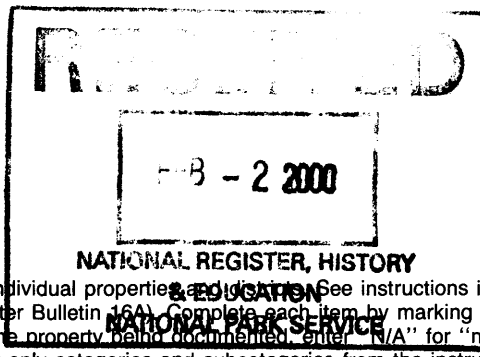


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



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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 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name The Hope House

other names/site number 055-1950-1739

2. Location

street & number 1112 Gillespie Place not for publication

city or town Garden City vicinity

state Kansas code KS county Finney code 055 zip code 67846

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.)

Richard D. Parkers D-SHPO January 24, 2000
Signature of certifying official/Title Date

Kansas State Historical Society
State of 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. 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 *Linda McClelland* Date of Action 3/2/00

The Hope House
Name of Property

Finney County, KS
County and State

5. Classification

Ownership of Property:
(Check as many boxes as apply)

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

Category of Property:
(Check all that apply)

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

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2		buildings
		sites
		structures
		objects
2		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 the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic: Single Dwelling

Current Functions
(Enter categories from instructions)

Domestic: Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th & Early 20th Century
American Movements: Bungalow

Materials
(Enter categories from instructions)

foundation Concrete
walls Wood: Weatherboard

roof Wood: Shingle

other

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Architecture

Politics / Government

Period of Significance

1908; 1927 - 1950

Significant Dates

1908; 1927 - 1950

Significant Person

(Complete if Criterion B is marked above)

Hope, Clifford Ragsdale

Cultural Affiliation

N/A

Architect/Builder

Krebs, Lew

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):

- 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

Name of repository:

Finney County Historical Society
Museum Library

The Hope House
Name of Property

Finney County, KS
County and State

10. Geographical Data

Acreege of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	4	3	3	6	6	8	0	4	2	0	3	9	4	0
Zone		Easting						Northing						

3

Zone		Easting						Northing						

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 Carol Hagen, Consultant

organization Finney County Historical Society date February 17, 1999

street & number 403 S. 4th Street telephone 272-3664

city or town Garden City state KS zip code 67846

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 the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Dolores & Cliff Hope Jr.

street & number 1112 Gillespie Place telephone 316-276-2170

city or town Garden City state KS zip code 67846

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 Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

The Hope House
Garden City, Finney County, Kansas

The Hope House (c. 1908) is located on the south side, about the middle of the 500-foot long street named Gillespie Place in Garden City, Finney County, Kansas. The one and one-half story bungalow style house is built of narrow clapboard wood siding with a moderate-pitch hipped roof of wood shingles and stands on a cement stone block foundation. The house maintains a northern orientation measuring 30 ft. from east to west and 43 ft. on the eastern elevation from north to south, and 49 ft. on the western elevation, that includes an additional 6 ft. which extends 12 ft. across the rear of the house on the southern elevation of 30 ft. The hipped roof features a dormer on each elevation and provides nearly a full second-story of floor space. The building's rectangular form features a full-width porch with wood columns across the front facade. The Hope house is structurally sound and retains its integrity in terms of location, design, materials, feeling and association.

The Hope House, a rectangular form with a center hall plan, has a moderate-pitch hipped roof and symmetrical facade; horizontal lines are emphasized in the building's design. The pitch of the roof provides nearly a full second-story of floor space. Boxed eaves projecting beneath the hipped roof extends over a wide frieze band that accentuates the horizontal lines of the house. The roof slopes are interrupted by a side wall dormer on each elevation. The side walls of the dormers are covered with shingles and painted cream, the same color as the house. The dormers have a hipped roof with moderate, boxed eaves that replicates the roof lines of the house. Fenestration of the house is fairly symmetrical comprised primarily of 1/1 double hung sash windows on the main floor. A pair of casement windows are located in each of the four dormers. A chimney rises from the peak at the back of the hip roof that once serviced the boiler for steam heat. The fireplace chimney is located on the western elevation approximately 5 ft. south of the porch.

The front facade, dominated by a full-width porch, features four Tuscan columns. The porch is covered with a shed roof that extends from the hip roof; the ceiling is finished with tongue and groove board. Cement stone blocks, are placed with spaces under the porch floor enclosing the porch foundation. Markings on the wood plank floor of the porch indicate there was a balustrade or railing around the platform of the porch. It was about 1930 when screened-in porches were popular. Original photos of the house show a solid porch railing of tongue and groove boards with sections of screen framed in-between the columns. The screen porch remained until the late 50s, or early 60s when it and the railing were removed, restoring the porch to its original design. The porch veranda extends 26 ft. across the front and 8 ft. from the house with three steps, 8 ft. wide, lead to ground level at the center. Two 1/1 double hung sash windows, measuring 48" X

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Section number 7 Page 2

The Hope House
Garden City, Finney County, Kansas

64", are symmetric with the centrally located front door. The hipped roof dormer features two casement windows.

The western elevation features a triangular bay with a span of 13 ft.; it has a center window, measuring 48" X 64", and two windows, 34" X 64", on the sides. The bay is covered with a shed roof that extends from the hip on this elevation. The dormer on this elevation is centered in the roof slope above the triangular bay.. A small narrow window south of the bay is located in, what was once, the butler's pantry. A second small window, which replaced a full length single window, and the back door opens to the remodeled kitchen. A privacy fence encloses a small deck that also serves as the back porch entrance to the kitchen.

The horizontal lines of the southern elevation are broken with an extension, 6ft. X 12 ft., that once was a screened back porch. Fenestration along this elevation is two smaller 1/1 double hung sash windows in the kitchen and bathroom with a full length, single window, 34"X 64", in the southeast bedroom. The dormer on this elevation is slightly off center; it is to the east (right) of the chimney.

The eastern elevation has a fairly symmetrical fenestration of a paired window, each measuring 36" X 64", and a smaller window 'tucked in' between two singles, 34" X 64". The side wall dormer is centered in the roof slope and is identical to those on the other elevations of the house.

The interior of the Hope House maintains a high degree of integrity and feeling. The original plate glass door opens to the reception hall that features beautiful oak trim and wide baseboards. The wide baseboards are prominent in the entry, living and dining rooms. Wall to wall carpet covers the hardwood floor that originally was decorated with area rugs. The 10 ft. high ceilings throughout the house [except the ceiling in the kitchen which was lowered in 1957] have been covered with acoustic tiles. The living and dining room ceilings are decorated with beams. A 6 ft. wide opening in the reception hall leads to the living room on the right and a door on the left opens to the library that once was a bedroom.

The library has been redecorated with bookshelves built in-between the large windows. A love seat and low tables are located in front of the windows and provide a reading atmosphere. The doors in the front part of the house are finished in wood tones and feature the original hardware, doorknobs and plates. During the year, 1979, Dolores Hope stripped the old varnish and

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The Hope House
Garden City, Finney County, Kansas

refinished the doors and wood trim, completing the project just in time for Christmas. That also was the year a fireplace was installed in the living room, replacing a large window, on the west wall. A 6 ft. opening on the south wall of the living room leads to the dining room. A three-sided bay features three large windows; it spans 3 ft. across the west wall of the dining room. Along the south wall is a book case that once was a china cabinet. A comfortable couch with end tables and lamps are located under the book case. Dr. Holly Hope, daughter of Dolores and Cliff Jr. writes in her book, Garden City: Dreams in a Kansas Town, "Reading was an unqualified good in my home__ a quiet pleasure, not requiring special equipment or adult supervision. The glass doors of the built-in china cabinet in the dining room were removed to make room for more books; magazines and newspapers accumulated on coffee tables and chairs until my mother took a stack to a neighbor or to a doctor's office. Even the rest of the household hesitated to interrupt a member of the family who was embarked on a story."

A swinging door on the south wall of the dining room near the bay window leads to the butler's pantry and through a second doorway to the kitchen. The pantry was converted to an office for Dolores to write her column "Distaff Side" for the *Garden City Telegram*. This part of the house which includes the pantry, kitchen, hall and two bedrooms has painted woodwork, and features the original doors with the doorknobs and plates, corner moldings and wood trim. The kitchen was enlarged by including the screened-in back porch and completely remodeled in 1957. Along the north wall of the kitchen, just east of the pantry door, stairs lead to the basement. A hallway continues to the east which opens to the bathroom on the south; the hall turns to the left (north) and is 8 ft. in length. A door opens from the hall to the southeast bedroom; the walls are covered with a horizontal plank paneling, just above the crowns of the doors and windows, about 1 1/2 ft. down from the ceiling. The master bedroom, the middle of three bedrooms, was a room with four doors. Two doors on the south wall, one opens to the hallway and the other, to the closet that was later converted to a half-bath. A door, in the northeast corner, opened to the front bedroom; it was removed when that room was converted to the library. The fourth door led to the dining room which was closed when a new closet was built along the west wall. The master bedroom walls are covered with paneling to the ceiling. A steep stairway opens from the hallway on the west side; it makes a sharp turn to the second story attic. This floor provides nearly a full second-story of floor space. The wall around the room measures approximately 4 ft. high because of the slanted roof. During the summer of 1938, Clifford and Pauline finished out the attic as one large bedroom which became Cliff's room. During an interview with Dolores and Cliff, he said, "We probably have the world's only bathroom with four closets." The closets and bathroom were built

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National Register of Historic Places Continuation Sheet

Section number 7 Page 4

The Hope House
Garden City, Finney County, Kansas

out to the south dormer. As Dolores was reminiscing, about the attic bedroom, she said, "Usually only one daughter [they had five daughters] moved up to the attic bedroom at a time", as if it was an earned privilege to have their own space. She quickly added that, "Quentin's room was the front bedroom and he never moved to the upstairs bedroom. Today, the attic bedroom has the appearance of a dormitory-style bedroom Dolores said, "As each daughter left home, their bed remained upstairs." The beds are still there and the slanted walls are covered with school memorabilia.

The partial basement is divided in the middle with a wall and door of the original plank wood. The names of the Darby family [second owners] are still visible, etched in the wood. Concrete steps going up to the foundation of the house remain at the south end of the basement. The steps once led to the outside on the southern elevation just east of the back porch; a door was lifted up from a concrete foundation, just above ground level, providing access to the steps. Rooms at the south end of the basement have been converted from coal and boiler rooms to furnace and storage rooms. The room at the bottom of the stairs, leading from the kitchen, has painted walls and a covered floor. Dolores moved her computer to this basement room, which gave her more space than the "pantry office" as she helped Cliff with the manuscript of his recently published book and continues to write her column and other journalism articles for the *Garden City Telegram*.

A double car garage was built approximately 50 feet south of the house in 1934. Early photos show the wood garage doors were hinged on the sides opening at the center; they have been replaced with overhead doors. The driveway still has a concrete curbing and is to the far west of the grounds curving along the south boundary to the east, toward the garage.

The Hope House retains the original floor plan and maintains a very high degree of architectural and structural integrity. It Hope House was the third house to be built on Gillespie Place in 1908 by E. F. McCombs, a cashier at the Sugarbeet Factory. McCombs sold the house to W. G. Darby in 1910; Darby sold it to Clifford R. Hope in 1921. Cliff Hope Jr. and his wife Dolores purchased the house from his parents in February, 1950 and they have lived on Gillespie Place for 49 years. The Hope House has been home to three generations of the Hope family for 78 years. The fourth generation, great-grandchildren of Clifford R. Hope, are coming home for holidays and summer vacations.

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Section number 8 Page 1

The Hope House
Garden City, Finney County, Kansas

The Hope House (c.1908) is being nominated to the National Register under criteria B and C for its historical association with Clifford R. Hope (1893-1970), Congressman from Garden City, Finney County, Kansas, who is best remembered as having served in the U. S. House of Representatives longer than any member from Kansas as he represented the southwest Congressional District in Kansas for 30 years, (1927-1957), and for its architectural significance as a bungalow style house on Gillespie Place.

Nancy Kassebaum Baker, U. S. Senator, Kansas (Ret.) writes in the "Forward" of the book, Quiet Courage: Kansas Congressman Clifford R. Hope, a biography written by his son, Cliff Hope Jr.:

"In the years between 1927 and 1957, when Clifford R. Hope represented the then southwest Congressional District in Kansas, there were momentous events taking place in our nation's history. Congressman Hope's span of dedicated public service covered the Depression years and the Dust Bowl days, World War II and the Korean War, the McCarthy era and the beginning of the "Cold War," the Brown v. Topeka Board of Education school desegregation case, and the fundamental change in the relationship between the federal government and the American People.

I am in awe of the thoughtful, dedicated representation that Clifford Hope gave, not just to his district but to his country. He spent time thinking about the responsibilities he undertook. It was a different era in the political arena. Television was not a factor. One communicated by means of letters or radio or newspapers; as a result, I believe, issues were cast in a broader perspective. Today politics seems more like *Entertainment Tonight*, and audiences want ever-changing faces and events. As the pace escalates, our attention span and interest become ever narrower.

Everyone involved in public service should read the story of Congressman Hope's life and reflect on his dignified, principled representation in Congress. His decisions and the legislation with which he worked over the year did make a difference -- not because of a press secretary's "spin" in a press release but because he devoted his time in making sure he exercised his best judgement as he believed it to be.

Clifford Hope's impressive career is a walk through the formative years of the 20th century by a man who had the courage of his convictions. As we look back on this period it seems a more secure time, at least in the certainties of the issues

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The Hope House
Garden City, Finney County, Kansas

before the nation. It wasn't. However, if we are to better understand our own times and prepare for the future, it is of benefit to reflect on the tensions and decisions of the past.

John Dos Passos said, "In times of change and danger when there is a quicksand of fear under men's reasoning, a sense of continuity with generations gone before can stretch like a lifeline across the scary present."

We are reassured in reading about the career of Clifford R. Hope; reassured that men and women of good will and dedicated concern for their fellow man do come forth and serve. Clifford Hope's legacy is the lifeline he laid for future generations to follow."

Ramon Powers, Executive Director of the Kansas State Historical Society adds "A Note to the Reader" in the book Quiet Courage:

"Clifford Ragsdale Hope, of Garden City, Kansas, was one of those extraordinary politicians whose temperament suited the process of lawmaking in the best tradition.... Using the extensive correspondence that Congressman Hope carried on with his constituents, we observe the process by which a skilled politician carried on a dialogue with those he served.

The important contributions of Congressman Hope in crafting legislation to support agriculture from 1927 to 1956, particularly in the areas of soil and water conservation, agricultural research and marketing, and the Food for Peace Program are told here with admiration and respect. However, the side of Congressman Hope that is most enduring will be the qualities of his character that provide a model for politicians and those they serve. As his son Cliff Hope, Jr., asserts, his father's work ethic, his honesty, his guilelessness, his sense of responsibility, and his courage are revealed in a political life that warrants our attention and gratitude.

There are few references in our public canon to the "Quiet Courage" of this important figure in Kansas and U.S. history. This biography serves as a tribute to Clifford Ragsdale Hope's contributions and sheds additional light on this most interesting period in "America's century."

Clifford R. Hope was a member of Congress from the southwest Kansas district for 30 years (1927 - 1957), and thereafter spent most of his time, until his death in 1970, in national, state, and

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Section number 8 Page 3

The Hope House
Garden City, Finney County, Kansas

community service. He was born June 9, 1893 in Birmingham, Iowa and spent his early boyhood in that state and the Oklahoma Territory coming to Finney County in 1906 with his parents, Harry M. and Olive Armitta Ragsdale Hope. In Oklahoma, he hoed cotton and worked in his father's grocery store.

Cliff Hope Jr. writes about the early history of his father in his book, Quiet Courage:

"Harry's brother, James Walter, had settled in Finney County and told Harry about an opportunity to manage a ranch near Holcomb, in the western part of the county, and Harry jumped at the chance. The children performed daily farm chores. Among Clifford's tasks was hauling hay southeast of Garden City to the cattalo herd of the legendary Charles "Buffalo" Jones. Cattalos were a crossbreed of cattle and bison, which Jones experimented with unsuccessfully for several years.

During this time Clifford rode horseback to high school in Garden City, the county seat (approximately six miles). The high school was located on the second floor of the Garfield School building. The other children walked to the two-room grade school in Holcomb. The ranch was sold in 1909, and the Hope family moved to Garden City."

As a school boy in Garden City, Clifford worked in a grocery store to help his parents support the family of four boys and two girls. He was the eldest of the six.

"Economic conditions in 1909 were better for the city and county in general, but not for the Hopes. Harry worked at Keep's Grocery for \$45 a month, and Clifford dropped out of school for two years to work at Mack's Grocery Store in the Windsor Hotel building, where he continued working full time or part time for the next seven years. The grocery experience gave Clifford insight into the lives of the area people, their daily problems, and their need __ knowledge that became invaluable when he later took public office." (Hope, p. 10)

Clifford stayed out of high school to work, delaying graduation until 1913. After attending Nebraska Wesleyan University at Lincoln for a year, he went to Topeka where he lived with an aunt, working for his room and board and also carrying newspapers and baby-sitting. The month he graduated from Washburn Law School in 1917, he entered officer's training camp at Fort

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Continuation Sheet**

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The Hope House
Garden City, Finney County, Kansas

Riley. Commissioned Second Lieutenant, he served with the 35th and 85th Divisions of Army in the U.S. and France during World War I. Discharged in April 1919, he entered law practice with William Easton Hutchison in Garden City.

"Hutchison started young Clifford Hope as an associate in 1919 on a salary of \$125 per month. Several years later the salary was increased to \$200 and, although Clifford remained on a salary, I believe the Judge regarded the young lawyer as a partner.

The firm had an extensive practice in western Kansas, trying many cases. Yet no member of the firm owned a car. East-west travel was easy enough on the many passenger trains, but going north-south required hiring a livery vehicle __ a taxi." (Hope, p. 35)

A year later, Clifford was elected to the Kansas House of Representatives. In 1921, he married Pauline Sanders of Topeka who was a student at Washburn. Re-elected to the legislature in 1922 and 1924, he was speaker pro tem of the house in the 1923-24 term and speaker in 1925-26. In 1926, he sought the Republican nomination for Congress in what was then the 7th District. Victorious among six GOP candidates in the primary, he won the general election in November. During his long congressional career, he had only one other primary contest. He always was opposed in the general election, but never seriously challenged.

"In Congress, Hope was known as "Mr. Agriculture". He was a member of the House Committee on Agriculture throughout his thirty years as a congressman and was its chairman in the 80th and 83rd sessions. He had a principal role in the formulation and enactment of most legislation regarding agriculture during those years. He spent more time on farm support legislation than on any other issue, seeking to secure a safety net for farmers and equally important, striving to ensure a stable supply of inexpensive food and fiber for consumers. He recognized farmers' lack of bargaining power in the marketplace.

His lasting legislative accomplishments were in the areas of soil and water conservation, agricultural research and marketing, and Public Law 480, legislation which provided food distribution to needy countries. He was an early and fervent crusader for soil and water conservation.

Although preoccupied with agricultural problems, Congressman Hope spent much time and effort on all important issues and legislation. He served on the Committee on Labor. As a

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The HopeHouse
Garden City, Finney County, Kansas

member of the Committee on Post War Economic Policy and Planning, he visited and made an economic survey of Russia, Iran, Egypt, Greece, Italy and most Western European countries in 1945.

As a member of the U.S. delegation to the United Nations Food and Agriculture Organization, he attended meetings in Quebec, Copenhagen, Washington and Rome, 1945-51. As a member of the U. S. delegation, he attended Interparliamentary Union meetings in Stockholm in 1949 and Istanbul in 1951.

Hope did not reach decisions based on "liberal" or "conservative" positions. His test of any piece of legislation was "Will it work?" "Will it accomplish its intended purpose?" When hindsight proved his judgment to have been wrong on particular issues, he readily admitted it. He took a practical approach to all problems." (Reeve, pp. 385-386)

Upon his retirement from Congress in 1956, he and his wife returned to Garden City where he founded and was the first president of Great Plains Wheat Inc., which was developed to increase markets abroad for U.S. wheat. He also was active in the Western Kansas Development Association, helped in area watershed development and was instrumental in the campaign to construct a campus for the Garden City Community College. His most cherished honor was the dedication of the new high school auditorium in 1957, now known to the residents of Garden City as Hope Auditorium.

Back home in Kansas, Hope continued his hobby of growing roses and found Garden City to be a great place for it, even better than Washington D. C. His Kansas garden contained several hundred rose bushes of many varieties. He shared the blossoms generously with neighbors, friends and relatives. He also became a newspaper columnist, writing first for the *High Plains Journal* and then, for several years for *The Hutchinson News* and *The Salina Journal*. The weekly columns often addressed agricultural issues but sometimes reminisced about Kansas politics and his years as an elected official. Congressman and Mrs. Hope were the parents of two children; Clifford Jr., Garden City and Martha Hope West, Guilford, Connecticut.

In his book, Quiet Courage, Cliff Jr. has written a memoir/biography of his father, Clifford R. Hope. The personal recollections from his book were valuable to this study. The excerpts that follow provide a continuity of the Hope House on Gillespie Place in Garden City while the family maintained residences in Topeka, Kansas and Washington, D.C.

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Continuation Sheet

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The Hope House
Garden City, Finney County, Kansas

"Judge Hutchison encouraged Clifford to run for the vacant Kansas Legislature seat from the Finney County 115 District in 1920. That same year of his election, Clifford and Pauline made preparations for marriage. Clifford purchased a residence on a 1 1/2-acre tract near Garden City's east city limits on a quiet, short street named Gillespie Place. The three-bedroom house had an unfinished basement and attic. On the back acre, there was a chicken house and an orchard. The residential development had been initiated by Frank Gillespie, who had come to Garden City in 1907 as superintendent of the new sugar factory. The gravel street had no curbs, like most streets in Garden city at the time." (Hope, p. 36)

Four pillars, two at each end of the unusually quiet thoroughfare, bear plaques that announce "Gillespie Place, Private Drive". The 500-foot long street, of course, is a public one. But in the early days of this century, it was a country lane and it ran through Gillespie Place, a modest almost rural residential area that lay beyond the eastern boundary of the town.

In 1907 Frank A. Gillespie bought a large parcel (30 acres) of land east of the town, formerly farms and orchards, and divided a portion of it for residential use. He built the first house, a large rambling home (c.1908), on the country lane and his name has been associated with the area ever since. It was first known as Gillespie Acres. Gillespie was a planter of trees [most were boxelders, two of which still shade the original Gillespie grounds] and gardens. He set high standards for his development which was later named "Gillespie Place".

This 500-foot country lane [approximately two blocks] had only six houses that were built during 1908-1911 and featured large shaded grounds. There were no other homes built in this rural residential area until 1920, another in 1925 and a ninth home was built in 1930. Some 20 years later, as ownership changed, portions of the large yards were sold to individuals who built ranch and contemporary style structures. Today, there are 16 houses along Gillespie Place, most with tract size lots except for the original six properties that have maintained their grounds.

The 1922 City Directory referred to the street as Gillespie Avenue. In 1926, the *Garden City Herald* reported, "Gillespie Road" was taking on a metropolitan boulevard appearance. Stately brick pillars were built during the summer at the east and west entrance, to give it the effect of gateways. Each pillar had a bronze plate. City Commissioner, Conrad Gabriel presented a plan that included grading, surfacing and curbing the street. [Gabriel lived at 213 Gillespie Ave.

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(c.1911) from 1924-1939, later known as 1121 Gillespie Place. Sometime between 1926 and 1930, the street officially became known as Gillespie Place as named by Gabriel and Walter Stroup, who built a home at 1101 Gillespie Place in 1925. "Gillespie Place" was carved into each set of pillars. But who planted those pillars with the "private drive" plaques remains a mystery.

The March 24, 1921, *Garden City Herald* reports, "Mr. and Mrs. Clifford R. Hope came home from Topeka last Friday night and have been busy getting their new home ready for occupancy. Clifford bought the Darby house in the northeast corner of town." During the spring Pauline tried to adjust to western Kansas ways, to Garden City and Gillespie Place in particular. As the youngest wife on the block, she was sensitive to perceived criticism by the older matrons.

The Hope House is an excellent example of the bungalow. The one and one-half story structure is built of narrow clapboard wood siding with a moderate-pitch hipped roof of wood shingles and stands on a cement stone block foundation. The hipped roof features a dormer on each elevation. The pitch of the roof and the extra space of the dormers provides nearly a full second-story of floor space. The building's rectangular form is augmented by a full-width porch and has a symmetrical facade; horizontal lines are emphasized in the building's design. The porch features four Tuscan columns and is covered with a shed roof that extends from the hip roof. A three-sided bay is located near the center on the western elevation. The center hall plan once provided access to the rooms on the main floor.

In *A Field Guide to American Houses*, McAlester identifies features of the Craftsman houses that are visible in the Hope House, such as columns that support the porch roof and hipped-roof dormers. However, its influence reaches back before Craftsman to the French Colonial period with higher pitched roof and wide porches. McAlester describes the variants and details of the French Colonial, "As in their 17th-century English and Dutch counterparts, early French Colonial houses had very high, steeply pitched roofs, following the Medieval tradition of constructing thatched roofs at a very steep pitch in order to shed water. The addition of wide porches around such houses, a mild-climate tradition that probably originated in the West Indies, was accomplished by extending the hipped roof out over the porch but at a gentler pitch, giving it a distinctive, dual pitch form. As this tradition developed, such roofs were even used occasionally on urban houses without porches. Somewhat later, simple hipped roofs, lower and with uniformed slopes on all sides, came to dominate. Later urban cottages also typically have extended and flared eaves." (McAlester, pp. 453, 454, 121).

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In The American Bungalow, Clay Lancaster writes "The American Bungalow has become a cherished antique, with two to four generations having intervened between its flowering and the present. The bungalow enjoyed the same significance during the first twenty or thirty years of the twentieth century as the cottage had before it, which means that, as a style it constituted virtually all of the smaller detached houses built during its period. During the Eclectic period of the later nineteenth century, the cottage lapsed into several colonial-manner and "Queen Anne" phases. The average bungalow reflected the society that produces and used it and (like that society) displayed no predominant ancestry. Herein lay its first commonality. The second has to do with time. Whereas the American cottage may be said arbitrarily, to have come into being with the establishment of home rule in the United States and persisted up to the hegemony of the bungalow- a period of approximately 125 years - the full force of the bungalow flourished for about one-fifth of this span. However, due to the population increase, an urgent need for only housing, and rapid expansion across the continent, more bungalows may have been built during this short time than cottages previously. Here resides the true importance of the bungalow: its quick rise to prominence, its nationwide expansion, and its overwhelming numbers to which may be added its many types and facets, its originality, and its contributions to later American architecture. These traits and its antiquity justify exploring the American bungalow as an art form and as a document reflecting the life of its era.

The bungalow, for all its shorter life span in the United States, enjoyed as much patronage as in England, especially in the Western states. The first bungalows appeared soon after the Philadelphia Centennial (1876), initially in the East and then spread across the continent, and examples continued to be built up into the decade of the 1930s. The Centennial redirected the attention of the nation to the original ideals of freedom and proletarian simplicity, and after one hundred years of following the Old World stylistic precedent in architecture, the time had come to apply American principals in the building field, to stage an architectural revolution. The bungalow was the result of the overthrow of Eclecticism. Bungalow designers strove for straightforward solutions to the problems confronting them and became, therefore, pioneers. They broke new ground by choice, rather than physical necessity, yet they related to the colonists who settled on the Eastern Seaboard and the pioneers who penetrated inland. Constructions of the early and later settlers show traits in common, and whether derived one from the other or resulting from similarity of methods applied to corresponding conditions is of little moment. Being contradictory to the definition and ideals of the bungalow rules out obvious imitation; but earlier influences from the native soil were inevitable." (Lancaster, pp. 11, 43, 45).

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"Back in Kansas in early 1927, Clifford was preparing to assume his congressional duties. He made a quick trip to Washington in late February to establish his office and attend the meeting of the House Republican Caucus, before returning to Garden City to await the start of business in December." (Hope, p. 71)

"The first year of which I [Cliff Jr.] have clear memories is 1927, when I was three__ most of them concerning Pauline rather than Clifford. Pauline, at 28, was not looking forward to life in Washington, especially the social activities, but she was determined to do her part as a loyal congressman's wife. As she repeatedly stated later, she made every effort "to hold [her] end up." She was not aware of the snickers this quaint phrase generated among family and friends. She hated leaving our pleasant home on Gillespie Place with its large yard and stately elm trees, where cooing turtle doves in spring and summer added to the sense of contentment and security.

Pauline was a conscientious, attentive mother. After her marriage she never worked outside the home, devoting all her time and energy to being a proper wife and mother in accordance with her strong moral beliefs and the trend of the times. She spent much time preparing meals on a coal range in winter and on a kerosene stove in summer [Gillespie Place]." (Hope, p 71)

"In the spring of 1929, Pauline became pregnant with my sister Martha, so she and I [Cliff Jr.] stayed in Garden city when Clifford returned to Washington in November. He was in Washington when Martha was born on December 4, much to Pauline's distress. She noted in Martha's baby book. "No Daddy present." Clifford did rush home immediately upon learning of Martha's birth, as reported in the *Garden City Telegram*:

CONGRESSMAN HOPE ARRIVES HOME BY UNIVERSAL AIRPLANE

Trains traveling 50 to 60 miles an hour or more, as they do today, are plenty fast enough for a congressman when there is nothing more important to attend to than pass a tariff bill, give farmers relief, reduce income taxes, or declare war on Haiti. But when a daughter is born and Daddy wants to get home to see her, that's different. So when Congressman Hope received word this week that a new daughter had arrived at his home in Garden City he jumped on the first

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train leaving Washington for Chicago, where he boarded one of the big fast Fokker planes on the Universal line for Garden City. It took him just seven hours to get here from the Chicago airport, and he made the trip from Garden City airport to his home, a distance of a mile and a half, in a minute and a half less than nothing.

The Chicago-Garden City air route was part of the recently established coast-to-coast air-rail service. Clifford left for Washington after Christmas, but Pauline, Martha, and I [Cliff Jr.] did not join him until the end of February.

This time we lived in the Capitol Towers Apartments, just east of Union Station on Massachusetts Avenue, N.E. Clifford probably chose our apartment because of the proximity to both the school and the House Office Building. He could walk to work.

The family returned to Garden City in the summer, where Pauline and the children remained through 1931 while Clifford attended the congressional sessions. He did return early enough in 1931 to be at home during the blizzard which swept the Great Plains in March.

By the early 1930s, Clifford had selected the best and fastest route for driving between Garden City and Washington. We did the trip of about 1,500 miles easily in four days, with Clifford doing all the driving until I became 16. At first we stayed in rooms for tourists and then cabin camps (the forerunner of motels), with hotels as a last resort. We had no prearranged places to spend the nights. The only exception was the White Swan Hotel in downtown Uniontown, Pennsylvania, where we always stayed on our trips back to Kansas." (Hope, pp.82-85)

"For some reason I [Cliff Jr.] have special memories of the late winter and spring of 1932. We arrived in Washington sometime after Christmas and moved into an apartment on the second floor of South Cathedral Mansions, across the street from the Washington Zoo. In the fall of 1932, we were back in Garden City where I was in the fourth grade at Hutchison Grade School.

Long before 1932 Clifford had fit confidently into the ways of Washington and became totally absorbed in governmental affairs there and in the concerns of his constituents back home. As for members of his family, we were gradually, if somewhat tenuously, adapting to life in the nation's capital for part of each year." (Hope, pp.86-89)

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"On returning to Washington in the winter of 1933, we moved to the Center Cathedral Mansions building at 3000 Connecticut Ave., N. W., where we lived for the next two years." (Hope, p.136)

"In 1935 we rented a house for the first time. It was in the Chevy Chase area of Washington, at 3902 Legation Street, N.W.

Pauline, Martha, and I spent the entire school year of 1935-1936 in Garden City. Those months of separation were hard on Pauline from time to time, but __ her continuous worrying aside__ she did not complain. When we returned to Washington in the winter of 1937, we rented a more spacious, comfortable two-story home at 3221 Oliver Street, again in the Chevy Chase area. We lived there most of the time until January 1941. The owner was Ella Waldron Schumann, whom Clifford and Pauline had known at Washburn College in Topeka. Ella made Clifford promise he would look after her small rose garden. Thus began his interest in rose gardening, a hobby which he pursued after he and Pauline bought a home in Washington in 1941 and continued for the rest of his life. A fresh rose in his lapel buttonhole during the rose-blooming season became his trademark." (pp.138-139)

"After 13 years of renting apartments and houses, in January 1941 Clifford and Pauline bought a house at 3541 Brandywine, N.W., just off Connecticut Avenue and a mile or two closer to downtown and the Capitol than previous residences had been. The purchase price was \$16,050 with monthly payments of \$63.30. The Hope family would occupy the house until they left at the close of the 1956 congressional session. Clifford recalled it as a "modest but comfortable house, just completed, in a pleasant neighborhood and handy to transportation and shopping centers." An important consideration from his standpoint was the opportunity to do some gardening. After a slow beginning and considerable work and experimentation he succeeded in developing a rose garden of about 135 bushes and climbers, along with a number of flowering shrubs and some perennials. The garden became an important part of his Washington life. He wrote:

In the early mornings and over weekends, it not only gave me needed exercise but also the opportunity for contemplation and reflection. It was my refuge when the worries and the problems of the office threatened to get me down." (Hope, pp.156.157)

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During an interview with Cliff, he said, "The Gillespie Place house was rented during the 1940s, so during the summer of 1948 when we came back to Garden City we stayed at the McCoy house. Lester and Hazel McCoy turned their spacious home, at 909 7th St. over to us rent free. As was their custom, they spent the summer months at Green Mountain Falls in Colorado." Lester McCoy became the Finney County Republican chairman in 1924. When Clifford decided to run for the 7th District Congressman in January 1925, McCoy was Hope's choice as the Republican district chairman. He served in both posts for almost three decades. In addition to his crucial campaign work in 1926, Lester McCoy remained a loyal friend of Clifford throughout his congressional career and thereafter.

After attending the GOP national convention in Philadelphia, The Hope family spent the summer of 1948 in Garden City. Dolores was then city editor of *The Garden City Telegram*. Cliff Jr. and Dolores met on a blind date and became engaged on Halloween and settled on a December 30 wedding. They moved to Garden City [to the Gillespie Place house] after Cliff finished law school in late February 1950.

During the fall of 1951 Clifford and Pauline lived with Dolores and Cliff, occupying the upstairs bedroom. During this period Cliff Jr. worked closely with his father in the "Draft Eisenhower" cause. Cliff Jr. was the chairman of Finney County Young Republicans and was slated to become the 5th District Young Republican chairman at a convention scheduled for October 27 in Garden City.

Clifford and Pauline sold their home on Gillespie Place to Cliff Jr. and Dolores. When the year ended, Clifford and Pauline moved into their new home on Lyle Avenue, and Clifford had begun preparation for what became a 300-bush rose garden. They were home at last.

Cliff and Dolores Hope have lived in the Hope House for 49 years and raised six children, five daughters and one son, Christine, Nancy, Quentin Clifford, Holly, Rosemary and Megan. During the time the children were growing up, Dolores continued to write a column for the *Garden City Telegram* and also served on the USD 457 Board of Education from 1973-81 and then returned to fill out part of a term when a vacancy occurred.

In 1989, Cliff Hope Jr. published his first book, Growing Up in the Wartime Army. During his retirement years, he has completed the manuscript for a second book, a memoir/biography of his father, Clifford R. Hope, titled Quiet Courage: Kansas Congressman Clifford R. Hope.

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Since 1950, Cliff Jr. and Dolores have lived in the house where Cliff was born on Gillespie Place. The Hope House at 1112 Gillespie Place has been home for three generations, 79 years, and the fourth generation is now coming home on holidays and during summer vacations.

Dr. Holly Hope, granddaughter of Clifford R. Hope, [daughter of Cliff and Dolores] writes in her book, Garden City: Dreams in a Kansas Town, about the first seventeen years of her life, living in one town, on one street, in the Hope House on Gillespie Place:

"The cream colored two story house that my family lived in was built in 1908, making it an old house for western Kansas. During my childhood, the house underwent several changes: the front-porch screen was removed to prevent miller moths from collecting in the bulges, the radiators and gas heating stove were replaced with central heating, two of the three doors leading to my parents' bedroom were removed to allow them more privacy, and their walk-in closet was converted into a half-bath. Despite this modernization, the house retains a strong connection with the past: cats still birth their kittens in the cool dark under the porch, a sister still rocks on the front-porch swing, and my father sleeps in the bedroom in which he was born.

His family were not the original inhabitants. A message in slightly jumbled Latin__ "Rex est bonus puer"__ and a list of names scrawled in chalk on the furnace-room wall let my siblings and me know that others had lived there before us. Farther back in the basement we found some curious concrete steps leading up to the ceiling. An old outdoor entrance, my father once told me, but I preferred to believe that there were hidden treasures and secret panels involved somehow. On the second floor, in one of the storerooms, I liked to tug at the cotton that wreathed the old coal-stove chimney that poked through the angled ceiling. Santa Claus's beard, my siblings and I insisted. These remnant of another time and family fascinated me as a child and provide some comfort as an adult. Though a house may outlast its inhabitants, it can also stand as a sort of memorial to them."

The Hope House was built by F. E. McCombs in 1908. McCombs, a young man of 28 at the time, was a Cashier at the U. S. Sugar and Land Co. *The Garden City Herald*, April 18, 1908, reported, "Lew Krebbs [was also mentioned in the *Herald* as the contractor for the Gillespie House (c.1908)] has the contract for the modern residence of F. E. McCombs in the Gillespie Addition." The July 15, 1908, *Garden City Evening Telegram*, reports on the progress of the

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McCombs house being built in the Gillespie addition and that it will be ready for occupancy soon; the house is a neat modern cottage, quite attractive and convenient. According to the August 6, *Herald*, McCombs moved into his new residence.

Two years later, the August 25, 1910, *Herald* reported, "E. F. McCombs has sold his residence property on the east side to W. G. Darby and is to give immediate possession." "W. G. Darby finished moving Saturday into his new home he recently purchased from E. F. McCombs on Gillespie walk" as reported in the "Dots and Dashes" column of the September 5, *Evening Telegram*. [The 1907 City Directory of Garden City, listed the occupation of W. G. Darby as the proprietary of the Cigar Factory No. 234, Main Street. In 1909, Mr. Darby's occupation was listed as 'Real Estate' in the City Directory. The 1910 newspapers, *Herald* and the *Evening Telegram*, indicate he was with the Kansas Land and Colonization Company and also associated with the firm, Landgraf & Darby.] Blanche and W. G. Darby had three teenage sons; their home had been a gathering place for many.

Today, "Gillespie Place, Private Drive" is still a quiet, shady 500-foot long street. The owners of the original six homes built on Gillespie Place (c. 1908-1911) have a great deal of pride in their homes and the large shaded grounds. However, the Hope House (c. 1908) and the Gillespie House (c. 1908), owned by Marie and Ron Osterbuhr, maintain the original integrity of their structures.

The house on the southeast corner of the 500-foot long street, 1122 Gillespie Pl. (c. 1908) was originally built of wood siding and covered with stucco in the early 1930s; it was covered a second time, in the early 1990s with metal siding. The house across the street at 1121 Gillespie Pl. (c. 1911) has an addition to the back and was covered with metal siding during the summer of 1998. The home located at 1117 Gillespie Pl. (c. 1909) was extensively remodeled with a one-story addition on the western elevation, a two-story addition and a 1950s three-bay carport at the back. The sixth house at 1116 Gillespie Pl. (c. 1909), built by R. J. Hopkins, has been enlarged, completely remodeled and covered with brick, contemporary in style, during the early 1960s. There were no other homes built in this modest, almost rural residential area until 1920, another in 1925, and a third in 1930. Some twenty years later, two ranch style homes were built in the 1950s. During the middle 1970s, three Eclectic style homes were built and a minimal traditional house, built in the early 1940s, was moved to the corner of Gillespie Pl. and Evans. The latest structure, another Eclectic style home, was built in 1986.

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Verbal Boundary

Beg at NE Cor Lot 1 Gillespie Pl TH S 174 (S) TH E
153 (S) Th N 174 (S) Th W 143.6' to POB Non-Platted.

The property is bounded to the north by Gillespie Place
and to the south, east and west by adjacent property lines.

Boundary Justification

The boundary includes the entire parcel that is historically associated with the
nominated property.