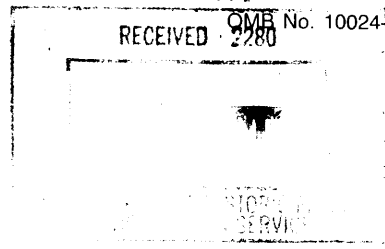


110



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

1. Name of Property

historic name Bungalow Historic District

other names/site number 1000 Block North Fourth Street Historic District

2. Location

street & number 1001, 1005, 1007, 1009, 1011 North Fourth Street not for publication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 Shankwitz D-SHPO December 17, 1999
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:) _____

Edson H. Beall _____ Date of Action 2/18/00
Signature of the Keeper

Bungalow Historic District
Name of Property

Finney County, 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	
6	4	buildings
		sites
		structures
		objects
6	4	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 & 20th Century American Movements
Bungalow/Craftsman; Late 19th & 20th Century
Revivals; Mission/Spanish; Colonial Revival

Materials
(Enter categories from instructions)

foundation Concrete
walls Wood, Stucco
roof Asphalt, Wood
other Brick, Metal

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.)

- [X] 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.
[X] 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

Community Planning and Development

Period of Significance

1925-1930

Significant Dates

1925, 1929, 1930

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Douglas, J.F. - Builder

Welch, Walter - Builder

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:

- [X] State Historic Preservation Office
[] Other State agency
[] Federal agency
[] Local government
[] University
[X] Other

Name of repository:

Finney County Historical Society

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 0 3 0	4 2 0 4 3 0 0
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

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 September 20, 1998

street & number 403 S. 4th Street telephone 316-272-3664

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 See Continuation Sheet 11/1

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Bungalow Historic District
Garden City, Finney County, Kansas

SUMMARY

The Bungalow Historic District (c. 1925-1930) is located within the city limits of Garden City, Finney County, Kansas. It lies north and east of the business district in the 1000 block on North 4th Street located four blocks east of Main Street and one block south of Kansas Avenue. The Bungalow Historic District is comprised of the east half of Block 6 Stevens Addition, which is the west side on 4th Street. The nominated district contains 300 ft. of frontage along 4th Street divided into one 100 ft. lot and one 50 ft. lot in the southeast quarter and three 50 ft. lots in the northeast quarter of Block 6. It is bounded on the south by Hazel Street, Pony Street on the north and the alley on the west. The district includes five residential structures and five garage-workshop buildings. The Bungalow Historic District as a whole retains a high degree of integrity in the areas of setting, location, association and feeling, materials, workmanship and design.

ELABORATION

The period of significance associated with The Bungalow Historic District refers to the construction of five residential structures (c. 1925-1930) which reflect historic and architectural development from the early twentieth century. All five properties originally had a single-bay garage, four of them were located a few feet from the southwest corner of the house. These four garages have a drive-way entrance from 4th Street, one garage is no longer there; however, the drive remains. The fifth residence originally had a single-bay garage (c. 1925) located near the alley at the southwest corner of the lot with a drive-way entrance from Hazel Street [borders the district to the south]; this garage was moved north and an oversized, double-bay garage/workshop (c. 1990) was built in its place, near the east-west sidewalk on Hazel Street, along the alley. The grouping is comprised of four Craftsman Bungalow houses and one vernacular example of a bungalow. Two of the buildings are wood frame construction and three are covered with stucco. The district also includes one oversized, wood frame, double-bay garage/workshop and an original single-bay garage that was moved, three wood frame, single-bay garages [one that has a workshop added at the back] and one single-bay garage covered with stucco.

The general character of the district is that of an urban street. The Bungalow Historic District itself begins four blocks east of Main Street, the 1000 block on the west side of 4th Street. It is bounded by Hazel Street on the south, Pony Street on the north and the alley on the west. The historic district is entered from the north and south on 4th Street or from the east and west on

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Bungalow Historic District
Garden City, Finney County, Kansas

Hazel Street or from the west on Pony Street which ends at 4th Street. The streets that bound the historic district are asphalt. The sidewalks are concrete and are located 10 ft. from the curb on 4th Street and 14 ft. from the curb along Hazel, the southern boundary of the historic district. There is no sidewalk along the north boundary of the historic district along Pony Street.

The following five properties are included in the Bungalow Historic District:

1. 1001 N. 4th St. (c. 1925) (Contributing)
Single-bay garage (c. 1925); moved (c. 1990) (Non-contributing)
Double-bay, oversized, garage/workshop (c. 1990) (Non-contributing)
2. 1005 N. 4th St. (c. 1929) (Contributing)
3. 1007 N. 4th St. (c. 1929) (Non-contributing)
Single-bay garage. (c. 1929) (Non-contributing)
4. 1009 N. 4th St. (c. 1929) (Contributing)
Single-bay garage/workshop (c. 1929) (Contributing)
5. 1011 N. 4th St. (c. 1930) (Contributing)
Single-bay garage (c. 1930) Contributing)

1. Bungalow No. 1. 1001 N. 4th St. (S 100 ft. of SE Qtr Blk 6. Stevens Addition) (c. 1925) (Contributing). Single-bay garage (c. 1925), moved (c. 1990) (Non-contributing); Double-bay, garage/workshop (c. 1990) (Non-contributing).

The one-story stucco Craftsman bungalow has a low-pitched, cross gable, jerkin-headed roof of asphalt shingles. Triangular knee braces, commonly added under gables, decorate the enclosed eave overhang of the multiple roof planes. The gable of the enclosed porch is supported by paired, square porch columns atop massive brick piers which extend from ground level above the porch floor. The bungalow has a high foundation of concrete or masonry block; it is unclear as the foundation is covered with stucco. The house maintains an eastern orientation, measuring 24 ft. from south to north and is 30 ft. across the western elevation and 46 ft. east to west overall. The building's rectangular form features a front porch offset; a second [living room] and a third offset [dining room and kitchen] breaks the horizontal line on the southern elevation. An outside entrance leads to the basement near the center of this elevation. This entrance provided access to the accounting office of E. C. Bill when he purchased the house in 1927. A three foot offset breaks the horizontal line of the northern elevation. The window arrangement is asymmetrical

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

Bungalow Historic District
Garden City, Finney County, Kansas

with single rectangular 1/1 double hung sash windows and smaller casement windows. The majority of the windows are paired with two triple window groupings on the south and the north. From all indications, the windows did not have the traditional muntins in the upper sash as many bungalows of the era; however, the 'wavy' glass, wood trim and window pulls reflect their originality. The front exterior wall of the house, inside of the enclosed porch, has a stucco finish with the original front door and exterior windows. The porch ceiling is enclosed with tongue and groove wood. The paired, square porch supports that are visible inside the enclosed porch are finished with a textured paint. Dennis and Andi Hemmert, current owners, had the exterior eaves, some wood trim and porch supports faced with metal trim that replicates wood. They also replaced the multi-pane window with plate glass windows (c.1993).

The interior of the bungalow has a living room that spans the front of the house with a large opening that leads to the dining room which originally featured French doors with glass panes. A door along the north wall of the dining room opens to the center hall. The hallway features a floor to ceiling, built-in storage unit. It has drawers on the lower half and features original pulls; a door above opens to additional storage. Doors from the hallway lead to three bedrooms, the bathroom and a stairway leading to the attic that was recently converted to 500 feet of living space. The doors that open to the bedrooms have original glass door knobs. Hardwood floors laid throughout the house remain visible in several rooms, except for the living, dining and children's rooms which are covered with carpet. The original heating vents located at the baseboard are currently used for the heating and air conditioning system. All of the wood trim, bedroom doors and built-ins in the hall and kitchen remain painted. The ceiling and walls of the porch off the kitchen are enclosed with tongue and groove wood.

Shortly after the Hemmerts purchased the bungalow in 1989, they moved the original single bay, stucco garage, 16 ft. X 20 ft., approximately 50 feet north along the alley. A new oversized, double car garage/workshop, 28 ft. X 30 ft., was constructed, near the [east-west] sidewalk, along the alley to the west, at the southwest corner of the lot. The two-bay garage/workshop has drive-in access from Hazel Street. The original single car, stucco garage has been covered with the same wood siding as the oversized garage. Therefore, the newly constructed garage/workshop and the single car, stucco garage that has been covered with wood siding are non-contributing structures.

**2. Bungalow No. 2. 1005 N. 4th St. (N 50 of S 150 of E 140 Blk 6. Stevens Addition)
(c. 1929) (Contributing).**

The Craftsman stucco bungalow is one-story and has a low-pitched, gable roof of wood

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 4

Bungalow Historic District
Garden City, Finney County, Kansas

shingles. The enclosed eave overhang has the same triangular knee braces as the bungalow to the south. The off-center porch gable features a tongue and groove finished ceiling and decorative rafters with tails. It is supported by square, stucco piers that extend from the porch floor to the ceiling that also provides the corners for a solid stucco porch balustrade. It appears the foundation of the bungalow and the porch are constructed of concrete or masonry block; it is unclear since the foundation is covered with stucco to the ground. The rectangular bungalow maintains a high degree of integrity and has an eastern orientation, measuring 26 ft. from north to south and 36 ft. from east to west. A gable offset on the southern elevation is the only break in the horizontal lines of the structure. The symmetrical window arrangement is composed of single, rectangular 5/1 double hung sash and paired windows.

The living-dining area is located along the south part of the house. A door opens to the northeast bedroom from the living room and an arched opening leads to the center hall from the dining area on the north wall. There is the traditional bungalow style 'built-in storage closet' (three drawers below a hinged door that opens to shelves) in the hallway. Doors open from the hallway to the bath and two bedrooms. The hardwood floors are covered with carpet throughout the house; however, the baseboards, doors and window trim featuring the original hardware have a stain finish. At the west end of the living/dining room, a second arched doorway provides access to the kitchen which has painted woodwork.

It appears there was a single-bay car garage at one time because of the drive-way that still exists along the south side of the house; however, there is no garage today.

3. Bungalow No. 3. 1007 N. 4th St. (N 50 of S 200 of E 140 Blk 6. Stevens Addition) (c. 1929) (Non-contributing). Single-bay garage (c. 1929) (Non-contributing).

The one-story Craftsman bungalow stands on a concrete foundation and has narrow clapboard wood siding with a gable roof of asphalt shingles. An intersecting gable extends over a two foot offset on the southern elevation. The bungalow has an eastern orientation of 24 ft. from north to south and 39 ft. from east to west. The window arrangement is fairly symmetrical; however, the traditional bungalow style windows throughout the house, except for one, were replaced with long casement windows during the 1980s. The one original window, a single 3/1 double hung sash, remains in the living room on the north wall. Even though, the bungalow maintains the dominating details and features of the Craftsman style, the window replacement does hinder the bungalow from being a contributing structure within the district. The three-quarter open porch is less common and gives the appearance of two front facing gables, even though they are the same level. The open porch roof has extended or elaborated rafter ends and

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 5

Bungalow Historic District
Garden City, Finney County, Kansas

is supported by sloping [battered] columns on brick piers that extend to the ground are located at the front corners of the porch foundation. A solid wood siding balustrade extends from the house to the corner piers and the half pier at the front steps. A roof extension 20 ft. X 24 ft. has been added to the rear of the house, western elevation.

The interior features hardwood floors, stained wood trim and baseboards; the bedroom doors feature the original glass doorknobs. The original heating vents continue to be used for heating and air conditioning. An arched opening that leads to the hall from the dining room, also features an arched telephone nook built into the east wall between the living and dining room. Arch doorways and arched shelves in the wall seem to be reminiscent of interior features during the bungalow era. It appears that the bathroom and the kitchen cabinets were refinished and new doors were installed; but, the cabinets maintain their original placement which includes many unique 'built-in' features. The built-ins and arches are nearly identical features to the bungalow to the north. These two houses were built the same year (c.1929) by the same contractor, Walter, Welch.

A single bay garage, 10 ft. X 21 ft., is located near the southwest corner of the house. The garage has a concrete floor and exterior walls covered with narrow clapboard siding that extends to ground level; it has a fiberglass garage door. Two small 4 pane windows, 12" X 18", are evenly spaced in the center of the southern elevation. A small lean-to, approximately 4 ft. by 10 ft., covered with narrow clapboard wood siding has been added to the back [western elevation]; it has a tapered roof of asphalt shingles and is approximately half the height of the garage.

**4. Bungalow No. 4. 1009 N. 4th St. (N 50 of S 250 of E 140 Blk 6. Stevens Addition)
(c. 1929) (Contributing). Single-bay garage (c. 1929) (Contributing).**

The one-story Craftsman bungalow of narrow clapboard wood siding stands on a concrete foundation and has a low-pitched jerkin-headed gable roof of asphalt shingles. The enclosed eave overhang has the decorative exposed rafters. The centered front porch has a lowered ceiling of tongue and groove wood. It is supported by squat pyramidal porch posts that rest on stucco piers at the corners of the porch floor. A solid stucco balustrade extends from the half pier at the front steps to the corner piers and back to the house the southern and northern elevations of the porch floor. The rectangular structure has an eastern front measuring 24 ft. from north to south, 39 ft. from east to west. About the center of the southern elevation of the bungalow is a jerkin-headed gable that extends over a two foot bay. The original window arrangement is fairly symmetrical with single 3/1 double hung sash windows and a paired window in the dining room.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 6

Bungalow Historic District
Garden City, Finney County, Kansas

The interior features the original hardwood floors and painted baseboards, trim, doors and cabinets. The living room spans the front of the house with a large arched opening that leads to the dining room on the south. An arched opening on the north wall of the dining room leads to the center hall. Doors with original glass door knobs open from the hallway to the bath, two bedrooms and storage closet. Original heating vents in the wall along the baseboards continue to be used for heating and air conditioning. The kitchen appears to have original cabinets with a sink that is reminiscent of the late 1920s. An arch doorway leads to the back porch and the basement stairs. The plan of the house is nearly identical to the bungalow to the south with similar arch doorways and the placement of the built-in storage cabinets in the kitchen. These two houses were built the same year, by building contractor, Walter Welch.

The single bay garage, 10 ft. X 30 ft., has a concrete floor and exterior walls covered with german lap wood siding extending to ground level. It has a wood pull-up garage door with three rows of wood panels [each with six sections] and one row of six window panes at eye level. The garage has a gable roof of asphalt shingles with overhanging eaves that has exposed rafters. In the 1960s, the gable roof was extended, approximately 10 ft., to the back for a workshop addition. The lower part of the exterior wall is constructed of four rows of concrete block that supports assorted styles and shapes of windows: two six-pane casement windows, two 1/1 double hung sash on the western elevation, three modern awning style windows on the south and two awning style windows with a door on the northern elevation. It appears scrap lumber, wood siding and verticle strips of wood panel, was used to cover the upper part of the exterior wall. The garage is located just a few feet from the southwest corner of the house, about two thirds of the way to the back [west] of the lot, along the southern boundary.

**5. Bungalow No. 5. 1011 N. 4th St. (N 50 of E 140 Blk 6. Stevens Addition)
(c. 1930) (Contributing). Single-bay garage (c. 1930) (Contributing).**

The one-story stucco Mission style bungalow with a low-pitched, gable roof of asphalt shingles has no extended eaves. This rectangular bungalow variant has stucco exterior walls that extend to the ground, making it unclear to determine the construction of the foundation which is likely concrete or masonry block. Three front facing gables and the back gable [western elevation] feature a decorative trim at the roof line. The arches of the entrances to the porch, the arched window cutaway on the north porch elevation and the low garden wall to the entry feature a hint of the Mission style. It has an eastern orientation, measuring 26 ft. from north to south, 36 ft. along the northern elevation and 32 ft. on the south. Fenestration on the building is comprised primarily of single and paired 6/6 double hung sash windows.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 7

Bungalow Historic District
Garden City, Finney County, Kansas

The front door opens to the long living area on the north. About the middle of the room on the north wall there is a fireplace with a gas heater reminiscent of the 1930s. On the south wall, near the front door, another door opens to the small southeast bedroom. Farther west on this wall is a wide opening, leading to the hall, with evidence of French doors closing off the area at one time. The hallway has the traditional bungalow 'built-in' storage unit; it has four drawers below a door that opens to shelves. Two doors of stained wood, each with 15 glass panes, open to the bedrooms from the center hall and a 3rd door opens to the bathroom. At the west end of the living area is a small kitchen with a few built-ins and stairs leading to the basement and back porch.

A single bay garage, 12 ft X 18 ft., has a concrete floor and a fiberglass garage door. It is located at the southwest corner of the house, nearly two-thirds to the back [west] of the lot along the southern boundary. The garage has a gable asphalt roof and stucco exterior walls that extend to the ground level with a small window, 20" X 24" centered on the southern and northern elevations.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 1

Bungalow Historic District
Garden City, Finney County, Kansas

SUMMARY

The Bungalow Historic District is significant under Criterion A in the area of COMMUNITY PLANNING AND DEVELOPMENT, and Criterion C in the area of ARCHITECTURE. In the area of Community Planning and Development, The Bungalow Historic District (c.1925-1930) serves as a nearly intact example of the continued growth in the early twentieth century of this ranching and agricultural community and trade center. Bungalows were built in vacant lots throughout Garden City, some replaced earlier structures; but, the 1920s and early 30s found hundreds of bungalows built in new residential areas that covered blocks and blocks to the east and north of the original plat.

In the area of Architecture, The Bungalow Historic District includes five single-family residences of the early twentieth century. The grouping is comprised of four Craftsman bungalows and the fifth, a bungalow variant. The period of significance extends from 1925 through 1930 as southwest Kansas, particularly Garden City continued to experience prosperity and population growth. The bungalows provided housing that people could afford, meeting population demands.

ELABORATION

"The surveyor sat cross-legged leaning on his saddle in front of the tent, his notebook on his knee. In the last of the fading light, and using the Spencerian hand characteristic of his profession, he wrote his report for August 19, 1872.

This township [25S, R33W] is composed entirely of Sand Hills and is destitute of timber, water or stone. It is unfit for cultivation."

He was describing the sand hills south of the Arkansas River, land that would be part of the newly designated Sequoyah County the next year, and present day Finney County. Surveyors' notes on land north of the river and extending east about 30 miles to the 27W meridian give a somewhat better picture. About Township 21S R27W, the northeastern corner of the county, the surveyor [not the same who measured Township 25, judging from the handwriting], says "Soil is of a good 2nd rate quality., Limestone of an excellent quality . . . suitable for building purposes. A branch runs through the central part, which contains Clear Spring water. The land is well adapted

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 2

Bungalow Historic District
Garden City, Finney County, Kansas

to cultivation." [Sept. 24th, 1872] Township 22S to the south is rated similarly, though "destitute of stone or timber." [Sept 17, 1872] Of the Garden City Township (24S R32W), the opinion is moderately favorable. ". . .the soil is of a good 2nd rate quality. No running water is found but large pools of water found . . .in a large Drain that runs from West to the East through the center of this Township. Sandstone of poor quality . . . destitute of timber." [Oct11, 1872] Early maps show an additional source of water, a spring located near the southeast corner of Section 13 in Township 24, Range 33, a site within the present city limits.

Nothing about these assessments suggests that a little more than a hundred years later - in the 1990s - these "worthless" and "destitute" lands would comprise arguably the most productive county in the state of Kansas, Finney County, producing in 1993, twenty million bushels of corn and wheat, 182,900 tons of alfalfa, and with an inventory of almost 200,000 cattle, 180,000 of them on feed." (*Constant Frontier: The Continuing History of Finney County, Kansas.* pp. 2-3)

Population figures for Garden City (est. population 28,000) and Finney County (est. population 39,000) reveal numerous interesting facets on the history of southwest Kansas. The railroad, drought and blizzards, perseverance, availability and speculation of the land, each played a major role in the fluctuation of the county and city populations since the first settlers came to the area in 1878. The town prospered and grew until 1886, the year of the worst blizzard in numbers of lives lost and stock killed that has ever been experienced here. After the initial boom years of 1886 and 1887, several hot, dry summers changed the minds of some of the less tenacious pioneers, and they left.

In the early 1900s, Garden City began to experience an industrial revolution and a new era of prosperity with the building of the \$1,000,000 Sugar Beet processing factory (c.1906). Garden City, situated in one of the most productive regions of Kansas, began drawing trade from all the surrounding counties and maintained its place as a metropolis and chief trading point in southwestern Kansas. Wheat, particularly Turkey Red brought by the Mennonites, and alfalfa grew better than corn. The Denver Alfalfa Milling Co. opened a plant for processing alfalfa hay into meal. The Sugar Company organized their own alfalfa plant, adjacent to the sugar plant and built the Garden City Western Railway, which ran 14 miles northwest throughout the company's beet fields. It was built to haul beets to the factory, but was soon hauling wheat and other products to connect with the Santa Fe Railroad. Garden City also had the distinction of being the largest shipping point for alfalfa seed in the world. Under irrigation and rainfall, wheat, corn, barley, orchard and vegetable crops flourished.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 3

Bungalow Historic District
Garden City, Finney County, Kansas

In her book, *Constant Frontier: The Continuing History of Finney County, Kansas*, Agnesa Reeve wrote, "The Summer of 1919 brought good things. George W. Finnup turned over the deed to the 100 acre Frederick Finnup Park, and plans were made to add streets, walks, trees, tennis courts, ball grounds and a camping ground. On side streets in June, bricks were piled for the long-awaited paving of Main Street. Everyone was ordered to connect with the sanitary sewers or be fined. The new Garden City Junior College, proud to be the only college in southwestern Kansas offered thirty courses. Besides the first two years of college, it would provide a two-year commercial course, 'Four-Year Smith-Hughes Scientific Agricultural Training' and 'Complete Normal Training Courses for Teaching'."

Reeve went on to say, "The 1920s in the United States is remembered largely as the decade of materialism and frivolity. Even the lives of ordinary citizens had some new angles. The flush toilet, the tin can, and commercially produced ice came into common use. The Ford Motor Company had announced a return to pre-war prices on trucks and cars the previous fall, and early in 1921 the company advertised to Finney County farmers that it was reducing the price of its Fordson Tractor from \$790 to \$625. All of this change could be laid at the door of industrialization, which influenced lifestyles even in agricultural regions like southwest Kansas."

The census taken in the fall of 1920 showed Finney County at 7,674, a reasonable growth over the 6,908 counted in 1910. The average income in the U. S. was \$2,160 and the Dow Jones Average stood at ninety.

In her book, *Rooted in Dust*, Pamela Riney-Kehrberg said, "The region's cities and towns grew along with the farm population. The frenzied activity of the 1920s provided the resources for tremendous development. Everywhere in southwestern Kansas was concrete evidence of this boom in new building projects, increased business volume, considerable municipal improvements and the creation of new social institutions. Both the quantity of business and the quality of life were improving. Opportunities appeared on every side. One of the clearest indications of the increased volume of business was the growth in the number of both home and office building in towns throughout the region. The people of southwestern Kansas were witnessing a tremendous burst of development unmatched since the earliest days of the area's settlement. The construction of new homes and businesses throughout southwestern Kansas during the twenties reflected underlying increases in economic activity throughout the area."

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 4

Bungalow Historic District
Garden City, Finney County, Kansas

During the years, 1920-1922, Finney County acquired state-wide fame for being the first county in Kansas to lay a \$1,000,000 cement highway across its entire width, from the Gray County line to the Kearny County line. At the same time, the county, weary of attempts to maintain a good road through the shifting soil of the sandhills, ended its problems for years to come, by laying a slab of white concrete through the sagebrush and grass to give the area an all-weather road to Garden City. Like the new Santa Fe Trail through the county, the Sand Hill Road for six miles leading south out of Garden City would be sixteen-feet wide of concrete. The laying of these roads gave Garden City a boost as a trade center such as it had not received in many years. Since the roads were constructed, trade followed the concrete avenues to Garden City. Built as the automobile rapidly was coming into general use, the roads tapped new trade territories and gave the farmers of the Arkansas river valley, the adjoining uplands and the area south of the sand hills excellent farm-to-farm roads. A short time before, the county had constructed a new concrete bridge across the Arkansas river at Garden City. It replaced an old wooden structure, and gave farmers living south of town assurance that if they came to town in the morning, they could go home in the afternoon, regardless of whether the Arkansas river had decided to go on a rampage in the meantime.

The "Big Pool" put Garden City "on the map" nationally. The September 15, 1927, Garden City Herald reported automobile tourists from nearly every part of the United States going out of their way to visit Finnup Park and its swimming pool. The "Big Pool" was opened on Tuesday, July 18, 1922; it began as a public works project. Workers started digging away using horse teams and scrapers. Many merchants pitched in and hired persons to work on the project. The workers just kept going and going; when they finally stopped, the finished project was 330 feet long (30 feet longer than a football field) and 220 feet wide. It had a capacity of 2,880,000 gallons of water. No fence surrounded the pool then; in the early days, a grove of trees sufficed for a bath house. The first house had a concrete floor, no lockers and a few showers. The present bath house was built in 1937 as a Workers Progress Administration project.

The newspapers continued weekly reports on the economic growth and building progress that was taking place in the city and county during the decade of the 20s:

February 21, 1924, Garden City Telegram, "Lagesse and Steen are building more bungalows in the southeast part of town. The new homes are located on Spruce between 3rd and 4th streets. . . . when finished each home will have five rooms and a bath, a

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 5

Bungalow Historic District
Garden City, Finney County, Kansas

garage . . . and will be strictly modern."

September 25, 1924, Garden City Telegram, "The firm of Steen & LaGesse has built 15 new stucco houses in Garden City in the past few years; all but three or four are still in their possession."

October 2, 1924, Garden City Telegram, *Building Notes*. "An interesting group of pictures is displayed in the Building & Loan window. It has 15 photos of bungalows built by A. A. Steen and John B. LaGesse, a vivid evidence of the improvements in the East end of town the past few months."

February 5, 1925, Garden City Telegram, *Real Estate Notes*. "C. E. Blood has just bought the two corner lots at 1002 N. 6th, and hopes to build a home at once. . . Leslie Christmas was able last week to get in a few days work on his new bungalow at 1005 N. 7th St."

Trip Over Garden City— *Many New Homes in the Making* was a headline in the Garden City Herald, February 19, 1925. "One of the most inspiring trips anyone can take these days is a sightseeing trip over Garden City. Go up and down the streets, take time to stop at each home, explore it, see the unusual and handy places the builders have conceived for the home lovers.

One will have to start on Taylor Avenue, the vicinity of the West Ward School, a stucco bungalow under construction. . . when the house is done in May the owner will have four cozy rooms and bath.

Driving north to the Trail. . . one comes upon the residence of Dr. J. B. Edwards, just east of the Cottage Hospital. It is a wide spreading bungalow with a window seat and bookcases in the living room, French doors opening off the bedrooms to the porches, a white spotless breakfast nook off the kitchen, a wide back porch, and perhaps many other nooks which one could not see, but by, impolitely looking in at the windows. The garage is built to the house with a drive to the back.

Running back toward the east of town where the rest of the new houses are going up, to the north on Main Street [1325 N. Main]. This will be a drive almost into the country, but one comes upon a tiny house built in just 20 days. A living room, dining room, bedroom and kitchen with built-ins and a porch make up the 'doll house'. The space about the house is open, a fine opportunity to see many gorgeous sunrises and sunsets.

At 1005 N. 7th St. one finds a roomy house which looks very much like a Colonial bungalow, every window has small panes, there is a long living room with a deep and wide fireplace, a sun nook, bedrooms, bath and kitchen. . . the roof is low and widespreading.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 6

Bungalow Historic District
Garden City, Finney County, Kansas

Another house almost completed. . . 500 block on 4th St., a five-room stucco being built by Steen & LaGessee. They also have basements excavated for two five-room bungalows at 606 and 608 2nd St. The bungalows will be stucco as are the other houses on Bungalow Row.

On 6th St. in the 1000 block is a basement. . . C. E. Blood is building a bungalow for Mrs. Blood and himself."

Another Herald headline, *Farmers Are building Houses, Barns, Chicken Houses*. "The building fever isn't confined to the limits of the city of Garden City. It has invaded the broad acres of the farmer, the wheat grower, the cattleman, the poultry raiser. A number of them are building while others are seriously considering putting up a house, barn, or chicken house."

Rentals Slim Pickin's were reported in the March 12, 1925, Garden City Herald, "Desirable locations are becoming scarce in the city." The paper located at least 13 houses under construction. It noted the structures were being built as private homes, not as houses to rent. "If a newcomer is in search of a house to rent, he will have to go farther than up or down the street, or a search by word of mouth for a house."

"Real estate men report that houses to rent are so hard to find that very few of the prospective renters have the privilege of locating in rented houses and furnished rooms are not plentiful by any means. No desirable Main Street locations can be had. Few farms to rent are on the market. Even the schools are overcrowded. Such conditions point either toward a building boom or a quiet acquiescence to crowded conditions, and a hope that the situation will solve itself."

Real Estate Sales Grow as reported in the April 1925, Opportunity, "The number of real estate transactions the past three months has been larger than for any similar period for the past four years according to reports from real estate firms and the register of deeds. Probably the largest purchase was by a California man who bought 25 quarter sections in Finney County just prior to the first of the year. This was nearly all unimproved land on which the new owner is having the sod broke in preparation for wheat and other crops. It is reported that it is his intention to erect several sets of improvements for tenants.

There have been many other sales of smaller tracts of land and the demand for city and suburban property in and near Garden City is getting better. Several new houses are now under construction, notably a six room bungalow on 6th St., a two-story modern house on 4th. The firm of Steen & LaGessee have been buying city property and

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 7

Bungalow Historic District
Garden City, Finney County, Kansas

improving it, later renting or selling the houses, all but three or four of the fifteen new stucco houses are still in their possession. The new houses are of the five-room bungalow type in the east part of Garden City. In the west part of the town, a number of new houses have been built in the past few months or are now under construction."

The August 26, 1926, Herald reported, "Fourth Street seems to be the center of activity as the fall building season begins; work was started on four new bungalows. Contractor and builder, C. E. Blood, began Monday on the construction of a bungalow in the 900 block. Steen & LaGessee have started work on two stucco bungalows in the 700 block. Ten houses will have been built in the 700, 800, and 900 blocks on 4th St. within the last year and a half. A bungalow row is fast becoming noticeable on North Main Street across from the Garden City Nursery."

The September 9, 1926, Herald also reported, "Garden City was a town of steady and permanent growth. evidenced by the thirty or so houses built each year." Not only were the bungalows built in newly developed 'sub divisions, but vacant lots were given over mainly to bungalows which were occupied by people who were making Garden City their permanent home.

September 16, 1926, Garden City Telegram reports, "A new five-room bungalow, modern in every respect, is under construction at 1201 N. Main St. for Mr. & Mrs. J. W.

Wampler."

Mayor Fred J. Evans was quoted in the October 6, 1927, Garden City Herald, "The building activity in Garden City this fall indicates a steady, substantial growth of the city rather than an excited boom." He goes on to say, "The same is shown by the city's electric current and water receipts have been increasing right along showing that more and more people are coming to the city."

Charles I. Zirkle, postmaster, who had sort of a business barometer of Garden City by post office receipts, agreed with Evans, "Western Kansas is growing and Garden City is experiencing its share of that growth. The business growth of Garden City recently is nothing to cause feverish excitement, but it is a natural expansion on a solid basis of increased population."

Buildings valued at \$175,915 were erected in Garden city according to building permits issued during 1927 compared to values of \$128,235 expended during 1926. Twenty-seven new residences, mainly bungalows averaging from \$2,000 to \$5,500 were built during 1926 compared to 22 new dwellings built in 1927 as reported in the December 29, 1927, Garden City Herald.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 8

Bungalow Historical District
Garden City, Finney County, Kansas

They were put up at a cost of over \$50,000, most of them were bungalows and the majority were either brick or stucco finished. The largest structure erected that year was the new 3-story Rewerts-Miner Hospital on 5th St., at a cost of \$40,000. Several businessmen moved into new places; a funeral home, three new garages and six new filling stations. A new Mexican Mission home and community hall was built at 6th St. and Santa Fe with gifts, pledges and considerable volunteer labor.

Riney-Kehrberg wrote in her book, *Rooted in Dust*, "The economic returns from doing business in southwestern Kansas were great enough to convince many residents that they were indeed blessed and living in one of the most prosperous areas of the country. Local newspaper editors kept a close eye on Nations' Business and its monthly maps showing business conditions throughout the country. They could hardly contain themselves when they saw that the maps for January and February of 1930 confirmed what they already knew - that southwestern Kansas was one of the most prosperous areas of the country while much of the rest of the country was experiencing only fair or quiet business conditions. One editor at the Garden City Daily Telegram wrote that "it is not hard to understand why people like to live in Kansas. It's a great old state and growing better every year." The maps were front-page news and elicited considerable comment. The Telegram proclaimed that the area should "congratulate itself, sit tight, not rock the boat, keep investments inside the safety zone and the business depression which is affecting other sections of the county will not be seriously felt here."

The Bungalow Historic District is representative of this continued prosperity prior to the Dust Bowl Days and the Great Depression. Today, Garden City has many blocks of bungalow houses that remain intact in many of the residential neighborhoods. However, we see a rapid deterioration within many of these neighborhoods, because the majority of the houses are rentals. The sense of owner-occupied pride is gone and they are no longer maintained, just used and often trashed; thus, we are experiencing increased gang activity in these areas. More recently, blocks of bungalows have disappeared and become parking lots in the vicinity of the Medical Complex. The Cancer Center is the only structure that has replaced the residences that once surrounded the hospital. During their expansion period of the past several years, there have been more than eighteen houses, which included 13 bungalows, that have become victims of moving and wrecking crews. The master plan shows eight more residences (four bungalows) immediately threatened, as are all other houses within the site plan that will be acquired as soon as they are up for sale.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 9

Bungalow Historic District
Garden City, Finney County, Kansas

A reconnaissance inventory survey of nearly 2,000 properties in Finney County was begun in 1992 and completed in 1995 which included approximately 1,440 residential structures in Garden City. The analysis of this four year project identified approximately 568, nearly 40%, of the houses as bungalows.

The Bungalow Historic District is unique in that, these early twentieth century historic houses have retained such a high degree of integrity in the areas of materials, workmanship and design, location, setting, and feeling on this urban street. The bungalows are all in a row, they are well maintained with manicured yards reflecting a sense of pride by the owners. Bungalows continue to provide affordable housing for young couples and those with young families who are looking to buy their first house, or the empty nesters who no longer need such a large home.

Clay Lancaster asks in his book, *The American Bungalow*, "What has happened to the bungalow? Where is it now? How could a building type that once abounded over such a wide territory have receded so far into the background? These questions in themselves are frank admission that, for the most part, the bungalow has disappeared. It has been the victim of catastrophes such as fire, wrecking crews, and renovators. A great many have been swept away (as has the bulk of our lost architectural heritage) by urban change and expansion. The present encouragement and accommodation of swarms of private vehicles has brought about the widening of streets in older communities, and this has shoved small-lot-sited bungalows into oblivion. They have been replaced by featureless detached houses on land without landscaping, and by mammoth high-rise apartment buildings centered on a block. The destruction of family-size perimeter homes in delightful individual gardens has meant the loss of a portion of true humanity.

The bungalow compound was a haven for a man and his family, a place that met all their basic needs. However, despite their manifold enemies in the modern world, bungalows are still around, a good percentage continuing to function in the way they were meant to. We have not been oriented in their direction for such a long time that we have ceased to notice them. But as in the case of other phenomena, with increased interest in bungalows, they will emerge from their extended retreat into obscurity. Some already have come to the attention of the preservation movement. Today, few are referred to as bungalows, the term used by their designers and builders, but increasing familiarity with the nobler aspects of the style and its more remarkable monuments undoubtedly will lead to a reinstatement of the word.

Based upon equality, democracy is an effective social leveling device, settling the bulk of the population into the middle financial bracket. The bungalow was conceived specifically for

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 10

Bungalow Historic District
Garden City, Finney County, Kansas

this group, being a house of limited size, adequate for a small family, usually fitted onto a lot of modest proportions, affording an overall effect of hominess, and with its price held down to a figure the average citizen could afford. The bungalow belongs to the modern period, and its borrowings are of principles more than of elements, and of essences rather than of styles. These amalgamate readily as needed and do not interfere with the functional aspects of the building. The foremost physical requirement of any building is shelter, and in the bungalow this is plainly in evidence. It is symbolized in the design importance given to the roof, which usually is low-pitched and extends to deep eaves. Posts, walls, doors, and windows take their places quietly in the scheme, receding into the shadows under the dominant roof. The bungalow is set low to the ground; it nestles into and becomes part of its environment. A special type of planting was devised for the bungalow, and the effect is more picturesque than architectural. Its materials mostly retain their natural color and texture; and unpainted woods, stone, tile, and even stucco and plaster relate to the trees, rocks, and earth of its setting. The bungalow attracts no special attention to itself. It is casual, and it promotes the informal life among those who dwell therein. With such lack of ostentation, is it any wonder that soon after its heyday the bungalow should have become overlooked and forgotten?

The bungalow was succeeded by a number of fads and fashions, only one of which has shown any endurance value, and this one was an outgrowth of the bungalow. Returning servicemen from World War I waxed sentimental over quaint building types seen overseas, and the American suburbs soon were littered with houses having steep gables and nailed-on boards aping half-timber work, labeled 'Old English' and 'Norman'." (*The American Bungalow*, pp.12-14). McAlester writes in *A Field Guide to American Houses*, "This [Craftsman bungalow] was the dominate style for smaller houses built throughout the country during the period from about 1905 until the early 1920s. The Craftsman style originated in southern California and most landmark examples are concentrated there. Like vernacular examples of the contemporaneous Prairie style, it was quickly spread throughout the country by pattern books and popular magazines. The style rapidly faded from favor after the mid-1920s; few were built after 1930.

Craftsman houses were inspired primarily by the work of two California brothers, Charles Sumner Greene and Henry Mather Greene, who practiced together in Pasadena from 1893 to 1914. About 1903 they began to design simple Craftsman-type bungalows; by 1909 they had designed and executed several exceptional landmark examples that have been called the "ultimate bungalows." Several influences - the English Arts and Crafts movement, an interest in oriental wooden architecture, and their early training in the manual arts - appear to have led the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 11

Bungalow Historic District
Garden City, Finney County, Kansas

Greene to design and build these intricately detailed buildings. These and similar residences were given extensive publicity in such magazines as the *Western Architect*, *The Architect*, *House Beautiful*, *Good Housekeeping*, *Architectural Record*, *Country Life in America*, and *Ladies' Home Journal*, thus familiarizing the rest of the nation with the style. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows; some even offered completely pre-cut packages of lumber and detailing to be assembled by local labor. Through these vehicles, the one-story Craftsman house quickly became the most popular and fashionable smaller house in the country. One-story vernacular examples are often called simply bungalows or the Bungalowoid style." (*A Field Guide to American Houses*. p. 454).

The Bungalow Historic District includes five single-family residences of the early twentieth century. The grouping is comprised of four Craftsman bungalow style homes, and one bungalow variant. The period of significance extends from 1925 through 1930 as Garden City continued to prosper prior to the Dust Bowl Days and the Great Depression.

The Bungalow District is unique and historically significant in that four of the five bungalows have retained a high degree of integrity in the areas of design, workmanship and materials, setting, location and feeling on this urban street. Not only do the bungalows maintain that integrity with the exterior features, details and variants of the Craftsman Bungalow; but, the interior maintains that same high degree of integrity of the bungalow era. They are representative of nearly every identifying feature detail and variant of the bungalow as described in McAlester's *A Field Guide of American Houses*.

All five of the structures have a low-pitch gable roof. Four of the five bungalows feature enclosed or unenclosed eave overhangs; exposed roof rafters, decorative beams or braces added under gables; full or partial-width porches supported by tapered square columns or squat-pyramidal porch posts; columns or pedestals frequently extend to ground level and columns that break at the porch floor. They feature exterior materials of either, wood siding or stucco, and other details include the original Craftsman doors and windows (with exception to the middle bungalow, No.3, that has had the original windows replaced with casement windows). The fifth bungalow variant on the block, No. 5, does not have Craftsman details, but features a hint of the Mission style.

The Bungalow Historic District is representative of the continued prosperity, even though it was an economy that was beginning to scale down, prior to the Dust Bowl Days and the Great

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 12

Bungalow Historic District
Garden City, Finney County, Kansas

Depression. This is evident in the types of homes that were being constructed during the 1920s, the one-story bungalows were being built instead of the large two and three-story homes that were popular just after the turn of the century. As LaGessee, one of the contractors who built over 150 homes, including 25 bungalows, often said, "We build houses that people can afford." Lancaster supports the statement of LaGessee as he writes in his book, *The American Bungalow*, "The bungalow was conceived specifically for the middle financial bracket of the population. It was a house of limited size, adequate for a small family, usually fitted onto a lot of modest proportions, affording an overall effect of hominess, and with its price held down to a figure the average citizen could afford." Thus, 'The Bungalow Historic District' is of significant importance as it is representative of their very words. The bungalows in the District are constructed all in a row and are well maintained with manicured yards reflecting a sense of pride by their young owners. Bungalows continue to provide affordable housing for young couples and those with young families who are looking to buy their first house, or the empty nesters who no longer need such a large home.

Bungalow No.1. 1001 N. 4th Street. (c. 1925) (Contributing).

Single-bay garage (c. 1925), moved (c. 1990) (Non-contributing);

Double-bay garage/workshop (c. 1990) (Non-contributing)

The November 19, 1925 Garden City Telegram reported the building of *New Residences in Garden City*, "There has been a scarcity of houses in Garden City for some time, and there is still a scarcity. . . but three fine residences are just nearing completion and are or will be occupied within the next week or ten days. One is the new six room bungalow at 1001 North Fourth Street, built and occupied by J. F. Douglass and family."

J. F. Douglass was a stockman by inheritance, but a tree planter by choice. Douglass was born May 27, 1865, near Ionia, Michigan and married Ida May Marlkey in Beloit, June 20, 1898; they had five children. In 1906 he bought a section of land eight miles east of Garden City and moved here in 1908. He was active in real estate, associated with Chas. I. Zirkle. Douglass purchased the S 75 of W 2 of Blk 6, October 31, 1914 and built a three-story house at 1002 N. 5th Street.

During an interview with D. V. Douglass, one of the sons, he thought his father sold the 5th Street house when the family took a trip to the west coast. "We traveled to the state of Washington and down to San Diego, California. Dad was looking for a business to buy, I think we were gone a couple years." D. V. said, "Father missed Garden City and the prairie, so we moved back to Kansas, 14 miles east of Garden City. Mother hated the country and wanted to

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 13

Bungalow Historic District
Garden City, Finney County, Kansas

move to town. That's when Dad built the six room bungalow at 1001 N. 4th Street in the fall of 1925 on land he purchased in 1915 which was across the alley from the 5th Street house. I remember we lived in the garage before the house was finished, I think they were still painting." During the interview, D. V. told about all the trees that his dad planted at the 4th and 5th street properties and how they used to play on a rope swing attached to one of those huge trees. Knowing this bit of history, it is obvious which lots were owned by J. F. as one looks along the 'Bungalow Block' because the trees he planted are still there.

J. F. Douglass had been in the livestock business since he was a boy and usually had from 1,000 to 2,000 head of cattle in addition to other livestock. . . on the ranches he owned in Finney County he established groves of shade and fruit trees that were an inspiration to hundreds of others who aspired to improve their homesteads. On his 3,720 acre ranch on the south side of the Arkansas river at Pierceville, Mr. Douglass planted more than 15,000 trees, including 8,000 in the spring of 1935. When he bought the ranch in the spring of 1930 there was not a tree or a shrub near the ranch buildings. The quick development Mr. Douglass made on his ranch with trees attracted the attention of state and national horticultural authorities. His Pierceville ranch is the third in Finney County that Mr. Douglass has beautified with trees and shrubs since he came to the county in 1908."

Mr. and Mrs. E. C. Bill purchased the Douglass home at 1001 Fourth Street in November, 1927. Bill came to Garden City in April, 1885, established a hardware store at the southeast corner of Main and Chestnut under the firm name of "Bill and McGee". He followed the exodus of 1887 and did not return to the "Land of Opportunity" until 1924. Bill practiced public accounting for a quarter of a century and had his office in the basement of the 4th Street house.

DeWitt Craft purchased the house from E. C. Bill in 1943. Dennis and Andi Hemmert, current owners, purchased the house in July, 1989.

Bungalow No. 2. 1005 N. 4th St. (c. 1929) (Contributing).

J. F. Douglass purchased this parcel of land, April 22, 1919, from Annie Thompson and Lucy Thomas who lived at 1006 N. 5th. Interestingly enough, the landowners on the west half of a block, ie. Blk 6 facing 5th St., often owned the lots across the alley, to the east of them, which was property that faced 4th Street. E. C. Bill purchased the lot from J. F. Douglas, January 15, 1929. It is believed that the bungalow was built as an investment property since there were no 'buy/sell' transactions recorded at the Register of Deeds. The 1931 City Directory shows that W. E. Jones, a high school principal, was living at this address, 1005 N. 4th. The house was purchased by Mrs. Myrtle Howard from E. C. Bill, March 1940. A year later, it sold to A. R.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 14

Bungalow Historic District
Garden City, Finney County, Kansas

Clugston, who owned the house for 20 years. During the 70s and 80s, there were several owners when Joseph H. Johns, purchased the bungalow as an investment in the spring of 1984.

Bungalow No. 3. 1007 N. 4th St. (c. 1929) (Non-contributing).

Single-bay garage (c. 1929) (Non-contributing).

P. J. Dilts purchased the entire 150 ft. of the Northeast Quarter of Block 6, which included this parcel, May of 1927 from Albert A. Jones. According to the 1927 City Directory, Dilts lived at 1010 N. 5th. This parcel was then sold to Walter Welch, October 1929, who was a builder and contractor. Ralph T. Gardiner purchased the bungalow, April 1930 from Welch. The Gardiner family maintained ownership till May 1993 when the current owners, Michael and Angela Garcia purchased the property.

Bungalow No. 4. 1009 N. 4th Street (c. 1929) (Contributing).

Single-bay garage/workshop (c. 1929) (Contributing).

This lot was part of the Dilts purchase the Northeast Quarter of Block 6, from Jones and sold to Welch, building contractor, in October 1929. Several owners later, during the 1930s. Derwood Richardson, purchased the house in 1939. The Richardson family sold to James L. Riley in August 1965. The current owners, Kipp and Buffy Nichols purchased the house in January, 1994.

Bungalow No. 5. 1011 N. 4th Street. (c. 1930) (Contributing).

Single-bay garage (c. 1930) (Contributing).

This parcel was part of the Northeast Quarter of Block 6, that Dilts purchased from Jones in 1927. Dilts sold the property to R. E. Ryan, manager of the American Implement Company located at 601 N. Main. Street. It appears that Ryan built the house. According to the Register of Deeds, the property was deeded to The Dirks Peters Lumber Co. in October 1934. Perhaps this was a result of the years of the drought and hard times after 1931. The Dirks Peters Lumber sold to Howard Fisher in the fall of 1934 and Fisher sold in 1943. There were several other owners during the 40s and Frank Staley purchased the house in 1949. Joseph Johns, the current owner, purchased the bungalow in the summer of 1985 as an investment property.

Four of the five houses which contribute to the Bungalow Historic District would be individually eligible for the National Register under Criterion A and Criterion C in the area of Architecture, Community Planning and Development. It is the bungalows that are associated

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 **Page** 15

Bungalow Historic District
Garden City, Finney County, Kansas

with events that have made a significant contribution to the broad patterns of our history. The distinctive characteristics of type, period, and construction provide a collective historic sense of time and place which make the Bungalow Historic District a rare and unique block. It is a collection of bungalows, twentieth century historic houses is representative of community planning and development for growth and expansion of an agricultural community, the trade center in southwest Kansas.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 1

Bungalow Historic District
Garden City, Finney County, Kansas

BIBLIOGRAPHY

- Blanchard, Leola Howard. *Conquest of Southwest Kansas*. 1989, Wichita, KS.: The Wichita Eagle Press, 1931 Reprint.
- Blumenson, John J.-G. *Identifying American Architecture*. p. 92.
- Carter, J. O. *A Short History of Garden City. Documentary*. c. 1967.
- Chamber of Commerce. *Marketview Comparison Report*, Claritas, Inc. 1996.
- Finney County Historical Society Museum: Biographical Files, Photo Files, Verticle Files.
- Garden City Daily Telegram*. Resource Edition. Undated.
- Garden City Directory*. 1907, 1909, 1913, 1922, 1927, 1931, 1948, 1952. 1954, 1956, 1958, 1960.
- Garden City Herald*. 19 February 1925; 26 August 1926; 9 September 1926; 26 September 1926; 7 October 1926; 18 November 1926; 6 January 1927; 17 February 1927; 24 February 1927; 14 April 1927; 5 May 1927; 23 June 1927; 6 October 1927; 3 November 1927; 29 December 1927.
- Garden City Herald Supplement*, 16 February 1907.
- Garden City Telegram*. 21 February 1924; 25 September 1924; 2 October 1924; 5 February 1925; 19, November 1925; 16 September 1926; 11 November 1926; 7 April 1927; 24 April 1927; 28 April 1927; 19 May 1927; 15 September 1927; 29 September 1927; 6 October 1927; 29 September 1927; 2 February 1928; 11 April 1929; 3 October 1929; 3 February 1931; *It's Garden City's 60th Birthday*, 1943; 11 August 1977; Centennial Edition, 28 June 1979, *Park and Pool: A Flourishing Source of City Pride*; 29 June 1979; 11 December 1980, *City's Pool, Parks Attract Visitors*.
- Hagen, Carol. *Historic Resources Survey Final Report*. 1993, 1994, 1995.
- Hope, Holly. *Garden City: Dreams in a Kansas Town*. Norman, OK.: University of Oklahoma Press, 1988.
- Kersey, Ralph T. *History of Finney County, Kansas Vol. I*. Finney County Historical Society, 1950.
- Kersey, Ralph T. *History of Finney County, Kansas Vol II*. 1954. North Newton, KS.: Mennonite Press, Inc., Second Printing, 1976.
- McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc., 1984.
- New West News*. September 1978.
- Opportunity*. April 1925; *In the Most Prosperous Section of the United States*.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 2

Bungalow Historic District
Garden City, Finney County, Kansas

- Reeve, Agnesa. *Constant Frontier: The Continuing History of Finney County, Kansas*.
Marceline, Mo: Walsworth Publishing Co. 1996.
- Richmond, Robert W. *Kansas: A Land of Contrasts. The "Dirty Thirties": Kansas and the
Great Depression*. St. Louis, MO.: Forum Press, 1974. 2nd Edition 1980.
- Riney-Kehrberg, Pamela. *Rooted in Dust: Surviving Drought and Depression in Southwest
Kansas*. Lawrence, KS.: University of Kansas Press, 1994.
- Stowell, Frank L. *Year Book of Garden City and Biographical Sketches of Leading Citizens*.
1936.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10 Page 1

Bungalow Historic District
Garden City, Finney County, Kansas

VERBAL BOUNDARY DESCRIPTION

The nominated property stands on the east half of Block 6 in the Stevens Addition of Garden City, Finney County, Kansas. The property is comprised of five contiguous tracts with the following legal descriptions: 1) S 100 of SE Qtr Block 6; 2) N 50 of S 150 of E 140 Block 6; 3) N 50 of S 200 of E 140 Block 6; 4) N 50 of S 250 of E 140 Block 6; 5) N 50 of E 140 Block 6. The nominated property is bounded to the east by Fourth Street, to the north by Pony Street, to the south by Hazel Street and to the west by an alley.

BOUNDARY JUSTIFICATION

The boundary includes the property that is historically associated with the historic district.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 11 Page 1

Bungalow Historic District
Garden City, Finney County, Kansas

PROPERTY OWNERS

1. Dennis and Andi Hemmert
1001 N. Fourth Street
Garden City, Kansas 67846
2. Joe Johns
709 E. Price
Garden City, Kansas 67846
3. Mike K. and Angela Garcia
1007 N. Fourth Street
Garden City, Kansas 67846
4. Kipp and Buffy Nichols
1009 N. Fourth Street
Garden City, Kansas 67846
5. Joe Johns
709 E. Price
Garden City, Kansas 67846