

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received JUL 23 1987

date entered AUG 20 1987

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic Flanders - Lee House and Carriage House

and/or common Same

2. Location

street & number 200 South Seventh Street \_\_\_\_\_ not for publication

city, town Salina \_\_\_\_\_ vicinity of

state Kansas code 20 county Saline code 169

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> N/A being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Pat and Jean Brewer

street & number 200 South Seventh Street

city, town Salina \_\_\_\_\_ vicinity of state Kansas 67401

5. Location of Legal Description

courthouse, registry of deeds, etc. Saline County Clerk

street & number Saline County Courthouse

city, town Salina \_\_\_\_\_ state Kansas 67401

6. Representation in Existing Surveys

title Kansas State Historical Society has this property been determined eligible?  yes  no

date 1984 \_\_\_\_\_ federal \_\_\_\_\_ state \_\_\_\_\_ county  local

depository for survey records Kansas State Historical Society, 120 West 10th Street

city, town Topeka \_\_\_\_\_ state Kansas 66612

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

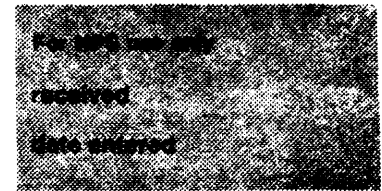
### Describe the present and original (if known) physical appearance

The Flanders-Lee House (c. 1888-1891) and carriage house (c. 1906-1911) are located at 200 South Seventh Street in Salina, Saline County, Kansas (pop. 41,843). The two-story, frame, Queen Anne vernacular house and the two-story, brick Utilitarian carriage house stand on a double lot several blocks southwest of Salina's central business district. The house sits directly at the corner of South Seventh and Walnut Streets the carriage house sits one lot south of the house and is set back further from the curb than the house. Both buildings have eastern facade orientations. The house measures approximately forty feet from north to south and sixty-two feet from east to west. The carriage house measures approximately thirty-two feet from north to south and forty-six feet from east to west. The house retains its original function as a private residence although the present owners intend to eventually have a restaurant in it. The carriage house is used as a residence.

The two-story, clapboarded house sits on a raised, rusticated limestone block foundation. It is a rectangular structure whose symmetry is broken by projecting round and rectangular bays. Three bays comprise the building's facade and sides; its rear is one bay wide. A truncated hipped roof covers the building's main body. Conical and gable roofs cover the projecting bays and dormers. Pent and flat roofs cover the porches. Asphalt or composite shingles have replaced the original wooden shingles. All galvanized metal roof ornamentation has been removed. The corbelled, brick chimney that projected from the roof's center has been rebuilt without the corbelling. The house retains the corbelled brick chimney which projects from the western, rear roof slope. A rectangular, two-story porch (c.1915) replaced the original, one-story wooden porch.

The house retains all of its original windows. Most of the windows are large, 1/1, double hung and tend to be placed in groupings of two and three at the front of the building and singly placed at the back of the building. Smaller, fixed, stained and leaded glass windows pierce the building's projecting gables, the stairwell bay, and the first and second level bathroom walls. A 1/1, double sash window with a leaded art glass upper sash fenestrates the facade gable projection. The 1/1, double hung windows on the south and west elevations retain their hanging screens; these are an older design and may be original to the building. The window surrounds are fairly simple in design; a small cornice surmounts each surround.

The house retains its original transomed, double front door and its single north and west elevation transomed doors. Plain, classical architraves surround each door. The doors are of five-panel, floating construction.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Inventory—Nomination Form

Continuation sheet

1

Item number

7

Page

1

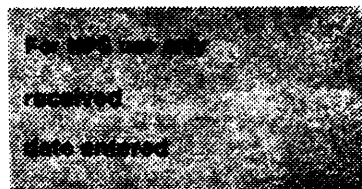
The two-story porch which masks the building's original facade presents a glassed-in second story and an open first story space. Moveable, single hung sashes with transoms placed in groups of three comprise the second story fenestration. The center transom of each grouping incorporates a fanlight design, adding a Colonial Revival design aspect to the house. Doric columns divide each window grouping. The fenestration continues the width and length of the porch on the south, north and west elevations as well as completely covering the facade elevation.

The porch's second story is supported by seven Doric columns. At first glance, these columns appear to be the same as those shown in the pre-1915 photographs of the house but after a closer inspection it becomes clear that they date from the 1915 construction. The columns stand on tall brick bases with limestone caps. Open laid brick walls with limestone caps run between the columns excepting the entrance spaces on the facade and south elevations. A common bond brick foundation supports the porch floor. Two sets of concrete steps lead up to the porch. They are flanked by rusticated, limestone block abutments on the facade entrance and poured concrete abutments on the south entrance. The porch floor is poured concrete.

A Doric entablature surmounts the porch columns, the frieze of the entablature consists of triglyphs and metopes, mutule blocks stand below the metopes and above both the metopes and the triglyphs. The porch's second story is ornamented with a dentilled cornice, a design treatment that picks up the dentilled cornice treatment used in the entablature of the 1888-1891 house.

A small, one-story porch, supported by two Doric wooden columns and one columnette stands in a recession against the rear portion of the north elevation, it dates from the 1888-1891 construction and retains its original dentilled cornice entablature treatment. A small porch stands against the west elevation. A c.1911 photograph of the Flanders-Lee House shows the columns of the facade and north elevation porches painted in a dark color, perhaps black, to match the window sashes. The house was painted white or some other light shade.

In addition to the classical entablature which graces all of the eave lines of the house, the house also exhibits wooden paneling under some of the window groupings, fishscale shingling on the northern elevation's rounded bay, barge-board ornamentation around two first floor windows in the southern elevation's projecting bay, and corner post finish treatments.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Inventory—Nomination Form

Continuation sheet

2

Item number

7

Page 2

The floorplan of the Flanders-Lee House is generally symmetrical with two room bays on each floor. On the first floor, a foyer hall with a two-level staircase rises from the southeast corner of the house. A vestibule entryway opens off the east wall of the foyer. A large parlour runs most of the length on the north side, flanking the foyer and the dining room. A back hall, the kitchen, a study, and a bathroom stand in the rear part of the house. There is a rear stairway on the east wall of the rear hall leading to the second floor. The main staircase leads to an open family area on the second floor. A hall runs down the center of the second floor, flanked by six bedrooms and a bath. A door leads from the second floor family area to the sun porch.

Generally, the house maintains its original woodwork, as seen in the staircase, the baseboards, the doors, the door and window surrounds, the mantles, and floors. The first floor woodwork is primarily oak and mahogany; oak and pine are probably used on the second floor. Some of the wooden floors have been replaced on the first floor. The fireplaces in the dining room and parlour have lost their original mantles. In the case of the dining room, the Brewers found a period mantle to use and also came across appropriate glazed tile to use for the hearth and fireplace surround. In the case of the parlour fireplace, the Brewers will leave the post-1950 brick fireplace intact.

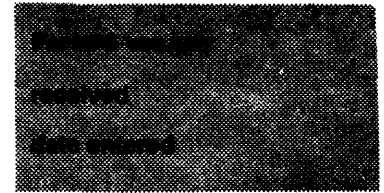
The first floor woodwork in the front foyer, the dining room, and the parlour was never painted, the Brewers have refinished it. The woodwork in the rear of the house on the first level and the woodwork on the second level, with the exception of the fireplace mantles, is painted white. The Brewers plan to leave this woodwork painted.

An identifiable motif through the three major rooms on the first floor is that of the sunburst, which is found in the cornerblocks that stand above the doors and window surrounds and also in the staircase. The cornerblocks are capped with crowns. Wooden paneling stands beneath many of the first floor windows and the stair landing windows. The staircase is also paneled. A mirrored closet door opens into the staircase. Eastlake floral motifs are evident in the bargeboard treatment which frames the rounded window bay in the parlour and on the front foyer's fireplace mantle.

A less elaborate woodwork treatment is found on the second floor. Square cornerblocks with a circle or bull's eye motif stand in the corners above the doors and windows on the second floor. The two original tiled, fireplaces with wooden mantles remain in the family area and in the most eastern bedroom on the north side.

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

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet 3

Item number 7

Page 3

Fenestration and door treatment throughout the house is attractive and utilitarian. The hinged doors in the house on both levels are surmounted by moveable transoms. The first and second level bathrooms exhibit bevelled, leaded glass windows, the first floor bathroom also contains a stained glass window. Two stationary stained glass windows pierce the southern wall of the front staircase's landing.

Two panes of etched glass stand in the double, swinging vestibule doors. The interior doorway is surmounted by a stationary stained glass transom. The transom above the exterior entryway has been removed and boarded over. Many of the house's 1/1, cylinder glass window panes are also original.

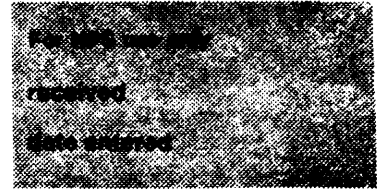
The house retains many of its original light fixtures. The upstairs bathroom is particularly intact, retaining its original lavatory, shower, tub, wall and floor tiles, light fixtures, and crystal towel rods.

The Brewers are carefully restoring the house and do not foresee any major changes to the existing appearance although they do plan to change the kitchen enough to meet the code requirements for restaurant kitchens. The kitchen is, for the most part, post-1950 vintage.

The two-story, brick carriage house sits on a limestone block foundation. A truncated, hipped roof covers the building, the asphalt shingling replaces the original treatment, which was probably wood shingles. All galvanized metal roof ornamentation has been removed. Large, double hung windows surmounted by brick jack arches and underscored by rusticated limestone sills form the second level fenestration on the facade, north, and south elevations. This appears to be the original treatment. A freestanding frame sleeping porch projects from the building's rear/west elevation. It may be original. Several smaller, arched windows with rusticated limestone sills pierce the first level on the north and south elevations.

The major change to the carriage house's exterior is the filling in of the first level facade. The double, swinging center doors and the two small arched windows which flanked the doors were replaced with three panels of clapboarding and six fixed windows after 1950. Clapboarding, a new window, and a new door on the north elevation also date from this period.

The one-story wooden facade porch was retained; however the original wooden, Doric porch columns were replaced with wooden posts. The small entry porch which projects from the middle of the north elevation appears to be original. The door on the east corner of the north elevation was once a window. The building retains its facade roof dormer, however, the leaded glass treatment was removed and replaced with wooden planks. The interior of the carriage house has been radically altered on both the first and second floors.

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Inventory—Nomination Form**

Continuation sheet

4

Item number 8

Page 1

Lee's most notable Salina business, the H.D. Lee Mercantile Company, evolved into the company that has produced "Lee Rider Jeans" since 1924. The mercantile company began as a grocery, stocking many private labels such as "Lee Mother's Style," "Summer Style," and "Cadet." In 1896 the store expanded into notions - including dungarees -, furnishing goods, stationery, and school supplies. To meet the demand for denim garments, Lee organized Salina's first garment factory as a subsidiary of the H.D. Lee Mercantile Company in 1911; the factory initially produced overalls, jackets, and dungarees. In 1913 the factory began production of "Unionalls." Lee closed the Salina factory in 1916 and moved his headquarters to Kansas City, Kansas, as better freight rates and a more skilled labor force made the Salina location by comparison too expensive for the expanding business. The closure occurred independent of Lee's other Salina interests.

Of Lee's businesses, three remain extant. Lee Hardware and the H.D. Lee Milling Company (now Econo-Flo Mill) remain active in Salina. The H.D. Lee Mercantile Company was purchased by the VF Corporation in 1969; VF Corporation is said to be the world's largest publicly held apparel company. The company maintains an office in Kansas City, Kansas with its headquarters in Johnson County, Kansas and continues to produce Lee Jeans.

Lee, the Turnbridge, Vermont native was once quoted as saying, "No business man ought ever to forget that there is as good a margin on the commodity "Brains" as there is in anything else. Success often consists of getting someone who knows more about what he is to do than you do yourself." When he died in Santa Rosa, Texas in 1928, his body was returned to Salina for the funeral and burial. All Salina businesses closed during the funeral in respect for H.D. Lee, a man who had obviously used his power and wealth in positive ways that benefited the community in which he had lived for twenty-five years.

Lee's friendship with the Flanders has not been documented but it is likely that their New England roots and their business knowledge formed the basis of the housemate relationship. Flanders, a Lynn, Massachusetts native, emigrated with his parents to Topeka, Kansas in 1856, when he was twenty-one years of age. It is likely that the Flanders settled in Topeka as part of the Free-State contingency directed by the New England Emigrant Aid Company. After fighting for the Union Army, Flanders married and moved to Salina with his wife. The couple purchased the double lot at Walnut and Seventh in 1870 and constructed a plain, two-story, frame dwelling in which they lived until the construction of the present structure, which was built on the site of the original house. Flanders was civically motivated, serving as Salina's Mayor in the 1870s and as a Clerk for the Salina Board of Education from the 1870s until the 1890s. He initially supported himself as part owner of a mercantile business but soon became a bookkeeper for the Western Star Milling Company, a position that he held for many years.

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

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet

5

Item number

8

Page 2

Oral accounts indicate that Flanders kept the books for the H.D. Lee Mercantile Company until his death, after which time Lee's nephew Charles A. Lee undertook the responsibility. It is likely that Lee felt quite close to the Flanders, as he bequeathed the Flanders children stock in his companies.

Charles A. Lee worked as the Credit Manager for the H.D. Lee Mercantile Company from 1907 until 1917 and at the Kansas Ice and Storage Company from 1919 until 1931, becoming its President in 1929. Charles Lee and his wife Grace lived at the 200 S. Seventh Street address until their deaths. The estate of Grace Lee sold the property to the Church of Christ in 1955. In 1985, Pat and Jean Brewer of Salina purchased the property from the church. The couple is carefully restoring the house with plans to operate a restaurant in it.

Criterion C was also considered as a factor in this nomination, but the 1915 Colonial Revival porch addition to the vernacular Queen Anne facade of the house and the post-1950 filling in of the carriage house facade doors are changes that significantly altered the original appearances of the two buildings and are changes which occurred either near the end of Lee's residency or after it; therefore, a decision to discount the architectural significance of the property for National Register purposes was made. In some respects, this decision was a difficult one since the house in particular has many excellent original interior and exterior features; however, when the alterations to both buildings were weighed with the time period in which they occurred and the fact that there are more architecturally intact residential complexes from the 1880s - 1890s in Salina, it became apparent that an argument for criterion C would be too weak to justify.

The construction dates for the Flanders-Lee House and the carriage house were determined by the 1887, 1892, 1905, and 1911 Sanborn Insurance Maps for Salina, Kansas and also by newspaper accounts.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** c. 1888-1891, 1906-1911      **Builder/Architect** C.G. Wilmarth- Architect

### Statement of Significance (in one paragraph)

The Flanders-Lee House (c. 1888-1891) and the carriage house (c. 1906-1911) are being nominated to the National Register at the local level of significance under criterion B for their historical association with Henry David Lee (1853-1928), the founder of the H.D. Lee Mercantile Company and several other Salina based businesses. Lee shared the Flanders-Lee House with William B. Flanders (1835-1906) and his family from the time of its construction until late 1915 or 1916 when he moved to Kansas City, Kansas. (Lee was a bachelor). There is no strong evidence to suggest that Lee helped to finance the construction of the house, but it is likely that he paid for the construction of the carriage house. Lee purchased the double lot and the house from William Flanders' widow Isabelle ( ? - 1917) in 1913 and 1914. Lee sold the entire property to his nephew Charles A. Lee in 1916.

Lee came to Salina (inc. 1867) in 1888 or 1889 to oversee the mercantile business that he had financed from his Galion, Ohio base. The business had experienced rate fixing difficulties with the railroads that they relied upon for most of their merchandise. As a seasoned businessman, Lee intervened and negotiated successful settlement for his company. It is likely that Lee never intended to stay in Salina, as ill health had forced his retirement from a Standard Oil partnership in Ohio but as period newspapers recount, Lee found the Kansas climate to his liking and was able to parlay his Ohio mercantile and banking experience into a worthwhile return.

Historically, Lee's decision to remain in Salina and invest more money in its economy is perceived as an influence as important to local commerce as the coming of the railroad. In the 1870s and 1880s branch lines which connected to such major western rail lines as the Atchison, Topeka and Santa Fe, the Missouri Pacific, and the Chicago, Rock Island and Pacific were built to Salina; however, the community never became the central railroad hub that its promoters had hoped for. The avid town promotion of the late 1880s, which likely influenced Lee's initial investment, collapsed by 1890 when it became clear that Salina would not host a main rail line. The wealth that Lee injected into the Salina economy and the jobs that he provided over the twenty-five year span of his residency aided Salina's ailing economy at a critical time.

In addition to founding the H.D. Lee Mercantile Company, Lee founded the Lee Hardware Company in 1898, Salina's first garment factory in 1911, the H.D. Lee Milling Company, Kansas Ice and Cold Storage Company, and the Farmers National Bank, which were all Salina based businesses. Lee remained involved in the railroad rate regulation struggles as he became more involved in the Salina economy but eventually the rate structure forced his most successful business, the H.D. Lee Mercantile Company to move its base to Kansas City, Kansas, where more equitable railroad rate structures existed. Additionally, Lee was active with the American Tobacco Company, serving as its Treasurer in 1898 and developing a national purchasing agency which sold all of the chewing tobacco consumed in the United States in 1902-1903.



# 9. Major Bibliographical References

See attached sheet

# 10. Geographical Data

Acreeage of nominated property Less than 1 acre

Quadrangle name Salina

Quadrangle scale 1:24,000

UTM References

A 

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

B 

Zone		Easting				Northing								

C 

Zone		Easting				Northing								

D 

Zone		Easting				Northing								

E 

Zone		Easting				Northing								

F 

Zone		Easting				Northing								

G 

Zone		Easting				Northing								

H 

Zone		Easting				Northing								

**Verbal boundary description and justification** The nominated property stands on lots 1 and 2, School Park in the original town of Salina, Kansas. It is bounded to the east by South Seventh to the north by Walnut, and to the south and west by adjacent property lines.

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

# 11. Form Prepared By

name/title Martha Gray Hagedorn, Architectural Historian

organization Kansas State Historical Society date June 6, 1987

street & number 120 West 10th Street telephone 913-296-5264

city or town Topeka state Kansas 66612

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *James M. Smith*

title Executive Director, Kansas State Historical Society date June 6, 1987

For NPS use only

I hereby certify that this property is included in the National Register

entered in the  
**National Register**

date 8/20/87

*for*  
*James M. Smith*  
Keeper of the National Register

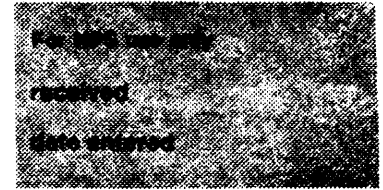
Attest:

date

Chief of Registration

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

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet

6

Item number

9

Page

1

Bibliography: Flanders-Lee House

Brewer, Jean. "Flanders-Lee House." (National Register nomination draft, 1986).

Hoy, Jim. "Cattle Country," Kansas Magazine, V. 3, N. 7. March, 1987.

Kansas City Star, 23 December 1915; 8 April 1917.

Kansas City Times, 21 December 1915.

Sanborn Insurance Maps, Salina, Kansas. 1884, 1887, 1892, 1897, 1905, 1911, 1926, 1931.

Topeka Journal, 16 March 1928; 21 March 1928.

Robbins, Mary Lee. Salina, Kansas: Historic Resources Survey, Part 1. (Kansas State Historical Society, 1984).