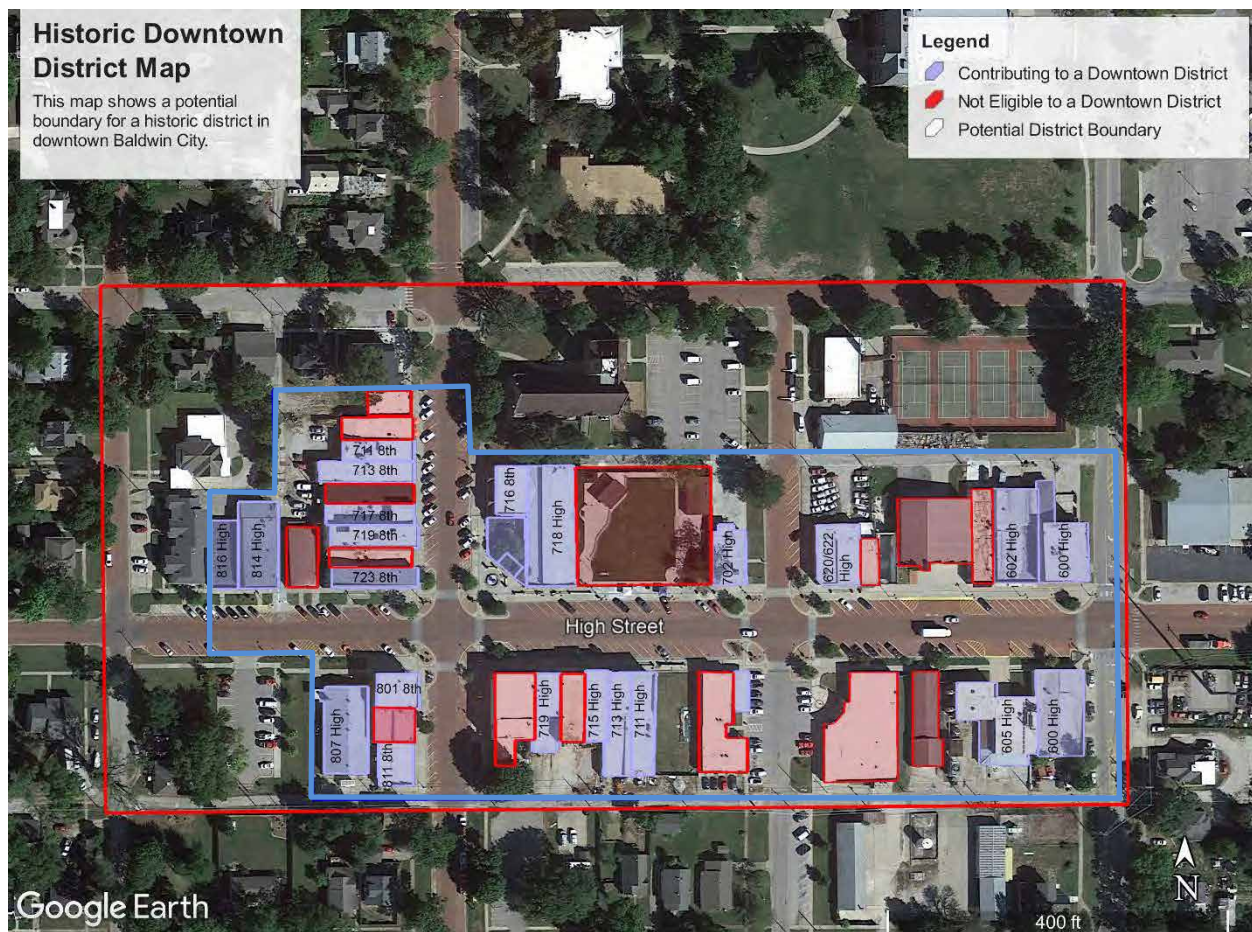
605 High Street



Baldwin City Municipal Electric Plant

POTENTIAL HISTORIC LISTING – HISTORIC DOWNTOWN DISTRICT

The survey found that 26 resources (out of 41) retain enough historic integrity to be considered contributing to a Historic Downtown District with a period of significance starting at 1870 and ending at 1965. The proposed boundary for the district would be generally bounded by: 6th street to the East; the alley south of High Street, to the south; 9th Street to the west, and Grove, 8th, and the alley north of High, to the north; it is shown in blue on the Historic Downtown District Map. The United Methodist Church is not included in the district; it is recommended that the church be listed individually. The following table lists each resource within the identified historic downtown district and whether it would be contributing.



Address	Historic Name	KHRI #	Date	Historic District?
600 High St.	Palmyra Masonic Lodge	045-0340-00086	1864	Contributing
601 High St.	Skelly Service Station	045-0340-00085	1929	Contributing
605 High St.	Baldwin Municipal Electric Plant	045-0340-00087	1907	Contributing
606 High St.	Minnis Garage	045-0340-00088	c. 1927	Contributing
608 High St.	Commercial Building	045-7498	c. 1929	Non-Contributing
610 High St.	Baldwin City Fire Department	045-7499	1998	Non-Contributing
620-622 High St.	Shults Grocery Store	045-0340-00009	1900	Contributing

Address	Historic Name	KHRI #	Date	Historic District?
701 High St.	Whitney's Hair Salon	045-7500	c.1950	Contributing
702 High St.	McClure Building	045-7504	1960	Contributing
703 High St.	Stephen's Real Estate	045-7505	1998	Non-Contributing
711 High St.	Hobbs Mercantile Co.	045-0340-00094	1905	Contributing
713 High St.	Osborn Block	045-0340-00095	1900	Contributing
715 High St.	Kiefer Block	045-0340-00096	1886	Contributing
717 High St.	"Old Baldwin State Bank"	045-0340-00097	c. 1886	Non-Contributing
718 High St.	Ives-Hartley Lumber Co.	045-0340-00098	1914	Contributing
719 High St.	Hitchcock & Griffin Building	045-0340-00099	c. 1910	Contributing
721 High St.	Baldwin State Bank	045-0340-00100	1906	Non-Contributing
726 High St.	Kansas-Texas Petroleum Co. Filling Station	045-0340-00101	1920	Contributing
726 High St.	Baldwin City Community Fountain	045-7508	2007	Non-Contributing
726 High St.	Tom Swan Park	045-7509	1916	Contributing
807 High St.	Palmyra Lodge #23 AF & AM	045-7513	1959	Contributing
810 High St.	Dr. Pendleton's Office	045-7516	c. 1960	Non-Contributing
814 High St.	Stewart's Livery Barn	045-0340-00103	1904	Contributing
816 High St.	Carter Building	045-0340-00105		Contributing
820 High St.	Skyview Apartments	045-7519	1993	Non-Contributing
000 High St.	Sullivan Square	045-7496	2020	Non-Contributing
000 High St.	Baldwin City Downtown Brick Streets	045-7497	1925	Contributing
705-707 8 th St.	Commercial Building	045-7506	c. 1950	Non-Contributing
709 8 th St.	Selzer Jewelry	045-0340-00043	1927	Non-Contributing
711 8 th St.	Baldwin Meat Market	045-0340-00044	1918	Contributing
713 8 th St.	Driggs Building	045-0340-00045	1915	Contributing
715 8 th St.	Gem Theater	045-0340-00046	1915	Non-Contributing
716 8 th St.	Commercial Building	045-0340-00042	c. 1924	Contributing
717 8 th St.	Morgan Bookstore	045-0340-00047	c. 1905	Contributing
719 8 th St.	Old Baldwin City Post Office	045-0340-00048	c. 1893	Contributing
721 8 th St.	Schnebly Drug Store	045-0340-00049	1889	Non-Contributing
723 8 th St.	Schnebly & Son	045-0340-00050	1889	Contributing
801 8 th St.	People's State Bank	045-0340-00102	1910	Contributing
803 8 th St.	Baldwin City Library	045-7511	1962	Non-Contributing
811 8 th St.	Leo Smith's Appliance Store	045-7512	1946	Contributing
800 7 th St.	Baldwin City Public Library	045-7510	1992	Non-Contributing

RECOMMENDATIONS

Historic Listing of Downtown Baldwin City District

It is recommended that a downtown historic district be established in Baldwin City, Kansas. Twenty-six of the forty-one surveyed buildings in the recommended district boundary may be eligible as contributing to a downtown district. Downtown property owners could benefit from ongoing education efforts in cooperation with the **Kansas Main Street Program** and guidance from the Kansas State Historic Preservation office. This would encourage and direct improvements and rehabilitation efforts on contributing and non-contributing buildings. Several buildings could be rehabilitated to possibly move the buildings to contributing status. A historic district would allow the contributing buildings to apply for 40% State and 20% Federal tax credits for projects costing more than \$5,000. Grants are also possible either through the KSHS and other grant programs. Noted by the survey team were several buildings where the upper windows have been covered by awnings or boarded over. Some cities have developed guidelines to help with this process and assist the owners in understanding key components of their building.

Increase support for the Baldwin City Main Street & Façade Grant Programs

Baldwin City is already a member of the **Kansas Main Street Program** through the Kansas Dept. of Commerce. This self-help program provides technical assistance to target revitalization and preservation of downtown districts through the development of a comprehensive strategy. Baldwin City also participates in the **Façade Grant Program** which is primarily for business owners to make improvements to their building. The City of Baldwin City will match up to \$5,000 worth of improvements. Given the amount of assistance and financial incentives available, business owners should take full advantage of these opportunities.

Additionally, the survey consultants recommend using the historic information in the report to create a story map of downtown Baldwin City. Story maps promote economic development through the businesses in downtown Baldwin City and provide opportunities to highlight local history including untold stories. Other cities, such as St. Charles, Missouri have created a story map of their historic downtown; their story map can be found at the link below:

<https://storymaps.arcgis.com/stories/ef8dfd89425c46349ead22cd80213320>

Historic Listing for the United Methodist Church

The survey consultants recommend the United Methodist Church in Baldwin City apply for an individual National Register Nomination. The church would be eligible on its own and could possibly be listed in 6-9 months. Establishing a downtown historic district or a Baker University historic district will likely take longer. While the church is located next to downtown, it is not a commercial building; it would be more appropriate for this structure to be individually listed.



Survey(s) of the surrounding historic neighborhoods in Baldwin City

The survey consultants recommend survey(s) of the surrounding neighborhoods in Baldwin City. The rural area of Palmyra Township was surveyed in 2016, but the neighborhoods were not included. Survey(s) would identify possible districts or individual listings whereby homeowners could work on their properties and utilize rural 40% Kansas Preservation Tax Credits and apply for Douglas County HCC grants, KSHS HPF, HTF grants and Kansas Rural Preservation grants.

Survey of Baker University

The survey consultants recommend Baker University conduct a separate survey and consider establishing a historic district; building rehabilitation would make them eligible for grants and the 40% Kansas Preservation Tax Credit Program on non-grant expenditures. As an example, Kansas University established two historic districts on its campus in 2012. This enables them to take advantage of the Kansas Preservation Tax Credit program; they are eligible for 30% since Lawrence is not a rural area.



Photo accessed from
<https://www.bakeru.edu/registrar/>

It has been a pleasure working on this survey; we hope the outcome proves to be of great use to the Douglas County Heritage Conservation Council, downtown property owners in the survey area and the City of Baldwin City. On behalf of the survey team, thank you for this opportunity to add to the cultural heritage of Douglas County, Kansas.

Stan Hernly, AIA
Hernly Associates, Inc.
Survey Team Coordinator

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Photographs

Baldwin City, Douglas County, Kansas. Various photos. Taken by Stan Hernly, Megan Bruey, & Jan Shupert-Arick.

LIST OF RESOURCES BY STREET & ADDRESS

KHRI	Address			Historic Name	Alt Name	NR Eligible
045-7501	702	6 th	St.	Physical Plant Building		Contributing
045-7502	702	6 th	St.		Baker Maintenance Shop	Contributing
045-7503	702	6 th	St.	John Laury Family Tennis Courts		Contributing
045-7510	800	7 th	St.	Baldwin City Library		Non-Contributing
045-0340-00070	703	8 th	St.	Counts, Mary A., House		Non-Contributing
045-0340-00041	704	8 th	St.	Methodist Episcopal Church		Yes
045-7506	705 707	8 th	St.		Commercial Building	Non-Contributing
045-0340-00043	709	8 th	St.		Selzer Jewelry	Non-Contributing
045-0340-00044	711	8 th	St.	Baldwin Meat Market		Contributing
045-0340-00045	713	8 th	St.	Driggs Building	Baldwin Steam Bakery & Candy Kitchen	Contributing
045-0340-00046	715	8 th	St.	Gem Theater		Non-Contributing
045-0340-00042	716	8 th	St.		Commercial Building	Contributing
045-0340-00047	717	8 th	St.	Morgan Bookstore		Contributing
045-0340-00048	719	8 th	St.	Old Baldwin City Post Office		Contributing
045-0340-00049	721	8 th	St.	Schnebly Drug Store		Non-Contributing
045-0340-00050	723	8 th	St.	Schnebly & Son		Contributing
045-0340-00102	801	8 th	St.	People's State Bank	Baldwin City Hall	Contributing
045-7511	803	8 th	St.	Baldwin City Library		Non-Contributing
045-7512	811	8 th	St.	Leo Smith's Appliance Store	Baldwin Floral	Contributing
045-7507	712	9 th	St.		Lamb-Roberts Funeral Home	Non-Contributing
045-7515	810	9 th	St.		Residence	Non-Contributing
045-7514	807	Grove	St.		Residence	Yes
045-7517	811	Grove	St.		PK Therapy	Non-Contributing
045-7518	819	Grove	St.		Residence	Contributing
045-7497		High	St.	Baldwin City Downtown Brick Streets		Contributing
045-7496		High	St.	Sullivan Square	Lotatorium	Non-Contributing
045-0340-00086	600	High	St.	Palmyra Masonic Lodge	Palmyra Lofts	Contributing
045-0340-00085	601	High	St.	Skelly Service Station	Bruce Auto.	Contributing
045-0340-00087	605	High	St.	Baldwin City Municipal Electric Plant		Contributing
045-0340-00088	606	High	St.	Minnis Garage	Vaughncraft	Contributing

045-7498	608	High	St.		Commercial Building	Non-Contributing
045-7499	610	High	St.	Baldwin City Fire Department		Non-Contributing
045-0340-00090	618	High	St.	Bon Ton Bakery		Non-Contributing
045-0340-00009	620 622	High	St.	Shult's Grocery Store	Weaver's Racket	Contributing
045-7500	701	High	St.	Whitney's Hair Salon		Contributing
045-7504	702	High	St.	McClure Building	U.S. Post Office	Contributing
045-7505	703	High	St.	Stephen's Real Estate	Baldwin City Rec	Non-Contributing
045-0340-00094	711	High	St.	Hobbs Mercantile Co.		Contributing
045-0340-00095	713	High	St.	Osborn Block		Contributing
045-0340-00096	715	High	St.	Kiefer Block	W.H. Beatty Mercantile	Contributing
045-0340-00097	717	High	St.	Baldwin State Bank		Non-Contributing
045-0340-00098	718	High	St.	Ives-Hartley Lumber Co.	Lumberyard Arts Center	Contributing
045-0340-00099	719	High	St.	Hitchcock & Griffin Building		Contributing
045-0340-00100	721	High	St.	Baldwin State Bank		Potentially
045-0340-00101	726	High	St.	Kansas-Texas Petroleum Company Filling Station		Contributing
045-7508	726	High	St.	Baldwin City Community Fountain		Non-Contributing
045-7509	726	High	St.	Tom Swan Park		Contributing
045-7513	807	High	St.	Palmyra Lodge #23 AF & AM		Contributing
045-7516	810	High	St.	Dr. Pendleton's Office		Non-Contributing
045-0340-00103	814	High	St.	Stewart's Livery Barn		Contributing
045-0340-00105	816	High	St.	Carter Building		Contributing
045-7519	820	High	St.	Skyview Apartments		Non-Contributing

LIST OF RESOURCES BY KHRI NUMBER

KHRI	Address			Historic Name	Alt Name	NR Eligible
045-0340-00009	620 622	High	St.	Shult's Grocery Store	Weaver's Racket	Contributing
045-0340-00041	704	8 th	St.	Methodist Episcopal Church		Yes
045-0340-00042	716	8 th	St.		Commercial Building	Contributing
045-0340-00043	709	8 th	St.		Selzer Jewelry	Non-Contributing
045-0340-00044	711	8 th	St.	Baldwin Meat Market		Contributing
045-0340-00045	713	8 th	St.	Driggs Building	Baldwin Steam Bakery & Candy Kitchen	Contributing
045-0340-00046	715	8 th	St.	Gem Theater		Non-Contributing
045-0340-00047	717	8 th	St.	Morgan Bookstore		Contributing
045-0340-00048	719	8 th	St.	Old Baldwin City Post Office		Contributing
045-0340-00049	721	8 th	St.	Schnebly Drug Store		Non-Contributing
045-0340-00050	723	8 th	St.	Schnebly & Son		Contributing
045-0340-00070	703	8 th	St.	Counts, Mary A., House		Non-Contributing
045-0340-00085	601	High	St.	Skelly Service Station	Bruce Auto.	Contributing
045-0340-00086	600	High	St.	Palmyra Masonic Lodge	Palmyra Lofts	Contributing
045-0340-00087	605	High	St.	Baldwin City Municipal Electric Plant		Contributing
045-0340-00088	606	High	St.	Minnis Garage	Vaughncraft	Contributing
045-0340-00090	618	High	St.	Bon Ton Bakery		Non-Contributing
045-0340-00094	711	High	St.	Hobbs Mercantile Co.		Contributing
045-0340-00095	713	High	St.	Osborn Block		Contributing
045-0340-00096	715	High	St.	Kiefer Block	W.H. Beatty Mercantile	Contributing
045-0340-00097	717	High	St.	Baldwin State Bank		Non-Contributing
045-0340-00098	718	High	St.	Ives-Hartley Lumber Co.	Lumberyard Arts Center	Contributing
045-0340-00099	719	High	St.	Hitchcock & Griffin Building		Contributing
045-0340-00100	721	High	St.	Baldwin State Bank		Potentially
045-0340-00101	726	High	St.	Kansas-Texas Petroleum Company Filling Station		Contributing
045-0340-00102	801	8 th	St.	People's State Bank	Baldwin City Hall	Contributing
045-0340-00103	814	High	St.	Stewart's Livery Barn		Contributing
045-0340-00105	816	High	St.	Carter Building		Contributing
045-7496		High	St.	Sullivan Square	Lotatorium	Non-Contributing
045-7497		High	St.	Baldwin City Downtown Brick Streets		Contributing
045-7498	608	High	St.		Commercial Building	Non-Contributing

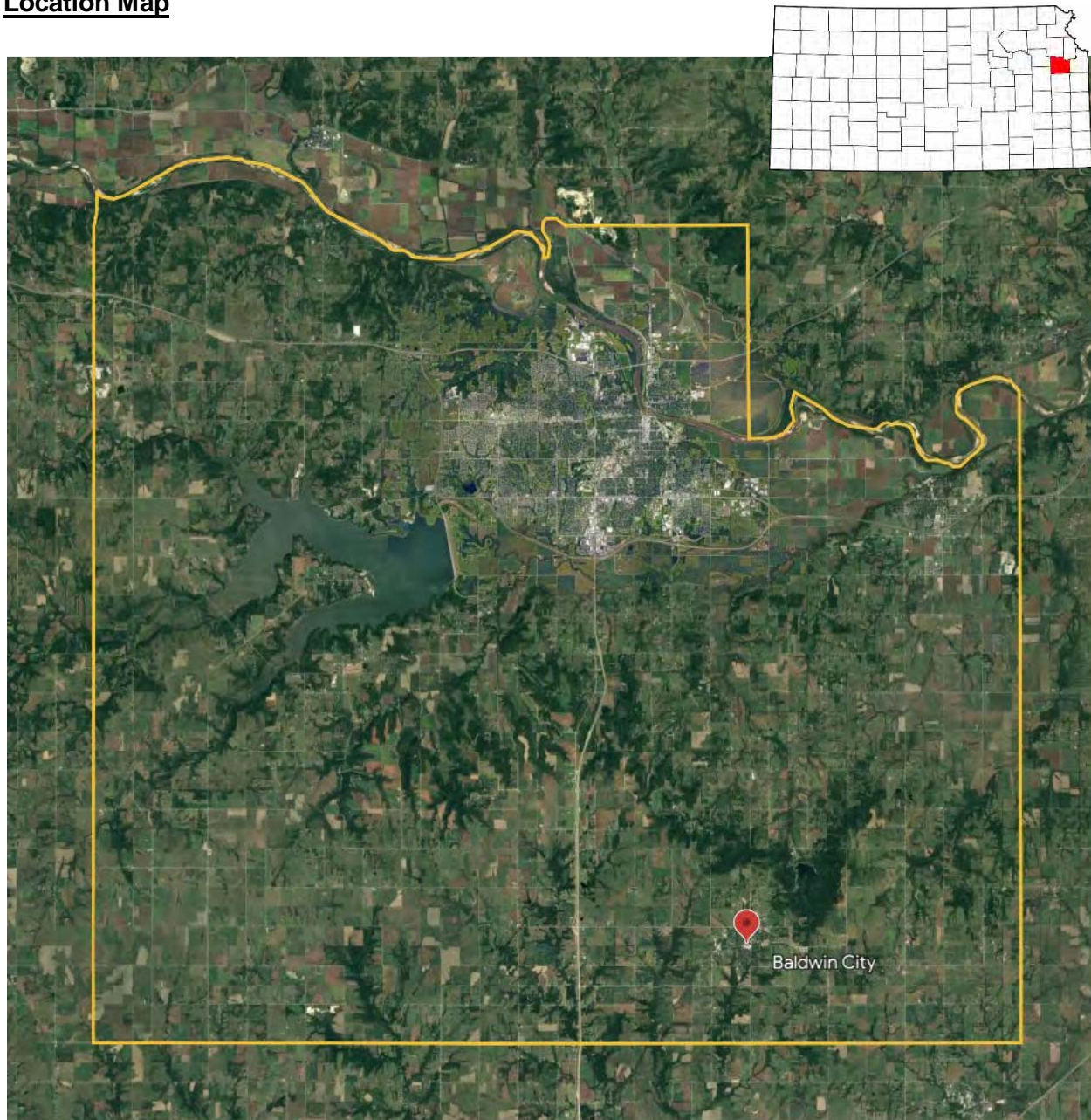
045-7499	610	High	St.	Baldwin City Fire Department		Non-Contributing
045-7500	701	High	St.	Whitney's Hair Salon		Contributing
045-7501	702	6 th	St.	Physical Plant Building		Contributing
045-7502	702	6 th	St.		Baker Maintenance Shop	Contributing
045-7503	702	6 th	St.	John Laury Family Tennis Courts		Contributing
045-7504	702	High	St.	McClure Building	U.S. Post Office	Contributing
045-7505	703	High	St.	Stephen's Real Estate	Baldwin City Rec	Non-Contributing
045-7506	705 707	8 th	St.		Commercial Building	Non-Contributing
045-7507	712	9 th	St.		Lamb-Roberts Funeral Home	Non-Contributing
045-7508	726	High	St.	Baldwin City Community Fountain		Non-Contributing
045-7509	726	High	St.	Tom Swan Park		Contributing
045-7510	800	7 th	St.	Baldwin City Library		Non-Contributing
045-7511	803	8 th	St.	Baldwin City Library		Non-Contributing
045-7512	811	8 th	St.	Leo Smith's Appliance Store	Baldwin Floral	Contributing
045-7513	807	High	St.	Palmyra Lodge #23 AF & AM		Contributing
045-7514	807	Grove	St.		Residence	Yes
045-7515	810	9 th	St.		Residence	Non-Contributing
045-7516	810	High	St.	Dr. Pendleton's Office		Non-Contributing
045-7517	811	Grove	St.		PK Therapy	Non-Contributing
045-7518	819	Grove	St.		Residence	Contributing
045-7519	820	High	St.	Skyview Apartments		Non-Contributing

**Intensive Survey of Baldwin City, Business & Arts District
Douglas County, Kansas
APPENDIX A**

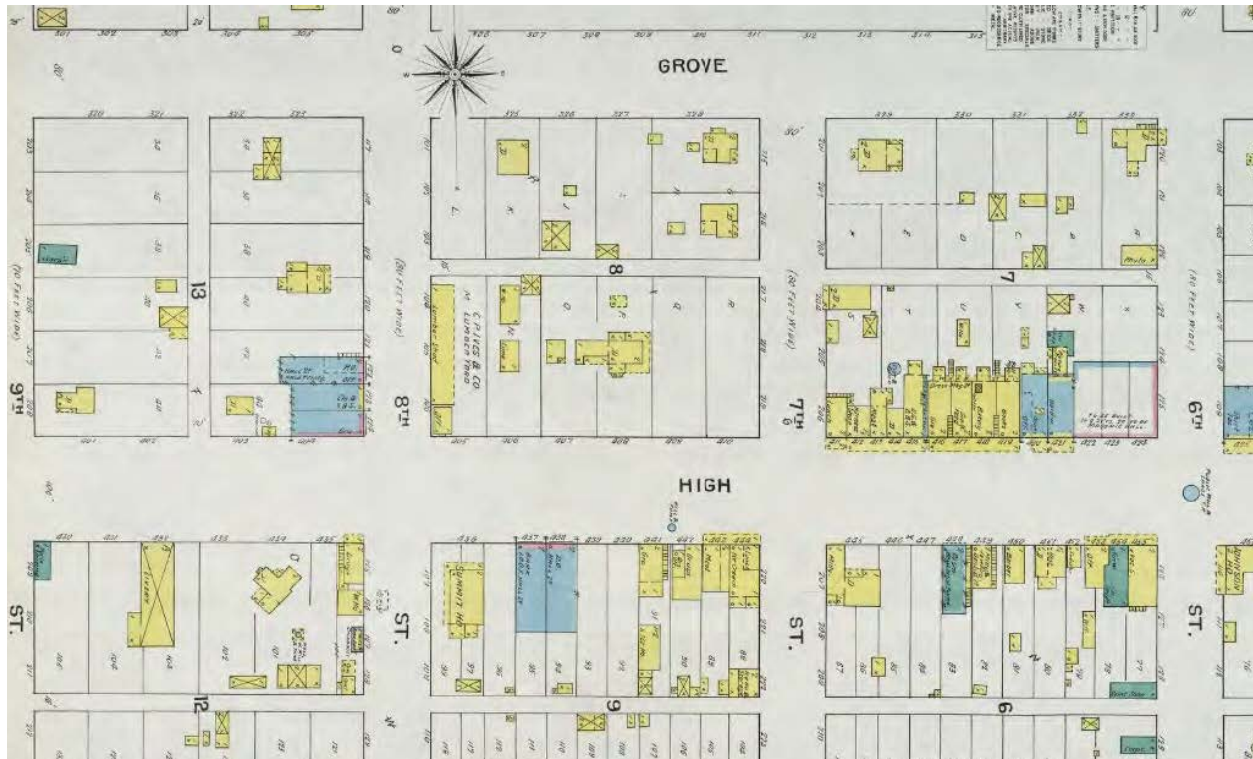
April 2023

Appendix A consists of six maps, including a Location Map of Baldwin and several Sanborn Fire Insurance Maps of downtown Baldwin City, cropped to show the survey area. The first map was generated using satellite imagery from Google Earth software. The Sanborn Maps from 1893, 1899, 1905, and 1912 were accessed through the Digital Collections with KU Library, and the 1927 Sanborn Maps was accessed through the Baldwin City Public Library.

Location Map



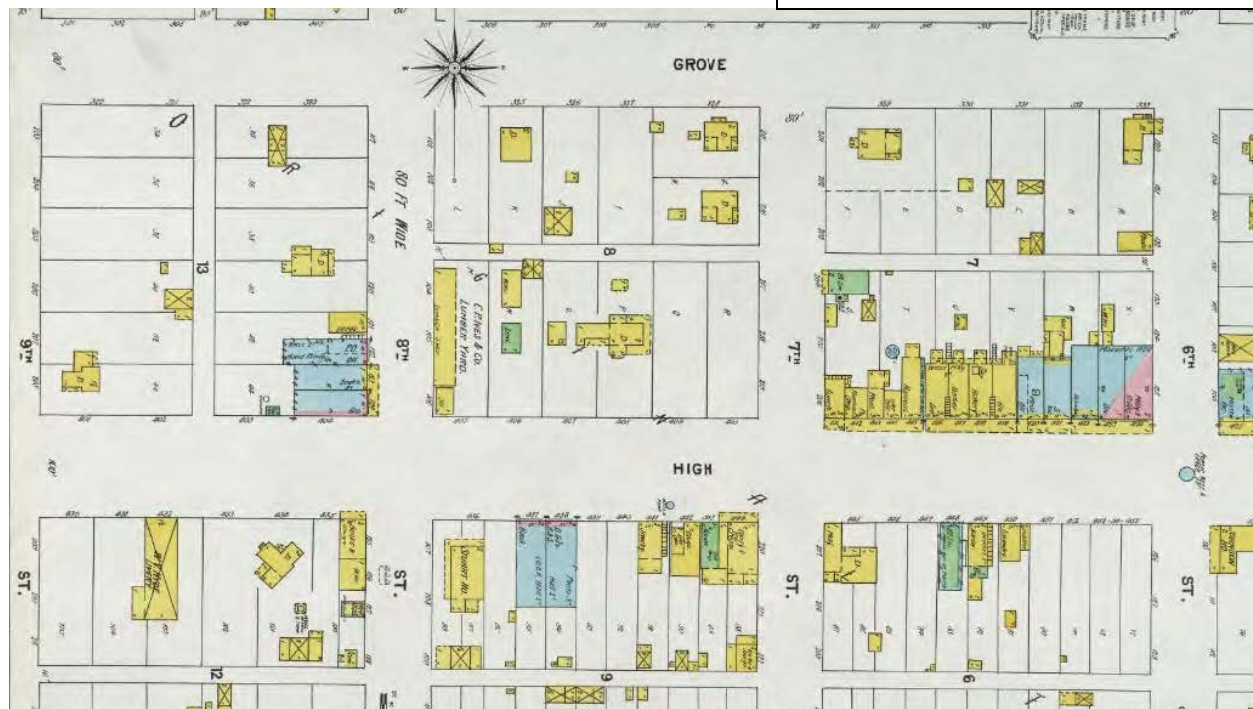
1893 Sanborn Map



Color Represents Material

Yellow: Frame
Blue: Stone
Pink: Brick
Green: Specials

1899 Sanborn Map



1905 Sanborn Map



Color Represents Material

Yellow: Frame

Blue: Stone

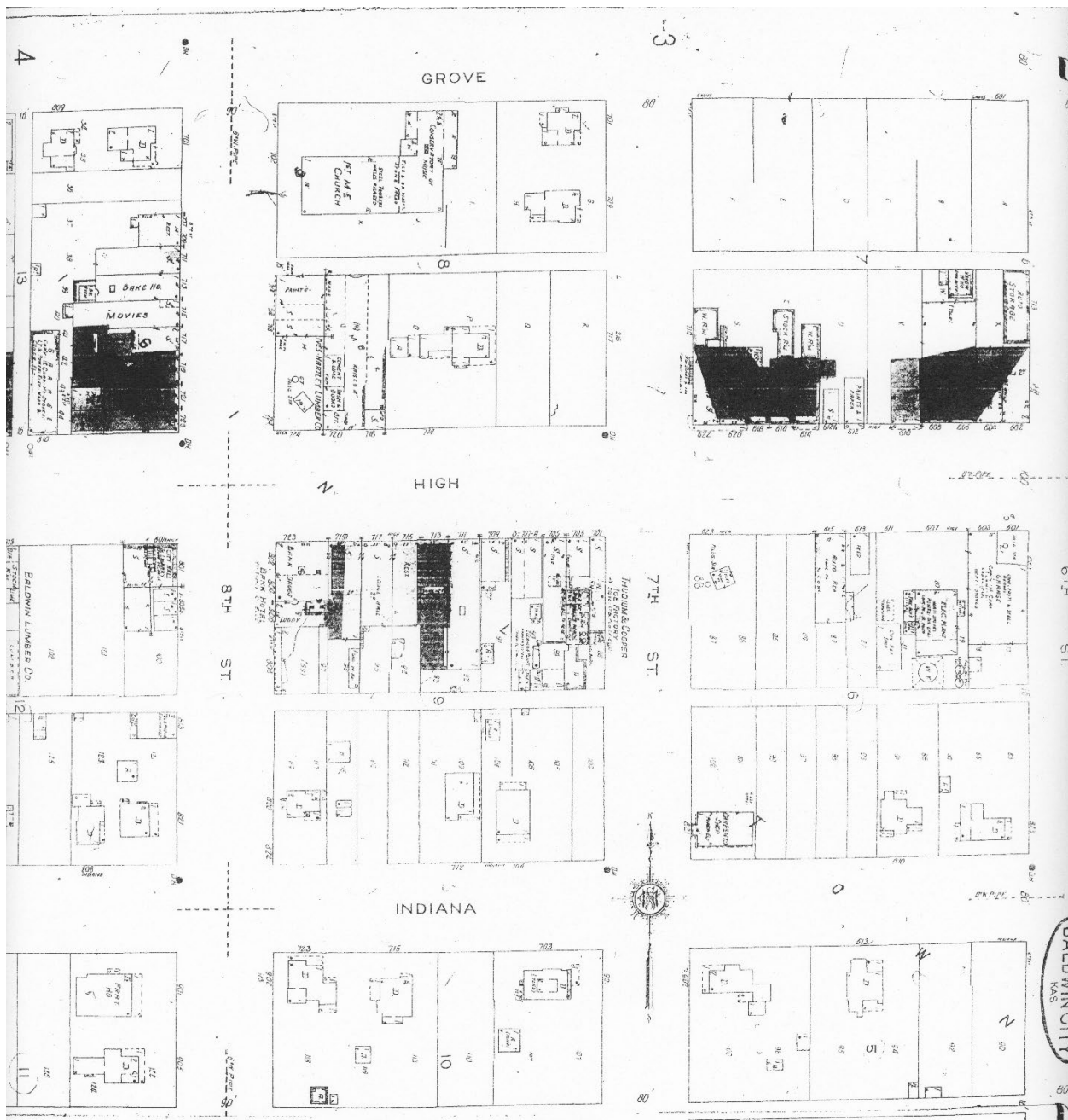
Pink: Brick

Green: Specials

1912 Sanborn Map



1927 Sanborn Map (original map not available)



**Intensive Survey of Baldwin City, Business & Arts District
Douglas County, Kansas
APPENDIX B**

April 2023

Appendix B consists of timeline and historic photographs of downtown Baldwin City.

TIMELINE

1855-1858 The town of Palmyra was settled along the Santa Fe Trail to serve travelers (north of Highway 56). According to Baldwin City's Historic Sites by Loren K. Litteer:

"The town probably got its name from an ancient Syrian city built around a desert oasis on an important trade route between the Roman and Persian empires. Palmyra, Kansas Territory, served the same purpose on the Santa Fe Trail. In 1858 the town company purchased the section of land adjoining the town site on the south and donated it to the Kansas Education Association of the Methodist Church as an endowment for the establishment of a college. By 1863 Baldwin City had developed around the new college, and Palmyra died away as the businesses migrated to the new town."



*Map of Palmyra and Baldwin City, William Connelly Douglas County Atlas,
1854-1860*

1867 In 1867, Baldwin City had a population of about 320 people. Among the businesses in Baldwin City were the following trades and professions: four

physicians, four grocers, three general stores, a blacksmith, a cobbler, a lawyer, and a saddler.¹

- 1870** Baldwin City was incorporated on September 22, 1870.
- 1884** In 1884, a newspaper article described the town of Baldwin City since the first of June. According to the article, there were 25 new houses and six houses under construction. In the downtown, two large stone and brick buildings, including the Kiefer block at 715 High Street, were completed and two other businesses had been expanded.²
- 1893** On November 18th, a fire broke out near the corner of High and 6th Street. It was the largest fire that had taken place in Baldwin up until this point. As a result of the fire, five business houses burned down.³
- 1888** The Schebly & Son and Schnebly Drugstore building were both built in 1888; the second story was added to the building at 723 8th Street in 1900.⁴
- 1899** On the morning of November 27th, "Baldwin suffered the severest [*sic*] fire in its history." The fire originated from the Apple Grocery, and it destroyed nine wood-frame buildings in the downtown district.⁵
- In December of 1899, the Lawrence Daily Gazette described Baldwin as "a beautiful town" with a population of about 1,300 people. Among the businesses in Baldwin City were the following trades and professions: four grocers, four pharmacies, four physicians, two butchers, two confectionary stores, two general stores, two hotels, one bank, one blacksmith, one jeweler, and one furniture retailer.⁶
- 1900** Albert Wright, a black stonemason, began work on two new store buildings, one of which is the building located at 620 High Street, owned by Wright.⁷ In 1906, this building would house Weaver's Racket and the Owl Cafe.⁸ (Weaver's Racket is pictured on the next page.)

¹ North Missouri and eastern Kansas business directory, for -8. Quincy, Ill., S. B. Wyckoff, 1867. Pdf. <https://www.loc.gov/item/10003182/>.

² "Baldwin Since the First of June," accessed through the Baldwin City Public Library, Kansas Room.

³ The Baldwin Ledger, "A Disastrous Fire," November 24, 1893, p.3, accessed through newspapers.com.

⁴ The Baldwin Ledger, November 16, 1888, information provided through KHRI.

⁵ The Jeffersonian Gazette, "Baldwin's Big Fire," November 30, 1899, p.5, accessed through newspapers.com.

⁶ Lawrence Daily Gazette, "Baldwin City: A Beautiful Town. The Centre of a Rich County, and the Seat of a Prosperous College, December 4, 1899, accessed through newspapers.com.

⁷ The Baldwin Ledger, June 15, 1900, p. 3, accessed through newspapers.com.

⁸ The Baldwin Ledger, "Weaver's Racket," February 16, 1906, p.5, accessed through newspapers.com.

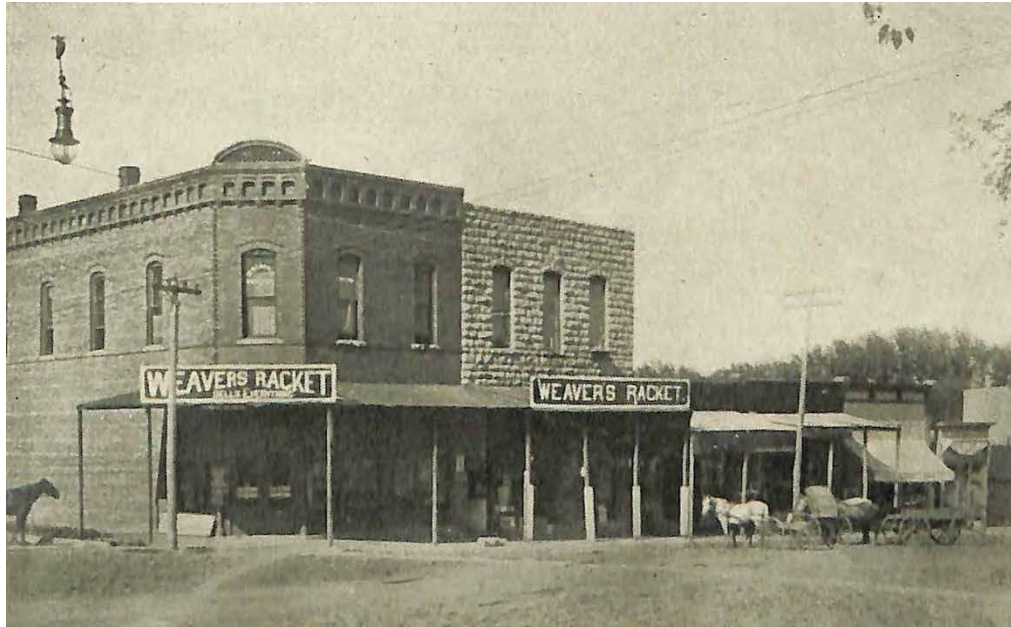


Image from 1908 Baldwin City Souvenir, accessed from Baker University Archives

- 1901** The brick Methodist Church was under construction. Stone masons went on strike because they were put to work alongside Albert Wright. Wright withdrew from work on the church.⁹



Photo of the Methodist Church, completed in 1906, accessed from the Baldwin City Public Library.

⁹ The Baldwin Ledger, June 21, 1901, p. 3, accessed through newspapers.com.

1904 The Stewart's Livery Barn at 814 High Street was constructed.¹⁰

The Morgan Bookstore was constructed in a Romanesque Revival style. The building was later altered to have more of a Classical-Revival appearance.

1905-1907 The Hobbs Mercantile Company at 711 High Street was constructed in 1905 by J.W. Spurgeon in a Romanesque-Revival style.¹¹



Photo of High Street, accessed from the Baldwin City Public Library.

Baldwin State Bank was constructed in 1906 by J.W. Spurgeon in a Romanesque-Revival style.

By 1906, the "New (brick) Methodist Church" was complete. This building was constructed in the Romanesque-Revival style by J.W. Spurgeon, who was also a member of the church.¹²

Baldwin City Municipal Power Plant was approved by the City Council in 1905, and the building was completed by 1907.¹³

1908 On September 6th, a fire broke out along 8th Street before dawn. The Post Office building was consumed in flames. The local population came to the rescue to arrest the progress of the fire, but they soon realized their efforts should turn to the saving of adjoining buildings. The Morgan Follin Book Company building

¹⁰ Treasures from the Kansas Room, "Schoolchildren, Horses, Cars, and Bowling: The Story of 814 High St.," Marta Jardon, accessed from the Baldwin City Public Library.

¹¹ Treasures from the Kansas Room, "1908 Baldwin Souvenir; "The History of the Dance Studio Building - 711 High Street," Marta Jardon, accessed from the Baldwin City Public Library.

¹² 150th Anniversary Commemoration, First United Methodist Church, "Baldwin Methodist Church Buildings.

¹³ Baldwin Republican, "City Building Located," November 24, 1905, p.1, accessed through newspapers.com.

adjoining the Post Office on the north was on fire several times but the heroic efforts of the citizens saved the building. On the south, the Schnebly's Drug Store was damaged but not lost due to the use of fire salt and other chemicals. A part of the burning wall fell on the roof of the Drug Store causing damage in one corner of the store.¹⁴

1910 A fire destroyed the Home Cafe on 8th Street.¹⁵

The People's State Bank was constructed by J.W. Spurgeon in a Classical-Revival style.



Photo of Peoples State Bank, accessed from Baldwin City Public Library.

1914 The Ives-Hartley Lumber company was constructed in 1914.¹⁶

1915 The (new) Gem Theatre on 8th Street was constructed.¹⁷

The Driggs was constructed for the Stam Bakery and Candy Kitchen.¹⁸

1916 The Tom Swan Park was first developed as a flower garden. A.L. Driggs was appointed to look after the garden due to his expertise of flowers.¹⁹

¹⁴ The Baldwin Ledger, "Was A Big Fire: Baldwin's Loss is Again Very Severe," September 7, 1908, accessed through newspapers.com; The Baldwin Ledger, "A Disastrous Fire," September 11, 1908.

¹⁵ The Baldwin Ledger, "Big Fire Tuesday," February 18, 1910, p.1, accessed through newspapers.com.

¹⁶ The Baldwin Ledger, "Big Opening Saturday," June 26, 1914, accessed through the Lumbeyard Arts Center.

¹⁷ The Baker Orange, "New Play House," October 9, 1915, accessed online at newspapers.com.

¹⁸ The Baldwin Ledger, "Held Formal Opening," October 29, 1915, p. 1, accessed through newspapers.com.

¹⁹ The Baldwin Ledger, March 17, 1916, p.3, accessed through newspapers.com.

1920 Texas-Kansas Petroleum Company Filling Station at 726 High Street was constructed in the Prairie style.²⁰



Photo of Texas-Kansas Petroleum Company, accessed from Baldwin City Public Library

1922 A traffic guide at the intersection of 8th and High was constructed in 1922 by J.W. Spurgeon as a traffic control mechanism.²¹



Photo of 8th Street, accessed from Baldwin City Public Library.

²⁰ The Baldwin Ledger, "Filling Station is Completed," July 30, 1920, p.1, accessed through newspapers.com.

²¹ The Baldwin Ledger, September 8, 1922, p.1, accessed through newspapers.com.

1925 Beginning on December 8, 1925, Jim Garfield Brown, a world champion bricklayer of the Oneida Tribe, laid the brick for Baldwin City's downtown streets. According to some sources, "Brown averaged four rows across High Street every two minutes and ten seconds, requiring eight men carrying bricks from the stacks on either side of the street to keep up with him."²²

1930-1932 On November 30, 1930, a fire completely destroyed the brick Methodist Church. A new church was constructed during the Great Depression; the cornerstone was laid on August 16, 1931. Among those who helped build the new church were football players from the Baker University football team.²³

1946 Leo Smith's Appliance Store, also known as the Baldwin Floral building, was constructed in a Minimal Commercial style.²⁴

Baker University constructed a power plant at 702 6th Street.

1959 The new Palmyra Lodge building was constructed in the Mid-Century Modern style.

1960 The Baldwin City Post Office was completed in the Mid-Century Modern style.²⁵

The Baldwin State Bank was completely remodeled on the interior, and there was some work done on the exterior.²⁶

Dr. Pendleton's Office, at 810 High Street, was constructed circa 1961 in the Mid-Century Modern style.



Photo of Post Office Dedication, accessed from the Baldwin City Public Library

²² Baldwin City Auto Tour of 20 Historic and Other Points of Interest, Based on Loren Litterer's Self-Guided Tour of Baldwin City's History Sites, 2013, Champion Publishing, Baldwin City, KS.

²³ Lawrence Daily Journal World, "Pour Foundation Walls for New Baldwin Church," June 29, 1931, p.2, accessed through newspaperarchive.com

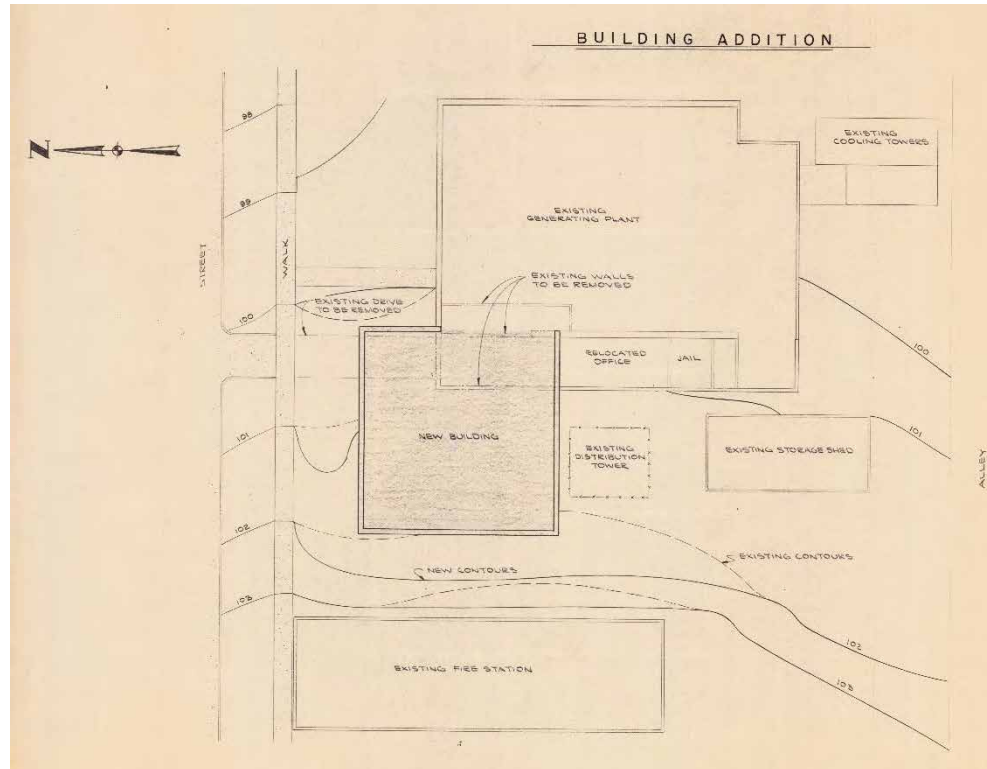
²⁴ Description of Baldwin City Buildings, Written by Loren Litterer, 1993, accessed through the Baker University Archives.

²⁵ Lawrence Daily Journal-World, "Baldwin's Schedule is Packed Saturday," April 11, 1960, p. 2, accessed through newspaperarchives.com.

²⁶ The Baldwin Ledger, "Open House Sunday Afternoon," January 14, 1960, p.1, accessed through the Baldwin City Public Library, Kansas Room.

1962 The Baldwin City Library was constructed in the Modern style.²⁷

1964 The West Addition was added to the Baldwin City Municipal Power Plant in 1964. It was designed in the Streamlined/Art Moderne style to match the existing façade.²⁸



Drawing of Power Plant Addition, accessed from Baldwin City Public Works

1977-1978 Baldwin Dry Goods added a shingle awning to the front of their building at 713 8th Street.²⁹

Baldwin State Bank added stucco panels and shingle awning to their building at 721 High Street.

1984 The Gem Theater's lobby and bathrooms were remodeled.³⁰

²⁷ Lawrence Daily Journal-World, "Dedication Service Set for 3 p.m. Saturday at New Baldwin Library," April 17, 1964, p. 8, accessed through newspaperarchives.com.

²⁸ "Two Generators," November 21, 1963, accessed through the Baker University Archives.

²⁹ TeleNews, "Baldwin Dry Goods Celebrates 45 Years Personal Service," 1977, accessed through the Baldwin City Public Library, Kansas Room.

³⁰ Lawrence Journal World, "A Gem in the Rough," November 18, 1984, Bob Pittman, accessed through the Baldwin City Public Library, Kansas Room.

**Intensive Survey of Baldwin City, Business & Arts District
Douglas County, Kansas
APPENDIX C**

April 2023

Appendix C consists of current photos of all the buildings within the survey area. The first six photos are general photos of the downtown; the rest of the photos are taken of each building's primary façade. The photos are organized by street and address in numerical order. (Grove Street and High Street are in alphabetical order.) Several buildings also have historic photos to show changes over time.

Downtown Baldwin City – Intersection of 8th and High, looking East



Downtown Baldwin City – Intersection of 7th and High, looking southwest



Downtown Baldwin – 8th Street, looking southwest



Downtown Baldwin City – Intersection of 8th and High, looking northeast



Downtown Baldwin City – 8th Street, looking northeast



Downtown Baldwin City – Intersection of 6th and High, looking northwest



702 6th Street – Physical Plant Building (c. 1946)



702 6th Street – Baker Maintenance Shop (c. 1941)



800 7th Street – Baldwin City Library (1992)



703 8th Street – Counts, Mary A., House (c. 1902)



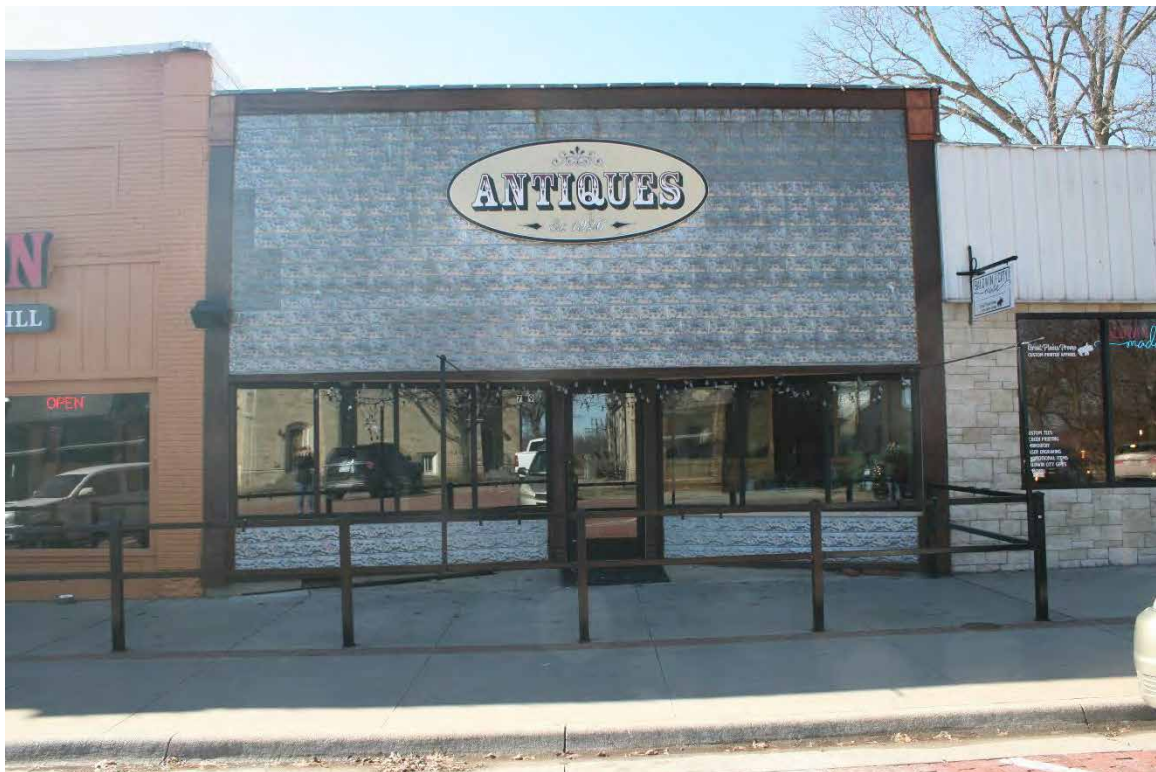
704 8th Street – Methodist Episcopal Church (1932)



705/707 8th Street – Commercial Building (c. 1950)



709 8th Street – Selzer Jewelry (c. 1927)



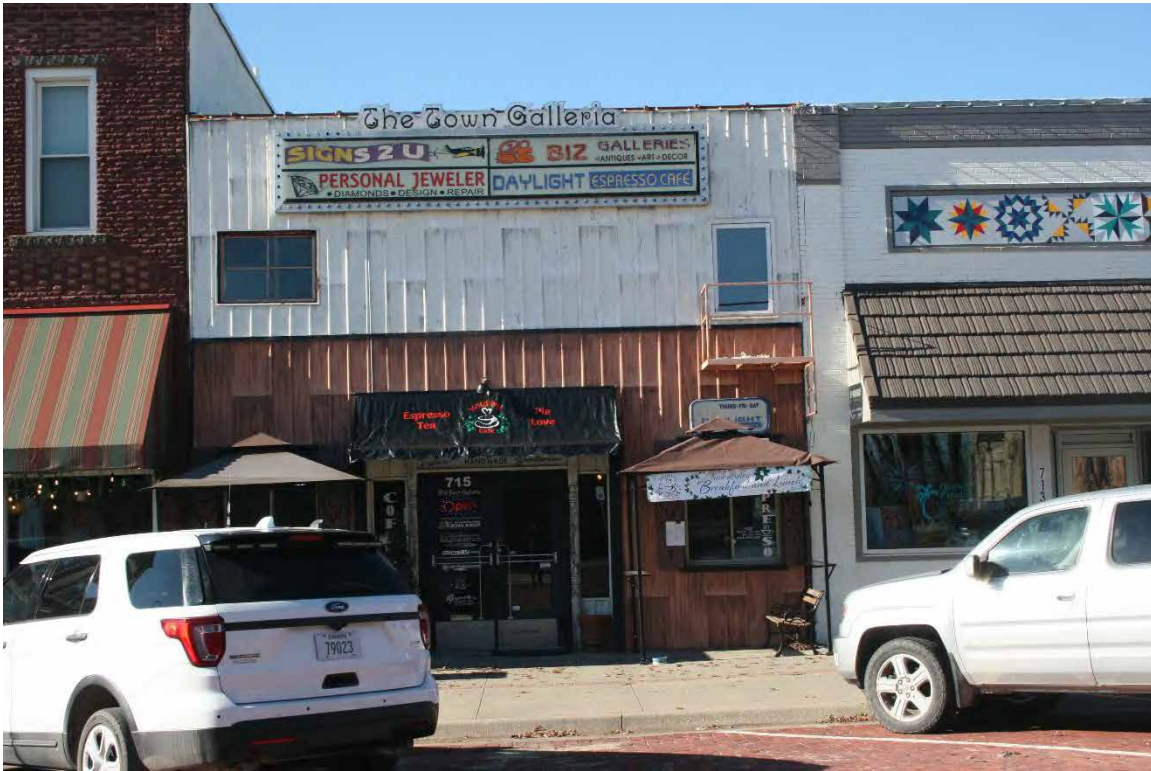
711 8th Street – Baldwin Meat Market (c. 1918)



713 8th Street – Driggs Building (1915)



715 8th Street – Gem Theater (1915)



Gem Theater circa 1915

716 8th Street – Commercial Building (c. 1924)



717 8th Street – Morgan Bookstore (c. 1905)



719 8th Street – Old Baldwin City Post Office (c. 1893)



721 8th Street – Schnebly Drug Store (1888)



723 8th Street – Schnebly & Son (1888)



801 8th Street – People's State Bank (1910)



People's State Bank circa 1910, accessed from the Baldwin City Public Library

803 8th Street – Baldwin City Library (1962)



811 8th Street – Leo Smith's Appliance Store (c. 1946)



712 9th Street – Lamb-Roberts Funeral Home (c. 1910)



810 9th Street – Residence (c. 1910)



807 Grove Street – Residence (c. 1910)



811 Grove Street – PK Therapy (2001)



819 Grove Street – Residence (c. 19905)



600 High Street – Palmyra Masonic Lodge (1964)



601 High Street – Skelly Service Station (c. 1929)

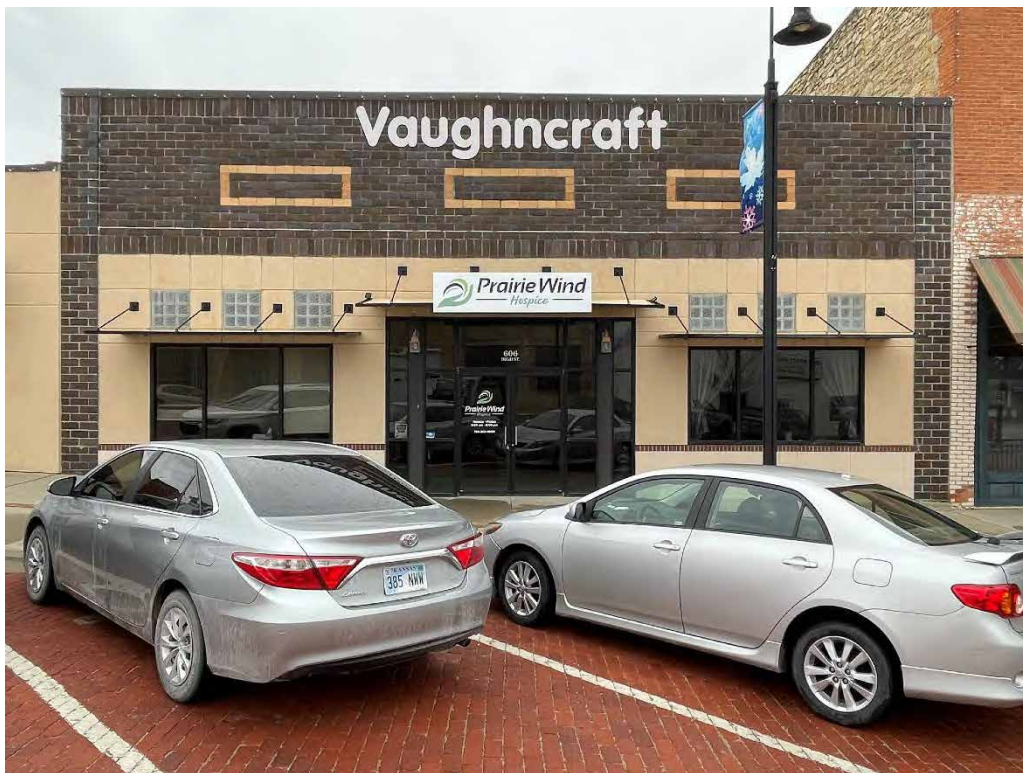


605 High Street – Baldwin City Municipal Electric Plant (1907)



Baldwin City Municipal Electric Plant circa 1945, accessed through Baldwin City Public Works

606 High Street – Minnis Garage (c. 1927)



608 High Street – Commercial Building (c. 1930)



610 High Street – Baldwin City Fire Department (1998)



618 High Street – Bon Ton Bakery (c. 1900)



620/622 High Street – Shult’s Grocery Store (1900)



Shult's Grocery building in 1957, accessed from the Baldwin City Public Library

701 High Street – Whitney's Hair Salon (c. 1950)



702 High Street – McClure Building (1960)



703 High Street – Stephen's Real Estate (1998)



711 High Street – Hobbs Mercantile Co. (1905)



713 High Street – Osborn Block (c. 1900)



715 High Street – Kiefer Block (1884)



717 High Street – Baldwin State Bank (c. 1886)



718 High Street – Ives-Hartley Lumber Co. (1914)



719 High Street – Hitchcock & Griffin Building (c. 1910)



721 High Street – Baldwin State Bank (1906)



726 High Street – Kansas-Texas Petroleum Company (1920)



807 High Street – Palmyra Lodge #23 AF & AM (1959)

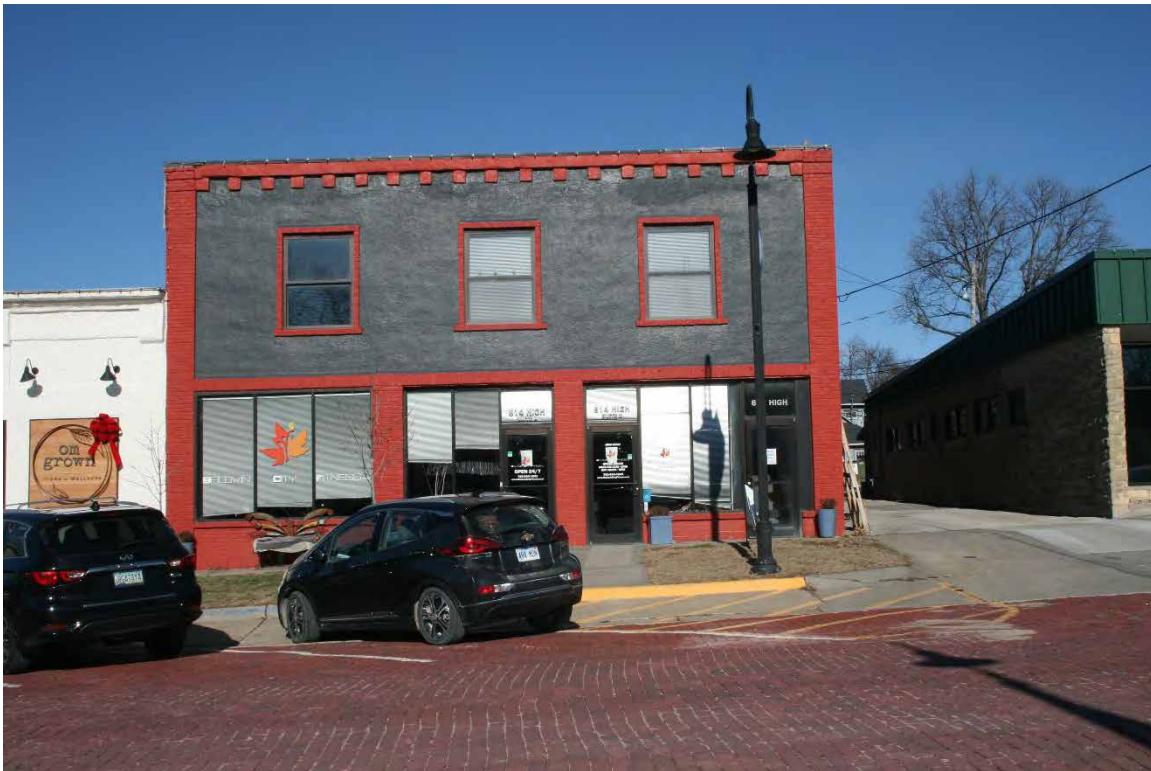


810 High Street – Dr. Pendleton’s Office (c. 1960)



Dr. Pendleton's Office in 1961, accessed from the Baldwin City Public Library

814 High Street – Stewart’s Livery Barn (1904)



816 High Street – Carter Building (c. 1925)



820 High Street – Skyview Apartments (1993)



**THIS CONTRACT FORM IS
A LEGALLY BINDING CONTRACT, NOT AN OPTION**

SELLER: City of Baldwin City

SELLER:

Street Address:

City-State-Zip:

Phone Number:

BUYER:

BUYER:

Street Address:

City-State-Zip:

Phone Number:

Joint Tenancy w/ Right of Survivorship () Tenants in Common () General Warranty Deed ()

The property described is sold and purchased on the following terms

1. a. Legal Description:

b. Address: 211 Hwy 56 Baldwin City, KS 66006

c. Personal Property included:

d. Personal Property excluded:

2. Price \$

3. Earnest money held in trust account by Eland Title \$
Hereafter referred to as Escrow Agent \$
() Personal Check () Cashiers Check () Cash () Other

a. Mortgage assumed in favor of _____
With () fixed or () adjustable rate interest at % per annum and payments of \$ N/A per month,
principal and interest, having a present principal
Balance of approximately \$

b. New mortgage proceeds: Type of loan: _____ Conv. _____ \$

c. Other: \$

d. Balance subject to adjustment and prorating \$

4. **FINANCING:**

a. NEW MORTGAGE: If money is being borrowed, then this Contract is conditioned up on BUYER'S obtaining a firm commitment for a new purchase money mortgage in the principal amount of no more than the above-stated new mortgage proceeds:

Seller's Initials _____ Buyer's Initials _____

Seller's Initials _____ Buyer's Initials _____

On or before.....
At an initial rate not to exceed.....
Points not to exceed.....,points
For a term ofyears

BUYER shall act diligently and in good faith to obtain a mortgage loan as set out in this paragraph and shall make loan application within five (5) business days. BUYER may, at BUYER'S option, accept a firm loan commitment for less than the amount identified in 2c. BUYER agrees to accept any firm commitment, which meets the terms set out in this paragraph, and agrees to comply with all requirements of the commitment. BUYER shall furnish SELLER with a copy of the commitment promptly after BUYER receives it. If BUYER fails to obtain such a commitment on or before the date set forth in this paragraph, then unless the parties agree to extend such date or BUYER delivers to SELLER a written waiver of this condition, this Contract shall be automatically canceled as of such date and both parties will immediately execute a mutual cancellation agreement and shall thereafter be released and discharged from all liability under this Contract, and the earnest money shall be refunded promptly to BUYER.

5. **CLOSING DATE:** The closing date shall be on or before _____, unless both parties agree in writing to advance or delay the closing. "Closing" means the settlement of the obligations of the SELLER and BUYER to each other under this Contract, including the payment of the purchase price to SELLER, and the delivery to BUYER of a Deed in proper form for recording so as to transfer to BUYER fee simple title to the Property described above, free of all encumbrances except as herein stated. If the Property is rented, the tendency will be disclosed pursuant to paragraph 24 of this Contract. SELLER agrees to deliver possession on or before Click here to enter text.(date) but not prior to Closing.

6. **ABSTRACT OF TITLE OR TITLE INSURANCE:** SELLER shall furnish BUYER at SELLERS expense marketable title, subject to liens, encumbrances, exceptions or qualifications specified in this Contract and those which shall be discharged by SELLER at or before Closing. SELLER agrees to provide BUYER or BUYER'S representative with ☐ Abstract ☒ Title Insurance.
If an abstract is to be used, the abstract shall include a standard certificate adopted by the Kansas Land Title Association, covering the period from the beginning of records in the county where the property is located to date, executed by a licensed and bonded abstractor. Upon Closing, the abstract shall become the property of BUYER, subject to the right of any mortgage to retain the abstract until the mortgage is paid. If title insurance is to be used, SELLER shall furnish BUYER, before Closing, a commitment for an owner's title insurance policy in the amount of the purchase price, insuring BUYER'S title subject only to liens, encumbrances, exceptions, or qualifications set forth in this Contract, and those which shall be discharged by SELLER at or before Closing. If an abstract is furnished, BUYER shall have ten (10) days after receipt, and if a title insurance commitment is furnished, BUYER shall have five (5) days after receipt, to examine either the abstract or title insurance commitment and to notify SELLER in writing of any requirements to make the title marketable, SELLER shall have until Closing to cause the title to be made marketable. If defects precluding marketability are not removed by Closing, BUYER may either accept title or cancel this Contract and obtain an immediate refund of BUYER'S earnest money, SELLER shall diligently attempt, before Closing, to correct any defects to marketability of which BUYER had notified SELLER in writing, and shall file and pursue any legal proceedings reasonably necessary to correct such defects. In case of dispute between the parties as to marketability of the title, the Title Standards adopted from time to time by the Bar Association of the State of Kansas, and the Kansas Marketable Title Act, as amended, shall control.

7. **TERMITE/WOOD-DESTROYING/PEST INFESTATION:** BUYER may have the improvements inspected at BUYERS expense, on or before Click here to enter text.(date), which inspection will be ordered by BUYER, (BUYER/SELLER), and performed by a licensed exterminator to determine whether there is any evidence of active infestation. Should evidence of active infestation or existing damage be found, Seller shall notify Buyer by Click here to enter text. (date), which notification shall contain an estimate of the costs of
- | | | | |
|-------------------|-------|------------------|-------|
| Seller's Initials | _____ | Buyer's Initials | _____ |
| Seller's Initials | _____ | Buyer's Initials | _____ |

any treatment and /or repairs required to remedy such infestation and/or damage, which costs shall be paid by SELLER. BUYER may request the use of a particular chemical application, and BUYER shall pay any additional costs for such application. In the event SELLER deems the costs of remedying infestation and/or damage to be excessive, BUYER shall have the right to cancel this Contract and have BUYER'S earnest money refunded, or BUYER may elect to Close without having such infestation and/or damage remedied.

7. **INSPECTIONS:** BUYER or BUYER'S representative, at BUYER'S expense, may conduct any or all of the inspection(s) listed below by the specified dates (*Inspection Periods*). SELLER shall afford BUYER reasonable access to the Property to conduct the inspection(s), re-inspection(s) or inspection of any repair(s) completed by SELLER. BUYER authorizes BUYER'S inspector(s) to provide SELLER with a copy of any written inspection report(s) obtained by BUYER. BUYER shall be responsible and pay for any damage to the Property resulting from the inspection(s).
- BUYER shall have the right, on or before _____ (date) to have the Property inspected, including, without limitation, the following: (1) mechanical equipment and electrical system, heating system and central air conditioning system; (2) structural aspects of the Property, including without limitation, the following: foundation, slab, roof, fireplace, chimney, siding, windows, doors, ceiling, floors, the exterior, the interior, any wall, fence, deck, sidewalk or driveway; (3) environmental or health hazards affecting the Property, including, without limitation the following: radon gas, asbestos, lead paint, or any other environment or health hazard. Said inspections shall be scheduled at any reasonable time convenient to SELLER.
 - FAILURE TO INSPECT:** If BUYER fails to conduct an inspection or fails to deliver a written notice requesting correction of unacceptable conditions to the SELLER and listing agent prior to the expiration of the Inspection period, BUYER shall have waived any right to cancel or right to repairs due to unacceptable conditions which might reasonably have been discovered by an inspection.
 - REPAIRS:** BUYER shall notify SELLER or the listing agent, in writing, that such inspection(s) require(s) SELLER'S correction of deficiency or deficiencies in the Property. Such notice shall describe any deficiencies in reasonable detail. If BUYER should fail to notify SELLER within five (5) days following the date provided for in paragraph 7a. of any deficiencies in the Property, BUYER shall be deemed to have accepted the Property and to have waived any claims against SELLER resulting from the condition of the Property, except that SELLER shall warrant that all major appliances, plumbing, electrical installations, septic systems, heating and air conditioning will be in working condition on the Closing date, except as noted in 7e. In the event BUYER should notify SELLER that deficiencies must be corrected, SELLER agrees to notify BUYER and selling agent within five (5) days following notice of deficiencies with an itemized list of the deficiencies that will be corrected. BUYER shall pay the first \$Click here to enter text. of the total costs of correction, and any costs required above such amount shall be paid by SELLER. If SELLER refuses to pay such excess costs, BUYER may cancel this Contract and all earnest money shall be returned to BUYER or BUYER may close this Contract without such deficiencies being corrected. Any notice of cancellation shall be given by BUYER to SELLER, or the listing agent, within five (5) days following SELLER'S notice to BUYER that SELLER will not pay any excess costs to correct deficiencies.
 - SELLER agrees that any corrections, which SELLER performs, shall be completed in a workmanlike manner with good quality materials, prior to Closing.
 - EXCLUSIONS FROM INSPECTION:** The following items are expressly excluded from the foregoing inspection provisions. Shall not be considered unacceptable conditions and may not be used by the BUYER as a basis for canceling this Contract or requesting repairs:
Click here to enter text.
8. **SOLICITATION OF HAZARD INSURANCE AND HOME WARRANTIES:** SELLER grants permission to agents to solicit the sale of hazard insurance and /or home warranties and earn a commission for the sale thereof BUYER acknowledges that hazard insurance and home warranties are available through various sources.

Seller's Initials _____

Buyer's Initials _____

Seller's Initials _____

Buyer's Initials _____

9. **RESTRICTIONS, EASEMENTS, LIMITATIONS, TAXES:** BUYER shall take title subject to the following: zoning restrictions, prohibitions or other requirements imposed by governmental authority; restrictions, covenants and matters appearing on the plat of record; public utility easements of record, provided they are located contiguous to the Property lines; taxes and special assessments prorated to Closing Date, as described in paragraph 17 of this Contract.
10. **TYPEWRITTEN OR HANDWRITTEN PROVISIONS:** Typewritten or handwritten provisions inserted or attached shall supersede all conflicting printed provisions.
11. **ASSIGNABILITY:** This Contract and any right or interest in the Property are assignable only with the written consent of SELLER and BUYER.
12. **DATE:** Date of this Contract is the date the last party signed or initialed mutually acceptable changes.
13. **CONVEYANCES:** SELLER shall properly execute the appropriate Warranty Deed conveying the above-described Property to BUYER free and clear of all liens and encumbrances whatsoever, except as herein provided. Escrow Agent shall deliver deed to closing agent prior to Closing. The Deed shall be delivered to BUYER at the time of Closing.
14. **LIENS – MECHANICS:** SELLER certifies that at Closing there will be no lien claimants, nor potential lien claimants, nor improvements to the Property being sold for 120 days prior to Closing Date. If there have been improvements on or to the above- described Property within 120 days prior to the Closing Date, SELLER shall deliver releases or waivers from the general contractors, subcontractors, suppliers and material men furnishing the labor or materials for such improvements, together with such affidavits as SELLER may reasonably require naming such persons and reciting that all bills that might serve for a basis for mechanics' liens have or will be paid prior to or at Closing.
15. **TAXES & ASSESSMENTS:** a. Real Estate taxes and any installments of special assessments for the Closing year shall be prorated to the Closing Date based upon the current available mill levy and assessed valuation. SELLER shall pay the real estate taxes and any installments of special assessments for all prior years.
- a. Taxes shall be prorated at Closing with BUYER being responsible for payment of taxes on any parcels closed and recorded prior to December 20 of the current year.
 - b. In the event that improvements have been made or special benefits have been assessed upon the herein- described Property which were not in existence on January 1 of the previous year, then such proration shall be based on an equitable estimate agreed upon between the parties prior to Closing.
 - c. Installments of special assessments becoming payable following Closing shall be assumed by BUYER.
 - d. BUYER and SELLER acknowledge that reappraisal of all real estate is an ongoing process in the State of Kansas, which may change the real estate taxes on this Property this year and in the future.
16. **INTERIM MAINTANENCE:** Between the date of this Contract and Closing Date, the property shall be maintained by SELLER in the same condition as at the date of this Contract, ordinary wear and tear excepted.
17. **UTILITIES:** BUYER agrees to have all utilities changed to BUYER'S name as of the Closing Date, and further agrees that SELLER is entitled to all utility deposits made by SELLER in relation to the operation of the Property. SELLER will pay all utility charges up through Closing Date. Final readings to be promptly requested by SELLER,
18. **DEFAULT BY SELLER:** In the event SELLER is unable or fails to furnish title or possession as agreed in this Contract, BUYER may cancel this Contract and all earnest money shall be refunded to BUYER. If, however, SELLER'S failure to furnish marketable title to BUYER shall be caused by SELLER'S willful act or omission, BUYER shall be entitled to pursue any remedies available at law or in equity.

Seller's Initials _____ Buyer's Initials _____
Seller's Initials _____ Buyer's Initials _____

19. **DEFAULT BY BUYER:** If BUYER does not pay all sums and comply with all obligations hereunder within the time provided. SELLER may notify Escrow Agent and BUYER in writing, in which case all sums paid shall be retained for the account of SELLER as liquidated damages in full settlement of any claims. The Deed shall be returned to SELLER, and all parties shall be relieved of any obligations hereunder, or SELLER may pursue such other remedies as provided by law or in equity.
20. **ESCROW:** Escrow Agent is authorized and agrees to hold all payments in an escrow or trust account pursuant to Kansas Statutes and to disburse at Closing as provided in this Contract. In case of doubt or question as to liabilities, Escrow Agent may (a) continue to hold all funds until the parties mutually agree in writing or until a court or competent jurisdiction determines the rights of the parties, or (b) deposit all funds so held with the Clerk of the District Court of the County in which the Property is located and, after notifying all parties in writing, Escrow Agent's liability shall cease, except to account for any sums previously delivered. If, because of duties as Escrow Agent, Escrow Agent is made a party to any suit or proceeding, Escrow Agent shall be identified for all costs and expense by the parties. Escrow Agent shall not be liable to any person for mis-delivery to BUYER and SELLER of escrow funds unless due to willful breach of this Contract or gross negligence. Any interest earned on monies held in escrow by Escrow Agent shall go to Escrow Agent. Escrow fess shall be charged one-half to BUYER and one-half to SELLER. Notwithstanding any other terms of this Contract providing for forfeiture or refund of the earnest money deposit, the parties understand that applicable Kansas real estate laws prohibit the Escrow Agent from distributing the earnest money, once deposited, without the consent of all parties to this Contract. BUYER and SELLER agree that failure by either to respond in writing to a certified letter from Escrow Agent or Broker within seven (7) days of receipt thereof or failure to make written demand for return or forfeiture of an earnest money deposit within thirty (30) days of notice of cancellation of this Contract shall constitute consent to distribution of the earnest money as suggested in any such certified letter or as demanded by the other party hereto.
21. **RISK OF LOSS PRIOR TO CLOSING:** In the event that prior to Closing and delivery of the Deed, any of the improvements or contents which are a part of the Property being sold hereunder are lost or damaged by fire, flood, wind, hail or other causes which would normally be covered by an "all risk" hazard policy of insurance, the following shall apply:
- The proceeds of any insurance on such improvements or contents shall belong to SELLER. SELLER at SELLER'S option, may repair such loss or damage so as to restore the improvements or contents to as good a condition as exists at the date of execution of this Contract, except that in the case of new construction, SELLER shall have improvements completed as per attached plans and specifications.
 - If SELLER does not, prior to the Closing Date, replace or restore to their previous condition the improvements or contents that are damaged, BUYER may cancel this Contract by giving written notice to SELLER.
 - In the event of cancellation of this Contract by BUYER pursuant to the terms of this paragraph, all earnest money and any other money paid directly to SELLER shall be refunded to the BUYER and this Contract shall be null and void.
22. **INGRESS AND EGRESS:** SELLER warrants that there is ingress to and egress from the above-described Property.
23. **VARIABLES:** Balance subject to prorating and adjustments shall be increased or decreased as may be required by interest, other expenses and revenue to Closing Date. The amount of any mortgage escrow deposits shall be credited to SELLER.
24. **FEMININE – MASCULINE, SINGULAR – PLURAL:** Whatever used, singular shall include the plural, plural the singular, and use of any gender shall include all genders.
25. **KANSAS LAW APPLIES:** This Contract and its validity, construction and performance shall be governed by the laws of Kansas.

Seller's Initials _____

Buyer's Initials _____

Seller's Initials _____

Buyer's Initials _____

26. **TIME:** Time is the essence of this Contract. No advancement or delay will be granted unless in writing and signed by the parties. Any reference to a time period of less than six (6) days shall include Saturday and Sunday. Should the end of a time period fall on a legal holiday, that termination time shall extend to 5:00 p.m. of the next full business day.
27. **MERGER CLAUSE:** These terms are intended by the parties as a complete, conclusive and final expression of all the conditions of their Contract. No other promises, statements, warranties, agreements or understandings, oral or written, made prior to or at the signing thereof, shall be binding unless in writing and signed by all parties and attached hereto.
28. **PERSONS BOUND – COPIES:** This Contract shall extend to and bind the heirs, executors, administrators, successors and assigns of the parties hereto, and may be executed in any number of counterparts, each of whom shall be deemed an original, or in multiple originals, and all such counterparts or originals shall for all purposes constitute one agreement.
29. **LEGAL AND TAX COUNSELING:** Both parties acknowledge the opportunity to obtain legal and tax counseling to review this Contract.
30. **FASCIMILE:** For purposes of this document and any addenda, attachments or amendments thereto, BUYER and SELLER agree to accept facsimile (FAX) signatures and initials as originals.
31. **MARKETING INSTRUCTIONS:** BUYER and SELLER agree that at SELLER'S option, may continue to market this Property for sale and may accept other contracts, so long as those contracts shall be subordinate to this Contract.
32. **ATTACHMENTS:** The following items have been addressed, attached and incorporated into this Contract:
33. **SUPPLEMENTAL INFORMATION:** The parties acknowledge receipt of the following documented information.

- | | |
|--|--|
| <input type="checkbox"/> Condominium/Townhouse Attachment | <input type="checkbox"/> Flood Plain Attachment |
| <input type="checkbox"/> FHA Attachment | <input type="checkbox"/> Plans – Specifications |
| <input type="checkbox"/> VA Attachment | <input type="checkbox"/> Environmental Disclosures |
| <input type="checkbox"/> Sale of Residence Contingency | <input type="checkbox"/> Dual Agency Addendum |
| <input type="checkbox"/> Lead Paint Disclosure (prior to 1978) | <input type="checkbox"/> DAAR Form |

- | | |
|--|---|
| <input type="checkbox"/> Plat | <input type="checkbox"/> Covenants/ Restrictions |
| <input type="checkbox"/> HOA Information | <input type="checkbox"/> Builder/ New Construction Warranty |

34. **SPECIAL PROVISIONS:**

The Seller, Casey Simoneau, is a Licensed Real Estate Agent in the State of Kansas.

The Seller, Casey Simoneau, is the owner and operator of Executive Title.

_____ Seller	_____ Date	_____ Buyer	_____ Date
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_____ Seller	_____ Date	_____ Buyer	_____ Date
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Seller Email _____ Buyer Email _____

Seller's Initials _____ Buyer's Initials _____

Seller's Initials _____ Buyer's Initials _____