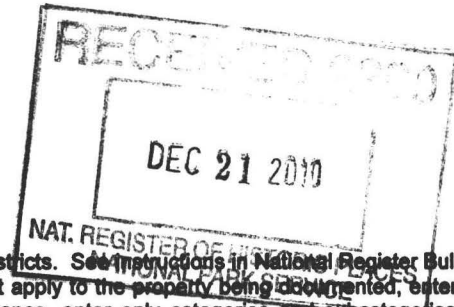


United States Department of the Interior  
National Park Service

# 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 Ball, Charles M, House

other names/site number 125-1050-00020

### 2. Location

street & number 702 Spruce Street

not for publication

city or town Coffeyville

vicinity

state Kansas code KS county Montgomery code 125 zip code 67337

### 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          local

*Patrick Zeltner*  
Signature of certifying official

12/20/10  
Date

DSHPO  
Title

State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

\_\_\_\_\_  
Signature of commenting official  
  
\_\_\_\_\_  
Title

\_\_\_\_\_  
Date  
  
\_\_\_\_\_  
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 H. Beall*  
Signature of the Keeper

2-7-11  
Date of Action

**5. Classification**

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

- private
- public - Local
- public - State
- public - Federal

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

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

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

Contributing	Noncontributing	
2		buildings
		district
		site
		structure
		object
2		<b>Total</b>

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

NA

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

N/A

**6. Function or Use**

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

Domestic: Single Dwelling

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

Domestic: Single Family Dwelling

**7. Description**

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

Late Victorian: Queen Anne (Free Classic)

**Materials**  
(Enter categories from instructions)

foundation: Stone  
walls: Wood (weatherboard)  
roof: Asphalt  
other:

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### **Narrative Description**

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(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### *Summary*

The Charles M. Ball House is located at 702 Spruce Street in the Grandview Addition to Coffeyville, Montgomery County, Kansas. It is situated in a late-nineteenth and early-twentieth century neighborhood west of the historic downtown business district. This late Victorian-era Queen Anne-Free Classic house is three stories and features balloon-frame construction, a steep hipped roof with cross gables, cedar clapboards and patterned wood shingle siding, and a Carthage stone foundation. It has a one-story, partial width front porch supported by full-height Doric columns. The house has approximately 4,500 square feet of living space. There is a freestanding, two-story brick and stucco garage located at the northwest corner of the property, which is accessed from Spruce Street by a driveway that runs along the north side of the house. The garage footprint measures 24 feet by 24 feet.

#### *Elaboration*

##### Exterior

The front (east) elevation features a two-and-a-half story projecting bay with a front-facing gable at the north end. The gable roof has slightly flared eaves, a pent roof beneath the gable, and decorative eave brackets. There are patterned wood shingles within the gable. An intersecting two-and-a-half story side-gable section makes up the remainder of the front elevation. It features a one-story entry porch with a flat-top hipped roof. It is rectangular, measuring 9'7" by 31'8" feet, and is supported by full-height Doric columns made of wood. Carthage stone encloses the porch foundation with wide concrete steps leading up to the porch. This side-gable section also features a third-floor, front-facing gabled dormer with a balcony. It is centered above the front door and includes two double-hung windows. The windows on the front elevation are of varying sizes and arranged asymmetrically, but all features one-over-one double-hung wood sashes with exterior storm windows. Adjacent to the front door is a large double-hung wood window that features a leaded-glass upper sash.

The north (side) elevation includes a prominent two-story bay window, which serves the living room on the first floor and the master bedroom on the second floor. The bay has a total of eight double-hung windows on the first and second floors. The other major feature on the north elevation is a group of three windows located between the first and second stories. They include three double-hung sashes – a large center window flanked by two smaller windows. The upper sashes have decorative leaded glass. An exterior storm window protects these windows, which look into a staircase landing between the first and second floors. There is a secondary entrance into the house located on the north elevation toward the rear of the house. Wood steps lead up to a small landing to provide access.

The west (rear) elevation has undergone the most modification. During the major rehabilitation of the house in the 1990s and early 2000s, a second-story sun porch in disrepair was removed leaving only the first-floor kitchen below. The exterior west wall was finished with Hardi siding. A partially enclosed deck was added off the back of the kitchen. This rear elevation includes a third-story gabled dormer that has two double-hung windows.

The south (side) elevation includes windows of varying sizes that are arranged asymmetrically. All the windows feature one-over-one double-hung wood sashes with exterior storm windows. The south-facing gable has slightly flared eaves, a pent roof beneath the gable, and decorative eave brackets. There are patterned wood shingles within the gable. There is one double-hung window within the gable.

There are two brick chimneys rising from the north and west parts of the house.

### Interior

The home principally retains its historic floor plan with some more recent changes having been made to the back of the home. The first floor spaces include a living room, dining room, central foyer/sitting room, study, kitchen, and bathroom. There are three bedrooms on the second floor and an apartment on the third floor. Many of the historic details remain such as push button light switches, light fixtures, chandeliers, wall sconces, three ceiling fans, doorknobs and plates, and bath fixtures. The interior has several leaded-glass windows and oak and birch woodwork. The woodwork and doors on the first floor are principally oak. The windows are double-hung wood sashes.

The front door is a large oak and beveled-glass door flanked by full-height sidelights of fixed beveled glass with wood mutins. There are fixed transoms above the door and sidelights. The door opens into a small vestibule/airlock that has a tile floor. There is a second large oak and beveled door, serving as an airlock, flanked by full-height sidelights of fixed beveled glass with wood mutins. There are fixed transoms above. This entry likely dates to a renovation in the 1920s. This area opens into a central foyer, which is a rather large space measuring 12 ½ feet wide by 29 feet long. This space provides access to the various first-floor spaces, and features wood floors, a large stone fireplace at the back (west end) of the room, and original fixtures including a large brass chandelier and wall sconces. The woodwork, including cove molding in the foyer and on the first floor, is principally oak. The primary staircase to the second floor is located at the back of this space near the home's northwest corner.

The dining room is located on the south side of the home and is accessed through a sliding oak pocket door in the foyer. There is one large leaded-glass window overlooking the front porch. There are two double-hung wood windows on the south wall. Along with the foyer and living room, the dining room features cove moldings. A swinging door on the west wall leads to a study, through which one can access the kitchen and back staircase. The dining room floor has been laid in a picture frame pattern.

The study has a double-hung window on the south wall. This room provides access to the stairs to the basement and to the second floor. A door on the west wall leads to the kitchen. Floors in this room are yellow pine.

The kitchen is at the southwest corner of the house and is accessed through a door at the southwest corner of the foyer. The space has double-hung windows on the south and west walls. An oak door with a beveled glass window leads to the exterior deck at the rear of the home. One of the home's original chandeliers and ceiling fans hang in the kitchen. There is an original kitchen wall cabinet with glass doors. Another is replicated on the opposite wall.

The living room is located on the north side of the home and is accessed through a sliding oak pocket door in the foyer. This large space includes a bay window on the north wall and a tile fireplace along the west wall. The home's original chandelier hangs in the center of the room. There are two large double-hung windows on the east wall. The space also features pine flooring and window trim and cove molding. There is a door along the west wall leading into a hallway, which provides access to the second-floor staircase and the north side door. There is a small bathroom beneath the staircase to the second floor. This wide oak staircase leads from the first floor to a large central atrium area on the second floor. At the foot of these stairs is a built-in nook with an oak bench seat containing storage. The landing along the north wall contains three windows with leaded-glass and an original hanging chandelier. An original ceiling fan is adjacent to the chandelier.

The atrium has birch doors and woodwork with wood floors. The windows on the second floor stairway landing are leaded. The second-floor atrium provides access to three bedrooms, two linen closets, a bathroom, and stairways to the first floor and third floors. The doors and windows on the second floor are principally made of birch. The floor is oak with the exception of the master bedroom floor, which is pine. The original door fixtures are intact. The southwest bedroom has an oak floor, a set of double-hung windows on the south wall, and a

closet. The southeast bedroom has oak floors, a set of double-hung windows on the south wall, a large double-hung window on the east wall, and a closet. Original scones remain in this room. The room's original chandelier was moved to the adjacent hall bath. The master bedroom is spacious with a bay window. The northwest corner master bedroom has pine floors, oak door and window trim, two closets, and a three-quarter bathroom. A Hunter fan original to the home is located in the room. The hallway bathroom was likely added in the 1920s renovation. It has a large cast iron soaking tub, pedestal sink and tile walls. Original scone lights are on each side of the bathroom medicine cabinet. It retains the original tile, cast iron tub, and pedestal sink.

At the southwest corner of the central atrium is a stairway that leads to the third floor. Another back stairway leads from the atrium down to the first floor. The third floor contains a three-room apartment with a kitchen, bathroom, bedroom, living room, and unfinished attic space.

A partial basement, approximately 1,000 square feet, occupies that level of the home.

#### Alterations and Integrity

The home was renovated at some point during the 1920s. Changes during this decade included the addition of a tiled bathroom on the second floor and new front entrance doors. A rear sleeping porch and mudroom were added to the house, but the date is unknown. This addition was removed in 2002-2003 due to damage sustained from wind and hail. The house transitioned into use as a multi-dwelling apartment house beginning in the 1940s, and, remarkably, very little original fabric was lost. It had six or seven units. The house was vacant from approximately 1980 to 1992. A renovation began in 1992 that included the removal of the apartment construction. Despite the use as an apartment house for roughly 40 years, the house and historic details remained intact. Overall, it retains a high degree of architectural integrity.

#### Garage (circa 1920, contributing building)

A freestanding, two-story brick and stucco garage is located at the northwest corner of the property and is accessed from Spruce Street by a driveway that runs along the north side of the house. The garage includes a second story apartment. The building measures 24 feet by 24 feet.

**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.

**Areas of Significance**

(Enter categories from instructions)

Architecture

**Period of Significance**

Circa 1906-1922

**Significant Dates**

N/A

**Significant Person**

(Complete only if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**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.

**Period of Significance (justification)**

The period of significance begins when the residence was constructed, between 1906 and 1908, and extends to about 1922 when it was significantly renovated to reflect its current appearance.

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## Statement of Significance

### Summary

The Charles Morton Ball House is nominated to the National Register of Historic Places under Criteria C in the area of architecture as a good local example of a Late Victorian-era transitional Queen Anne Free Classic residence. Built between 1906 and 1908, this three-story house features characteristics of popular turn-of-the-century styles: Queen Anne and Classical Revival. The house was significantly renovated in the 1920s, at which time it may have been updated to include more Classical elements. The house is typical of Queen Anne residences with its irregular form and asymmetrical facades, but it features more subdued Classical Revival stylistic elements, such as Doric porch columns and eaves with modillions.

### Architecture

This house is locally significant for its architecture. It is situated in a neighborhood west of downtown featuring late nineteenth and early twentieth century residences of various architectural styles and trends. The first Sanborn Fire Insurance Map to cover this neighborhood was published in September 1908 and illustrates a sparsely developed west side of North Spruce Street, with just five houses (including 702 Spruce Street) shown on thirteen lots. Five years later, the 1913 Sanborn map shows all but two of the lots developed, suggesting that this was a period of rapid growth and development in this part of town. A 2010 windshield survey of the neighborhood revealed a variety of late nineteenth and early twentieth century residences with varying degrees of integrity.

The Ball House at 702 Spruce Street combines the irregular Queen Anne house form with Classical Revival stylistic features, and captures an important transitional period in architecture when the two styles were commonly blended. Its asymmetrical massing and variety of shapes and textures distinguish this three-story house. It has two brick chimneys, six steep gables, decorative wood shingle siding, cedar clapboard siding, a third-story balcony on the front elevation, a large front porch supported by full-height round columns, and a two-story bay window area. The windows are double-hung, wood sashes.

It was constructed between 1906 and 1908 in a style that was popular from 1875 through the early 1900s. According to authors Virginia and Lee McAlester, "Queen Anne homes are most conveniently subdivided into two sets of overlapping subtypes. The first is based on characteristic variations in *shape*; the second on distinctive patterns of *decorative* detailing." The Ball House has Queen Anne elements in its form and can be classified as the subtype that has an irregular form and a steep hipped roof with lower cross gables. It features various wall textures commonly found on Queen Anne residences including the traditional wood clapboard siding and patterned wood shingles in the gables. It has also decorative detailing that reflects the subtype of "Free Classic" with single Doric columns as porch supports. It has a one-story partial-width front porch, which can be found in about 20% of Queen Anne residences.<sup>1</sup>

The window surrounds are simple with the double-hung wood sashes having only a single pane of glass. The front entrance was remodeled during the 1920s resulting in the following changes: a new front door with sidelights, an interior airlock / vestibule, an additional closet in the foyer, and tile bathrooms on the second floor.

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<sup>1</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984), 263-268.

### *Property History<sup>2</sup>*

The property deed contains two prominent local names associated with the economic, industrial, and residential development in early twentieth century Coffeyville: Charles M. Condon and Charles M. Ball. It doesn't appear that Condon ever lived at 702 Spruce Street, but he was involved in its early development. Although Ball appeared on the deed in 1908, he and his family did not live in the residence until he re-acquired the property in 1919. These two businessmen had their hands in local and regional banking, real estate transfers of all sorts, and industrial and residential development. They are even linked to the infamous Dalton Gang bank robbery at Condon Bank.

The deed reveals four transfers of ownership between 1906 and 1908 beginning with the Coffeyville Land Improvement Company, which sold the property to May and Wayne Condon, who transferred it to Wayne's father and well-known banker and financier Charles M. Condon, who then transferred it to his banking partner Charles M. Ball. It is believed the house was built during this period as it jumped in value and was sold outside the partnership in 1908 to Esther Stephens, who lived there until 1916 before selling the house to Laurence E. Robinson. The house again jumped in value as it was sold in 1919 back to Ball, suggesting that improvements, such as the garage, may have been made. Ball died in 1922 shortly after moving into the house at 702 Spruce Street. At the time of his death, his casket was open for viewing at the home, followed by a Presbyterian funeral service. His wife Cora owned the house until 1943.

The federal census and city directories confirm the various owners and tenants of 702 Spruce Street through the early 1900s. The 1910 federal census lists John and Ester [sic] Stephens at 702 Spruce Street. The 1918 city directory lists Lawrence E. Robinson at that same address, and the 1925 city directory lists Charles Ball's widow Cora as living there.

The house was converted into apartments after Cora Ball sold it in 1943. It served as a multi-family dwelling for roughly 40 years. The current owners, Walt and Virginia Miller, purchased it in 1992 and returned to a single-family house.

### *Charles M. Ball (1865-1922)*

Although Charles Ball and his family lived in other Coffeyville-area houses prior to occupying this residence,<sup>3</sup> this was his home when he died and where his widow and family lived for over twenty years. He gained local notoriety for his banking, business, and real estate dealings. His wife Cora, who he married in June of 1892, also was prominent in local activities. She served as the chairman for a breakfast for a visit by President William Howard Taft in September 1911. Twelve young women of Coffeyville helped host the Presidential party at the Country Club.<sup>4</sup>

Charles Ball began his banking career as a cashier at the Coffeyville branch of the Condon company bank upon its organization in 1886.<sup>5</sup> Prior to that position, he worked as a clerk for the Labette County Register of Deeds in Oswego, where it is likely he first met banker Charles Condon who operated a bank there.

At the time of the bank's organization, the population of Coffeyville was about 1,500. Charles Condon, head of the C. M. Condon private bank of Oswego, Kansas, became the senior partner in the Coffeyville bank. In 1898, it organized as a state bank with capital stock of \$50,000. Condon was elected president; C. T.

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<sup>2</sup> The history of this property has been compiled using various primary sources including the property's deed, city directories, census records, and Sanborn Fire Insurance Company maps.

<sup>3</sup> The 1900-1901 city directory lists C. M. Ball at 614 Elm Street, and the 1918 directory lists the family at 412 W. 9<sup>th</sup> Street.

<sup>4</sup> (History and Centennial Celebration, page 47)

<sup>5</sup> Coffeyville Daily Journal, March 29, 1922.

Carpenter, vice-president and C. M. Ball, Cashier. In 1903, it was nationalized and became the Condon National Bank with capital of \$100,000. Ball advanced from his position as a cashier at Condon Bank to eventually become the president after Condon's death in 1915.

He also worked in real estate development, for a time as part of the firm Cornelius and Ball. He was associated with holdings in the Mid-Continent oil field. In 1900, he was president of the Vitrified Brick Company, which operated "three immense plants with a capacity of 325,000 daily."<sup>6</sup> In 1904, he was president of the Western Roof and Tile Company.<sup>7</sup> In addition to roofing tile, the company made terra cotta trimming in French, Spanish, Pan and Roll style. The plant later became part of Ludowici-Celedon, manufacturer of one of America's finest clay roof tiles. Ball also served as treasurer for the Coffeyville Window Glass Company, which employed 175 to 200 people and in one year \$200,000 worth of glass products was marketed by the company.<sup>8</sup>

He served as director of the Citizens Commercial Club, which organized May 2, 1901, and was the driving force for local economic development during the early 1900s. He and other local leaders worked and contributed money to develop Coffeyville and attract industry. The first venture of the new club was to purchase a 65-acre tract of land, part of which was called the Commercial Club Addition. This was platted into lots, which were auctioned off at \$125 each. Additional land was purchased and auctioned off at \$175 each. During a five-year period from 1902-1907, there were 19 transactions in which the Citizens Commercial Club gave land or money to industries coming to Coffeyville. The Ozark Smelter and the National Refining Company were two important ones.

In addition to his many professional and community-related endeavors, Mr. Ball is perhaps most well known for his involvement in the Dalton Gang's hold-up of Condon Bank on October 5, 1892.<sup>9</sup> As the gang (brothers (Bob, Grat, and Emmett Dalton and Dick Broadwell and Bill Powers) entered the bank that morning, they encountered cashier Charles Ball, who concocted a story about the safe being on a timed lock. Four of the five robbers were fatally wounded by the ensuing gunfire outside the bank.

According to his obituary, Ball was a member of the Masonic Order, a Knight Templar, an Elk, a Modern Woodmen and a member of several fraternities. He was an elder of the Presbyterian Church.<sup>10</sup> Upon his death, the local newspaper reported: "The death of Mr. Ball marks the passing of one of the leading citizens of this city. In fact, it can be said almost by common consent he was the leading citizen. Here he has lived for 36 years during all of which time he was the keystone of the financial structure of the community."<sup>11</sup>

### *Early Deed History*

October 8, 1906: Conveyance of Deed from Coffeyville Land Improvement Co. to May Condon (\$1426.26) South 30 feet of Lot 7 and all of Lot 8 in Block 5 of Grandview Addition.

September 1, 1908: Conveyance of Deed from May and Wayne Condon to C. M. Condon (\$100 + other value) South 30 feet of Lot 7 and all of Lot 8 in Block 5 of Grandview Addition.

November 18, 1908: Conveyance of Deed from C. M. and M. L. Condon to Chas. M. Ball (\$1.00) South 30 feet of Lot 7 and all of Lot 8 in Block 5 of Grandview Addition.

<sup>6</sup> 1900-1901 Coffeyville City Directory.

<sup>7</sup> *History and Centennial Celebration*, p. 37.

<sup>8</sup> *History and Centennial Celebration* booklet, page 35-36

<sup>9</sup> *Coffeyville Daily Journal*, March 22, 1922.

<sup>10</sup> *Coffeyville Daily Journal*, March 22, 1922.

<sup>11</sup> (*Coffeyville Daily Journal*, March 29, 1922).

November 21, 1908: Conveyance of Deed from Chas. M. and Cora G. Ball to Mrs. Esther Stephens (\$5,750) South 30 feet of Lot 7 and all of Lot 8 in Block 5 of Grandview Addition.

October 18, 1916: Conveyance of Deed from J. H. and Esther Stephens to L. E. Robinson (\$6,000) South 30 feet of Lot 7 and all of Lot 8 in Block 5 of Grandview Addition.

January 28, 1919: Mortgage for \$10,000 between Laurence E. Robinson and Condon National Bank South 30 feet of Lot 7 and all of Lot 8 in Block 5 of Grandview Addition.

August 5, 1919: Conveyance of Deed from L. E. Robinson and wife Edith A. Robinson to Charles M. Ball. (\$11,000) South 30 feet of Lot 7 and all of Lot 8 in Block 5 of Grandview Addition.

1943: Conveyance of Deed from Cora M. Ball to \_\_\_ Parrish and Flora Parrish.

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## 9. Major Bibliographical References

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### BIBLIOGRAPHY

Abstract of Title of South Thirty-four (34) feet of Lot Seven (7) and all of Lot Eight (8), Grandview Addition to the City of Coffeyville, the Security of Abstract Co., Independence, Kansas.

*Coffeyville Daily Journal*. October 6, 1908; March 29, 1922; March 30, 1922; April 1, 1922.

*Coffeyville Journal Weekly, Souvenir Edition, Special Supplement*. April 7, 1907.

*Coffeyville, Kansas 1869-1969, History and Centennial Celebration*. Coffeyville Journal Press, 1969.

Connelley, William E. *A Standard History of Kansas and Kansans*. Chicago: Lewis Publishing Company, 1918.

Drake, Clayton, ed. "Who's Who?": A History of Kansas and Montgomery County, Including the Cities of Coffeyville, Cherryvale and Caney. C. C. Drake: 1943.

*Historic Coffeyville Calendar 1993, Coffeyville Homes*, Sponsored by Coffeyville Cultural Arts Council, P.O. Box 478, Coffeyville, Kansas.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.

Montgomery County Register of Deeds Office. Books 94, 95, 124, 130, and 210. South Thirty-four (34) feet of Lot Seven (7) and all of Lot Eight (8), Grandview Addition to the City of Coffeyville.

Interviews conducted by Walt and Virginia Miller: Julia Stephens Russell, C.M. Ball's neighbor; Mrs. William A. Ball, daughter-in-law of C.M. Ball (both are deceased), 1992.

Sanborn Fire Insurance Maps, Coffeyville, Kansas. 1908, 1913, 1923, 1929.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been Requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary location of additional data:

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: **Kansas Historical Society**

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

**10. Geographical Data**

**Acreeage of Property**   Less than one acre    
(Do not include previously listed resource acreage)

**UTM References**

(Place additional UTM references on a continuation sheet)

1	<u>  15  </u>	<u>  256000  </u>	<u>  4112000  </u>	3	<u>          </u>	<u>          </u>	<u>          </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>          </u>	<u>          </u>	<u>          </u>	4	<u>          </u>	<u>          </u>	<u>          </u>
	Zone	Easting	Northing		Zone	Easting	Northing

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

The nominated property stands on the South Thirty-four (34) feet of Lot Seven (7) and all of Lot Eight (8), Block Five (5), Grandview Addition to the City of Coffeyville, Montgomery County, Kansas. The property is bounded on the east by Spruce Street, to the south by adjacent property line, the west by the alley, to the north by adjacent property line.

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

The boundary includes the entire parcel that is historically associated with the nominated property. In addition, an additional four (4) feet was purchased June 26, 1995 to the north of the property. A garage/apartment stands near the northwest corner of the property and is included in the boundaries of this nomination.

**11. Form Prepared By**

name/title   Virginia Miller and KSHS Staff  

organization   N/A   date   June 1, 2010  

street & number   702 Spruce Street   telephone   620.251.4527  

city or town   Coffeyville   state   Kansas   zip code   67337  

e-mail   miller620@sbcglobal.net

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**Additional Documentation**

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Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

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**Photographs:**

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Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Ball, Charles M., House  
City or Vicinity: Coffeyville, Montgomery Co., Kansas  
Photographer: Sarah Martin  
Date of Photos: June 29, 2010

**Description of Photograph(s):**

- 1 of 12 East (front) elevation, facing SW
- 2 of 12 East (front) elevation, facing W
- 3 of 12 East (front) elevation, facing W
- 4 of 12 East (front) and north (side) elevations, with garage in background, facing W
- 5 of 12 Close-up of bay window on north (side) elevation, facing W
- 6 of 12 North (side) elevation and west (rear) elevation, facing SE
- 7 of 12 Non-historic porch/deck on west (rear) elevation, facing SE
- 8 of 12 Front porch, facing N
- 9 of 12 Interior, showing main/front entrance on east side of house, facing E
- 10 of 12 Interior of central foyer/parlor, facing W
- 11 of 12 Interior, showing main staircase to second floor and north (side) entrance into house, facing NW
- 12 of 12 Interior, living room, facing NE

---

**Property Owner:**

(complete this item at the request of the SHPO or FPO)

---

name Walter A. Miller and Virginia M. Miller Living Trust  
street & number 702 Spruce Street telephone 620.251.4527  
city or town Coffeyville state KS zip code 67337

**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.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 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.

Figure 1: 1908 Sanborn Map

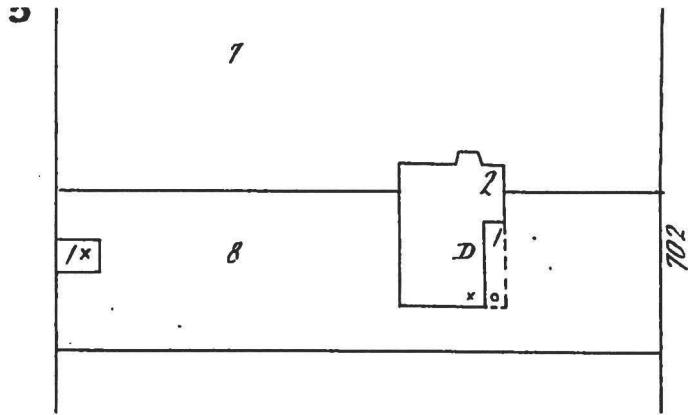


Figure 2: 1913 Sanborn Map

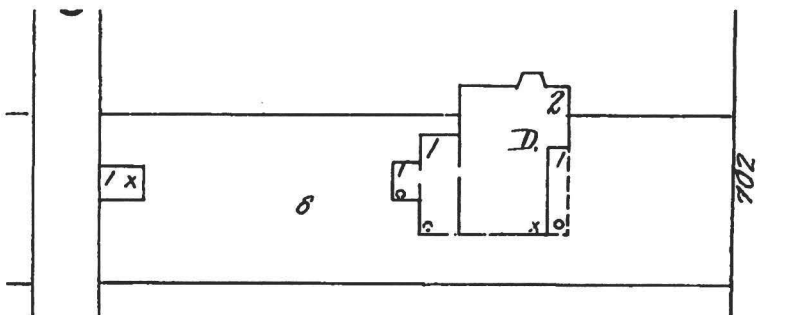
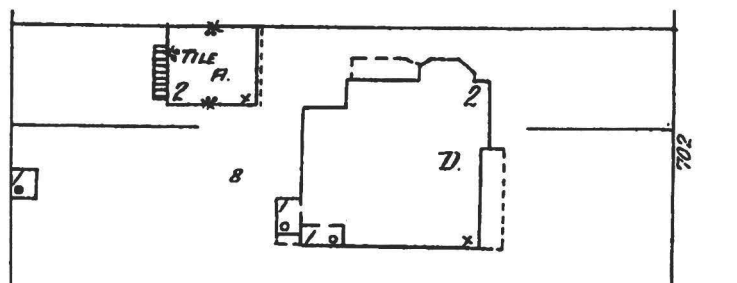


Figure 3: 1923 Sanborn Map



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Ball, Charles M., House

MULTIPLE NAME:

STATE & COUNTY: KANSAS, Montgomery

DATE RECEIVED: 12/21/10      DATE OF PENDING LIST: 1/20/11  
DATE OF 16TH DAY: 2/04/11      DATE OF 45TH DAY: 2/05/11  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10001209

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    2-7-11 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.



















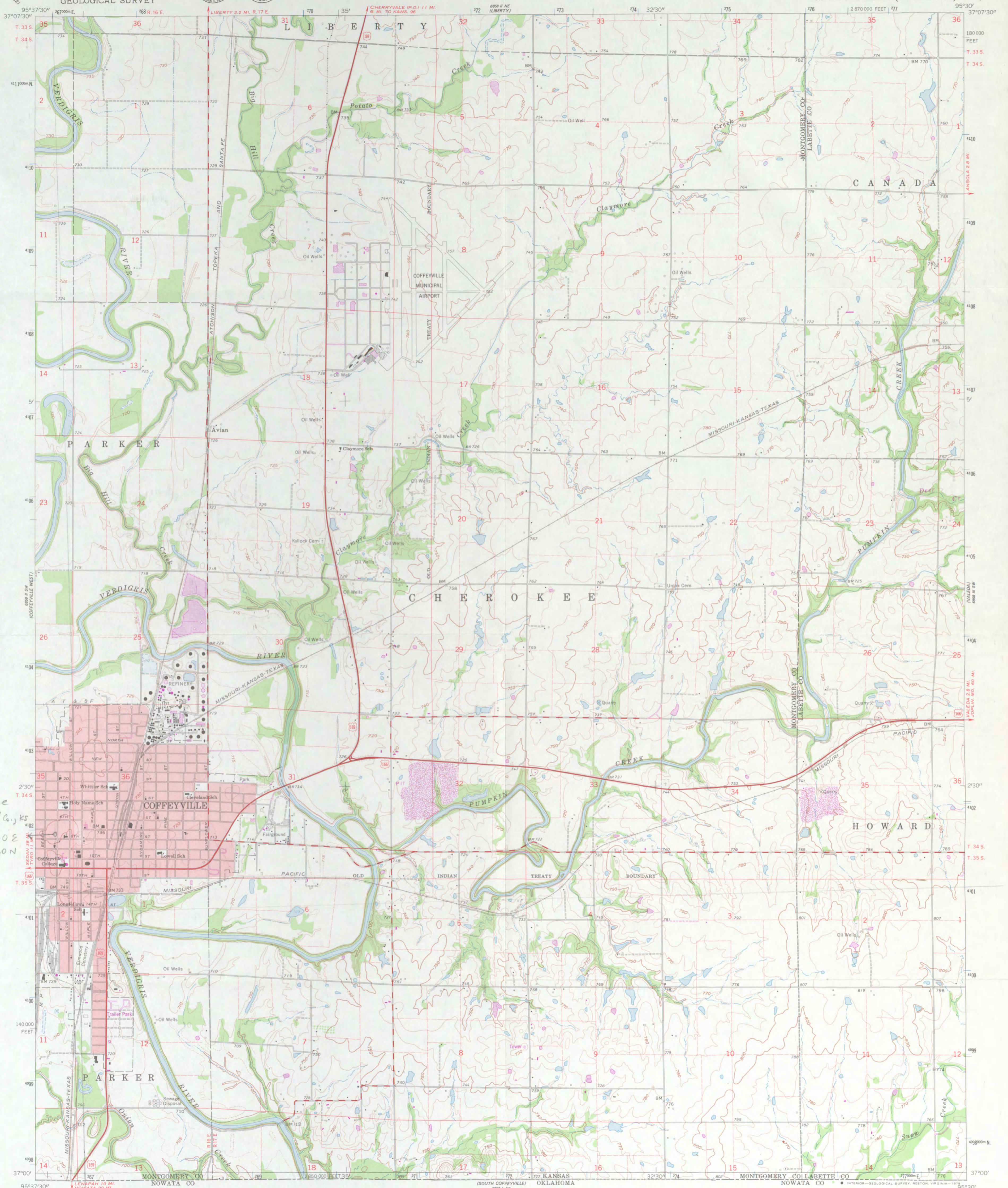






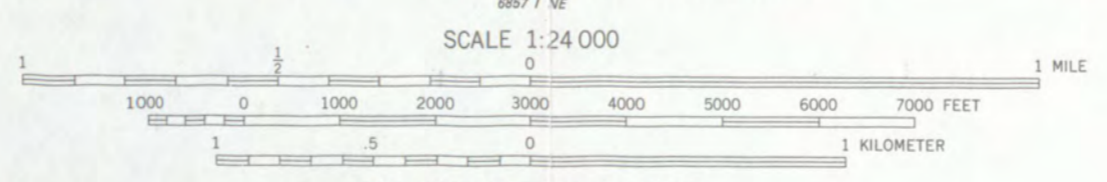
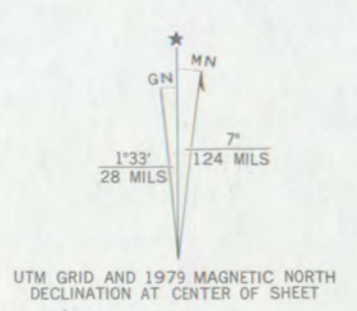




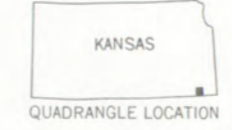


Ball House  
Coffeyville  
Montgomery Co., KS  
15: 266740 E  
4101930 N

Mapped, edited, and published by the Geological Survey  
in cooperation with State of Kansas agencies  
Control by USGS and USC&GS  
Topography by photogrammetric methods from aerial  
photographs taken 1961. Field checked 1962  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Kansas coordinate system, south zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 15, shown in blue  
Red tint indicates areas in which only landmark buildings are shown  
Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is uncheckd  
Revisions shown in purple compiled from aerial photographs taken  
1977. Map edited 1979. This information not field checked



CONTOUR INTERVAL 10 FEET  
DOTTED LINES REPRESENT 5-FOOT CONTOURS  
NATIONAL GEODETIC VERTICAL DATUM OF 1929



ROAD CLASSIFICATION  
Heavy-duty ——— Light-duty ———  
Medium-duty ——— Unimproved dirt ———  
U.S. Route

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
AND STATE GEOLOGICAL SURVEY, LAWRENCE, KANSAS 66044  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

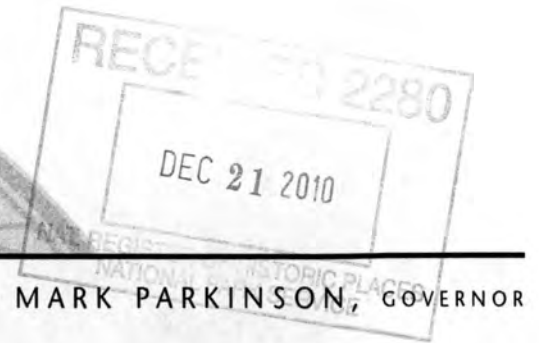
COFFEYVILLE EAST, KANS.  
N3700—W9530/7.5

1962  
PHOTOREVISED 1979  
DMA 6888 II SE—SERIES V878



# KANSAS

Kansas Historical Society  
Cultural Resources Division



December 20, 2010

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

Dear Ms. Shull:

Please find enclosed the following National Register nominations:

- Broadmoor Ranch House Historic District – Overland Park, Johnson Co., Kansas (new submission)
- Ritchie House – Topeka, Shawnee Co., Kansas (new submission)
- Robertson House – Eureka, Greenwood Co., Kansas (new submission)
- Ball House – Coffeyville, Montgomery, Co., Kansas (new submission)

Also enclosed is an amendment to the South Rhode Island & New Hampshire Streets Historic District, Lawrence, Douglas County, Kansas.

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