

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

10/11/07

1230

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Holyoke Cottage
Other name/site number Parker House/173-5880-7485

2. Location

Street & number 1704 N Holyoke not for publication
City or town Wichita vicinity
State Kansas Code KS County Sedgwick Code 173 Zip code 67208

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)
Patricia Johnson DSHPO 10/10/07
Signature of certifying official/Title Date
Kansas State Historical Society
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional Comments.)

Signature of commenting official /Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is
 entered in the National Register. for
 See continuation sheet.
 determined eligible for the National Register
 See continuation sheet.
 determined not eligible for the National Register
 removed from the National Register
 other, (explain:)
Signature of the Keeper Elson H. Beall Date of Action 11-28-07

Name of Property: Holyoke Cottage

County and State: Sedgwick County, Kansas

5. Classification

Ownership of Property

(Check as many boxes as apply)
count.)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		total

Name of Related Multiple Property Listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of Contributing resources previously listed in NR

0

6. Function or Use

Historic Functions

(Enter Categories from instructions)

Domestic: single dwelling

Education: education-related, dormitory

Current Functions

(Enter categories from instructions)

Other: Work in Progress

7. Description

Architectural Classification

(Enter categories from instructions)

Late Victorian: Queen Anne

Materials

(Enter categories from instructions)

Foundation: Concrete

Walls: Wood: Weatherboard

Roof: Asphalt

Other:

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Name of Property: Holyoke Cottage

County and State: Sedgwick County, KS

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1888

Significant Dates

1888

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS): Primary location of additional data:

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

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Name of Property: Holyoke Cottage

County and State: Sedgwick County, Kansas

10. Geographical Data

Acreeage of Property less than one

UTM References

(Place additional UTM references on a continuation sheet.)

Zone	Easting	Northing	Zone	Easting	Northing
<u>14S</u>	<u>650085</u>	<u>4175225</u>			

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Name/title Kathy L. Morgan, Senior Planner; Barbara Hammond; Dr. George Platt

Organization City of Wichita Historic Preservation Office Date July 23, 2005

Street & number 455 N. Main, 10th Floor Telephone 316-268-4421

City or town Wichita State Kansas Zip code 67202-1688

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with SHPO or FPO for any additional items)

Property Owner

name Robert Bayer

street & number 1846 Woodrow Ave. telephone 316-267-5347

city or town Wichita state KS zip code 67203

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16) U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

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NATIONAL REGISTER OF HISTORIC PLACES
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Holyoke Cottage
Name of property

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LATE VICOTRIAN: Queen Anne

Architectural Description Overview



This Queen Anne residence was built in 1888 for Reverend J. H. Parker, a Congregational Church minister who helped found Fairmount College (now Wichita State University), nicknamed “the Holyoke of the west.” From 1897 to 1918 the house served as the women’s dormitory for Fairmount College. Holyoke Cottage is a wood frame structure with wood lap siding and composite shingles. The irregular roof plan consists of a gable-on-hip at the top with lower cross gable wings on each elevation, a pedimented dormer on the west elevation, and a pyramidal tower cap with pent eave at the southwest corner of the house. A brick chimney remains at the eave of the roof between the corner tower and the pedimented gable on the south elevation. The

cap on the tower has a pedimented dormer in each side. The eave overhangs have brackets evenly spaced approximately 18 inches apart. All gable ends have routed fascia boards. The gables on the west and south elevations have plain finials. The fenestration is one-over-one wood sash windows that are executed in single, paired and triple configurations. There are carved wood panels beneath the windows in the gable ends. Windows on the first floor and particularly along the porch have been boarded over, but the original window openings remain. The house has a concrete foundation. The porch wraps from the west side of the north gable wing across the full extent of the west façade around to the west side of the south gable wing. The porch flooring is tongue and groove. This cottage has ornate gingerbread trim, sunburst detailing on its gabled pediment and turned posts.

West Façade

The house is oriented to Holyoke Avenue and contains a front-facing gable with paired, single-pane Queen Anne windows and alternating square and cove wood shingles in the gable end. The Queen Anne windows sit atop a continuous lintel detailed with rosettes that step down to two, one-over-one sash windows in the second story. Typical of the Queen Anne style, the elevation is arranged in different planes. It has a front projecting gable and a cutaway two-story, three-sided bay on the south side of the

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Name of property County and State

house. The full front porch features square and turned spindles in the porch balustrade and square spindles in the frieze suspended from the porch roof eave. There are also pierced brackets at the top of the turned porch supports. The porch has a front pediment entry with square latticework in the tympanum. The porch has a tongue-and-groove wood floor with a diamond pattern wood lattice skirting. Turned newel posts punctuate the stair railings leading up to the porch. The front entrance has a residential-style, glass-and-wood panel door. Above the door in the second story there is a one-over-one wood sash window. Beneath the second story windows in the projecting west gable is a large single sash window with a transom. There is a single one-over-one wood sash window in each floor of the three-sided bay.

South Façade

The south elevation has a cutaway two-story bay in the gable end accentuated with a pendant at the joining of the rake of the gable and the eave on each cutaway. The windows are one-over-one wood sash in the first and second story with the exception of a smaller single sash window in the gable. This single sash window pattern is also used on the north elevation. The windows to the east of the bay are different sizes, but one-over-one wood sash configuration. There are two windows in the first floor and one in the second floor. West of the bay are single one-over-one wood sash windows in the first and second floor. The closed end of the porch roof has a sunburst detail.

East Façade

There is a small one-story entry porch with a shed roof on the north end of the east façade. The porch railing is contemporary. The door off the porch is a residential-style, glass-and-wood panel door. A one-over-one wood sash window is located to the north of the door. Directly above the door in the second floor and the attic level are single, one-over-one wood sash windows. The gable end has the same alternating square and cove shingle pattern.

North Façade

There are two windows lighting the interior box staircase. One is a three-pane, stained glass, half-circle fanlight and the other is a single-pane clear glass window. The other windows are two-over-two and two-over-one wood sash.

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Interior

The first floor arrangement consists of a foyer, parlor, living room, dining room, kitchen, butler's pantry and bathroom. In January 2005, a fire caused by a sump pump in the basement damaged the northeast corner of the structure. The house was saved and remains in good shape. This included the kitchen area, second-floor bedroom and attic. There are four bedrooms and a bathroom on the second floor. The attic is unfinished. The original oak wood floors are still intact as is the staircase and door, window, and baseboard trim. There are two staircases up to the second floor separated by a wall. The secondary stairway is a straight run stairway providing servants access into the kitchen. The main stairway is accessed from the foyer and had carved panel wainscoting and a carved newel post with a ball finial. The door and window lintels are carved with half circle and triangle bands. The baseboard, door and window trim is fluted. The wood trim is the same on both floors. The basement is one large room with an eight-foot ceiling.

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Holyoke Cottage
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Statement of Significance Overview

Holyoke Cottage (c. 1888) is being nominated under Criterion C as a fine example of the Queen Anne style. Reverend Joseph Homer Parker, founder of Fairmount College (now Wichita State University), originally owned the house. Additional significance is derived from the possibility that the noted Chicago architect Normand Patton may have designed the residence – although this has not been confirmed. Patton designed some of the institution’s first buildings including Fairmount Hall (c. 1887-1892) and Fiske Hall (c. 1904).

Historic Context: Fairmount College

The land at what is now the intersection of 16th Street and Holyoke Avenue in Wichita was originally Osage Indian Trust land. On April 3, 1871, J. B. Fenton filed for a patent on the SW ¼, Section 11, Township 27, Range 1E (160 acres) for a fee of \$200. The patent was granted on May 1, 1873. In 1878 Fenton sold the land to Samuel N. Funk for \$1,000.

On January 15, 1887 Funk’s estate sold half the land, including the future site of Holyoke Cottage to George C. Strong and A.L. Redden for \$2,000. Strong and Redden were real estate partners. Strong was also founder and a trustee of the Fourth National Bank. On January 25, 1887, Strong and Redden gave land to the backers of Wichita Ladies College with the option to raise additional funds by selling a portion of the real estate. This was part of an offer of land and money made by Wichita businessmen to attract a college. Subsequently, both Strong and Redden would serve on the Board of Trustees of the institution. The leading visionary for a college was Reverend Joseph Homer Parker, minister of Plymouth Congregational Church. He and four Wichita businessmen formed a college corporation in December 1886. Their intention was to provide a school for young women, in the fashion of Holyoke College in Massachusetts. Promotions advertised the objective as “The Holyoke of the West.” The aim of the institution was to be organized more comfortably, in a more “homelike” fashion than other institutions of higher education. Rather than sparse rooms in large, impersonal dormitories, Parker pictured a ladies’ college surrounded by two-story cottages, each housing thirty students and supplied with its own kitchen and family-style dining.

Parker appealed to public sentiment on the claim that the daughters of local families as well as those from the northern climes would thrive in such a pleasant atmosphere, and various sections of the city competed for the site. Strong’s and Redden’s proposal was for 250 acres on a height of land that commanded a view of undulant grasslands westward to the center of Wichita and beyond to Garfield University at the far western edge of the city, as well as across the prairie to the village of Valley Center to the north. The trustees were impressed and the name of Wichita Ladies College was immediately changed to reflect the status of its location on Fairmount Hill: Fairmount College. Adjacent streets in the fine new neighborhood were named Holyoke, Fairmount, Vassar, Wellesley, Parker, and Redden.

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In September 1887 Fairmount College sold lots 40, 42, 44, 46 on Holyoke Avenue to Stephen Estay for \$1,600. On the same day, Estay sold the lots to Carrie A. Parker for \$1,600. Carrie A. Parker was married to Reverend Joseph H. Parker, founder of the college.

Holyoke Cottage

The Parkers built an elegant two-and-one-half-story Queen Anne style house on the lots at the corner of 16th Street and Holyoke Avenue. Construction began in late 1887 or early 1888. It has been suggested that architect Normand Patton of Chicago may have designed the residence, although this has not been substantiated. This proposition is based in part on the fact that Patton designed the institution's original structure – Fairmount Hall. He had been selected because the Board of Trustees was split over whether to employ noted architects Proudfoot and Bird of Wichita (Old Wichita City Hall, NRHP), or W.R. McPherson of Indianapolis (Old Sedgwick County Courthouse, NRHP) to design the new campus. They instructed Parker to “go east” and find an architect.

Reverend Parker was a graduate of Chicago Theological Seminary. He secured the services of Normand Patton to design the college because Patton was a leading designer of Congregational churches and Carnegie Libraries from Indiana to Wyoming. The connection was made stronger by the fact that Patton's father was a senior Congregational minister in Chicago during Parker's time at seminary. Patton's firm sent the initial drawings for the college in early 1887. They opened a branch office in the Bitting Building in Wichita under the management of Patton's partner, Reynolds Fisher, in the same year as construction got underway for the edifice to be known as Fairmount Hall¹. Patton lived in Oak Park, Illinois and was concluding his career just as his neighbor, Frank Lloyd Wright, was establishing himself in architectural history. Patton designed more than one hundred Carnegie Libraries as well as libraries at the University of Indiana and Washburn University (Topeka, Kansas). He also led the drive to save the Chicago waterfront for public use. He was one of the founders of the Western Association of Architects. The Chicago Academy of Sciences in Lincoln Park and the Hemingway House in Oak Park are among his many accomplishments.

To date, no reference has been found that links an architect with Holyoke Cottage. However, Patton's association with Parker and the college at the time the house was built, plus similarities between the Parker residence and several houses he designed in Oak Park, lead to speculation that Parker may also have hired him to design the residence at Holyoke and 16th.

Parker resigned from his position at Plymouth Congregational Church in 1888 and began working fulltime for the college. The record is not clear concerning whether or not he intended to become president and/or if he intended his house to become the president's residence.

¹ When Fairmount College survived the struggle of boom and bust in the late 1880s, it hired Patton to design the second structure on campus, Fiske Hall (extant).

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The economic crash of 1888 hit Wichita particularly hard and all work stopped on Fairmount Hall. Plans to open the college were put on hold. The Fairmount College Board of Trustees ceased to meet from October 1889 until March 1892. The unfinished shell of the Romanesque Revival, stone and brick landmark on the hill stood vacant in the Kansas wind.²

Meanwhile, to support his family, Parker took a temporary position at Bethany Church in Chicago, while his family remained in their Wichita home. In 1889 the Congregational Home Missionary Society sent Parker to head its program in Oklahoma Territory. His wife Carrie and their four daughters joined him in Kingfisher, Oklahoma in 1892 where Parker had located his first church. The Reverend began plans for another college.

In the spring of 1892 new hope in Wichita and modest backing from the Congregational Education Society in Boston conveyed the main Fairmount building to a new corporation called the Fairmount Institute. The school was to be re-organized as an academy in the New England tradition rather than become a college of higher education. Sixteen students and three teachers opened the school year in the boarded-off part of the first floor of the unfinished Fairmount Hall.

Reverend and Mrs. Parker briefly rented their fine Wichita home to Fairmount Institute for \$10 per month as housing for the academy's women students who paid \$2.50 per month for their room and board. But the Parkers were still undergoing hard times; they later lost possession of the house due to a debt with the Rock Island Lumber and Manufacturing Company.

The school finally attained status as Fairmount College, a coeducational institution, in September 1897 and President Morrison recognized the continuing need for housing for "young ladies." He recommended in 1897 that the trustees purchase the Parker house for use as dormitory and that it be named Holyoke Cottage. Fairmount College reached an agreement with the lumber company to purchase it for \$1,224 by paying \$25 a month. Fairmount's female students moved back into the cottage accompanied by Professor Flora Clough, head of the Women's Department.

Reverend Parker's new project, Kingfisher College, opened in 1895, the same year that Fairmount College was opened. In spite of his bitter disappointment over losing his Wichita home and the unsuccessful struggle to guide Fairmount College, Parker kept a sense of possessiveness over the school. He maintained a link to Fairmount by hosting receptions after football games between the two rivals. Kingfisher College closed after World War I and Parker retired in 1911. To come to the aid of the Kingfisher Church, he resumed church responsibilities briefly before he died in 1915.

In Wichita, 1915 saw Fairmount College construct a large, two-story building east of Holyoke Cottage. A corridor connected the two buildings and the extension was named Holyoke Hall. The new facility housed 45 students and the

² Craig Miner. *The Uncloistered Halls, Centennial History of Wichita State University*. Wichita State University Endowment Association. Wichita, Kansas. 1995.

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basement dining facilities served the entire campus. The cottage was used for social events and housed Dean Clough and a housemother. In 1926 when the property was conveyed to the Municipal University of Wichita, the cottage was appraised at \$6,500 and the Hall at \$8,000. The cottage and hall served Fairmount and Wichita University until 1922 when their service as a women's dormitory facility ended.

In the late 1920s the hall housed male student athletes. The women's sorority, Sorosis (now Delta Delta Delta) rented the cottage in 1940 as a meeting place. Epsilon Kappa Rho fraternity (now Alpha Phi) rented it from 1941 to 1951. The unused hall was razed in the spring of 1946 and lumber was salvaged from it for construction of Veterans Stadium on the campus.

Early in 1951 Wichita University sold Holyoke Cottage and lots 36, 38, 42, 44, 46 to Christ Lutheran Church. The cottage was used for Sunday School and fellowship activities after an "ultra-modern" chapel designed by Ramey and Hines was completed on the site of Holyoke Hall. The church functioned at this location until the chapel was moved to Hillside Avenue.

On May 7, 1963 Holyoke Cottage was sold to Bill Winney. The building stood empty for two years; after that it was converted into student apartments. It deteriorated steadily until it again became vacant in the early 1980s. In 1987 the cottage was purchased by a couple that began the slow process of converting it back to a single family home. They put a new basement under it, replaced the wiring, heating, and plumbing systems. They gave the cottage a new roof and a coat of paint. Almost no renovation work was done on the interior.

In 1987 The Wichita Historic Preservation Board granted Holyoke Cottage local landmark status. The property was sold again in the 1990s and it has been vacant since that time. A failing sump pump in the basement started a fire in February 2005, which caused considerable cosmetic damage and slight structural damage to the northeast corner of the structure. Since June 2005, a new owner has been renovating the property.

Criterion C – Architecture

The Queen Anne style was introduced in the United States at the 1876 Philadelphia Centennial Exhibition. This introduction was the beginning of the popularity of the American Queen Anne Style from the mid-1870s until the turn of the 20th century and was promoted through such publications as *The American Architect and the Building News*.³ Scottish-born architect Richard Norman Shaw (1831-1912) and his followers are attributed with this style. The Queen Anne style in England is an eclectic style influenced by Gothic and Renaissance architecture. Some examples in American incorporated Colonial Revival elements.⁴ English counterparts are typically brick structures while American Queen Anne structures are mostly wood frame with wood lap siding and decorative shingles and fretwork. There are some brick Queen Anne structures in the United States, and some particularly fine examples in Kansas, but

³ John Milnes Baker. *American House Styles: A Concise Guide*. Norton & Company: New York, 71, 88.

⁴ Cyril M. Harris. *American Architecture: An Illustrated Encyclopedia*. Norton & Company: New York, 266, 267.

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wood frame is more common. Because Wichita's early history was associated with lumber and lumber companies, the majority of the Queen Anne Style is executed in wood.

Key characteristics of Queen Anne style are its human scale, irregular plan and elevations, oriel windows, projecting bays and irregularly shaped roof. This style was used for row houses and seaside cottages, as well as for the substantial multi-storied, single family dwelling resplendent with patterned shingles, spindles, brackets, and cutout bargeboards.⁵ The industrial revolution and technological advances allowed building forms to change from a post and lintel construction and incorporate angles, which allowed for irregular shaped rooms and roof patterns. Mechanization and railway transportation allowed for architectural details to be produced, ordered from a catalog, and rail shipped to its final destination.

Summary

Holyoke Cottage qualifies for listing in the National Register under Criterion C because it exhibits the key characteristics of the Queen Anne style in its multiple planes of the building facades, the chamfered and curved elements on the front façade, and the asymmetrical and irregular roof pattern. Interior spaces with 12-foot ceilings incorporate distinctive details in the wood trim, entryway treatment, multiple window patterns, use of leaded and stained glass elements, size and layout of the rooms. This two-story house has remained intact and features many original and historic architectural elements. Further, the cottage is a reminder of the important role that the Reverend Joseph H. Parker played in bringing higher education to Wichita.

⁵ Rachel Carley. *The Visual Dictionary of American domestic architecture*. Henry Holt and company: New York, 154-5.

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Holyoke Cottage
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Wichita City Directories: 1877, 1878, 1879.

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Section 10 & Photos Page 10

Holyoke Cottage
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VERBAL BOUNDARY DESCRIPTION

The nominated property is located on the northeast corner of Holyoke and 16th Street. The legal description of the property is the lots 40, 42, 44, 46, Fairmount Addition.

BOUNDARY JUSTIFICATION

This nomination includes the parcel of land historically associated with the resource.

PHOTOGRAPHS

Holyoke Cottage

Wichita, Sedgwick County, Kansas

Photographer: Kathy L. Morgan

Date of Photographs 1-2: April 2004

Date of Photographs 3-16: July 2004

Location of digital images: Kansas State Historical Society & City of Wichita Historic Preservation Office

1. Southwest corner elevation, looking NE
2. West elevation, looking E
3. East elevation, looking W
4. Tower, looking SE
5. Gable detail north elevation, looking S
6. Rear door on east elevation, looking NW
7. Corner cut-away SE corner, looking NW
8. West elevation gable detail, looking E
9. South elevation, looking N
10. Interior, main stair wainscot detail
11. Interior, main stairway newel post
12. Interior, trim detail 1st floor parlor, looking W
13. Interior, main stairwell looking down from 2nd floor, facing N
14. 2nd floor main and servant stair landing, looking NE
15. 2nd floor bedroom, looking NW
16. Attic room, looking south