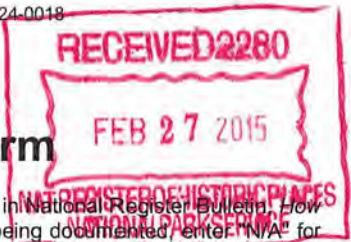


United States Department of the Interior  
National Park Service



# 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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

## 1. Name of Property

Historic name The Parsonian Hotel  
Other names/site number KHRI #099-4370-00015  
Name of related Multiple Property Listing N/A

## 2. Location

Street & number 1725 Broadway Avenue not for publication  
City or town Parsons vicinity  
State Kansas Code KS County Labette Code 099 Zip code 67357

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this x 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 x meets     does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:  
    national     statewide   x   local Applicable National Register Criteria:   x   A     B   x   C     D

Patrick Zollner 2-20-15  
Signature of certifying official/Title Patrick Zollner, Deputy SHPO Date

Kansas State Historical Society  
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets the National Register criteria.  
  
Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_  
Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government \_\_\_\_\_

## 4. National Park Service Certification

I hereby certify that this property is:  
 entered in the National Register  determined eligible for the National Register  
 determined not eligible for the National Register  removed from the National Register  
 other (explain:)

Joe Edson K. Beath 4.14.15  
Signature of the Keeper Date of Action

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**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

**Category of Property**  
(Check only **one** box.)

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

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

<u>Contributing</u>	<u>Noncontributing</u>	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>		<b>Total</b>

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

DOMESTIC/ Hotel  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling  
Work in Progress  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

MODERN MOVEMENT/International Style  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions.)

foundation: CONCRETE  
walls: BRICK, CONCRETE, STONE/Limestone  
\_\_\_\_\_  
roof: SYNTHETICS  
other: \_\_\_\_\_  
\_\_\_\_\_

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## Narrative Description

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### Summary

The Parsonian Hotel at 1725 Broadway Avenue sits in the heart of downtown Parsons, Labette County, Kansas. Located at the northeast corner of Broadway Avenue (running east-west) and S. 18<sup>th</sup> Street (running north-south), the building is one block south of the primary original downtown retail area on Main Street, and two blocks west of 16<sup>th</sup> Street (Kansas Highway 59), the primary north-south street through the downtown area. The building abuts the Broadway Avenue right-of-way on the south, the 18<sup>th</sup> Street right-of-way on the west, and an existing building that pre-dates the Parsonian on the north. Open space along the east side of the lot contains a driveway and one row of parking spaces. The Parsonian is a mid-20<sup>th</sup> century Modern Movement-style building following International Style influences. The organization of exterior building elements has an overall horizontal emphasis. The eight-story concrete-frame building has a two-story base that covers the majority of the site, and a six-story hotel room "tower" set back from the south and west edges of the base. The two-story base has a low-sloped roof with parapet walls and is constructed primarily of red brick, with aluminum windows and storefront, limestone accents below the storefront, concrete window-surrounds at the second story, and horizontal projecting concrete canopies along the west, south and east sides at the first story. The "tower" of hotel rooms has a low-sloped roof with parapet walls and is constructed of yellow-brick, concrete, and aluminum double-hung ribbon-windows. The lobby and function rooms (shops/restaurant, ballroom, kitchens, bathrooms, and meeting room) retain their original configuration and some of their original materials. The hotel rooms have been modified to combine rooms into larger suites and/or apartments, especially on the upper stories. The central core of the hotel tower retains its original configuration with a single-loaded hallway wrapped around three sides of the elevator and stair shaft on each story. The Parsonian Hotel retains a high degree of integrity and is an excellent example of mid-20<sup>th</sup> century Modern architecture.

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### Elaboration

#### SETTING

The Parsonian Hotel occupies a .28 acre (12,300 s.f.) lot at the southwest corner of the block bounded by Main Street on the north, 17<sup>th</sup> Street on the east, Broadway Avenue on the south, and 18<sup>th</sup> Street on the west. The block is bisected by an east-west running alley. Buildings on the north half of the block are oriented northward toward Main Street, away from the Parsonian. These buildings between 17<sup>th</sup> Street and 18<sup>th</sup> Street combine with the facing buildings on the north side of Main Street to comprise the primary historic commercial corridor in downtown Parsons. The southeast corner of the block is occupied by the 1909 Carnegie Library<sup>1</sup>, which is listed on the National Register of Historic Places, and its current use is as the Carnegie Arts Center. The Carnegie Library's main entrance faces east, away from the Parsonian, and the building is separated from the Parsonian by a surface parking lot accessed from Broadway Avenue. Parsons City Hall is one block east of the Parsonian at 112 South 17<sup>th</sup> Street.

Directly south, across Broadway Avenue, is a single-story commercial building built in 1978<sup>2</sup> and currently occupied by a State Farm Insurance office. On the corner diagonally southwest across Broadway Avenue and 18<sup>th</sup> Street is a small, approximately 18 space, paved surface parking lot. Directly west, across 18<sup>th</sup> Street, is a two-story commercial building constructed in 1920<sup>3</sup> and identified with a name plate stone on the east facade as the "Strasburger" building.

Broadway Avenue on the south carries two-way single-lane traffic and has angled parking on both sides of the street. 18<sup>th</sup> Street on the west carries two-way single-lane traffic and has parallel parking on both sides of the street. 18<sup>th</sup> Street has stop signs at Broadway Avenue, and there are no stop signs on Broadway Avenue at 18<sup>th</sup> Street. Public sidewalks abut directly against the south and west sides of the Parsonian, and fill the entire area to the street curbs on both sides. On the west side, the approximately 8-foot-wide portion of sidewalk directly against of the building is concrete, and the approximately 4 foot wide portion of sidewalk directly against the street curb is red brick pavers. On the south side, the approximately 8 foot wide sidewalk is concrete.

The Parsonian Hotel property has 150 feet of frontage on Broadway Avenue and 72 feet of frontage on 18<sup>th</sup> Street. The building occupies all but the eastern 40 feet of the property. Along the east side of the building is a one-way drive

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<sup>1</sup> Richard Pankratz and Cornelia Wyma, "[Parsons] Carnegie Library", National Register of Historic Places Nomination Form (Topeka: Kansas Historical Society), 1976.

<sup>2</sup> Property Data, County Appraiser, Labette County, Kansas, 2014.

<sup>3</sup> Property Data, County Appraiser, Labette County, Kansas, 2014.

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accessed from Broadway Avenue and a single row of angled parking spaces on the opposite side of the drive away from the building. At the northeast corner of the lot, a 30-foot-wide strip of Parsonian property extends 48 feet northward to the mid-block east-west alley. The driveway and parking spaces continue to the alley on this strip of property. This strip abuts the back (east) side of the two adjacent properties to the north, each of which are 24 feet north-south by 120 feet east-west. The property directly north of the Parsonian contains a 24-foot by 90-foot two-story brick commercial building which abuts directly against the north wall of the Parsonian. The front of this building faces west toward 18<sup>th</sup> Street, and the stone name plate identifies it as the "Powers" building. The next property north is fully covered with a 24-foot by 120-foot two-story brick commercial building, which also faces west and is identified by its stone name plate as the "Strasburger" building. The front (west) facade of this building matches the design of the "Strasburger" building across 18<sup>th</sup> Street to the west.

## EXTERIOR

### Building Configuration

The Parsonian Hotel has a rectangular footprint and is made up of two distinct building block masses. The public and hotel support space block is a red-brick two-story rectangular mass with a low-slope roof and parapet walls. It is approximately 110' (E-W) x 72' (N-S). There is a basement story of the same size below this mass, which contained mechanical space, laundry space, maintenance space, and a "speak-easy" bar. The hotel room block is a yellow brick and concrete six-story rectangular block approximately 70 feet (E-W) x 48 feet (N-S) that sits on top of the two-story public/support block. It has a low-slope roof, parapet walls, and a 20-foot E-W x 24-foot N-S two-story penthouse centered over the elevator/stair core. The hotel room block is flush with the east edge of the public/support block, and is set back 13 feet from the south edge, 40 feet from the west edge, and 11 feet from the north edge. Even though the hotel room portion is much taller than the nearby buildings, this setback configuration of the hotel room block helps reinforce the two-story streetscape-scale predominant in the older historic surrounding commercial area of downtown Parsons.

There are six entrances into the first-story of the Parsonian, three on the east, one on the south, and two on the west. All of the entrances are directly into the same first story floor level of the building. Of the three entrances on the east side, the north one leads into the original hotel kitchen area, the middle one is into a hallway that leads to the stairway at the hotel room tower core, and the south one is into the hotel lobby area. The entrance on the south side of the building is the main public entrance into the hotel lobby. There was originally a second storefront entrance on the south side toward the west end into the "Rental" space in the southwest corner, but this was removed at some time in the past and filled in with brick that matches the original brick. Of the west entrances, the south one is into the original "Coffee Shop" space and the north one is into an original small retail space.

The building contains approximately 7,348 s.f. on the first story, 6,666 s.f. on the second story, and 3,090 s.f. per story on the third through eighth stories, for a total floor area of 32,554 s.f. The basement contains another 6,568 s.f. of space.

### South Elevation

The south elevation can be considered the "front" of the hotel portion of the building, and this elevation is asymmetrically composed. The concrete structural frame is divided into 8 bays in the east-west direction, and while this pattern influences the arrangement of the south elevation, it is secondary to the overall composition. The 110-foot-wide by 26-foot-tall two-story red brick public/support block of the building comes right to the public sidewalk and creates a strong horizontal emphasis at the street level. The 72-foot-wide by six-story-tall hotel room tower is set back 13 feet from the south face of the two-story base, and is flush to the east edge of the south elevation. The tower is symmetrically composed with 29-foot-wide by six-story-tall yellow-brick wall panels on either side of a 14-foot-wide central grouping of four ganged-together double-hung windows at each story that are separated horizontally by concrete wall panels.

The two-story public/support block of the building has a concrete canopy protruding from the facade at the top of the first-story windows and storefront 10'-4" above the first story floor level. The canopy protrudes 1'-4" at the east and west portions of the facade, and the central portion over the hotel entrance protrudes 6'-4". The canopy is approximately 10 inches thick at its connection with the wall and tapers on the top and bottom to be approximately 8" thick at the outside edge of the 1'-4" projection and approximately 6 inches thick at the 6'-4" projection. The canopy wraps the southwest corner of the building and is continuous with the canopy on the west facade.

The dimensions of the red bricks at the two-story base are approximately 3-5/8" wide by 1-3/4" tall by 11-5/8" long, commonly known as "Roman" modular brick size. The brick below the canopy is laid in a "stack bond" pattern and the brick above the canopy is laid in a "1/3 running bond" pattern.

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The hotel entrance, located in the center portion of the two-story facade, is recessed 5 feet from the primary wall plane and is composed of clear aluminum storefront 14'-4" wide by 10'-4" tall and has a pair of 3'-0" x 7'-0" doors. The west wall of the entrance recess is brick, perpendicular to the façade, and the east wall of the entrance recess is brick that follows the outside curve of the "grand" stair from the lobby to the second story.

The west edge of the first story portion below the concrete canopy extends 2'-5" further west than the second story portion. There is a 13'-5" wide by 9'-0" tall single-pane storefront window at the west edge of the first story. The top of the storefront is against the concrete canopy, and the bottom of the storefront sits on a 1'-4" tall limestone bulkhead. Starting 2 feet to the right (east) of the corner storefront window there was originally another aluminum storefront entrance into the corner rental space. This storefront entrance was full height to the concrete canopy above, was inset approximately 3'-0" from the primary brick face of the facade, and consisted of a centered pair of doors with sidelights and transom above. The entrance was removed and infilled with matching stack bond red Roman brick sometime in the early life of the hotel, as it is not present in an early 1960s postcard photo image of the building.

At the east portion, 1'-8" from the east edge of the facade, a 24 foot wide area below the concrete canopy is recessed 2'-0" from the primary wall plane. A 2'-0" tall limestone wall flush with the primary wall plane mimics the limestone bulkhead at the west end and creates a planter box. There is a continuous strip of six 3'-3" tall fixed-pane aluminum storefront windows at the top of the recessed wall into the two original hotel offices.

The second-story portion of the south facade is a continuous flat plane of red Roman modular brick in a 1/3 running bond pattern. The only fenestration is a group of four double-hung aluminum windows that align with the vertical grouping of windows in the hotel room tower above. The four windows are into a hotel meeting room, and they are wrapped around their perimeter with a concrete surround that is 5 inches thick and protrudes 1'-4" from the face of the brick. The top of the wall is capped by an aluminum coping with an approximate 4-inch face exposure.

Toward the left end of the second story facade is the original aluminum channel letter sign, with the text "The Parsonian", in upper and lower case cursive font. The capital "T" and "P" are approximately 3'-4" tall, and the lower case letters are approximately 1'-4" tall. The letters are aluminum channel fabrication with aluminum faces, giving the appearance of 3 inch solid aluminum letter cutouts set off from the wall approximately 3 inches. Originally there was internal neon lighting within the channel letters that illuminated the wall behind the letters, creating a silhouette effect at night.<sup>4</sup>

The hotel room tower has an overall vertical emphasis in the six-story tall yellow-brick wall panels and in the central grouping of windows. The two unpenetrated yellow-brick wall panels are constructed of modular brick of nominal size 4 inches wide by 2-2/3 inches tall by 8 inches long, laid in a running bond pattern. The panels are 29'-6" wide by 51'-8" tall and only wrap the east and west facades by 12", creating an appearance that these are thin monolithic walls rather than a continuous brick cladding around the building. The east panel of brick cantilevers approximately 1'-8" beyond the east edge of the two-story red brick base and beyond the primary east face of the hotel tower. The top of the brick wall panels are capped by aluminum coping with an approximate 4 inch face exposure.

The south facade of the tower has a secondary horizontal emphasis in the central grouping of hotel room windows. The windows consists of four 3'-4" wide by 5'-0" tall double-hung aluminum windows at each story, separated by horizontal bands of concrete wall panels above and below each set of windows, and a chevron shaped concrete eyebrow over each group of windows. The outside faces of the concrete wall panels tilt outward approximately 4 inches from the window head below to the window sill above. The concrete eyebrows are approximately 17'-4" wide, extending approximately 1'-9" beyond the width of the windows, overlapping onto the monolith yellow brick wall panels. The eyebrows are approximately 6 inches thick at the front edge and they project approximately 13 inches from the brick face at each end and approximately 22 inches at their mid points. The horizontal pattern of windows and concrete wall panel bands is repeated on the east and west facade.

The south facade of the two-story penthouse is 20'-6" wide by 16'-2" tall and setback from the south wall of the hotel tower by 12 feet. The penthouse is clad with modular yellow brick laid in a running bond pattern that matches the brick at the hotel tower. There are two 3'-4" wide by 3'-0" tall aluminum double-hung windows centered in the south facade of the first story of the penthouse, and four windows of the same size centered in the second story of the penthouse. There is a concrete surround at the second story group of four windows matching the concrete surround at the four windows on the second story. When viewed from the ground, the pair of first story penthouse windows are not visible, but the second-story windows, which are visible from various vantage points on the ground, are consistent with the design themes and detailing used on the exterior of the building.

<sup>4</sup> *The Parsons Sun*, "Progress Edition", May 1954, photo p. 1.

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### West Elevation

The concrete structural frame is divided into 6 bays in the north-south direction, and while this pattern influences the arrangement of the west elevation, it is secondary to the overall composition. The 72-foot-wide by 26-foot-tall two-story red brick public/support block of the building comes right to the public sidewalk, creates a strong horizontal emphasis at the street level, and can be considered the front of the retail portion of the building. The 48-foot-wide by six-story-tall hotel room tower is set back 39 feet from the west face of the two-story base, and it is 11 feet from the north edge and 13 feet from the south edge.

The first story of this elevation is asymmetrically composed and is divided into six bays following the concrete structural frame. From left-to-right (north-to-south) the six bays consist of: 1. Aluminum storefront fixed window 9'-0" wide by 6'-0" tall with 3'-8" tall stone bulkhead below; 2. Aluminum storefront entrance 4'-10" wide with single 3'x7' door, sidelight, and transom; 3. Aluminum storefront fixed window 10'-4" wide by 6'-0" tall with 3'-8" tall stone bulkhead below; 4. Aluminum storefront entrance 10'-0" wide with centered 3'x7' door, sidelights, and transom; 5. Aluminum storefront fixed window 5 foot wide by 3 foot tall in stack-bond brick panel; 6. Aluminum storefront fixed window 12'-4" wide by 9'-0" tall with 1'-4" tall stone bulkhead below. The window in the sixth bay wraps the southwest corner of the building and is continuous with the storefront window on the south facade. At the left (north) edge of the west elevation is a two foot wide by 27'-8" tall stack bond brick pilaster that serves as a transition element to the adjacent building to the north. At each column line between the six bays is stack bond red Roman modular brick.

A concrete canopy protrudes 1'-4" from the first story facade at the top of the storefront 10'-4" above the first story floor level. The canopy wraps the southwest corner of the building and is continuous with the south canopy. The canopy is approximately 10 inches thick at its connection with the wall and tapers on the top and bottom to be approximately 8" thick at the outside edge of the projection. Centered and setting on the front edge of the canopy is the original aluminum channel letter sign, with the text "COFFEE SHOP", in upper case font. The letters are approximately 1'-0" tall, and are aluminum channel fabrication with aluminum faces, giving the appearance of 3 inch solid aluminum letter cutouts.

The second-story wall plane is a continuous flat plane of red Roman modular brick in a 1/3 running bond pattern and is set back 2'-5" from first story wall plane. The composition of the second story facade is nearly symmetrically composed with four groups of three 3'-4" wide by 5'-0" tall double-hung aluminum windows in the center four bays. The four groups of windows are into the ballroom, and they are wrapped around their perimeter with a concrete surround that is 5 inches thick and protrudes 1'-4" from the face of the brick. The top of the wall is capped by an aluminum coping with an approximate 4 inch face exposure.

The west elevation of the six-story hotel tower is symmetrically composed. The 12-inch-wide vertical edges of the south and north facade yellow-brick wall panels bracket either side of four bays of windows at each story. The windows are ganged together in groups of three for each original hotel room. They are separated vertically by the exposed concrete columns and they are separated horizontally by concrete wall panels. The outside faces of the concrete wall panels tilt outward approximately 4 inches from the window head below to the window sill above.

### East Elevation

The concrete structural frame is divided into 6 bays in the north-south direction, and while this pattern influences the arrangement of the east elevation, it is secondary to the overall composition. The 72-foot-wide by 26-foot-tall two-story red brick public/support block creates a strong horizontal emphasis at the ground level, and can be considered the rear entrance of the hotel portion of the building. The 48-foot-wide hotel room tower is flush with the east face of the two-story base, and it is 11 feet from the north edge and 13 feet from the south edge. The hotel tower is seven-stories tall on this elevation, starting at the second story and continuing through the eighth story. The portion of the yellow-brick and concrete hotel tower that extends down to the second story is wrapped on the north and south sides by the two-story red brick public/support block, creating a visual effect of the tower mass penetrating the base mass.

The first story of this elevation is asymmetrically composed and is divided into six bays following the concrete structural frame. From left-to-right (south-to-north) the six bays consist of: 1. Pair of aluminum double-hung windows 3'-4" wide by 3'-0" tall; 2. Aluminum storefront fixed window 6'-8" wide by 6'-6" tall with six inch tall limestone bulkhead below; 3. Aluminum storefront entrance door 3'-0" by 7'-0"; 4. Painted metal entrance door 3'-0" by 7'-0" with half-lite glass; 5. Pair of painted metal entrance doors each 3'-0" by 7'-0"; 6. Pair of aluminum double-hung windows 3'-4" wide by 3'-0" tall. A 7'-6" tall by 1'-3" thick limestone wing-wall extends 9'-0" from the east facade between bays four and five, separating the kitchen loading/unloading zone from the hotel entrance and drop-off area.

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The southern-most bay and the northern-most bay of the second story of the east elevation continues the 1/3 running bond of red Roman brick from the first story. Centered in each of these bays is a pair of aluminum double-hung windows 3'-4" wide by 5'-0" tall. The top of the wall is capped by an aluminum coping with an approximate 4 inch face exposure.

In the center four bays the hotel tower design of concrete panel, ganged aluminum double-hung windows, and yellow brick edges begins at the second story. The 12 inch wide vertical edges of the south and north facade yellow-brick wall panels bracket either side of four bays of windows at each of the seven stories and cantilevers 1'-8" beyond the primary east elevation wall plane. The windows are ganged together in groups of three for each original hotel room. They are separated vertically by the exposed concrete columns and they are separated horizontally by concrete wall panels. The outside faces of the concrete wall panels tilt outward approximately 4 inches from the window head below to the window sill above.

At the base of the hotel tower, 10'-4" above the first story floor is a concrete canopy that protrudes 6'-4" from the east wall plane. This canopy matches the design of the canopy at the south elevation hotel entrance.

North Elevation

The north side of the building abuts an existing two-story building that pre-dates the Parsonian. At the first story all but the eastern eighteen feet are against the adjacent building. At the second story the east two bays continue up and overlap the adjacent building by approximately 5'; the visible eastern 18 feet continues the red Roman brick 1/3 bond pattern of the two-story public/support block. The western-most bay of the second story also continuous up and abuts the adjacent building. The five bays at the second story in the middle portion are setback 13 feet from the north first story building line; this setback creates a mechanical court on the first story rooftop.

The hotel tower portion on the north elevation is five bays wide and six stories tall. It is setback 13 feet from the northern most line of the building below and is composed of yellow modular brick in a running bond pattern. There is a large concrete flue, approximately 4'-6" east-west by 8'-0" north-south, centered on the hotel room "block. The flue extends above the roof parapet by 4'-6". Centered in the bay on either side of the flue at each story is a single 3'-4" wide by 5'-0" tall aluminum double-hung window.

INTERIOR

Overview

On the first story, the hotel lobby and hotel offices are located in the southeast quadrant, the kitchen for the hotel/restaurant is in the northeast quadrant, and three commercial spaces are along the west side, including (from south to north) a restaurant dining room, a coffee shop, and a retail space. On the second story, the ballroom is along the west side, the kitchen for the ballroom is along the north side, bathrooms and meeting room are along the south, and hotel rooms are along the east. The third through eighth stories originally contained twelve hotel rooms on each story, accessed by a single-loaded corridor wrapped around the east, south and west sides of the central vertical circulation core. These were organized with four rooms each along the east side and west side, and two each on the north side and south side. Each hotel room had a private bathroom with a tub, toilet, and wall hung lavatory. The roof of the hotel room block and the two-story mechanical penthouse is accessed by the central core stairway. The first story of the penthouse has a storage room accessed from the roof, and the second story is the elevator equipment and control room, which is accessed from the stairway.

First Story

The first story of the Parsonian is approximately 110' (E-W) x 72' (N-S). There are eight structural bays averaging 13'-9" east-west and six structural bays averaging 12'-0" north-south. The first story contains the hotel lobby, check-in desk, hotel offices, hotel kitchen, hotel restaurant dining room, coffee shop, a retail/office space, and vertical circulation core. A curving "grand stair" leads from the first-story lobby to the second-story lobby. The configuration and location of spaces is integrally correlated to the adjacent site activities at the ground level. The hotel lobby is accessed from the main south entrance vestibule and from the east entrance drop-off canopy area. The check-in desk is in the hotel lobby direct across from the vertical circulation core, and the curved grand stair wraps around over the check-in desk. The hotel kitchen is accessed from the loading/unloading area at the east side north corner. The hotel restaurant dining room is located in the southwest corner, accessed from the hotel lobby, and not directly connected to the kitchen. The space it occupies was identified as "Rental" in the original construction drawings and its use as the dining room likely dates to when the south storefront entrance was removed. The Coffee Shop was located in the center space on the west side and has access from the lobby and from 18<sup>th</sup> Street. The rental retail/office at the west side north corner is accessible from 18<sup>th</sup> Street and from a stairway to the basement; it is not accessible from the hotel lobby.

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The vertical circulation core consists of a two-bay elevator shaft and a pair of interconnected scissor stairs. Only the western-most elevator was installed, the eastern bay has never had an elevator car or equipment installed. The stair that opens to the hotel lobby across from the check-in desk has landings at the west stair access point on the 3<sup>rd</sup>, 5<sup>th</sup>, and 7<sup>th</sup> stories, and it has landings at the east stair access point on the 2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, and 8<sup>th</sup> stories; this stair continues into the penthouse for roof access to the hotel tower and to the elevator equipment room. The stair that connects to the first-story exit hallway and the east exterior exit door does not have an internal connection to the hotel lobby. This stair has landings at the east stair access points on the odd number stories, and to the west stair access points on the even member stories; it does not continue into the penthouse or provide roof access.

Basement

The basement is the same size as the first story, with the exception of an area along the north side where the foundation wall and piers are held away from the adjacent building. The hotel laundry was in the southeast quadrant, coolers/freezers/pantry for the kitchen are in the northeast quadrant, the boiler and air conditioner unit was in the north central portion, a storage room for the northwest corner first story rental space is in the northwest corner, a "speak-easy" bar was in the southwest quadrant, and hotel staff locker rooms and bathrooms are on the south central area. The central vertical circulation core extends to the basement, and there is a service elevator in the northeast quadrant that connects the cooler/freezer/pantry area to the first- and second-story kitchens.

Second Story

The second story is the same size as the first story, except for the five bays along the north side where the building line is held back to create the rooftop mechanical court. The west three bays at this story are where the hotel ballroom is located. There is a kitchen for the ballroom along the north side, a conference/meeting room along the south side, bathrooms and lobby space near the vertical circulation core, and six hotel rooms along the east side. The second-story floor is higher at the eastern five bays of the building (over the hotel lobby area) and there are five steps down into the ballroom, allowing for a higher ceiling in that area.

Third-Eighth Stories

The third through eighth stories was the primary hotel room location and the footprint of each story is approximately 70 feet (E-W) x 48 feet (N-S). The hotel room tower is five bays east-west by four bays north-south. It is flush to the east edge of the first/second story below, setback one bay from the south, one bay from the north, and three bays from the west. The vertical circulation core is centered on the tower with the scissor stairs running east-west on the north side of the double wide elevator shaft. A corridor wraps around the east, south, and west sides of the vertical core, providing access to the stair landings at the north end of both the east and west legs.

The hotel tower corridors provided access to twelve hotel rooms on each story, four each on the east and west sides, and two each on the north and south sides. Each hotel room had a private on-suite bathroom approximately 5'-0" by 7'-6" with a tub, toilet, and wall-hung sink. A hotel room and bathroom combination occupies approximately one bay north-south by one-and-one-half bay east-west, or approximately 12 feet by 20 feet. In total there were a total of 83 hotel guest rooms consisting of: eleven rooms with twin beds, six single studio-type rooms, twelve single bedrooms, nine suite arrangements of two rooms each (which had double studio accommodations, and could also be used as individual rooms), and thirty-six double bedrooms.<sup>5</sup>

Hotel rooms on the east side of the building each had three 3'-4" by 5'-0" double-hung aluminum windows at their east exterior wall, and vice-versa for the west side of the building. Each hotel room on the south side of the building and each hotel room on the north side each had two 3'-4" by 5'-0" aluminum double-hung windows.

Penthouse

The penthouse is centered above the hotel room tower with a footprint of approximately 24 feet north-south by 26 feet east-west. It consists of a vertical continuation of the stair and elevator shaft core, and additional space on the south side about the same size as the elevator shaft. On the first story of the penthouse the additional space is used as an equipment room for the rooftop mounted antennae and satellite dishes. On the second story the space above the elevator shaft and the extra space is combined to create the elevator equipment room.

Interior Finishes

The overall interior finishes for The Parsonian could be classified as Midwest modest. The finishes are not extravagant, and are generally the most durable for the least cost. The most elegant and expensive finishes are the wood casework at the front desk, though it has a plastic laminate countertop, and the terrazzo treads and the stainless steel

<sup>5</sup> *The Parsons Sun*, Progress Addition, May 1954, p. 21.



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guardrails/handrails at the curving grand staircase. The floor coverings in the public spaces, including the lobby, the coffee shop, and the ballroom are vinyl-asbestos tile, in basic mid-century Modern patterns and colors. Bathroom floors on the second story public area are vinyl tile, which is likely replacement of earlier vinyl-asbestos tile. Kitchen floors are vinyl tile and concrete. Bathroom and kitchen walls are structural clay tile. Remaining walls throughout are painted plaster. Ceilings are mostly painted plaster, with some areas of 12-inch by 12-inch acoustical tiles.

Finishes on the hotel room stories are also modest. The hallways have carpet, and painted plaster walls and ceilings. On the seventh and eighth stories lay-in 24 inch by 48 inch acoustical tile ceilings have recently been installed to conceal exposed wiring for new lighting and fire alarm systems. The hotel rooms were carpeted and have plaster walls and ceilings. The bathrooms have ceramic tile floors and walls, and painted plaster ceilings. Window coverings included draperies in printed patterns, and furnishings were in simple modern styles.

Mechanical Systems

Many of the original mechanical systems are present in The Parsonian. The electrical service equipment is original and many of the light fixtures are original. Heating was with heated water from a combination gas-oil boiler in the basement to radiators throughout the building, and cooling was provided through the same system with chilled water from a massive condenser unit still present in the basement. The public areas had supplemental forced-air cooling, in addition to the piped chilled water.<sup>6</sup> Most of the bathroom fixtures and plumbing systems throughout are original to the building.

INTEGRITY

The overall integrity of The Parsonian is quite high. The original configuration of primary spaces is generally intact, including the first story lobby and commercial spaces, the second story ballroom, and the hotel tower vertical circulation core and hallways. Remaining original features include the front check-in desk, curved grand stair, two telephone booths in the lobby, entry doors to the ballroom, finishes in the first and second story kitchens and bathrooms. Many original light fixtures are extant, especially in first and second story public and support spaces.

There have been some changes made to The Parsonian over time. The storefront entrance into the southwest "Rental" space was removed from south façade, bricked over, and a "fireplace" installed. The three commercial spaces at the first story along the west side do not have original interior finishes. Some floor finishes at first story have been changed, and the vinyl floor tiles on this level are severely deteriorated. Upper story hallways have had acoustical tile drop ceilings installed and wainscot wallcoverings installed. Hotel rooms have been combined into larger suites and into apartments.

<sup>6</sup> *The Parsons Sun*, Progress Addition, May 1954, "Temperature at Guest's Fingertips", p. 22.

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**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

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

**Areas of Significance**

Commerce  
Architecture  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1954-1965  
\_\_\_\_\_

**Significant Dates**

1954  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A  
\_\_\_\_\_

**Architect/Builder**

Architect: Wilbur G. Knoebel, Design  
Incorporated, St. Louis, MO.

Builder: Lippert Bros., Inc., Oklahoma City, OK

**Period of Significance (justification)**

The period of significance begins in 1954, the date of construction, and ends in 1965, the fifty-year closing date for periods of significance where activities begun historically continue to have importance but no more-specific date can be identified.

**Criteria Considerations (justification)**

N/A

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### Narrative Statement of Significance

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(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

#### Summary

The Parsonian hotel is locally significant under National Register Criterion A for the area of COMMERCE and Criterion C for the area of ARCHITECTURE. It was an extremely important local commercial venture with “financial support of more than 1,300 citizens and business firms and costing in excess of \$900,000”. It was financed primarily by multiple sales drives of stock to local residents who made up the ownership group, Parsons Community Hotel, Inc.<sup>7</sup> Completion of the building conveyed a sense of community pride, optimism, and can-do attitude that permeated the post-World War II era. Located near the heart of downtown Parsons, the hotel was intended to provide accommodations for business travelers, to promote new commercial and industrial ventures, and to attract conventions to town. Constructed in 1954, the building massing and differentiation of materials, colors, and window patterns between the public/support spaces and the hotel room spaces is exemplary of the mid-20<sup>th</sup> century Modern approach to design. The building forms, and the detailing of those forms, are clearly meant to express the interior uses on the exterior of the building. The horizontality of the red-brick two-story public/support base is penetrated by the verticality of the yellow-brick hotel room tower, in an architectural expression of public space vs private space. It provides a clear delineation of uses being expressed by materials and massing. It is the mid-century Modern interpretation of form following function.

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#### Elaboration

Parsons, Kansas, was founded in 1870 and incorporated the following year. The population of Parsons peaked in the 1920 U.S. Decennial Census at 16,028, and in 1954, when the Parsonian was constructed, the town’s population stood at approximately 14,500. The population in the 2010 census was 11,500.<sup>8</sup>

#### COMMERCE

The idea to develop the Parsonian was conceived on the night of September 27, 1951, and 33 months later it opened to great fanfare. There had been talk of a new hotel in town for many years, but all efforts failed for one reason or another. A new hotel had long been a standing agenda item for the Parsons Chamber of Commerce, as there was a perceived need for new accommodations in town. A group of young leaders in the Chamber contacted Hockenbury System, Inc. of Harrisburg, Pennsylvania, a group specializing in new hotel development promotion and fund raising, and reached an agreement with them to conduct a survey for \$500 regarding the need and support for a new hotel in Parsons. On September 27, 1951, the report of the survey demonstrated both the need and support for a hotel, and despite a few doubters, Hockenbury was contracted to conduct a financial stock-sale campaign. Early in October, Hockenbury representative Philo C. Dix arrived in Parsons to lead the effort, and by October 13 an executive committee of 35 men was being formed to head up an eight-week campaign. First, potential large investors were targeted for \$1,000 sales, then a campaign for sales of over \$100 subscribers, then a separate women’s committee solicited female prospects. On December 4 1951 it was reported in *The Parsons Sun* that “Parsons did it!” They had surpassed their goal by selling \$453,000 of common-stock for construction of a new hotel.<sup>9</sup>

It was soon discovered that the actual construction cost would out-pace the funds raised, and two additional stock-sale campaigns were waged. In all a total of \$625,000 was raised, and another \$275,000 was financed through a 21-year first mortgage loan with Central Life Assurance Co. of Des Moines, Iowa.<sup>10</sup>

At a meeting on December 11, 1951, Design Incorporated, Inc. from St. Louis, Missouri, was chosen as the architect for the project. After many meetings and design revisions, the construction contract was awarded exactly one year later on

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<sup>7</sup> *The Parsons Sun*, Progress Edition, Parsons, KS, May 1954, “Sept. 27, 1951 Starting Date For Final Hotel Efforts Here”, pp. 2, 4, 5, 6

<sup>8</sup> U.S. Decennial Census (<http://www.census.gov/prod/www/abs/decennial/>)

<sup>9</sup> *The Parsons Sun*, Progress Edition, Parsons, KS, May 1954, “Sept. 27, 1951 Starting Date For Final Hotel Efforts Here”, pp. 2 and 4.

<sup>10</sup> *Ibid.*, p. 4

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December 11, 1952<sup>11</sup> to Lippert Bros., Inc., of Oklahoma City. Construction was completed in 17 months and the hotel opened Friday evening, May 14, 1954 with a grand-opening preview for stock-holders and their families. Festivities continued through the weekend with a Dedication Banquet on Saturday evening and a public open house on Sunday. The hotel coffee shop opened and guest rooms were available for reservations beginning Sunday, May 16, 1954.

Ownership of the hotel remained with Parsons Community Hotel, Inc., but management of the hotel business was contracted with American Hotels Corporation, which operated more than 50 hotels in the United States at the time.<sup>12</sup> The Chamber of Commerce rented two hotel rooms on the second story at the southeast corner for office space adjacent to the small meeting room on the south side which would be used for Chamber meetings. The General Acceptance Co. initially leased office space on the first story<sup>13</sup> (most likely the office at the northwest corner).

The construction of the hotel employed the services of many local sub-contractors and building materials suppliers. Articles and advertisements in the May 1954 "Progress Edition" of *The Parsons Sun* newspaper identify many of the contractors and suppliers who participated in the construction. Excerpts and information from these include:

"All furnishings, carpeting, and draperies in The Parsonian were planned and supplied by the Duff and Repp Contract Department [1216 Main St., Kansas City, MO] under the expert supervision of Mr. V. Hardin Hettick."<sup>14</sup>

"The Buildings Pictured Were Contracted and Constructed By Lippert Bros., Inc., Oklahoma City, Oklahoma, (and Boone, Iowa". The photos are of buildings in Parsons including, The Parsonian, Parsons West Junior Highschool (sic), Garfield Grade School, and City Sewage Disposal Plant."<sup>15</sup>

"The Parsonian Will Feature A Kimball Studio Piano From Richmond Music Home [1806 Broadway], Your Kimball Dealer For Over 25 Years. Across The Street From The Parsonian".<sup>16</sup>

"There are 155 tons of steel buried in The Parsonian. This figure includes reinforcing rods of several sizes used in floors and walls used to hold the structure together. In addition there was 30 tons of structural steel used in the hotel for support points. Largest beams used in the work were three weighing four tons each. They bridge a span over the kitchen on the first floor."<sup>17</sup>

"Kansas products were used for much of the work. All brick and tile in the hotel were shipped to Parsons from Weir City. The concrete was furnished by a Parsons firm, Howell's Ready-Mix Concrete Co. Broken down, construction figures show a total of 116,000 face brick used in The Parsonian. There were 11,000 common brick and 14,000 fire brick. Clay tile numbered 11,000 and there were 15,000 cinder blocks. There were 15,000 glazed tile and 25,000 gyp tile."<sup>18</sup>

"It takes 90 telephones to serve the new Parsonian hotel. But telephone instruments won't work by themselves. Also installed in the hotel are 58,000 feet – nearly 11 miles – of telephone wire to inter-connect these telephones through the new switchboard. Each of these telephones can be connected to any of the 89 other telephones within the building or in the Parsons central office over three trunk lines.... Southwestern Bell Telephone Company".<sup>19</sup>

"The Roofing and Sheet Metal Work For Air Conditioning and Heating was supplied and installed by... Rainey Roofing & Sheet Metal Co., Joplin, Mo."<sup>20</sup>

<sup>11</sup> Ibid., "Hotel Concern Big Business", p. 14

<sup>12</sup> *The Parsons Sun*, May 14, 1954, p. 1

<sup>13</sup> Ibid.

<sup>14</sup> *The Parsons Sun*, Progress Edition, Parsons, KS, May 1954, p. 2

<sup>15</sup> Ibid., advertisement, p. 3

<sup>16</sup> Ibid., advertisement, p. 4

<sup>17</sup> Ibid., "Steel Holds Hotel Shape", p. 4

<sup>18</sup> Ibid., "Brick, Tile from Weir City; Parsons-Made Concrete Used", p. 4

<sup>19</sup> Ibid., advertisement, p. 12

<sup>20</sup> Ibid., advertisement, p. 14

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"Doubly Happy, Happy About the New Parsonian... Happy About Our Part In Beautifying It!" "We think the Parsonian is the beauty spot of the Tri-State area and are very happy to have been chosen as the painting contractors for it." "Ellis Brothers Wallpaper & Paint Store, 210 S. 18<sup>th</sup>."<sup>21</sup>

"Parsons No. 1 Asset! LABOR. The Building and Construction Labor movement has grown steadily in Parsons since the first local received its charter here in 1902. Since that time it has grown to include 12 unions and from a membership of under 50 persons to over 3,500. The Building and Construction Unions of Parsons have had and will always have an intense interest in the development and growth of the City of Parsons and its industries.... They have shown time and time again that they are back of all worthy community enterprises.. latest and conclusive proof of this was the wholehearted support the building and construction trades unions gave the new Parsons community sponsored hotel.... When they willingly gave in effort as well as financially. The members of this council have always played an essential part in the growth of this community... and today their eyes are on the future... A future which will be made brighter by progressive thinking and progressive labor. The Building and Construction Trades Council of Parsons". "Painters Local 625, Carpenters Local 1022, Electricians Local 718, International Hod Carriers Building and Construction Labor Local 550, Operating Engineers Local 128, International Brotherhood of Teamsters, Chauffeurs, Warehousemen and Helpers Local 823, International Brotherhood of Boilermakers, Iron Ship Builders and Helpers Local 83, Operative Plasterers and Cement Masons Local 247, Sheet Metal Workers International Assn. Local 475, United Assn of Journeyman Plumbers and Steamfitters Local 664, Bricklayers, Masons and Plasterers International Union Local 7, and International Assn. of Bridge, Structural and Ornamental Iron Workers Local 584".<sup>22</sup>

"We Contracted For And Dug The Bell Bottom Footings On Which The Hotel Parsonian Stands. The Powers Construction Co., Oklahoma City, Okla."<sup>23</sup>

"We Are Very Happy To Have Had The Contract For The Plate Glass and Metal Setting in The New 80 Room Hotel. Pittsburgh Plate Glass Company, 509 Joplin Ave., Joplin, Mo."<sup>24</sup>

"Our Congratulations To The Parsonian. BRICK WORK By The DeWitt Company, Tulsa, Oklahoma."<sup>25</sup>

"Acoustical Ceilings Furnished and Installed By Midwest Service, Inc., 10<sup>th</sup> & Moffet, Joplin, Missouri."<sup>26</sup>

"The Coffee Shop and Kitchen Equipment Contracted and Installed By Zahner Manufacturing Co., 1213-1215 Walnut Street, Kansas City, Missouri."<sup>27</sup>

The Parsons Rotary Club purchased the banquet room sound equipment, including a record player that permitted music to be played during serving of meals. The lobby and coffee shop system also was used for music as well as paging purposes.<sup>28</sup>

The creation of The Parsonian was not just an economic endeavor; it was an attempt by the leaders and residents of the community to improve their standing and their perceived significance in the southeast corner of the state. They wanted to be seen as a progressive community, a place where people should want to visit and a place where people should want to move their businesses. The country had come through the Great Depression and through two world wars, and now a Kansan, Dwight Eisenhower, was the President of the United States. The great industrial effort that had coalesced around ending World War II was being directed toward large civic projects. Eisenhower made improving the nation's highways a priority of his first term upon taking office in 1953.<sup>29</sup> Providing new, modern, accommodations for the burgeoning motoring

<sup>21</sup> Ibid., advertisement, p. 9

<sup>22</sup> *The Parsons Sun*, Progress Edition, Parsons, KS, May 1954, advertisement, p. 15

<sup>23</sup> Ibid., advertisement, p. 21

<sup>24</sup> Ibid., advertisement, p. 22

<sup>25</sup> Ibid.

<sup>26</sup> Ibid.

<sup>27</sup> Ibid., advertisement, p. 24

<sup>28</sup> *The Parsons Sun*, May 13, 1954, p. 1

<sup>29</sup> Elizabeth Rosin, "Roadside Kansas" National Register of Historic Places Multiple Property Documentation Form (Topeka: Kansas Historical Society, 2011), E11. Accessed online 18 November 2014 at: [http://kshs.org/resources/national\\_register/MPS/RoadsideKansasMPDF.pdf](http://kshs.org/resources/national_register/MPS/RoadsideKansasMPDF.pdf)

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public was seen as a way of attracting people to Parsons, Kansas. The community effort to build a large modern hotel would surely demonstrate their spunk and resolve, and encourage others to join them.

On May 14, 1954 the local newspaper, *The Parsons Sun*, printed a special 70 page "Hotel and Progress Edition". It is described as "a special edition in connection with the opening of The Parsonian and it is devoted as well to the progress of the city since the close of World War II." It "contains advertisements, news and pictures all keyed to the remarkable development of Parsons in recent years."<sup>30</sup> A photo on that day's regular edition is titled "Hotel Plaque Tells the Story" and is of the plaque mounted beside the entrance to the hotel which reads: "THE PARSONIAN Erected by the people of Parsons, Kansas, and dedicated as an example of the effectiveness of community enterprise. May, 1954"<sup>31</sup>

It wasn't that the community wanted to just provide adequate hotel accommodations for travelers and visitors. They wanted to be perceived as a "modern" community, as a place with modern schools, modern infrastructure, and a modern hotel. Descriptions at the time depict this clearly:

"The food and banquet facilities of The Parsonian, modern and up to date in every respect, give emphasis to its role as a community center and attraction for the traveling public. A bright coffee shop, located on the 18<sup>th</sup> street side of the hotel, will be open 24 hours a day. A large second floor banquet room and a parlor which will be available for smaller gatherings round out the hotel's dining areas".<sup>32</sup>

"The value of a modern hotel as a magnet for conventions and gatherings of all sorts has been stressed many times and The Parsonian's advance reservation list gives a hint as to what is in store for Parsons in that field. Numerous conventions and meetings already have been booked. They will bring hundreds of persons to Parsons during the course of a year, who, in the normal pattern of events, would not visit the city. Many Parsons organizations also will make use of the hotel for meeting and dining purposes. A large number of dinners already has been booked by clubs and individuals here."<sup>33</sup>

In 1962, eight years after completion of the Parsonian, an article in *The Salina Journal* outlined the impact of the hotel's construction on Parsons. It states, "It has paid for itself many times over in new business for Parsons. Conventions and meetings have been held by the scores, all leaving money behind that found its way into many economic channels of the community". Furthermore, "The new hotel did something for Parsons' civic morale that has been reflected ever since in a continuing series of progressive improvements and additions to the city." "In recent years Parsons has added a new hospital, a new industrial park, a community recreation center purchased through popular contributions, a flood control system on a hitherto-pesky creek, a new municipal water supply with a reservoir that has the added advantage of being an excellent recreational lake, a new sewage disposal plant adequate for many years to come, five new public and parochial school buildings, new and wider business streets, four off-street parking lots in the downtown areas and other projects of related nature". "All of these gains date from the hotel project on which Parsons demonstrated to itself that it has what it takes to bring about progress in the community through united effort." The article makes a conjecture that "one serious mistake probably was made in the design of the hotel". "Parsons started its hotel plans before the full force of the motel development took place across the country. It built a conventional hotel 'nine stories' at a time when the traveling public was about to switch the greater part of its affection to motor-type facilities." "If Parsons were doing it over again, it would do it differently. It would adopt the motel design for its community hotel, possibly moving away from near the center of the business district to a location on a major highway near the edge of the downtown sector."<sup>34</sup>

## ARCHITECTURE

For a new community-financed hotel that was meant to convey the progressive nature of the town, only one style of architecture was suitable, Modern. The Parsonian Hotel exemplifies a mid-20<sup>th</sup> century Modern Movement style building following International Style influences. The eight-story concrete-frame building has a two-story base that covers the majority of the site, and a six story hotel room "tower" set back from the south and west edges of the base. The use of red brick on the base and yellow brick on the tower heightens the differentiation between the horizontality of the first-and-second-story public spaces versus the verticality of the third-through-eighth-story private hotel room spaces. The joining of

<sup>30</sup> *The Parsons Sun*, May 14, 1954, p. 1

<sup>31</sup> *Ibid.*

<sup>32</sup> *The Parsons Sun*, Progress Edition, Parsons, KS, May 1954, advertisement, p. 20

<sup>33</sup> *Ibid.*, "Boost for Conventions", p. 21

<sup>34</sup> Clyde Reed, *The Salina Journal*, "Parsons Hotel Not Financial Success But It Pays Big Community Dividend", September 9, 1962, p. 17

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two large differentiated building masses to express two different types of space is a great example of International Style design application. The horizontal emphasis is accentuated by the use of Roman sized bricks in the two-story base, bands of ganged-together double-hung windows in the hotel tower, and concrete canopies at the street level. Large uninterrupted planes of yellow brick emphasize the verticality of the hotel room tower.

The Parsonian was designed in a Modern style and it is still the tallest building in Parsons, but it was organized to make it compatible with its surroundings. Most of the surrounding buildings are no more than two stories tall, including those in the primary commercial strip to the north along Main Street. By extending the first two stories flush to the sidewalks on the south and west sides, and holding the tower back on those two facades, the building has a similar street presence as its neighbors. Modern style architecture is often accused of disregarding its context, but the designers of The Parsonian demonstrate a sympathetic touch which, while creating something which looks different, still feels like it belongs.

#### *Architect*

The building was designed and construction drawings were prepared by Design Incorporated, a firm located in St. Louis, Missouri. Design Inc. was a subsidiary of the Bank Building & Equipment Corporation which specialized in bank design and construction, and was formed to expand the company's services into the hotel market.<sup>35</sup> In 1952 Design Inc. had an architectural staff of approximately 200 people, headed up by Wilbur G. Knoebel<sup>36</sup>, who was the longest serving architect for the company, from about 1920 until the late 1950s. Knoebel was a 1914 graduate from the University of Illinois at Champaign-Urbana and his designs were primarily in Art Deco and Classical Revival styles. After World War II, the design direction of the company changed toward the Modern style and Knoebel served strictly as Chief Architect, but no longer as designer.<sup>37</sup> In the title block of the construction drawings for the Parsonian is the line "W. G. Knoebel, Registered Architect, St. Louis, MO."

There were many architects and designers at Design Inc. in the early 1950s including: William F. Cann, Charles Deaton, Justus DeVries, Charles Guariglia, Charles F. Jost, Wilbur G. Knoebel, Perry C. Langston, and Wenceslao (Wence) Sarmiento. Each of these completed many projects for the Bank Building & Equipment Corporation and its Design Incorporated subsidiary. Who, if any of these, was the design architect for the Parsonian Hotel is currently not known.

The interiors of The Parsonian followed the colors, patterns, and textures typical of mid-century Modern design. Descriptions of the building in the May 1954 "Progress Edition" of *The Parsons Sun* newspaper included the following:

"Authorities on interior decorations and furnishings advise choosing color schemes that depend on how the sunlight enters the room. Apparently this was considered when the interior wall colors and room furnishings of The Parsonian were selected. The basic color scheme throughout the hotel is green, gray and coral. Variations of these colors in different hues are used in the rooms with touches of brown or white here and there for accent. Fresh new appeal is offered to appease even the most meticulous taste and an atmosphere of luxurious comfort prevails." "Probably the gayest colors in the entire structure are used in the coffee shop. Two walls done in coral rose are complimented with a third wall of light chartreuse. A large window on the west has sill-length draperies in a delicate weave of thin material that displays all the colors used in the cheerful eating place." "One of the most attractive rooms of the building is the banquet and ballroom on the second floor. The walls are two-tone with monaca green used on the lower part and ash grey on the larger upper areas. Yards and yards of material form the full-length draw draperies on the west windows. On their background of white is a foliage pattern in shades of green."

"Each private room of the hotel has plain painted walls with white ceilings. Each is fully carpeted wall to wall and has sill length draperies with modernistic designs. On the windows are metal venetian blinds and the rooms are fully equipped with modern designed furniture, including a dressing table, twin, double or folding beds, lounge chairs and tables." "A very unusual feature for a hotel is the excellent selection of pictures. Each private room is furnished with portrait of modern prints framed in beautiful bleached wood." "The bath rooms are modern in every detail. All are in grey tile with yellow ceilings and have tile floors in matching colors." "Many added features are noticed on going through the hotel

<sup>35</sup> "A Brief History of the Bank Building & Equipment Corporation of America", accessed online 18 November 2014 [http://www.midcenturybanks.recentpast.org/history/item/269]. Copy on file with nomination.

<sup>36</sup> Arkansas State Board of Arch. V. Bank Bldg. & E. Corp (1956), accessed online 18 November 2014 [http://law.justia.com/cases/arkansas/supreme-court/1956/5-794-0.html]. Copy on file with nomination.

<sup>37</sup> "Wilbur G. (W.G.) Knoebel," accessed online 18 November 2014 [http://www.midcenturybanks.recentpast.org/architecture/meet-the-architects/item/222-wilbur-g-wg-knoebel]. Copy on file with nomination.

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such as the large mirrors; hallways papered with a washable plastic coated material in vivid colors of green leaves; the winding stairway; the convenient lounges with their comfortable chairs and reading lamps; the lively colored rest rooms with the huge dressing counters; the most attractive mahogany deck in the lobby that features narrow strips of exquisitely finished wood set vertically; the mahogany venetian blind in the first floor lounge; and the numerous modern conveniences in the kitchen and other work areas.”<sup>38</sup>

“The coffee shop, decorated in modern colors, will seat 89 persons at one time.” “The banquet room, one of the finest in this area, will seat 200 persons for meals. Without posts to interfere with vision or seating arrangements, the banquet room is tastefully decorated. Full-length drapes are on the room’s west windows. The floor is of asphalt tile. The color scheme, as in the remainder of the hotel, is completely modern.”<sup>39</sup>

In addition to being a Modern style building, The Parsonian also incorporated many Modern features into its design. An emphasis on the safety of the building was highlighted in its description:

“Although The Parsonian is as fire proof as any building can be, ample steps were taken to provide emergency exits from the building in case of disaster. In addition to the elevator, there are two inside fire escapes provided. Leading from the penthouse, the fire escapes open on the ground floor, one at the rear exit and one in the hotel lobby. The escapes are enclosed with doors at each floor. Portable extinguishers and hose cabinets also are provided on each floor. The cabinets contain a length of fire hose connected to a separate water system in the hotel structure. The fire fighting system is independent of the regular hotel water channels and is connected to a pump in the basement which turns on automatically whenever a valve is open, thus maintaining a high pressure in the fire system.” “Another precaution against fire is the installation of siamese (sic) fitting in the outside walls of the hotel building. By using the outside connections members of the fire department can pump from nearby fire hydrants into the hotel’s fire system. Another precaution, one provided by state law, is the location of a window at the end of each corridor. The windows open onto concrete ledges on the north and south sides of the building.”<sup>40</sup>

“The hotel kitchens are the most modern and complete to be found anywhere. Preparation of food will be simplified with assembly-line layouts as will the cleaning and washing of dishes and pans.”<sup>41</sup>

**PROPERTY HISTORY**

The Parsonian began its life in 1954 on an optimistic wave of public support, but optimism does not guarantee success. In September 1962, eight years after opening, stockholders voted to sell the hotel to the Central Life Assurance Co. of Des Moines in lieu of foreclosure proceedings. The insurance company in turn sold the hotel to Mr. and Mrs. Joe Bartelli of Parsons. The Bartelli’s paid back taxes and outstanding accounts of \$31,000 and assumed payments on a 20-year \$200,000 mortgage. Stockholders salvaged nothing from their original investment.<sup>42</sup>

From it’s opening through the mid-1970s many references are found in area newspapers for luncheons, dinners, receptions, meetings, presentations, and conventions being held at the Parsonian. Examples include: the annual meeting of the Neosho-Cottonwood Flood and Water Control Association;<sup>43</sup> dinner at The Parsonian hotel for manufacturers, civic leaders, government representatives, and defense contractors attending a procurement workshop;<sup>44</sup> meeting of the State Board of the Kansas Federation of Business and Professional Women’s Club Inc.;<sup>45</sup> an all-day clinic for members of the Magic Circle Hairdressers Association;<sup>46</sup> annual meeting of the Kansas State Grange Session;<sup>47</sup> the SEK-CAP’s Multi-County board annual meeting;<sup>48</sup> and numerous wedding rehearsal dinners and receptions.

<sup>38</sup> *The Parsons Sun*, Progress Edition, Parsons, KS, May 1954, “Grey-Green-Coral Theme for Interior”, p. 18

<sup>39</sup> *Ibid.*, “Modern Food Facilities For Meals and Banquets”, p. 20

<sup>40</sup> *Ibid.*, “Emergency Exits Part of Protection”, p. 12

<sup>41</sup> *Ibid.*, “Modern Food Facilities For Meals and Banquets”, p. 20

<sup>42</sup> *Lawrence Daily Journal-World*, September 13, 1962, “Parsons’ Hotel Changes Hands”.

<sup>43</sup> *The Iola Register*, “Army Engineer To Discuss Plan For The Neosho”, November 30, 1955, p. 1

<sup>44</sup> *The Ottawa Herald*, “Southeast Kansas Seeks Industries”, April 27, 1956, p. 3

<sup>45</sup> *Garden City Telegram*, “Ruth Potter To State Board Meet”, July 1, 1959, p. 6

<sup>46</sup> *The Iola Register*, “Locals”, August 31, 1964, p. 2

<sup>47</sup> *The Emporia Gazette*, “R.F.D. News”, October 11, 1965, p. 7

<sup>48</sup> *The Iola Register*, “SEK-CAP officers are elected”, December 6, 1976, p. 2



Parsonian Hotel

Name of Property

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The exact reason for the hotel's financial difficulties is not known, but area newspapers at the time point to a lack of income, and the inability to raise additional private funding.

"The people of Labette county (sic) bought \$625,000 worth of stock in their hotel venture. Additionally, a mortgage of \$275,000 was placed on it. By dint of pinching pennies, deferring repairs, and using money which should have been kept in a depreciation reserve, the principal now (1962) has been reduced to \$200,000. But lately hotel income has proved insufficient to meet mortgage payments. A campaign to raise another \$300,000 locally to refinance the project has been called off because it was found impossible to obtain pledges for even one-fourth of the amount. It appears the mortgage soon will be foreclosed."<sup>49</sup>

*The Salina Journal* article "On The Other Hand – Help For Hotels" said in September 1962, "The Parsonian is not a special case. With few exceptions the hotel business in Kansas is mighty sick because of the motels and of the fact that the traveling men now make their calls and drive on instead of staying overnight." It cites The Baker in Hutchinson and The Town House in Kansas City as examples of hotels built at the same time which faced similar financial difficulties. It further goes on to say that, "A state without generally good hotels lacks the basic requirement to attract the ever more important motoring tourists." It argues that hotels must have an additional source of revenue, which won't come from, "civic vows to bring new patrons out of the nowhere into their rooms", but rather from "the mainstay of hotels in most other states...the sale of drinks to their patrons in their restaurants and cocktail lounges."<sup>50</sup> Changes in the Kansas alcohol laws to allow liquor-by-the-drink did not come about until 1987, and it is unlikely an earlier change would have affected the fortunes of The Parsonian.

The national movement for improved roads, which began in the 1920s and slowed during the Great Depression and World War II, moved forward at a rapid pace beginning in the mid-1950s. The auto-age brought about a new phase of "roadside commerce" throughout the country and in Kansas. The concept of a hotel in a downtown commercial area convenient for railroad travelers had been the model for transient accommodations<sup>51</sup>, and the citizens of Parsons used a modified version of that model for The Parsonian. They built a multi-story hotel in the downtown commercial area, hoping to capitalize in part on the motoring public for its success. By the 1960s the hotel model near the downtown of smaller urban areas was supplanted by a new model, the motel located along a major road on the edge of town convenient for automobile travelers.<sup>52</sup> The financial success of The Parsonian was impacted by larger social changes beyond its realm of influence. Its construction before the full prominence of automobile transportation was felt or understood put the citizens of Parsons in a situation of not knowing they were building something that would soon be obsolete.

The Bartelli family, who purchased the building in 1962, operated The Parsonian as a hotel until 2008 when it was purchased in a cooperative effort between a developer, Eastledge Living Inc., and the City of Parsons. The arrangement was made for the City to purchase the hotel in order for the developer to use multi-family housing revenue bonds.<sup>53</sup> In 2010 renovation of the The Parsonian began to transform it to apartments aimed toward Labette Community College students.<sup>54</sup> The upper two stories were converted to apartments, but the venture failed for lack of payment on the bonds.<sup>55</sup> The Parsonian currently sits unoccupied awaiting rehabilitation.

## CONCLUSION

The Parsonian Hotel is an excellent example of mid-20<sup>th</sup> century Modern Style architecture and, even though it wasn't as successful as envisioned, it still stands "as an example of the effectiveness of community enterprise". It retains most of its character defining features, and holds an important place in the history of Parsons, Kansas.

<sup>49</sup> *Hutchinson News Herald*, April 14, 1962, "Editorial Comment: Hotel Still There".

<sup>50</sup> *The Salina Journal*, September 21, 1962, "On The Other Hand – Help For Hotels".

<sup>51</sup> Elizabeth Rosin, "Roadside Kansas" National Register of Historic Places Multiple Property Documentation Form (Topeka: Kansas Historical Society, 2011), E11. Accessed online 18 November 2014 at: [http://kshs.org/resources/national\\_register/MPS/RoadsideKansasMPDF.pdf](http://kshs.org/resources/national_register/MPS/RoadsideKansasMPDF.pdf).

<sup>52</sup> *Ibid.*

<sup>53</sup> *The Parsons Sun*, web site article, December 2013, "Bank sues Parsonian Apartments owner".

<sup>54</sup> KOAM TV 7, Pittsburg, KS, December 24, 2010, web site article, "Old Parsons, Kansas hotel has a new purpose".

<sup>55</sup> *The Parsons Sun*, web site article, December 2013, "Bank sues Parsonian Apartments owner".

Parsonian Hotel  
Name of Property

Labette County, Kansas  
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**9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

*Emporia Gazette, The*; October 11, 1965.

*Garden City Telegram*, July 1, 1959.

Huffaker, Kirk; A Brief History of the Bank Building & Equipment Corporation of America; <http://www.midcenturybanks.recentpast.org/history/item/269>; 2011 (accessed online 18 November 2014); Copy on file with nomination.

Huffaker, Kirk; Wilber G. (W.G.) Knoebel; <http://www.midcenturybanks.recentpast.org/architecture/meet-the-architects/item/222-wilbur-g-wg-knoebel>; 2010 (accessed online 18 November 2014); Copy on file with nomination.

*Hutchinson News Herald*; Editorial Comment: Hotel Still There; April 14, 1962.

*Iola Register, The*; November 30, 1955; August 31, 1964; December 6, 1976.

Justia; Arkansas State Board of Arch. V. Bank Bldg. & E. Corp; <http://law.justia.com/cases/arkansas/supreme-court/1956/5-794-0.html>; 1956 (accessed online 18 November 2014); Copy on file with nomination.

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*Lawrence Daily Journal-World*; September 13, 1962.

*Ottawa Herald, The*; April 27, 1956.

Matthews, Elizabeth; Old Parsons, Kansas hotel has a new purpose; <http://www.koamtv.com/story/12105425/old-parsons-kansas-hotel-has-a-new-purpose>; 2010, (accessed online 18 November 2014).

*Parsons Sun, The*; May 13, 1954; May 14, 1954; "Progress Edition" May 1954; December 2013.

Pankratz, Richard, and Wyma, Cornelia; [Parsons] Carnegie Library; United States Department of the Interior, National Park Service; National Register of Historic Places Nomination Form; 1976.

Rosin, Elizabeth, and Nimz, Dale; Roadside Kansas; United States Department of the Interior, National Park Service; National Register of Historic Places, Multiple Property Documentation Form; 2011.

Reed, Clyde; *The Salina Journal*; "Parsons Hotel Not Financial Success But It Pays Big Community Dividend"; September 9, 1962.

*Salina Journal, The*; September 21, 1962.

U.S. Census Bureau. Decennial Census; Retrieved 18 November, 2014 from <http://www.census.gov/prod/www/abs/decennial/>

**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 # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: \_\_\_\_\_

Parsonian Hotel  
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Historic Resources Survey Number (if assigned): N/A

**10. Geographical Data**

**Acreage of Property** 0.28 acres

**Provide latitude/longitude coordinates OR UTM coordinates.**  
(Place additional coordinates on a continuation page.)

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

1	<u>37.339809</u> Latitude:	<u>-95.262182</u> Longitude:	3	_____ Latitude:	_____ Longitude:
2	_____ Latitude:	_____ Longitude:	4	_____ Latitude:	_____ Longitude:

**Verbal Boundary Description** (describe the boundaries of the property)

Beginning at the Southwest corner of Block 32, thence East 150 feet, thence North 120 feet, thence West 30 feet, thence South 48 feet, thence West 120 feet, thence South to the Point of Beginning at the Southwest corner of Block 32, Parsons, Labette County, Kansas.

**Boundary Justification** (explain why the boundaries were selected)

The nominated property includes the building and land historically associated with The Parsonian Hotel.

**11. Form Prepared By**

name/title Stan Hernly

organization Hernly Associates, Inc. date November 20, 2014

street & number 920 Massachusetts Street telephone 785-749-5806

city or town Lawrence state KS zip code 66044

e-mail stan@hernly.com

**Property Owner:** (complete this item at the request of the SHPO or FPO)

name City of Parsons

street & number 112 South 17<sup>th</sup> Street telephone 620-421-7000

city or town Parsons state KS zip code 67357

**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.460 et seq.).

Parsonian Hotel  
Name of Property

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**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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### Additional Documentation

---

Submit the following items with the completed form:

#### Photographs

Submit clear and descriptive photographs. The size of each digital image must be 1600x1200 pixels (minimum), at 300 ppi (pixels per inch) or larger. Key all photographs to a sketch map or aerial map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

#### Photograph Log

Name of Property: The Parsonian Hotel

City or Vicinity: Parsons

County: Labette County State: Kansas

Photographer: Stan Hernly

Date  
Photographed: July 2014

Description of Photograph(s) and number, include description of view indicating direction of camera (see figures 8 through 10 for photograph keys):

- 1: Exterior southwest view
- 2: Exterior south side
- 3: Exterior west side
- 4: Exterior southeast view
- 5: Exterior northeast view
- 6: Exterior east side
- 7: Exterior southeast corner
- 8: Exterior southwest corner
- 9: Exterior hotel entrance
- 10: Exterior plaque
- 11: Interior hotel desk
- 12: Interior grand stair
- 13: Interior hotel lobby
- 14: Interior ballroom doors
- 15: Interior third story corridor
- 16: Interior third story room looking toward windows
- 17: Interior third story room looking toward entry and bathroom

#### Figures

Include GIS maps, figures, scanned images below.

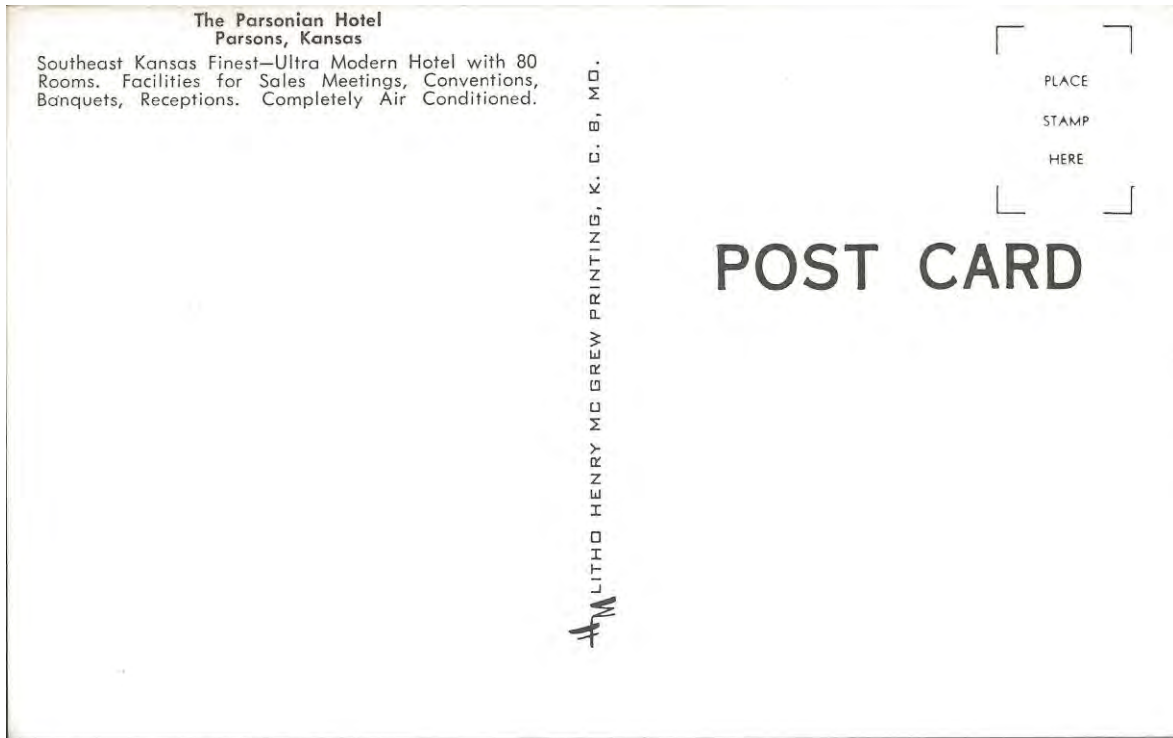
Parsonian Hotel  
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Figure 1: Parsonian post card (front, circa 1960)



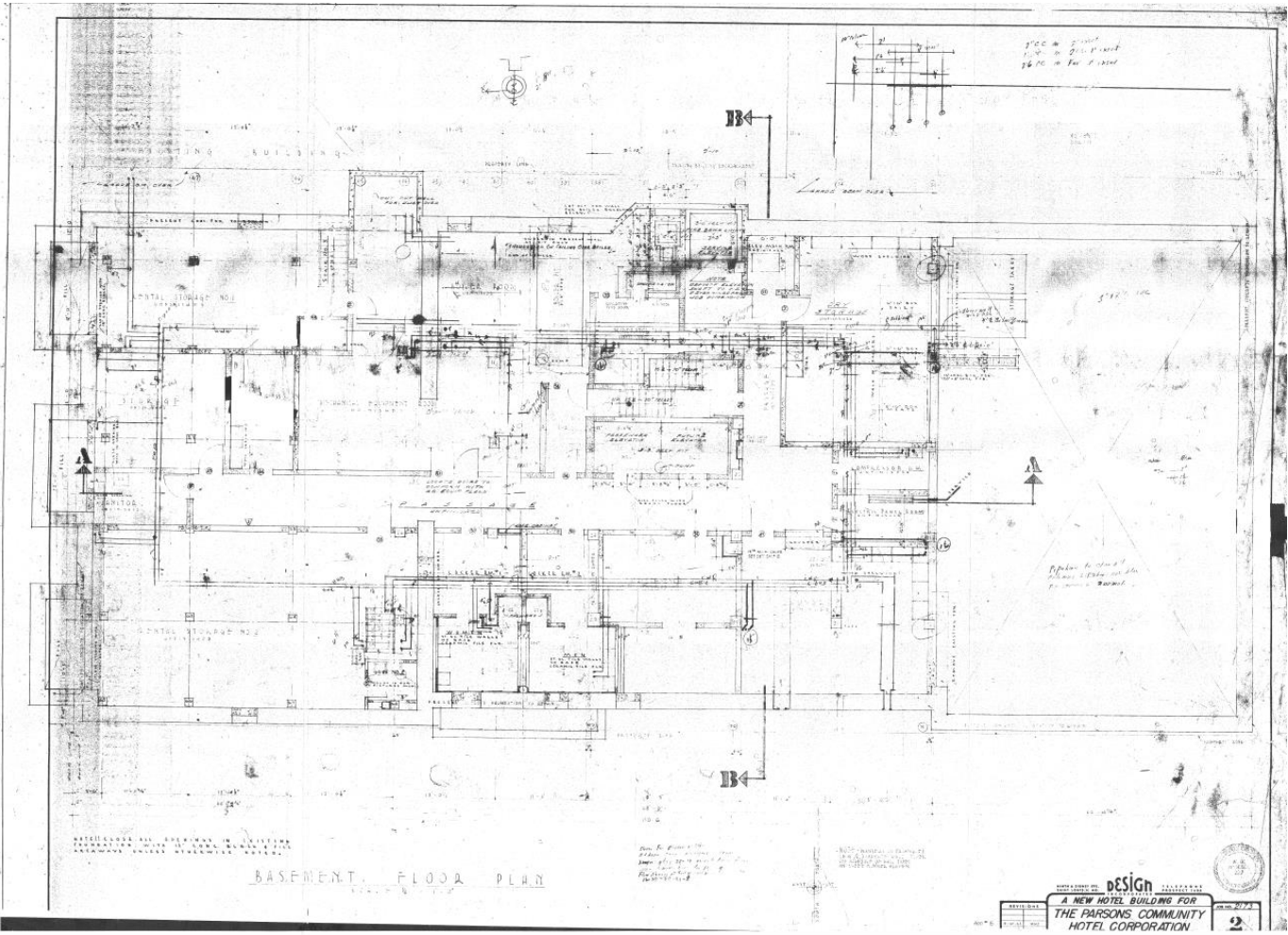
Figure 2: Parsonian post card (back)



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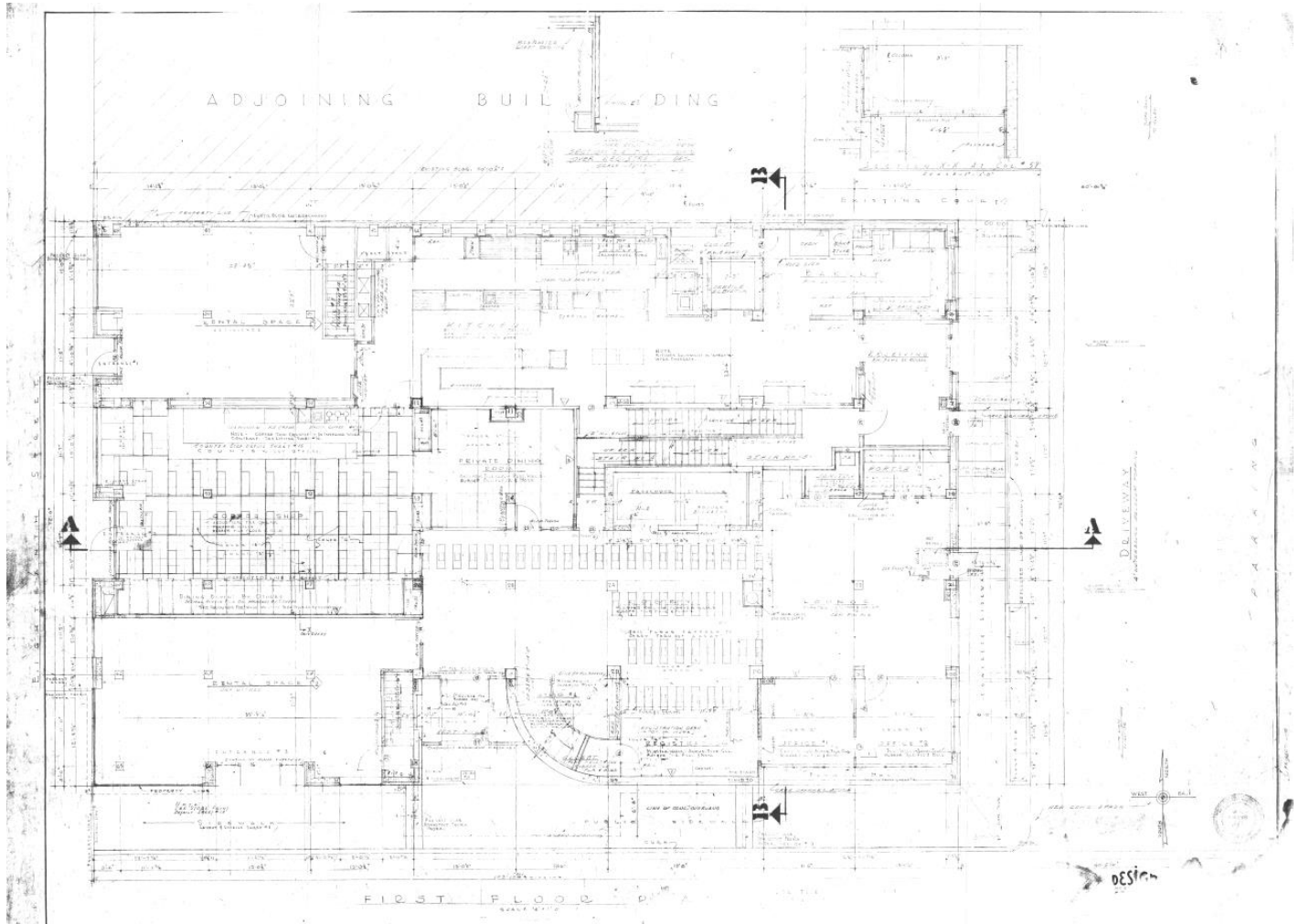
Figure 3: Basement Plan (original construction drawing 1953). Digitized plans are available on the Kansas Historic Resources Inventory (KHRI) online database at this link: <http://khri.kansasgis.org/index.cfm?in=099-4370-00015>.



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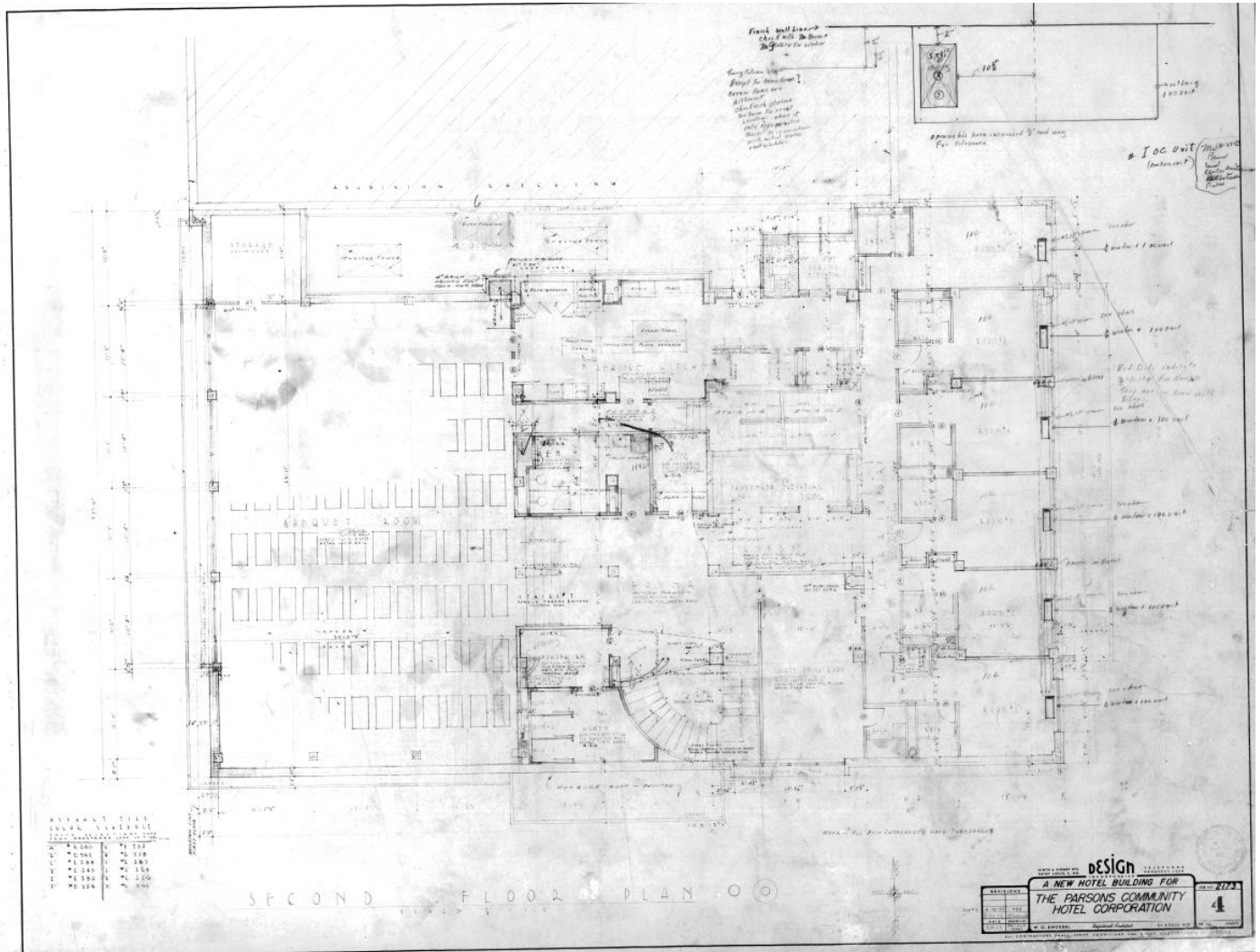
Figure 4: First Story Plan (original construction drawing 1953)



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Figure 5: Second Story Plan (original construction drawing 1953)

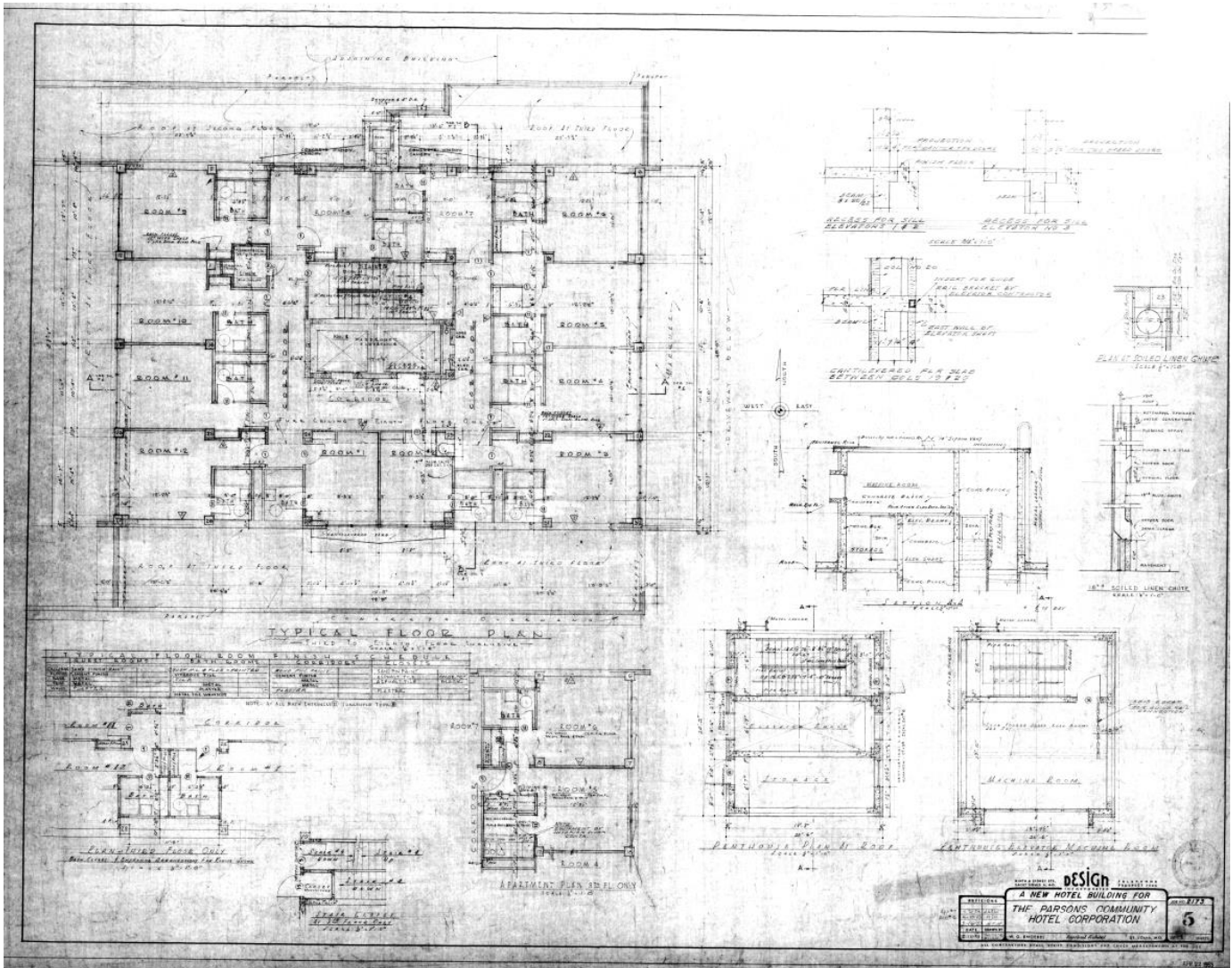




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Figure 6: Third Story through Penthouse Plans (original construction drawing 1953)



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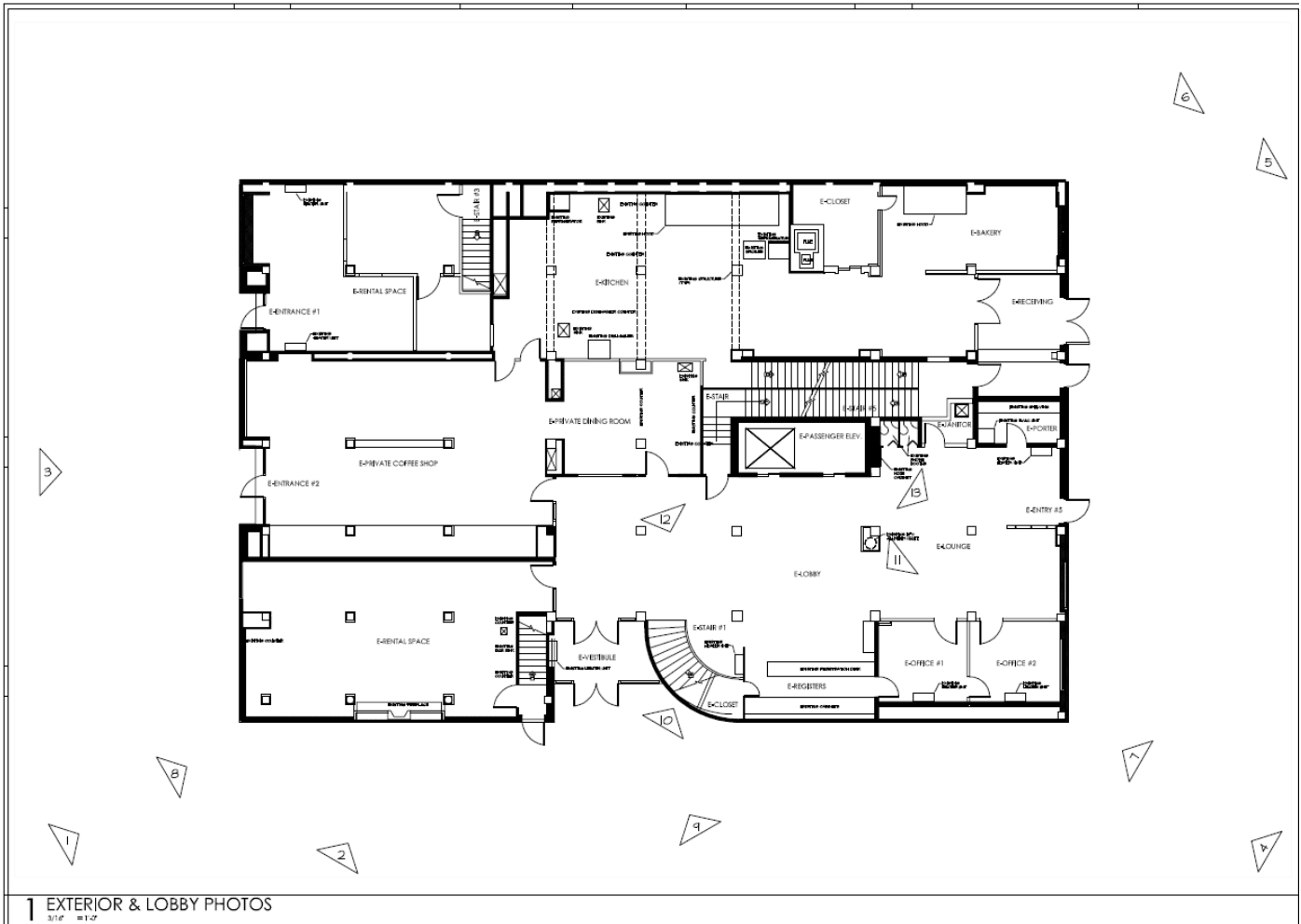
Figure 7: Cover page, *The Parsons Sun*, Progress Edition, May 1954



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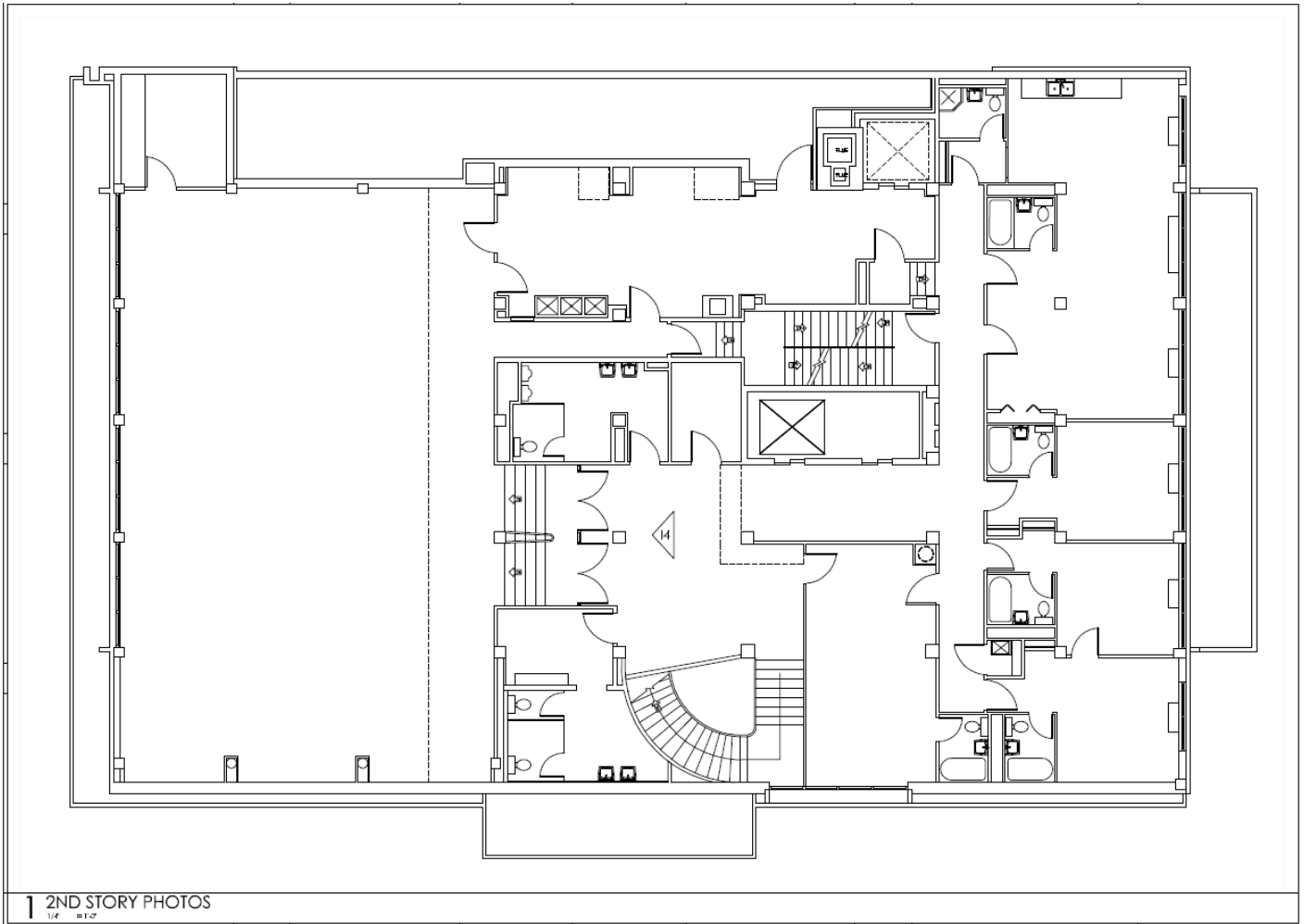
Figure 8: Photo Key – Exterior and Lobby



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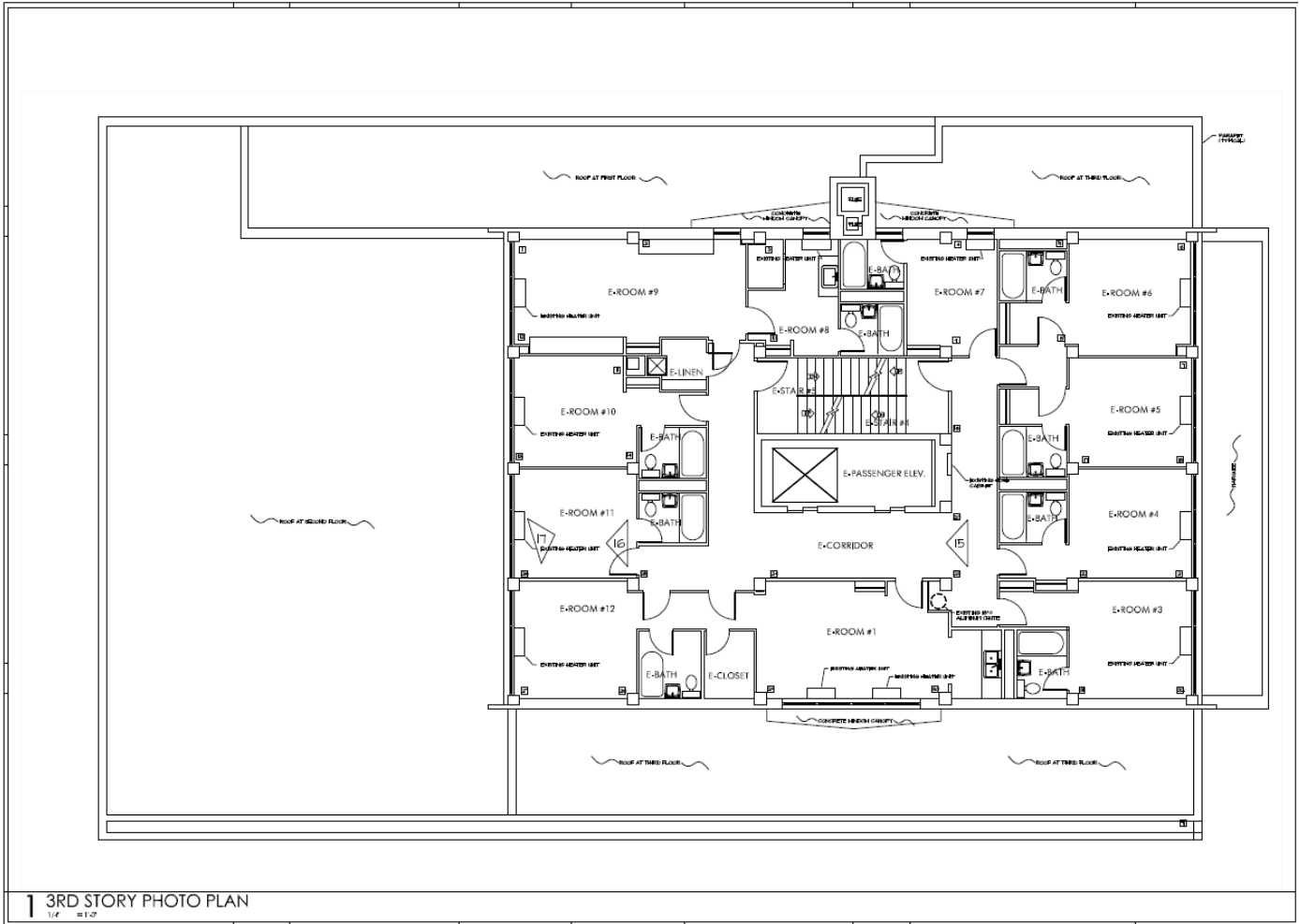
Figure 9: Photo Key – 2<sup>nd</sup> Story



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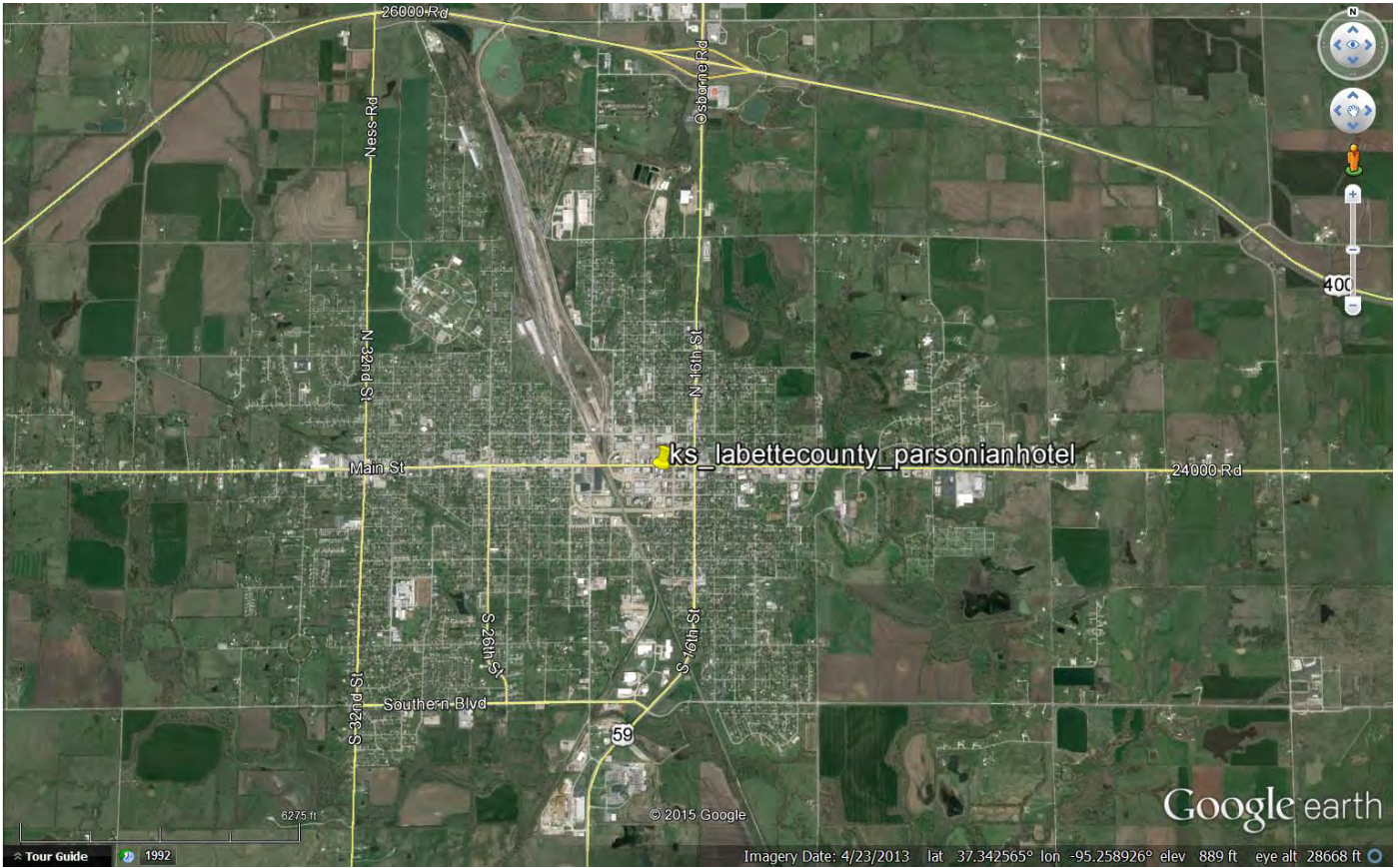
Figure 10: Photo Key – 3<sup>rd</sup> Story



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Figure 11: Contextual Aerial Image, Google Earth 2015.



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Figure 12: Close-in Aerial Image, Google Earth, 2015.





*The Parsonian*

COFFEE SHOP

NO PARKING

NO STOPPING

EXCEPT AS SHOWN





*The Parsonian*

COFFEE SHOP

PARKING  
WHEELCHAIR

NO  
SMOKING  
NO  
ALCOHOL

P

P



COFFEE SHOP

WAVE WIRELESS

HIGH SPEED INTERNET - COMPUTER ACCESSORIES

114





The Fountain









COFFEE SHOP

ONE HOUR  
VOTING



WELCOME

1725





# THE PARSONIAN

ERECTED BY THE PEOPLE  
OF PARSONS, KANSAS, AND  
DEDICATED AS AN EXAMPLE  
OF THE EFFECTIVENESS OF  
COMMUNITY ENTERPRISE.

MAY, 1954









EXIT









UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Parsonian Hotel, The

MULTIPLE NAME:

STATE & COUNTY: KANSAS, Labette

DATE RECEIVED: 2/27/15 DATE OF PENDING LIST: 3/30/15  
DATE OF 16TH DAY: 4/14/15 DATE OF 45TH DAY: 4/14/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000145

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 4.14.15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

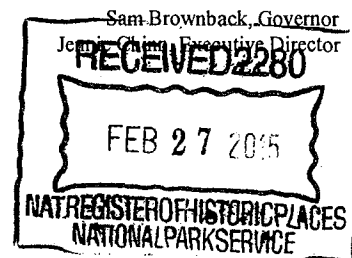
DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

Kansas Historical Society

February 23, 2015

Paul Loether, National Register Chief  
National Register of Historic Places  
National Park Service  
1201 Eye Street, N. W.  
8<sup>th</sup> Floor (MS 2280)  
Washington, DC 20005



Re: National Register documents – New Nomination

Dear Mr. Loether:

Please find enclosed the following National Register documents:

- **Kansas Route 66 Historic District – Cherokee County, Kansas (new nomination)**
  - Enclosed: Signed copy of the document and 2 disks with a PDF of the nomination, mapping file, and photographs
  - The enclosed disk #1 contains the true and correct copy of the nomination.
  
- **Girl Scout Little House – Ashland, Clark County, Kansas (new nomination)**
  - Enclosed: Signed copy of the document and 2 disks with a PDF of the nomination, mapping file, and photographs
  - The enclosed disk #1 contains the true and correct copy of the nomination.
  
- **Strother Field Tetrahedron Wind Indicator – Cowley County, Kansas (new nomination)**
  - Enclosed: Signed copy of the document and 2 disks with a PDF of the nomination, mapping file, and photographs
  - The enclosed disk #1 contains the true and correct copy of the nomination.
  
- **Bown-Corby School – Marion, Marion County, Kansas (new nomination)**
  - Enclosed: Signed copy of the document and 2 disks with a PDF of the nomination, mapping file, and photographs
  - The enclosed disk #1 contains the true and correct copy of the nomination.
  
- **Washington School – Independence, Montgomery County, Kansas (new nomination)**
  - Enclosed: Signed copy of the document and 2 disks with a PDF of the nomination, mapping file, and photographs
  - The enclosed disk #1 contains the true and correct copy of the nomination.

- **Hermit's Cave on Belfry Hill – Morris County, Kansas (new nomination)**
  - Enclosed: Signed copy of the document and 2 disks with a PDF of the nomination, mapping file, and photographs
  - The enclosed disk #1 contains the true and correct copy of the nomination.
  
- **Fix Farmstead – Wabaunsee County, Kansas (new nomination)**
  - Enclosed: Signed copy of the document and 2 disks with a PDF of the nomination, mapping file, and photographs
  - The enclosed disk #1 contains the true and correct copy of the nomination.
  
- **The Parsonian Hotel – Parsons, Labette County, Kansas (new nomination)**
  - Enclosed: Signed copy of the document and 2 disks with a PDF of the nomination, mapping file, and photographs
  - The enclosed disk #1 contains the true and correct copy of the nomination.

Please do not hesitate to contact me if you have any questions. I may be reached at 785-272-8681 ext. 216 or [smartin@kshs.org](mailto:smartin@kshs.org).

Sincerely yours,



Sarah J. Martin  
National Register Coordinator

Enclosures