

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 Ritchie, John & Mary, House

Other names/site number KHRI #177-5400-00563

Name of related Multiple Property Listing N/A

2. Location

Street & number 1116 SE Madison Street not for publication

City or town Topeka vicinity

State Kansas Code KS County Shawnee Code 177 Zip code 66607

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:

X national statewide local Applicable National Register Criteria: X A B X C D

Patrick Zollner 10-13-15
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 does not meet 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:
X 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:)

Alyssa Beatty 12/29/15
Signature of the Keeper Date of Action

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5. Classification

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

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

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

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

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

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC: Single Dwelling

DOMESTIC: Multiple Dwelling

Current Functions
(Enter categories from instructions.)

RECREATION/CULTURE: Museum

7. Description

Architectural Classification
(Enter categories from instructions.)

OTHER: Vernacular Double-Cell House

Materials
(Enter categories from instructions.)

foundation: STONE: Limestone

walls: STONE: Limestone

BRICK

roof: WOOD: Shingle

other:

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Narrative Description

Summary

The John & Mary Ritchie House is located at 1116 SE Madison Street, Topeka, Shawnee County, Kansas (Figures 1 & 2). It is located on a rise just west of the Shunganunga Creek and within a few hundred feet of Interstate 70, which passes through downtown Topeka. It is the northernmost house in a row of six residences along the east side of SE Madison Street. When the City of Topeka was surveyed and platted in 1870, the building site was designated as lot number 376 in the Ritchie Addition. There are only a few remaining houses across the street in the same 1100 block, most dating from the late 19th and early 20th centuries.

The Ritchie House is an excellent and rare surviving example of the mid-19th-century vernacular house type known as a double-cell with two rooms of roughly equal size on each level arranged one behind the other with an end opening in the partition wall within the main body of the structure. The building faces west on Madison Street and is constructed of rubble limestone walls. The west (front) elevation is distinguished by a full façade layer of brick applied over the limestone with decorative brick quoins at the corners. The truncated wood shingle roof is topped by a brick chimney. The windows are six-over-six, double-hung wood units. The entry doors to the first level are located on the west (front) and east (rear) elevations. A third door on the south elevation also remains. An end entry door to the second level on the west (front) elevation remains, though it is not accessed by a stair. The adjacent residence built by Hale Ritchie has been rehabilitated to serve as a museum and education center for the site. The nominated property includes the only surviving building in Topeka associated with John & Mary Ritchie.¹

Elaboration

Recent Background

The Shawnee County Historical Society (SCHS) acquired the Ritchie House in 1995 with the intention of restoring it to its late 19th century appearance, as it looked near the end of John Ritchie's life (Figure 3). The organization went to considerable lengths to study the building and site, resulting in a series of reports produced in 1998. Key among these reports were Marsha King's *Results of Archeology Investigations at 1116 SE Madison (14SH370) Topeka, Shawnee County, Kansas* and Patrick Sumner's *The Ritchie House, 1116 Madison: A Preliminary Structural and Materials Analysis*. A supplemental report to Sumner's analysis was produced as well. As these reports document, when the SCHS acquired the building, it was clad in stucco and had a one-story, full-width front porch and a rear addition (Figure 4). These non-historic features were removed during the subsequent restoration that occurred between 1999 and 2003. The following description of the building reflects its appearance at the time of nomination to the National Register in 2015.

Challenges in Establishing a Date or Dates of Construction

The construction of the nominated building pre-dates many of the conventional records useful for establishing a building date, such as city directories, tax records, building permits, and fire insurance maps. Marsha King notes in her 1998 report, "Few records were found during the archival background search which shed any light on the construction date or Ritchie family occupation of the house at 1116 SE Madison."² Searches through extant journals and writings of Ritchie's contemporaries such as Dr. Franklin Loomis Crane provide no information on the structure. As a result, establishing a precise date of construction and occupancy with any degree of accuracy is not possible. The building, or part of the building, could have been built as early as the summer or fall of 1856 following the Ritchies' first winter in Kansas Territory. It was not until June 1858 that

¹ Ritchie originally spelled his last name as Ritchey. By spring of 1860, however, his last name starts appearing as Ritchie. No reason for the change in spelling is known.

² Marsha King, *Results of Archeological Investigations at 1116 SE Madison (14SH370) Topeka, Shawnee County, Kansas* (August 24, 1998): 40. Report on file at Archeology Office, Kansas State Historical Society

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the United States government conveyed the land on which the building sits to Ritchie, and it is not until 1868 that a precise date appears for any of the building materials extant in the structure.³

Nevertheless, research strongly suggests that this building existed in much of its current form prior to 1868, given the trade stencils/stamps found on structural lumber within the house. In his supplemental report, Patrick Sumner acknowledges that “the utilization of material analysis in tracing a specific time period for dating a buildings [sic] initial construction can open up as many questions as it solves.”⁴ Still, discussion of materials as they relate to the available historic record informs our understanding of the building. Trade stencils appearing on the joists and sub-flooring suggest this feature was constructed between 1868 and 1870, which coincides with the house’s first appearance in the Topeka City Directory in 1868-1869.⁵ The stencils bear the names of three companies: Topeka lumber dealer John Wayne and Company; Leavenworth lumber dealer H. D. Rush; and Topeka builder Hugo Kullak. According to Sumner’s 1998 structural report, the floor and sub-flooring system may be an early replacement that was added to the house later than the construction of the walls. The report suggests several indicators in the basement that point to this possibility:

The presence of similarly hand tooled wooden lintels above the side windows in both the east and west rooms support the conjecture that both rooms date from the same initial phase of construction. These elements are some of the oldest peices [sic] of individual materials found in the structure. On the other hand, there are elements of the flooring structure that seem incongruous with the overall logic of the house’s structural system. For instance, the floor system is hung to rather than intrinched [sic] into the walls. The floor system is hung by a rimmed joist that is nailed to joist stubs that are entrenched into the masonry walls. The question that arises is: why don’t the floor joists run into the masonry wall as the ceiling joists do in the attic?...Perhaps these stubs are remnants of an earlier ceiling system of a dugout house, or are remnants of an earlier floor system that was replaced because of fire or other severe damage.⁶

While the trade stencils provide a clear window of time during which the flooring system was likely built (1868-1870), it does not necessarily follow that the same window of time can be used to assign a date of construction to the entire building. As Sumner argues in his Supplemental Report, “Certain evidence in the basement of the house, especially the unusually hung floor, may still indicate that the house existed in substantial form prior to the date of the existing stencils. Suggestion that the flooring systems in the house were replacements or upgrades begs the question of why. Why would such extensive remodeling have been done.”⁷

Other sources have been used in the debate about when the building was constructed, with little resolution to the matter. Reverend Lewis Bodwell’s rough sketch plan of the place Ritchie killed Deputy Marshal Leonard Arms – at Ritchie’s house. Bodwell’s sketch, included in a letter dated April 27, 1860, shows a two-room floor plan with one room behind the other with a door in the west room and one on the south side of the east room leading to a shed or room addition, as well as an exterior door leading out of the shed, a general configuration that matches the Madison Street property (Figure 5).⁸ Topeka founder and contemporary of Ritchie, Fry W. Giles also recalled the encounter in his 1886 history of the city, noting that “Col. Ritchie resided on the southern border of the town, a little to the east of his present residence”⁹ referring to a house occupied by the Ritchies around 1868 several blocks to the west of the Madison Street house. Multiple period accounts and later recollections of the 1850s-1860s era Ritchie residence provide provoking details, again, with little resolution to the matter of when the building was constructed.¹⁰ Much like the limitations of studying the

³ Abstract of Title, Northeast Quarter Section 6, Township 12, Range 16 (Partial copy on file with nomination).

⁴ Sumner, *Material and Structural Analysis 1116 Madison: Supplemental Report*, 1.

⁵ *Topeka City Directory, and Business Mirror, for 1868-69* (Topeka, KS: Millison & Heil, 1868).

⁶ Sumner, *Material and Structural Analysis 1116 Madison: Supplemental Report*, 3.

⁷ Ibid.

⁸ Lewis Bodwell to American Home Ministry Society, April 27, 1860, Lewis Bodwell Papers, KSHS.

⁹ Fry W. Giles, *Thirty Years in Topeka, A Historical Sketch* (Topeka, KS: Geo. W. Crane & Co., 1886), 140.

¹⁰ These include the recollections of Mrs. Andrew Ritchie, early area settlers Susannah Wemouth and James A.

Hickey, and Major Harrison Hannahs, to name a few. Additional discussion is provided in Section 8 – Narrative Statement of Significance.

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building materials to determine a date of construction, the available information gleaned from the historic record fails to offer any definitive answers. It is for these reasons that the nomination does not assign a specific date of construction.

BUILDING DESCRIPTION

Exterior

At present, the building appears much as it did around the time of John Ritchie's death in 1887. The one exception is the newly installed accessibility ramp at the northeast (rear) corner. The exterior walls are constructed of random coursed limestone blocks. The slake lime mortar includes straw and twigs indicating hand mixing out of doors. Wood elements on the house are non-standard with varying dimensions, while some display evidence of warping due to being installed green. As best as can be determined, most materials used in the original construction of the building were native to the area. The limestone, which forms the foundation and exterior walls, was likely taken from a quarry on Ritchie's property in a ravine just east of the house. Wood elements in the house – hickory, sycamore, white oak, walnut, hackberry, cottonwood, and willow – were all locally available. The front (west) elevation of the structure displays a brick façade. The brick used on the west elevation was soft and lightly fired.

The nominated residence displays a simple rectangular plan, the core building measuring approximately 18' wide by 30' deep. The exterior walls are formed of tapered random rubble limestone blocks approximately 18" thick, the taper running from 18" at the base to 16" at the top. Archeological investigations conducted by the Cultural Resources Division, Kansas State Historical Society in 1997 revealed the north wall extended to a depth of 61" with the foundation footings sitting directly on dense clay subsoil.¹¹ The west elevation is distinguished by a brick façade laid in a running bond and forming decorative quoins at the corners. At some time after 1890 all of the exterior walls were covered with light-beige-colored stucco. When the stucco was carefully removed by hand during restoration in the late 1990s, it was found that the original brick façade had pulled away from the limestone beneath and had deteriorated to a point it could not be salvaged. New bricks, matching the original to retain the character of the original feature, were used to rebuild the outer portion of the west-facing wall. There is an exterior door in the south wall of the east room that had been boarded over for many years until the renovation in the late 1990s. There is no physical, photographic or other evidence providing sufficient information regarding this door or exterior access to it, so missing features have not been reconstructed. A ca.1932 rubble limestone addition to the east (rear) elevation incorporating a kitchen and bathroom over an extended basement removed during the late 1990s restoration.¹²

At the time of the acquisition of the Ritchie House by the Shawnee County Historical Society in 1995, all of the original exterior doors and windows had been removed and replaced with modern units with the exception of the first level walnut door jambs and the two window frames in the east side of the first floor east room. Period correct panel doors and six-over-six light, double-hung wood windows were replicated based on representative examples, physical evidence of original size, and the ca. 1890 photograph of the building (Figure 3). The windows on the west elevation retain their original stone lintels and hickory sills. Those on the north and south elevations retain their original stone lintels and hickory and sycamore wood sills. The windows on the east elevation retain their original white oak lintels and sills. The eastern cellar windows on the north and south sides of the building had at one time been partially filled-in with concrete blocks. Although the precise date of that alteration cannot be established, the infill of those windows was more than likely done during the ca. 1932 renovation of the home when the kitchen was relocated from the basement to a new addition on the east side.

¹¹ King, *Results of Archeological Investigations*, 165.

¹² For information on the 1930s and other additions see Martin Jones, *The Ritchie House, Narrative Report for Evaluating Eligibility for the National Register of Historic Places and/or the Register of Historic Kansas Places*, Shawnee County Historical Society, April 20, 1998, p. 8; King, *Results of Archeological Investigations*, 165.

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A low-pitched hipped roof covered with 14" to 16" wide pine, walnut and oak boards remains. The roof structure is supported by shag bark hickory rafters which rather than being anchored on the stone walls are nailed to and carried by false white oak plates extending in from the eaves resulting in what was a marginal roof system. The original roof shingles remain beneath a new wood shingle roof supported by furring strips. The original hickory rafters and white oak plates also remain with a new roof support system having been installed to stabilize the structure. The new construction was undertaken in such a manner as to preserve the original historic materials and be differentiated from the original features. The red cedar eaves, soffits and fascia are all original features and remain. There is a brick chimney centered on the building's roof.

A small set of four concrete steps access the building's primary entrance on the west elevation. This raised entrance is at the building's southwest corner. A double-hung wood window is adjacent to the north. The second story includes the same fenestration pattern, a door above the primary entrance and a double-hung window adjacent to the north. The only known 19th century photograph of the house (Figure 3) shows no exterior porch or stairway that would provide access to this door. It has been suggested that the house did not have interior access to the second level and that this second-story door provided the only access to the upper floor. However, a physical examination of the west elevation revealed no ghost lines, pockets, holes, protruding wood joists, or any other point of attachment which would support a second level porch. Remnants of an angled paint line on the south wall was revealed with the removal of the stucco indicating that a stairway may have run along that wall up to the second level at one time, but this has not been confirmed.

The north and south side elevations are nearly identical to one another. Both feature four double-hung wood windows, two on each story. The basement story is partially exposed; both sides have a small above-grade window at the west end and a nearly full-height double-hung window at the east end. The one difference in the two elevations is that the south side features a door centered at window-height level between the first-story windows. This door, which had long been covered by the exterior stucco, was revealed during the late 20th century renovations. It accesses the interior staircase between the first and second levels.

The east (rear) elevation has an irregular fenestration pattern with five openings in all. The upper story features one centered double-hung wood window. The first floor includes a door on the north and a double-hung window adjacent on the south. In 2014, a wood ramp was installed to access this door. The basement level is fully exposed and includes a door on the south and a double-hung window adjacent on the north. There is no staircase or porch access to the first-floor door, but physical evidence of three wood extensions protruding from the limestone wall to possibly support a porch floor providing access to the first level from the ground remain. Any evidence of attachment points on the building, however, was removed when the exterior of the house received the stucco covering after 1890. Because there is no documentary, physical, photographic, or other evidence of materials used, construction techniques, or the configuration and appearance of the exterior porches as they existed in the 19th century, the missing features have not been replaced.

Interior

The building features a simple double-cell floor plan, with two interior rooms of roughly equal size placed one behind the other and sharing a common wall containing a flue on each level. A third wall was erected on the second level creating three bedrooms, and this remains. The partition walls in the basement and first floor levels are constructed of the same rubble limestone as that forming the exterior walls. They are non-load bearing, not being tied into the exterior walls, and have doorway openings connecting the east and west rooms near the north wall. The partition wall on the second level is constructed of boards and is also non-load bearing. An interesting feature on the second level is the two built-in clothes/linen presses that were part of the original construction. The basement level retains remnants of wainscoting installed sometime prior to the erection of the interior staircase suggesting its use as living space at one time. This physical evidence has been left until more research on the use of the space has been conducted. The only original interior door which remains is that on the second level leading into the east (back rooms). The building never had

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fireplaces, all heat being provided by stoves vented through a flue which ran through the central partition walls and vented through the chimney.

The original sub-structural system supported lathe boards and interior plaster walls remains intact. All rooms with the exception of the first level west (front) room retain plaster walls. The walls in the west room were covered with sheet rock, which has been removed, leaving exposed the stone walls. It is not known if plaster was an original treatment, but it was certainly an early and historic treatment through much of the house. Nail patterns on the floor joists seem to indicate that the building as originally constructed did not have plaster ceilings with all rooms open to the joists, though this is not documented. Access between all three levels of the building is provided by an enclosed interior stairway located in the southwest corner of the east room. No precise date for the construction of the interior stairs has been established.

Early in the building's history, the basement floor was made of a thin layer of cement. A slab basement floor was later installed when a water heater, plumbing and other utilities connected with the ca. 1932 construction of a new kitchen and bathroom.¹³ The flooring system on the first and second levels incorporated white oak joists on the lower level and sycamore joists on the second level, which remain in situ. Trade stencils appearing on the joists and sub-flooring bear the names of Topeka Lumber dealer John Wayne and Company, Leavenworth lumber dealer H. D. Rush, and Topeka builder Hugo Kullak.¹⁴ (Additional information about these names is provided in the Statement of Significance in Section 8.)

House Lot Site

During the 1997 archeological investigations conducted prior to the initiation of ground disturbing activities associated with the restoration of the property, two low, dry-laid limestone retaining walls were uncovered on the north and south sides of the building. Both retaining walls abutted, but were not tied into the house foundation. The two low walls may have been built at the time the original cellar walls were erected or after the house foundation was in place. These retaining walls would have been visible on the ground surface and that on the north side remains exposed.

A brick cistern was located behind the northeast corner of the building. This cistern clearly pre-dates the ca. 1932 stone addition to the east side of the building. The top of the cistern is missing and may have been destroyed during the construction of the stairway to the addition which overlapped the southern portion of the cistern. The location of the cistern is approximately 31' east and 10' north of the original door in the east exterior wall of the lower level of the house. No evidence was found of a building above the cistern or of any system for directing rain water runoff from the building. A single post mold was located on the south side of the building a short distance down-slope from the south retaining wall. Without further structural evidence, the purpose of the post remains unclear, though it could have been related to the door on that elevation. The archeological investigations also identified a trash pit at the east edge of the back yard adjacent to the alley behind 1116 SE Madison. Most of the artifacts recovered from this feature dates to the mid-to late-20th century.¹⁵

¹³ Patrick Sumner, *Material and Structural Analysis 1116 Madison: Supplemental Report*, 1998. Report on file at Historic Preservation Office, Kansas State Historical Society, August 24, 1998, 1-2.

¹⁴ John Wayne and Company was active in Topeka only in the mid- to late-1860s. H. D. Rush is listed in the 1863-1864 Leavenworth City Directory as connected with the firm Ingersoll and Rush. It was not until 1868-1869 that Rush is listed as selling lumber under his own name. By 1870-1871, Rush had formed the new firm of Garrett and Rush. Hugo Kullak first appears as a builder in Topeka in 1860. He remained active until his death in 1873.

¹⁵ King, *Results of Archeological Investigations*, 165-167.

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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

Architecture

Social History

Other: Underground Railroad

Period of Significance

ca. 1856 - 1876

Significant Dates

1857-1860

1867

Significant Person

(Complete only if Criterion B is marked above.)

Ritchie, John & Mary

Cultural Affiliation

n/a

Architect/Builder

Unknown

Period of Significance (justification)

Without a precise date of construction for the building, the beginning of the period of significance is generally defined as ca. 1856, the earliest likely date that John and Mary Ritchie could have developed this property, according to the various investigative reports produced in 1998. The period of significance extends to 1876 when the Ritchies transferred ownership of the property to their son Hale, thus ending their direct association. Importantly, the period of significance encompasses the years in which primary source documentation links the Ritchies to sweeping reform movements in the United States including abolition, temperance, and women's suffrage. It encompasses the Ritchies' pioneering efforts to establish the City of Topeka, their role in the struggle over whether Kansas would enter the Union as a free or slave state, their activities in assisting escaping slaves on the Underground Railroad, and John Ritchie's service during the Civil War when he rose to the rank of brevet brigadier general. Lastly, the period of significance includes the post-Civil War era when Ritchie used the building to house both white and African American laborers and craftsmen.

Criteria Considerations (justification) n/a

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Narrative Statement of Significance

Summary

The John and Mary Ritchie House is nominated to the National Register of Historic Places under Criteria B and C for its local significance in the areas of social history and architecture. Under Criterion B, the property is significant as the sole surviving property associated with John and Mary Ritchie, who were important figures in the founding of Topeka, the regional network of the Underground Railroad, and in local reform efforts concerning temperance and women's suffrage. They were active in creating, shaping, and reinforcing sweeping reform movements of the nineteenth century emphasizing racial equality and democratic ideals and which sought to expand the voice in government to all people. Under Criterion C, the building is a rare surviving example of vernacular architecture associated with the formative years of Topeka and Kansas history. Although its date of construction is undetermined, the property is one of the oldest surviving buildings in the city.

Elaboration

Brief Overview of the Ritchies' Early Years in Topeka

The latter half of the 1850s in the Kansas Territory were pivotal and often messy years as forces on both sides of the slavery issue forged constitutions and took the field in battle to determine whether Kansas would enter the Union as a free or slave state. To a man, each stood for law and order, or at least their version of it. John and Mary Ritchie stood in the middle of it all.

John Ritchie was born in Uniontown, Muskingum County, Ohio July 17, 1817, eventually migrating with his family to Franklin, Johnson County, Indiana. In Franklin, Ritchie married Mary Jane Shelleday, the stepdaughter of Franklin's principal founder, and prospered as a saddler and real estate speculator. On March 12, 1855 Ritchie left Indiana for Kansas with his wife, four-year-old son Hale, and infant daughter Mary.¹⁶ They arrived in Topeka on April 3, only a few months after the town company had been organized and the new settlement on the banks of the Kansas River mapped out.¹⁷

The details of precisely where the family lived after their arrival in Kansas are not well documented, and researchers have uncovered only bits of information about their early occupation, primarily in journal and newspaper accounts. For example, "Various accounts gathered by Miss Zu Adams for the Kansas State Historical Society and now a part of the Old Settler's Collection place the Ritchies [sic] earliest territorial period dugout/cabin at 5th and Quincy and at 12th and Monroe."¹⁸ Nevertheless, upon their arrival in 1855 the Ritchies, typical of the pattern of settlement, lived in a dwelling meant to serve only as temporary shelter until a more substantial home could be erected. The dwelling was located southeast of downtown, and it was reportedly built with leftover materials from the construction of the homes of Cyrus K. Holliday and Fry W. Giles.¹⁹ One account of the dwelling comes from Major Harrison Hannahs, who visited Ritchie in early April 1856 and described it as a "sod house about 12 by 18 feet, shingled with long prairie grass."²⁰ It consisted of but one room that served as the family parlor, dining room, kitchen, and bedrooms.

Regarding the availability of building materials, certainly by spring of 1856 timbers, shakes, clapboards, nails, bricks, and stone were all locally available as well as the service of carpenters and masons. Among them was

¹⁶ John and Mary Ritchie were the parents of 13 children (seven boys and six girls). Only two, sons Hale and John Jr., reached adulthood. King, *Results of Archeological Investigations*, 19.

¹⁷ William G. Cutler, *History of the State of Kansas*, vol. 1 (Chicago: Andreas Publishing Co., 1883), 540.

¹⁸ Sumner, *Material and Structural Analysis 1116 Madison: Supplemental Report*, 3.

¹⁹ Cutler, *History of the State of Kansas*, vol. 1, 540.

²⁰ "The Late Major Hannahs," [Rome] *New York Daily Sentinel*, 27 February 1911, quoting an address Hannahs delivered at Topeka's Washburn College earlier in the same month. He died in Denver, Colorado 25 February 1911.

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the "Ritchie Co" which in September 1856 laid the first stone of what was to be a three-story brick commercial structure known as the "Ritchie Block." By June 1856, at least one 20' by 30' two-story brick or stone residence was under construction, while by the end of 1859 nearly 100 buildings, erected at an average cost of \$900.00 each, stood in Topeka with four-fifths of them being made of either brick or stone.²¹

The Ritchies were associated with the area southeast of downtown (in Section 6, Township 12, Range 16) around the Shunganunga Creek early in the city's history. Ritchie acquired a 38.61-acre lot in the northeast quarter of the northeast quarter of Section 6, but did not register it with the General Land Office until October 1859.²² Ritchie's next land acquisition consisted of two adjacent parcels totaling 119.02 acres described as south half of the northeast quarter and the northwest quarter of the northeast quarter in the same Section 6. The tract was initially registered as a military bounty land grant held by a Garret Vandiver, a private during the Black Hawk War. Never settling on the claim, Vandiver assigned it to Ritchie who registered it in June 1860.²³ His landholdings in the northeast quarter of Section 6 would include his farm, business, and land he would later subdivide for development.

Construction of the nominated building could have started as early as the summer of 1856.²⁴ As noted in the Narrative Description in Section 7, research strongly suggests that this building was in existence in much of its current form by at least 1868, given the trade stencils/stamps found on structural lumber within the house. There is little doubt that Ritchie possessed the financial resources to build a more substantial home shortly after his arrival in the Kansas Territory. He had prospered as a real estate speculator and saddler in his former place of residence, Franklin, Indiana, aided in no small part by his marriage to Mary Jane Shelleday, the stepdaughter of that town's principal founder. In the Kansas Territory, Ritchie, Cyrus K. Holliday and Franklin Loomis Crane put up the money to purchase the floating land grant that settled the question of permanent land title for the nascent City of Topeka. By September 1856, Ritchie had begun construction of a three-story 70' by 100' brick structure on the corner of 6th Street and Kansas Avenue known as the "Ritchie Block," the city's first brick block which housed the first State Senate chamber.²⁵ In 1858, Ritchie advertised his quarry in the Kansas Tribune: "TO BUILDERS – The undersigned [sic] having opened a stone quarry adjoining the city of Topeka on the South, would inform those wishing to build, that he can furnish stone in the rough or dressed, on short notice. JOHN RITCHIE."²⁶ The location of the quarry was in the northeast quarter of Section 6, and this is important as additional research could uncover more information about the association of the nominated building with the quarry business and Hale Ritchie's later lime kiln enterprise, which also was located in the vicinity.

The floor plan Ritchie chose for the nominated building, known as a double-cell, was a fairly common house type in America from the colonial period up to around 1900. Double-cell is a form of domestic architecture with two roughly equally sized rooms with one placed behind the other within the main body of the structure. The

²¹ See Franklin Loomis Crane Diary, April 19, 1856, Franklin Loomis Crane Collection, Box 2, Vol. 1, KSHS; Crane Journal, March 21, March 31, June 27, 1856, September 21, 1856, KSHS; [Topeka] Kansas State Record, February 11, 1860.

²² Bureau of Land Management, "Land Patent Search," digital images, *General Land Office Records* (<http://www.glorerecords.blm.gov/search/>: accessed 8 January 2015), John Ritchey (Shawnee County, Kansas Territory), Preemption Certificate no. 1065. Filed at Lecompton Land Office 10 October 1859.

²³ Bureau of Land Management, "Land Patent Search," digital images, *General Land Office Records* (<http://www.glorerecords.blm.gov/search/>: accessed 8 January 2015), John Ritchey (Shawnee County, Kansas Territory), Military Warrant no. 13494. Filed at Lecompton Land Office 1 June 1860.

²⁴ King, *Results of Archeological Investigations; Sumner, Material and Structural Analysis 1116 Madison: Supplemental Report*.

²⁵ A reference to the start of construction of the Ritchie Block appears in Franklin Loomis Crane Journal, September 21, 1856, Franklin Loomis Crane Collection, Box 1, Folder 9, KSHS; Giles, *Thirty Years in Topeka*, 257. The Ritchie Block was destroyed by fire on November 28, 1869.

²⁶ *Kansas Tribune*, 6 March 1858, as quoted in Sumner, *Material and Structural Analysis 1116 Madison: Supplemental Report*, 4.

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Ritchie house has two rooms on both the basement and first level, while the east room on the second story was divided into two providing the family with three bedrooms. The center dividing partition wall held a stove flue with a connection in each room all vented through the chimney.

There is an understated vernacular classicism of the design that was typical of the region as is implied in the form rather than applied in the details. Classical ideals are found in the symmetry of design and its rigid, rectangular form and the brick façade on the west (front) elevation and quoins in both corners covering the limestone rubble walls while the low pitched roof and wide overhanging eaves conjure up images of the later Italianate style of architecture. It is as if these classical elements were added as a visible statement of the social standing and prestige of the home's owners. As such, the Ritchie house represents both the reality of the remoteness and harshness of the Kansas environment and the desire of Topeka's founders to establish themselves as a landed elite and distinct from settlers living at subsistence level at best.

Ritchie's Involvement in Political and Social Movements

Although many had come to Kansas seeking opportunity and wanting nothing more than to live their lives, John Ritchie was drawn to the Territory by a love of liberty and a desire to remake the world according to a certain vision of the ideal society. Ritchie was a "Garrisonian" abolitionist, one who was distinct from other opponents of slavery in their championing a broad activist platform that demanded not only the unconditional and immediate end to slavery but temperance and racial and gender equality. Their highest allegiance was to the government of God which required obedience to divine law and disobedience to the laws of man and resistance to the laws of the slave hunter when their consciences dictated. But where Ritchie broke with the Garrisonians was in their embracing of the cause of nonviolent resistance and reliance on moral persuasion to carry the day. Ritchie placed his faith less in Harriet Beecher Stowe's belief that "she could give the system a more deadly blow, by sending Old Uncle Tom south to talk to the slave Holder in a pleasing and winning way" than in her brother Henry Ward Beecher's declaration that when it came to the slave holder, there was more moral persuasion in a Sharps Rifle than in a hundred Bibles.²⁷

Soon after his arrival in the Kansas Territory, Ritchie's liberal and humanitarian ideas surfaced when he became actively involved in the temperance movement in Topeka. As was typical, the crusade was targeted not as a punishment but at elevating the moral, social and cultural character of the individual as a necessary step in creating an orderly, safe and industrious society. Ritchie attended a citizens' meeting on May 14, 1855 with an eye towards preventing the sale of intoxicating liquor in the new town. Ritchie was appointed to a committee to draft resolutions on the subject producing a document that condemned "the sale of ardent spirits as a beverage to be pernicious to the community, an unmitigated evil" which produced "drunkenness, debauchery and disorder on the Sabbath" and "corrupting the morals, disturbing the peace, injuring the reputation and hindering the prosperity and growth" of Topeka. Ritchie and others pledged themselves to enforce prohibition "peaceably, if we can forcibly, if we must." Ritchie's zeal for the cause did not go unnoticed as he was appointed a member of a committee entrusted with the responsibility of judging any infractions of the resolution. Later in 1857, Ritchie led a party of some 100 "prominent and respectable citizens" who attacked several stores destroying some \$1,500.00 worth of spirituous liquors.²⁸

²⁷ William Lloyd Garrison was an American abolitionist who published the anti-slavery newspaper *The Liberator* and founded the American Anti-Slavery Society. He also championed pacifism, women's rights and temperance. The quote regarding Harriet Beecher Stowe appears in John Ritchey to Aaron Dwight Stevens, March 6, 1860, John Brown Collection, Box 2, Folder 6, KSHS. Henry Ward Beecher's statement regarding the Sharps Rifle first appeared in *The New York Tribune*, February 8, 1856.

²⁸ Cutler, *History of the State of Kansas*, vol. 1 (Chicago: A.T. Andreas, 1883), 541; Mary Ritchie Jarboe, "John Ritchie: Portrait of an Uncommon Man," ed. Daniel Fitzgerald, *Shawnee County Historical Society Bulletin* (November 1991), 61.

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In 1855, the year John and Mary Ritchie arrived in the Kansas Territory, a Free State Constitutional Convention assembled peacefully in Topeka leaving some to prematurely announce the end of the question as to whether Kansas would enter the Union as a slave or a free state. They could not have been more wrong. Up from the south and out of Missouri they came, the so-called border ruffians in “their red flannel shirts and revolvers buckled around them,” carrying banners screaming “No quarter for Free-State men.” At Lecompton, the Pro-Slavery men forged a legislature which brought its wrath down on any who preached the Free State cause and threatened to lead the Kansas Territory into the Union as a slave state.²⁹

The air was thick with intimations of last days. “Six feet of earth of a Free State” was how one of the most notorious Free State men of them all, James Lane, saw it. Earthen walls went up around entire settlements, and log houses were transformed into fortresses. “I wish you could take a peep inside our cabin”, Mary Titus, wife of Henry Titus, who had arrived in Kansas in April 1856 at the head of a force of 1,000 southerners, wrote from her cabin a few miles south of Lecompton. “You would find 15 U.S. muskets in one corner, half dozen guns and Sharpe’s rifles in another, and any quantity of revolvers lying about here, there, and everywhere.”³⁰

The Pro-Slavery men blockaded the Missouri River and hid in the thickets along the roads coming into Kansas, plundering every wagon and traveler not “sound on the goose,” as the saying went. “There is not a single sack of flour or a bushel of meal for sale in this vicinity,” abolitionist John Kagi wrote from Lawrence in August 1856. The Free State men, their bellies grumbling from a diet of often no more than some baked squash, pumpkin, and green corn ground up in coffee mills, retaliated by raiding Pro-Slavery strong holds, seizing livestock and supplies. Makeshift armies took the field and, at places like Hickory Point and Franklin, men died.³¹

John Ritchie rode with a Free State militia and in the summer 1856 participated in raids on Indianola and Tecumseh and in the Battle of Hickory Point (Jefferson County, Kansas). On September 18, 1856, Marshal Israel Donaldson backed by a squad of 200 U.S. Dragoons, nabbed Ritchie and eleven others in Topeka accused of looting and participating in the fight at Hickory Point. Marched to prison at Lecompton, Ritchie with some 132 Free State men, eighty-eight charged with murder in the first degree, hunkered down in the former military barracks with no more than a blanket and only fifteen straw pallets among them, as young Missourians with fully-cocked muskets kept guard outside.³²

Standing before the court, Ritchie heard the charges brought against him. There was an Osawakee merchant who swore that on September 8 and 9, Ritchie was in the company of a band of looters who helped themselves to \$4,000.00 worth of livestock and provisions. In the opinion of fellow prisoner Kagi, the proof of Ritchie’s involvement in the raid was “irresistible” but were “it less so, it would make no difference.” There was also the charge of freeing a prisoner. Ritchie came across the hapless individual convicted of stealing a horse and bound with logging chains and forced to labor in a mill during a raid on Indianola. Ritchie admitted he had set the man free but stated he had committed no crime as he refused to recognize the legitimacy of the Pro-Slavery government and court that had arrested and sentenced the man. It was reported that in plain words Ritchie stated the “so-called sheriff had no more right to the custody of the prisoner than he.” Even when offered bail, Ritchie turned it down for to have walked out even a temporarily free man would have been to recognize the authority of the court which intended to try him. Over the weeks the Grand Jury remained busy, bringing new bills against Ritchie for robbery of the mail stemming from the raid on Indianola and then, after

²⁹ [Columbus, WI] *Republican Journal*, September 11, 1856.

³⁰ Ibid.

³¹ John Kagi to Editor, *New York Tribune*, August 22, 1856

³² *New York Times*, December 19, 1856; John Kagi to Editor, [Washington, D.C.] *National Era*, September 29, 1856, Jarboe, “John Ritchie,” 29-31. Indictments brought against John Ritchie appear in Kansas Territorial Records, 1854-1861, U.S. District Court Criminal Files, 2nd District, 27-02-07-04, Folders 24-25, KSHS.

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word reached the court that a Pro-Slavery man had died from wounds received during the fighting at Hickory Point, for intent to kill.³³

Ritchie, however, had no intention of standing trial. On or around November 18, 1856, as the prisoners were being prepared to march to the jail in the basement of the new brick court house in Tecumseh, Ritchie escaped. Not feeling it safe to return to Topeka, Ritchie, aided by friends, built a raft and crossed the Kansas River, making his way to his father's place in Indiana.

Ritchie's exile did not last long, and he returned to Kansas after outgoing Governor John Geary had offered up pardons to a number of Free State men still languishing in prison in March 1857. Ritchie's imprisonment and life as a fugitive, however, seemingly took little of the fire out of his belly. Uttering nothing but contempt for the Fugitive Slave Act and the "bogus" legislature sitting at Lecompton, John and Mary Ritchie and a handful of other Topeka families turned their property into refuges for escaping slaves tracked by their owners, federal lawmen, and the slave catchers prowling river banks and towns hoping to catch the fugitives and drag them south for cash. In homes scattered across the city, lookouts nervously fingered rifles and pistols as others prepared wagons to secret the fugitives to freedom. More often as not, the slave owners found themselves frustrated in their attempts to recover their "property," leaving Topeka, as one observer crowed, "sadder" but "wiser" men.³⁴

John and Mary Ritchie were crucial links in the Underground Railroad. In a battle in which those who sought to bring Kansas into the Union as a free state were far from like-minded on the extent of freedom African Americans should be allowed to enjoy, the editor of the *Leavenworth Times* singled Ritchie out as a "Radical's Radical" gifted with a "pluck which enables a man to take ground alone and on fixed principle."³⁵

Twice in late 1857, the Ritchies heard the banging on their door and the shouts outside of federal lawmen and troops demanding to be let in to search for the fugitive slaves they believed were hidden in the house. Although there is no substantive documentation that the nominated building served as a station on the Underground Railroad, there is a large body of evidence showing that fugitive slaves were afforded a temporary safe haven on Ritchie's property. There is a strong family tradition that fugitive slaves were hidden out in a cave which contained a spring that served as the family's water source, a site to which Mary Jane Ritchie could go to and from on a regular basis bringing food and provisions to those secreted there without raising the suspicion of anyone passing by. There was the family of five hidden in Ritchie's sod cabin in July 1858, reported by Reverend Lewis Bodwell. That same year, Ritchie and several others set out to overtake a slave catcher whom, with a fugitive slave in his custody, was making his way to the jail at Tecumseh. Although the slave catcher eluded the small posse, the fugitive managed to make good his escape and along with another fleeing slave who had been working in Ritchie's quarry waiting to be moved north, made their way to freedom. Mound City, Kansas abolitionist Henry Hiatt recalled making two trips to Topeka "in a close covered wagon in which was secreted each trip two colored men-slaves" leaving them at "Col. Ritchie's at midnight." Then on a Sabbath morning in January 1859, as Ritchie prepared for services, word reached him that abolitionist John Brown, with a group of fugitive slaves, was north of town and surrounded by a posse. Only several days before Brown and his men had been in Topeka where they and the escaping slaves had been sheltered, fed and clothed before starting out on the next leg of their journey. Ritchie jumped up crying "there is work for us to do." He quickly put together a small force and rode out the next day leading a charge across a swollen creek, routing the posse in what has become known as the Battle of the Spurs, allowing Brown to continue on his journey. In his eulogy delivered at John Ritchie's funeral in 1887, the minister, Dr. F. S.

³³ John Kagi to Editor, [*Washington, D.C.*] *National Era*, September 29, 1856, October 4, 1856, October 15, 1856, November 5, 1856. Also see, Thomas Wentworth Higginson, "A Ride Through Kansas," Anti-Slavery Tract No. 20, 1856, KSHS.

³⁴ *Richland County [WI] Observer*, December 8, 1857.

³⁵ *The Leavenworth [KS] Times*, July 27, 1859.

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McCabe, noted that Ritchie often claimed he cost slave holders over \$100,000 in human beings he helped smuggle to freedom.³⁶

As the decade came to a close, Ritchie participated actively in the Leavenworth and Wyandotte Constitutional Conventions. In March 1858, he took to his feet in Melodeon Hall in Leavenworth and denounced any attempt to introduce black codes restricting the freedom of blacks in Kansas. The following year, Ritchie served as a delegate from Shawnee County to the Wyandotte Constitutional Convention helping to forge the constitution that would finally bring Kansas into the Union free of the institution of slavery. Ritchie, wanting to create an even more virtuous society, introduced a resolution prohibiting the manufacture or sale of spirituous liquors in the new state. The measure was not adopted but on January 21, 1861, Congress voted to admit Kansas into the Union as a free state.

Kansas gave rise to men like John Ritchie because slavery, the nation's fatal flaw, was awful enough to breed opponents of equal fury. And that rage could not pass unnoticed. Whether no certificate of pardon had been issued in Ritchie's name or the belief still existed that those involved in the "troubles of '56" should not escape punishment, in November 1859, the law again came looking for John Ritchie on the old mail robbery charge.

Samuel Walker was as good a Free-State man as any. He had led a Free State militia and traveled Kansas roads with John Brown, all the while with 36 indictments for murder, intent to kill, and other crimes hanging over his head. Appointed a U.S. Deputy Marshal by Governor Geary, with the promise that he would never be held to answer for past crimes, Walker set out in pursuit of a number of his old comrades, including Ritchie. "Walker, I like you as well as any man in Kansas," Ritchie spoke when approached by the lawman, "but if you try and serve your warrants on me, by God, I'll kill you." Walker, who knew Ritchie well enough to know this was no idle threat, retreated.³⁷

In April 1860, Deputy Marshal Leonard Arms arrived in Topeka, reportedly clutching 81 writs issued against Free State men. Arms made his way to Ritchie's house intending to bring him in on the mail robbery charge and on a second charge of resisting arrest. Ritchie swore he would never submit to being dragged into those old quarrels again. Arms issued an ultimatum, "you shall go with me, dead or alive," to which Ritchie answered, "it will be dead then." Arms followed Ritchie into the house and into the back room uttering a final warning, then "you will have to shoot quicker than I can." Ritchie fired first, the ball entering Arm's neck killing him instantly.³⁸ Ritchie fled out of the side door of his house but turned himself into a local judge before the night was over. On April 23, 1860, the *Topeka State Record* ran an extra edition providing a detailed account of the incident and the sworn testimony entered as part of the coroner's inquest.

³⁶ Mrs. H. C. Root "A Few Incidents in the Life of General John Ritchie," April 27, 1903, unpublished manuscript, KSHS; [*Topeka*] *Kansas Tribune*, November 7, 1857; Bodwell, "A Home Missionary Journey," [*Manhattan*] *Kansas Telephone*, August 1893; Harvey D. Rice, "Reminiscences," paper presented to the Congregational Pioneer Society of Topeka, Topeka, KS, October 9, 1894, reprinted in *Shawnee County Historical Society Bulletin* 15 (December 1951), 15; Henry Hiatt, *My Belief and Reasons Therefor [sic]*, typescript, manuscript division, Watkins County Museum of History, Lawrence, KS; [*Topeka*] *Kansas Tribune*, November 7, 1857; *The Topeka Daily Capital*, September 2, 1887; Richard J. Hinton, *John Brown and His Men with Some Account of the Roads They Traveled to Reach Harper's Ferry* (New York: Funk & Wagnalls Company, 1894), 223-224.

³⁷ F. B. Sanford, *The Life and Letters of John Brown* (Concord, MA: F.B. Sanborn Publisher, 3rd edition, 1910), 339-340; Kansas Territorial Records, U.S. District Court, Criminal File 27-02-07-04, Folders 24 and 25, KSHS.

³⁸ In addition to the mail robbery charge, Ritchie was indicted on November 1, 1859 for resisting a U. S. Marshal with a writ issued for his arrest on March 19, 1860. Kansas Territorial Records, 1854-1861, U.S. District Court, Criminal File 27-02-07-04, Folders 25, 26 and 27, KSHS. For the shooting of Leonard Arms see, *State Record, Extra* April 23, 1860; *Topeka Tribune*, April 28, 1860 and May 5, 1860; *New York Times*, June 2, 1860; Francis Vincent, ed., *Vincent's Semi-Annual United States Register* (Philadelphia, 1860), 313; John Ritchie, "The Story of the Killing of Leonard Arms," *Topeka Capital*, July 30, 1881; Giles, *Thirty Years in Topeka*, 64-66, 140-141; Peter Bryant to Cullen Bryant, May 1, 1860, in Donald Murray and Robert Rodney, eds., "The Letters of Peter Bryant, Jackson Count Pioneer," *Kansas Historical Quarterly*, Vol. 27, No. 3 (Autumn 1961), 331-332.

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Several of the statements provide descriptions of the building in which Arms lost his life, and researchers have debated whether or not the statements refer to the nominated building. In his testimony, Louis Switzer, who is recorded in the 1860 U.S. Census as residing in the Ritchie house, noted that as Arms entered the house, Ritchie backed through the west room into the east room and after fatally shooting Arms left through the south door. Switzer also noted that Mrs. Ritchie was in the east room but ran out the south door of that room shutting the door behind her. Harvey D. Rice testified Ritchie's house contained two rooms on the first floor and that Arms entered through the west door and was found dead on the floor of the east room. In an April 27, 1860 letter detailing the event, Reverend Lewis Bodwell whom was apparently not present during the shooting described the encounter between Ritchie and Arms and included a rough sketch plan of the layout of the first floor of the house showing a two room floor plan with one room behind the other. Bodwell's drawing depicts a door leading into the west room and one on the south side of the east room opening into a shed or room addition, as well as an exterior door leading out of the shed. Topeka founder Fry W. Giles' also recalled the shooting in his 1886 history of the city. While the address of the site where the shooting took place does not appear in the historical record, the descriptions of the building in which the incident took place closely match the floor plan of the Madison Street house.³⁹

Despite the fact that Arms had two warrants for Ritchie's arrest, they were not introduced into evidence at the trial leaving Ritchie's attorneys free to paint a picture of Arms unlawfully entering Ritchie's house "with a drawn pistol in his hand loaded with powder and ball." Ritchie walked out of the court a free man, the judge declaring, "in view of my responsibility to my God, my country, and myself, that John Richey has committed homicide, but one justifiable in the sight of God and man."⁴⁰

Ritchie resumed activity associated with his business after the trial. Prior to the shooting, a local newspaper noted the various local building projects that were recently completed or underway, including "J. Ritchie – Stone Dwelling, on Kansas Avenue."⁴¹ This brief notation seems to raise more questions than it answers and does not provide enough information to draw conclusions other than Ritchie was busy quarrying and building.⁴² Additionally, Ritchie quarried and hauled stone to build a Congregational Church on land donated by the Topeka Town Association. The Congregational Church was instrumental in the founding of Lincoln College, for which Ritchie had donated land upon which to build the college. The doors would not open, however, until after the Civil War in 1865. (The school's name was changed to Washburn College in 1868 and to Washburn University in 1952.)⁴³

With the outbreak of the Civil War, however, John Ritchie once again rode out from his Topeka home. He initially enlisted as a private with the Fifth Kansas Calvary but was appointed a Captain in July 1861 and shortly thereafter a Lieutenant Colonel, a move which angered some of the regiment who objected to what they saw as Ritchie's "tyrannical disposition." Although Ritchie led several successful raids into Missouri, he proved unpopular with the men under his command, who refused to elect him an officer of the company, and his fellow officers who often found occasion to complain that Ritchie refused to cooperate or obey orders.

³⁹ *Topeka State Record*, April 23, 1860; Lewis Bodwell to American Home Ministry Society, April 27, 1860, Lewis Bodwell Papers, KSHS; Giles, *Thirty Years In Topeka*, 140-141. Although no evidence of a shed or room addition off the south door exists, archeological investigations located a post mold and suggest it may have supported a frame addition, shed or porch associated with the door in the south side, King, *Results of Archeological Investigations*, 166

⁴⁰ *Topeka State Record*, Extra April 23, 1860; *Topeka Tribune*, April 28, 1860 and May 5, 1860; *New York Times*, June 2, 1860.

⁴¹ *Kansas State Record*, 11 February 1860, page 5. This same article was reprinted on page 1 of the same newspaper the following week (18 February 1860).

⁴² This could have been referencing the beginning of construction on their long-time residence between Kansas and Quincy on the south side of 11th Street, which was not completed until after the Civil War.

⁴³ Martha Imparato (Special Collections Librarian/Archivist, Mabee Library), *Washburn University History: Chapter 2* (Topeka, KS: Washburn University Website, n.d), 1. Accessed online at <<http://www.washburn.edu/about/files/washburn-history-chapter.pdf>>. See also, Cutler, *History of the State of Kansas*, vol. 1, 575.

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“Colonel Ritchie utterly refuses to obey my orders,” Colonel William Weer wrote and “is nothing but an embarrassment to the service.” Finally in the spring of 1862 Ritchie was arrested for refusing to obey orders after he dragged a Colonel with the Sixth Kansas Cavalry bearing the orders from his horse. The officer ordering Ritchie’s arrest, Colonel William A. Phillips later released Ritchie but was heard to mutter “Ritchey is crazy.” When Ritchie returned to duty it was not with his old regiment but rather as the temporary commander of the 1st Brigade of the Army of the Frontier. Just prior to the end of the War, Ritchie received an appointment as brevet brigadier general and mustered out on May 31, 1865.⁴⁴

Shortly after the War ended, the question of Women’s Suffrage came officially to Kansas when the issue was placed on the ballot by the legislature as a constitutional amendment in 1867. John and Mary Ritchie championed the cause of women’s rights, a movement that promised to expand the American promise of liberty and equality to women just as abolition had sought to bring about the uncompromising end to the enslavement of African Americans. The origins of the woman’s suffrage movement, in fact, may be found in the temperance and abolitionist movements which radicalized women who had little thought at first of demanding property rights or the right to an education, much less the right to vote, but became involved in the anti-liquor and abolitionist movements of the 1800s. Angelina and Sarah Grimke, Lydia Child, Lucy Stone, Susan B. Anthony, and others, all came to the woman’s movement out of the antislavery and temperance movements. When Susan B. Anthony and Elizabeth Cady Stanton appeared on a Topeka platform in September 1867, the introductory speaker was John Ritchie. “Colonel Ritchie, upon taking the stand” the editor of *Topeka Leader* remarked, “thundered out” his message which rather than terrify the gathered throng succeeded only in eliciting “very audible snickers.” A year later, the *Topeka Leader* again mocked Ritchie when during a suffrage convention, the paper noted, the “Suffragettes gathered themselves together and chose one John, whose name was Ritchie, to rule over them.”⁴⁵

Although the cause suffered a defeat in the November 1867 election, Mary Jane Ritchie called a meeting to organize the first Woman’s Suffrage Association of Topeka with the first gathering being held at the home of John and Mary Ritchie. Although the nascent association initially attracted little interest with only six or seven persons attending, the organization lasted until November 1875 when it became affiliated with the national organization. Ritchie also continued his temperance crusade, speaking out in favor of a proposed amendment to the state constitution banning the manufacture and sale of alcohol in which he noted, not without some pride, that he had passed through the Kansas wars and Civil War without violating the pledge of the Sons of Temperance.⁴⁶

Throughout the 1860s, construction continued on a new residence for the family on Quincy Street. An 1863 article in the *Kansas State Record* notes that “Col. Ritchie’s residence in this city, when completed, will be the *best built* house in the State.” As late a spring 1868, however, another account of recent buildings completed in the city dryly lists “John Ritchie’s – if he ever has chimneys built on it and completes it, which many doubt.” The first reference to the Ritchies occupying the Quincy Street property, however, appears shortly thereafter in

⁴⁴ Information on Ritchie’s activities during the Civil War is taken from Bryce Benedict, “John Ritchie’s Civil War: A Documentary History,” unpublished manuscript, Shawnee County Historical Society, Topeka, KS. Political foes of James Lane accused him of covering up wartime atrocities committed by John Ritchie which were cited as the real reason Ritchie had been removed from his command with the Fifth Kansas. See, *[Mound City, KS] Border Sentinel*, August 12, 1864.

⁴⁵ Jarboe, “John Ritchie,” 58. See, Ella Seass Stewart, “Woman Suffrage and the Liquor Traffic,” *Annals of the American Academy of Political and Social Science*, Vol. 56, Women in Public Life (Nov. 1941), 143-152; Blanche Glassman Hersh, “Am I Not a Woman and a Sister? Abolitionist Beginnings of Nineteenth-Century Feminism,” Lewis Perry and Michael Fellman, editors, *Antislavery Reconsidered: New Perspectives on the Abolitionists* (Baton Rouge, LA: Louisiana State University Press, 1981), 252-283.

⁴⁶ Jarboe, “John Ritchie,” 61.

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the 1868-1869 Topeka City Directory listing John Ritchie as a farmer living at the "SW cor. 11th & Quincy sts."⁴⁷

Having occupied their new home, beginning in 1869, Ritchie leased rooms in the Madison Street house to both single and married African Americans and whites. The 1868-1869 Topeka City Directory listed two black teamsters, Joseph Ritchie and Nelson Ritchie, as well as one other black laborer at the Madison Street house. The 1870 Directory reported two black teamsters as living on the property as well as a white family of three. One the tenants that year was a young "mulatto" man named Nathan Holder, a former soldier making his living as a teamster. According to Holder family lore, Ritchie offered to adopt the young man, whom had served during the Civil War, and send him to college. Holder declined the offer but out of affection began using the last name of Ritchie.⁴⁸ Also in the late 1860s, Ritchie began selling and giving 75 to 100 foot lots many to those formerly enslaved. Ritchie, one newspaper reported, "makes a present of the lot to every person who will build upon it" refusing to accept payment "but gives a deed as soon as the house is built." Fry Giles recalled that Ritchie opened his lands to so many African Americans it "militated against the sale of lots to white people." The dwelling continued to serve as leased space until 1876 when Ritchie deeded the house and lands on the east side of Madison Street to his son Hale upon the occasion of his marriage.⁴⁹

On October 18, 1880 Mary Jane Ritchie died and was interred in a small cemetery her husband had created in 1855 for those without the means to be interred in the Topeka cemetery. The following year, Ritchie married widow Hannah Beall of Cincinnati, Ohio. In 1885, Ritchie's Addition and the adjoining Walnut Grove District were incorporated as the City of South Topeka with Ritchie elected to serve as the new city's first mayor. South Topeka, however, existed only some two years, becoming part of Topeka proper in May 1887. By the time Ritchie's lands were annexed into Topeka, there was such a high concentration of African Americans in residence that the Topeka Board of Education, which was legally permitted to operate separate elementary schools for black and white children, opened the doors to two all black schools, Adams and Washington. Neither of the schools, however, could accommodate the number of black students seeking to get in, and in 1889 the Board of Education purchased three lots from the Ritchie family. In September, the doors opened to the new four-room brick Monroe School. More than 60 years later, students from a new Monroe School, built in 1927 on a site adjacent to the old building, joined with others from Washington School and the city's two other African American schools to file a suit in federal district court charging that the segregation of Topeka's public elementary schools violated their rights under Equal Protection Clause of the 14th Amendment of the United States Constitution. On December 7, 1953, the U.S. Supreme Court heard opening arguments on five school segregation cases litigated concurrently as *Brown v. Board of Education, City of Topeka*. On May 17 of the following year, the Court handed down its decision. Speaking for a unanimous Court, Chief Justice Earl Warren announced that state laws establishing separate public schools for black and white children denied black children equal educational opportunity and therefore violated those children's rights under the Constitution.⁵⁰

⁴⁷ *The Kansas State Record*, February 11, 1860, August 5, 1863; *The Topeka Leader*, June 18, 1868; *Topeka City Directory and Business Mirror for 1868-1869* (Topeka, KS: Millison & Heil, 1868). The Quincy Street house was razed in the early 1940s to make way for an elevated water storage tank. See *Topeka State Journal*, June 27, 1941.

⁴⁸ Information on tenants is taken from, *Topeka City Directory, and Business Mirror, for 1868-69* (Topeka, KS: Millison & Heil, 1868); *Biennial Directory of the City of Topeka, Embracing the Inhabitants, Business Firms, Incorporated Companies and Manufacturing Establishments* (Topeka, KS: Kansas State Record Printing Company, 1870); *City Directory of the City of Topeka; Embracing the Inhabitants and Business Firms* (Topeka, KS: Southwestern Publishing Company, 1871); *Radges' Biennial Directory to Inhabitants, Institutions, Incorporated Companies, Manufacturing Establishments, Business Firms, Etc., Etc., in the City of Topeka, for 1872-1873* (Topeka, KS: "Commonwealth" State Printing House, 1878); United States Bureau of the Census, Schedule 1 – Inhabitants in 3d Ward of the City of Topeka, in the County of Shawnee, State of Kansas, Ninth United States Census, 1870.

⁴⁹ *White Cloud Kansas Chief*, February 1, 1866; Giles, *Thirty Years in Topeka*, 131-132.

⁵⁰ Record of Minutes, Topeka Board of Education, July 5, 1887, April 1, 1889, September 20, 1889, McKinley Burnett Administration Building, Unified School District 501, Topeka, KS; *Topeka Public Schools, 22nd Annual Report for the Year Ending June 30, 1889* (Topeka, KS: C.B. Hamilton & Co., 1889) 24.

Ritchie, John & Mary, House
Name of Property

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John Ritchie died on August 31, 1887. The *Topeka Daily Capital* of September 2, 1887 reported, “carriages and hacks filled the streets on all sides” during the funeral procession while the “many colored people at the services of him” gave testament to their recognition of a man who had done so much to remove the “galling yoke of oppression” from them.⁵¹

The nominated dwelling served as the residence of Hale Ritchie until about 1887 when he occupied a new home built immediately to the south. Hale died December 26, 1920, and it appears that his wife assumed at least some responsibility for the property. On June 22, 1922, Mrs. Hale Ritchie applied for a local building permit to construct a one-story, wood-frame addition with a composite roof to the nominated building. The proposed dimensions of the addition were noted as “No. Feet Front 10” and “No. Feet Deep 20.”⁵² No additional information could be found to know where on the building it was proposed. The old stone house continued to serve as a rental until just after 1939 when ownership passed out of the Ritchie family. The house was then owned by several different families, including the Turners, John and Corrine Miller, Mr. and Mrs. Frank Rice, and Mr. and Mrs. Gene Schroer. And, it continued to be leased to tenants during part of the 20th century.⁵³

In 1995, the house at 1116 SE Madison was acquired by the Shawnee County Historical Society which planned to develop and interpret the site as an historic house museum. The Society embarked upon a project to restore the building to its appearance at the time of John Ritchie’s death in 1887. Figure 4 shows the house around the time the organization acquired the building. In the early fall of 1997, the Society contracted with the Kansas State Historical Society to conduct limited archeological investigations at the site in order to gain information concerning the construction of the house and modifications of the house yard, and to locate subsurface yard features. The results of the investigations of the house contributed some new information about its construction and use of the surrounding yard, and recommended additional archeological investigation after the removal of later features. The Society has since produced a report evaluating the eligibility of the site for inclusion in the National Register of Historic Places, a structural and materials analysis report, and other documentation. The timeline below provides a snapshot of the efforts to study the house in advance of the major restoration project.

Recent Timeline	
1995:	Shawnee County Historical Society acquires the property
1996:	(January) Rockhill & Associates produces Ritchie House Cost Projections for SCHS
1997:	Archeological investigation led by KSHS
1998:	(April 20) Martin Jones produces report <i>The Ritchie House: Narrative Report for Evaluating the Eligibility for the National Register of Historic Places and/or the Register of Historic Kansas Places</i>
	(May 4) Patrick Sumner produces report <i>Ritchie House Roof Analysis</i>
	(May 18) Patrick Sumner produces report <i>The Ritchie House, 1116 Madison: A Preliminary Structural and Materials Analysis</i>
1998:	(August 24) Archeologist Marsha King produces report <i>Results of Archeology Investigations at 1116 SE Madison (14SH370) Topeka, Shawnee County, Kansas</i>
	(August 31) Listed in the Register of Historic Kansas Places
	(undated) Patrick Sumner produces supplemental report to <i>Material and Structural Analysis 1116 Madison</i>
1999-2003:	Restoration of Ritchie House

⁵¹ *Topeka Daily Capital*, September 2, 1887.

⁵² City of Topeka, *Records of Building Permits 1880-1968*. Located in KSHS Archive Stacks (25-10-10-02 to 25-11-02-01) and microfilm reel MS 954-956 (1880-1925 only).

⁵³ King, *Results of Archeological Investigations*, 59.

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Name of Property

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Ritchie, John & Mary, House
Name of Property

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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: Kansas Historical Society

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property Less than one

Latitude/Longitude Coordinates

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

1 39.042726 -95.672096
Latitude: Longitude:

Verbal Boundary Description (describe the boundaries of the property)

The John and Mary Ritchie House, 1116 SE Madison Street, Topeka, Shawnee County, Kansas sits on Lots 374 and 376, fronting on Madison Street approximately 100 feet and running back approximately 120 feet. The parcel is part of the 158 acres acquired by John Ritchie before the Civil War. Ritchie's Addition, as the tract became known, was roughly bounded by 10th Street on the north, Kansas Avenue on the west, 17th Street on the south, and the Shunganunga Creek on the east.

Boundary Justification (explain why the boundaries were selected)

Beginning in 1859, John Ritchie began selling off his lands disposing of at least 29 lots and parcels between that year and 1871. The present boundaries of Lots 374 and 376 were acquired with the structure.

11. Form Prepared By

name/title Thomas Rosenblum, Historian
organization National Park Service date September 2010; rev. Summer 2015
street & number 1515 SE Monroe St. telephone (785) 354-4273, ext. 234
city or town Topeka state KS zip code 66612
e-mail thom_rosenblum@nps.gov

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

name Shawnee County Historical Society, Bill Wagon
street & number PO Box 2201 telephone _____
city or town Topeka state KS zip code 66601

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 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.

Ritchie, John & Mary, House
Name of Property

Shawnee County, Kansas
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Additional Documentation

Submit the following items with the completed form:

Photographs

***Please note.** The photographs from 2010 represent current conditions, especially where the interior is concerned; the only exterior change is the addition of a temporary ADA ramp.

Photograph Log

Name of Property: John & Mary Ritchie House

City or Vicinity: Topeka

County: Shawnee State: Kansas

Photographer: KSHS: Sarah J. Martin (SM) & Amanda K. Loughlin (AL)

Date

Photographed: 14 August 2010 (SM) & 9 November 2015 (AL)

Description of Photograph(s) and number, include description of view indicating direction of camera:

SM:

- 1 of 18 West (front) and south (side) elevations, facing NE
- 2 of 18 West (front) and north (side) elevations, facing SE
- 3 of 18 North (side) and east (rear) elevations, facing SW
- 4 of 18 East (rear) elevation, facing W
- 5 of 18 Interior, first floor, west (front) room showing main entrance, facing SW
- 6 of 18 Interior, first floor, west (front) room, window and wall detail, facing N
- 7 of 18 Interior, first floor, west (front) room showing doorway into east room, facing SW
- 8 of 18 Interior, first floor, east (rear) room, facing SE
- 9 of 18 Interior, first floor, east (rear) room showing staircase to basement and 2nd floor, facing SW
- 10 of 18 Interior, second floor, east (rear) room showing door to stairway, facing W
- 11 of 18 Interior, second floor, west (front) room, door hardware detail

AL:

- 12 of 18 West (front) elevation
- 13 of 18 North (side) and west (front) elevations, showing ADA ramp and facing SE
- 14 of 18 East (rear) and north (side) elevations, showing ADA ramp and facing SW
- 15 of 18 East (rear) elevation
- 16 of 18 West (front) and south (side) elevations, facing NE
- 17 of 18 Looking north at context to north of house; I-70 is in background
- 18 of 18 Looking SE at house in context

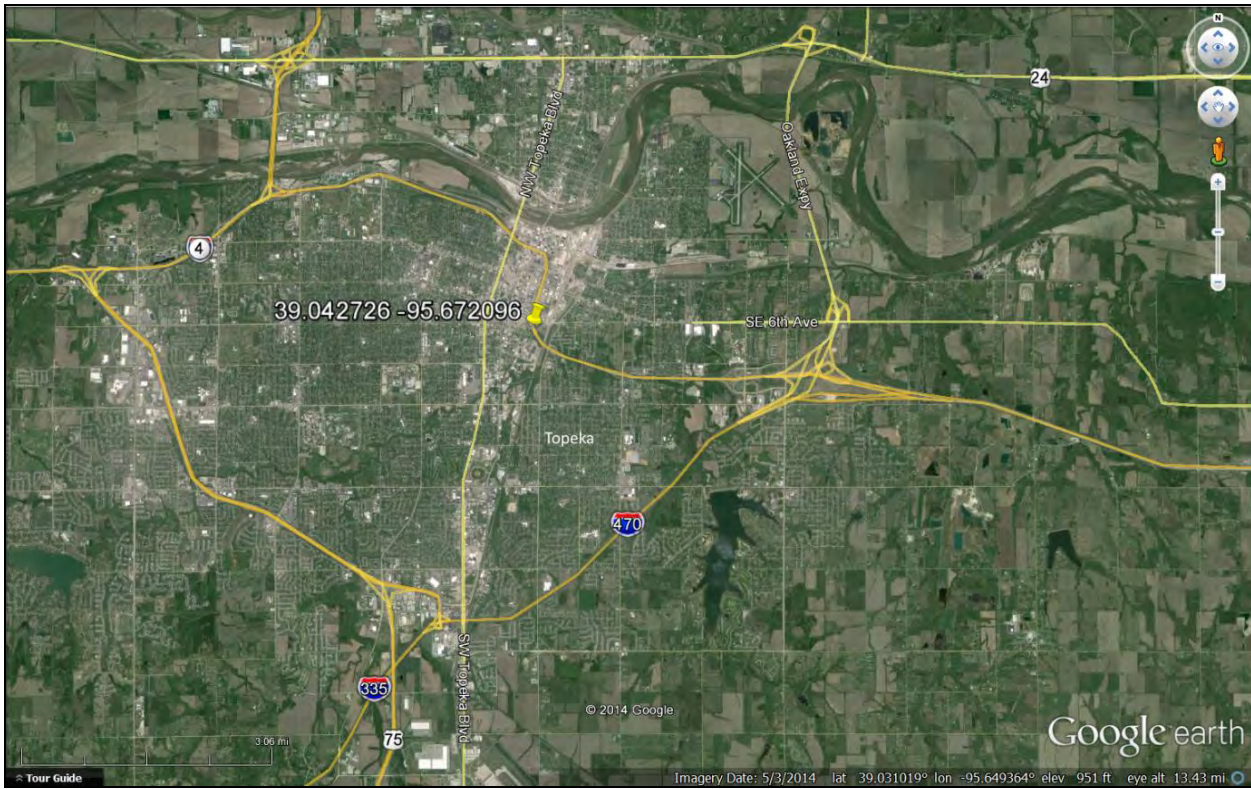
Figures

Include GIS maps, figures, scanned images below.

Ritchie, John & Mary, House
Name of Property

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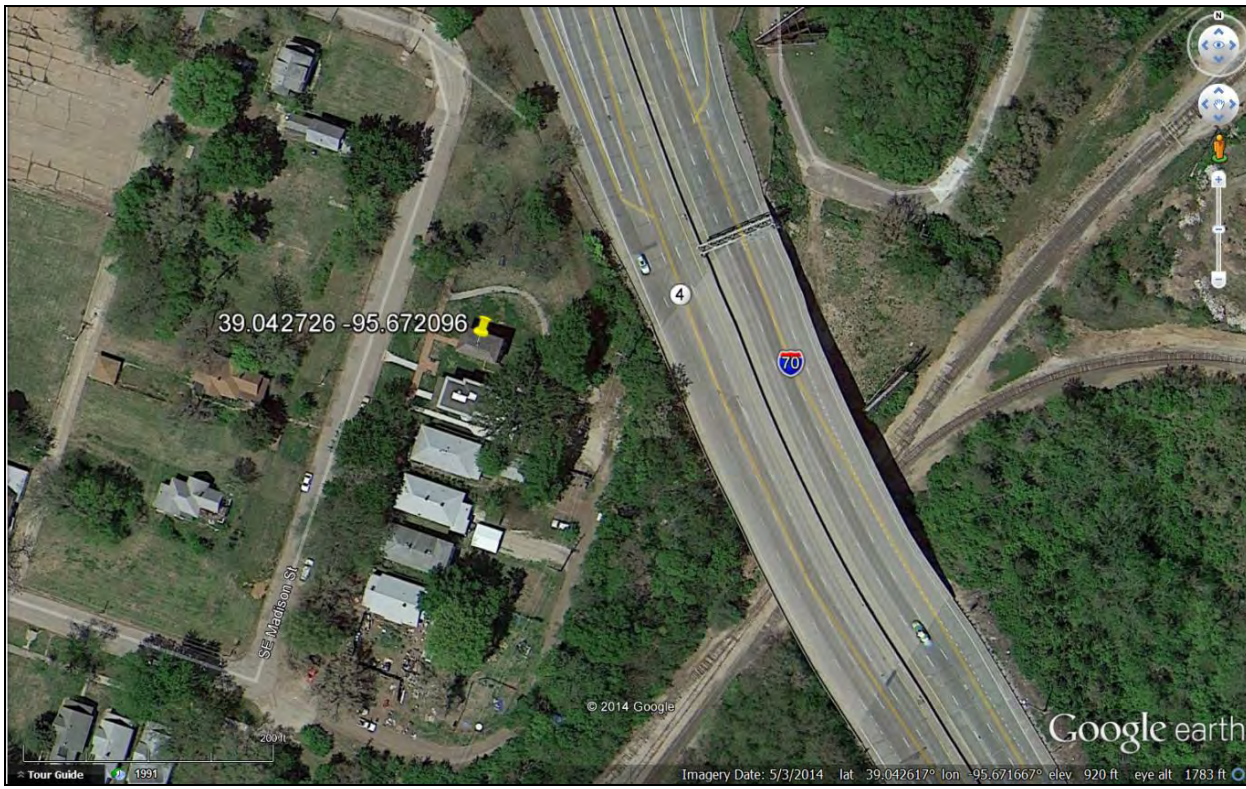
Figure 1: Contextual Aerial Image, Google Earth, 2014.



Ritchie, John & Mary, House
Name of Property

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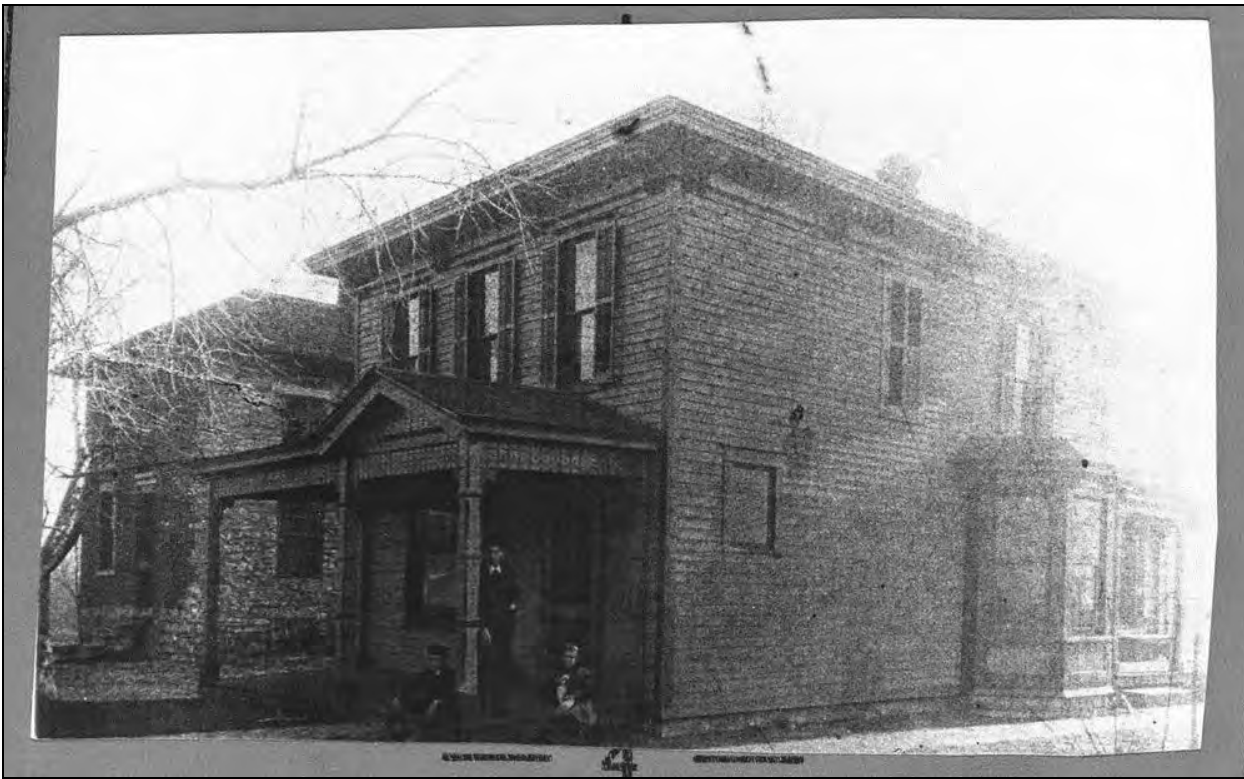
Figure 2: Close-in Aerial Image, Google Earth, 2014.



Ritchie, John & Mary, House
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Figure 3: Hale Ritchie House (foreground) with John Ritchie building in background. Photo date circa 1890.
Source: Kansas Historical Society, <http://www.kansasmemory.org/item/207819>.



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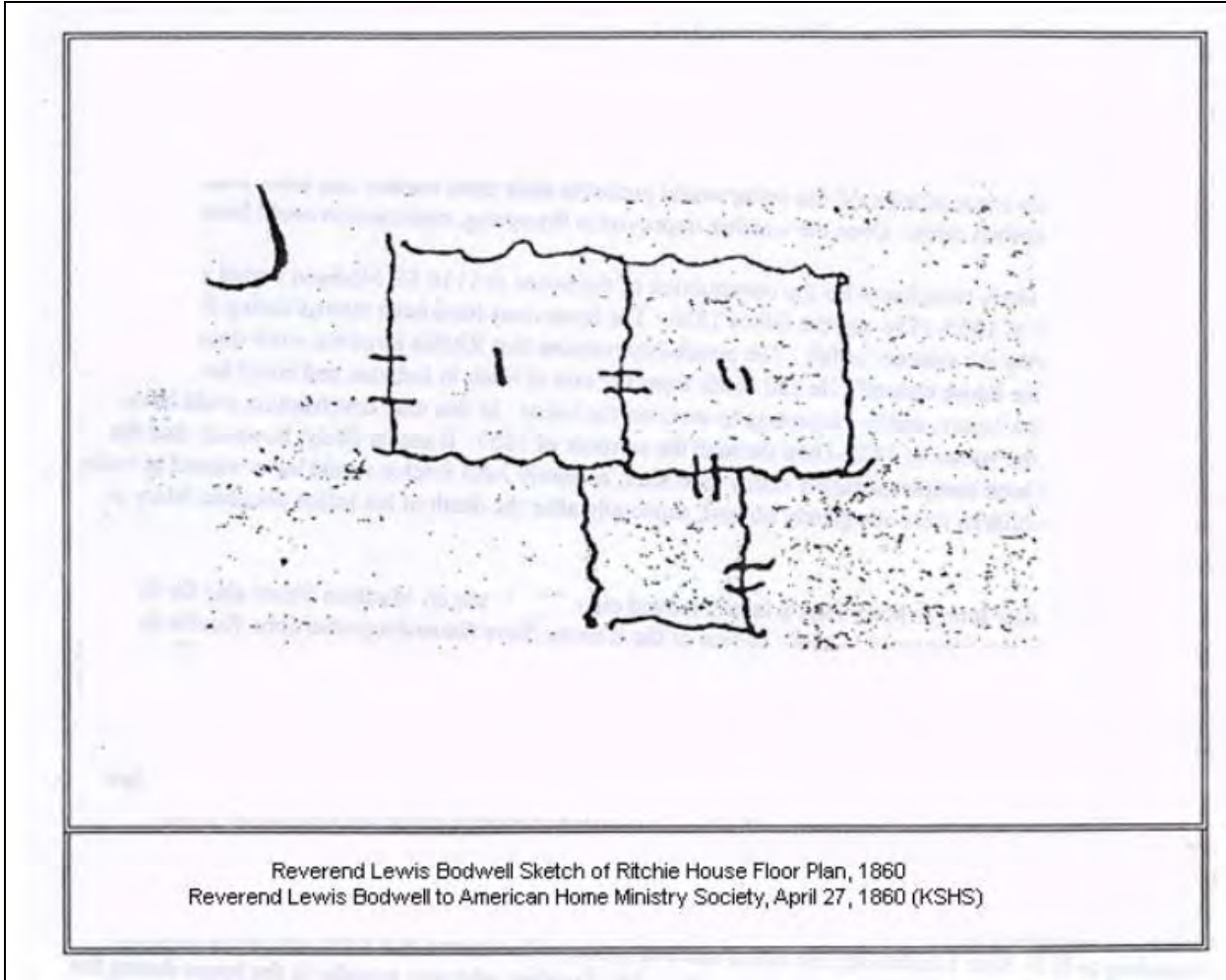
Figure 4: 1995 image of the Ritchie House, 1116 SE Madison Street.



Ritchie, John & Mary, House
Name of Property

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Figure 5: Sketch plan of the John Ritchie's home, where he murdered Deputy Marshal Leonard Arms on April 20, 1860. Source: Lewis Bodwell to American Home Ministry Society, April 27, 1860, Lewis Bodwell Papers, KSHS.







The main structure of the building is constructed from rough-hewn, light-colored stone blocks. The left side of the building features four windows with dark brown frames, arranged in two rows of two. The plaster between these windows is significantly peeling and missing, revealing the underlying stone. The right side of the building is made of red brick, with a dark brown downspout running vertically along the corner. A small, dark doorway is visible on the brick side, partially obscured by a set of concrete steps leading to a small porch area. A red safety fence is positioned around the base of the steps.

Adjacent to the stone building is another structure under renovation. This section is completely covered in blue protective sheathing, likely Tyvek or a similar material, which is used to prevent water damage during construction. The sheathing has several logos and text printed on it, including "Tyvek" and "PRC". Two windows are visible through the sheathing, each with a white frame and a blue sign that says "Tyvek". A red safety fence is also visible in front of this section.

A dark-colored SUV is parked in the background on the left side of the image, partially obscured by trees and a brick wall.

A low, reddish-brown brick wall runs along the left side of the property, separating the building from the background trees.

A large, black, flexible pipe or hose runs across the grass in the foreground, extending from the left side towards the right side of the image.







FREE
HANDOUTS

THE HISTORY OF
PLUM
SELF HISTORY



Various notices and posters are posted on the door, including a large one with multiple sections and smaller ones below it.





Map of the United States of America



Important

Important information regarding the site and its history. This section contains detailed text about the location, its significance, and any relevant historical events or figures. The text is organized into paragraphs and includes sub-headings for different topics.



Additional text and information related to the site, possibly including a list of names, dates, or specific details about the location. This section continues the informational content from the top poster.





Thank You
The Historic
For Slave Information
Restoration Please
<http://www.ohiohistory.org>

ANTI-SLAVERY
MASS MEETINGS

ANTI-SLAVERY
MASS MEETINGS



ANTI-SLAVERY
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MASS MEETINGS



POPULAR SOVEREIGNTY

FREE STATE OR FREE SOIL

ANTI-SLAVERY

PRO-SLAVERY

POPULAR SOVEREIGNTY

FREE STATE OR FREE SOIL

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CERTIFICATE OF ACCEPTANCE
John and Mary William House

Bookshelves containing various items, including a book titled "Lincoln Douglas" and a book titled "FOUR AM".





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Thank You For Visiting
The Historic Ritchie House
For more information and to purchase
souvenirs please call the phone or
visit our website.

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CITIZEN OF LAMPREVE!

PUBLIC HISTORY

Public History

Public History

Public History

1844

THE HISTORIC RITCHIE HOUSE

DO NOT OPEN DOOR OR CASE STUDY







THE HISTORIC HOUSE MUSEUM

John and Mary Ritchie: True Reformers

POSTED
NOV 1971
BY THE HISTORIC HOUSE MUSEUM















National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Ritchie, John and Mary, House
NAME:

MULTIPLE
NAME:

STATE & COUNTY: KANSAS, Shawnee

DATE RECEIVED: 11/13/15 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 12/29/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000939

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 12-29-15 DATE

ABSTRACT/SUMMARY COMMENTS:

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.

Subject: Copy of Affidavit for 120 Acre Parcel
From: Frank Phillips <frank@networksplus.net>
Date: Sat, 17 Jun 2006 17:22:24 -0500
To: Lana Kennedy <lkennedy@topeka.org>, John Alcala <jalcala@topeka.org>, Sylvia Ortiz <sortiz@topeka.org>

This excerpted information is part of the material included in Rowena's presentation to the Landmarks Commission along with about 20 other pages:

John Ritchie and John Ritchey, in the abstract, same person. John Ritchey took possession of the south 1/2 and the NW 1/4 of Section 6 township 12 range A.D. in 1858 and claimed same as his homestead and lived on it until his death. All that time held possession of all except certain parcels that he conveyed. Said John Ritchie died

August 31 1887. leaving his only heirs at law to be Hannah Ritchie his widow; Hale Ritchie, his son and John Ritchie, Jr., his son. Probate Records Shawnee County Kansas Journal 29, page 126. Letters and Deeds Record 9, page 533. Affidavit recorded Registers Office.

The other parcel being the **40 Acres being the NE 1/4 of the NE 1/4 of section 6 township 12 Range 16 A.D. was not a part of the homestead** having been purchased with the Cash Certificate # 1065 as seen on the original abstract. **No structure was required at this location as it was a cash transaction.**

The 1116 Madison structure is located on the 40 acre parcel and not on the homestead ground parcel and would not meet the requirements to qualify for homestead status being the required 5 year residency and building a house and improving said grounds.. **Residency means on the homestead ground not some other location.** Bureau of Land Management rules

Ritchey did not have to wait the required 5 years for **ownership on the 40 acres**, thus was free to sell it. However, the government required a 5 year continual residency on homestead ground (120 Acres). According to the sons affidavit, that is exactly what he did in order to claim title from the United States Government.

¶

As I understand it, the real John Ritchie had to build a home where the water tower is now because that was homestead land and the Bureau of Land Management required that those lands be improved and lived on, so that is why he built his original two-room stone home there. (He added on to the house later.) Before that, he lived in a sod house nearby while the stone house was being built.

The other land that included 1116 Madison was not homestead land, so it could be sold to others. (An 1866 newspaper ad advertised lots for blacks if they would build a house on them and several did build there.) Part of it was sold to a black man named John Ritchey/Ritchie, who built a frame house on that "street" but apparently his property was foreclosed on and it was later demolished. He may have worked at the Lime Works, a business of Hale Ritchie. Its office was located at 1116 Madison. (It wasn't used as a residence unless some of the workers "bunked" upstairs until a later city directory indicated it was used as a two-family apartment.) Hale built and lived in the large house at what is now 1118 Madison, next to the old Lime Works office building.

I hope a copy of all of Rowena's material will be made available to the councilmembers before the vote is taken.

Betty Phillips

To: Sarah Martin, Kansas State Historical Society
Linda McClelland, National Park Service

From: William Wagnon, Shawnee County Historical Society
Thom Rosenblum, National Park Service

Re: Comments made on John and Mary Ritchie House NRHP application by members of the Topeka Landmarks Commission

These comments are in response to concerns raised by certain members of the Topeka Landmarks Commission regarding the nomination of the John and Mary Ritchie House to the National Register of Historic Places. As a starting point, it is somewhat difficult to evaluate such concerns when neither documents nor annotation, which are central to any consideration of proof and evidence claims, have been provided.

Most of the concerns raised revolve around whether the structure at 1116 SE Madison was erected and served as the primary residence of John and Mary Ritchie prior to the late 1860s. The nomination never attempts to establish a precise date of construction of the building nor its initial occupation by the Ritchie family. The submitted nomination, in fact, although citing a 1926 obituary for John Ritchie, Jr. stating he was born in Topeka in 1856 in the house on Madison Street, also notes that this remains unsubstantiated by any primary source material. As is noted in the nomination, lacking primary manuscript materials such as building permits, insurance records, tax records, or cartographic records before 1869 depicting private residences, the date of construction cannot be determined with any degree of accuracy. The nomination also references the analysis of physical fabric, tooling marks, building techniques, and builder's stencils conducted by the Kansas State Historical Society established only that the Madison Street house was put up prior to 1868 but that certain elements such as the unusual hung floor in the basement indicate "the building existed in a substantial form" prior to that.¹

Based on the historical record, the nomination establishes the initial occupancy of the structure by the Ritchie family between Spring 1856, when the last reference to the family residing in the shake and sod cabin appears, and Summer 1858 with Reverend Lewis Bodwell's reference to the "small stone house" on Ritchie's property which served as a gathering place and lookout for the conspirators who, in defiance of the law, were aiding a family of escaping slaves secreted in Ritchie's old cabin. The nomination also provides the supporting evidence for a pre-Civil War occupation found in descriptions of the Ritchie house included in testimony taken during the coroner's inquest into the shooting of Deputy U.S. Marshal Leonard Arms in April 1860 as well as the rough sketch plan of the first floor of the

¹ See Addendum Narrative Report, Ritchie House, Certification of State Register Listing (August 29, 1998) and Martin Jones, *The Ritchie House, 1116 Southeast Madison, Topeka, Shawnee County, Kansas: Narrative report for Evaluating Eligibility for the National register of Historic Places and/or The Register of Historic Kansas Places* (April 20, 1998), reports on file, Historic Preservation Office, Kansas State Historical Society, Topeka, KS. The obituary appears in *Topeka Daily State Journal*. July 12, 1926.

residence drawn by Reverend Bodwell in an 1860 letter describing the incident, a copy of which is included with the nomination.

This inability to document an exact building date or the initial occupation by the Ritchie family is precisely why the property is nominated under Criterion B for its association with John and Mary Ritchie rather than Criterion A for the property being the site of events associated with Bleeding Kansas and the sweeping reform movements of the nineteenth-century with which John and Mary Ritchie were intimately involved. The property at 1116 SE Madison Street is the only remaining structure associated with John and Mary Ritchie.

While a number of the concerns are addressed in the nomination, observations regarding some of the specific comments are as follows:

“Topeka settler Susannah Weymouth stated that John Ritchie initially lived at 5th and Quincy.”

The source of this statement is not noted nor the document itself included. I assume the Weymouth statement is included in recollection rather than in a primary source document. There are, of course, numerous recollections giving 1116 SE Madison Street as the primary residence for the Ritchie family in the years before the Civil War. Such recollections were used only sparingly in putting together the nomination as while they are useful in substantiating documentation, when uncorroborated by documentation they are not the most reliable source material as memories are imperfect and often distorted in a way that primary sources are not. Moreover, no explanation is provided as to why the recollection referred to should be given more weight than say Fry Giles’ statement in his *Thirty Years in Topeka* published in 1886 that The Quincy Street residence was east of the Ritchie’s earlier home which matches the location of the 1116 SE Madison house. Other comments regarding historic fabric are addressed in the nomination.²

“There is no such south door at 1116 Madison. There is no such ‘shed or room.’ Archeological research finds no physical evidence of this substantial part of the 1116 property.”

There is, of course, a door located on the south side of the back (east) first floor room which was uncovered during the 1990s restoration of the property. The nomination cites the south shed/room addition as a missing feature. The fact that the feature has not been replaced is consistent with the Secretary of the Interior’s Standards as there is no physical, physical, photographic or other evidence documenting the addition’s construction or its configuration and appearance. So any attempt to replicate the feature would be based on pure speculation.

The statement that archeological research found no physical evidence of the feature is unfounded. As noted in the nomination, while the archeological survey of the property conducted by the Kansas State Historical Society produced nothing conclusive either way about the existence of a room or shed addition, the investigations did reveal a post hole mold on the south side of the building which: “may have been a footing for a shed, porch, or stairs, associated with the south door referred to in the

² Fry W. Giles, *Thirty Years in Topeka, A Historical Sketch* (Topeka, KS: Geo. W. Crane & Co., 1886), 257.

physical evidence such as a central flue running within the interior walls on both levels are consistent with the house having the second level as originally constructed. The nomination never states that the Ritchie House originally contained three rooms but rather that it was “built on a simple double cell floor plan with two interior rooms of roughly equal size placed one behind the other and sharing a common wall.” Later in the structure’s history, the east second level backroom was partitioned creating a third room. With the basement factored in, this does make a total of six rooms.

“The location of the property named in the application, 1116 SE Madison appears to be outside the bounds of the 120 acre land patent.”

Ritchie, of course, acquired his lands under the Pre-emption Act of 1841 which allowed settlers to file a pre-emption on up to 160 acres of surveyed or un-surveyed land to receive title. Ritchie’s purchase of the NE ¼ Section of Section 6, Township 12 from Jacob Chase in 1855 pre-dates government surveys of the land with the deed not being recorded until June 1856 after the General Land Office was established in LeCompton. The two earliest extant cartographic records, the 1856 and 1858 General Land Office Survey maps, do not depict structures. Nor do they depict any roads or landscape features within Ritchie’s pre-emption other than the Shunganunga Creek skirting the tract. There has been no documentary evidence provided showing the 1116 SE Madison site was not included within the 1855 land acquisition other than the fact that Ritchie purchased additional land holdings. Ritchie was a land speculator and as part of a consortium purchased and sold a number of local land parcels and town lots. Based on an 1888 description of the original 1855 tract using streets as a point of reference entered into the findings of fact in a law suit involving the Ritchie family and described as included within “what is commonly known as ‘Ritchie’s Addition’” the property at 1116 SE Madison Street was located in the 1855 pre-emption.⁴

In conclusion, a thorough reading of the nomination would have answered a number of the points raised in the comments. Historians can sometimes differ quite vehemently not just about interpretations of facts but about even the basic facts of what happened. But those presenting conflicting interpretations have not provided sufficient and rigorous evidence to support or permit an evaluation of the veracity of their argument that the structure at 1116 SE Madison Street did not serve as the primary residence of the Ritchie family prior to summer 1858.

⁴ See *John Ritchie et al v. John Mulvane et al*, 39 Kan. 257 (1888) and *John Mulvane et al v. John Ritchie et al*, 17 P. 183 (1888).

testimony at Ritchie's 1860 trial and Reverend Lewis Bodwell's sketched floor plan." The report concludes only that: "Additional field work is needed in the area between 1116 SE Madison and the Hale Ritchie House (1118 SE Madison) to the south to determine whether buried structural remains of a shed or a porch associated with the south door, as shown in Bodwell's 1860 sketch plan, are present."³

"The [Bodwell] sketch is consistent with what is known about the property known to have been built and occupied by John and Mary Ritchie at 11th and Quincy Street."

No documents providing detailed information showing that the Quincy Street property floor plan matched Reverend Bodwell's rough sketch floor plan or the descriptions of the site of the Arms shooting are known to exist. Without floor plans or descriptions detailing the location of rooms, their orientation, the placement of doors and such, identifying this property as the site of the Arms murder is pure conjecture. The list of buildings in Topeka appearing in the *Topeka State Journal* on February 11, 1860, a little more than nine weeks before the Arms shooting, states only the Ritchie's Quincy Street house had been "recently commenced." Evidence suggests the Quincy Street house was not put up quickly but rather constructed over a period of years, as late as June 18, 1868 the *Topeka Leader* noting that structure yet stood unfinished, with Ritchie not yet having the "chimneys built on it." Simply, no documentation provided proof that the structure stood with the Ritchie family in residence by mid-April 1860 has been offered.

"The present south door is several feet above the ground, now at the landing of the interior stair – which the application says is not an original stair. In addition, a stair in this location is said to be typical of the house type."

Lacking documentation, it is not possible to make any determination whether the addition could accurately be described as a "substantial part" of the structure (as it is described in the comments) or a simple room addition, possibly elevated above the terrain and supported by piers. The nomination does not state that the stairway as it exists is "typical" of this house type, only simply noting the existence of the enclosed interior stairway and that no precise date for its erection has been established although the lack of any exterior entrance to the second level in the ca. 1890 photograph indicates the stairway would have been in place by then. The decision to leave the stairway in place was based on a lack of evidence as to what means of access to the second level preceded it and the belief that in order to appreciate the integrity of a structure it is important to respect the contribution of different stages of its development. Concentrating on whether or not various parts of a building are "original" obscures the fact that later alterations may also contribute to, if nothing else, significant changes in use patterns.

"There is no mention of when the second story comes into existence: the record shows that the Ritchie House as claimed in the application was a three, not a six-room dwelling."

It is not mentioned because there is no documentary, photographic or physical evidence indicating that a second story was ever added to the house at 1116 SE. Madison Street. The stone, mortar, and other

³ Marsha King, *Results of Archeological Investigations at 1116 SE Madison (14SH370) Topeka, Shawnee County, Kansas*, (August 24, 1998), report on file, Historic Preservation Office, Kansas State Historical Society, p. 99. The recommendation appears in the reports introductory Abstract.



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.
8th 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
- 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
Lawrence, Douglas County, Kansas.

Please do not hesitate to contact me if you have any questions. I may be reached at
smartin@kshs.org.

Sincerely yours,

Sarah J. Martin
National Register Coordinator

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY NAME: Ritchie, John & Mary, House

MULTIPLE
NAME:

STATE & COUNTY: KANSAS, Shawnee

DATE RECEIVED: 11/13/15 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 12/29/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10001210

DETAILED EVALUATION:

ACCEPT RETURN REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

United States Department of the Interior
National Park Service

1210

DEC 21 2010

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 Ritchie, John and Mary, House

other names/site number 177-5400-0563

2. Location

street & number 1116 S.E. Madison Street not for publication

city or town Topeka vicinity

state Kansas code KS county Shawnee code 177 zip code 66607

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Patrick Gellner
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

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:) _____

Signature of the Keeper

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	
1		buildings
		district
		site
		structure
		object
1		Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: Single Dwelling

Domestic: Multiple Dwelling

Current Functions
(Enter categories from instructions)

RECREATION/CULTURE: Museum

7. Description

Architectural Classification
(Enter categories from instructions)

OTHER: Vernacular Double-Cell House

Materials
(Enter categories from instructions)

foundation: STONE: Limestone

walls: STONE: Limestone

STONE: Brick

roof: WOOD: Shingle

other:

Narrative Description

(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 John and Mary Ritchie House is located at 1116 SE Madison Street, Topeka, Shawnee County, Kansas. The structure was built on John Ritchie's 120-acre preemption purchased in 1855 adjacent to the original Topeka town site. The building served as the Ritchie's primary residence from approximately summer 1856 to 1868 after which it was used as a multiple dwelling housing African American and white craftsmen and laborers, many of whom were presumably employed at the Ritchie quarry and lime kiln business. The Ritchie House is an excellent surviving example of the mid-nineteenth-century vernacular house type known as a double-cell with two rooms of roughly equal size on each level arranged one behind the other with an end opening in the partition wall within the main body of the structure.¹ The building faces west on Madison Street and is constructed of rubble limestone walls. The west (front) elevation, is distinguished by a full façade layer of brick applied over the limestone with decorative brick quoins at the corners. The truncated wood shingle roof is topped by a brick chimney. The windows are six-over-six, double-hung wood units. The entry doors to the first level are located on the west and east elevations. A door that once led to a shed or room addition on the south elevation also remains. An end entry door to the second level on the west elevation remains although at present access to the second level is provided by an interior enclosed stairway erected sometime prior to 1890. A home built by John and Mary Ritchie's son, Hale, first occupied in 1887, stands adjacent to the older home and is currently being rehabilitated to serve as a museum and education center for the site.²

Narrative Description

ESTABLISHING THE DATE OF CONSTRUCTION

The John and Mary Ritchie House was their second Topeka residence and was built on a rise just west of the Shunganunga Creek on the east portion of John Ritchie's 120-acre preemption (NE ¼ of Section 6, Township 12, Range 16). When the City of Topeka was surveyed and platted in 1870, the building site was designated as lot number 376 in the Ritchie Addition. Because the construction of the Ritchie House predates nearly all forms of conventional records useful for establishing a building date such as city directories, tax records, building permits, and insurance maps, an exact date for its erection cannot be determined with any degree of accuracy. An analysis of historic fabric, tooling marks, and building techniques established only that the Madison Street house was put up prior to 1868 although features such as shag bark edges and axe-cut markings on timbers indicate that the building existed in a substantial form prior to that date. Further clouding the issue is an 1860 enumeration of buildings "recently commenced" in the city published in the *Topeka State Record* newspaper which lists a "stone dwelling on Kansas Av." being put up by John Ritchie leading to a presumption that the building cited and located on 11th Street between Quincy and Monroe Streets was, in fact, John and Mary Ritchie's second Topeka home rather than the stone house several blocks to the east on Madison Street.³

What can be said with certainty is that John and Mary Ritchie's first Topeka home was a crude sod and shake cabin constructed partially from surplus limbs cut by Topeka founders Cyrus Holliday and Fry Giles when erecting their first homes in the city. The cabin was described as measuring about 12' by 8' and consisting of but a single room which

¹ This plan is related to the more commonly known plan called a hall-and-parlor that has two rooms placed side by side with a common partition wall and a side entrance. Also, the Ritchie House has features common of the mid-nineteenth century national folk houses, which more typically had a front-facing gable roof rather than the hipped roof. See: Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Knopf, 2002), 88. Gabrielle M. Lanier and Bernard L. Herman, *Everyday Architecture of the Mid-Atlantic: Looking at Buildings and Landscapes* (Baltimore: The Johns Hopkins University Press, 1997), 12.

² Ritchie originally spelled his last name as Ritchey. By spring of 1860, however, his last name starts appearing as Ritchie. No reason for the change in spelling is known.

³ See Addendum Narrative Report, Ritchie House, Certification of State Register Listing (August 29, 1998), on file, Historic Preservation Office, Kansas State Historical Society, Topeka, KS; *Topeka State Record*, February 18, 1860. Also see Martin Jones, *The Ritchie House, 1116 Southeast Madison, Topeka, Shawnee County, Kansas: Narrative Report for Evaluating Eligibility for the National Register of Historic Places and/or the Register of Historic Kansas Places* (April 20, 1998), report on file, Historic Preservation Office, Kansas State Historical Society, Topeka, KS. The Ritchie house at 11th and Quincy was razed in 1941 or 1942 to make way for a two million gallon cement water storage tank which went online in January 1943.

served as the family parlor, dining room, bedroom and kitchen. The Ritchies were still residing in the cabin in spring 1856 although construction of the stone house on Madison Street certainly may have been underway with the end of winter.⁴

There is little doubt that John Ritchie possessed the resources to build a more substantial home in 1856. He had prospered as a real estate speculator and saddler in his former place of residence Franklin, Indiana, aided in no small part by his marriage to Mary Jane Shelleday, the stepdaughter of that town's principal founder. In the Kansas Territory, Ritchie, Cyrus K. Holliday and Franklin Loomis Crane put up the money to purchase the floating land grant that settled the question of permanent land title for the nascent City of Topeka. By September 1856, Ritchie had begun construction of a three-story 70' by 100' brick structure on the corner of 6th Street and Kansas Avenue known as the "Ritchie Block," the city's first brick block which housed the first State Senate chamber.⁵

There is a rich family tradition placing John and Mary Ritchie in the nominated home by mid-summer 1856. Of particular note is John Ritchie Jr.'s 1926 obituary, which notes he was "born in Topeka in July 1856 on Madison Street, being the third white child to be born in the city." There has yet, however, been found no primary source to substantiate an 1856 occupation of the Madison Street home.⁶

More substantive evidence supporting a pre-Civil War occupation of the Madison Street residence is found in Reverend Lewis Bodwell's, the pastor of Topeka's Congregational Church, 1893 account taken from his diary of secreting a family of five fugitive slaves from Topeka to the Iowa border in July 1858. Under the date of July 11, 1858, Bodwell wrote that a "family of emigrants had arrived, and were at the station of U. G. RY. Co. Bro. John Ritchie's cabin near the Shunganunga." While the entry notes that the fleeing slaves were provided a safe haven in the old cabin, Bodwell further wrote that because it seemed likely the fugitives "would not be allowed to escape without a sharp race, and perhaps an equally sharp skirmish. . . the small stone house was the scene of a close watch, and serious consultations."⁷

The most compelling evidence of a pre-Civil War occupation, however, is found in the testimony taken during a coroner's inquest and subsequent trial involving one of the most widely publicized events in the life of John Ritchie, the shooting of U. S. Deputy Marshal Leonard Arms on April 20, 1860 (see Narrative Statement of Significance). On April 23, 1860, the *Topeka State Record* ran an extra edition providing a detailed account of the incident and sworn testimony entered as evidence. Several of the statements provide descriptions of the building in which Arms lost his life. In his testimony, Louis Switzer, who is recorded in the 1860 U.S. Census as residing in the Ritchie house and was present during the shooting, noted that Arms entered the Ritchie house and followed Ritchie into the east room. Harvey D. Rice testified Ritchie's house contained two rooms on the first floor and that Arms entered through the west (front) door and was found dead on the floor of the east room. A Mr. Swisher, who also claimed to be present during the confrontation, swore that when confronted by the lawman, Ritchie backed "though the west room, into the east room, and through it to the south door which flew partially open, leading to a shed." In an April 27, 1860 letter, Reverend Bodwell described the encounter between Ritchie and Arms and included a rough sketch plan of the layout of the first floor of the house showing a two room floor plan with one room behind the other. Bodwell's drawing depicts a door in the west (front) room and one on the south side of the east room leading to a shed or room addition as well as an exterior door leading out of the shed. Still further corroboration is found in Topeka founder Fry W. Giles' 1886 history of the city in which he notes that at the time of the shooting "Colonel Ritchie resided on the southern border of the town, a little east of his present residence." The descriptions of a house with two rooms on the first level built on an east-west axis with a west entry door and door on the south side of the east room match the basic floor plan of the Madison Street house.⁸

EXTERIOR

At present, all twentieth century alterations made to the Ritchie House have been stripped away leaving the house as it appeared around the time of John Ritchie's death in 1887. By all appearances, the John and Mary Ritchie House was built quickly. The exterior walls are constructed of random coursed limestone blocks. The slake lime mortar includes straw and twigs indicating hand mixing out of doors. Wood elements on the house are non-standard with varying dimensions while some display evidence of warping due to being installed green. As best as can be determined, most materials used in the original construction of the building were native to the area and easily procured. The limestone, which forms the

⁴ See as example, "Reminiscences of Harrison Hannah," [Rome] *New York Daily Sentinel*, February 27, 1911.

⁵ Franklin Loomis Crane Journal, September 21, 1856, Franklin Loomis Crane Collection, Box 1, Folder 9, KSHS; Fry W. Giles, *Thirty Years in Topeka, A Historical Sketch* (Topeka, KS: Geo. W. Crane & Co., 1886) 257. The Ritchie Block was destroyed by fire on November 28, 1869.

⁶ *Topeka Daily State Journal*, July 12, 1926.

⁷ "A Home Missionary Journey Never Before Reported," *The [Manhattan] Kansas Telephone*, August, 1893.

⁸ *Topeka State Record*, April 23, 1860; Giles, *Thirty Years in Topeka*, 140; Lewis Bodwell to American Home Ministry Society, April 27, 1860, Lewis Bodwell Papers, KSHS.

foundation and exterior walks, was likely taken from a quarry on Ritchie's property in a ravine just east of the house. Wood elements in the house – hickory, sycamore, white oak, walnut, hackberry, cottonwood, and willow – were all locally available. The original brick used on the west elevation was soft and lightly fired. A brickyard was one of the first businesses established in Topeka and in operation in spring 1856. One exception is the Evens and Howard firebrick found peppered into the west elevation. The firm began operation when it acquired the Cheltenham Fireclay Works of St. Louis, Missouri in 1857.⁹

The Madison Street residence displays a simple rectangular floor plan, the core building measuring approximately 18' wide by 30' deep. The exterior walls are formed of tapered random rubble limestone blocks approximately 18" thick, the taper running from 18" at the base to 16" at the top. Archeological investigations conducted by the Cultural Resources Division, Kansas State Historical Society in 1997 revealed the north wall extended to a depth of 61" with the foundation footings sitting directly on dense clay subsoil. The west elevation is distinguished by a structural full façade brick laid in a running bond and forming decorative quoins at the corners. At some time after 1890 all of the walls were covered with light beige stucco. When the stucco was removed by hand, to mitigate any adverse impact the machinery might have on the structure, it was found that the original brick had pulled away from the limestone beneath and had deteriorated to a point it could not be salvaged. New bricks, matching the original in color to retain the character of the original feature were used to rebuild the outer portion of the west-facing wall. The shed or room addition on the south side referenced in the 1860 murder trial testimony and depicted on the 1860 Bodwell floor plan does not appear on a 1913 Sanborn Insurance Map evidencing its removal by that time. An exterior door in the south wall of the east room (in line with the interior stairs) and in roughly the same location as that depicted on the Bodwell floor plan was found boarded over and subsequently uncovered. Because no physical, photographic or other evidence providing sufficient information regarding the missing feature has been located, no attempt has been made to reconstruct it. A 1932 rubble limestone addition to the east (rear) elevation incorporating a kitchen and bathroom over an extended basement has been removed.¹⁰

At the time of the acquisition of the Ritchie House by the Shawnee County Historical Society in 1995, all of the original exterior doors and windows had been removed and replaced with modern units with the exception of the first level walnut door jambs and the two window frames in the east side of the first floor east room. Period correct panel doors and six over six light, double hung wood windows were replicated based on representative examples, physical evidence of original size, and the ca. 1890 photograph of the structure. The windows on the west elevation retain their original stone lintels and hickory sills. Those on the north and south elevations retain their original stone lintels and hickory and sycamore wood sills. The windows on the east elevation retain their original white oak lintels and sills. The eastern cellar windows on the north and south sides of the building had at one time been partially filled-in with concrete blocks. Although the precise date of the alteration cannot be established, the work was more than likely done during the 1932 renovation of the home when the kitchen was removed from the basement and relocated in a new addition on the east side. Although concrete blocks were manufactured in the United States as early as the 1860s, they did not become widely available until around 1900 when a block-making machine was patented and were not mass-produced until the 1930s. The cement blocks have been removed and the windows restored to their original six by six-light configuration matching those on the first and second levels of the building.

A low-pitched hipped roof covered with 14" to 16" wide pine, walnut and oak boards remains. The roof structure is supported by shag bark hickory rafters which rather than being anchored on the stone walls are nailed to and carried by false white oak plates extending in from the eaves resulting in what was a marginal roof system. The original roof shingles remain beneath a new wood shingle roof supported by furring strips. The original hickory rafters and white oak plates also remain with a new roof support system having been installed to stabilize the structure. The new construction was undertaken in such a manner as to preserve the original historic materials and be differentiated from the original features. The red cedar eaves, soffits and fascia are all original features and remain.

As the house was originally built, there was not interior access to the second level, entry being facilitated by a door on the south end of the west (front) elevation. The ca. 1890 photograph of the structure shows no exterior porch or stairway extant at that time. A physical examination of the west elevation revealed no ghost lines, pockets, holes, protruding wood joists, or any other point of attachment, which would support a second level porch. Remnants of an angled paint line on the south wall was revealed with the removal of the stucco indicating that a stairway may have run along that wall up to the second level at one time. On the east (rear) elevation, physical evidence of three wood extensions protruding from the

⁹ See Crane Journal, March 30, 1856 and June 27, 1856, KSHS.

¹⁰ Marsha King, *Results of Archeological Investigations at 1116 SE Madison (14SH370) Topeka, Shawnee County, Kansas*, report on file at Archeology Office, Kansas State Historical Society, August 24, 1998, 165; Sanborn Map Company, *Insurance Maps of Topeka, Kansas* (New York, 1913), Sheet 69; Ritchie House, Certification of State Register Listing, Register of Historic Kansas Places, August 29, 1998, on file at State Historic Preservation Office, KSHS, 2-3.

limestone wall to possibly support a porch floor providing access to the first level from the ground remain. Any attachment points, however, were cut off when the exterior of the house received the stucco covering after 1890. Because there is no documentary, physical, photographic, or other evidence of materials used, construction techniques, or the configuration and appearance of the exterior porches as they existed in the nineteenth century, the missing features have not been replaced.

INTERIOR

The Ritchie House was built on a simple double cell floor plan with two interior rooms of roughly equal size placed one behind the other and sharing a common wall containing a flue and an end entrance on each level. A third wall was erected on the second level creating three bedrooms and remains. The partition walls in the basement and first floor levels are constructed of the same rubble limestone as that forming the exterior walls. They are non-load bearing, not being tied into the exterior walls, and have doorways on the north end. The partition wall on the second level is constructed of boards and is also non-load bearing. An interesting feature on the second level is the two built-in clothes/linen presses, which were part of the original construction. The basement level retains remnants of wainscoting installed sometime prior to the erection of the interior staircase indicating its use as living space at one time. This physical evidence has been left until more research on the use of the space has been conducted. The only original interior door that remains is that on the second level leading into the east (back rooms). The Ritchie House never had fireplaces, all heat being provided by stoves vented through a flue, which ran through the central partition walls and vented through the chimney.

The original sub-structural system supported lathe boards and interior plaster walls remains intact. All rooms with the exception of the first level west (front) room retain plaster walls. The walls in the west room were constructed of sheet rock, which has been removed. Nail patterns on the floor joists indicate that the building as originally constructed did not have plaster ceilings with all rooms open to the joists. Access between all three levels of the building is provided by an enclosed interior stairway located in the southwest corner of the east room. Although no precise date for the addition of the stairs has been established, the fact that the ca. 1890 photograph of the house shows no exterior entrance to the second level suggests that the interior stairs were constructed prior to that date.

The original flooring system on the first and second levels incorporated white oak joists on the lower level and sycamore joists on the second level, which remain *in situ*. The floor boards and sub-flooring were replaced and sister joists added between 1868 and 1870. The time period for the alteration has been established by trade stencils appearing on the joists and subflooring bearing the names of Topeka lumber dealer John Wayne and Company, Leavenworth lumber dealer H. D. Rush, and Topeka builder Hugo Kullak. John Wayne and Company was active in Topeka only in the mid- to late-1860s. Rush is listed in the 1863-1864 Leavenworth City Directory as connected with the firm Ingersoll and Rush. It was not until 1868-1869 that Rush is listed as selling lumber under his own name. By 1870-1871, Rush had formed the new firm of Garrett and Rush. Hugo Kullak first appears as a builder in Topeka in 1860. He remained active until his death in 1873. This time frame corresponds to that in which John and Mary Ritchie abandoned the Madison Street home to take up residence in a grander home on Quincy Street a few blocks to the west with the Madison Street building serving as a multiple dwelling housing both African Americans and whites between approximately 1868 and 1875. The original basement floors were composed of a thin layer of cement. A slab basement floor was later installed when a water heater, plumbing and other utilities connected with the 1932 construction of a new kitchen and bathroom.¹¹

LANDSCAPE

During the 1997 archeological investigations conducted prior to the initiation of ground disturbing activities associated with the restoration of the property, two low, dry-laid limestone retaining walls were uncovered on the north and south sides of the building. Both retaining walls abutted, but were not tied into the house foundation. The two low walls may have been built at the time the original cellar walls were erected or after the house foundation was in place. These retaining walls would have been visible on the ground surface and that on the north side remains exposed.

A brick cistern was located behind the northeast corner of the building. This cistern clearly pre-dates the 1932 stone addition on the east side of the building. The top of the cistern is missing and may have been destroyed during the construction of the stairway to the addition, which overlapped the southern portion of the cistern. The location of the cistern is approximately 31' east and 10' north of the original door in the east exterior wall of the lower level of the house. No evidence was found of a building above the cistern or of any system for directing rain water runoff from the building. A single post mold was located on the south side of the building a short distance down-slope from the south retaining wall. Without further structural evidence, the purpose of the post remains unclear although it may have been part of the support

¹¹ See Addendum, Ritchie House, Certification of State Register Listing, Register of Historic Kansas Places, KSHS.

structure for the shed or room, which appears on the Bodwell floor plan and is referenced in the 1860 murder trial. The archeological investigations also identified a trash pit at the east edge of the back yard adjacent to the alley behind 1116 SE Madison. Most of the artifacts recovered from this feature dates to the mid-to late-twentieth century.¹²

¹² King, *Results of Archeological Investigations*, KSHS, 165-167.

Ritchie, John and Mary, House
Name of Property

Shawnee County, KS
County and State

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

(Enter categories from instructions)

ARCHITECTURE

SOCIAL HISTORY

OTHER: Underground Railroad

Period of Significance

1856-1876

Significant Dates

1857, 1858, 1859, 1860, 1867

Significant Person

(Complete only if Criterion B is marked above)

Ritchie, John

Cultural Affiliation

Architect/Builder

unknown

Period of Significance (justification): The period of significance (1856-1876) encompasses the years in which primary source documentation links John and Mary Ritchie to sweeping reform movements in the United States including abolition, temperance and woman's suffrage. It encompasses the Ritchie's pioneering efforts to establish the City of Topeka, their verified role in the battle over whether Kansas would enter the Union as a free or slave state, their activities in assisting escaping slaves on the Underground Railroad, and John Ritchie's service during the Civil War during which he rose to the rank of brevet brigadier general. The period of significance corresponds to the years John and Mary Ritchie owned the nominated Madison Street building. The time frame encompasses the Ritchie's use of the home as their primary residence during the Territorial and post-Civil War periods and the building's later use as a multiple-family dwelling occupied by both African American and white craftsmen and laborers.

Narrative Statement of Significance

Summary

Under Criterion B, the Ritchie House is unalterably linked to the pioneering efforts of John and Mary Ritchie in the Kansas Territory and the rapid transformation and expansion of Topeka from a settlement of sod and shake cabins to a bustling commercial and social center. The structure served as the Ritchie's primary residence during period they were actively involved in creating, shaping, and reinforcing sweeping reform movements of the nineteenth century emphasizing racial equality and democratic ideals and which sought to expand the voice in government to all people. The property at 1116 SE Madison is the only know existing resource associated with John and Mary Ritchie during the territorial and post-Civil War period. Under Criterion C, the John and Mary Ritchie House is architecturally significant as a rare surviving local example of a vernacular double-cell house type characterized by a floor plan one room wide and two rooms deep common from the colonial period up to around 1900. The Ritchie House an excellent example of Territorial-period architecture and one of the oldest surviving structures in the City of Topeka.

Elaboration

The latter half of the 1850s in the Kansas Territory had the vibrations of a prairie twister about them. They were pivotal and often messy years as forces on both sides of the slavery issue forged constitutions and took the field in battle to determine whether Kansas would enter the Union as a free or slave state. To a man, each stood for law and order, or at least their version of it. The territory and the nation shuddered and history cracked open. John and Mary Ritchie stood in the middle of it all.

John Ritchie was born in Uniontown, Muskingum County, Ohio July 17, 1817, eventually migrating with his family to Franklin, Johnson County, Indiana. In Franklin, Ritchie married Mary Jane Shelleday, the stepdaughter of Franklin's principal founder, and prospered as a saddler and real estate speculator. On March 12, 1855 Ritchie left Indiana for Kansas with his wife, four-year-old son Hale, and infant daughter Mary. They arrived in Topeka on April 3, only a few months after the town company had been organized and the new settlement on the banks of the Kansas River mapped out. They settled on a quarter section of land acquired from Jacob B. Chase immediately southeast of the city boundaries as then defined.¹³

During the late spring and summer of 1855, Ritchie constructed the family's first Kansas home, using left over limbs from trees felled by Topeka founders Cyrus K. Holliday and Fry W. Giles in the construction of their first homes. The 12' by 18' cabin, most likely situated on the west bank of the Shunganunga Creek, consisted of but one room which served as the family parlor, dining room, kitchen and bedrooms. Typical of the pattern of settlement, the Ritchie cabin was meant to serve only as a temporary shelter until a more substantial home could be erected. Certainly by spring of 1856 timbers, shakes, clapboards, nails, bricks, and stone were all locally available as well as the service of carpenters and masons. Among them was the "Ritchie Co" which in September 1856 laid the first stone of what was to be a three-story brick commercial structure known as the "Ritchie Block." By June 1856, at least one 20' by 30' two story brick or stone residence was under construction while by the end of 1859 nearly 100 buildings, erected at an average cost of \$900.00 each, stood in Topeka with four-fifths of them being made of either brick or stone.¹⁴

John Ritchie occupied his second Topeka home sometime between summer 1856 and summer 1858. The floor plan Ritchie chose for the house, known as a double-cell, was a fairly common house type in America from the colonial period up to around 1900. Double-cell is a form of domestic architecture with two roughly equally sized rooms with one placed behind the other within the main body of the structure. The Ritchie house has two rooms on both the basement and first level while the east room on the second story was divided into two providing the family with three bedrooms. The center dividing partition wall held a stove flue with a connection in each room all vented through the chimney.

There is an understated vernacular classicism of the design that was typical of the region as is implied in the form rather than applied in the details. Classical ideals are found in the symmetry of design and its rigid, rectangular form and the brick façade on the front (west) elevation and quoins in both corners covering the limestone rubble walls while the low pitched roof and wide overhanging eaves conjure up images of the later Italianate style of architecture. It is as if these

¹³ *Leavenworth Times*, July 17, 1859.

¹⁴ See Franklin Loomis Crane Diary, April 19, 1856, Franklin Loomis Crane Collection, Box 2, Vol. 1, KSHS; Crane Journal, March 21, March 31, June 27, 1856, September 21, 1856, KSHS; [*Topeka*] *Kansas State Record*, February 11, 1860.

classical elements were added as a visible statement of the social standing and prestige of the home's owners. As such, the Ritchie house represents both the reality of the remoteness and harshness of the Kansas environment and the desire of Topeka's founders to establish themselves as a landed elite and distinct from settlers living at subsistence level at best.

Although many had come to Kansas seeking opportunity and wanting nothing more to live their lives, John Ritchie was drawn to the Territory by a love of liberty and a desire to remake the world according to a certain vision of the ideal society. Ritchie was a "Garrisonian" abolitionist who were distinct from other opponents of slavery in their championing a broad activist platform that demanded not only the unconditional and immediate end to slavery but temperance and racial and gender equality. Their highest allegiance was to the government of God, which required obedience to divine law and disobedience to the laws of man and resistance to the laws of the slave hunter when their consciences dictated. But where Ritchie broke with the Garrisonians was in their embracing of the cause of nonviolent resistance and reliance on moral persuasion to carry the day. Ritchie placed his faith less in Harriet Beecher Stowe's belief that "she could give the system a more deadly blow, by sending Old Uncle Tom south to talk to the slave Holder in a pleasing and winning way" than in her brother Henry Ward Beecher's declaration that when it came to the slave holder, there was more moral persuasion in a Sharps Rifle than in a hundred Bibles.¹⁵

Soon after his arrival in the Kansas Territory, Ritchie liberal and humanitarian ideas surfaced when he became actively involved in the temperance movement in Topeka. As was typical, the crusade was targeted not as a punishment but at elevating the moral, social and cultural character of the individual as a necessary step in creating an orderly, safe and industrious society. Ritchie attended a citizen's meeting on May 14, 1855 with an eye towards preventing the sale of intoxicating liquor in the new town. Ritchie was appointed to a committee to draft resolutions on the subject producing a document that condemned "the sale of ardent spirits as a beverage to be pernicious to the community, an unmitigated evil" which produced "drunkenness, debauchery and disorder on the Sabbath" and "corrupting the morals, disturbing the peace, injuring the reputation and hindering the prosperity and growth" of Topeka. Ritchie and others pledged themselves to enforce prohibition "peaceably, if we can forcibly, if we must." Ritchie's zeal for the cause did not go unnoticed as he was appointed a member of a committee entrusted with the responsibility of judging any infractions of the resolution. Later in 1857, Ritchie led a party of some one hundred "prominent and respectable citizens" who attacked several stores destroying some \$1,500.00 worth of spirituous liquors.¹⁶

In 1855, the year John and Mary Ritchie arrived in the Kansas Territory, a Free State Constitutional Convention assembled peacefully in Topeka leaving some to prematurely announce the end of the question as to whether Kansas would enter the Union as a slave or a free state. They could not have been more wrong. Up from the south and out of Missouri they came, the so-called border ruffians in "their red flannel shirts and revolvers buckled around them," carrying banners screaming "No quarter for Free-State men. At Lecompton, the Pro-Slavery men forged a legislature, which brought its wrath down on any who preached the Free State cause and threatened to lead the Kansas Territory into the Union as a slave state."¹⁷

The air was thick with intimations of last days. "Six feet of earth of a Free State" was how one of the most notorious Free State men of them all, James Lane, saw it. Earthen walls went up around entire settlements and log cabins transformed into fortresses. "I wish you could take a peep inside our cabin", Mary Titus, wife of Henry Titus who had arrived in Kansas in April 1856 at the head of a force of 1,000 southerners, wrote from her cabin a few miles south of Lecompton, "you would find 15 U.S. muskets in one corner, half dozen guns and Sharpe's rifles in another, and any quantity of revolvers lying about here, there, and everywhere."¹⁸

The Pro-Slavery men blockaded the Missouri River and hid in the thickets along the roads coming into Kansas, plundering every wagon and traveler not "sound on the goose" as the saying went. "There is not a single sack of flour or a bushel of meal for sale in this vicinity" abolitionist John Kagi, wrote from Lawrence in August 1856. The Free State men, their bellies grumbling from a diet of often no more than some baked squash, pumpkin, and green corn ground up in coffee mills, retaliated by raiding Pro-Slavery strong holds, seizing livestock and supplies. Makeshift armies took the field and at places like Hickory Point and Franklin, men died.

¹⁵ William Lloyd Garrison was an American abolitionist who published the anti-slavery newspaper *The Liberator* and founded the American Anti-Slavery Society. He also championed pacifism, women's rights and temperance. The quote regarding Harriet Beecher Stowe appears in John Ritchie to Aaron Dwight Stevens, March 6, 1860, John Brown Collection, Box 2, Folder 6, KSHS. Henry Ward Beecher's statement regarding the Sharps Rifle first appeared in *The New York Tribune*, February 8, 1856.

¹⁶ William Cutler, *History of the State of Kansas*, 2 vols. (Chicago: A.T. Andreas, 1883), 541; Mary Ritchie Jarboe, "John Ritchie: Portrait of an Uncommon Man," ed. Daniel Fitzgerald, *Shawnee County Historical Society Bulletin* No. 68 (November 1991), 61.

¹⁷ [Columbus, WI] *Republican Journal*, September 11, 1856.

¹⁸ [Columbus, WI] *Republican Journal*, September 11, 1856.

John Ritchie rode with a Free State militia and in summer 1856 participated in raids on Indianola and Tecumseh and in the battle of Hickory Point. On September 18, 1856, Marshal Israel Donaldson backed by a squad of 200 U.S. Dragoons, nabbed Ritchie and eleven others in Topeka accused of looting and participating in the fight at Hickory Point. Marched to prison at LeCompton, Ritchie with some 132 Free-State, eighty-eight charged with murder in the first degree, hunkered down in the former military barracks with no more than a blanket and only fifteen straw pallets among them, as young Missourians with fully-cocked muskets kept guard outside.¹⁹

Standing before the court, Ritchie heard the charges brought against him. There was an Osawakee merchant who swore that on September 8 and September 9, Ritchie was in the company of a band of looters who helped themselves to \$4,000.00 worth of livestock and provisions. In the opinion of fellow prisoner Kagi, the proof of Ritchie's involvement in the raid was "irresistible" but were "it less so, it would make no difference." There was also the charge of freeing prisoner. Ritchie came across the hapless individual convicted of stealing a horse and bound with logging chains and forced to labor in a mill during a raid on Indianola. Ritchie admitted he had set the man free but stated he had committed no crime as he refused to recognize the legitimacy of the Pro-Slavery government and court that had arrested and sentenced the man. In plain words Ritchie stated the "so-called sheriff had no more right to the custody of the prisoner than he." Even when offered bail, Ritchie turned it down for to have walked out even a temporarily free man would have been to recognize the authority of the court which intended to try him. Over the weeks the Grand Jury remained busy, bringing new bills against Ritchie for robbery of the mail stemming from the raid on Indianola and then, after word reached the court that a Pro-Slavery man had died from wounds received during the fighting at Hickory Point, for intent to kill.²⁰

Ritchie, however, had no intention of standing trial. On or around November 18, 1856, as the prisoners were being prepared to march to the jail in the basement of the new brick courthouse in Tecumseh, Ritchie escaped. Not feeling it safe to return to Topeka, Ritchie, aided by friends, built a raft and crossed the Kansas River, making his way to his father's place in Indiana.

Ritchie's exile did not last long and he returned to Kansas after outgoing Governor John Geary had offered up pardons to a number of Free State men still languishing in prison in March 1857. Ritchie's imprisonment and life as a fugitive, however, seemingly took little of the fire out of his belly. Uttering nothing but contempt for the Fugitive Slave Act and the "bogus" legislature sitting at LeCompton, John and Mary Ritchie and a handful of other Topeka families turned their property into refuges for escaping slaves tracked by their owners, federal lawmen, and the slave catchers prowling river banks and towns hoping to catch the fugitives and drag them south for cash. In homes scattered across the city, lookouts nervously fingered rifles and pistols as others prepared wagons to secret the fugitives to freedom. More often as not, the slave owners found themselves frustrated in their attempts to recover their "property," leaving Topeka, as one observer crowed, "sadder" but "wiser" men.²¹

John and Mary Ritchie were crucial links in the Underground Railroad. In a battle in which those who sought to bring Kansas into the Union as a Free State were far from like-minded on the extent of freedom African American should be allowed to enjoy, the editor of the *Leavenworth Times* singled Ritchie out as a "Radical's Radical" gifted with a "pluck which enables a man to take ground alone and on fixed principle." In the eyes of a correspondent with the *New York Times*, Ritchie "has always been a Radical – [President James] Buchanan would say an Abolitionist, and is supposed to have a *life-interest* in the Underground Railroad."²²

Twice in late 1857, the Ritchies heard the banging on their door and the shouts outside of federal lawmen and troops demanding to be let in to search for the fugitive slaves they believed were hidden in the house. Although there is no substantive documentation that the Madison Street house served as a station on the Underground Railroad, there is a large body of evidence showing that fugitive slaves were afforded a temporary safe haven on Ritchie's property. There is a strong family tradition that fugitive slaves were hidden out in a cave which contained a spring which served as the family's water source, a site to which Mary Jane Ritchie could go to and from on a regular basis bringing food and provisions to those secreted there without raising the suspicion of anyone passing by. There was the family of five hidden in Ritchie's old sod cabin in July 1858 reported by Reverend Lewis Bodwell. That same year, Ritchie and several others set out to overtake a slave catcher whom, with a fugitive slave in his custody, was making his way to the jail at Tecumseh.

¹⁹ *New York Times*, December 19, 1856; John Kagi to Editor, [Washington, D.C.] *National Era*, September 29, 1856, Jarboe, "John Ritchie," 29-31. Indictments brought against John Ritchie appear in Kansas Territorial Records, 1854-1861, U.S. District Court Criminal Files, 2nd District, 27-02-07-04, Folders 24-25, KSHS.

²⁰ John Kagi to Editor, [Washington, D.C.] *National Era*, September 29, 1856, October 4, 1856, October 15, 1856, November 5, 1856. Also see, Thomas Wentworth Higginson, "A Ride Through Kansas," Anti-Slavery Tract No. 20, 1856, KSHS.

²¹ *Richland County [W] Observer*, December 8, 1857.

²² *The Leavenworth [KS] Times*, July 27, 1859; *New York Times*, June 2, 1860.

Although the slave catcher eluded the small posse, the fugitive managed to make good his escape and along with another fleeing slave who had been working in Ritchie's quarry waiting to be moved north, made their way to freedom. Mound City, Kansas abolitionist Henry Hiatt recalled making two trips to Topeka "in a close covered wagon in which was secreted each trip two colored men-slaves" leaving them at "Col. Ritchie's at midnight." Then on a Sabbath morning in January 1859, as Ritchie prepared for services, word reached him that abolitionist John Brown, with a group of fugitive slaves, was north of town and surrounded by a posse. Only several days before Brown and his men had been in Topeka where they and the escaping slaves had been sheltered, fed and clothed before starting out on the next leg of their journey. Ritchie jumped up crying "there is work for us to do." He quickly put together a small force and rode out the next day leading a charge across a swollen creek, routing the posse in what has become known as The Battle of the Spurs, allowing Brown to continue on his journey. In his eulogy delivered at John Ritchie's funeral, the minister, Dr. F. S. McCabe, noted that Ritchie often claimed he cost slave holders over \$100,000 in human beings he helped smuggle to freedom.²³

As the decade came to a close Ritchie participated actively in the Leavenworth and Wyandotte Constitutional Conventions. In March 1858, he took to his feet in Melodeon Hall in Leavenworth and denounced any attempt to introduce black codes restricting the freedom of blacks in Kansas. The following year, Ritchie served as a delegate from Shawnee County to the Wyandotte Constitutional Convention helping to forge the constitution that would finally bring Kansas into the Union free of the institution of slavery. Ritchie, wanting to create an even more virtuous society, introduced a resolution prohibiting the manufacture or sale of spirituous liquors in the new state. The measure was not adopted but on January 21, 1861, Congress voted to admit Kansas into the Union as a free state.

Kansas gave rise to men like John Ritchie because slavery, the nation's fatal flaw, was awful enough to breed opponents of equal fury. And that rage could not pass unnoticed. Whether no certificate of pardon had been issued in Ritchie's name or the belief still existed that those involved in the "troubles of '56" should not escape punishment, in November 1859, the law again came looking for John Ritchie on the old mail robbery charge.

Samuel Walker was as good a Free-State man as any. He had led a Free State militia and traveled Kansas roads with John Brown, all the while with thirty-six indictments for murder, intent to kill, and other crimes hanging over his head. Appointed a U.S. Deputy Marshal by Governor Geary, with the promise that he would never be held to answer for past crimes, Walker set out in pursuit of a number of his old comrades, including Ritchie. "Walker, I like you as well as any man in Kansas," Ritchie spoke when approached by the lawman "but if you try and serve your warrants on me, by God, I'll kill you." Walker, whom knew Ritchie well enough to know this was no idle threat, retreated.²⁴

In April 1860, Deputy Marshal Leonard Arms arrived in Topeka, reportedly clutching eighty-one writs issued against Free State men. Arms made his way up to Ritchie's house intending to bring him in on the mail robbery charge and on a second charge of resisting arrest. Ritchie swore he would never submit to being dragged into those old quarrels again. Arms issued an ultimatum, "you shall go with me, dead or alive" to which Ritchie answered "it will be dead then." Arms followed Ritchie into the house and into the back room uttering a final warning, then "you will have to shoot quicker than I can." Ritchie fired first, the ball entering Arm's neck killing him instantly.²⁵

Ritchie fled out of the side door of his house but turned himself into a local judge before the night was over. Although no certificate of pardon bearing Ritchie's name was introduced at the trial nor were any of the writs issued against him brought into evidence, leaving Ritchie's attorneys free to paint a picture of Arms unlawfully entering Ritchie's house "with a drawn pistol in his hand loaded with powder and ball." Ritchie walked out of the court a free man, the judge declaring, "in

²³Mrs. H. C. Root "A Few Incidents in the Life of General John Ritchie," April 27, 1903, unpublished manuscript, KSHS; [Topeka] *Kansas Tribune*, November 7, 1857; Bodwell, "A Home Missionary Journey," [Manhattan] *Kansas Telephone*, August 1893; Harvey D. Rice, "Reminiscences," paper presented to the Congregational Pioneer Society of Topeka, Topeka, KS, October 9, 1894, reprinted in *Shawnee County Historical Society Bulletin* 15 (December 1951), 15; Henry Hiatt, *My Belief and Reasons Therefor [sic]*, typescript, manuscript division, Watkins County Museum of History, Lawrence, KS; [Topeka] *Kansas Tribune*, November 7, 1857; *The Topeka Daily Capital*, September 2, 1887; Richard J. Hinton, *John Brown and His Men with Some Account of the Roads They Traveled to Reach Harper's Ferry* (New York: Funk & Wagnalls Company, 1894), 223-224.

²⁴F. B. Sanford, *The Life and Letters of John Brown* (Concord, MA: F.B. Sanborn Publisher, 3rd edition, 1910), 339-340; Kansas Territorial Records, U.S. District Court, Criminal File 27-02-07-04, Folders 24 and 25, KSHS.

²⁵In addition to the mail robbery charge, Ritchie was indicted on November 1, 1859 for resisting a U. S. Marshal with a writ issued for his arrest on March 19, 1860. Kansas Territorial Records, 1854-1861, U.S. District Court, Criminal File 27-02-07-04, Folders 25, 26 and 27, KSHS. For the shooting of Leonard Arms see, *Topeka State Record*, Extra April 23, 1860; *Topeka Tribune*, April 28, 1860 and May 5, 1860; *New York Times*, June 2, 1860; Francis Vincent, ed., *Vincent's Semi-Annual United States Register* (Philadelphia, 1860), 313; John Ritchie, "The Story of the Killing of Leonard Arms," *Topeka Capital*, July 30, 1881; Giles, *Thirty Years in Topeka*, 64-66; Peter Bryant to Cullen Bryant, May 1, 1860, in Donald Murray and Robert Rodney, eds., "The Letters of Peter Bryant, Jackson Count Pioneer," *Kansas Historical Quarterly*, Vol. 27, No. 3 (Autumn 1961), 331-332.

view of my responsibility to my God, my country, and myself, that John Richey has committed homicide, but one justifiable in the sight of God and man."²⁶

John and Mary Ritchie went back to living their lives. He quarried and hauled stone to build a Congregational Church on land donated by the Topeka Town Association. In 1860, the Ritchie's donated land upon which to build a college and in 1865 the doors opened to Lincoln College which, in November 1868, was renamed Washburn. He also set about building a new and grander home just a few blocks west of his Madison Street residence.

With the outbreak of the Civil War, however, John Ritchie once again rode out from his Topeka home. He initially enlisted as a private with the Fifth Kansas Calvary but was appointed a Captain in July 1861 and shortly thereafter a Lieutenant Colonel, a move which angered some of the regiment who objected to what they saw as Ritchie's "tyrannical disposition." Although Ritchie led several successful raids into Missouri, he proved unpopular with the men under his command, who refused to elect him an officer of the company, and his fellow officers who often found occasion to complain that Ritchie refused to cooperate or obey orders. "Colonel Ritchie utterly refuses to obey my orders," Colonel William Weer wrote and "is nothing but an embarrassment to the service." Finally in spring 1862 Ritchie was arrested for refusing to obey orders after he dragged a Colonel with the Sixth Kansas Cavalry bearing the orders from his horse. The officer ordering Ritchie's arrest, Colonel William A. Phillips later released Ritchie but was heard to mutter "Ritchey is crazy." When Ritchie returned to duty it was not with his old regiment but rather as the temporary commander of the 1st Brigade of the Army of the Frontier. Just prior to the end of the War, Ritchie received an appointment as brevet brigadier general and mustered out on May 31, 1865.²⁷

Back in Topeka, Ritchie resumed his business activities and renewed construction of a home a few blocks west of his Madison Street residence begun before the outbreak of the Civil War. Shortly after the end of the War, the question of Women's Suffrage came officially to Kansas when the issue was placed on the ballot by the legislature as a constitutional amendment in 1867. John and Mary Ritchie championed the cause of women's rights, a movement that promised to expand the American promise of liberty and equality to women just as abolition had sought to bring about the uncompromising end to the enslavement of African Americans. The origins of the woman's suffrage movement, in fact, may be found in the temperance and abolitionist movements which radicalized women who had little thought at first of demanding property rights or the right to an education, much less the right to vote, but became involved in the anti-liquor and abolitionist movements of the 1820s. Angelina and Sarah Grimke, Lydia Child, Lucy Stone, Susan B. Anthony, and others, all came to the woman's movement out of the antislavery and temperance movements. When Susan B. Anthony and Elizabeth Cady Stanton appeared on a Topeka platform in September 1867, the introductory speaker was John Ritchie. "Colonel Ritchie, upon taking the stand" the editor of *Topeka Leader* cackled "thundered out" his message which rather than terrify the gathered throng succeeded only in eliciting "very audible snickers." A year later, the *Topeka Leader* again mocked Ritchie when during a suffrage convention, the paper noted, the "Suffragettes gathered themselves together and chose one John, whose name was Ritchie, to rule over them."²⁸

Although the cause suffered a defeat in the November 1867 election, Mary Jane Ritchie called a meeting to organize the first Woman's Suffrage Association of Topeka with the first gathering being held at the home of John and Mary Ritchie. Although the nascent association initially attracted little interest with only six or seven persons attending, the organization lasted until November 1875 when it became affiliated with the national organization. Ritchie also continued his temperance crusade, speaking out in favor of a proposed amendment to the state constitution banning the manufacture and sale of alcohol in which he noted, not without some pride, that he had passed through the Kansas wars and Civil War without violating the pledge of the Sons of Temperance.²⁹

Around 1868, John and Mary Ritchie finally occupied their new home on Quincy Street. Beginning in 1869, Ritchie leased rooms in the Madison Street house to both single and married African Americans and whites. The 1868 Topeka City Directory listed two black teamsters "Joseph Ritchie" and "Nelson Ritchie" as well as one other black laborer at the Madison Street house. The 1870 Directory reported two black teamsters as living on the property as well as a white family

²⁶ *Topeka State Record, Extra* April 23, 1860; *Topeka Tribune*, April 28, 1860 and May 5, 1860; *New York Times*, June 2, 1860.

²⁷ Information on Ritchie's activities during the Civil War is taken from Bryce Benedict, "John Ritchie's Civil War: A Documentary History," unpublished manuscript, Shawnee County Historical Society, Topeka, KS. Political foes of James Lane accused him of covering up wartime atrocities committed by John Ritchie which were cited as the real reason Ritchie had been removed from his command with the Fifth Kansas. See, [Mound City, KS] *Border Sentinel*, August 12, 1864.

²⁸ Jarboe, "John Ritchie," 58. See, Ella Seass Stewart, "Woman Suffrage and the Liquor Traffic," *Annals of the American Academy of Political and Social Science*, Vol. 56, Women in Public Life (Nov. 1941), 143-152; Blanche Glassman Hersh, "Am I Not a Woman and a Sister?" Abolitionist Beginnings of Nineteenth-Century Feminism," Lewis Perry and Michael Fellman, editors, *Antislavery Reconsidered: New Perspectives on the Abolitionists* (Baton Rouge, LA: Louisiana State University Press, 1981), 252-283.

²⁹ Jarboe, "John Ritchie," 61.

of three. One the tenants that year was a young "mulatto" man named Nathan Holder, a former soldier making his living as a teamster. According to Holder family lore, Ritchie offered to adopt the young man, whom had served during the Civil War, and send him to college. Holder declined the offer but out of affection began using the last name of Ritchie.³⁰

The home continued to serve as leased space until 1876 when Ritchie deed the house and lands on the west side of Madison Street to his son Hale upon the occasion of his marriage. Also in the late 1860s, Ritchie began selling and giving seventy-five to a hundred foot lots many to those formerly enslaved. "He gave way land to those who would improve the property," the *Topeka Weekly Leader* applauded, while Fry Giles recalled that Ritchie opened his lands to so many African Americans that it "militated against the sale of lots to white people."³¹

On October 18, 1880 Mary Jane Ritchie passed away and was interred in a small cemetery her husband had created in 1855 for those without the means to be interred in the Topeka cemetery. The following year, Ritchie married Mrs. Hannah Beall of Cincinnati, Ohio. In 1885, Ritchie's Addition and the adjoining Walnut Grove District were incorporated as the City of South Topeka with Ritchie elected to serve as the new city's first mayor. South Topeka, however, existed only some two years, becoming part of Topeka proper in May 1887. By the time Ritchie's lands were annexed to Topeka, there was such a high concentration of African Americans in residence that the Topeka Board of Education, which was legally permitted to operate separate elementary schools for black and white children, opened the doors to two all black schools, Adams and Washington. Neither of the schools, however, could accommodate the number of black students seeking to get in and in 1889 the Board of Education purchased three lots from the Ritchie family and in September opened the doors to the new four-room brick Monroe School. More than sixty years later, students from a new Monroe School, built in 1927 on a site adjacent to the old building, joined with others from Washington School and the city's two other African American schools to file a suit in federal district court charging that the segregation of Topeka's public elementary schools violated their rights under Equal Protection Clause of the Fourteenth Amendment of the United States Constitution. On December 7, 1953, the U.S. Supreme Court heard opening arguments on five school segregation cases litigated concurrently as *Brown v. Board of Education, City of Topeka*. On May 17 of the following year, the Court handed down its decision. Speaking for a unanimous Court, Chief Justice Earl Warren announced that state laws establishing separate public schools for black and white children denied black children equal educational opportunity and therefore violated those children's rights under the Constitution.³²

John Ritchie died on August 31, 1887. The *Topeka Daily Capital* of September 2, 1887 reported, "carriages and hacks filled the streets on all sides" during the funeral procession while the "many colored people at the services of him" gave testament to their recognition of a man who had done so much to remove the "galling yoke of oppression" from them.³³

The old house on Madison Street served as the residence of Hale Ritchie until about 1888 when he occupied a new home built immediately to the south. The old stone house continued to serve as a rental until just after 1939 when ownership passed out of the Ritchie family. The house was then owned by several different families and continued to be leased to tenants. In 1995, the house at 1116 SE Madison was acquired by the Shawnee County Historical Society which planned to develop and interpret the site as an historic house museum. The Society embarked upon project to restore the John and Mary Ritchie House to its appearance at the time of John Ritchie's death in 1887. In the early fall of 1997, the Society contracted with the Kansas State Historical Society to conduct limited archeological investigations at the 1116 SE Madison Street site in order to gain information concerning the construction of the house and modifications of the house yard, and to locate subsurface yard features. The results of the investigations of the house contributed some new information about its construction and the landscaping and use of the surrounding yard. The Society has since produced a Historic Structures Report and a series of architectural drawings of the house to HABS/HAER specifications.

³⁰ Information on tenants is taken from, *Topeka City Directory, and Business Mirror, for 1868-69* (Topeka, KS: Millison & Heil, 1868); *Biennial Directory of the City of Topeka, Embracing the Inhabitants, Business Firms, Incorporated Companies and Manufacturing Establishments* (Topeka, KS: Kansas State Record Printing Company, 1870); *City Directory of the City of Topeka; Embracing the Inhabitants and Business Firms* (Topeka, KS: Southwestern Publishing Company, 1871); *Radges' Biennial Directory to Inhabitants, Institutions, Incorporated Companies, Manufacturing Establishments, Business Firms, Etc., Etc., in the City of Topeka, for 1872-1873* (Topeka, KS: "Commonwealth" State Printing House, 1878); United States Bureau of the Census, Schedule 1 – Inhabitants in 3d Ward of the City of Topeka, in the County of Shawnee, State of Kansas, Ninth United States Census, 1870.

³¹ Giles *Thirty Years in Topeka*, 131-132.

³² Record of Minutes, Topeka Board of Education, July 5, 1887, April 1, 1889, September 20, 1889, McKinley Burnett Administration Building, Unified School District 501, Topeka, KS; *Topeka Public Schools, 22nd Annual Report for the Year Ending June 30, 1889* (Topeka, KS: C.B. Hamilton & Co., 1889) 24.

³³ *Topeka Daily Capital*, September 2, 1887.

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A Murderer at Large! John Ritchey Discharged. *The Topeka Tribune*, April 28, 1860.

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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 State Historical Society

Ritchie, John and Mary, House
Name of Property

Shawnee County, KS
County and State

Historic Resources Survey Number (if assigned): n/a

10. Geographical Data

Acreage of Property Less than 1
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>15</u> Zone	<u>268750</u> Easting	<u>4324720</u> Northing	3	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
2	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing	4	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing

Verbal Boundary Description (describe the boundaries of the property)

The John and Mary Ritchie House, 1116 SE Madison Street, Topeka, Shawnee County, Kansas sits on Lots 374 and 376, fronting on Madison Street approximately 100 feet and running back approximately 120 feet. The parcel is part of the original 120-acre preemption purchased by Ritchie in 1855 from one of Topeka's founders Jacob Chase for \$300.00. Ritchie's Addition, as the tract became known, was roughly bound by 10th Street on the north, Kansas Avenue on the west, 17th Street on the south, and the Shunganunga Creek on the east.

Boundary Justification (explain why the boundaries were selected)

Beginning in 1859, John Ritchie began selling off his lands disposing of at least 29 lots and parcels between that year and 1871. The present boundaries of Lots 374 and 376 were acquired with the structure.

11. Form Prepared By

name/title Thomas Rosenblum, Historian
organization National Park Service date September 3, 2010
street & number 1515 SE Monroe St. telephone 785-354-4273, ext. 234
city or town Topeka state KS zip code 66612
e-mail thom_rosenblum@nps.gov

Additional Documentation

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)

Ritchie, John and Mary, House
Name of Property

Shawnee County, KS
County and State

Photographs:

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: John and Mary Ritchie House
City or Vicinity: 1116 SE Madison, Topeka
County/State: Shawnee, Kansas
Photographer: Sarah J. Martin
Date Photographed: 14 Aug 2010

Description of Photograph(s) and number:

- 1 of 11 West (front) and south (side) elevations, facing NE
- 2 of 11 West (front) and north (side) elevations, facing SE
- 3 of 11 North (side) and east (rear) elevations, facing SW
- 4 of 11 East (rear) elevation, facing W
- 5 of 11 Interior, first floor, west (front) room showing main entrance, facing SW
- 6 of 11 Interior, first floor, west (front) room, window and wall detail, facing N
- 7 of 11 Interior, first floor, west (front) room showing doorway into east room, facing SW
- 8 of 11 Interior, first floor, east (rear) room, facing SE
- 9 of 11 Interior, first floor, east (rear) room showing staircase to basement and 2nd floor, facing SW
- 10 of 11 Interior, second floor, east (rear) room showing door to stairway, facing W
- 11 of 11 Interior, second floor, west (front) room, door hardware detail

Property Owner:

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

name Shawnee County Historical Society, Bill Wagnon
street & number PO Box 2201 telephone _____
city or town Topeka state KS zip code 66601

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.

Ritchie House
Shawnee Co, KS
15: 268750 E
4324720 N

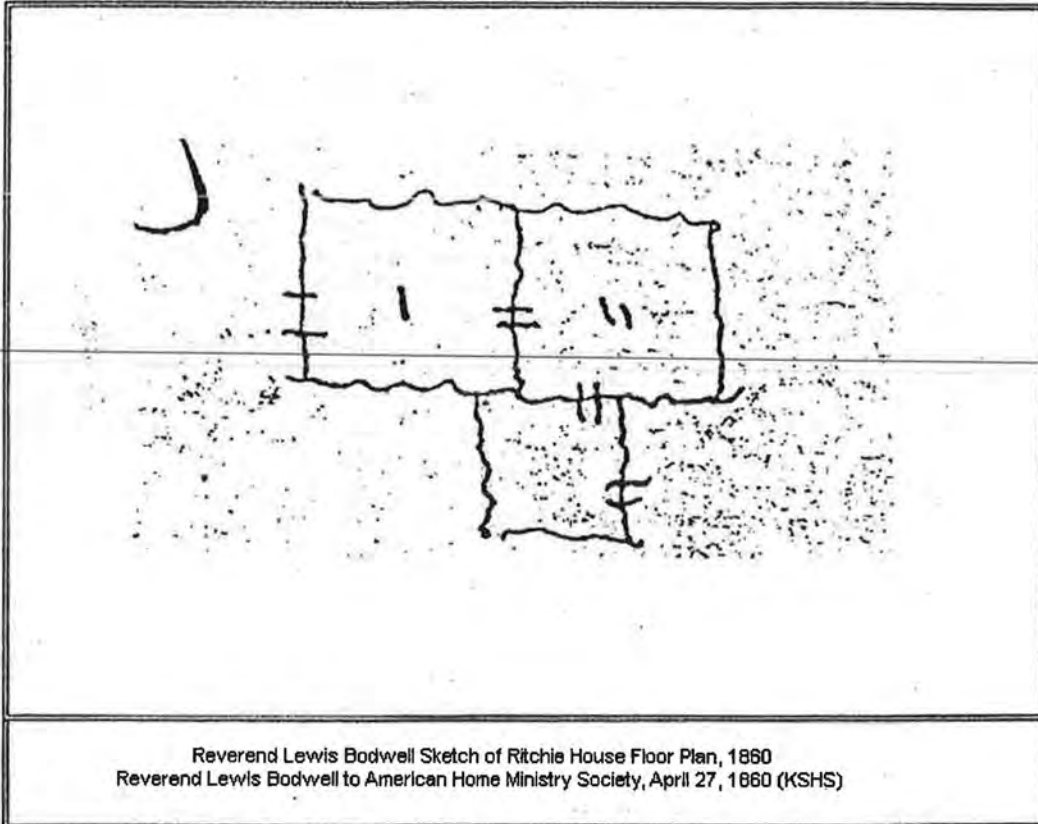


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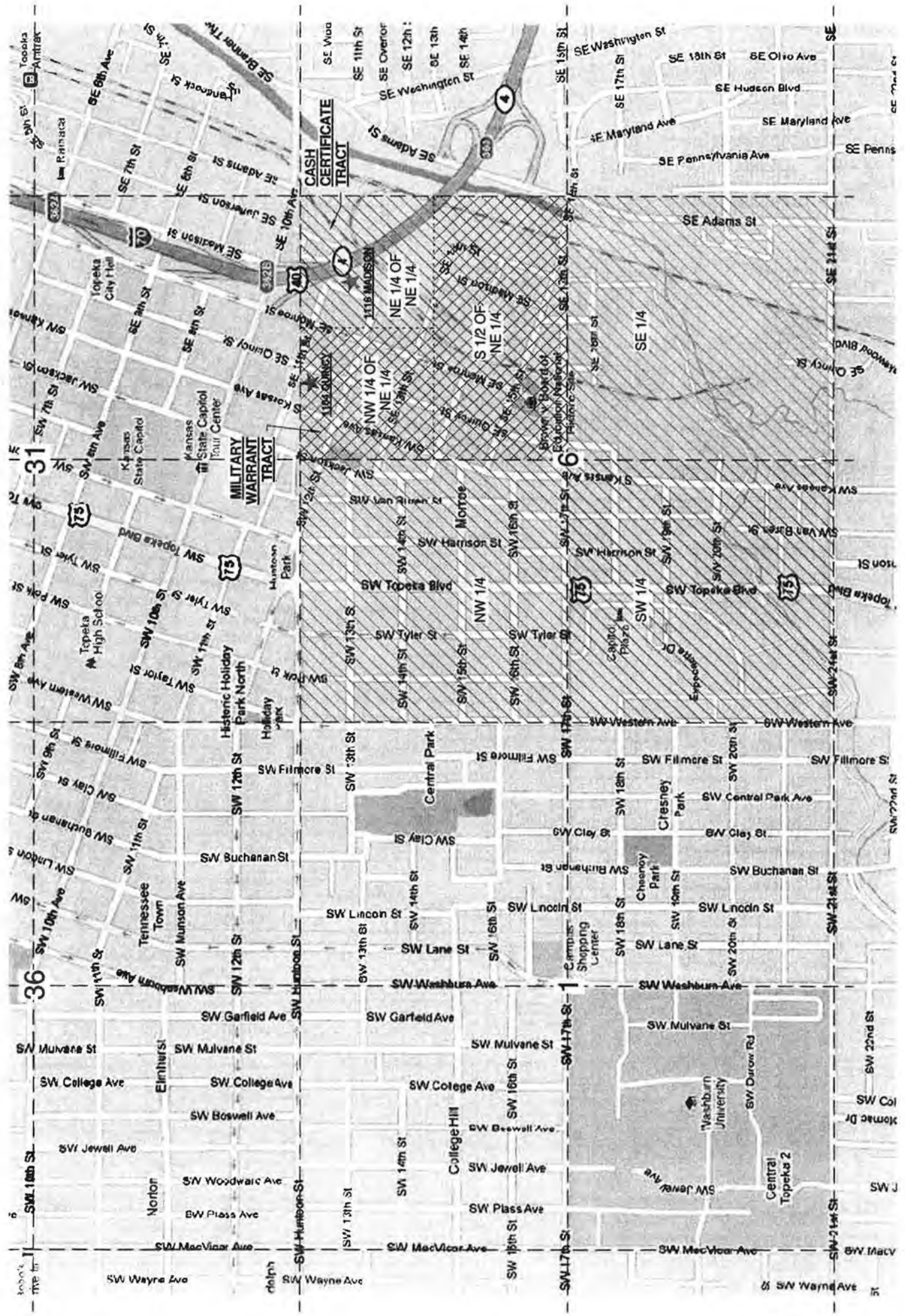
EAST TOPEKA INTERCHANGE 0.3 MI.
INTERCHANGE 20 MI.
U.S. 69 & 169) 57 MI.

426

423



Reverend Lewis Bodwell Sketch of Ritchie House Floor Plan, 1860
Reverend Lewis Bodwell to American Home Ministry Society, April 27, 1860 (KSHS)

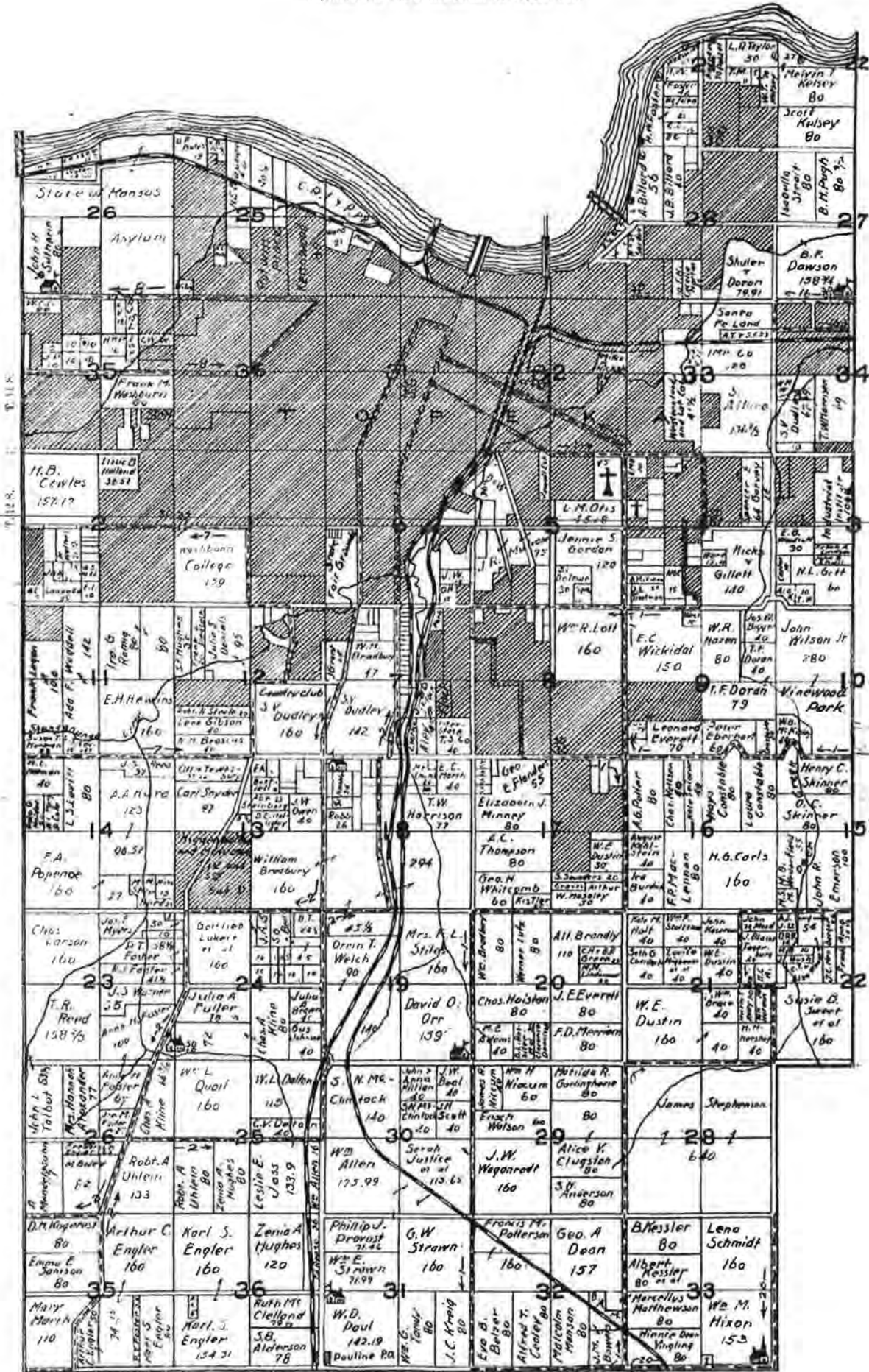


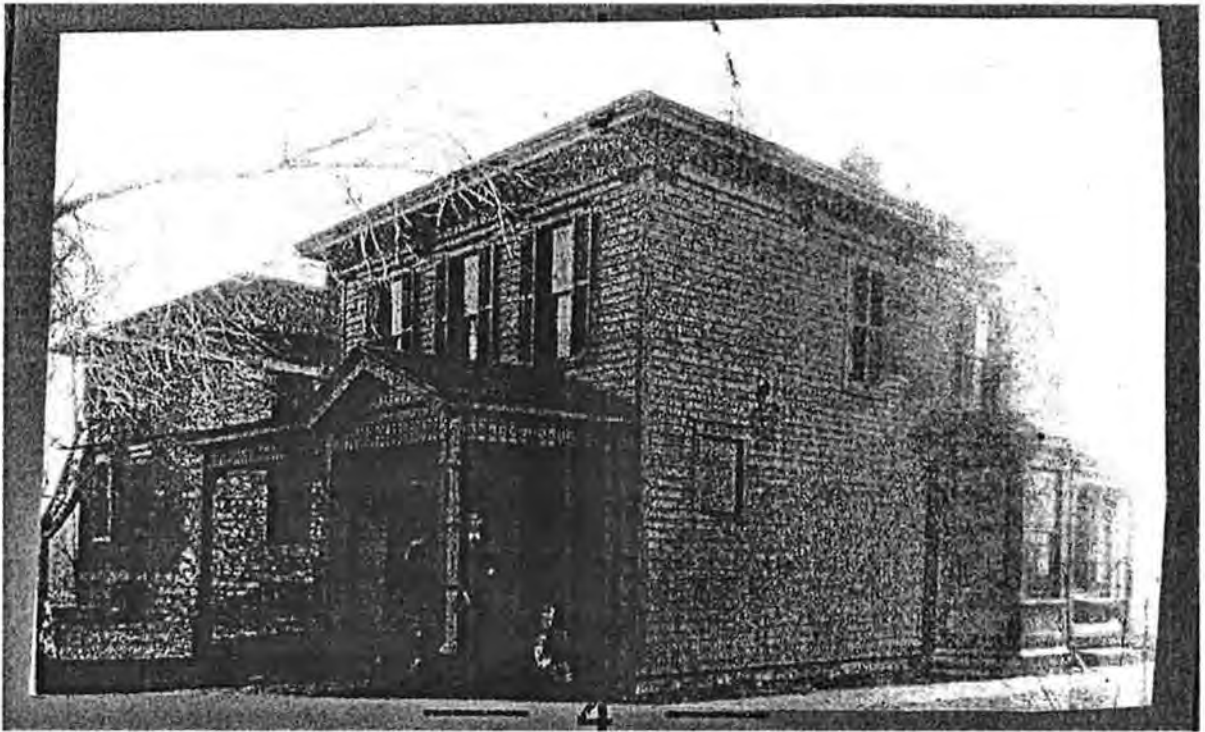
TOPEKA TOWNSHIP

Parts of Twp. 11 and 12 South, Ranges 15 and 16, East of 91st P. M.

Scale, 14 inch to the mile.

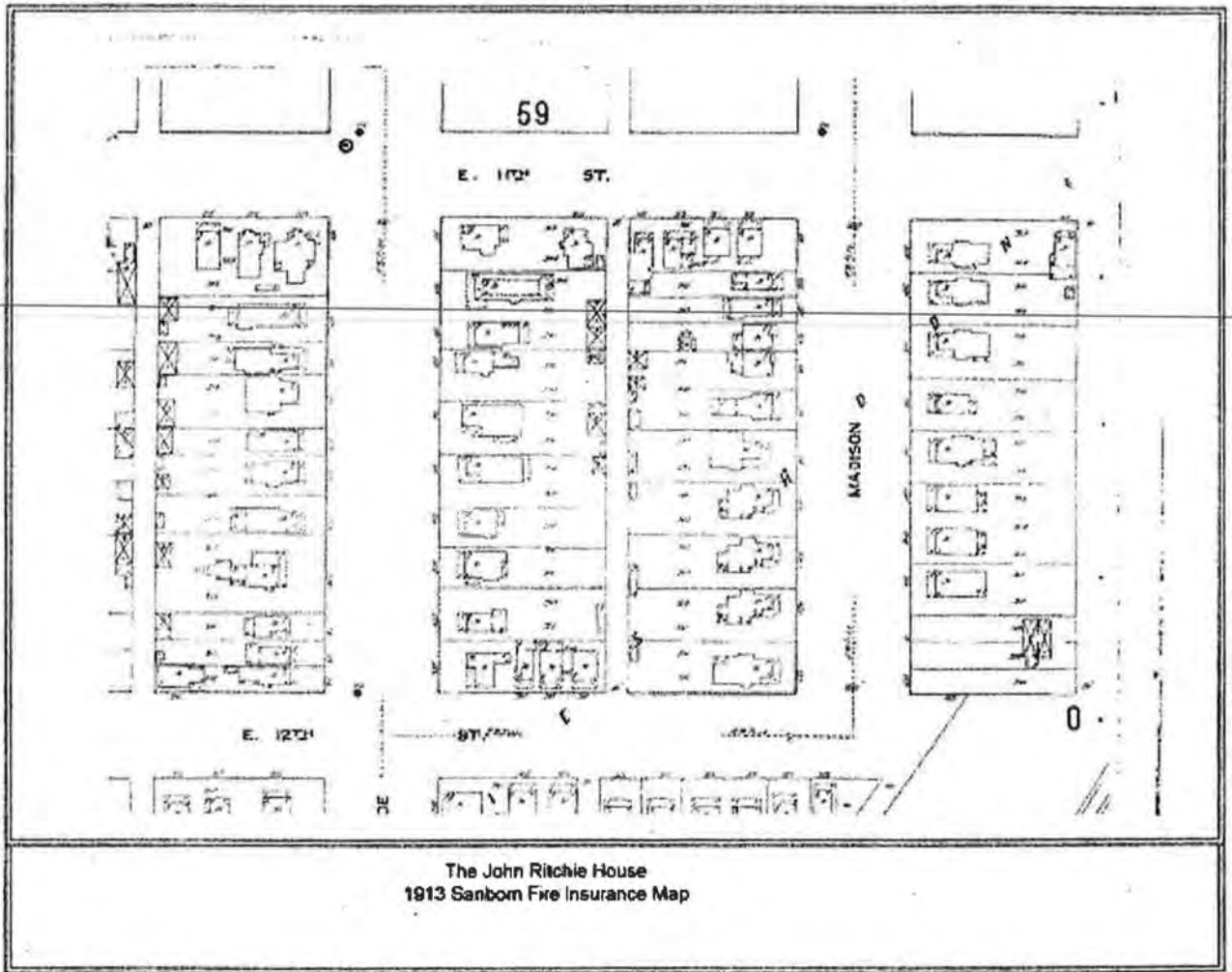
Copyright, 1912, The Kansas Finance Co., Topeka, Kan.





John Ritchie House (1116 SE Madison) – in background. Photo taken between 1900-1910.

Image 2 of 3





Sarah Martin
<smartin@kshs.org>
01/06/2011 10:54 AM

To Linda_McClelland@nps.gov
cc [Tim Paris <tparis@Topeka.org>](mailto:tparis@Topeka.org), [Christy Davis <cdavis@davispreservation.com>](mailto:Christy_Davis@davispreservation.com), [Gregg Allen <gla@sdgarch.com>](mailto:Gregg_Allen@sdgarch.com), [Leon Graves](mailto:Leon_Graves@sdgarch.com)
bcc
Subject Re: John Ritchie House

Good Morning Linda -

I received the attached documents this morning from Tim Paris. He asked that I forward them to you.

Sarah Martin
Sarah J. Martin
National Register Coordinator
Cultural Resources Division
Kansas State Historical Society
6425 SW 6th Ave
Topeka, KS 66615-1099
smartin@kshs.org
785-272-8681 ext. 216
785-272-8682 FAX

On 1/6/2011 8:59 AM, Tim Paris wrote:

Attached are the minutes of the October, 2010 Landmarks Commission meeting, and the Register nomination for the John Ritchie House, located at 1116 SE Madison Street, in the Topeka, Kansas. Additional documentation reflecting particular concerns of some of the Landmarks Commission members will be forthcoming.

Timothy Paris
Preservation Planner



City of Topeka Planning Department 20110106094043215.pdf 20110106093504795.r



Subject Re: Ritchie House national register nomination

Hi Diane,

As of today, we have not received the Ritchie House nomination. Because of the delays we are having getting our "Pending List of Actions" cleared for publication in the Federal Register, I have been posting them on-line with all the comment/contact information: <
<http://www.nps.gov/history/nr/pending/pending.htm>> This is probably the easiest way to check on the status. Of course, anyone should feel free to contact me directly for further information.

Thanks, Edson

Thank you for your interest in the preservation programs of the National Park Service.

Sincerely,

Edson H. Beall
Historian
National Register of Historic Places
Washington, D.C.
Phone: 202-354-2255
Fax: 202-371-2229
Web: <http://www.nps.gov/history/nr/>
E-mail: Edson_Beall@nps.gov

EXPERIENCE YOUR AMERICA

The National Park Service cares for special places saved by the American people so that all may experience our heritage.

Diane Miller/Omaha/NPS



Diane Miller/Omaha/NPS

12/13/2010 04:21 PM

To Edson Beall/WASO/NPS@NPS, Patrick
Andrus/WASO/NPS@NPS, Carol Shull/WASO/NPS@NPS
cc Greg Allen <gla@sdgarch.com>, Deanda
Johnson/Omaha/NPS@NPS, Jon Smith/WASO/NPS@NPS,
Steve Adams/Omaha/NPS@NPS
Subject Fw: Ritchie House national register nomination

Hi folks,

I am forwarding this email message from Greg Allen in Topeka about a National Register nomination that is likely coming to NPS from the KS SHPO, for the John Ritchie House. Mr. Allen has some concerns that there are documents that demonstrate that this location is not the correct location. I suggested that he contact the NR office in DC to see whether the nomination has been received from the SHPO (I did not find it on the weekly list), and whether he might comment on the nomination or forward information from additional documents that he believes were not considered during the state review process.

I would be glad to discuss the subject further if anyone has questions. I would note that the Ritchie House has been listed in the Network to Freedom for its association with John and Mary Ritchie (though not as a "station".)



ROWENA HARR
1521 NE MADISON ST
TOPEKA KS 66608-1140

KANSAS STATE
AGRICULTURAL SOCIETY

TOPEKA CITY DIRECTORY,

AND

BUSINESS DIRECTORY

FOR

1868-69.

CONTAINING EVERY KIND OF DESIRABLE INFORMATION FOR
CITIZENS AND STRANGERS.

PUBLISHED ANNUALLY.

PRICE, \$1.50.

MILLISON & HEIL,
PUBLISHERS.

TOPEKA:

D. G. MILLISON & CO., BOOK & JOB PRINTERS.
1868.

64793

Railoy Miles O., shoemaker E side Kansas avenue, between 4th and 5th sts., res. W side Quincy st, bet. 4th and 5th sts.

Ragland James, carpenter, residence N side 1st avenue, between Van Buren and Harrison sts.

Ragland William, laborer, boards N side 1st avenue, between Van Buren and Harrison sts.

Ragland Thomas, laborer, boards N side 1st avenue, between Van Buren and Harrison sts.

Randlett R. A., carpenter, residence 309 Kansas avenue.

Randolf John, (colored), farmer, residence N side Curtis, between Quincy and Monroe streets.

Reed Oscar F., res. W side Jackson, between 4th and 5th sts.

Remele G., (Ulmer & Remele), boards 153 Kansas ave.

Remington S. R., wagonmaker, residence W side Topeka avenue, between 1st ave. and 2nd st.

Republican Club, see app.

Rice Mrs. Julia M., private boarding house, S E corner Topeka and 8th avenues.

Richardson Archer, (colored), laborer, residence Monroe, between 12th and 13th streets.

Richmond William A., speculator, boards Capitol House.

Richmond S. T., boards Capitol House.

Ridenour P. D., (E. W. Baker & Co.), res. Lawrence Kansas.

Ridgeway William, laborer, residence W side Jefferson street, between 10th avenue and 11th st.

Rigdon J. A., clerk at E. W. Baker's, boards E side Jackson st., between R. R. avenue and Curtis st.

Rigdon J. W., boards Topeka Dining House.

Ritchie John, farmer, residence S W cor. 11th and Quincy sts.

Ritchie Joseph, (colored), teamster, residence W side Madison, between 11th and 12th streets.

Ritchie Nelson, (colored), teamster, residence W side Madison, between 11th and 12th sts.

Ritchie Benard, shoemaker at Musselman & Co's, residence Left block.

July 1868
B. 1868
1869

P109

Madison Publishing House
Care of Mr. ...

CITY DIRECTORY



ROWENA HARR
1521 NE MADISON ST
TOPEKA KS 66608-1140

OF THE

CITY OF TOPEKA;

EMBRACING THE

INHABITANTS and BUSINESS FIRMS.

TOGETHER WITH

A HISTORICAL SKETCH OF THE CITY AND OTHER USEFUL INFORMATION

TOPEKA, KANSAS,

COMPILED BY THE SOUTHWESTERN PUBLISHING COMPANY.

1871.

SL

1871

BANFIELD & FITCH, Publishers Kansas Educational Journal, Cor Sixth and Kansas

Aetna Life Insurance Co.

Of Hartford, Connecticut.

Founded A. D., 1820.

CASH ASSETS Jan. 1, 1871, \$15,120,000. ANNUAL INCOME, \$6,000,000.
The Aetna is now an ALL CASH Company, Dividends are paid annually in Cash after the first payment. The rates are lower than those of any other Company. We have large amounts of

MONEY LOANED WEST,

(Three Million and one-half loaned in the state of Illinois.) The old Aetna is not only the cheapest but in one of the safest and most reliable Companies in the United States.

GOOD RELIABLE AGENTS WANTED.

Look on the first page and see what it will cost you to insure in the AETNA.

E. U. Prentice, Gen. Agent for Kansas, Office 205 Kansas Avenue.

- Ritchie J, col'd, teamster, bds Madison bet Eleventh and Twelfth.
- Ritchie John, farmer, res s w cor Eleventh and Quincy.
- Ritchie J S, laborer, bds e s Madison bet Eleventh and Twelfth.
- Ritchie J, laborer, bds Monroe bet Twelfth and Thirteenth.
- Ritchie N H, teamster, res Madison bet Eleventh and Twelfth.
- Rivers R, laborer, res cor Quincy and First.
- Riverside Grapery, J S Pelton, proprietor, n w cor First and Polk.
- RIX CHARLES N, cashier Kansas Valley National Bank, res n w Fifth and VanBuren.
- Rix Frank E, student, bds w side VanBuren bet Fourth and Fifth.
- Rix George, brakeman A T & S F R R, bds w side VanBuren bet Fourth and Fifth.
- Roberts A, laborer, bds 153 Kansas ave.
- Roberts B, teller Topeka Bank, res cor Tyler and Ninth.
- Roberts J D, with J G Waples & Co, bds e side Quincy bet Fifth and Sixth.
- Roberts W T, tinner, res Thirteenth bet VanBuren and Harrison.
- Robertson Charles T, messenger, Mills & Smith's, bds Ashbaugh House.
- Robertson W W, butcher, bds Parks House, N T.
- Robinson S, plasterer, res Quincy bet Eleventh and Twelfth.
- Robinson S C, railroader, res Jefferson bet Third and Fourth.
- Robinson Nathan, res e side Toppka ave bet Twelfth and Thirteenth.
- Robinson Samuel, carpenter, res s w cor Twelfth and Monroe.
- Robinson William, col'd, teamster, bds e side Kansas ave bet First and Second.
- Robson W W, mason, bds at Burriss'.

WATERS & CO.

REAL ESTATE AGENTS, 6th Av. 3 doors east of P. O.

ORRIN T. WELCH, Land and Insurance Agent, Corner

CAVITT & SCOTT, Real Estate and Insurance Agents, corner Fifth and Kansas Ave., Topeka.

- Remington S. R., wagon maker, res w side Tyler bet Second and Third sts.
- Renix James, col'd, laborer, res w side Monroe near Crane st.
- Renshaw W. H, res Kansas ave bet Curtis and Railroad sts, North Topeka.
- Reser Henry, barber, bds Farmers Hotel.
- Reynolds E. P, carpenter, res w side Monroe, bet Fourteenth and Fifteenth sts.
- Reynolds J. S, carpenter, res s w cor Eleventh and Quincy sts.
- Reynolds W. S, printer, Commonwealth office, res e side Van Buren bet Third and Fourth sts.
- Richardson A, col'd, carpenter, res w side Monroe bet Thirteenth and Fourteenth sts.
- Richmond Wm. A, capitalist, bds 291 Kansas ave.
- Ricker B. L, attorney at law, office 185 Kansas ave, bds e side Monroe bet Fifth st and Sixth ave.
- Ricketts W. H. sup't book bindery, Kansas State Record Printing and Publishing Co., bds s side Seventh st near Kansas ave.
- Riddell S. M, carpenter, bds Parks House.
- Rideout Andrew J, contractor, res 34 Kansas ave.
- Rigdon G. A, grocer, 72 Kansas ave, North Topeka, res quarter mile north K P R R depot.
- Riley Miles, shoemaker, e side Kansas ave bet Fourth and Fifth sts, res s w cor Fourth and Quincy sts.
- Riley Pat, stone cutter, bds n w cor Third and Monroe sts.
- Ritchie Mrs. Anna, boarding house, w side Quincy bet Third and Fourth sts.
- Ritchie J, col'd, teamster, bds Madison, bet Eleventh and Twelfth sts.
- Ritchie John, farmer, res s w cor Eleventh and Quincy sts.
- Ritchie J. S, laborer, bds e side Madison bet Eleventh and Twelfth st.

50,000 Acres of Land near Topeka for Sale

1870-11

TOPEKA CITY DIRECTORY.

Commonwealth Life Insurance Company, CAVITT & SCOTT, General Agents, Topeka, Kansas.

Ritchie N. H, teamster, res Madison bet Eleventh and Twelfth sts.

Riverside Grapery, J. S. Pelton, proprietor, n w cor First ave and Polk st.

RIX CHARLES N, cashier Kansas Valley National Bank, res n w cor Fifth and Van Buren sts.

Rix Frank E, student, bds w side Van Buren bet Fourth and Fifth sts.

Rix George, baggage master, A T & S F R R, bds w side Van Buren bet Fourth and Fifth sts.

Rhodes Rev. P. T, pastor M E church, North Topeka, res cor Van Buren and Laurent sts.

Roberts J. D, with J. G. Waples & Co., bds e side Quincy bet Fifth st and Sixth ave.

Roberts W. T, tinner, res Kansas ave bet Eleventh and Twelfth sts.

Robertson Charles T, messenger Mills & Smith's, bds Ashbaugh House.

Robertson W. W, butcher, bds Parks House.

Robinson Nathan, res e side Topeka ave bet Twelfth and Thirteenth sts.

Robinson Samuel, carpenter, res s w cor Twelfth and Monroe sts.

Robinson William, col'd, teamster, bds e side Kansas ave bet First ave and Second st.

Roche W. C, carriage maker, res w side Monroe st bet Sixth ave and Seventh st.

Rodgers A. H, carpenter, res w side Monroe, bet Twelfth and Thirteenth sts.

Rodgers W. W, physician and surgeon, 201 Kansas ave, res s side Sixth ave near Madison st.

Roff John, musician, bds Quincy House.

Rogers Bros, Grocers, 132 Kansas ave.

at 3 to 6 dollars per acre, by Cavitt & Scott.

RADGES' BIENNIAL



ROWENA HARR
1521 NE MADISON ST
TOPEKA KS 66603-1140

DIRECTORY

TO THE

INHABITANTS, INSTITUTIONS, INCORPORATED COMPANIES, MANUFACTURING ESTABLISHMENTS, BUSINESS FIRMS, ETC., ETC.,

IN THE

CITY OF TOPEKA,

FOR 1872-1873.

PRICE TWO DOLLARS.

COMPILED AND PUBLISHED BY

SAMUEL RADGES,

Western Manager of Merchants' Union Advertising Co., Topeka, Kas.

TOPEKA, KANSAS:

"COMMONWEALTH" STATE PRINTING HOUSE.

J. Anderson offers superior advantages to parties going East over the K. P.

Reese S., hardware, etc., 73 Kansas ave N T, res east side Jackson st bet Norris and Laurent sts.

Remy Charles (col'd), cook, res s w cor Madison and Laurent sts.

Remington S. R., wood-worker J. A. Polley, res west side Tyler st bet Second and Third sts.

Renick George, speculator, res west side Kansas ave bet Eighth ave and Ninth st.

Renick James (col'd), laborer, res west side Monroe st near Crane st.

Reticler H. C., upholsterer B Haywood, res _____

Reynolds George (col'd), farmer, res east side Monroe st near Crane st.

Reynolds W. S., compositor Commonwealth office, res south side Thirteenth st bet Van Buren and Harrison sts.

Rinehart T. S., harness maker (Burkhard & Oswald), bds s w cor Kansas ave and Seventh st.

Rice George (Fitch & Rice), res east side Monroe st bet Seventh st and Eighth ave.

Rice Mrs. J. (widow), res s e cor Topeka and Eighth aves.

Richardson Charles W., driver South Western Stage Co, bds Capitol House.

Richardson George, laborer, bds s e cor Kansas and First aves.

Richie L., farmer, res east side Quincy st bet Eleventh and Twelfth sts.

Richter John, laborer, res north side First ave near Topeka ave.

Rickard B. H., brakeman A, T & S F R R, bds south side Eighth ave bet Adams and Jefferson sts.

RICKLER B. J., attorney-at-law, office 185 Kansas ave, bds east side Monroe st bet Fifth st and Sixth ave. (See card.)

Rigdon George, boarding house, 80 Kansas ave N T, res same.

Rigdon Joseph, clerk E W Baker & Co, res s w cor Railroad ave and Monroe st.

Riley Ash, printer Commonwealth book room, bds s e cor Eighth ave and Monroe st.

Rinehart Jesse, res s w cor Twelfth and Quincy sts.

Ringer M. M., harness maker J. F. Osenburg, bds Ashbaugh House.

Ripley Wilbur, clerk Blake & Halm, bds s w cor Sixth ave and Van Buren st.

Ritchie C.
Twelfth

Ritchie H.,
Ritchie Job
Ritchie W
Washi:

Riverside C
RIX CHA
res we
Rix Frank
bds Ce

Roach Ch
Eleve:

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Jeffers

ROBERTS
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- Ritchie C. (col'd), plasterer, res west side Monroe st bet Twelfth and Thirteenth sts.
- Ritchie H., farmer, res s w cor Eleventh and Quincy sts.
- Ritchie John, farmer, res s w cor Eleventh and Quincy sts.
- Ritobie Wm. (col'd), farmer, res north side Crane st near Washington ave.
- Riverside Gallery, J. Lee Knight proprietor, 171 Kansas ave.
- RIX CHARLES N., cashier Kansas Valley National Bank, res west side Van Buren st bet Fourth and Fifth sts.
- Rix Frank B., book-keeper Kansas Valley National Bank, bds Capitol House.
- Roach Charles, carriage maker, res east side Quincy st bet Eleventh and Twelfth sts.
- Roath W. C., carriage body maker J. A. Polley, res east side Jefferson st bet Seventh st and Eighth ave.
- ROBERTS BYRON, asst cashier Topeka Bank and Savings Institution, res s w cor Ninth and Taylor sts.
- Roberts William H., carpenter, bds north side Sixth ave bet Kansas ave and Jackson st.
- Robertson H. B., res Adams bank building N T.
- Robertson Mrs. L. O., dressmaker, Adams' bank building North Topeka, res same.
- Robinson A., laborer, bds Laurent House.
- Robinson Mrs. E. (widow), res west side Madison st bet Sixth ave and Seventh st.
- Robinson Edwin, blacksmith J. A. Polley, res west side Quincy st bet Fourth and Fifth sts.
- Robinson John, hostler Lindsey & Thomas, res west side Quincy st bet Fourth and Fifth sts.
- Robinson Nathan, res east side Topeka ave bet Twelfth and Thirteenth sts.
- Robinson Mrs. N. H., (widow), res west side Jefferson st bet Fourth and Fifth sts.
- Robinson Samuel, plasterer, res east side Quincy st bet Ninth st and Tenth ave.
- Rochester H. M., compositor Topeka Weekly Times, res east side Harrison st bet Laurent and Gordon sts.
- Rochester Mrs. Sallie, piano teacher, bds south side Curtis st bet Kansas ave and Jackson st.
- Rochester T. E., res n e cor Fourth and Quincy sts.
- Rodgers George, carpenter, res s e cor First ave and Jackson street.
- Rodgers John, painter, res c e cor First ave and Jackson st.

Pullman Sleeping Car Office at the Union Depot, North Topeka. T. J. A., agent.

J. RITCHIE IS DEAD

22 July 1926
F4 pg

**Veteran Topeka Contractor Dies
Following Few Days' Illness.**

**Was Third White Child To Be
Born in Topeka.**

John Ritchie, 70, veteran Topeka contractor, died in a local hospital early this morning following an eight days' illness. Physicians were unable to announce what the causes of his death were.

Mr. Ritchie had been a paving contractor here for more than thirty-



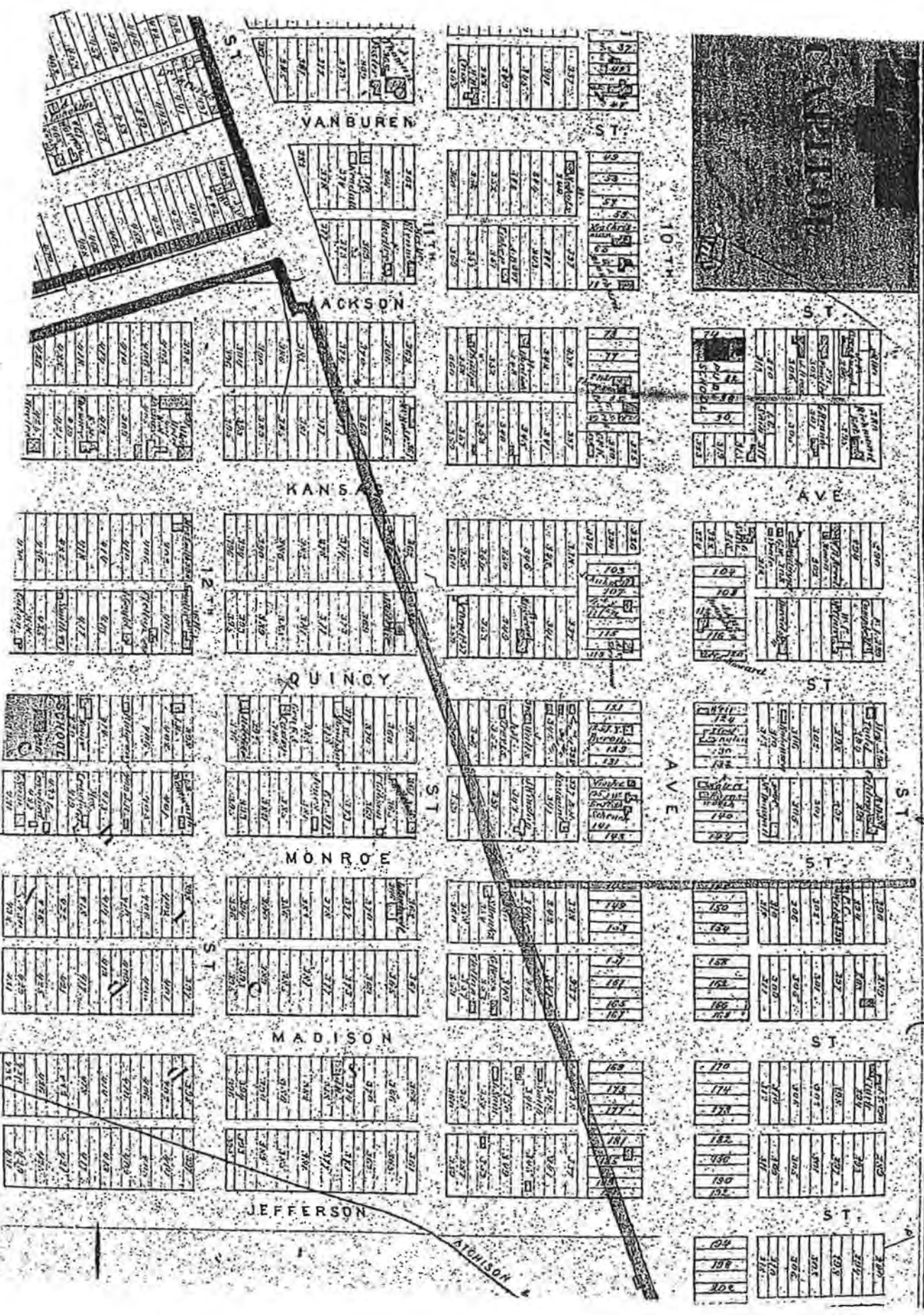
John Ritchie.

five years, and formerly was associated with Charles B. Ramsey of Topeka. The firm handled many major contracts, and in recent years had done a large amount of paving in the city of Topeka.

He was born in Topeka in 1856 on Madison street, being the third white child to be born in the city. He was a son of Col. John Ritchie, one of the first settlers in Topeka, and the man who gave Washburn college land for a site. His home was at 1104 Quincey street.

He is survived by his widow; two sons: Clare B. Ritchie of Topeka and H. E. Ritchie of Wichita; a daughter, Mrs. Alice Kettel of Kansas City, and grandchildren.

Funeral services will be held at Penwell's chapel Thursday morning at 10 o'clock. Burial will be in Topeka cemetery.



1873

1873

St. Charles Ave

1873

Topeka Daily Capital

26 Dec 1920 P7AC5

HALE RITCHIE DIES

Topeka Pioneer Succumbs to Attack of Heart Failure.

Hale Ritchie, 69, one of Topeka's oldest settlers, dropped dead sometime Friday afternoon while he was chopping wood at his home, 1126 Madison street. His body, half frozen, was found by his wife yesterday morning.

Mr. Ritchie left his house early yesterday afternoon after he told his wife he would cut wood for a while and then go uptown to do some shopping. Mrs. Ritchie later saw him at work chopping wood and later she noticed he was not in the back yard. She said she knew nothing of her husband's whereabouts until she found his body yesterday morning.

Mr. Ritchie came to Topeka with his father, Col. John Ritchie, in the spring of 1855 and had lived here continually since that time.

Colonel Ritchie mortgaged his home to buy a 100-acre tract of land which he donated to Washburn college. His gift was never recognized by any of the buildings that were later built on the land being named after him.

Hale Ritchie was a member of the Topeka Lodge No. 11, A. O. U. W., and the Modern Woodmen. He is survived by his widow and five children, Frank R. Ritchie, of San Francisco; Fred H. and O. G. Ritchie, of Sacramento, Cal.; John Ritchie, of Wabaunsee county, and Mrs. R. T. Wright, of Grantville.

Arrangements for the funeral will not be completed until after the arrival of his three sons from California.

There are at present 760,110 civil employes on the United States payrolls.

Who's Who in Topeka
1905 By H.D. Bennett

Ritchie, Hale.—Born, Franklin, Johnson Co., Ind., Jan. 27, 1851; son of Col. John and Mary Jane (Shellady) R.; attended Washburn Coll., and Kan. State Agri. Coll., but is not a graduate; married Anna May Roland, Topeka, Oct. 26, 1876; to Topeka, April, 1855; life work has been the manufacture of lime. Lime Kiln Works: 1101-1135 Madison.

70

ABSTRACT OF TITLE

TO

In the City of Topeka, Shawnee County, Kansas, being a part of Northeast Quarter Section 6, Township 12, Range 16.

UNITED STATES

No. 1.

TO

JOHN RICHMOND.

EXCISE. Dated June 10, 1858. Conveys the northeast quarter of the northeast quarter of section 6, township 12, range 16 38.61 acres. Cash. Certificate No. 1665.

UNITED STATES

No. 2.

TO

JOHN RICHMOND.

EXCISE. Dated June 10, 1858. Conveys the south half of the northeast quarter, and the northwest quarter of the northeast quarter, of section 6, township 12, range 16 119.02 acres. Military bounty land warrant No. 13,494.

UNITED STATES

No. 3.

TO

JOHN RICHMOND.

PATENT. Dated Oct. 10, 1859. Filed for record Aug. 11, 1888; recorded in volume 146, page 288. Conveys the northeast quarter, of section 6, township 12, range 16 38.61 acres. Recorded in General Land Office, U. S., volume 2, page 24. Preemption 1811. Certificate 1665.

UNITED STATES

No. 4.

TO

PATENT. Dated June 1, 1860. Filed for record Aug. 11, 1888; recorded in volume 151, page 113. Conveys the south half of the northeast quarter, and northwest quarter of the northeast quar

Prescott, Bessie A. Prescott, Alice M. Prescott, Winifred S. Prescott,
Plffs., by J. R. MURKIN, next friend, and Mary A. Prescott, Plffs.,
5919.

No. 14.

v.
John Ritchie, Deft.

Petition filed May 9, '88, in
Dist. Court, Shawnee Co.,
Kas., in Eject. to recover
poss. of land, as follows—

in line with E. side Kas. Av. 1210 ft. s'y S. E. cor. 10th Av. E. and Kas. Av.: s'y on sd. line 660 ft.: e'y at right angles 150 ft.: n'y parallel
d. line 660 ft.: w'y 150 ft. to beg. (Lots 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452,
and 456, inclusive.)

May —, '88. Answer filed.

May 22, 1888. Judgt for defts.: and that Tax Deed No. 13 of this abstract was void; and lien for the lawful
part of taxes declared on said tract. Journal W, page 341.

June 22, 1888. Lien discharged in full. App. Doek. N, page 295.

AFFIDAVIT. John Ritchie and John Ritchey, in this abstract, same person. John Ritchie took pos-
session of northeast quarter of section 6, township 12, range 16, A. D. 1858, and lived on same,
and claimed same as his homestead till his death; all that time held possession of all said quar-
ter except certain parcels which he conveyed. Said John Ritchie died Aug. 31, 1887, living on
said quarter, in possession of all of it, except parcels by him theretofore conveyed, leaving as
his only heirs-at-law Hannah Ritchie, his widow; Hale Ritchie, his son, and John Ritchie, Jr.,
his son. See Probate Records, Shawnee county, Kansas, Journal 20, page 126. Letters and
Bonds Record 9, page 533. Affidavit recorded Register's Office, volume, page

General Land Office, U. S., volume 2, page 34.

Dated June 1, 1890. Filed for record Aug
Conveys the south half of the northeast quarter

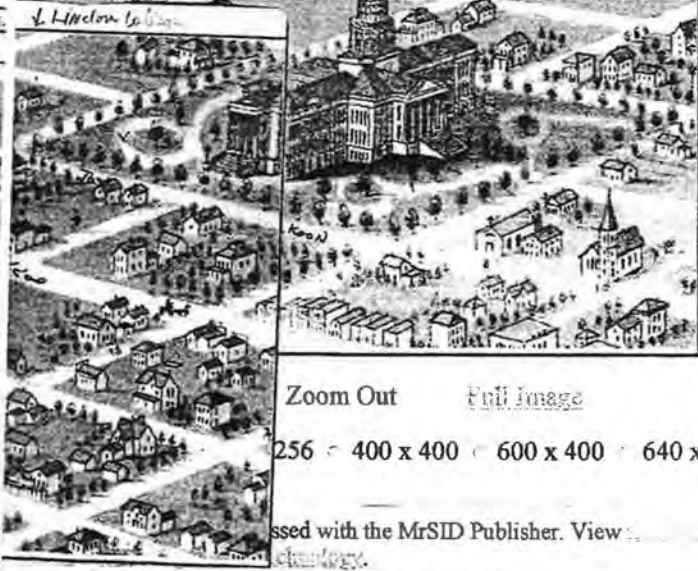
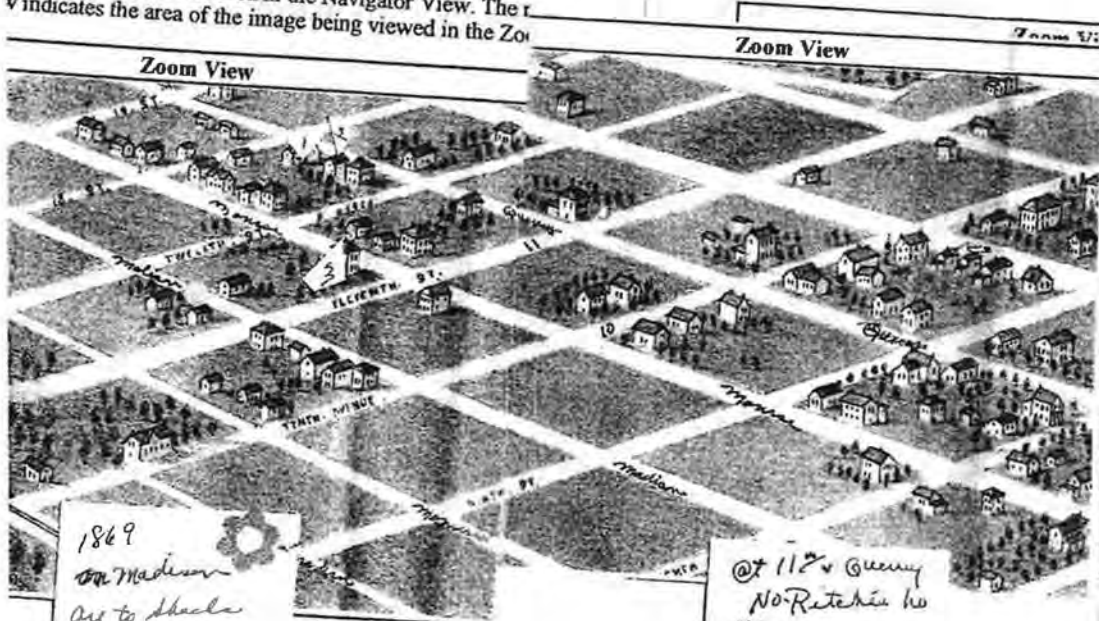
Original abstract
Ritchie addition

5

Bird's eye view of the city of Topeka, the capital of Kansas 1869. Drawn by A. Ruger.

To change view, select desired zoom level and window size from the options below the Zoom View window and then click on the image. The display will be centered where you click. To move up, down, left, or right within a zoom level, click near the edge of the image in the Zoom View or select an area in the Navigator View. The red box in the Navigator View indicates the area of the image being viewed in the Zoom View.

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...indow and then click on the image. The display will be c
...: up, down, left, or right within a zoom level, click near
...oom View or select an area in the Navigator View. The r
...v indicates the area of the image being viewed in the Zo



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would be
built*

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[Download MrSID image \(7434 kilobytes\)](#) | [Bibliographic Information](#) | [Cases](#)
and [Towns Home Page](#)

http://memory.loc.gov/cgi-bin/map_item.pl

LOC/MSID

TOPEKA Houses - Ritchie, John

Old Hayden Home to Be Razed, Materials Used at City Airport

Topeka Journal
Feb. 11-1942

The old Hayden home at Eleventh and Quincy—a Topeka landmark in the days of Col. John Ritchie, who once made it his headquarters—will disappear from its site soon, but reappear at the Phillips airport in the guise of a garage and materials shed.

It and its site were purchased recently by the city as location for an authorized elevated water storage tank, to be erected as soon as priority regulations permit. The water department concluded sale of furnishings Wednesday, and a crew of the street department workmen will begin razing the

house Thursday.

All materials will become street department property in return for the job of razing; and, according to Street Comm. William A. Lawson, most of the materials will be used in a 6-months project of garage construction at the airport, beginning as soon as possible.

Ralph L. Campbell, Lawson's secretary, will take active charge of the razing and construction project—and during his absence, the secretary's position will be filled by John Rees, election commissioner whose term will expire next Sunday.

Topeka Workman Helps Raze Landmark—Scene of Boyhood

Topeka Journal
Feb. 19-1942

With hammer and crowbar, John Ritchie this week is smashing the scene of his childhood—the landmark home of his famous grandfather, Col. John Ritchie, on the southwest corner of Eleventh and Quincy.

He's one of several city street department workmen who are razing the big, native-stone home to make room for a 1,000,000-gallon water storage tank. Materials will be used to construct a garage at the Phillips airport.

The house was built in the '70s, grandson Ritchie said.

"We used to play baseball in the yard," he recalled, "and I remember running thru the halls. I'm hoping I can find some door-knobs or something as a souvenir of the place."

After the Ritchie family moved

from the house, it was vacant for many years before it was occupied by the Judge Overmeyer family. During those years it was vacant it was called "the haunted house," Ritchie recalled.

"We kids didn't mind, tho, and played around just the same," he said.

"Razing of the building shows that walls between rooms in the original square portion of the house are of solid stone. Some of the original wood was cottonwood, but most of it was oak."

Col. John Ritchie, who built the house, was a wealthy man in his day. He donated the land on which Washburn university now stands. His son, and John S. Ritchie's uncle, was named John, too.

"I'm the only John Ritchie with a middle initial, tho," John S. Ritchie said.

Old Home, Now Storm Center, Is 80 Years Old

Topeka Journal
June 27-1941

Only Three Families Have Lived Where Water Tower May Go

With the proposed building of a 140-foot water tank at the southwest corner of Eleventh and Quincy soon, Topeka will lose one of its historical residences—the huge stone "Ritchie House," now occupied by the Hayden family.

The 12-room, rambling stone building, according to Charles Hayden, who has arranged its sale to the city water department (plus several lots surrounding the structure), hasn't a crack in its stone walls, despite the fact that it was built in the Civil war approximately 80 years ago.

Old-timers of Topeka vouch

that the house was built by Col. John Ritchie, a famous "Free-Stater," who came to Kansas in 1855. Legend has it that a United States Marshal once was murdered on the stoop leading to the north

door of the house, but there appeared to be no evidence to confirm the report.

Another report—more likely untrue, because it is thought not accurate by most old-timers—is the rumor that General Custer once used the house for a headquarters. The Kansas State Historical society is inclined to discredit this report.

The native stones used in the construction of the house were carefully hewn, and represent some of the most detailed stone work to be found in the city.

In the front hall is a beautiful floor pattern of inlaid wood. The downstairs includes four large fireplaces. Many of the windows are of stained glass.



This 12-room, native-stone historical house and Quincy, built in the Civil war by Col. John Ritchie and occupied now by the Hayden family, in the property being purchased by the city water for erection of a 140-foot pressure-tank to serve Topeka.—State Journal Photo.

Charles Hayden believes the house has had but three families as its occupants and owners—Col. John Ritchie, Mr. and Mrs. David Overmeyer and himself and family. Currently occupying it are Charles, W. J., Maggie and Henry Hayden, brothers and sisters.

"I bought the house for \$12,000 cash 30 years ago from Mrs. Overmeyer," Charles Hayden said. "It's a grand old house, and a nice place to live."

W. J. (Bill) Hayden said that the property was taxed on a valuation in excess of \$11,000 until two years ago, and that numerous offers have been made in the past to convert the property into a filling station.

(On the appraisal recommendation of David Neiswanger, realtor, the city water department has agreed to pay \$13,500 for the whole property—a price objected to by certain groups of Topekans. The location of the proposed tower as it will effect residential areas nearby also has been opposed—in fact petitions of protest are reported to be ready for consideration by the city zoning board of appeals at the scheduled meeting Monday at the Hotel Jayhawk.)

San George Custer owned house across the street to the east of Ritchie on Quincy see map 1873

 **Dee Puff**
2410 Seward
Topeka, KS 66616-1373



Date: Tuesday, October 12, 2010 10:17 PM

From: DPUFF2410@aol.com

To: ghorr1@cox.net

Subject: Fwd: Some Important details Ritchie Addition

From: DPUFF2410@aol.com

To: gallen12@cox.net

Sent: 4/3/2010 2:54:40 P.M. Central Daylight Time

Subj: Some important details Ritchie Addition

Greg This is a smaller view you can see the little black mens houses and also a good view of the other important sites.

This is some info you may want to keep **It is from the documentation I did back in 1997-8** when the NPS were seeking information as to the relation if any of the UGRR in Shawnee County. This is a good view of the Ritchie Addition which actually an Historic District and would better serve the community by truthful exhibitions The George Custer House mid block 11-12 Quincy and the Bowker House at corner of 12th and Quincy and the real house of Ritchie at 11th Quincy Bodwell UGRR conductor was on corner of 11th and Monroe Chesney was married to Mahala Ritchie He was a popular lawyer -(Chensney Park)-- Harold's dad bought their house on Kansas Avenue and the house that Harold lives was built by the top black lawyer James Guy who had his office in Constitution Hall at one time where Langston Hughes learned to read while his grandmother worked for Guy. Just another bit of interesting history that goes untold. I think the city would be better served for the whole area to get the attention it deserves rather than a made up one just my opinion. If you can figure this out Have fun. I have just shared some important details FYI Dee

Upper right hand corner see extension (stone 2 room) identified in 1941 different stone from another source. Identified as on Kansas Ave "Kansas State Journal Feb 1860 and being built 1859 **The 12 room addition** was added on in the next few years One article 1868 stated "If John Ritchie ever gets his roof on he will have a pretty nice house He has been working on it for 10 years

Prior to that the Ritchie family lived in James Hickey sod house (Identified by Ms Andrew 1909 as where the Rodman Greenhouse is now --City directory states Rodman Green House **12th and Monroe** James Hickey told Zu Adams in an interview that Ritchie used his sod house when he first got the land from Hickey. (1858) (Land records state Ritchie used Bounty Warrant to obtain **NW 1/4 and the S1/2 of the NE 1/4 of S 6 T 12 R 16 120 Acres**. An abode was required on this piece and 5 year continued residency. He had moved to the Hickey place from **NW corner of 5th and Quincy downtown a building that Cutler stated was made from left over sticks from Holliday and Gills homes. Ritchie first home was the old cave 17th and Willits (Adams) now a new shopping center.**

The **other parcel** was purchased with a cash certificate (#1812) 40 acres (not homestead requirements on it so he immediately mortgaged it) being the **NE 1/4 of the NE 1/4 of S 6 T 12 R 16 adjacent to the homestead ground to obtain the Davis claim and hold it for the church to build the school (Washburn) which he sold to them after Washburn gave the church 25,000 (statement by McVicar) Shawnee Co land records He used the money to pay back the borrowed money and got a clean deed for the 40 acres.**

This is a picture of the Ritchie Addition from south of 10th off Kansas Avenue east to Willits (Adams now) also it shows the old Adams school the first public school for Blacks west of the Missisipi built 1868 also a school for whites was built at 15th and Monroe. The Adams school was getting too small so Ritchie agreed to give the ground for a larger school (Garfield) the caveat being that it would be integrated. another first Some of the white children remained at the old Monroe school until the furnace went out and the Plessy decision ordered the blacks out and into the old Monroe school . Later the new school was built for black children Later the subject involved in the Brown V Board case The original JR house is on the corner of 11th and Quincy the little houses are on 11th Madison Good Hunting

Zoom View

CITY DIRECTORY



ROWENA HERR
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A HISTORICAL SKETCH OF THE CITY AND OTHER USEFUL INFORMATION

TOPEKA, KANSAS,

COMPILED BY THE SOUTHWESTERN PUBLISHING COMPANY.

1871.

- Remington S. R., wagon maker, res w side Tyler bet Second and Third sts.
- Renix James, col'd, laborer, res w side Monroe near Crane st.
- Renshaw W. H., res Kansas ave bet Curtis and Railroad sts, North Topeka.
- Reser Henry, barber, bds Farmers Hotel.
- Reynolds E. P., carpenter, res w side Monroe, bet Fourteenth and Fifteenth sts.
- Reynolds J. S., carpenter, res s w cor Eleventh and Quincy sts.
- Reynolds W. S., printer, Commonwealth office, res e side Van Buren bet Third and Fourth sts.
- Richardson A., col'd, carpenter, res w side Monroe bet Thirteenth and Fourteenth sts.
- Richmond Wm. A., capitalist, bds 291 Kansas ave.
- Ricker B. L., attorney at law, office, 185 Kansas ave, bds e side Monroe bet Fifth st and Sixth ave.
- Ricketts W. H., sup't book bindery, Kansas State Record Printing and Publishing Co., bds s side Seventh st near Kansas ave.
- Riddell S. M., carpenter, bds Parks House.
- Rideout Andrew J., contractor, res 34 Kansas ave.
- Rigdon G. A., grocer, 72 Kansas ave, North Topeka, res quarter mile north K P R R depot.
- Riley, Miles, shoemaker, e side Kansas ave bet Fourth and Fifth sts, res s w cor Fourth and Quincy sts.
- Riley Pat, stone cutter, bds n w cor Third and Monroe sts.
- Ritchie Mrs. Anna, boarding house, w side Quincy bet Third and Fourth sts.
- Ritchie J., col'd, teamster, bds Madison, bet Eleventh and Twelfth sts.
- Ritchie John, farmer, res s w cor Eleventh and Quincy sts.
- Ritchie J. S., laborer, bds e side Madison bet Eleventh and Twelfth st.

1870-71

Ritchie N. H, teamster, res Madison bet Eleventh and Twelfth sts.

Riverside Grapery, J. S. Pelton, proprietor, n.w cor First ave and Polk st.

RIX CHARLES N, cashier Kansas Valley National Bank, res n.w cor Fifth and Van Buren sts.

* Rix Frank E, student, bds w side Van Buren bet Fourth and Fifth sts.

Rix George, baggage master, A T & S F R R, bds w side Van Buren bet Fourth and Fifth sts.

Rhodes Rev. P. T, pastor M E church, North Topeka, res cor Van Buren and Laurent sts.

Roberts J. D, with J. G. Waples & Co., bds e side Quincy bet Fifth st and Sixth ave.

Roberts W. T, tinner, res Kansas ave bet Eleventh and Twelfth sts.

Robertson Charles T, messenger Mills & Smith's, bds Ashbaugh House.

Robertson W. W, butcher, bds Parks House.

Robinson Nathan, res e side Topeka ave bet Twelfth and Thirteenth sts.

Robinson Samuel, carpenter, res s w cor Twelfth and Monroe sts.

Robinson William, col'd, teamster, bds e side Kansas ave bet First ave and Second st.

Roche W. C, carriage maker, res w side Monroe st bet Sixth ave and Seventh st.

Rodgers A. H, carpenter, res w side Monroe, bet Twelfth and Thirteenth sts.

Rodgers W. W, physician and surgeon, 201 Kansas ave, res s side Sixth ave near Madison st.

Roff John, musician, bds Quincy House.

Rogers Bros, Grocers, 132 Kansas ave.

Commonwealth Life Insurance Company, CAVITT & SCOTT, General Agents, Topeka, Kansas.

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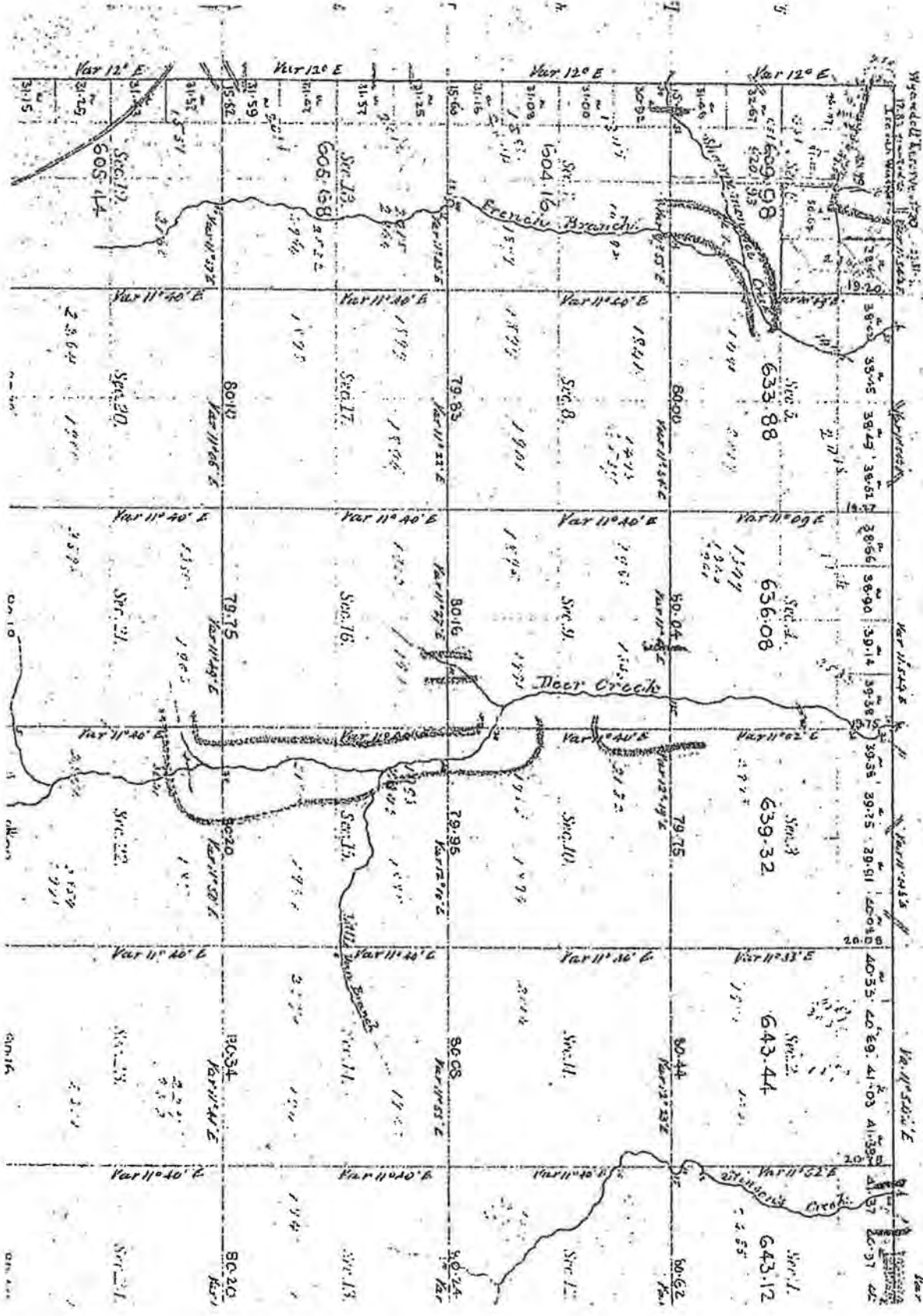
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TOWNSHIP N: 12 SOUTH RANGE N: XVI EAST OF 6TH PRINCIPAL MERIDIAN
 Red neck Ave. Geo. Pettie of Secs. 20th 1857.
 Hill N. 11



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Thursday, January 6, 2011



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Ritchie home nears conversion

Home, part of Ritchie Site, will become education center

Posted: January 2, 2010 - 8:11pm



By Steve Fry

Wrapped in blue insulation, the Hale Ritchie House at 1118 S.E. Madison resembles an oversized Christmas gift.

But by this time next year, the two-story house will be open in time to celebrate the 150th anniversary of Kansas statehood as the education center for the Ritchie Site, an underground railroad station and two homes of the Ritchie family who were pioneers in Topeka and Kansas history.

When finished, the Hale Ritchie House's formal name will be the Cox Communication Educational Center. The center and the John Ritchie House, 1116 S.E. Madison, together will be the Ritchie Site.

Hale Ritchie was a son of John Ritchie, an abolitionist and friend of John Brown, town builder, Civil War general, advocate of women's rights, philanthropist, entrepreneur and a delegate at the Wyandotte Constitution of 1859, which eventually led to statehood for Kansas.

The Ritchie Site homes are significant points in Kansas and American history, said Bill Wagon, chairman of the landmark preservation committee for the Shawnee County Historical Society, which owns the site.

ADVERTISEMENT

"We changed the definition of freedom here in Kansas in the 1850s and again in the 1950s," Wagon said, referring first to the abolition and pro-slavery dispute that brought Kansas into the Union as a free state, then to the Brown v. Board of Education ruling by the U.S. Supreme Court in 1954, which outlawed segregated schools nationwide. The nearby Brown v. Board site is at 1515 S.E. Monroe.

Wagon said the Ritchie Site is as significant in history as "Lexington and Concord" on April 19, 1775, when American colonists and British troops first fought, sparking the American Revolutionary War.

"It is time we awakened as a community to those assets," Wagon said of the Ritchie Site.

To have a successful museum based on a house, you have to have a story, people have to be engaged by the story, and the audience has to be schoolchildren, Wagon said, and the Ritchie Site has those factors.

The historical society will use the site to teach Kansas history to children.

"We knew we had a fascinating story in the life of John Ritchie and his contemporaries because it took us as a community back to our roots to talk about the development of the city, county and northeast Kansas," Wagon said. "Kansas played a critical role in the development of the Underground Railroad, something that is not widely known or appreciated."

Hale Ritchie built the two-story, frame house in 1887 after he, his wife, Anna, and their four or five children outgrew the compact stone house at 1116 S.E. Madison. The new house had four bedrooms and was a smaller version of homes in the Potwin neighborhood, Wagon said.

The 1118 S.E. Madison home remained in the Ritchie family until 1941 when it was lost in a bankruptcy action, then was a duplex for many years, Wagon said. The county historical society bought it in about 1997 to convert it into an education center.

Painted white, the exterior of the Hale Ritchie House will look as it did in 1887, except for an addition on the east side. When finished inside, it will have exhibit space and a classroom on the first floor and in the basement. On the second floor, there will be a classroom, historical society offices, archives and a library.

As of last week, the interior remained stripped to its 122-year-old studs.

So far, a new basement and foundation have been poured, and the house has been reinforced. Next, crews will work on a new roof, clapboard siding, trim, doors and a front porch. In early summer, interior work will be done, and the house will be landscaped. The historical society should be in the building by fall 2010, Wagnon said. Of a \$900,000-plus campaign drive to develop the Hale Ritchie House, all but \$50,000 has been collected, he said.

Wagnon recalled that three middle school students, Chase Hamilton, Atima Lui and Davis Wittig, won first place in the National History Day competition in 2003 for their performance of "John Ritchie and the Underground Railroad." Wagnon asked Hamilton what he learned from the experience.

"That something important happened in my hometown," Wagnon said Hamilton immediately answered.

The Ritchie Site is a way to get kids engaged and learning, Wagnon said.

Steve Fry either can be reached at (785) 295-1206 or at steve.fry@cjonline.com.

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Comments (2)



Original ritchie house was located

By [tacobob](#) | 01/02/10 - 08:21 pm

where the watertower downtown is located. tore it down years ago. The current ritchie house used to be a brick factory, as I recall my old grandpa talking about. Ritchie also shot a federal marshal, back in the day. he was a tough old coot!

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Shooting a U.S. Marshal

By [DougMauck](#) | 01/03/10 - 07:17 am

U.S. Marshal Leonard Arms came to Topeka to arrest John Ritchie on a trumped up charge issued by the pro-slavery legislature. Marshal Arms thought the trip was so routine that he brought a friend along for company AND DID NOT BRING A GUN! Marshal Arms stopped with his friend at a tavern to ask about the whereabouts of John Ritchie and was warned that Ritchie was 'a firm and resolute man' who would not be taken easily. At that point, Leonard Arms asked to borrow a handgun for his mission. Arms and his friend had to wait for John Ritchie in Ritchie's front yard for a couple of hours before Ritchie arrived home. When Ritchie was approached by Marshal Arms and was advised about the arrest warrant, Ritchie marched into his house to get his own handgun and came back out. A standoff lasted some time with both men pointing their big heavy pistols at the other as they argued about whether Ritchie would submit to arrest. After taking a few breaks in the argument owing to the heavy weight of the pistols, the argument moved indoors and ended with John Ritchie shooting Leonard Arms in the throat. The newspaper account stated that Leonard Arms "dropped to the floor without uttering a word". Ritchie turned himself in to a local judge who pondered the circumstances far into the night before rendering his judgment that Ritchie was justified.

The history of Topeka, Shawnee County, and Kansas is contained in microfilmed newspapers dating back to the 1850's at the Kansas Historical Museum. A great place to spend cold January days!

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smartin@kshs.org
12/15/2010 09:15 PM

To Linda_McClelland@nps.gov
cc
bcc
Subject Re: Ritchie House

History:  This message has been replied to.

Hi Linda -

Things are well, thank you. A bit hurried during the holiday season, but that's to be expected.


Yes, this nomination went before the board at their last meeting right before Thanksgiving. I am delayed in forwarding it to you because I was waiting on photos to be printed. I should have it to you within the next few weeks. I'm trying to ready a few others to send with it.

Please keep us posted on the progress of this nomination once you receive it.

Sarah

>
> Hi Sarah--
>
> Can you tell me the status of this nomination?
>
> Separately, I've sent you some e-mails that have been circulating here in
> the NPS. I expect I'll be receiving a phone call from Mr. Allen, and will
> tell him about the Federal Register notice and commenting period; also
> I'll
> tell him about the petition process in 36 CFR Part 60.6(t).
>
> In any case I expect to give the nomination a substantive review and
> wondered if you have an idea when it will be sent to the NR (I understand
> the review board approved it in late November). We can talk further by
> telephone if needed.
>
> Hope all is going well.
>
> Linda Mc
>
> Linda McClelland
> Historian
> National Register of Historic Places
> 202-354-2258
> 202-371-6447 (FAX)
> linda_mcclelland@nps.gov
>
>

Carol Shull/WASO/NPS
12/14/2010 04:20 PM

To Diane Miller/Omaha/NPS@NPS
cc Deanda Johnson/Omaha/NPS@NPS, Greg Allen
<gla@sdgarch.com>, Jon Smith/WASO/NPS@NPS, Patrick
Andrus/WASO/NPS@NPS, Steve
bcc
Subject Re: Ritchie House national register nomination 

Hi Diane,

I recommend you urge Mr. Allen to get all of his comments and documentation to the Kansas SHPO. Also, I suggest he call or email the Kansas National Register Coordinator, Sarah Martin, 785-272-8681, ext. 216, smartin@kshs.org. As I am sure you know, the KS SHPO is

Ms. Jennie Chinn, SHPO, Executive Director
Kansas State Historical Society
6425 Southwest 6th Avenue
Topeka, KS 66615-1099
Phone: 785-272-8681 x205
Fax: 785-272-8682
E-mail: jchinn@kshs.org

Deputy: Mr. Patrick Zollner, Director
Phone: 785-272-8681 x217
Email: pzollner@kshs.org

[Back to K index](#) | [Back to](#)
Best wishes for the holidays,

Carol

Carol D. Shull
Interim Keeper of the National Register
of Historic Places
Chief, Heritage Education Services
National Park Service
1201 Eye Street NW
Washington, DC 20005
202-354-2234
FAX: 202-371-1616
Edson Beall/WASO/NPS



Edson Beall/WASO/NPS
12/14/2010 04:01 PM

To Diane Miller/Omaha/NPS@NPS
cc Carol Shull/WASO/NPS@NPS, Deanda
Johnson/Omaha/NPS@NPS, Greg Allen
<gla@sdgarch.com>, Jon Smith/WASO/NPS@NPS, Patrick
Andrus/WASO/NPS@NPS, Steve
Adams/Omaha/NPS@NPS

You may get an email or phone call from Mr. Allen to discuss the situation.

Thanks,
Diane

Diane Miller
National Underground Railroad Network to Freedom
National Program Manager
National Park Service
601 Riverfront Drive
Omaha, Nebraska 68102

402-661-1588
402-661-1982 fax
www.nps.gov/ugrr
www.nps.gov/history/ugrr

"Do not complain that there are thorns on roses. Be thankful there are roses on thorns." Henry Ward Beecher

----- Forwarded by Diane Miller/Omaha/NPS on 12/13/2010 03:16 PM -----



Greg Allen
<gla@sdgarch.com>
12/13/2010 10:43 AM

To <diane_miller@nps.gov>
cc

Subject Ritchie House national register nomination

Diane:

I have become aware that the Kansas Historic Sites Board of Review did not receive important documents that the Topeka Landmarks Commission had directed the planning staff to provide them concerning the factual basis for national registry nomination of the John Ritchie House in Topeka. These documents call into doubt that the property is actually the former residence of John and Mary Ritchie built in 1856, as the nomination claims. Without these documents the Sites Board of Review would have had no reason to question the validity of the claims. I understand that the nomination was approved at the state level in late November and is on its way, or is already in Washington, for what is likely to be a rubber stamp approval.

If listing of a property on the National Register is to have credibility, surely that credibility starts with the basic facts of location being correct. It is not my place to judge the accuracy of the historical facts of the case, but I think the review process should invite as much documentation as possible to confirm those facts. In this case it appears many compelling documents that do not support the applicant's position have been left out.

Once Washington gives its stamp of approval, the opportunity for introducing conflicting documentation is essentially over. It seems to me that the NPS staff who will be handling the Kansas submissions should have the opportunity to receive the missing documentation and determine whether there is reason to delay approval in favor of further review.

I respectfully request your advice in this matter.

Greg Allen, AIA

Schwerdt Design Group, Inc.

2231 SW Wanamaker Rd. Ste. 303

Topeka, Kansas - 66614-4275

P: (785) 273-7540

F: (785) 273-7579

E: gla@sdgarch.com

W: www.sdgarch.com

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Diane Miller/Omaha/NPS
12/14/2010 12:13 PM

To Linda McClelland/WASO/NPS@NPS, Greg Allen
<gla@sdgarch.com>
cc smartin@kshs.org
bcc
Subject Re: Ritchie House

Thanks Linda. I had thought Patrick had KS, but it is hard to keep up with these things.

I am copying this message to Greg so that he can have the correct contact information.

Diane Miller
National Underground Railroad Network to Freedom
National Program Manager
National Park Service
601 Riverfront Drive
Omaha, Nebraska 68102

402-661-1588
402-661-1982 fax
www.nps.gov/ugrr
www.nps.gov/history/ugrr

"Do not complain that there are thorns on roses. Be thankful there are roses on thorns." Henry Ward
Beecher

Linda McClelland/WASO/NPS

Linda McClelland/WASO/NPS

12/14/2010 10:10 AM

To Diane Miller/Omaha/NPS@NPS
cc smartin@kshs.org
Subject Ritchie House

Hi Diane--

Patrick forwarded your recent e:mail to me. I will be the NR contact for the nomination and will be happy to explain the process to Mr. Allen. There, of course, will be an opportunity for him to provide comments once the pending nomination is announced in the Federal Register; he can also file a petition under NR regs., 36 CFR 60.6 (t). Depending when such a petition is received, the 45-day NR review period may be extended up to 30 days.


Linda McClelland

Linda McClelland
Historian
National Register of Historic Places
202-354-2258
202-371-6447 (FAX)
linda_mcclelland@nps.gov



Patrick Andrus/WASO/NPS
12/14/2010 06:35 AM

To Linda McClelland/WASO/NPS@NPS
cc
bcc
Subject Fw: Ritchie House national register nomination

History:  This message has been replied to.

Linda: Diane Miller has contacted us concerning a nomination that is coming from Kansas. Please see her note below.

Patrick

Patrick W. Andrus
Historian
National Register of Historic Places
Patrick_Andrus@nps.gov

----- Forwarded by Patrick Andrus/WASO/NPS on 12/14/2010 06:33 AM -----



Diane Miller/Omaha/NPS
12/13/2010 04:21 PM

To Edson Beall/WASO/NPS@NPS, Patrick Andrus/WASO/NPS@NPS, Carol Shull/WASO/NPS@NPS
cc Greg Allen <gla@sdgarch.com>, Deanda Johnson/Omaha/NPS@NPS, Jon Smith/WASO/NPS@NPS, Steve Adams/Omaha/NPS@NPS
Subject Fw: Ritchie House national register nomination

Hi folks,

I am forwarding this email message from Greg Allen in Topeka about a National Register nomination that is likely coming to NPS from the KS SHPO, for the John Ritchie House. Mr. Allen has some concerns that there are documents that demonstrate that this location is not the correct location. I suggested that he contact the NR office in DC to see whether the nomination has been received from the SHPO (I did not find it on the weekly list), and whether he might comment on the nomination or forward information from additional documents that he believes were not considered during the state review process.

I would be glad to discuss the subject further if anyone has questions. I would note that the Ritchie House has been listed in the Network to Freedom for its association with John and Mary Ritchie (though not as a "station".)

You may get an email or phone call from Mr. Allen to discuss the situation.

Thanks,
Diane

Diane Miller
National Underground Railroad Network to Freedom
National Program Manager
National Park Service
601 Riverfront Drive
Omaha, Nebraska 68102

402-661-1588
402-661-1982 fax

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"Do not complain that there are thorns on roses. Be thankful there are roses on thorns." Henry Ward Beecher

----- Forwarded by Diane Miller/Omaha/NPS on 12/13/2010 03:16 PM -----



Greg Allen
<gla@sdgarch.com>
12/13/2010 10:43 AM

To <diane_miller@nps.gov>
cc
Subject Ritchie House national register nomination

Diane:

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Greg Allen, AIA

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3120 SE Humboldt
Topeka, KS 66605
December 13, 2010

National Park Service
National Register of Historic Places, 8th Flr.
Attn: Linda McClelland
Midwest Region Liaison
1201 Eye Street, NW (#2280)
Washington, DC 20005

A recent Topeka Capital-Journal article announced that "Three Topeka sites are being evaluated for placement on the National Register of Historic Places and one of them is "The John and Mary Ritchie House, 1116 SE Madison," which is very puzzling, as that house has been identified for years as the Hale Ritchie house.

The reason I am writing is my concern that the correct address be recognized as the John Ritchie residence, which was at "Eleventh and Quincy," as noted on the Shawnee County Historical Society bulletin of September 1951 enclosed. It notes that "The cover illustration shows one of the old Topeka houses of a pattern which some old timers refer to as a 'John Ritchie house.' A number of them are sprinkled over the older parts of town, including what was the Ritchie Addition south of Tenth and east of Kansas Avenue, and it is likely that Ritchie was responsible for erecting many of them. His own residence at Eleventh and Quincy where the water tower now stands was another like this before being remodeled." The house was demolished to allow a water tower to be built. Its demolition was covered in a local newspaper article.

Also enclosed is an affidavit that states "John Ritchie and John Ritchey, in this abstract, same person. John Ritchie took possession of northeast quarter of section 6, township 12, range 16, A.D. 1858, and lived on same, and claimed same as his homestead till his death; all that time held possession of all said quarter except certain parcels which he conveyed. Said John Ritchie died Aug. 31, 1887, living on said quarter, in possession of all of it, except parcels by him theretofore conveyed, leaving as his only heirs-at-law Hannah Ritchie, his widow; Hale Ritchie, his son, and John Ritchie, Jr., his son. See Probate Records, Shawnee county, Kansas, Journal 20, page 126. Letters and Bonds Record 9, page 533. Affidavit recorded Register's Office, volume...., page...."

A newspaper article from "Downtown! Strolling Down the Avenue" of 2002, states that "Neighbors fought against what they considered to be an unsightly steel water tower in their backyard. The selected location for the lot also required the destruction of the large stone home built by John Ritchie, one of the city's early fathers."

A September 29, 2006 Capital-Journal article by Peggy Mooney includes the comment "Currently, the Society is working on several projects. But its number one priority is the preservation of the Hale Ritchie House at 1116 SE Madison," and includes a picture of the house with the caption: "The historic Hale Ritchie House, 1116 SE Madison, is owned by the Shawnee County Historical Society and is just one of Topeka's many tourism sites. The house is listed on the State Register for Historic Places."

The 1116 SE Madison structure was originally a lime works office which was, also, used at times by various people as temporary living quarters. The Hale Ritchie Limeworks was listed in directories as 1101-1135 Madison.

There is much more documentation available about the Ritchie properties.

I have no interest in this matter other than a desire for accuracy in the recognition of local historic sites, as this could prove to be an embarrassment and challenge to the credibility of the National Register of Historic Places and to the reputation of Topeka and Kansas.



Betty Phillips

Enclosures: 7

THE SHAWNEE COUNTY HISTORICAL SOCIETY

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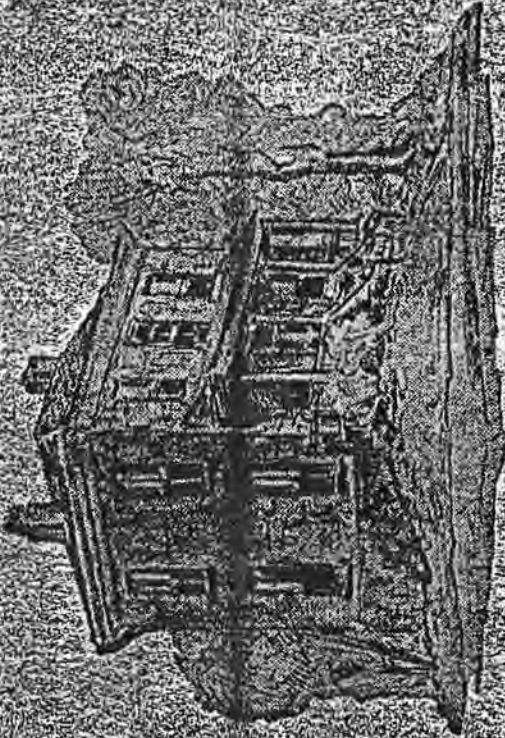
The cover illustration shows one of the old Iopaka houses of a pattern which some old timers refer to as a "John Ritchie house." A number of them are sprinkled over the older parts of town, including what was the Ritchie Addition south of Tenth and east of Kansas Avenue and it is likely that Ritchie was responsible for erecting many of them. His own residence at Eleventh and Quincy where the writer tower now stands was another like this before being remodeled. So was the original home of Col. Huntoon at 221 Huntoon Street, built in the late 1850's but long since remodeled.

This house which Holman sketched only because he recognized it as typical of Topeka's early days, was built about 1870 by an uncle of Robert Stone. From 1881 when Ingred's was founded, until its permanent home was opened at Huntoon and Myer, it was occupied by the Institution.

BULLETIN

of

The Shawnee County Historical Society



NO. 51 HUNTOON STREET

Sketch by "Bud" Holman

NUMBER FOURTEEN

SEPTEMBER, 1961

Published by

THE SHAWNEE COUNTY HISTORICAL SOCIETY
TOPEKA, KANSAS

3
Infants, by J. R. MURVANE, next friend, and Mary A. Prescott, FIDRS,
v.
John Ritchie, Deft.
No. 5919.
No. 14.

Dist. Court, Shawnee Co.,
Kas., in Ejec. to recover
poss. of land, as follows—

beg. on line with E. side Kas. Av. 1210 ft. s'yly N. E. cor. 10th Av. E. and Kas. Av.: s'yly on sd. line 600 ft.: e'yly at right angles 150 ft.: n'yly parallel
to sd. line 600 ft.: w'yly 150 ft. to beg. (Lots 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452,
454 and 456, inclusive.)

May —, '88. Answer filed.
May 22, 1888. Judge's for defts.: and that Tax Deed No. 103 of this abstract ~~was~~ void; and lien for the lawful
part of taxes declared on said tract. Journal W. page 347.
June 22, 1888. Lien discharged in full. App. Deck. N, page 203.

AFIDAVIT. John Ritchie and John Ritchey, in this abstract, same person. John Ritchie took pos-
session of northeast quarter of section 6, township 12, range 16, A. D. 1858, and lived on same. *
and claimed same as his homestead till his death; all that time held possession of all said quar-
ter except certain parcels which he conveyed. Said John Ritchie died Aug. 31, 1867, living on
said quarter, in possession of all of it, except parcels by him theretofore conveyed, leaving as
his only heirs-at-law Hannah Ritchie, his widow; Hale Ritchie, his son, and John Ritchie, Jr.,
his son. See Probate Records, Shawnee county, Kansas, Journal 20, page 120. Letters and
Bonds Record 9, page 553. Affidavit recorded Register's Office, volume, page

No. 157.

Original abstract
Ritchie addition

COPY

1 of 3

ABSTRACT OF TITLE

TO

In the City of Topeka, Shawnee County, Kansas, being a part of Northeast Quarter Section 6, Township 12, Range 16.

UNITED STATES
No. 1. TO
JOHN RITCHIE.

ENTRY. Dated June 10, 1858. Conveys the northeast quarter of the northeast quarter of section 6, township 12, range 16 38.61 acres. Cash. Certificate No. 1065.

*1116 madison Fitchel
General works
parcel.*

UNITED STATES
No. 2. TO
JOHN RITCHIE.

ENTRY. Dated June 10, 1858. Conveys the south half of the northeast quarter, and the northwest quarter of the northeast quarter, of section 6, township 12, range 16 110.02 acres. Military bounty land warrant No. 13,404.

*11 ch Quincy (water tower)
homestead parcel.*

UNITED STATES
No. 3. TO
JOHN RITCHIE.

PATENT. Dated Oct. 10, 1850. Filed for record Aug. 11, 1899; recorded in volume 140, page 388. Conveys the northeast quarter, of section 6, township 12, range 16 38.61 acres. Recorded in General Land Office, U. S., volume 2, page 34. Preemption 1841. Certificate 1065.

UNITED STATES
No. 4. TO
JOHN RITCHIE.

PATENT. Dated June 1, 1850. Filed for record Aug. 11, 1899; recorded in volume 157, page 413. Conveys the south half of the northeast quarter, and northwest quarter of the northeast quarter, of section 6, township 12, range 16 110.02 acres. Act March 3, 1853, Warrant 12,404. Recorded in General Land Office, U. S., volume 406, p. 350.

DID YOU KNOW?

Poor timing turned a water tower project into one of Topeka's most recognized landmarks.

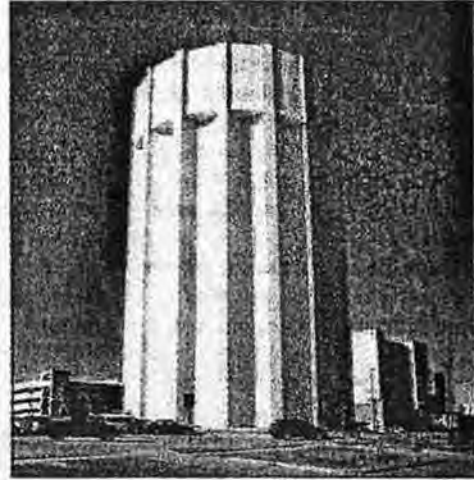
The 140-foot-tall concrete structure at 11th and Quincy in downtown Topeka is a million-gallon water tower. The original 1941 plans for a new Topeka water tower called for a steel structure that would have looked a lot more like other water towers of its time — a 40-foot-high steel tank sitting on 100-foot-high stilts.

Neighbors fought against what they considered to be an unsightly steel water tower in their backyard. The selected location for the lot also required the destruction of the large stone home built by John Ritchie, one of the city's early fathers. There also was a controversy over the \$13,500 price tag for the lot, but the water department said the spot was close to pre-existing water mains that would save money on the total project.

Despite protests, the contract was signed in the summer of 1941, when war-time restrictions for construction projects first became apparent. The only colors available for paint were green and white, instead of aluminum. Contractors were waiting for the steel to arrive for the start of construction when the Japanese attacked Pearl Harbor on Dec. 7, 1941. America was in a war and there would be no steel for Topeka's water tank. Engineers and architects quickly reworked the design to provide for the unique concrete construction.

The start of the war brought on another problem for the tower — a shortage of labor. In order to complete the project, round-the-clock, 40-men shifts were needed to pour the concrete. More than 500 newspaper employees, Washburn University students, Morrell employees, city employees, firemen, Santa Fe shop workers and employees for the Kansas Power and Light company helped fill the shifts and get the job done.

The giant fluted column is no longer used as a water tower. The valves were turned off in 1994, and it was removed from the water system in 2000. Several proposed business redevelopment efforts for the area surrounding the tower have failed. But the tower still stands.



THAD ALLTON/THE CAPITAL JOURNAL

The 140-foot-tall concrete structure at 11th and Quincy in downtown Topeka is a million-gallon water tower. The original 1941 plans called for a steel structure that would look like other water towers of its time — a tall steel tank sitting on stilts.

Source: "Downtown! Strolling Down the Avenue" (2002)

Shawnee County Historical Society promotes tourism

BY MOONEY

Wisman loves history. It shows when you're being a member of the Shawnee County Historical Society and all the projects currently working on.

Wisman, a member and trustee of the Shawnee County Historical Society, says that the society was formed in 1946.

Wisman said that the organization's mission is to recognize the need to preserve all the legends of the county's early and more recent times.

According to Wisman, in December of 1946 the Society published its first Bulletin. At that time, 80 more Bulletins have been published on the history, culture and heritage of Shawnee County.

The Bulletin is considered the hallmark of the society," he said.

Today, the Bulletin has a lot to do with the society's becoming a member of the board of trustees.

Wisman said he didn't receive my copy of the Bulletin (years ago) and called about it," he said, in. "That's when they asked me to

serve on the board."

Wisman said that in January of 2003, the Society merged with Historic Topeka.

"Our focus is on both preserving Shawnee County's history and actively protecting the county's historic architecture," he said.

Currently, the Society is working on several projects. But its number one priority is the preservation of the Hale Ritchie House at 1116 SE Madison.

Wisman said that in 1993 the old Ritchie House was to be torn down. At that time, the old historic house was owned by two attorneys.

"However, Rev. Richard Taylor, a retired Methodist minister and history buff who knew and appreciated the significance of the historic property, stepped in," he said. "Then the Shawnee County Historical Society acquired it and it's now on the state register of historic property and is considered to be a landmark."

The Hale Ritchie House has quite a history.

It was once a stop on the Underground Railroad – which smuggled slaves to freedom before the Civil War. And, Susan B. Anthony, a leader of the fight for women's

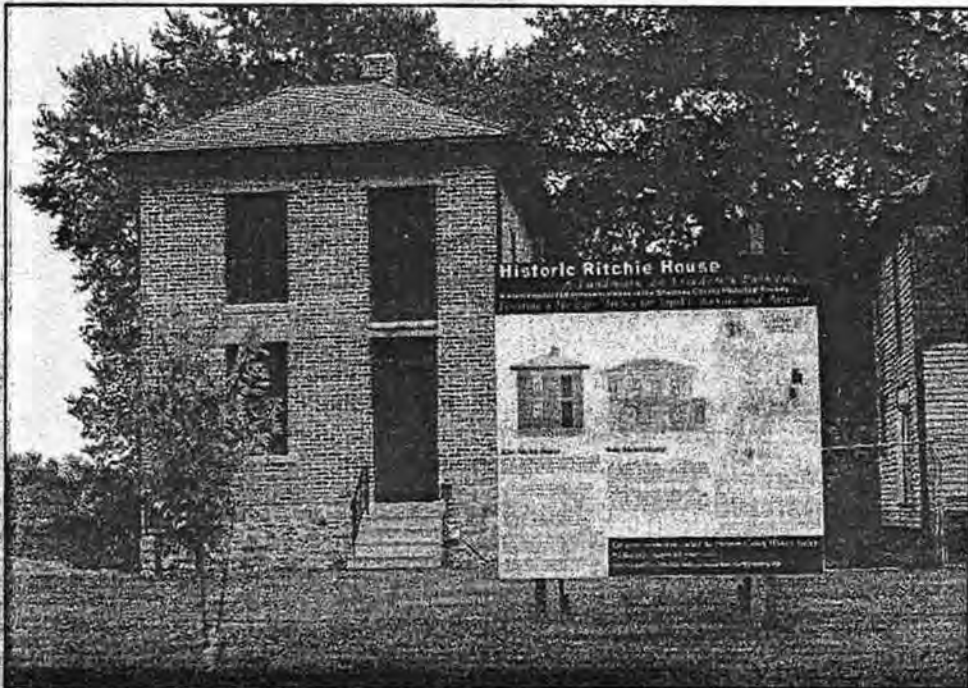


Photo by Peggy Mooney

The historic Hale Ritchie House, 1116 SE Madison, is owned by the Shawnee County Historical Society and is just one of Topeka's many tourism sites. The house is listed on the State Register for Historic Places.

fighting rights was a family friend of its first owner John Ritchie.

Ritchie and his family arrived in 1855 and were among the city's earliest residents. Ritchie was a slavery opponent and hid runaway slaves in a wooded area behind the house. And, abolitionist John Brown visited the home in 1859.

Ritchie later became a philanthropist and helped found Lincoln College, which later became Washburn University. He gave away

land to former slaves as well as establishing a cemetery for the poor.

Ritchie died in 1887.

Many people refer to the Ritchie House as a "jewel in the rough."

Besides the historic Ritchie House, the Shawnee County Historical Society is actively working on several other projects.

"We're very busy with the Freedom Fron-

Please see "Historical Society" on page 10

JACOB CHASE'S STORY

AMONG the nine men who, on December 5th, 1854, formed the Topeka Association, there were two named Chase, Enoch and Jacob B. They were no relation; in fact had become acquainted only a few days before, at Lawrence. Enoch Chase remained in Topeka and became one of its leading citizens.

What became of Jacob B. Chase is told in his own language in a letter published in the Saturday Evening Lance of June 12, 1886. To the editor's inquiry he replied from Newburyport, Massachusetts, as follows:

"In compliance with your request I send you an account of my emigration to Kansas. On the first of November, 1854, I returned from sea, and made up my mind to go west. It was on a Friday evening that I thought of Kansas, and the Monday following I started by the Lake-shore route, which carried me to St. Louis. From St. Louis to Kansas City I went by boat. At Lawrence I found some three hundred or more going to the territory, and a meeting was called, and as a result some old farmers were sent into the territory to choose a place for us to build and make a home. They were gone a number of days, and reported on their return that the country was unfit for anybody to live in.

"Not being satisfied with their report, I proposed to Enoch Chase, Milton C. Dickey and George Davis to buy a yoke of oxen, load a cart with provisions, and go on our own hook. They agreeing, we loaded our team with meal, bacon and syrup, and started on our tramp. We went to the Shunganunga creek and camped for the night. The next morning we started early and traveled until breakfast time. We were then on the banks of the Kansas river. While breakfast was being prepared, I looked around and thought it a beautiful country. I called the attention of the rest, and all thought it was just the place for us. The rolling prairie looked so much like the ocean in a calm.

"We went to work with our axes, cutting down the trees, and before night I think we had built a log house. The roof was also made of logs, and we used the long prairie grass and covered the grass with mud to make it tight. In a day or two we were joined by a number of our friends, G. K. Holliday and Gov. Robinson being among them. A few nights after, the house caught on fire. We had some kegs of powder in the house and we threw them over the bank of the river for safety. The next day we cleared the logs from silt and dirt and

JACOB CHASE'S STORY

49

fixed up so that by night we had quite a comfortable house again. We bought an ox of the Indians and slaughtered it.

"A few days later, still more friends coming, we formed an association, and I was chosen one of the trustees. We drew the lines of our city and then drew lots for claims. I had the first choice, and selected a claim on the southern border of the city lines, on which I built my house. My claim bordered on the Shunganunga creek, and I had a small lot of timber such as burr oak, hackberry, black-walnut and cottonwood. I built a framed house, splitting my boarding from burr oak with a froe. This was the first framed house ever built in the city of Topeka, being erected in January, 1855. I then wrote home for my family. In the spring following I broke up and planted sixteen acres of corn. My family, which consisted of nine besides myself, arrived on the first of April. I had to rail-fence my cornfield to keep the roving cattle out, and even then it was hard work to keep my corn from being eaten. My father being an invalid, went back to Newburyport.

"That winter my wife and I split enough rails to fence our claim, with a thousand that I bought on the flats close by the river. I also bought one acre of woodland of an Indian named Bushwan. We used to split the rails and haul them to the claim. There was an old elm lying on the ground, and on this we piled the rails. In the spring we had rails enough to fence our entire 160 acres. Wanting to be like the New England farmer, I cleared up my land, piling the old corn-stalks in the windrows. My father, who had returned, set fire to the stalks, and the wind blowing right, sent the fire to the dry grass and to my pile of rails and consumed them all. I also found my rails at the river bottom all burned, which left me in a destitute situation and nowhere to procure another rail. Discouraged, I returned to Newburyport in April, 1857, and went back to my old occupation of following the sea. I am now a pilot on the Merrimac river. I should like once more to see Topeka."

The land which Jacob Chase unsuccessfully attempted to homestead became the property of Col. John Ritchie, being the quarter-section extending south from Tenth Street and east from Kansas Avenue. Ritchie appears to have acquired Chase's rights there early in 1856 as he was living on the land in April of that year. An entry in the secretary's book of the Topeka Association records the transfer of Chase's interest to the Association on Dec. 11, 1855.



Greg Allen
<gla@sdgarch.com>
01/06/2011 03:59 PM

To <smartin@kshs.org>, <Linda_McClelland@nps.gov>
cc <jchinn@kshs.org>, <pzollner@kshs.org>,
<Carol_Shull@nps.gov>, <Edson_Beall@nps.gov>
bcc
Subject John & Mary Ritchie NRHP application review comments

Sarah and Linda:

Please find the attached letter commenting on the application for NRHP listing of the John & Mary Ritchie House in Topeka, KS. You should have received a few supplementary documents this morning from Tim Paris that speak to some of the issues. Unfortunately there are many more that have not been organized and formatted for copy transmission yet. The letter attempts to succinctly illustrate some of the concerns with the substantiation of the fundamental facts regarding the nominated property. As I'm sure you know, making sense of a large collection of historic documents in order to crystallize a thorough and accurate account can take a lot of time and is subject to interpretation. We offer to help in any way you deem appropriate to facilitate further review.

Greg Allen, AIA

Schwerdt Design Group, Inc.

2231 SW Wanamaker Rd. Ste. 303

Topeka, Kansas - 66614-4275

P: (785) 273-7540

F: (785) 273-7579

E: gla@sdgarch.com

W: www.sdgarch.com

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Ritchie nomination review request.pdf

*Richie House
Shannon Co, KS
rec'd 1/6/11
E: mail*

To: Linda McClelland Linda_McClelland@nps.gov
Sarah Martin smartin@kshs.org

Cc: Carol Shull Carol_Shull@nps.gov
Edson Beall Edson_Beall@nps.gov
Jennie Chinn jchinn@kshs.org
Patrick Zollner pzollner@kshs.org

From: Topeka Landmarks Commission members Rowena Horr, Gregory Allen, and Leon Graves

Re: Comments on the NRHP application, John and Mary Jane Ritchie House

On October 14, 2010 the Topeka Landmarks Commission reviewed a National Register of Historic Places (NRHP) application for a property located at 1116 SE Madison Street in Topeka, Kansas. During this review, a commission member with expertise in local historical research introduced significant additional documents. These appeared to substantially challenge whether the nominated property was built in the years identified in the application and was ever occupied by John & Mary Ritchie.

At that time the Commission resolved that copies of the documents be forwarded to the Kansas Historic Sites Board of Review for its consideration, with a statement reflecting the concern of some Commission members regarding the application's substantiation of basic facts. In fact, the State Board did not receive the Commission's additional documents; state and federal reviewers, as well as SHPO staff, were thus deprived of significant information that was to be entered for the record.

We believe that NRHP property nominees benefit from thorough analysis of significant documents. We also believe that the Kansas Historic Preservation Office included the local preservation commission in the review process for a reason, namely, to help bring forward an intimate knowledge of local people, places, and events.

The subject application seems to draw conclusions based on a body of information that we believe is unnecessarily limited. The conclusion, in summary, seems to be as follows:

- John & Mary Ritchie lived in a crude one-room cabin on the Ritchie land claim shortly after arriving in Topeka in 1855.
- They built a larger two-story house at 1116 Madison and lived there from around 1856 to 1868. This house being the nominated structure, their "homestead" house, the place where Deputy Sheriff Arms was shot by John Ritchie, and where fugitive slaves were concealed.
- In 1868 the Ritchies moved into their third home at Eleventh & Quincy Streets and lived there the remainder of their lives. That house was demolished in 1942 to make way for a new water tower.

Considering the same information referenced in the subject application, while also considering primary documents not referenced, a different set of conclusions seems worthy of review. This compares with longstanding knowledge of the Ritchie property. This may be summarized:

- John & Mary Ritchie lived in a crude one-room cabin on the Ritchie land claim shortly after arriving in Topeka in 1855.
- In about 1858, on their homestead land claim, they built a two-room, single-story stone cabin, with summer kitchen appendage on the south side. This being their homestead house, the place where Deputy Sheriff Arms was shot by John Ritchie, and where fugitive slaves were concealed.
- This house was expanded and improved over the next ten years or so. The Ritchies lived in this house the remainder of their lives. This house was demolished in 1942 to make way for a new water tower.
- Sometime after 1866, when John Ritchie received clear title to the tract of land upon which 1116 Madison stands, a structure used in the operation of a lime kiln business was erected, which records indicate is today's 1116 Madison. This was used as offices and for bunking of workmen.

We comment that significant historical documents and physical conditions in evidence of the date of construction of the property at 1116 SE Madison are not referenced in the application. Among many items we believe should be further considered under NRHP criteria are:

1. **Application assertion:** "The building served as the Ritchie's primary residence from approximately summer 1856 to 1868..."

Contradictory evidence not presented in application: Topeka settler Susannah Weymouth stated that John Ritchie initially lived at 5th and Quincy, in town; Sister-in-law Elizabeth Ritchie stated that John and Mary lived on the homestead property (outside the town) initially in a sod house at 12th and Monroe; A local news article on progress in demolition of the 11th and Quincy house states "Razing of the building shows that partitions between the rooms in the original square portion of the house was all solid stone. Some of the original wood was cottonwood but most of it was oak."

Narrative Description from the Kansas Register application in 1998 states "Research that places the interior materiality of the house to a date of approximately 1868 is bolstered by structural evidence that suggests the house existed in substantial form for "an indeterminate period prior to this date." This contradiction in material conditions is not explained in the current application, which proposes the date of 1856-58.

The finding of Evens and Howard bricks in the west elevation seems to preclude the possibility of an 1856 construction date, given that the firm did not begin operation until 1857.

2. **Application assertion:** "Bodwell's sketch depicts a door in the west (front) room and one on the south side of the east room leading to a shed or room addition as well as an exterior door leading out of the shed."

Contradictory evidence not presented in application: There is no such south door at 1116 Madison. There is no such "shed or room addition." Archaeology research finds no physical evidence of this substantial part of the 1116 property. However, the sketch is consistent with what is known about the property known to have been built and occupied by John and Mary Ritchie at 11th and Quincy Street. The present south door that is claimed to be from the period could not have exited directly into a room on the south, as is shown in the Bodwell sketch. The present south door is several feet above the

ground, now at the landing of the interior stair-----which the application says is not an original stair. In addition, a stair in this location is said to be typical of the house type. This matter should be reviewed.

3. **Application assertion:** "The John & Mary Ritchie House was their second Topeka residence and was built on a rise just west of the Shunganunga Creek on the east portion of John Ritchie's 120 acre preemption (NW ¼ and the South half of the NE 1/4 of Section 6, Township 12, Range 16)."

A contradiction: The location of the property named in the application, 1116 SE Madison appears to be outside of the bounds of the 120 acre land patent. 1116 Madison appears to be on the separate 40 acre tract of land purchased by John Ritchie with a "cash certificate," #1065 on the Abstract of Title. It is questionable whether this separate 40 acre tract would have been selected for the location of his Homestead house and improvements, when the larger 120 acre tract is what Ritchie claimed as his Homestead property. This matter, and that the 40 acre tract was used as a lime kiln operation, is worthy of further review.

In an affidavit included in the title abstract, sons John, Jr. and Hale attest that John Ritchie took possession of the land in 1858, "...and lived on same, and claimed same as his homestead till his death; ..."

4. **The application does not clarify** when the property was built and numerous contradictions about the record of construction are not resolved. Occupancy is also not resolved, but left as conjectural. Whether the property exists in the physical form today that compares with the historical record is not discussed, such as, when was the room into which it is claimed that Ritchie exited after killing Sherriff Arms removed, if it existed there at all.
5. **There is no mention of when the second story came into existence;** the record shows that the Ritchie House as claimed in the application was a three, not six-room dwelling.
6. **There are numerous discrepancies of construction detail and materials in the current application.** These should be resolved and photographed.

The application narratives do not clarify when the property was built, and possesses numerous contradictions about the record of construction, occupancy, and whether the property exists in the physical form today that compares with the historical record.

We hope that the NRHP national office will encourage the applicant to review significant historical documents not cited in the application. We respectfully request to participate in any continuing review.

Respectfully,

Rowena Horr, Gregory Allen, and Leon Graves



Sarah Martin
<smartin@kshs.org>
01/06/2011 10:54 AM

To Linda_McClelland@nps.gov
cc Tim Paris <tparis@Topeka.org>, Christy Davis
<cdavis@davispreservation.com>, Gregg Allen
<gla@sdgarch.com>, Leon Graves
bcc

Subject Re: John Ritchie House

Good Morning Linda -

I received the attached documents this morning from Tim Paris. He asked that I forward them to you.

Sarah Martin
Sarah J. Martin
National Register Coordinator
Cultural Resources Division
Kansas State Historical Society
6425 SW 6th Ave
Topeka, KS 66615-1099
smartin@kshs.org
785-272-8681 ext. 216
785-272-8682 FAX

On 1/6/2011 8:59 AM, Tim Paris wrote:

Attached are the minutes of the October, 2010 Landmarks Commission meeting, and the State Register nomination for the John Ritchie House, located at 1116 SE Madison Street, in the City of Topeka, Kansas. Additional documentation reflecting particular concerns of some of the Landmarks Commission members will be forthcoming.

Timothy Paris
Preservation Planner



City of Topeka Planning Department 20110106094043215.pdf 20110106093504795.pdf



"Tim Paris"
<tparis@Topeka.org>
01/06/2011 09:59 AM

To "Sarah Martin" <smartin@kshs.org>,
<Linda_McClelland@nps.gov>, "Christy Davis"
<cdavis@davispreservation.com>, "Gregg Allen"
cc
bcc
Subject John Ritchie House

Attached are the minutes of the October, 2010 Landmarks Commission meeting, and the State Register nomination for the John Ritchie House, located at 1116 SE Madison Street, in the City of Topeka, Kansas. Additional documentation reflecting particular concerns of some of the Landmarks Commission members will be forthcoming.

Timothy Paris
Preservation Planner



City of Topeka Planning Department Ritchie House nomination.pdf 10-14-10.doc

MINUTES OF THE TOPEKA LANDMARKS COMMISSION
THURSDAY, October 14, 2010
620 SE MADISON STREET - HOLLIDAY CONFERENCE ROOM

I. Roll Call:

- **Members Present:**, Chair-Christy Davis, Vice-Chair-Greg Allen, Stacey Zwettler-Keller, Leon Graves, Sandra Lassiter, Robert Banks, and Rowena Horr (7)
- **Members Absent:**, Pete Gierer, Lonnie Martin (2)
- **Staff Present:** Tim Paris , Planner II

II. Approval of September 9, 2010 Minutes.

Robert Bank moved approval, seconded by Sandra Lassiter.

Approval (7-0-0)

New Business

- A. CLGR10/28 - by Certified Transmission, proposing the erection of a pole sign in association with an automobile service center located at 2081 S. Kansas Avenue, and within the 500' historical environs of the Luttjohann House.**

Ms. Davis opened the discussion of the item, describing it's proximity to the Luttjohann House, and by informing the Commission that the sign had already been erected due to a permitting error by the Topeka Planning Department. Chris Foster spoke as the General Manager of the Certified Transmission service center, noting that he had been unaware of the processing error, and that the location, size, and height of the sign were in the process of being amended into the Conditional Use Permit governing the use of the property. Jenny Pritchard, owner of the Luttjohann House, spoke and indicated that she was not concerned or offended by the pole sign in any way, and had a greater concern with the absence of a fence along the north property line to preclude the vision of the dumpster. After a brief discussion, Ms. Davis offered that the sign would not further encroach upon, damage, or destroy the environs of the Luttjohann House to any degree greater than the service center, itself. Leon Graves made a motion that the pole sign would not encroach upon, damage or destroy the historical environs of the Luttjohann House. The motion was seconded by Greg Allen.

Approved (7-0-0)

- B. CLGR10-22 – by Friends of the Free State Capitol –** Christy Davis opened the discussion by stating that the proposed demolition of an addition onto Constitution Hall would be reviewed under both local and State law. She also noted that the applicant had stated the intention to utilize the Secretary of the Interior's Standards for Restoration, thus establishing the criteria for the local review. She then noted that a precise date was not offered to the Commission for the construction of the addition. Greg Allen offered that the addition, by all appearances, was from a decade or two later than the period of significance for this listed property. Mr. Allen also said that the presence of the addition detracts from the restoration potential of the structure. Mr. Allen further offered that the building should become free-standing, as it was created, in order to achieve its fullest potential as Constitutional Hall. Doug Wallace spoke on behalf of the Free State Capitol, saying that he was only speaking to the period significance of the structure, and not the architecture. Greg Simms spoke as

the project architect, and noted that he was only the architect hired to recreate the west wall of the structure, and not anything else. Mr. Simms said that he crafted an elevation drawing of the west wall that was most likely how it originally appeared. Christy Davis reiterated the requisites necessary for use of the Standard of Restoration, noting actual documentation of appearances and construction methods and materials were required. Chris Meinhardt said that there were no records available of the actual appearance of Constitution Hall, but the addition was clearly not from the period of significance of the structure. Mr. Meinhardt also stated that the interior was much more important to their plans than the exterior. Mr. Meinhardt distributed a Beers survey map from 1861, showing the location of Constitution Hall, and noted that the addition had not been constructed at that time. Mr. Meinhardt admitted that there was no way to determine the exact date of construction of the addition, but there were a number of aspects regarding Constitution Hall that could not be documented. Stacey Keller offered that given the lack of specifics regarding Constitution Hall, perhaps the Standard for Restoration was not the appropriate standard to employ. Greg Allen offered a motion that the removal of the addition would not encroach upon, damage, or destroy the principal structure. Leon Graves seconded the motion. The motion was passed by a 4-3-0 vote. Mr. Graves offered a motion to approve the Certificate of Approval. The motion was seconded by Mr. Allen. The motion was approved by a 4-3-0 vote.

C. Review of National Register Nominations –

- 1. John and Mary Ritchie House, 1116 SE Madison Street** – Greg Allen began the discussion by questioning the understanding of the date of construction of the Ritchie House, and the accuracy of the understanding that the home at this address was, in fact, the John and Mary Ritchie House. Rowena Horr also reported that she had evidence that strongly suggested that this home was not, in fact, the correct address. Christy Davis made a motion to recommend approval of the addition of this property to the National Register of Historic Places, with the inclusion of some Commissioner's doubts as to the accuracy of the property being the correct home. Stacey Keller seconded the motion. The motion was passed, 7-0-0.
- 2. Hughe's Conoco Service Station, 400 SE Taylor Street** – Christy Davis opened discussion by suggesting the possibility that this nomination was the result of the State's recent emphasis on roadside architecture. She also noted that the nomination was abnormally short of documentation on the historical and architectural significance of the structure. Sandra Lassiter moved approval of the recommendation for nomination. The motion was seconded by Greg Allen. The motion passed, 7-0-0.
- 3. North Topeka Baptist Church, 123 NW Gordon Street** – Robert Banks moved approval of the recommendation. This motion was seconded by Leon Graves. The motion was passed, 7-0-0.

D. Discussion of Historic Preservation Plan – Christy Davis mentioned that she had received and completed the Heartland Visioning Partnership form from William Bateta. Robert Banks moved that the Commission approve the Heartland Visioning Partner application form. Leon Graves seconded the motion. The motion was approved, 7-0-0.

E. Adjournment @ 7:50 p.m.

MINUTES OF THE TOPEKA LANDMARKS COMMISSION
THURSDAY, October 14, 2010
620 SE MADISON STREET - HOLLIDAY CONFERENCE ROOM

I. Roll Call:

- **Members Present:**, Chair-Christy Davis, Vice-Chair-Greg Allen, Stacey Zwettler-Keller, Leon Graves, Sandra Lassiter, Robert Banks, and Rowena Horr (7)
- **Members Absent:**, Pete Gierer, Lonnie Martin (2)
- **Staff Present:** Tim Paris , Planner II

II. Approval of September 9, 2010 Minutes.

Robert Bank moved approval, seconded by Sandra Lassiter.
Approval (7-0-0)

New Business

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Ms. Davis opened the discussion of the item, describing it's proximity to the Lutjohann House, and by informing the Commission that the sign had already been erected due to a permitting error by the Topeka Planning Department. Chris Foster spoke as the General Manager of the Certified Transmission service center, noting that he had been unaware of the processing error, and that the location, size, and height of the sign were in the process of being amended into the Conditional Use Permit governing the use of the property. Jenny Pritchard, owner of the Lutjohann House, spoke and indicated that she was not concerned or offended by the pole sign in any way, and had a greater concern with the absence of a fence along the north property line to preclude the vision of the dumpster. After a brief discussion, Ms. Davis offered that the sign would not further encroach upon, damage, or destroy the environs of the Lutjohann House to any degree greater than the service center, itself. Leon Graves made a motion that the pole sign would not encroach upon, damage or destroy the historical environs of the Lutjohann House. The motion was seconded by Greg Allen.

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the project architect, and noted that he was only the architect hired to recreate the west wall of the structure, and not anything else. Mr. Simms said that he crafted an elevation drawing of the west wall that was most likely how it originally appeared. Christy Davis reiterated the requisites necessary for use of the Standard of Restoration, noting actual documentation of appearances and construction methods and materials were required. Chris Meinhardt said that there were no records available of the actual appearance of Constitution Hall, but the addition was clearly not from the period of significance of the structure. Mr. Meinhardt also stated that the interior was much more important to their plans than the exterior. Mr. Meinhardt distributed a Beers survey map from 1861, showing the location of Constitution Hall, and noted that the addition had not been constructed at that time. Mr. Meinhardt admitted that there was no way to determine the exact date of construction of the addition, but there were a number of aspects regarding Constitution Hall that could not be documented. Stacey Keller offered that given the lack of specifics regarding Constitution Hall, perhaps the Standard for Restoration was not the appropriate standard to employ. Greg Allen offered a motion that the removal of the addition would not encroach upon, damage, or destroy the principal structure. Leon Graves seconded the motion. The motion was passed by a 4-3-0 vote. Mr. Graves offered a motion to approve the Certificate of Approval. The motion was seconded by Mr. Allen. The motion was approved by a 4-3-0 vote.

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E. Adjournment @ 7:50 p.m.



CERTIFICATION OF STATE REGISTER LISTING

KANSAS

STATE

HISTORICAL

SOCIETY

The Register of Historic Kansas Places includes all Kansas properties nominated to the National Register as well as lower threshold properties which are listed on the state register only.

Property Name: RITCHIE HOUSE

Address: 1116 S.E. Madison, Topeka, Kansas, Lots 374 & 376, Ritchie Add't

County: Shawnee

Owner: Shawnee County Historical Society

Address: P. O. Box 2201, Topeka, Kansas 66601

National Register eligible _____

State Register eligible XXX


This property was approved by the Kansas Historic Sites Board of Review for the Register of Historic Kansas Places on August 29, 1998.

I hereby certify that this property is listed on the Register of Historic Kansas Places.

◆
6425 S.W. 6th Avenue
Topeka, Kansas
66615-1099
PHONE# (913) 272-8681
FAX# (913) 272-8682
TTY# (913) 272-8683
◆

KANSAS HISTORY CENTER

Administration
Center for Historical Research
Cultural Resources
Education / Outreach
Historic Sites
Kansas Museum of History
Library & Archives


State Historic Preservation Officer Date 8-31-98

09/95

HISTORIC SITES

Adair Cabin
Constitution Hall
Cottonwood Ranch
First Territorial Capitol
Fort Hays
Goodnow House
Grinter Place
Hollenberg Station
Kaw Mission

The Ritchie House, 1116 Madison: section seven

Architectural Information

A. General Statement:

1. **Architectural Character:** The Ritchie House is an example of the vernacular house type known as a double-cell plan. The double-cell plan is an open plan meaning that it is designed "with direct access from the outside into the heated living areas of the dwelling."¹ This plan is related to the more commonly known plan called a hall-parlor house which has two rooms placed side by side with a common partition wall and a side entrance. Hall-parlor houses "were built from the early colonial period through the early 1900s."² The double-cell plan is found in smaller numbers than the hall-parlor and is differentiated from it because the two interior rooms are placed one behind the other rather than side by side, this distinction is made evident by an end entrance rather than a side entrance. Late nineteenth century examples of the double-cell are characterized "typically possessing a simple stove flue running common partition. The principal stair could be placed against the common partition dividing the front and rear rooms."³ A parallel between the diffusion of the house type and the correspondent route of the Ritchie

¹ Gabrielle M. Lanier and Bernard L. Herman, Everyday Architecture of the Mid-Atlantic: Looking at Buildings and Landscapes (Baltimore: The Johns Hopkins University Press, 1997), p.12.

² Lanier, p.16.

³ Lanier, p.19,20.

family in America is just one more of the provocative coincidences that have occurred during the architectural analysis.

The obvious identification of the house plan type is however clouded by elements of the exterior finish. The typical early double-cell carried a simple gable roof system, however the Ritchie House carries a roof line of a more sophisticated style of house, known as Italianate or Italian Villa.⁴ This roof type is a hip with deck or truncated hip⁵ that can be described as being a hip roof where the hip rafters terminate in a flat deck rather than into the more typical ridge line. The roof also carries a decorative element of overhanging eaves that visually cap the exaggerated verticality of the front facade.

B. Description of Exterior:

1. Over-all dimensions: the over-all dimension of the core house, excluding the front porch and rear kitchen and bathroom additions, is approximately 30' by 18'.⁶

2. Foundations: Limestone on clay bed.⁷ The subterranean limestone base course juts out irregularly toward the exterior. On the outside of the north wall the archeological excavation located a builders trench.

⁴ Henry Russel Hitchcock, Architecture: Nineteenth and Twentieth Centuries (New York: Penguin Books, 1969), p.354.

⁵ James Shortridge, "Some Relationships Between External Housing Characteristics and House Types," Pioneer America, vol.13, no.2 (September, 1981), p.3.

⁶ Dan Rockhill's Ritchie House Cost Projections (January, 1996), Shawnee County Historical Society.

⁷ Pending Archeological Assessment, Kansas State Historical Society.

It is significant that one was located for," Dug for the purpose of seating the foundations, builders' trenches were wide enough to accommodate the footings of the building. Builders trenches remained open throughout construction; consequently building debris and other objects frequently collected or were dropped in them."⁸

3. Wall construction, finish and color: The structural system is made up of a slightly tapering native limestone walls, the taper goes from 18" at the base to 16" at the top. The exposed portions of the walls, in the basement, demonstrate random coursing with an exterior treatment, on what was once an eastern exterior entrance, corresponding to a rough ashlar stone cut. Most of the exterior has however been stuccoed with a light beige coloring, this layer has probably acted as a protective layer for the stone and mortar.

An exposed area of the side walls show that they were not as carefully placed as the old rear entrance facade. the jamb structural window lintels. In the earliest photo of the house, taken before the application of the stucco, there is evidence of large quoins at the corners of the structure.

The front facade was constructed with a decorative layer of brick veneer. Part of this layer has pulled away from the stone, possibly due to insufficient bonding, and is visible from beneath the stucco. This may have been due to the caving in of the hand tooled stone lintel above the front entrance of the house.

⁸ Lanier, p.63.

The mortar used in the construction of the walls, veneer and chimney, is of a type known as slaked lime, that combines lime and bank sand. Slaked lime is a powder that has water added to it so that it becomes a slurry. This type of mortar was displaced by hydrated lime or portland cement, and by the addition into the mix of sharp rather than rounded sand. This mortar is designed to be weaker than the stone. It will be crucial to save as much of this original mortar as possible and to replace it with a like substance, so that we do not introduce future structural problems that may result from an increase in hydrostatic pressure.

4. **Structural system, framing:** The main structural system is of limestone, however there is some sort of sub-structural system throughout the house that must have framing elements. This system relates to the emplacement of the hanging of the lathe boards that support the interior plastering. The west or front room of the house, on the first floor, is the only main structure portion that no longer carries a plaster finish, this room has been sheet rocked.

The previous information has been provided to explain some of the most crucial aspects of the nature of the house's design and materials. Photographs of the house in an historic and contemporary period will be provided as follows:

Fig 1. Ritchie house in background circa 1890.

Fig. 2. Ritchie house facade and south side.

Fig.3. Ritchie house rear view.

Fig. 4. House in foreground, neighborhood context.

Fig. 5. Map of Topeka highlighting Ritchie's Addition.

Fig. 6. Archeologists map of site, lot 374, 376.

An addendum of recent findings regarding the dating of the house will be attached.

Narrative Description encompassing sections 6 and 8
of the National Register of Historic Places
Registration Form

This nomination is for 1116 Madison, Topeka, Kansas. The building known as the Ritchie House is a small two story vernacular house. The house is related to the pioneering activities of Col. John Ritchie. The house is offered as a surviving symbolic example of Ritchie's political, economic and social activities that continued until his death in 1887. The house is surviving structure related to Ritchie, still to be found within the boundaries of the district he founded, Ritchie's Addition to the city of Topeka.

It will demonstrate the connection of the remaining building to the years of John Ritchie's community building. Research that places the interior materiality of the house to a date of approximately 1868 is bolstered by structural evidence that suggests the house existed in substantial form for an indeterminate period prior to this date. The significant contributions of John Ritchie for the period of the late 1850s and early 1860s will be included because they elucidate his political and economic commitments that influence the direction of his later life.

Certain categories are provided as examples that establish the activities of historical individuals that are generally considered important in terms of local significance. The categories that apply to the individual in question, John Ritchie, are: 1. town founder; 2. entrepreneur who developed a

local business into the one of the community's main economic bases; 3. a developer responsible for the establishment, growth and prosperity of an important subdivision or suburban neighborhood; 4. a philanthropist responsible for major buildings, parks and institutions in the community; 5. a reformer whose leadership was a major factor in bringing about important political, social and economic changes. This essay will demonstrate that John Ritchie did achieve significant contributions to all five of the categories of community building previously mentioned.

A brief chronology of John Ritchie's biography will be laid out. Also to encompass the historical context of his times with some reference to his contemporaries in the various fields of endeavor to which his historical significance is here demonstrated.

John Ritchie was born in Uniontown, Muskingum County, Ohio July 17th, 1817. His family then moved to various places, basically corresponding to the route of the National Road, until they settled in Franklin, Johnson County, Indiana. It was there that Ritchie spent the majority of his formative years before bringing his family to Kansas in March of 1855. He brought with him his wife, Mary Jane Shelleday Ritchie, herself a pioneer of wide respect and renown in the early years of Topeka, and their young son, Hale.

Arriving shortly after the establishment of The Topeka Town Association, Ritchie was quickly accepted into the ranks of the town founders and was proposed for membership to the Association

on April 16th, 1855. Ritchie soon acquired from one Jacob Chase: Chase's one hundred and sixty acre claim and share in the Town Association for \$300. This land is designated as northeast quarter section 6, township 12, range 16, where Ritchie established his residence for the duration of his life. This claim's boundaries are roughly bounded by 10th Street on the north, Jackson Avenue on the west, 17th Street on the south, and the original channel of the Shunganunga Creek on the east. This claim, which came in time to be known as Ritchie's Addition to Topeka, is centered at the heart of John Ritchie's contribution to the city of Topeka.

Ritchie originally came to Kansas Territory with economic ambitions. However, the catalyst that lured him from his stable and established home in Indiana was a response to the popular sovereignty codices provided in Senator Steven Douglas' Kansas-Nebraska Act of 1854. Like many of his contemporaries: Cyrus K. Holiday, John Armstrong, Harvey D Rice, and Fry Giles, among others, he was strongly associated with the Free-State cause from the first. This included diverse activities in the troubles of 1856 that have come down to us as a period known to as "Bloody Kansas". In these activities Ritchie took an active leadership role, so much so that the pro-Democrat Topeka Tribune would accuse many of the most ardent abolitionists of the region as belonging to the "Ritchie Clique".

Politically, Ritchie dedicated personal energy and was a member of the Leavenworth Constitutional and Wyandotte Constitutional Conventions. He was also noted for activities

involving woman's suffrage, "Negro" suffrage, and temperance politics. His economic activities aside from farming included the opening of a limestone quarry on his homestead. This quarry was instrumental in much of the building of early Topeka by 1858. He also took needed action in building Topeka's first brick commercial block, known as the Ritchie Block, located at 6th Street and Kansas Avenue. This block housed the first legislature of Kansas.

As a town builder, however, his activities extended beyond merely speculative economic measures. In 1858, he participated with Farnsworth, Rice, Bodwell and others in the building of the First Congregational Church. In this action, he contributed time, materials and employee time in quarrying the stone for the walls and in the teams and teamsters who delivered the materials to the site. It was during this period that he envisioned a college for Topeka and went so far as to mortgage his own property to obtain the cash for the land that is now occupied by Washburn University.

He was also noted as an active participant with the Topeka station in the Underground Railroad. Participating in numerous actions that placed him and his family in danger with federal authorities. He is known to have aided along with Sheridan, Armstrong, and others in supplying materials, food and shelter for the fugitive party assisted by Captain John Brown out of bondage during Brown's final sojourn in the state. Andreas, in his History of Kansas, states that Ritchie and Brown shared the same bed on Brown's last night in the Territory. Furthermore,

Ritchie is recognized as leading a rescue posse from Topeka in response to John Brown's call for reinforcements during the famed Battle of the Spurs.

The following excerpts are from the reminiscences of H.D. Rice: "The year of 1858 was a very busy one. Work began in earnest in the middle of the Congregation Church walls. John Ritchie had men at work quarrying stone and teams hauling the same to the church site."

Further in this section, Rice begins a story about a fugitive bounty hunter named Isaac Edwards. "One Isaac Edwards, succeeding in capturing a fugitive working alone in a field near Burnett's mound, got him on his horse behind him and started for Tecumseh. John Ritchie, John Armstrong, James French, and others came to my place and we followed him, coming in sight of Edwards with his prisoner near Tecumseh Village. Edwards eluded us, crossing the river at Tecumseh and went north. His captive named Felix made his escape near Leavenworth and came back to Topeka and was escorted north to Holton with another fugitive, John by name, who had quarried stone for the church at Ritchie's."

This is but one of many stories of Ritchie's exploits on behalf of fugitives and struggles against the Fugitive Slave Law. It is important because it aides in establishing two things: one is Ritchie's work through his quarry of the establishment of an important community institution; secondly, and perhaps most importantly, it provides evidence of Ritchie's early employment in his quarry of an African American man who labored "illegally"

for Ritchie before he was aided along the path of the Underground Railroad.

Briefly, I also want to mention John Ritchie's record and contributions to the framing of what became the Kansas State Constitution at Wyandotte in 1859. When a proposal was introduced at the convention to establish a "black law" in Kansas, a code that would have excluded African American immigration to Kansas once admitted to statehood, it was Ritchie who called for the tabling of the motion. The tabling vote on this motion succeeded in demonstrating majority opinion against the proposal. Aside from Ritchie's notable appeal for Women's Suffrage at this date, he also figures into two other important votes and gestures. On a vote to exclude African-American children from the public schools in Kansas, Ritchie's name appears in the majority polled to vote no on the proposal. On a motion to strike out the word "white" from the clause on the qualification of electors, Ritchie was one of the three members who voted yea. This is just one of countless examples where Ritchie rose above prevailing moods and acted according to his conscience.

This political and moral commitment in establishing an historical legacy is demonstrated by the steps he took to open his claim to African-American settlement. This action in fostering African-American settlement in vicinity of Topeka was neither half hearted nor was its impact of inconsequential duration. The action taken created a settlement that has remained to the present day. It effectively created what the

scholar Fred Kniffin has termed the doctrine of first effective settlement, a pattern that lends itself to the shaping of all subsequent settlement patterns. The most famous and far reaching consequence of which was the fostering of an African-American enclave that engendered the establishment of the Monroe School. That school achieved world wide fame due to its connection with the celebrated Brown et. al. vs. Board case that acted as the catalyst for the 1954 Supreme Court decision that forever ended the doctrine of separate but equal facilities in American public schools. The story of the establishment of this settlement pattern, similar to the fading of John Ritchie's name, respective to other town builders of his time such as Cyrus K. Holliday, became obscured in the subsequent development of Topeka. Many scholars who trace the history of African-American immigration to Kansas consistently link the arisal of said immigration to the "exodus" of 1879. The development of Tennessee Town in west central Topeka and the attention it received through the patronage of Rev. Sheldon and the Central Congregational Church further acted to down play the importance of pre-exodus settlement. As has been alluded to John Ritchie's work with the Underground Railroad was only a precursor to the post civil war activity he fostered on behalf of African-American settlers of Kansas. Research into the 1868 Topeka City directory's residential listings demonstrates that Ritchie's addition had already become a haven of African American settlement, a decade before the 1879 "exodus".

The earliest use and occupancy of the house in question remains to be fully divulged through continued historical research. The rediscovery of the house was related to a strong tradition of family lore among the Ritchie descendants. The family passed down information that the "old stone house" had been the early home of their illustrious ancestor, Col. Ritchie. However a pattern of historical data emerges that the building was used to house skilled workers associated with the Ritchie quarry site and kilning ventures, for example in 1870 an African American plasterer named John Brown and an African American lime burner named William McNeil are both listed as residing on the east side of Madison Street between 11th and 12th Streets. Also listed specifically to the east side of Madison between 11th and 12th Streets is a European American stone cutter named Andrew Nelson. Another European American laborer named J.S. Ritchie is listed as boarding in the same location.

In 1872, two European-American stone masons, J.B. Hannum and James Kellmore, are listed as residing and boarding at said location respectively. In 1874 an African-American mason named John Ford is residing on the east side of Madison between 11th and 12th Streets along with one European-American mason named Joshua B. Hannum.

In 1878 Hale Ritchie, son of Col. John Ritchie took up residence at this location exclusive of any other listing and continued there until he finished his "modern" house next door at 1118 Madison built between 1882-1886.

The pattern that emerges specific to the house at 1116 Madison is one that opens up broad curiosity and provides an example of the many uses it was put to during the decade of the 1870s. The location there of both African-American and European-American workers, all of whom are related occupationally to stoneworking and related construction practices helps to poise the house as being an important vehicle as a quarry and kiln support house. The fact that it was a space, shared in a multi-cultural sense is illuminating in that it works towards dispelling certain 20th century American cultural myths that surround the subject of racial relations.

As to who would have built such a house and to the subject of who ultimately benefited from providing it points back to the man to whom the entire district owes its start, Col. John Ritchie, Quarryman and "Capitalist".

As the neighborhood grew around the site of the house and adjacent quarry and kiln the solitary importance of the site was obscured. The data accumulated further illuminates the multi-racial residential occupancy in the block in this early period of Topeka's development.

Indeed Ritchie was known as a man ahead of his time. Fry Giles in his Thirty Years in Topeka, simply states "Mr. Ritchie made no discrimination against colored men in selling his grounds, and quite a large proportion of the settlers in that district were of the colored race; a circumstance that militated against the sale of lots to white people, and the locality has remained comparatively unoccupied from that cause." Giles

published that statement in 1886 one year prior to Ritchie's death, and while it was obviously perceived to be an honest assessment the key word in the passage is the term "comparatively unoccupied". Research findings focused on the area demonstrate a pattern of multiracial residential trends. The fact is also demonstrated through occupational analysis and cursory census research that the area was one of largely working class economic origins. The preponderance of stone cutters, quarrymen and masons of both culture groups mentioned is further testimony to Ritchie's impact in establishing the growth and prosperity of an important subdivision and neighborhood; and in bringing about significant social and economic changes that have endured throughout Topeka's historical development. An article published in the Daily Capital Saturday Oct. 9, 1886 exemplifies the recognition Ritchie received during his lifetime and helps in summing up his overall role and stature during the period. The article is ostensibly about the development of South Topeka during the period, but no such article would have been complete without reference to the man who gave rise to the district. The concluding paragraphs of the article are as follows:

"The only religious organizations possessing a place of worship, (in the vicinity) are the colored Methodists and the colored Baptists. The Methodists meet in the school house and have an organization of some strength. They are contemplating the erection of a church edifice of their own in the near future."

"General John Ritchie, (breveted brigadier two weeks before the close of the civil war) is one of the pioneers of Kansas. He has lived here for thirty six years and will stay here until he dies. He says he always entertained the highest hopes of the city which he helped found. He has lived to see Topeka grow from a village of a few score persons to the leading city of Kansas. He says he will yet live to see it grow and expand until it becomes the one great city between the Mississippi and the Pacific. His predictions may be pronounced extravagant, but they are no more wonderful than those he has made before, which have been fulfilled."

"General Ritchie was the original owner of all the land known as Ritchie's Addition, which occupies the greater part of South Topeka, or that portion of it lying east of the Avenue. He still owns a great amount of land in that locality and takes, accordingly great interest in everything that pertains to the city. General Richie [misspelling from article] seemed to think that Topeka would secure the K., N., and D. Shops; [Kansas, Nebraska, and Dakota, later purchased by the Missouri Pacific] he has had extensive dealings with the company, and ample opportunities to get information on the subject. His opinion is worth something. In all that concerns the future welfare of Topeka General Richie assured the reporter of the Capital that he would be cooperating in every enterprise that would aid in building up a great metropolis."

Clearly the pattern set by John Ritchie can be used as a demonstrable example of a contribution largely significant to the

Wilder, D.W. The Annals of Kansas: 1541-1885. Topeka, Kansas: T. Dwight Thacher, Kansas Publishing House. 1886.
p.147,261,300,417,453.

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Ritchie house 1116 Madison
Addendum Report

The utilization of material analysis in tracing a specific time period for dating a buildings initial construction can open up as many questions as it solves. Identification of tooling marks on lumber is crucial for placing a building or structure within a discernible time period. Identifiable construction practices that held current for a specific period and were then modified or abandoned are also indicators of structural vintage. But aside from the journaling of an historic carpenter/ builder, the stenciled mark left by a craftsman or lumber dealer are perhaps the most specific artifactual evidence obtainable for dating the vintage of a building.

The three stencils identified at 1116 Madison are from carpenter/ builder Hugo Kullak, Leavenworth lumber dealer H. D. Rush, and Topeka lumber dealer John Wayne and Company. The verifiable historical identity of these three men and their firms contribute to the placement of the house or a substantial portion of the materiality within a specific range of time. Hugo Kullak's stencil is found on the under side of the subflooring of the ground and second story floors. H. D. Rush's stencil is stamped on this same material. John Wayne and Company, the third and most elusive stencil mark is found on the floor joists in both core house basement rooms.

Hugo Kullak was a Prussian born in Berlin who first came to Topeka in 1860. At that time he listed himself as a carpenter by trade. During the decade of the 1860s, Kullak prospered in Topeka and started a family. It has been presumed that he was active in German cultural life in this period.¹ For instance, he was president of the Topeka Turn Verien in 1868, and I expect to find him among the original ten founders of the German Methodist Episcopal Church. By the first Topeka Directory, Kullak lists himself as an architect and builder. Fry Giles in his Thirty Years in Topeka states, "in 1868 better dwelling houses were erected than previously, notably one

¹Adams, Paul. "The Topeka Turn Verien", Bulletin of the Shawnee County Historical Society, no.18 March 1953, p.7.

by Hugo Kullak on the Northwest corner of Topeka and Seventh." Hugo Kullak is buried in Topeka Cemetery. He was interred there in 1873.

H.D.Rush was also in the territory by 1860-61. Henry D. Rush originally from Rushville, Indiana, incidentally located 40 miles from Franklin, John Ritchie's home place, is listed by the 1863-64 Leavenworth City Directory as Rush, H.D. with J. Ingersoll, Lumber. In 1865-66 Rush is identified in the directory as being connected with a firm called Ingersoll and Rush. It is not until 1868-69 that Rush is listed as an independent lumber dealer, H.D. Rush, successor to Ingersoll and Rush. By 1870-71, Ingersoll's son has taken up the independent usage of Ingersoll Lumber while Rush has joined a firm called Garrett and Rush. In succeeding years, Rush departs from the lumber business and becomes involved in various large wheat milling ventures.

The identification of John Wayne and Company has only recently been clarified. This was mainly due to the faded and partially altered character of those stencils. I have located John Wayne and Co. within this general mid to late 1860s time period. John Wayne and Company was still active in 1868, but his name disappears entirely from the 1870 directory under both commercial and individual listings. The succession of events in the complicated business life of H.D. Rush is the most specific, 1868-69 being the only two years he would have independently advertised as a lumber dealer. The fact that Hugo Kullak was in Topeka by 1860 and that he died and was buried there in 1873 gives us a thirteen year window of possibility for his involvement with the house. However he had obviously risen above the common ranks of craftsman and had established a solid reputation as a builder by 1868 is a convenient match with the most probable years that Rush supplied the material of the pine subflooring. By 1870 Kullak was also a lumber supplier.

Certain evidence in the basement of the house, especially the unusual hung floor, may still indicate that the house existed in substantial form prior to the date of the existing stencils.

Dear Ms McClelland,

January 7, 2011

A recent Topeka newspaper article reported that an application would be submitted to the National Register of Historic Places for a building at 1116 SE Madison in Topeka.

I reviewed a copy of the application and I offer the following comments.

In 1998, I had documented the now demolished Ritchie UGRR House at 11th and Quincy for the National Park Service for inclusion in the Network to Freedom. At the time I was documenting several sites in Shawnee County, that being one of them.

The NPS had indicated the site was eligible for inclusion, but required the owner's (City of Topeka) approval. The application was not completed because the owner did not acquiesce. I gave permission to keep the documents and the presentation for exhibit in repositories elsewhere.

I did review this NRHP Ritchie House application and very quickly became concerned when I read the statement "They bought the ground from Jacob Chase in 1855 built house," etc.

I did not see any substantial documentation to that fact. I believe this was an error, as I pointed out to one of their representatives in 1998 – sharing my evidence with them at the time. (Government land records)

My concern is that at no time did Jacob Chase own that parcel or any other parts of NE ¼ 6-12-16 especially the NE ¼ of the NE ¼ S6-T12-R16, so he would not have sold it in 1855. Chase had staked the NW ¼ of 6-12-16 -- 160 acres, built a frame house on it, and brought nine family members from the east. The family remained here until about late 1857 and returned home.

I was unable to find any primary evidence supporting the theory that 1116 Madison was anything but part of a Ritchie commercial business, beginning about 1866 when Ritchie got clear title to sell lots in that parcel. It was outside the perimeter of the homestead ground (120 acres), which was the NW ¼ and the south ½ of the NE ¼ S6-T12-R16 Shawnee County Kansas. 1116 Madison is on the NE ¼ of NE ¼, a 40-acre parcel also owned by Ritchie, purchased with cash certificate #1065.

So much of the narrative is based on the conclusion that the house was built in the territorial period and occupied until about 1868. I just was unable to find any solid primary evidence or even firsthand information from the period as to that location being the shelter for fugitive slaves. The fact that it was located outside the homestead ground, where a house was required, was not explained. It left me with a lot more questions than answers.

There is, however, much to support another location as the Ritchie's territorial-period home, 11th and Quincy (present day water tower) located on the homestead parcel.

I sincerely hope they will be able to find some good supporting documents to substantiate their nomination, but I believe a more thorough review is in order. I cannot say the documents do not exist, but I have tried to locate them without success.

Thank you for your consideration. Dee Puff

map.)

On the 1100 block of Madison, in 1869, you will find only two small one-story buildings. There is no such building as described in the application. However, zooming in at 11th and Quincy Street, just two streets higher on the map, is the house that John Ritchie lived in during his years in Topeka. Visible here, by much enlarging, is a portion on the south side that historians have long said was the beginning of John Ritchie's dwelling on this land.

The Kansas Statehouse is an abstraction of the completed building. The East Wing of the Statehouse was, in fact, occupied in 1869, but the rest was in development. As I understand it, Ruger was known to have included anticipated public landmarks in his aerials.

It seems notable that whereas no dwelling such as appears today is on the 1100 block of Madison, the Ritchie House at 11th and Quincy, sadly demolished long ago, is present.

The tract of land containing the 1100 block of Madison is known to be where the Ritchie Limeworks was located. It seems the two small buildings shown in the Ruger view of Topeka at this location could have been quarters for the limeworks, which is known to have provided some housing for workers. Topeka city directories in this period offer such names.

Perhaps today's 1116 Madison was the site of a limeworks building. Its general northerly location on the block seems to compare with 1116 Madison.

Respectfully yours,

Betty Phillips
785-266-7665



Betty Phillips
<betty@networksplus.net>
01/14/2011 01:38 PM

To: Linda McClelland <Linda_McClelland@nps.gov>, Edson
Beall <Edson_Beall@nps.gov>
cc
bcc
Subject: 1116 Madison, Topeka, KS

Dear Ms. McClelland and Mr. Beall:

I mailed to your Eye Street address my letter regarding an NRHP application for a house at 1116 Madison St. in Topeka, Kansas. The applicant calls this the "John and Mary Ritchie House." I had read notice of the matter in the local newspaper.

At the date of my letter, December 13, 2010, the application form had not yet been submitted to you by the KHPO. I've since learned there is a dated "window" of public comment for such applications.

However, the document that appears in accessing the links below, which may be enlarged online, would seemingly be of interest to you regarding this matter. This is a **Library of Congress** document.

<http://www.bing.com/images/search?q=Rueger+map+Topeka&view=detail&id=D94BADFC205D09692E7398242397DDCB559EDFFE&first=1&FORM=IDFRIR>

After clicking or pasting this link in your browser, click on the "Image Source Page" link to the right. I have tried to provide this here but don't know if it will work.

<http://lcweb2.loc.gov/ammem/today/jan29.html>

The title of the pertinent document is: **Bird's Eye View of the City of Topeka, Kansas**, drawn by Albert Ruger, 1869.

Albert Ruger, you likely already know, was a leading national cartographer. His aerial maps were used, as I understand, for a variety of technical as well as aesthetic purposes.

You can zoom in on the portion of the map that shows the location of 1116 Madison, which is to the left on the map. On the grid of streets shown, the location is the left-most portion of the grid of streets as the streets thin out toward the southeast end of the city. (North is on the right side of the

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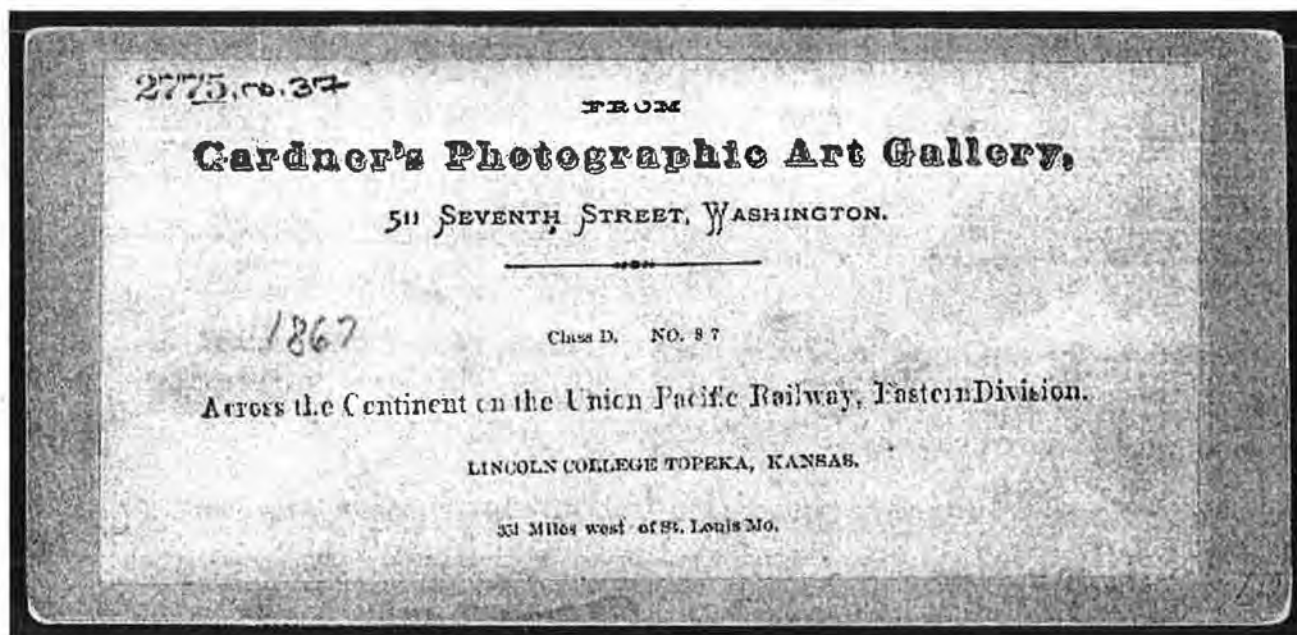
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[Bibliographic Information](#)

Lincoln College, Topeka, Kansas, 351 miles west of St. Louis, Mo.

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Feb 2, 2011

Linda McClelland, Edson Beale
National Register of Historic Places
Washington D.C.

Linda / Edson:

In regards to your review of the NRHP application for 1116 Madison in Topeka, KS, I hope you will accept a clarification on point #3 in the letter of comment I sent dated 1/6/11.

Attached is a 1913, Kansas Farmer Co. map of Topeka Township showing Section lines and also a drawing marking the two parcels of John Ritchie's 160-acre "homestead" overlaid on a current street map. It is apparent that the application property lies outside the 120-acre parcel of the Military Warrant.

That condition calls for a clarification.

On January 6, we provided information that the application erroneously defines Ritchie's acquisition of the property. The flow of subsequent application analysis under "Establishing the Date of Construction," seems to have suffered.

Firstly, Ritchie's record of acquiring the "quarter-section," described as the NE ¼ of Section 6/T12/R16 (157.63 acres), is outlined in the Abstract of Title and verifiable by the BLM:

- John Ritchie claimed (registered his intent to purchase) the NE ¼ of the NE ¼ of Section 6/T12/R16 (38.61 acres) on June 10, 1858 using the **Cash Certificate** method.
- On that same day he claimed (registered his intent to purchase) the South ½ and NW ¼, of the NE ¼ of Section 6/T12/R16 (119.02 acres) using the **Military Warrant** method.

This method allowed the claim of unsettled land up to 160 acres at a much-discounted price. It is unknown why he did not use his Military Warrant to claim all the quarter section. If he already held claim to a 40-acre tract in Indiana, thought to be a possibility, perhaps he wanted to count that land in the 160-acre Military Warrant limit. This aspect seems irrelevant.

- The U.S. Govt. acknowledged his claims with Patents for these parcels on Oct. 10, 1859 and June 1, 1860 respectively.
- The last property mortgages for these tracts were discharged after John Ritchie's death on Aug. 31, 1887.

The point #3 comment is copied here:

Application assertion: "The John & Mary Ritchie House was their second Topeka residence and was built on a rise just west of the Shunganunga Creek on the east portion of John Ritchie's 120 acre preemption (NW ¼ and the South half of the NE ¼ of Section 6, Township 12, Range 16)."

A contradiction: "...1116 SE Madison appears to be outside of the bounds of the 120 acre land patent...on the separate 40 acre [parcel] of land purchased by John Ritchie with a "cash certificate" ...It is questionable whether this separate 40 acre [parcel] would have been selected for the location of his Homestead house and improvements, when the larger 120 acre [parcel] is what Ritchie claimed as his Homestead property. This matter, and that the 40 acre [parcel] was used as a lime kiln operation, is worthy of further review.

In ... the title abstract, sons John, Jr. and Hale attest that John Ritchie took possession of the land in 1858, "...and lived on same, and claimed same as his homestead till his death."

Secondly, the word *homestead*, quoted above, can imply continuous occupation of an initial dwelling, but the family affidavit in the Abstract of Title does not define homestead. We cited the lime kiln operation on the Cash Certificate parcel. While this activity and location is known in history, an early house here is not, at least as much said before 1998, when the property was promoted in the proposed Water Tower Place real estate project.

However, the offered clarification is about a residency requirement:

A federal Patent for the 120-acre parcel under the Military Warrant required a 14-month period of residency. 1104 Quincy, which local historians long identify as Ritchie's initial dwelling, where he shot Sherriff Arms, and which was expanded several times, does lie on the tracts obtained by Military Warrant.

A federal Patent for the 40-acre parcel under the Cash Certificate, where the application property 1116 Madison is located, seems to have no residency requirement.

Thirdly, the residency requirement is clarified here, because the applicant notes uncertainty that the subject property was built and lived in by John Ritchie. A key question is:

Would a reasonable man, of little money in the earliest years, build his primary residence on a claimed parcel (relatively modest in acreage) that did not require residency to ensure final ownership, when his claimed parcel of greater acreage required residency to ensure final ownership?

Would a reasonable man erect his dwelling on land that did not help qualify him for ownership of $\frac{3}{4}$ of his most valuable holding?

In support of logical conclusions derived from this question are more items corroborating or supporting 11th and Quincy as the location of the initial dwelling:

- The esteemed Miss Zu Adams, founding director of the renowned library of the Kansas Historical Society, recorded—before the Ritchie Addition was platted—statements of early settlers about how the capital city began. One of these was from James A. Hickey, who in describing the location of his cabin said:
...My cabin was nearer the Capitol grounds, on about 11th, between Madison & Monroe... My cabin was afterwards used as a part of the Ritchey house, where he killed Arms.

Hickey thus corroborates the statement of Mrs. Andrew Ritchie, that John and Mary Ritchie lived where the Rodman Green house was, which directories locate between Madison and Monroe, 12th Street. We note that Hickey says "on about 11th..." In any case, these are the same city block. Neither of these descriptions fit the block of the application's 1116 Madison.

- The February 18, 1860, *State Record* newspaper lists buildings "commenced since January 1859 ... a very large majority of which are now occupied, mainly by the owners and builders themselves." Listed is "**J. RITCHIE—Stone Dwelling, on Kansas Av.**"

Eleventh and Quincy is a short distance over the west half of a block bounded by Kansas Avenue, a travelled route at the time. Neither 11th nor Quincy streets were yet graded. Kansas Ave, from which visitors would have approached in such a case, from the west, is a plausible way of stating the location of his 11th and Quincy dwelling.

In primary witness Harvey Rice's written description of the shooting of Arms, Rice said he saw Arms' carriage on the "Avenue," when Arms got out and went through the west gate to Ritchie's house.

Mrs. Andrew Ritchie supports Kansas Avenue as a commonly known address for the Ritchie dwelling in 1859, stating that the last time they saw John Brown was at Ritchie's House, when Brown shook hands with Ritchie and left in his carriage on Kansas Avenue.

- Susannah Weymouth, respected local settler, writes that the Ritchie's lived at 5th and Quincy at first; given that his two claims were not entered until June 1858, they surely lived elsewhere than on the future farm.

(A newspaper article allegedly dated Nov. 7, 1857 describes a slave catcher attack on the Ritchey house "immediately on the outskirts of town" (this would be his farmland). On the same page, an article reports the 1860 election results from votes in late 1859; in a check of listed victors, we find some were not winners in 1856 elections. An 1857 masthead date is referenced in the NRHP application, but this seems a mistake of the publisher, who could not have known in 1857 the new winners of the 1860 election. If so, it cannot be concluded from this publication that the Ritchie's lived on the outskirts of the town in 1857.)

Respectfully,

Greg Allen
Topeka, Kansas
W: 785-273-7540
H: 785-354-6768

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Ritchie, John & Mary, House

MULTIPLE NAME:

STATE & COUNTY: KANSAS, Shawnee

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: 10001210

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: Y SAMPLE: N SLR DRAFT: N NATIONAL: Y

COMMENT WAIVER: N

 ACCEPT RETURN REJECT DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Return

REVIEWER JM Clifford

DISCIPLINE

TELEPHONE

DATE 2/3/2011

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.

**Ritchie, John and Mary House
Shawnee County, Kansas**

Review comments

Recommendation: Return for Revision and Additional Documentation

The property is being nominated at the national level of significance under Criterion B as the only surviving property associated with the lives of abolitionists and activists John and Mary Ritchie who were instrumental leaders in the territorial struggle for a "free" Kansas and active agents on the Underground Railroad. It is also significant under Criterion C as one of the few surviving examples of Territorial-era (pre-1861) domestic architecture in Kansas. The Ritchie's were well known for their support and leadership in promoting other causes, including temperance and the rights of women and African Americans. They also were known for their efforts to hire African Americans and encourage their settlement in Topeka. Not only is this property said to be linked to the territorial period, and events highly important in the founding and settling of Kansas, but it is nominated at the national level of importance as the home of the Ritchie family during the period of political turmoil in which Kansas became known as "Bleeding Kansas," in which the opposition between anti-slavery and pro-slavery interests erupted in violence, becoming the battleground for the highly volatile issues that would lead the nation into the Civil War. Very little physical fabric from Topeka's territorial period or early statehood has survived. The Madison Street house is the sole surviving property associated with John and Mary Jane Ritchie; their original sod and shake cabin and their later house at Quincy St. and 11th street both having been demolished.

Several members of the Topeka Landmarks Commission have challenged the accuracy of the nomination's claim that the building at 1116 SE Madison was built before the Civil War and was the second home of John Ritchie, the abolitionist and "Free Kansas" activist who supported the "Free Kansas" cause and was a key participant in the Underground Railroad. The National Register has received comments from several concerned citizens and committee members. These individuals question the authenticity of what is being nominated as the John and Mary Ritchie House and present additional information, including primary source material, which does not seem to have been considered in the current nomination. In response to the issues raised, the nomination preparer submitted a rebuttal to the Keeper during the commenting period.

It seems that there has been considerable confusion though the years about where John Ritchie and his family lived after leaving the sod house and before moving into the large house on the southwest corner of 11th and Quincy. Recent research on which the nomination is based has concluded that the family lived in the house on Madison St. The setting is markedly changed, with the house today backing up to the interstate highway and Madison St. obliterated except for the single block between 11th and 12th. Rather than discussing the various possibilities and suggesting an approximate date, the current nomination sets the construction date at 1856 and attempts to develop a chronology of events stemming from that assumption, referencing a variety of sources to support the

residency of the family at this location from 1856 to 1868. This is disconcerting considering the discussion of how difficult it is to assign a precise date to the construction of the house and the residency of the Ritchie family.

In our substantive review of this property's eligibility and the adequacy of the documentation, we have considered the various opinions on the property's eligibility as well as closely examined the presentation of facts concerning the Ritchie family's ownership and use of the property. We have concluded that the property is eligible for listing on the National Register under Criterion B and C as recommended by the Kansas SHPO because it is the sole surviving property associated with John and Mary Ritchie and for its rarity as an early vernacular stone structure associated with the formative years of Kansas history. Although national significance is checked, the statement of significance does not make a special case for significance to the nation as a whole based on the importance of the Topeka events and underground railroad activities of the Ritchie family on the eve of the Civil War. The problem with the nomination is the lack of verification for the 1956 date of construction and the 1956 to 1968 dates for the period of John and Mary Ritchie's residency. We are returning the nomination so that the questions about the construction dates and its use as the residence of the Ritchie family can be resolved and the new documentation presented during the commenting period, particularly evidence of the BLM land records for John Ritchie, can be reviewed and, as appropriate, be incorporated into a revised nomination.

The questions that need to be resolved mainly concern Ritchie's acquisition of the property, the building's date of construction, the original use of this building, and the period of residence by John and Mary Ritchie. It seems as if the confusion about the whereabouts of the Ritchie home goes back many years, and that secondary sources and recollections offer several possibilities while public records have generally proved inconclusive. Obviously the nomination preparer has put considerable effort in sorting through historical documents and published recollections to select and cite those that best illuminate the association of the Ritchie family with the building. Several other interpretations have been suggested in the multiple public comments we have considered in our evaluation of the property's eligibility. Like many properties associated with early settlement, it may be difficult to arrive at a single conclusion and the best approach might be to use a circa date and spell out several different possibilities, explaining a sound rationale for the most convincing. On some issues it might be best to go back to original primary records rather than trust the interpretations of later recollections or accounts of historical events. The revised nomination should at least shed some light on other interpretations, incorporate the new factual evidence, strengthen existing claims, and consider how the new information alters the case as currently presented.

At some future date, if not in conjunction with revising this nomination, it would be worthwhile to assemble all the primary evidence relating to Ritchie's land holdings and life between 1855 and 1870, this would include an examination of the land records, the Chase account books, the U.S. and Iowa census data for the family and neighbors, the earliest Beers Atlas, and historic (pre-1870) photographs with the intention of envisioning

historic Topeka and charting the possible locations where the Richie family may have lived and the property they owned.

We recommend that the limited reliability of secondary sources be acknowledged and that these sources be closely scrutinized for accuracy. For example, when looking at a 1869 bird's eye view of Topeka (online Library of Congress) it should be remembered that it presents an idealized view of Topeka, and not an exact record of the city's physical character. A point of comparison is a stereographic view taken by well-known photographer Alexander Gardiner in 1867 (Library of Congress & KSHS) which depicts the Lincoln (later Washburn) College building southeast of the land set aside for the State Capitol. In the foreground one sees the work yard for the construction of the capitol with scattered blocks of limestone and temporary sheds. In the photograph the stately college building is viewed against the backdrop of an undeveloped part of town--a bleak and barren landscape void of trees with a single pleasing farm and only a small cluster of commercial buildings in the distance. In contrast, the 1869 bird's eye view shows a sanitized version of the growing town (lots of trees, a well-formed commercial district, a prominent state capitol, no privies, etc.). By the way in 1869-70 when the Capitol opened only the East wing of the monumental building depicted in bird's eye view had been finished.

Period of Significance: In view of the uncertainty about the date of construction for this property we suggest the recently discovered documents relating to Ritchie's land claims and patents be considered in determining an appropriate "circa" date. The current nomination demonstrates that the property is eligible under C for its early method and type of construction and under B as the only surviving property in Topeka associated with the Ritchie family. Apparently the case for A was dropped because there remained considerable doubt about how long and when the Ritchie family actually lived here, yet the nomination clearly claims 1856 as the beginning of the period of significance relying mainly on a 1929 obituary for John, Jr., stating that he was born in July 1856 on Madison Street.

General

There are a number of typographical errors in the text that need to be fixed.

page 3: "number" not "umber."

page 4: "though" should be "through".

page 9: "know" to "known"

page 10: add "'s" after "Ritchie"

page 14. "deed" should be "deeded". Is the reference to the "west" side of the street correct? The house is on the east side of Madison.

page 15: Quotation should read "He gave away" or "He gave [a]way.."

Description

The nomination begins with a discussion about the difficulty encountered in establishing the date of construction for the Ritchie House and the statement that it cannot be

determined with any degree of accuracy. Despite this explanation, the narrative proceeds under the assumption that the date of construction is 1856 and that the family lived there from that time until 1868. Not only does this inconsistency need to be corrected in the revised nomination, but it would also be best to separate the facts in this section from supposition and eliminate clauses such “although construction of the stone house on Madison Street certainly may have been underway with the end of the winter (p. 3). An interpretation of the recently uncovered documentation on Ritchie’s land claims (sent to us during the commenting period) should be added to the text and footnotes in this section. Has the Crane Journal mentioned in footnote no. 5 been searched for other references to John Ritchey/Ritchie and his business?

Page 4.

The paragraph beginning “more substantive evidence” with Bodwell’s quote mentioning the Ritchie family’s involvement in Topeka’s underground railroad should be moved to the section (p. 11) describing John and Mary Ritchie’s involvement in the UGRR. The authors of the nomination have placed a great deal of importance on this statement interpreting the small stone house to be the house at 1116 SE Madison on property owned by John Ritchie. As presented here it does not prove that the family lived in the house on Madison Street; in fact my reading of the quotation in the context of Bodwell’s 1893 article concludes the Ritchie Cabin and the small stone house were the same property. It seems equally as reasonable, however, to assume that Bodwell was referring to his own home or another with which he was familiar (the complete text of the 1893 article can be found online). It is also possible that the stone house, as suggested in one set of comments, was the core of what would eventually become Ritchie’s large (12-room?) house at 11th and Quincy, with the original cabin being nearby or even attached to the newer structure. I doubt he would have referred to a two-story house in territorial Kansas as “small” (recent restoration work has revealed that the house was originally built as a two-story, two-bay building). I wonder if Bodwell’s diary, from which he wrote the article, is among his letters in the Kansas State Historical Society Collection. A reading of the original diary might indicate more information about the identity of the “small stone house” as well as the character of the community during the first decade of Topeka’s settlement. Regardless of the identity of the stone house, this reference clearly establishes the involvement of Ritchie in the UGRR in the late 1850s and should be used to support that aspect of Ritchie’s life.

I agree that the paragraph beginning “the most compelling” evidence does in fact present a reasonable possibility based on circumstantial evidence. It is based on a letter written in April 1860, by Rev. Bodwell, pastor of the Free Congregational Church (to which Ritchie belonged), to his sponsors, the American Home Ministry Society, explaining the events for which Ritchie would be most remembered --the shooting of U.S. Marshal Leonard Ames. This event attracted national attention and by June was reported in the *New York Times*. With Bodwell’s letter was a simple sketch of the floor plan of Ritchie’s house where the event occurred. This sketch, drawn seven days after the event and weeks before the trial where Ritchie was acquitted, indicates a simple double-cell plan that is consistent with the physical layout of the Madison Street house and features, such as the south doorway, uncovered in the recent restoration and survey efforts. Admittedly

this physical evidence does seem convincing and indicates that the house on Madison St. could very well be the place where the altercation between Ames and Ritchie took place. Yet on the other hand a newspaper article reported at the time of the demolition of the Quincy St. house that at the core of the enlarged house was a core solidly built stone structure, perhaps an earlier dwelling. Since the house on Madison St. exemplifies a simple, common vernacular plan, it is possible that there were other similar buildings where the Ritchie family may have lived. A reading of the original transcripts of testimony or even fuller accounts of the court proceedings might add to the discussion, indicating whether there were nearby homes, whether Bodwell himself was present at the time, the relationship of witnesses to the Ritchie family, and the identification of neighbors whose addresses could be verified to determine proximity to the Madison St. location. One newspaper account at the time of the trial (reproduced online) actually reported John Ritchie's testimony, in which he names James Greer as his nearest neighbor. It may also be possible to trace Ritchie's neighbors as indicated on the U.S. and Iowa Censuses from 1855 to 1870 and glean some insight into the location of Ritchie's home in relationship to those of his neighbors.

As an additional note, you might want to identify Mr. Swisher as most likely being Louis Switzer, who lived in the same house as the Ritchies and worked as a farm laborer. He testified at the initial hearing but seems to be misnamed in this account. You might want to check the 1860 U.S. Census for a glimpse of who the neighbors were at this time.

Page 5

The nomination provides a well-written and thorough account of the recent restoration of the house and the efforts to date the materials, make archeological observations, and compare the property with Bodwell's sketch and other documentation. Unfortunately no expert on territorial architecture in Kansas has weighed in on an estimated date of construction and the SHPO reports (architectural and archeological) do not provide any help in this regards. Many of the details of this building are rather crude and hand-hewn, and the double-cell plan is rather primitive, suggesting an early date. I wonder if the recent Historic Structures Report can add any further insight into this puzzle. Has anyone compared the construction with that of Constitutional Hall (NR) and any other rare survivors of Topeka's territorial period or early statehood. 1900 is given as the end date of the period in which this type of house was built in the U.S.—can a narrower range of time be suggested for its prevalence in Kansas?

Statement of Significance

In the summary and text that follows please provide a statement explaining why this property should be considered eligible at the national level of significance. This may be explained in terms of the great importance to the Nation as a whole of the Free Kansas Movement and the events of the 1850s that decided whether Kansas would enter the Union as a free or slave state. In addition it should explain that John Ritchie was one the more illustrious and well-known supporters of John Brown and that through his Territorial-era and Civil War activities he attained a well-known and almost legendary reputation.

Page 9

The nomination claims that this was home to the Ritchie's during the Territorial period, when he was involved in the Free Kansas and anti-slavery movements, and during the Civil War. This was the period in which many of the stories and legends about Ritchie were formed. Despite the nomination's efforts to establish a date through circumstantial evidence, the argument for the 1956 date is for the most part is weak and unconvincing. There is no question that the building was built on land owned by John Ritchie and that the property remained in the Ritchie family until 1939. For these reasons, it meets the association test for eligibility under Criterion B. It is claimed that two other properties served as the family's residence during the adult lives of John and Mary, the first being a one-room sod and shake cabin, the other the larger home at 12th and Quincy, which the nomination claims according to newspaper articles was begun in 1860 but not completed until many years later (it seems to have undergone many renovations and additions).

The third paragraph provides some very interesting and useful information about Topeka's growth and early development. Does anyone know what form the early brick and stone houses took and how they compare to the design, materials, and method of construction represented by the Madison St. house? This section states that the family settled on land acquired from Jacob Chase and gives the *Leavenworth Times* (1859) as the source of this information. Can this be verified by public records or in the Crane records? What was the context of the Leavenworth article? Has Chase's property been identified on area land maps? Is this a different quarter section than the ones Ritchie file claims for in 1858 and 1859?

Some of the data presented as *bona fide* facts in section 8 is actually based on shaky evidence and supposition. For example, the 1856 to 1858 dates given in the fourth paragraph/page 9 are based on interpretations of quotes drawn from Harrison Hannah's and Rev. Bodwell's recollections, making them less than reliable. These dates should be reconsidered in the light of new documentation and revised as appropriate.

Page 11

Please check the quotation referring to President Buchanan and make its meaning clear in the text.

Page 13

In paragraph 2, the nomination states that Richie donated the land for Lincoln College. Can this be verified? Is the statement "he also set about building a new home.." based on the 1860 newspaper article mentioned earlier? If so why not state the source in the text and explain that this is believed to be the date he started construction on the Quincy St. House. (Is it possible that an earlier house had been built at the Quincy Street location?)

In paragraph 3, we find Ritchie back at home in 1865 resuming his business activities and renewing the construction of a home west of the Madison residence. Much weight is

placed on the two references in the newspapers about Ritchie's house being under construction and that in 1870 it still wasn't finished. Maybe this section should read "It appears that..." or "references in ... suggest..." Further on in paragraph 5 it is stated in no uncertain terms that in 1868 the family "finally" moved in. What is the basis of this chronology? How can the author be so sure he was still working on the construction but hadn't moved into the house yet? What is the basis for believing Ritchie didn't move to Quincy and 11th until 1868? Do the city directories confirm this? This makes for a reasonable story but what is the nomination preparer's source for these statements? How can we be sure that it happened the way it is described here? (By the way the 1869 Bird's eye view of Topeka does show a large Italianate house at 11th and Quincy, where the water tower now stands.) It seems that there is considerable interest among local citizens to conclude that the Ritchie family lived in the Quincy St. house from the late 1850s on and that the house increased in size over the years. I think some attention needs to be given in the nomination to conflicting information about Ritchie's Addition.

Page 14

In paragraph one, shouldn't the statement read he deeded the property on the "east" side of Madison.

Major Bibliographical References

Page 15

Members of the Topeka Landmarks Commission have retrieved land records from the BLM repository indicating Ritchie's claims to the various quarter sections of land that made up his holdings in the 1860s. These documents should be added to the bibliography as well as considered in the revision of the nomination..

In addition, please add the following to the bibliography: any relevant editions of the Beers Atlas for Topeka, the 1868 Bird's eye view of Topeka (Library of Congress online), and any historical photographs or collections of photographs that depict Topeka in the 1850s and 1860s.

There are also a large number of historic documents pertaining to Richie's life online at the Kansas State and Shawnee County Historical Society websites.

Please let me know if you have any questions concerning these comments.

Linda McClelland
Historian
202-354-2258
linda_mcclelland@nps.gov

March 7, 2011

Linda McClelland, Edson Beale
National Register of Historic Places
Washington D.C.



Linda / Edson:

Sarah Martin, of the Kansas SHPO, has provided copy of your February 1, 2010 letter of analysis and recommendations on the NRHP application for 1116 Madison in Topeka, KS.

You reference the Arms shooting; *With Bodwell's letter was a simple sketch of the floor plan of Ritchie's house where the event occurred. This sketch, drawn seven days after the event and weeks before the trial where Ritchie was acquitted, indicates a simple double-cell plan that is consistent with the physical layout of the Madison Street house and features, such as the south doorway, uncovered in the recent restoration and survey efforts. Admittedly this physical evidence does seem convincing and indicates that the house on Madison St. could very well be the place where the altercation between Ames and Ritchie took place.*

However, the actual physical conditions of the "south doorway" are unconvincing:

- It cannot be overemphasized how inconsistent the location of the said south door is relative to the court testimony from the Arms trial, which door Ritchie is said to have backed through, his "back to the outside of the doorway:"
 - This doorway is significantly above the level of the building's first floor
 - It is considerably above the adjoining ground where the "summer kitchen" would be
 - It is accessible only by first climbing west up several steps in the first run of the interior stair, then turning at a right angle to the doorway, if to have then backed out this door.
 - There is no evidence of another south door in either of the two rooms
 - There is no header over the said door, only a top jamb, unlike the structural headers over the other openings in this building. Is this doorway a later-period cut, to provide exterior access to the only stair, for an apartment?
 - The masonry below this high doorway does not appear to be infill, were it at one time at floor level
- The post mold impressions referred to as evidence of a potential former appendage that might have been a summer kitchen, is not consistent with court testimony. Harvey Rice's testimony was *"Mrs. Ritchie was preparing supper in a summer kitchen on the south side of the east room of the house, which had just been built with concrete wall"*.
- In that time, primary witnesses define "concrete" as native stone laid up with lime mortar. One could expect, then, evidence of "concrete" construction, not posts. Any available photos of the south elevation taken before removal of stucco siding might help with this.
- The existence of a stair, interior or exterior, is inconsistent with the testimony. There is never a mention or an indication of this in Bodwell's sketch. The interior stair as later construction seems speculative, but so does the claim of the present high stair doorway as the one Ritchie

backed through. Physical details about the existence of the second floor could help explain the stair doorway. The size of 1116 Madison seems to defy description as a "cabin." Although Ritchie's dwelling is not described as two-story, it is described as a two-room cabin with a summer kitchen. There is no claim of a second floor having been added later.

- Harvey Rice, who was present for the shooting of Arms, recalled the following about the shooting. *"Young Ritchie then about 3 year old sat in the window ... on the north side of the east room, by the door, the supper table at the center of the room. John Ritchie stood in the south doorway of the east room with his back to the out side of the doorway..."*
Rice's description suggests the possibility of a north door in the east room of the cabin: "in the window...on the north side of the east room, by the door..." Given that the Bodwell sketch shows a door in the center of the partition between the rooms, the center door seems an unlikely reference to "...by the door."
- Before describing the shooting, Harvey Rice tells *"on the 20th of April 1860, John Ritchie walked with me from the Ritchie's back on Kansas Avenue to the Congregational church...Ritchie invited me to take supper with him at the stone cabin...Ritchie, myself stood at the fence west of ??? in front of the west room of the house, looking at the college site...as we were talking about the college just about sundown, a covered buggy drove by here come up to where we stood with 2 men in it – one man got out & Ritchie gave him a introduction to (Conrad or Leonard Arms of Wyandot"*
Rice says that Ritchie's stone cabin is "back on Kansas Avenue," as would fit a cabin viewed so close to Kansas Avenue, which is just to the west off Quincy. The idea of "cabin" comes up; whether a two story stone building is consistent with that description. You pointed out, it does seem to me that Rice is not describing 1116 Madison as it appears today.
- You write and ask, *"Many of the details of this building are rather crude and hand-hewn, and the double-cell plan is rather primitive, suggesting an early date. I wonder if the recent Historic Structures Report can add any further insight into this puzzle. Has anyone compared the construction with that of Constitutional Hall (NR) and any other rare survivors of Topeka's territorial period or early statehood?"*
I offer that through local historic resources committee work, I became aware of materials and methods of construction in both Constitution Hall and 1116 Madison. The materials and methods are markedly different in both of these buildings.
For instance, Constitution Hall shows the improvised use of ad-hoc materials, whereas 1116 Madison shows standard materials put together in traditional ways. The original section of the William Owens House in Topeka, from 1857, shows materials and methods like Constitution Hall, but not like 1116 Madison. Both Constitution Hall and the Owens House show summer beams—marked by the cuts of an adz— supporting floor joists; in 1116 Madison such beams are absent and I don't recall hearing mention of the markings of an adz. Although Constitution Hall is larger, the original Owens House is nearly the same dimension as 1116 Madison.

Your letter states, *"A convincing set of comments from Mr. William Wagon (Shawnee County Historical Society) and Thom Rosenblum (NPS) stresses the importance of using primary sources of information rather than recollections (e.g. mentioning the unreliability of Susannah Weymouth from ...).* I only agree in awareness of the need to recognize primary witness statements in context. At the same time, there is no local history that Ms. Weymouth is herself unreliable, which none are suggesting. In fact, locals told she was a valued person. In matters of historic context, as I understand, because

Weymouth's statements were recorded within about a generation of the events, her statements may be considered. Had she said them in her old age, many decades later, less credence would be allowed.

Mrs. Weymouth (later Mrs. Harvey Rice, after each was widowed) was likely well acquainted with the Ritchies in the period of interest, given the very small size of the town.

Mrs. Weymouth described the following event to Zu Adams, KHS historian and founder with her father Judge Franklin Adams. Miss Adams, known nationally for dedication to the history of Kansas, and highly esteemed by peers, interviewed pioneer women of Topeka. Such material of an event is summarized here. Mrs. Weymouth was about age 17 at the time:

Susannah Weymouth was down by the river in the grasses and ran into John Ritchie, who she describes then as "living nearby." Ritchie asked her, what is a nice kid like you doing in a terrible place like this?

This is at least of some interest in considering where the Ritchie's lived in the beginning, because as Weymouth also said, they lived on the NW corner of 5th and Quincy, which is, arguably, as near the river as any part of this area is still today, but, it is not near where Ritchie homesteaded south of town.

The application cites the 1926 John Ritchie Jr. obituary stating that he was "born in Topeka in July 1856 on Madison Street..." This also seems less convincing, if prohibiting documentation that is not immediately primary, because Madison Street did not exist in 1856, and did not exist until sometime after 1867, according to F.W. Giles's book, p. 62. In the obituary, Madison Street is named in 1926, 70 years later.

Also of note in your letter:

- The newspaper article covering the 1942 demolition of the 12-room mansion at 11th & Quincy, along with Sanborn maps indicating a small rectangular single-story stone appendage attached to the south side of the mansion, suggest a case for that being both the location of the cabin of historical significance and their long-term residence. The 1867 Gardner photograph (also seen in Giles on p. 85) seems to support this possibility, especially in relation to the trial testimony.

Thank you for allowing me to offer information you inquired about, and observations relating to your February 1 letter about the application. I thank Sarah Martin for letting me know of review progress and how I might be of assistance.

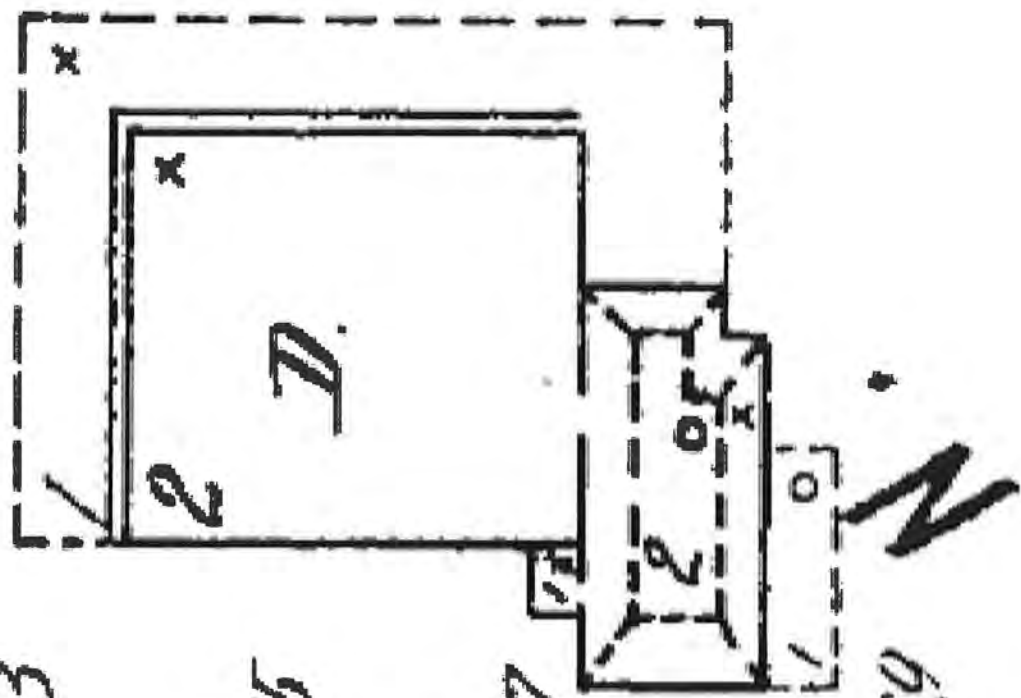
Respectfully,

Greg Allen, AIA
Topeka, Kansas
W: 785-273-7540
H: 785-354-6768

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1111



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Linda McClelland/WASO/NPS

03/08/2011 09:38 AM

To "Greg Allen" <gallen12@cox.net>

cc smartin@kshs.org, Edson Beall/WASO/NPS@NPS

bcc

Subject Re: John & Mary Ritchie House NRHP nomination 

Dear Mr. Allen:

The nomination for the John and Mary Ritchie House is no longer under review by this office. We have returned this nomination to the Kansas State Historic Preservation Office with a request that that office look into the issues in question and revise the nomination accordingly. We will provide further review when the SHPO resubmits the nomination.

At this time I recommend you submit any comments and additional information to the state office so that these materials may be considered in the revision of the nomination.

Linda McClelland

Linda McClelland

Historian

National Register of Historic Places

202-354-2258

202-371-6447 (FAX)

linda_mcclelland@nps.gov



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NOV 13 2015

6425 SW 6th Avenue
Topeka KS 66615

Nat. Register of Historic Places
National Park Service
Phone: 785-272-8681
Fax: 785-272-8682
Email: resources@kshs.org

Sam Brownback, Governor
Jennie Chinn, Executive Director

November 9, 2015

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

Re: National Register documents

Dear Mr. Loether:

Please find enclosed the following National Register documents:

- **Beal House; Lawrence, Douglas County, Kansas (new nomination)**
 - Enclosed: Physical, signed copy of the nomination's first page; 1 CD (disk #1) with a PDF of the nomination; 1 CD (disk #2) with photographs
 - The enclosed disk #1 contains the true and correct copy of the nomination.

- **Senate & Curtis Court Apartments Historic District; Topeka, Shawnee County, Kansas (new nomination)**
 - Enclosed: Physical, signed copy of the nomination's first page; 1 CD (disk #1) with a PDF of the nomination; 1 CD (disk #2) with photographs
 - The enclosed disk #1 contains the true and correct copy of the nomination.

- **East Badger Creek Culvert; Winfield vicinity, Cowley County, Kansas (new nomination)**
 - Enclosed: Physical, signed copy of the nomination's first page; 1 CD (disk #1) with a PDF of the nomination; 1 CD (disk #2) with photographs
 - The enclosed disk #1 contains the true and correct copy of the nomination.

- **Woodland Place Stock Farm; Courtland vicinity, Republic County, Kansas (new nomination)**
 - Enclosed: Physical, signed copy of the nomination's first page; 1 CD (disk #1) with a PDF of the nomination and GPS file; 1 CD (disk #2) with photographs
 - The enclosed disk #1 contains the true and correct copy of the nomination.

- **Prehistoric Sites of Wildcat Creek Watershed, Riley County, Kansas, Multiple Property Submission** (new multiple property nomination)
 - Enclosed: Physical, signed copy of the nomination's first page; 1 CD with a PDF of the nomination
 - The enclosed disk contains the true and correct copy of the nomination.

- **Ritchie, John, House; Topeka, Shawnee County, Kansas** (resubmitted new nomination)
 - Enclosed: Physical, signed copy of the nomination's first page; 1 CD (disk #1) with a PDF of the nomination; 1 CD (disk #2) with photographs
 - The enclosed disk #1 contains the true and correct copy of the nomination
 - Nomination was first submitted to NPS in 2010; it was returned for revisions and additional documentation in 2011. KSHS is submitting a revised nomination.

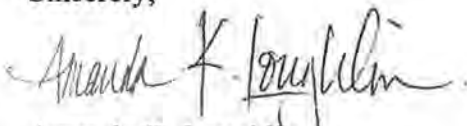
- **St. Martha's AME Church and Parsonage; Highland, Doniphan County, Kansas** (additional documentation)
 - Enclosed: Physical, signed copy of the additional documentation's first page; 1 CD with a PDF of the additional documentation and photographs
 - The enclosed disk contains the true and correct copy of the additional documentation.

- **Highland Water Tower; Highland, Doniphan County, Kansas** (delisting request)
 - Enclosed: Physical, signed copy of the request's first page; 1 CD with a PDF of the additional documentation and photographs
 - The enclosed disk contains the true and correct copy of the delisting request.

- **Yount, George W., Barn; Winfield vicinity, Cowley County, Kansas** (delisting request)
 - Enclosed: Physical, signed copy of the request's first page; 1 CD with a PDF of the additional documentation and photographs
 - The enclosed disk contains the true and correct copy of the delisting request.

If you have any questions about these enclosed items, please contact me at 785-272-8681 ext. 216 or aloughlin@kshs.org.

Sincerely,



Amanda K. Loughlin
National Register Coordinator

Enclosures