

United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

JUL 5 1988

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Cottage House Hotel
other names/site number Cottage House, Cottage Hotel, Stagecoach Motor-Tel

2. Location

street & number 25 N. Neosho not for publication
city, town Council Grove vicinity
state Kansas code KS county Morris code 127 zip code 66846

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>2</u>	<u>1</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>2</u>	<u>1</u> Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Ramon Powers June 27, 1988
Signature of certifying official Date
Executive Director, 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.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. Alan Byer 8/4/88
 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

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: Single dwelling: Residence

Domestic: Hotel: Hotel

Current Functions (enter categories from instructions)

Domestic: Hotel: Hotel

7. Description

Architectural Classification

(enter categories from instructions)

Late Victorian: Italianate

Late Victorian: Queen Anne

Other: Twentieth Century Utilitarian

Materials (enter categories from instructions)

foundation Stone: Limestone

walls Brick

roof Wood: Shingle

other Wood

Describe present and historic physical appearance.

The Cottage House Hotel (c. 1867, 1871-1872, 1898, 1908, 1910-1914) is located on the southwest corner of Neosho and Columbia Streets in Council Grove, Morris County, Kansas (pop. 2,381). The rambling, two-story, brick building exhibits several low pitch roof treatments and has an eastern facade orientation. The approximate overall building measurements are 133' from east to west and 88' from north to south. The Cottage House Hotel is a composite of three building periods, it retains its external integrity from the 1914 building period. The building's interior was changed somewhat during World War II when it was leased to the Government. Additionally, the contributing, one-story, gable roofed, brick Sample Rooms stand due south of the hotel. This building measures approximately 42' from east to west and 20' from north to south. A noncontributing, gable roofed, frame hotel unit stands southwest of the hotel.

The Cottage House Hotel grew in many stages as the construction dates indicate, and it is indeed a conglomeration of many building periods and styles. The house that the Mead's purchased in 1879 was a two-story, brick Italianate "cube" dating from 1871-1872. It engulfed a three room cottage dating from 1867. Both of these units were constructed of soft brick and painted red with white trim. This original core unit stands in the southeast corner of the building.

The 1871-1872 building is a 28' by 40' brick unit with limestone foundation walls and a shallow cellar. The floors are constructed of wood joists and wood deck sub-floor with an oak finish floor. The partition walls are wood frame with lath and plaster. The roof is a low-pitched hip roof originally covered with wood shingles. Large wooden, 1/1 double-hung windows with stone lintels are arranged symmetrically around the perimeter of the house. A two-story wood bay window (c. 1910-1914) projects from the south side of the house.

In the late 1880s, a 12' by 28' two-story wood-frame kitchen addition was added to the west of the original house. In 1898, a 5,000 square foot, two-story Queen Anne addition was constructed to the east and north of the original house. The addition provided an open central staircase, a lobby area, and fourteen new rooms. The addition consisted of brick bearing walls, limestone foundation walls, wood frame floors, partition walls, and roof. A parapet wall was constructed at the east (front) and north, and the roof consisted of a low-pitched shed which drained to a narrow "alley" between the original house and the new addition. Principal features of the addition include a large semi-circular projection at the east, which contains 2 stained-glass windows and a steeply pitched square "tower" roof. Four large 1/1 double hung bay windows project from each level of the north elevation. The brickwork

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is very ornate, with a highly detailed corbelled brick parapet. A large covered porch runs across the east length of the building, with perogalas at each end.

The next addition to the hotel occurred in 1908 when a 38' by 28' wood frame structure was attached at the existing kitchen on the west. This addition served as servants quarters, and was very modest in construction and detailing.

Between 1910-1914, a 34' by 64', two-story utilitarian addition was added on the northwest, and a 16' by 14' two-story conservatory was added on the south. Both additions consisted of brick bearing walls, limestone foundation walls, and wood frame floors, partition walls and roof. The room addition was simpler in detailing than the existing structure. The addition has 1/1 double hung windows with stone lintels a brick dentil at the eave line, and a hip roof. The conservatory has a continuous band of 1/1 double hung windows in the new walls, and a large, covered, two-story porch to the east. The roof is a very low-sloping shed that drains to the west.

All exterior brick is now painted white. All of the existing roofs not visible from the ground are covered with single-ply EPDM roofing. The servant's quarters addition has been covered with a "brick-look" asphalt shingle siding. This addition is beginning to show some fairly severe signs of deterioration, and has settled a significant amount.

The Cottage House Hotel, with all its additions, is arranged in a "horseshoe" pattern, which opens out to the west. There is a narrow (10') exterior courtyard between the "legs" of the horseshoe. The lobby and main stair are on the east at the bend in the horseshoe. On the north half of the first floor, a central corridor runs the length of the building, with guest rooms on either side. A manager's apartment comprises most of the original house on the first floor. To the west of the original house are laundry facilities and two guest rooms, which are only accessible from the exterior. On the second floor, a central corridor runs from the central staircase both directions to the end of the horseshoe. Guest rooms enter off both sides of the corridor.

All of the hotel's ceilings are between 9' and 10' high. All of the walls and ceilings were originally plaster, with painted or papered finish. Three "levels" of trim work exist in the building. The original building has very plain door and window casing, and simple two-panel doors. The "Queen Anne" addition (the northeast portion of the hotel) has much more ornate trim. Doors are five-panel doors with glass transoms at the corridors. The door and window casing is very ornate, with routed plinth and rosette blocks. The base is 8" tall, with a sculpted profile. Chair rails were installed in the corridors. The third level of trim is at the northwest wing (the newest wing). Doors are two-panel, and have glass transoms at the corridors. The door and window casing is simpler than in the victorian area. The casing is flat, with an egg-and-dart molding across the top of the head. The base is 8" tall, with a simpler profile than the victorian addition.

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The hotel's form generally grew out of increasing needs for space and the hotel's style is a product of the eras that the different portions of the hotel were constructed. The style, form and construction of the original house were all common for the time of construction (1880s). The form of the house was a simple two-story "box" with a hip roof. The proportions and fenestrations were common for this time and area. The 1898 Queen Anne addition at the east and north of the original house became necessary as the use of the house changed and the need for space increased. The arrangement of the addition logically followed the needs; a lobby/parlor/central stair was created at the front with a new wing of guest rooms off of the lobby to the north, while the original house became a wing of rooms on the south.

The Queen Anne addition is the most ornate and refined portion of the hotel, and is the most visible, as it comprises the front one-third of the hotel. The style of the addition is a product of the style of the period and Josephine Marks' tastes, rather than a product of a perceived image of a hotel. Josephine Marks was primarily responsible for the planning of this addition; her aim was probably to create a very elegant and discerning ambiance for her long-term boarders and short-term guests. The form and style of the servant's quarters addition (1900s) also is a product of the hotel's growing needs. The addition was "tucked away" being the original house and was very unpretentious in style, detailing and construction. The northwest room addition (1910s) was constructed when there once again became a need for more rooms. The form of the addition grew out of functional relationships and requirements; the central corridor is an extension of the Queen Anne room wing, and the rectangular, hip-roofed form was simple and inexpensive to build. The style of the addition is simpler than the Queen Anne addition. The construction and detailing were simple, economical, and common for the period that they were built.

The renovation of the Cottage House began in 1982, shortly after the present owners took over. The first portion of the renovation took place over a three year period, and included the lobby, parlor, gift shop, manager's apartment, five rooms on the first floor, and eight rooms and a hot-tub room on the second floor. The aim of the renovation was and is to restore the hotel to its original character. The oak staircase and handrails were restored to their original appearance, and the new oak lobby desk was constructed to match the character of the original staircase. All of the windows are original, and have been refinished or rebuilt as required. Doors, door and window casing, base and other trim work is original wherever the millwork was salvageable and is custom-milled to match the existing trim where the trim was not salvageable. Interior finishes are of the same character as the original. Paint, paper and carpet colors/patterns were selected to preserve the original character. Light fixtures are a combination of new and rewired old fixtures. Many of the plumbing fixtures, including several cast iron claw-foot bath tubs, are refinished originals.

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Approximately 60% of the hotel has undergone renovation, and the remainder of the hotel is currently under renovation. Included in this renovation is the demolition and replacement of the "servant's quarters" portion of the hotel at the southwest corner. This portion of the hotel currently houses the laundry facilities, two rooms on the first floor, and three rooms on the second floor. This wood-frame structure is severely deteriorated; it has settled badly, and is structurally unsound. Little or none of the original character of this addition is still intact due to many additions, remodelings and changes in use. The new construction replacing this portion of the hotel will be smaller than the area removed, and will consist of a laundry room on the first floor, and two storage rooms and the extension of a guest room on the second floor. The detailing of this addition will be similar to that of the existing, only much simplified. Because of the alterations to the "servant's quarters" and because this addition never was a character defining element of the hotel it can be called a non-contributing feature, therefore the demolition of this unit will have no negative impact on the remaining building.

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The Cottage House served two major purposes. Firstly, the operation provided a comfortable means of entertaining and housing Lewis Mead's many business contacts and associates. Some business associates stayed at the hotel on a longterm basis as they established themselves in their own businesses. Others, such as traveling salesmen or "drummers", stayed only a day or two. The Cottage House did not advertise, as the other hotels in town did, which leads one to conclude that the Meads invited their guests to stay with them. Secondly, the Cottage House provided an unusual and closeknit environment for the many members of the Marks family, all of whom had emigrated to Council Grove from Moscow, Michigan between 1869 and 1884. Some of the Marks family lived in the hotel and some of the family lived across the street in the Simcock House (NR 1982). All of the family members took their meals at the hotel. It is said that one could always find a bridge game in progress at the hotel involving some family members and guests.

The hotel became a home away from home for many people. The Kansas Guide, 1887 describes the Cottage House as follows:

This house is well and favorably known as a home for many of the commercial tourists who visit our city. The house is not open to the general public as a hotel, but is patronized principally as a boarding house by business people, and as a home for a number of traveling men when in the city.

A detailed account of life at the Cottage House was given in the February 12, 1911 Kansas City Star:

There is no desk; no cigar stand - nothing about this place to remind you of the proverbial hotel "office." You are in a reception room, carpeted and furnished for all the world like such a room would be in any home. Upholstered chairs, rockers, and a great leather couch invite the visitor to take things easy until someone comes in to assume proprietorship. A big library table in the center of the room is the only suggestion of the hotel.

Around the room, house plants are arranged in tasteful order. Connected folding doors, (and the doors are, of course, wide open) is the typical parlour of the ordinary home. Guests of the "Cottage Hotel" are as welcome to the use of the parlour as to the "office."

It is almost 6 o'clock now and the "boarders" are coming in for dinner. It is evident that most of them are traveling men because they carry their "grips." Some of them are business men of the town. All of them act for all the world as if they were at home. There is no loud talking, and none of the noises that usually attend the dinner hour rush at an ordinary hotel.

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The dining room door opens and a woman perhaps 60 years old, with a "motherly" face and cordiality that makes everybody feel welcome, greets all of the "regulars" with a smile and a "good evening," shakes hands with the travelers, inquires the names of the strangers and introduces herself to them with a hearty invitation to "make themselves at home," and leads the company out to dinner.

In the dining room there is the same homelike atmosphere. Too many tables, to be sure, to allow you to entertain the idea of a home dining room, but there is the china "cupboard," the sideboard and the display of dishes around the platerail with which every housewife delights to adorn her dining room.

And when the traveler is directed to his room in the "Cottage," he finds the same revelation of the departure made in this hotel as compared with the ordinary class. Instead of musty, "stuffy" little rooms, furnished with the proverbial cheap "dresser" and the washstand and one old fashioned chair, he finds himself in a room with high ceilings, expensively carpeted; as elaborately decorated as the "spare" bedroom at home.

The Cottage House grew in many stages as the construction dates indicate, and it is indeed a conglomeration of many building periods and styles. The house that the Mead's purchased in 1879 was a two-story, brick Italianate "cube" dating from 1871-1872. It engulfed a three room cottage dating from 1867. Both of these units were constructed of soft brick. The entirety was painted red with white trim. The 1898 Queen Anne addition to the Cottage House marks the house's transition into a hotel, although the operation was called the Cottage House, the Cottage House Hotel, and the Cottage Hotel variously. A distinctive round bay, stained glass, a long porch, pergolas, a lobby, and electrical and gas lights distinguished this addition. Builder Joe Axe employed very hard, red brick in the construction of this unit. Additionally, the 1898 building phase is marked by the construction of the Sample Rooms, the one-story brick building that stands just south of the Cottage House and is included in the nomination as a contributing building. These rooms were constructed for the salesmen or "drummers" to display their trunks of goods and wares. When a customer was ready to place an order, the Writing Room in the north lobby of the hotel was used. Local builders Marion Scholes and E. Pattison are credited for the last major building phase, the 1910-1914 construction of the northwest wing and may be responsible for the 1908 kitchen wing as well. Over the years various sheds and stables have stood on the grounds. A non-contributing frame motel unit dating from 1943 stands southwest of the hotel.

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Josephine Mead operated the Cottage House until her death in 1932; the hotel gradually lost some of its grandeur after Lewis Mead's death in 1924. In 1934 the hotel was sold at a Sheriff's sale to the Bratton family. In 1943 the United States government leased the property from the Bratton's to provide housing for staff at Delavan Air Base. During this occupancy some of the interior woodwork, features, and floor plan were destroyed. The Brattons resumed the operation of the Cottage House after the war, renting single rooms and apartments. In 1960 the hotel was sold again, and became known as the Stagecoach Motor-Tel. During this tenure the building was painted white with aqua trim. The present owners purchased the property in 1982 and have gradually phased out the apartment rentals, replicated the interior woodwork and floor plan, and reclaimed the Cottage House Hotel name. While the building is a very significant structure in Council Grove's downtown area, its significance for the National Register spans the years of Mead occupancy and boarding house/hotel operations, 1879 through 1932.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Entertainment/Recreation

Commerce

Period of Significance

1879-1932

Significant Dates

1879, 1886, 1898,

1910-1914, 1924,

1932

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Joe Axe - Builder

~~Scholes, Marion - Builder~~

~~Pattison, E. - Builder~~

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Cottage House Hotel (c. 1867, 1871-1872, 1898, 1908, 1910-1914) is being nominated to the National Register under criterion A for its historical association with Council Grove. The Cottage House gradually evolved from a private residence that housed several boarders to an exclusive hotel where an invitation was often needed to stay, and its expansions reflect this evolution. The Cottage House was the home of banker, businessman, and civic leader Lewis Mead (1839-1924), his first wife Sarah Marks Mead (1841-1886), and his second wife, Josephine Marks Mead (1850-1932). Under Josephine's supervision the hotel gained its reputation, becoming one of the most highly regarded hostleries in central Kansas from the late 1880s until shortly after Lewis Mead's death in 1924.

Sarah and Lewis Mead came to Council Grove from either Indiana or Ohio in 1869, five years after their marriage. Sarah had been born in Moscow, Michigan and Lewis in Gorham, New York. Mead established a hardware business initially and later engaged in real estate and insurance. In 1878 Mead organized and became the president of the Morris County State Bank, which became the Council Grove Bank in 1901. He served as bank president until his death. Mead was also active in the city government, serving as city treasurer in 1874 and as mayor in 1900.

Sarah and Lewis Mead purchased the Cottage House in 1879 from Joab Spencer, an early prominent Council Grove settler. Legend recounts that the couple had intended to tear down the structure and build a more impressive residence, but existing boarders convinced the Meads not to tear down the house until they relocated. The Meads agreed to keep the boarders until such time and as it turned out the house was never demolished and the boarders stayed. Sarah found that the business of boarders agreed with her, thus establishing the precedent upon which the Cottage House was founded. The operation did not expand considerably or gain its reputation until after Sarah's death in 1886, when Sarah's sister Josephine married Lewis Mead and became the proprietor of the Cottage House.

9. Major Bibliographical References

Bowman, Brent and Tracy Reynolds. "Cottage House Hotel." (National Register Nomination draft, 1987).

Council Grove Republican, May 1924; 13 December 1932; 9 September 1943.

Council Grove Republican, "The Kansas Gride", 1887.

Essington, Connie. "Cottage House Hotel." (National Register Nomination draft, 1988).

Kansas City Star, 12 February 1911.

See continuation sheet

Previous documentation on file (NPS):

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

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Kansas State Historical Society

10. Geographical Data

Acreage of property Less than 1 acre

UTM References

A 14 718420 4282020
 Zone Easting Northing

C

B
 Zone Easting Northing

D

See continuation sheet

Verbal Boundary Description

The nominated property is located on Lots 1-4, Block 8, Council Grove, Kansas. The property is bounded to the east by Neosho, to the north by Columbia, and to the south and west by adjacent property lines.

See continuation sheet

Boundary Justification

The boundary includes all extant property historically associated with the Cottage House Hotel.

See continuation sheet

11. Form Prepared By

name/title Martha Hagedorn-Krass, Architectural Historian

organization Kansas State Historical Society date May 23, 1988

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