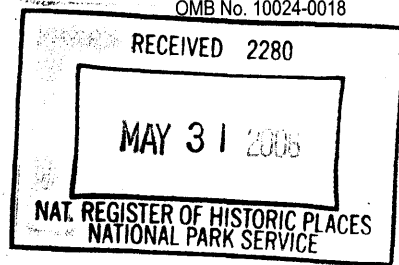


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



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 I.P. Campbell Building
Other name/site number Anchor Oyster Parlor / 077-2310-0008

2. Location

Street & number 116 West Main St. not for publication
City or town Harper vicinity
State Kansas Code KS County Harper Code 077 Zip code 67058

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.)

Patrick Zolner DSHPO 5/25/06
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. 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:)

Edson H. Beall
Signature of the Keeper

Date of Action 7.12.06

I.P. Campbell Building
Name of Property

Harper Co., Kansas
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 only one box)

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

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

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 the National Register

N/A

6. Function or Use

Historic Functions
(Enter Categories from instructions)

Commerce/Trade: Specialty

Commerce/Trade: Restaurant

Commerce/Trade: Business

Commerce/Trade: Professional

Current Functions
(Enter categories from instructions)

Vacant/Not In Use

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th Century Revival: Gothic Revival

Materials
(Enter categories from instructions)

Foundation: Concrete

Walls: Sandstone / Limestone

Roof: Synthetics (Rubber)

Other:

Narrative Description

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

I.P. Campbell Building
Name of Property

Harper Co., Kansas
County and State

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

Narrative Statement of Significance

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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1881

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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:

Harper County Courthouse

I.P. Campbell Building
Name of Property

Harper Co., Kansas
County and State

10. Geographical Data

Acreage of Property Approximately one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	4	5	8	6	5	2	0	4	1	2	6	9	6	0
Zone		Easting					Northing							

2

Zone		Easting					Northing							

3

Zone		Easting					Northing							

4

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 Richard B. Kraybill, Architect, Edited by KSHS Staff

Organization Richard B. Kraybill, Architect Date 8-15-05

Street & number 230 Laura Telephone 316 263 0721

City or town Wichita State KS Zip code 67211

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 The Balmer Fund, Inc.

Street & number 121 West Main Telephone 620 896 7566

City or town Harper State KS Zip code 67508

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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I.P. Campbell Building
Harper County, Kansas

Section number 7 Page 1

Summary

The I.P. Campbell Building is a vernacular interpretation of the 19th century Gothic Revival style. Constructed in 1881, it is a two-story slab-on-grade rectangular structure. The walls are built with native red sandstone and the façade is trimmed with limestone. It bears a flat roof behind a parapet. The building faces south and is situated in a row of commercial buildings on West Main in downtown Harper. The interior of the first floor is open. The second floor is separated into four separate rooms. A large open room fills the front half of the building. The middle of the second floor is separated into a small hallway and single living space. There are two small rooms off at the rear of the second floor that are attached to the middle section. There appears to be original woodwork and wall coverings in the second floor. The new rear concrete block wall was added in 2001 after collapse of the original stonewall.

Elaboration

The I.P. Campbell Building is located at 116 West Main in the heart of downtown Harper, Kansas. It is one block west of the center of downtown, which is marked by the Harper Fountain (Register of Historic Kansas Places, 5/08/2004) in the middle of the intersection of Central and Oak streets. The approximate depth of the property from the sidewalk to the edge of the municipal alley is 131 feet and the approximate width of the property is 22 feet. The building is 22 feet wide and the original stone portion of the building is approximately fifty feet long (in depth) from the front to the back.

Exterior

The front, or south, elevation serves as the primary entrance to the building and has a ground floor wooden store front with a center door and six square transom windows across the façade and above the door. The door is set in the middle of a five-course high bulkhead. The brick wall is topped with a single rowlock sill protruding slightly. The front door is surrounded by narrow sidelights. The storefront windows are set atop the brick bulkhead. Two larger square storefront windows flank the entryway. The second story façade is formed of horizontal sandstone blocks. Three Gothic Revival windows are capped with gray Limestone keystone arches and stills. Historic newspapers of the time refer to the limestone as "Winfield" or "Magnesia Limestone". The red limestone blocks of the façade form the vertical edges of the windows.

A temporary tin roof had been installed in the 1990s and was replaced in 2003 with a modern single membrane roof. The roof slopes slightly from the south (front) parapet to the north.

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I.P. Campbell Building
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The rear (north) wall partially collapsed and has been replaced with a concrete masonry wall designed to accept a stone veneer. All openings approximate the size and location of original openings.

Interior

The ground floor of this two-story building is an open space. The second floor is roughly divided into thirds. The front (south) portion is open. The middle portion consists of one open space to the west and one smaller vestibule space on the east, which accommodates a door from the stairwell in the adjoining Opera House (Masonic Lodge). The rear (north) one third is divided by a hallway with two rooms on the east and one room on the west side of the hallway. The second story floor has east-west joists covered with board flooring. The joists are set into stonewalls on the east and west. The second floor interior walls are wood stud and plaster and lathe construction.

Alterations

When compared to 1892 photos, there appear to have been no significant changes to the building's front stone elevation. Minor changes, if any, have been made to the wood and glass storefront. The second floor interior also appears to be of original wood materials and the original layout still exists.

Several small deteriorating attached wood structures that were added in the 1950s have been removed from the north, or rear, of the I.P. Campbell.

In November of 2001, the collapsed rear (north) wall of the I.P. Campbell was replaced with a masonry block wall. This wall retained the shape of the original door and window openings. Structural stability was restored.

Architectural Integrity and Condition

The I.P. Campbell Building is in poor condition. The building is currently undergoing restoration and maintains a good amount of its integrity despite the new rear wall. The main façade is largely intact and maintains a historic appearance, with minimal historic alteration. Most of the first floor has been gutted; however, the second floor retains its historic configuration and has most of its historic woodwork.

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I.P. Campbell Building
Harper County, Kansas

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STATEMENT OF SIGNIFICANCE

The I.P. Campbell Building is being nominated to the National Register of Historic Places under **Criterion C** as an unusual commercial example of the Gothic Revival style of architecture as most early Kansas commercial structures were constructed in the Italianate style. This type of 19th Century vernacular Gothic Revival style was used almost exclusively in religious and institutional structures. Thus, this is a unique candidate for the National Register of Historic places.

History

This property was deeded from the United States of America to the "Harper Townsite" on February 28, 1879 and was then deeded to I. P. Campbell on November 9, 1880. According to the "History of the State of Kansas 1883":

"I. P. Campbell, attorney at law and dealer in real estate and loans, is a native of Pennsylvania and was born in 1849. He was reared in the agricultural profession, receiving a collegiate education, graduating at Dickinson Seminary and Ann Arbor, Mich. He read law in the city of Williamsport, and was admitted to the bar in 1874, after which he came to Ann Arbor and graduated in 1875. He then opened a law office in Michigan, where he practiced until the spring of 1878 when he came to Harper, Harper Co., Kansas and opened the first business in May, 1878, and was the second attorney in Harper County."

Campbell died on June 19, 1908.

Early issues of the "Harper Graphic" help document the construction history of the I.P. Campbell Building.

November 18, 1880 "Mr. I. P. Campbell has commissioned the erection of a large stone business house on main street between the New York store and Reed and Kappel's shop. It is to be 22 by 50 feet, two stories high, and will be built of red sandstone."

January 6, 1881 "The masons commenced work again on I. P. Campbell's building on Main street last Monday Morning."

March 3, 1881 "The stone building of I. P. Campbell's is gradually looming up. The Winfield stone trimmings harmonize well with the red stone body."

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I.P. Campbell Building
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March 17, 1881 "We do not know what will be the fortunate parties to occupy Mr. I. P. Campbell's building which is rapidly approaching completion. It will be a beautiful two story stone building with the corners and windows trimmed with magnesia limestone, making it the handsomest building house in the county"

March 24, 1881 "Mr. Campbell is having joists placed in his stone building that project through the east wall in order to join another building to it. He says if someone does not purchase the lot and put up a building, then he will do it himself"

April 14, 1881 "The masons finished the walls of I. P. Campbell's stone building last week, and it will not take the carpenters, trimmers, plasterers and painters very long to complete their respective part."

November 3, 1881 "Wood, Parsons and Company's bank building will join I. P. Campbell's stone building on the west and will be similar in architecture and design and trimmed with Winfield stone."

By 1884 the building was known as the "Anchor Oyster Parlor". Newspapers from the time read "Fresh oysters served in every style or furnished by the can, wholesale or retail, also keep a choice stock of confectionary's, fruits, nuts, cigars, tobacco, etc." Following its time as the Anchor Oyster Parlor up until the second decade of the last century, the I.P. Campbell building served as a bakery, a grocery, and a drug store. It was a bakery with various proprietors from 1917 until 1937. It closed at some point and reopened on October 8 1951, again, as a bakery. The property operated as such up until 1982 when Rosalea Hostetler purchased the property. The present owner, The Balmer Fund, took title on June 27, 1996. It is the intent of the Balmer Fund to preserve a vital piece of the heritage and history of the people of the plains.

Gothic Revival Architecture

The Gothic Revival style emerged in the early to mid 19th century primarily in rural residential forms. Championed by Alexander Jackson Davis in his book *Rural Residences*, Gothic Revival homes were meant to be compatible with nature. Andrew Jackson Downing popularized the style through his pattern books during the 1840's. The style was also widely used in ecclesiastical buildings during the 19th century. Kansas has several recognized homes in the Gothic Revival style. For instance, the Amelia Earhart home in Atchison, the John Sargent House in Topeka, and the J.C. Steele house in Lawrence are excellent residential examples of Gothic Revival style. In addition, there are many National Registered listed Gothic Revival churches across the state. The Danish Evangelical Lutheran Church in Denmark, St. Patrick's Church in Atchison, and St. Benedict's Church in Bendena are a few examples of Kansas churches that are listed on the National Register for their architectural significance. The style was rarely

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I.P. Campbell Building
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used in commercial structures. Some attribute that to the dramatic physical elements that are usually associated with buildings that are graced with Gothic detailing. Another possibility may be the stressing of Gothic Revival as a strictly rural style by Davis and Downing kept the style away from commercial development in urban areas.

The I.P. Campbell building is a unique example of vernacular Gothic Revival commercial architecture. The building has pointed or lancet windows on the second floor, which is a hallmark of the Gothic Revival style. Elaborate window surrounds like that of the I.P. Campbell building are also common to the Gothic Revival style. Stone was a common material used for high style versions of Gothic. It strays from the traditional Gothic Revival form in that there is little vertical emphasis at the top of the structure. Most Gothic Revival buildings have vertical emphasis via steeply pitched roof or tall castellated elements. The historic photographs show that the building never had an elaborate cornice with any sort of elements of verticality. Although the interior has undergone changes throughout its history, the building is still retains enough of its integrity to be a wonderful and unique commercial example of Gothic Revival architecture.

The I.P. Campbell building is significant at the local level because it is a unique representation of vernacular Gothic Revival architecture. The design is distinctive in Harper and is rare in that it is a commercial example of the style. The building is worthy of listing on the National Register of Historic Places due to its unique application of the vernacular Gothic Revival style.

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I.P. Campbell Building
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BIBLIOGRAPHY

Books

Blemenson, John J. Identifying American Architecture: A Pictorial Guide for Styles and Terms, 1600-1945. Nashville: American Association for State and Local History, 1981.

Poppeliers, John C. S., et. al. What Style Is It? A Guide to American Architecture. Washington, D. C.: The Preservation Press, 1983.

Tyler, Norman. Historic Preservation An Introduction to Its History, Principles, and Practice: New York: W. W. Norton and Company, 2000.

Newspapers

Harper Graphic Feb. 12, 1884; Jan. 7, 1885.

Harper Sentinel Mar. 3, 1886; Nov. 17, 1893; Jun. 19, 1908; Nov. 18, 1915; Aug. 9 1917; Aug. 16, 1917; Sept. 27, 1917.

Harper Advocate Feb. 3, 1893; Jun. 23, 1893; Nov. 17, 1893; April 26, 1934; Mar. 7, 1935; Jan. 28, 1937; Jan. 28, 1937.

Harper News Oct. 4, 1951; Oct. 4, 1951.

Records

Summary of property transactions, 1879 to present, Harper County Register of Deeds, Harper County Courthouse, Anthony, Kansas

VERBAL BOUNDARY DESCRIPTION

East 5' of the East side of Lot 9 (nine), West 30' of the West side of Lot 10 (ten), all in block 28 (twenty eight) and an undivided one half of the stone wall standing on the West line of the lot or parcel of land hereinbefore described, being the East Wall of the building known as the Campbell building, with the right and privilege to and use of said wall, record plat thereof; expressly including within such grant all rights, if any, of the grantor in and to such property, retained or reserved in any prior deed. All being in the City of Harper, Kansas, as shown b the recorded plat thereof.

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The approximate depth of the property from the sidewalk to the edge of the municipal alley is 131 feet and the approximate width of the property is 22 feet. The building is 22 feet wide and the original stone portion of the building is approximately fifty feet long (in depth) from the front (facing South) to the back.

BOUNDARY JUSTIFICATION

These boundaries were selected from the legal descriptions on deeds and other documents from the Harper County Courthouse Register of Deeds office. Said boundaries include all of the land historically associated with the nominated property.

PHOTOGRAPHIC INFORMATION

The following information is consistent for all the photographs:

1. I.P. Campbell Building
2. Harper Co., Kansas
3. Photograph by Bob Bettis
4. October, 13 2005
5. Digital image on file at KSHS

The following information is specific to each photograph:

<u>Photo #</u>	<u>Description of View</u>
1.	View of front elevation from the south.
2.	View of second floor windows.
3.	View of rear elevation from the north.
4.	View of first floor interior facing north.
5.	View of second floor interior facing south.
6.	View of second floor interior wall facing northwest.
7.	Detail of second floor interior trim.
8.	View of streetscape looking north.