

FY 1988 September 1, 1988 - September 30, 1989

Project Number 20-88-30110-002

Historic Preservation Survey and Research Report
Baldwin City and Palmyra Township, Douglas County, Kansas

Prepared by Dale E. Nimz

for the Kansas Historic Preservation Department

The project which is the subject of this report has been financed in part with Federal funds from the National Park Service, a division of the United States Department of the Interior, and administered by the Kansas State Historical Society. The contents and opinions, however, do not necessarily reflect the view or policies of the United States Department of the Interior or the Kansas State Historical Society.

Acknowledgements

This study is dedicated to George Sturm and Lucky Breicheisen, two men I would never have encountered except through this work. The report is also dedicated to the memory of Joseph W. Spurgeon, master builder of Baldwin City and the vicinity.

I appreciate the many courtesies extended to me by Baker University and its staff--particularly Jerry Weakley and Dolores Kalb of the Alumni Office, Paula Burns and Jeanne Mott of the Financial Aid office, Sally Gronniger and Chet Durnall of the Academic Skills Center. One benefit of the project was the opportunity to know and work with Baker students Klouldil Singeo, Yvonne Cutrer, and Jody Shouse. Lance Rider deserves a special thanks for his interest and work on the project.

The librarians of the Kansas Collection, Spencer Research Library, University of Kansas, were helpful as always with the research in Douglas County records. Steve Jansen (Watkins Community Museum) provided access to property information files for several Palmyra Township properties. Finally, I appreciate the enthusiasm and good judgement of Barbara Anderson (Historic Preservation Department) who supervised most of the work on this survey.

Errors and omissions are an inevitable fact of these survey projects and where they may occur, I am responsible. Nevertheless, I hope this report will help to inspire the residents of Palmyra Township to appreciate and protect their rich architectural heritage before it is lost.

TABLE OF CONTENTS

Introduction

Recommendations

Inventory list

History

Bibliography

Introduction

This historic preservation survey and planning project was initiated by a committee representing the City of Baldwin City and assisted by the Kansas Historic Preservation Department. The project began September 1, 1988 and was completed September 30, 1989. Baker University, Douglas County, Baldwin City, the Santa Fe Trail Historical Society, and several individuals provided donations and services to match the grant awarded by the Historic Preservation Department.

Products of the project included:

- A. Historical overview
- B. Reconnaissance survey
- C. Inventory forms
- D. Preservation plan
- E. Project report

Writing the historical overview required a literature search, compilation of a bibliography, and a review of available historic preservation information. Specific site information was limited and the property names and locations in various sources were often inconsistent and incomplete.

The most extensive source of site information, although not organized by township, was the Kansas HPD inventory. Approximately twenty properties and sites located in Palmyra Township were noted. Four properties in Baldwin City listed on the National Register of Historic Places were included. They were the Old Castle Museum (1858), Parmenter Hall (1871), Case Library (1906), and the old Santa Fe Depot (1907). There are no rural properties in Palmyra Township listed on the National Register at this time.

The Douglas County Historic Building Survey (1977) provided considerable information on a few properties. Another excellent source was the "Map of Historic Douglas County" (1987) which located and described twenty seven notable properties in Palmyra Township. A number of the same properties were described in all of the major documentary sources.

A comprehensive reconnaissance survey of Baldwin City and Palmyra Township was carried out and a set of annotated maps, survey forms, and individual photographs documenting the survey were provided for the Historic Preservation Department and the survey committee. In Baldwin City and Vinland 379 properties that appeared to be more than fifty years old with recognizable architectural integrity were surveyed. A total of 398 structures were associated with these properties. In rural Palmyra Township, 245 properties were surveyed with a total of 425 associated structures. Six rural cemeteries were also surveyed. In both town and rural areas, a total of 624 properties were surveyed at the reconnaissance level documenting more than 800

buildings. Detailed Kansas Historic Resources inventories were prepared for 207 properties. Buildings and sites with a high degree of historical significance and architectural integrity were selected for the inventories.

Properties studied in the survey were classified according to general property type and period of construction. In Baldwin City and Vinland the reconnaissance included 245 houses with 45 garages and outbuildings. There were also 44 commercial buildings, 5 churches, 5 Baker University buildings, the old Baldwin and Vinland high schools, the old Baldwin high school auditorium, the Coal Creek library, the old Baldwin Santa Fe railroad depot, the Baldwin City generating plant and shop, a grain elevator, and two bridges.

In rural Palmyra Township, Vinland is an excellent example of a small rural village with stores, churches, and residences. West Baldwin (Media) also has some characteristics of an independent village. Another rural property type is the farmstead. Complete examples with an intact set of early outbuildings are uncommon. Houses from the early development period have similar characteristics and those from the late nineteenth century are also a distinctive group. Another large group of significant rural buildings in Palmyra Township are the timber frame barns constructed in several plan forms. These architecturally significant buildings have been functionally obsolete for decades, so the surviving examples are usually deteriorated and altered. One historic preservation success in Douglas County has been the work of the Genealogical Society to record and protect cemeteries. Even the most vulnerable rural cemeteries have generally been recognized and most are now maintained.

Very few buildings from the territorial and Civil War period, 1854-1865, have survived. Those that remain in good condition are highly significant. Properties from the period of the county's early development, 1866-1893, are almost as rare. Generally, properties of this age have been replaced or considerably altered. The largest number of historic resources identified in the survey date from the period of greatest population and mature community development, 1894-1930. A flourishing mixed agriculture, large rural population, stable schools and churches, as well as growth in Baldwin City and Vinland characterized this period. Later increased mechanization and agricultural specialization along with the widespread use of the automobile resulted in dramatic socioeconomic changes in Palmyra Township. As the pattern of rural settlement and the relationship between town and country evolved, different building types and styles appeared.

After the 1920s rural Palmyra Township and Vinland experienced some economic hardship and population loss. Baldwin City remained static with a gradual decline in the diversity of businesses and institutions. In Baldwin City very few buildings constructed between 1860 and 1885 have survived. Most of the historic buildings in downtown Baldwin City and Baker University

date from the early twentieth century; this period established the town's built environment for the following decades. Nineteenth century residences have been vulnerable and so are much less common than those from the early twentieth century.

Designation

Properties with historic significance that retain sufficient architectural integrity for local, State or National Register nomination include:

Baldwin City

Commercial buildings (those dating before 1900 are not common and need immediate protection)

| | |
|------|---|
| B16 | Masonic Hall Building |
| B26 | Bodwell & Stewart grocery |
| B27 | Hobbs Mercantile Co. |
| B28 | Osborn Block |
| B29 | Kiefer Block |
| B30 | old Baldwin State Bank/IOOF Hall |
| B33 | Ives-Hartley Lumber Co. (National Register eligible, a well preserved example of an early twentieth century lumberyard) |
| B35 | old People's State Bank/City Hall |
| B73 | Media Post Office/Haas Store |
| B74 | Morgan-Gardner Mercantile Co. |
| B213 | old Palmyra Post Office-store |
| B253 | Flora & Denning grocery |
| B255 | old Baldwin City Post Office |
| B256 | Morgan Bookstore |

Institutional buildings

| | |
|------|------------------------------------|
| B84 | Annunciation Parish Church |
| B86 | Ives Chapel |
| B264 | Methodist Church |
| B249 | old Baldwin High School |
| B250 | old Baldwin High School auditorium |

Baker University buildings

| | |
|------|---|
| B2 | Liston Stadium |
| B355 | Pulliam Hall |
| B356 | Joliffe Hall |
| B357 | Mulvane Hall (National Register eligible) |
| B358 | Memorial Gymnasium |

Structures

| | |
|-----|---------------------------------------|
| B51 | Baldwin-Media bridge (Women's Bridge) |
|-----|---------------------------------------|

Residences (There were 24 inventoried residences constructed before 1900; 38 were constructed after 1900. A number of these may qualify for designation. Only four of the most prominent are noted.)

B268 Ebright residence-613 8th (National Register eligible)
B352 Bishop Quayle residence (National Register eligible)
B359 Sullivan house-707 7th
B360 Sullivan house-703 7th

Residential properties associated with Baker fraternities and sororities

B98 819 Indiana-Delta Tau Delta
B187 903 8th-Zeta Chi
B289 619 9th-Delta Delta Delta
B299 510 9th-Delta Delta Delta

Vinland (This entire village could be considered a historic district with some contributing properties and the most significant landmarks as follows.)

V1 Coal Creek Library
V3 Star Cash Grocery
V4 Kennedy-Hagerman store
V5 Grange Hall
V8 old Presbyterian church
V10 Methodist Church
V18 old Vinland High School

Rural properties

(National Register eligible)

P60 Constant Butell house
B74 Xavier Jardon house
B65 Prairie City store
P118 old Clearfield School/Grange Hall

Farmsteads

P113 George Sturm farm
B123 William Breicheisen farm
P161 Knud Anderson farm
P175 W.E. Barnes farm

(State Register eligible)

| | | | |
|------|------------------------|------|------------------|
| P24 | John Black farm | P166 | D. Cheney house |
| P67 | George Miller farm | P168 | E. Jones farm |
| P78 | N.C. Cradit house | P204 | George Fitz farm |
| P150 | Collier-Hoskinson farm | P231 | D. Tucker house |

Planning recommendations

Two categories of recommendations were suggested by the results of this survey. The most immediate concern is the continuing effort to identify, evaluate, and protect historic resources in Palmyra Township and Douglas County. Since many more properties were identified in the reconnaissance survey than anticipated, at least one hundred more inventories based on the Palmyra Township reconnaissance should be prepared so that the research sample approaches fifty per cent. At this point the sample of inventoried properties is not large enough to support definitive generalizations about the number, age, and types of surviving historic resources.

A similar limitation applies to the evaluation of individual properties for historical and architectural significance. Rather than isolated nominations, it would be more efficient to designate properties as representative examples associated with a historic context and property type statement for a defined area. Preparation of such a statement, "Historic Resources of Douglas County," is necessary. Referring to this document would make distinctions of national, state, and local significance much more defensible.

The context statement should guide survey and planning activities in Palmyra Township as well as Douglas County. Additional survey should then be carried out in the towns of Eudora and Lecompton and Willow Springs, Marion, Kanwaka, Wakarusa, and Eudora Township.

County historic preservation commission

Finally, the protection of historic resources in Palmyra Township requires a public policy commitment to that goal. A joint statement by the Baldwin City Council and the Douglas County Commission would be a beginning step. This commitment should be implemented by the appointment of a county historic preservation commission. This group could be modeled on the recently constituted Lawrence Historic Resources Commission, but it should represent rural and small town interests and coordinate the various local historical societies in a unified historic preservation effort. The commission would provide valuable information for the City-County Planning Commission and advise the County Commission on decisions pertaining to historic resources.

To serve both the Lawrence and Douglas County historic preservation commissions, an additional planning staff position should be created. This planner would supervise additional survey and nomination activities and administer a comprehensive local landmark inventory. The historic preservation planner would also provide practical information to the public about appropriate maintenance and rehabilitation of historic buildings.

To promote an understanding of historic preservation in Palmyra Township, one or more public presentations should be

scheduled. The presentation could be a slide lecture showing the National Register and inventoried properties representative of Baldwin City, Vinland, and rural Palmyra Township. Eventually, a video documentary portraying the architectural and landscape resources of the area could also be developed.

Baldwin City business district

Other recommendations apply to the four major concentrations of historic resources identified in the survey--the Baldwin City business district, Baldwin City residences, Baker University, and rural properties. To guide the future development of the central business district, a visit from a Kansas Main Street advisory team could assess the district's architectural and economic potential. The Main Street program's principles of organization, design, economic restructuring, and promotion could guide downtown improvements even if Baldwin did not participate in the available Small Cities program. Main Street could provide technical workshops on adaptive design, masonry repointing and cleaning, wood storefront repair and painting. These techniques could point out alternatives to the recent installation of incompatible modern metal and brick replacement storefronts.

Baldwin City residences

Historic residential buildings would benefit from community education and promotion using the information from the KSHS inventories. Walking tours of the residential streets could be conducted with minimal effort. A more tangible product could be the publication of a guide describing the surviving properties which illustrate the historic life of Baldwin City. It should be noted that significant residences have been lost in recent years--the Gossage house (c. 1873) at 504 Indiana, the Betts-Robinson house (c. 1870) at 4th and Elm, and the Sells-Sullivan house (not demolished, but moved to the country).

Baker University

Baker University is in a crucial position to set an enlightened example of historic preservation leadership in the community. A maintenance and preservation plan for the campus should protect landmark buildings, the landscape, and adjacent residential neighborhoods. Pulliam Hall has a distinguished history, although it has been altered. Parmenter and Case Halls are National Register listed; Mulvane Hall should also be nominated. Joliffe Hall could qualify for the Kansas Register when it becomes fifty years old in 1990. Memorial Gymnasium and Liston Stadium are campus landmarks and will probably achieve historic significance with age.

University development should carefully consider the institution's relationship to the surrounding residential and business districts. Since the university has a powerful effect on its neighbors, it should make the effort to integrate into the town's historic built environment. The deteriorated Sullivan houses, 703 and 707 7th, are significant properties. The houses

now used as the Alumni and Admissions offices, 601 and 609 8th, may not be historically significant, but they do contribute to the physical rhythm and scale of the entrance corridor on 8th Street.

Rural historic preservation

In rural Palmyra Township, state-wide property tax reappraisal has had a destructive effect on vacant houses and barns. They are being demolished because owners fear that they will be taxed for "useless" buildings. This dangerous misunderstanding should be corrected or many historic relict properties will be lost in the next few years. The changing pattern of land use in rural Douglas County has also had a serious effect on historic properties. Agricultural use has changed from mixed farms to large-scale specialized production units. New farm buildings are required and many historic structures have been replaced. The preservation of historic agricultural buildings depends to a great extent on the preservation of working farms, but design assistance should be provided so that historic buildings can be adapted for modern uses whenever possible. Historic preservation information for farmers should be channeled through the existing County Extension Service and 4-H Club network.

Since a growing suburban/commuter population in rural Douglas County is inevitable, it is also important to alert these residents to the historic and architectural resources of Palmyra Township. Guided rural bus tours of historic properties could be a fund-raising activity while showing modern residents a heritage they might never notice in ordinary travel. These residents could become enthusiastic supporters of local historic preservation if they were fully aware of the buildings that survive in the township.

Baldwin/Palmyra Survey

Grant No. 20-88-30110-002

INVENTORIES

| Baldwin - Vinland | | | Historic name/owner |
|-------------------|-------|--------------|--|
| 1. | * B16 | 602-604 High | Masonic Hall Building (1893) |
| 2. | * B17 | 606-608 High | Minnis Garage (c. 1927) |
| 3. | * B18 | 616 High | (c. 1900) |
| 4. | * B19 | 618 High | Bon Ton Bakery (c. 1900) |
| 5. | * B20 | 620 High | Weaver's Grocery (c. 1900) |
| 6. | * B21 | 622 High | Weaver's Grocery/IOOF Building (c. 1900) |
| 7. | * B22 | 601-603 High | Hindman Garage (c. 1930) |
| 8. | * B23 | 605-607 High | Baldwin City Power Plant (c. 1906) |
| 9. | * B24 | 705 High | Blaney Building (c. 1924) |
| 10. | * B25 | 707 High | Osborn Drugstore (c. 1886) |
| 11. | * B26 | 709 High | Bodwell & Stewart Grocery (c. 1886) |
| 12. | * B27 | 711 High | Hobbs Mercantile Co. (1905) |
| 13. | * B28 | 713 High | Osborn Block (c. 1900) |
| 14. | * B29 | 715 High | Kiefer Block (c. 1886) |
| 15. | * B30 | 717 High | old Baldwin State Bank (1906) |
| 16. | * B31 | 719 High | Hitchcock & Griffin Furniture (c. 1910) |
| 17. | * B32 | 723 High | Baldwin State Bank (1906) |
| 18. | * B33 | 718-720 High | Ives-Hartley Lumber Co. (1914) |
| 19. | * B34 | 726 High | old gas station (c. 1927) |
| 20. | * B35 | 801 High | old People's State Bank/City Hall (1909) |
| 21. | * B36 | 815 High | old Baldwin Lumber Co. (1905) |

| | | | | |
|-----|---|------|------------------------------|---|
| 22. | * | B38 | 814 High | Starr & Bailey Livery Stable (c. 1900) |
| 23. | * | B39 | 818 High | Carter Building (c. 1927) |
| 24. | * | B40 | 821 High | Edward J. Kinzer residence (c. 1902) |
| 25. | * | B41 | 904 High | F.N. Hartman residence (1885) |
| 26. | * | B44 | 903 High | M.C. Taylor residence (c. 1884) |
| 27. | * | B51 | High St. bet. 10th & 11th | Baldwin-Media bridge (1890) |
| 28. | | B54 | 1137 High | S.N. Walker residence (c. 1888) |
| 29. | | B55 | 1203 High | Issac Wilkins residence (1888) |
| 30. | * | B57 | 1221 High | Victor Heinen residence (c. 1894) |
| 31. | | B65 | 1721 High | Asa Darnell residence (c. 1870) |
| 32. | * | B66 | 1600 High | Farmer's Cooperative elevator (1913) |
| 33. | | B68 | 1602 High | Farmer's Cooperative Assn. machinery warehouse (c. 1920) |
| 34. | * | B73 | 1704 College | Media Post Office/Haas Store (c. 1888) |
| 35. | * | B74 | 1614 College | Morgan-Gardner Mercantile (c. 1918) |
| 36. | * | B84 | 1600 South St. | Annunciation Parish Church (1893) |
| 37. | * | B86 | 1018 Miami | old Presbyterian Church/Ives Chapel |
| 38. | * | B98 | 819 Indiana | F.M. Hartley residence (c. 1902) |
| 39. | * | B105 | 610 Jersey | M. Haas residence (c. 1910) |
| 40. | * | B106 | 620 Jersey | Charlotte Bodwell residence (c. 1884) |
| 41. | * | B111 | 704 Jersey | M.J. Kidder residence (1885) |
| 42. | * | B118 | 814 Jersey | F.N. Hartley residence (1923) |
| 43. | * | B119 | 822 Jersey | W.H. Garrett residence (c. 1906) |
| 44. | * | B135 | 821 Monroe | W.C. & A.D. Steen residence (c. 1910) |
| 45. | | B136 | 801 Orange | U.F. Denlinger residence (1906) |
| 46. | | B142 | 1305 10th | Frank Sheppard residence (c. 1902) |

| | | | |
|-----|--------|------------|--|
| 47. | B143 | 1403 9th | Mary Leavitt residence (c. 1906) |
| 48. | B154 | 1115 7th | Mary Martin residence (c. 1906) |
| 49. | B162 | 902 7th | W.D. Martin residence (c. 1890) |
| 50. | B163 | 901 7th | Ed M. Huey residence (c. 1927) |
| 51. | B173 | 1214 8th | Carrie Ballard residence (c. 1905) |
| 52. | B174 | 1210 8th | Elsie Leach (c. 1910) |
| 53. | B175 | 1204 8th | J.E. Walker (c. 1908) |
| 54. | * B181 | 1103 8th | Frank Messinger (c. 1894) |
| 55. | * B186 | 911 8th | Eliza Telford (c. 1902) |
| 56. | * B187 | 903 8th | W.C. Markham residence/Zeta Chi |
| 57. | * B193 | 702 5th | Keohane-Marvel residence (c. 1894) |
| 58. | * B195 | 701 5th | Oscar Blake residence (c. 1896) |
| 59. | * B196 | 618 5th | John Hall residence(c. c. 1884) |
| 60. | * B197 | 504 Grove | James Williamson residence (c. 1921) |
| 61. | B211 | 418 5th | J.S. Simmons residence (c. 1882) |
| 62. | * B212 | 504 5th | J.V. Walker residence (c. 1894) |
| 63. | * B213 | 515 5th | old Palmyra P.O./ Store |
| 64. | * B229 | 306 N. 7th | C.P. Morgan residence (c. 1902) |
| 65. | * B230 | 303 7th | Rev. Stephen Lampman residence (c. 1890) |
| 66. | * B231 | 305 7th | Mrs. M.E. Buckner residence (c. 1890) |
| 67. | * B232 | 306 8th | Earl Uhl residence (c. 1918) |
| 68. | * B233 | 304 8th | Flora J. McClure residence (c. 1906) |
| 69. | B244 | 114 7th | Sarah Spence residence (1903) |
| 70. | B247 | 710 Baker | Charles G. Crysler residence (1914) |
| 71. | B248 | 720 Baker | G. Burr residence (1910) |
| 72. | * B249 | 700 Chapel | old Baldwin High School (1923) |

| | | | | |
|-----|---|------|-------------|--|
| 73. | * | B250 | 728 Chapel | old High School Auditorium (1938-39) |
| 74. | * | B251 | 813 8th | old Baldwin Telephone Exchange (c. 1912) |
| 75. | * | B253 | 723 8th | Flora & Denning Grocery (1888, 1902) |
| 76. | * | B254 | 721 8th | Schnebly Drug Store (1889) |
| 77. | * | B255 | 719 8th | old Baldwin Post Office (1893) |
| 78. | * | B256 | 717 8th | Morgan Bookstore (c. 1905) |
| 79. | * | B257 | 715 8th | Gem Theater (c. 1918) |
| 80. | * | B258 | 713 8th | Baldwin Dry Goods (c. 1918) |
| 81. | * | B259 | 711 8th | Brockway Building (c. 1918) |
| 82. | * | B260 | 709 8th | Hitchcock Building (c. 1927) |
| 83. | * | B261 | 703 8th | Mary A. Counts residence (c. 1902) |
| 84. | | B263 | 708-718 8th | |
| 85. | * | B264 | 704 8th | Methodist Church (1932) |
| 86. | * | B268 | 613 8th | Homer Ebright residence (c. 1870) |
| 87. | | B269 | 609 8th | Sadie Pearce residence (c. 1902) |
| 88. | | B270 | 601 8th | (c. 1927) |
| 89. | | B273 | 303 8th | A.W. Parmenter residence (c. 1898) |
| 90. | | B281 | 816 Grove | A.P. Lake residence (c. 1898) |
| 91. | | B288 | 703 9th | Stephen Lake residence (c. 1884) |
| 92. | | B289 | 619 9th | Delta Delta Delta (1907) |
| 93. | | B293 | 603 9th | E.J. Loudermilk residence (c. 1902) |
| 94. | | B294 | 909 Fremont | Elizabeth Hitchcock residence (c. 1909) |
| 95. | | B296 | 918 Fremont | William Rinely residence (c. 1892) |
| 96. | | B298 | 511 9th | (c. 1902) |
| 97. | | B299 | 510 9th | Delta Delta Delta (1913) |
| 98. | | B300 | 504 9th | Olive Wood residence (1909) |

| | | | |
|------|-------|------------------|--|
| 99. | B305 | 817 Dearborn | George Benedict residence (1905) |
| 100. | B310 | 821 Chapel | Fletcher Hunt residence (c. 1904) |
| 101. | B317 | 709 10th | Thomas Trotter residence (c. 1906) |
| 102. | B320 | 619 10th | Addie Lake (1905) |
| 103. | B350 | 602 Ames | L.D. Ripley residence (c. 1906) |
| 104. | B352 | 210 N 6th | Bishop William A. Quayle residence "Dream Haven" (1924) |
| 105. | B2 | | Liston Stadium (1935-1938) |
| 106. | B355 | | old Methodist Church/Pulliam Hall (c. 1870) |
| 107. | B356 | | Joliffe Hall (1940) |
| 108. | B357 | | Mulvane Hall (1924) |
| 109. | B358 | | Memorial Gymnasium (1946-47) |
| 110. | B359 | 703 N. 7th | J.M. Sullivan residence (1887) |
| 111. | B360 | 707 N. 7th | B.M. Sullivan residence (1887) |
| 112. | * V1 | Vinland Lt 12 | Coal Creek Library (c. 1900) |
| 113. | * V3 | Vinland Lt 11 | Star Cash Grocery (c. 1924) |
| 114. | * V4 | Vinland Lts 8-10 | Kennedy-Hagerman Store (c. 1905) |
| 115. | * V5 | Vinland Lt 27 | old Farmer's Cooperative Store- Grange Hall (1884) |
| 116. | * V8 | Vinland Lt 3 | old Vinland Presbyterian Church (1879) |
| 117. | * V10 | Vinland Lt 6 | Vinland Methodist Church (1940) |
| 118. | * V13 | NE4 NW4 15-14-20 | Cutter/Stevens farm |
| 119. | * V18 | SE4 SW4 10-14-20 | old Vinland High School (1923) |

Baldwin/Palmyra Survey
Grant No. 20-88-30110-002

INVENTORIES

| Rural Palmyra Township | | | Historic name/Owner |
|------------------------|-------|------------------|--------------------------------------|
| 1. | P2 | NE4 15-15-21 | T. Hughes farm |
| 2. | P7 | SW4 15-15-21 | James Schields, "Wellstock Farm" |
| 3. | P9 | NE4 9-15-21 | F. Mignot farm |
| 4. | P12 | NW4 16-15-21 | Frank Rhodes farm |
| 5. | P14 | SE4 8-15-21 | M.A. Wasson farm |
| 6. | P16 | SW4 17-15-21 | B.F. Bice, "Prairie View Stock Farm" |
| 7. | P17 | SW4 18-15-21 | J.B. O'Neill barn |
| 8. | P22 | SE4 NE4 12-15-20 | Robert Hall Pearson farm |
| 9. | P24 | SE4 1-15-20 | John Black, "Cloverleaf Stock Farm" |
| 10. | P29 | NW4 SW4 11-15-20 | Victoria Jardon house |
| 11. | P32 | SW4 2-15-20 | Sells-Sullivan house |
| 12. | P34 | N2 NW4 10-15-20 | Sara Rugh house |
| 13. | * P36 | 400 block Orange | Oakwood cemetery |
| 14. | * P38 | W1/2 10-15-20 | Pioneer-Baldwin City Cemetery |
| 15. | P39 | SW4 10-15-20 | W.D. Kerns farm |
| 16. | P43 | NW4 SE4 9-15-20 | J.E. Carpenter barn |
| 17. | * P46 | SE4 5-15-20 | Prairie City/Mt. Calvary cemetery |
| 18. | P48 | NE4 SE4 17-15-20 | Cowgill-Hatten farm |

| | | | | |
|-----|--------|---------|----------|------------------------------|
| 19. | P49 | SW4 | 16-15-20 | |
| 20. | P52 | NE4 | 17-15-20 | Laura Hadley house |
| 21. | * P57 | SE4 | 8-15-20 | Prairie City school (1919) |
| 22. | P59 | SW4 | 7-15-20 | David Griffith farm |
| 23. | * P60 | NW4 | 7-15-20 | Constant Butell farm |
| 24. | * P65 | NW4 NE | 8-15-20 | Prairie City general store |
| 25. | P66 | NW4 NE4 | 8-15-20 | |
| 26. | * P67 | SW4 | 5-15-20 | George Miller (Meunier) farm |
| 27. | * P69 | SE4 | 5-15-20 | Catholic Mission ruins |
| 28. | P70 | SW4 SE4 | 5-15-20 | N. Reinert house |
| 29. | P71 | SE4 | 5-15-20 | J.W. Scott house |
| 30. | * P74 | SW4 | 6-15-20 | Xavier Jardon farm |
| 31. | * P78 | NE4 SE4 | 5-15-20 | N.C.Cradit house |
| 32. | P80 | W2-SE4 | 3-15-21 | J. Dwyer farm |
| 33. | P85 | NE4 | 33-14-21 | Adeline School #85 (1911) |
| 34. | P87 | SE4 | 28-14-21 | George Seitz barn |
| 35. | P93 | SE4 | 32-14-21 | Burnett-Carlton farm |
| 36. | P97 | SE4 | 29-14-21 | August Kennenberg farm |
| 37. | P99 | SW4 | 32-14-21 | A.T. Sheppard farm |
| 38. | P103 | SE4 SW4 | 30-14-21 | D.F. Soward house |
| 39. | * P104 | NE4 SE4 | 30-14-21 | George Rohe house |
| 40. | P108 | SE4 NE4 | 19-14-21 | D.S. Selzer farm |
| 41. | P109 | NW4 | 20-14-21 | William Fuchs house |
| 42. | P110 | NE4 | 19-14-21 | Pooch-Selzer farm |
| 43. | * P113 | SW4 | 21-14-21 | George Sturm farm |
| 44. | * P115 | NE4 NE4 | 20-14-21 | Clearfield Church (1880) |

| | | | | | |
|-----|---|------|-------------|----------|--------------------------------------|
| 45. | * | P118 | SW4 SE4 | 17-14-21 | Clearfield School-Grange Hall (1900) |
| 46. | | P121 | NW4 SW4 | 22-14-21 | |
| 47. | | P123 | NE4 SE4 | 22-14-21 | William Brecheisen farm |
| 48. | | P124 | NE4 | 22-14-21 | Frederick Breithaupt farm |
| 49. | | P125 | NE4 SE4 | 15-14-21 | Peter Brecheisen barn |
| 50. | | P128 | N3/4 SW1/2 | 16-12-21 | George Meeder farm |
| 51. | | P139 | SE4 NW4 | 1-15-20 | K. Murphy barn |
| 52. | | P141 | SW4 SE4 | 34-14-20 | Campbell farm |
| 53. | | P142 | SE4 SE4 | 34-14-20 | R. Dudgeon house |
| 54. | | P147 | SW4 | 13-14-20 | Frank Sturdy house |
| 55. | | P150 | SE4 NE4 | 12-14-20 | Collier-Hoskinson farm |
| 56. | | P151 | NE4 SE4 | 1-14-20 | A.M. Karnes farm |
| 57. | * | P155 | SE cor. SW4 | 1-14-20 | Harmony School #57 (1871) |
| 58. | | P157 | SW4 SE4 | 2-14-20 | Thompson-Kain house |
| 59. | | P160 | NE4 NE4 | 14-14-20 | Lewis Swanson barn |
| 60. | * | P161 | SW4 SE4 | 11-14-20 | Knud Anderson farm |
| 61. | | P164 | NE4 | 10-14-20 | E.G. Johnson farm |
| 62. | | P166 | NE4 | 3-14-20 | D. Cheney house |
| 63. | | P168 | SW4 | 3-14-20 | E. Jones farm |
| 64. | * | P170 | center E2 | 10-14-20 | Vinland Cemetery |
| 65. | * | P171 | NW4 NE4 | 10-14-20 | old Vinland School #49 (1926) |
| 66. | | P175 | center | 10-14-20 | W.E. Barnes farm |
| 67. | | P178 | SW4 | 14-14-20 | Roe-Rodgers farm |
| 68. | | P186 | E1/2 NE4 | 34-14-20 | James W. Counts farm |
| 69. | | P189 | SE4 NW4 | 27-14-20 | Bishop W.A. Quayle farm |
| 70. | | P191 | SE4 SW4 | 4-14-20 | John Walton barn |

| | | | | |
|-----|------|----------|-----------|--|
| 71. | P195 | NW4 | 6-14-20 | H.A. Oakes barn |
| 72. | P196 | N1/2 SW4 | 6-14-20 | L.T. Rumsey barn |
| 73. | P201 | NE4 SW4 | 18-14-20 | Brumbaugh cemetery |
| 74. | P204 | SE4 | 18-14-20 | George Fitz farm |
| 75. | P205 | NE4 | 20-14-20 | old Evangelical Lutheran church (Stony Point) |
| 76. | P206 | SE4 | 17-14-20 | Labariere-Renner farm |
| 77. | P213 | NE4 NE4 | 7-14-20 | M. Herrin house |
| 78. | P217 | SE4 NW4 | 9-14-20 | S.W. Randall farm |
| 79. | P219 | NE4 | 16-14-20 | J.W. Junkins barn |
| 80. | P222 | NE4 SE4 | 29-14-20 | D.W. White house |
| 81. | P224 | SE4 NW4 | 29-14-20 | L.B. Bodwell granary |
| 82. | P226 | SE4 | 32-14-20 | S.E. Spencer house |
| 83. | P230 | SW4 NW4 | 30-14-20 | Theodore Brown farm |
| 84. | P231 | NW4 NW4 | 30-14-20 | D. Tucker farm |
| 85. | P232 | SW4 | 19-14-20 | John Williams farm |
| 86. | P233 | NE4 | 31- 14-20 | Black-Mitchell farm |
| 87. | P238 | NE4 | 33-14-20 | Stickel house |
| 88. | P242 | NW4 SE4 | 21-14-20 | Kelly-Gill farm |

"The Concord of the West:"

Historical Overview of Baldwin City and Palmyra Township

In the first decade of the twentieth century, a local "Publicity Committee" proudly reported that "Baldwin has been called the Concord of the West."(1) This comparison was based on a distinctive sense of community history, culture, and morality which had been achieved in Baldwin after only fifty years of settlement. A strict comparison of the two villages is unwarranted, but the boast does indicate the aspirations which characterized Baldwin at this time.

The architectural development of Baldwin City and Palmyra Township from 1854 to 1940 occurred in three general stages: settlement, 1854-1865, agricultural and community development, 1866-1899, modernization and stability, 1900-1940. There appear to be no buildings in Palmyra Township surviving from the period before Kansas Territory was organized when the area was sparsely settled by Indians and traversed by traders and emigrants. Significant resources from the pre-territorial period are historic sites and natural features. In the early nineteenth century, the territory was occupied by the Kansas Indians. Then in 1844 a large reservation south of the Kansas River was given to the Shawnee Indians who were removed from the East. This reservation included what is now Palmyra Township in Douglas County. The Santa Fe trail crossed the survey area.

Northern Douglas County is a glaciated region, but southern Douglas County including Palmyra Township is part of the Osage Cuestas. This geographic region is characterized by topography consisting of a series of parallel ridges having gently sloping west faces and steeply sloping east faces. The ridges developed in alternating hard and soft strata. These limestones and shales of the upper Pennsylvanian and lower Permian systems slope gently to the west-northwest.(2) The native flora of the survey area is a mosaic of bluestem prairie and oak/hickory forest. This was the environment encountered by early pioneers who began moving into the territory in 1854.

Settlement and Civil War, 1854-1865

Kansas Territory was organized May 30, 1854 and officially opened for permanent settlement. Douglas County was established August 25, 1855. A federal land office was opened at LeCompton in northwest Douglas County May, 1856. Later this office was moved to Topeka September 10, 1861.(3) During the settlement period, there were three ways to acquire land--direct purchase, military warrant, and preemption. Individual title to the land in Palmyra Township was generally allocated by 1862 when the Homestead Act was passed so this famous legislation had little effect on the development of the survey area.

When townships were first organized January 27, 1856, southeast Douglas County was named Washington township with the Palmyra settlement as the first polling place. By July 4, 1857 the township had been retitled Calhoun, but the name was finally changed to Palmyra Township August 27, 1858. Robert and Richard Pearson were considered the first settlers in the survey area. By 1860 Palmyra township had a population of 1,516.(4)

The settlement of Palmyra was a early stop on the Santa Fe Trail. It had a well and grazing for teams on the hillsides. Reportedly, horses, mules, and oxen were shod by the thousands at the site in territorial days. A tract of 320 acres was surveyed by the Palmyra Association, a town company, in June, 1855. Of the three buildings constructed at the time, two were made of logs. There was a store and a hotel called the Santa Fe House. The post office at Palmyra was established June 29, 1857.(5)

The Kansas-Nebraska Methodist annual conference decided to establish a college at a meeting in Lawrence October 23, 1856. When the Palmyra Association offered 800 acres of land on the Santa Fe Trail for a site, the tract was accepted as the location of Baker University. The Herald of Freedom March 14, 1857 reported that a Methodist college would be located on "an eminence near Palmyra, which has a commanding view of the entire county." Baker University was given a charter February 12, 1858. The largest part of the college tract was a section originally preempted by Jacob Hall of Independence, Missouri. Hall was the mail contractor on the Santa Fe Trail; he located stations every twenty miles along the route. Station #3 at Palmyra was established March 28, 1857. Hall sold the section of land south of the Palmyra town site for \$3,000 August 25, 1858.(6)

Baldwin City, where the new university was to be located, was established in 1857. L. B. Dennis wrote in a letter December 28, 1857 that "...we are making an effort to get the county seat established at Baldwin City--also I would say the site is healthy which is not true of Lawrence. My family have all been sick here on the Kaw bottom." In January, 1858 Palmyra, Baldwin City, and Prairie City formed an association, possibly for the purpose of securing the county seat.(7) Baldwin City and Prairie City were both incorporated February 4, 1859.

At this time the gristmill at Baldwin was doing a good business and a sawmill was expected to be in operation soon. John Baldwin was the proprietor of this enterprise. Later it appeared that water could be more easily obtained on the Baldwin section and business lots were laid off and sold.(8) Finally the Palmyra post office was moved to Baldwin City May 22, 1862.(9) This action demonstrated that Baldwin City had replaced Palmyra as the center of growth in the vicinity. Instead of developing adjacent to the town of Palmyra, Baker University became the nucleus of Baldwin City. During the territorial period, stations on the Underground Railroad included Osawatomie, Baldwin, and Lawrence. Prairie City, southwest of Palmyra and Baldwin City, was established in 1856. The post office was designated October 7, 1856.(10) By November, 1857 an observer commented that "in

six months there were nearly forty good substantial buildings" in the town and eight were constructed of stone.(11) Prairie City was significant as the place where S. S. Prouty established the Freemen's Champion June 25, 1857. Prouty moved the paper to Burlington, Kansas in September, 1859. After the Civil War, he was the first state printer and became one of the most prominent newspapermen in the state. Prairie City had a general store and inn, a school and a Catholic mission.(12)

Another community of the settlement period was Black Jack. It was located on the Santa Fe Trail east of Palmyra and Baldwin City. A post office was established there March 15, 1858 and the town had a store, school, and church by 1859.(13)

Population

The Shawnee Indian reservation established May 11, 1844 originally included what is now Douglas County and Palmyra Township. A Shawnee Methodist Episcopal mission was established about 1848 near the mouth of the Wakarusa River. The mission was abandoned in 1857. In a treaty early in 1854 the Shawnee surrendered their vast reserve of 1,600,000 acres of land and the tribe received 1/8 of the reservation for individual distribution within the tribe. Two hundred acres were to be allotted to each individual. The land to be distributed was located almost entirely in Johnson County. During the Civil War, many of the Shawnee moved to the Indian Territory and forfeited their claims. In 1866 a judge in a federal tax case ruled against exemption for the Shawnee and more of them lost their land. Congress in April, 1869 authorized permanent settlement on the reserve and by the early 1870s the last Shawnee had left Kansas.(14)

The major group of settlers in the Kansas Territory were called Westerners by James C. Malin. He concluded, "although Kansas is not a child of New England, the legend about it being such operated as though the legend were true." According to the territorial census of 1860, the largest single group of settlers in Kansas, 28.8%, had emigrated from the border states north of the Ohio River, principally Ohio, Indiana, and Illinois.(15) By 1860 Douglas County ranked fifth in the state with a population density of more than fifteen people every square mile.(16)

Other groups were represented in Palmyra Township. The Prairie City French settled near the townsite in 1854. A group of Germans located in the Clearfield and Captain's Creek area. The first was Peter Brechiesen in 1857; he helped organize a Protestant church in the vicinity. Some Pennsylvania Dutch settlers clustered in the northwest part of the township where the Stony Point Lutheran church was eventually established.(17)

Agricultural and community development, 1866-1899

The construction of a railroad through Douglas County was the most important development in the late 1860s. A charter had been awarded to the Leavenworth, Lawrence, and Fort Gibson in

February, 1858, but the company did not begin construction until after the Civil War when it was renamed. By May 23, 1866 the Leavenworth, Lawrence, and Galveston had surveyed a route from north to south through Douglas County. After a \$300,000 bond issue was approved February 6, 1867, the company built a line from the Kansas River just east of Lawrence to the Franklin county line. This section was constructed December 21, 1867. The main portion of the railroad from Ottawa Junction in Franklin County to Coffeyville on the southern border of the state was finally completed in 1871.(18) During the economic recession of the mid-1870s, the Leavenworth, Lawrence, and Galveston was not profitable. After a foreclosure in 1878, the railroad was reorganized as the Kansas City, Lawrence, and Southern. This line was purchased by the Santa Fe Railroad company December 16, 1880.(19)

A new settlement in the Coal Creek valley of northern Palmyra Township grew up on the railroad route in the late 1860s. A sawmill was in operation on Coal Creek as early as 1857. An enduring institution, the Coal Creek Social Library Association, was established in 1859. The post office at Vinland was established September 25, 1868 and maintained until April 30, 1954. George Cutter was the first postmaster. The village was named after the flourishing vinyards and nurseries in the Coal Creek valley. William E. Barnes, who came to Kansas in 1856, settled in the valley and planted apples, pears, and grapes. "His first vinyard was a marvel to the people of the county and many were the excursions made there by the people of Lawrence to feast on that delicious fruit."(20) Interest in horticulture was fostered in the Douglas County Fruitgrowers Association c. 1870 and the county Horticultural Society which was active from c. 1880 until c. 1910.

Barnes owned the Vinland town site; he donated land to the Grange and Cooperative Association as well as the Methodist and Presbyterian churches. A school was established at Vinland in 1867. Russell and Davis operated a store beginning in 1870 and a cheese factory was started in 1874. Joseph Iliff managed the Vinland Cooperative store in the 1870s and was appointed postmaster in 1876.(21)

The Vinland Methodist church received a charter July 19, 1873 and constructed a building by 1879. A Presbyterian church was built in 1878. The village was more formally organized when "the town of Vinland was surveyed, platted, and dedicated in 1884." The Coal Creek library building was constructed in 1900. A substantial store building (now known as the Vinland Mart) was built c. 1905. W. E. Hoskinson operated a grocery in Vinland beginning in 1921. The Vinland Fair, first held in 1874, has been held continuously every year since 1907.(22)

Another community, Media, was established in November, 1878 on the railroad route. Media was located halfway between Baldwin City and Prairie City. The post office was moved from Prairie City to the new location December 11, 1878. It was discontinued

September 30, 1903. H. W. Willet was the first postmaster. In 1883 G. W. Allen moved the Baldwin City mill to Media.(24)

Clearfield in northeast Palmyra Township was a community organized around the German Lutheran church. In the nineteenth century this congregation was "one of the strongest and most influential societies in the conference." A Clearfield post office was established August 10, 1885 and discontinued July 10, 1900.(25)

Agriculture

The earliest phase of agricultural development in Palmyra Township was subsistence farming according to methods imported from the timber belt. After the Civil War, relatively large-scale market farming developed. This was a response to a growing foreign demand for grain, increased mechanization, and inflation after the war. The population also changed in character from the settlement period. The pioneer community consisted of a younger predominately masculine population. In the late nineteenth century the age distribution included more older people and a more equal proportion of sexes.(26)

An important agricultural organization that emerged as an institution in the period after the Civil war was the National Grange of the Patrons of Husbandry. The Grange played a significant role in the history of Palmyra Township. Beginning in 1867, the Grange focused farm discontent into reform efforts. The organization provided cooperative social gatherings and buying. In 1872 there were 1,105 lodges, a year later there were 8,400, and in only the first two months of 1874, 4,700 lodges were organized. Kansas and Nebraska had the highest proportion of members in the country at this time. In the late 1870s the Grange purchased or founded grain elevators, packing plants, flour mills, banks, insurance companies, and other small businesses serving farmers. After 1880 the Grange became primarily a social and educational organization emphasizing adult education and centered in the agricultural states of the East.(27) Political reform was carried forward by the Farmers' Alliances. The Vinland Cooperative store was an example of the kind of business initiated by the Patrons of Husbandry. After 1884 the store was housed in a two-story commercial block with the Grange meeting hall on the second floor. Today the landmark building is still known as the Grange Hall.

Two characteristic patterns in the agricultural statistics for Douglas County indicate changes from the late nineteenth century to the early twentieth century. In 1875 corn was the predominant grain crop; there were 70,000 acres planted and only 2,000 acres of wheat. During the years from 1880 to 1900, however, more and more wheat was produced although corn was still favored by a ratio of 2 or 3 to 1 times. A significant acreage of oats was planted and the acreage did not vary much. During the nineteenth century timothy was the most popular variety of cultivated hay, although the volume of fenced and unfenced prairie hay was much greater. Alfalfa first appeared in the

statistics in 1895; only 44 acres were planted. In 1900 there were 592 acres. By 1915 more than 15,000 acres of alfalfa were recorded and timothy hay was not even mentioned. Other crops that were historically important in Douglas County and are no longer produced were flax and potatoes. From 1880 to 1905 more than 2,000 acres of flax were recorded. From 1875 to 1940 more than 1,000 acres of potatoes were produced with a peak acreage of 4,500 acres planted in 1895. As late as 1940, 2,700 acres of potatoes were produced. (28)

The most significant change in agriculture during the twentieth century was the substitution of mechanical power for horsepower. This was reflected in the marked decline in horse and mule numbers. (29) In 1875 there were 6,600 horses and 434 mules in Douglas County. In 1880 there were 7,371 horses and 644 mules. A peak was reached in 1915 with 11,336 horses and 2,192 mules. Then the numbers began to fall as steam engines and tractors became more effective and widely used.

| | | |
|------|--------------|-------------|
| 1920 | 9,311 horses | 1,732 mules |
| 1925 | 7,365 | 1,801 |
| 1930 | 5,915 | 1,376 |
| 1935 | 6,000 | 1,176 |
| 1940 | 3,930 | 840 |

Baldwin City, 1866-1940

In a newsletter to the Methodist Conference February 9, 1860 W. R. Davis described the promise of the new settlement.

"Baldwin City occupies a most beautiful place. It is in Douglas County, on the Santa Fe road, about an equal distance from all the great commercial marts on the Missouri River, and in the midst of the best cultivated portion of the territory. It is surrounded by rich lands, a abundance of water, building materials of every kind, and plenty of coal and timber. There are about three hundred inhabitants in the town, four stores, two hotels, two mills and a goodly number of mechanic shops of various kinds." (30)

Because the Civil War interrupted normal development, Baldwin City in 1866 probably appeared much the same as it did in the 1860 description.

Community life was enriched by the organization of the Methodist and Presbyterian churches. The first Methodist church, a stone building, was begun on a site just north of the Baker University campus in 1867. The church was dedicated July 24, 1870. The Presbyterians organized in 1870 and completed a brick church in 1872. A church building at Fifth and Main was built in 1905 and rebuilt in 1917-18. A newer church at Fifth and Maple was dedicated in 1929. The Methodists built a new brick church which was dedicated February 14, 1904; this building burned in November, 1930 and was replaced by the present building south of the Baker campus. (31)

The local newspaper, the Baldwin Ledger, was established by combining two earlier newspapers. The Criterion, founded in

1883, and the Visitor, founded a year later, were merged April 24, 1885.(32) The Criterion printed a letter from the Baldwin City Improvement Society April 16, 1885 describing the town at that time.

"Notwithstanding the recent opening of a bank, a new drug store, a hardware store, a printing office, and various other establishments, there is still demand for other businesses and fine opportunities for the same."

The Society mentioned that Baldwin City needed a fruit cannery, a good flouring mill, creamery, laundry, and tailor.

The name of the town post office was changed to Baldwin April 14, 1887, but the full title of Baldwin City was restored August 16, 1912. A public school building was constructed in 1887 and an addition in 1908. The Baldwin State Bank was established in 1892.(33)

One of the more famous political episodes in local history had an effect on Baldwin City's built environment. In 1889 women won all the seats on the city council. The Ledger April 5, 1889 reported the largest voting turnout ever. The newly elected council proposed a tax levy May 24 to produce revenue for street widening, opening, grading, and bridge building. By January 14, 1890 the city had completed a bridge between Baldwin City and Media. In the next city election, however, the women were voted out of office.

Baldwin City grew and prospered during the first decade of the twentieth century. An article in the Topeka Daily Capital December 9, 1906 recorded the town's achievements in the past half dozen years.

"A steam laundry has been built, a system of electric lighting has been installed, the town has been supplied with natural gas, a handsome new depot has just been completed by the Santa Fe sytem and the old time board walks have been entirely replaced by brick and granitoid. In addition to these a number of handsome business houses have been erected, including a modern hotel, bank building and several mercantile buildings."

By 1908 the locally published "Souvenir of Baldwin, Kansas" described the town as one of the most beautiful in Eastern Kansas "surrounded by one of the best agricultural counties in the United State."

During the six years after 1906, the town passed a number of bond issues for public improvements: November 15, 1906, electric light; December 1, 1908, waterworks, \$35,000; November 1, 1910, sewer mains; January 1, 1911, sewer laterals; April 1, 1912, water works, \$3,000; and October 1, 1912, waterworks, \$15,000.

A man who was Baldwin City's most important building contractor and also a leading citizen during this period was Joseph W. Spurgeon. The 1908 "Souvenir" reported, "He has employed more men and done more work than any other man in this part of the state." J. W. Spurgeon was born in 1864 and died in 1940. He began his career as a builder in 1884 and remained active until the late 1920s. During this period he constructed

many of the major buildings in Baldwin City and at Baker University. In his obituary Spurgeon was credited as the builder of the municipal waterworks, the Baldwin State Bank, City Hall, Case Library, the old Baker gymnasium, Taylor Hall, the Delta Tau Delta and Tri-Delta houses. Spurgeon also constructed the homes of M. D. Ballard, Lenora Dowers, E. G. Schneeberger and "many other buildings and homes not only in Baldwin but also in neighboring towns and rural districts." Spurgeon led the fight to pump the municipal water supply from springs and wells southeast of town rather than taking water from storage ponds as recommended by consulting engineers at the time.(35)

The town of Spurgeon's era was described by F. W. Blackmar in 1912. "The Baldwin of today is a city of beautiful homes, churches, excellent retail stores of all kinds, a fine public school, water and lighting systems, money order post office, telegraph, express and telephone facilities, and is regarded as one of the educational centers of the state."(36)

Brick paved streets were a historic development which remain a distinctive characteristic of the town. Paving began December 8, 1925. The first contract covered three and a half blocks on High Street and five blocks on Eighth Street. Then more of Eighth Street and other streets surrounding the Baker University campus were paved by August 15, 1926. In 1932 the City of Baldwin purchased the old People's State Bank building at 801 High Street and this property has been used as the City Hall since that time.

Baker University, 1858-1940

Beginning in 1858, the average attendance at Baker University during the first twenty years was 107 students. The average increased to 269 during the next two decades. However, the instability of the institution was reflected in frequent changes of administration. During the first period of Baker history, from 1858 until the late 1890s, the college had fourteen presidents.(37)

The first college building became known as "Old Castle Hall" (now a museum). When it was constructed in 1858, "it was considered a temporary structure and for that reason was not erected on the 'College Park.'"(38) Old Science Hall (now Parmenter) was planned in 1863 to be the major college building. The structure was completed in 1870, but the interior of the upper floors was left unfinished for some time. "It was during the Seventies that Baker experienced its darkest hours." In the summer of 1871, the college bell, pianos, and library books were sold at auction because of a mortgage foreclosure.(39)

By the mid-1880s, both the educational and financial situation of Baker University had improved considerably. Steadfast local support and an increased commitment from the Methodist Church finally stabilized the institution. By this time the Methodist Church had become important in Kansas.

"The rate of growth of the Methodist Church was

substantial after the Civil War. In 1865 there were 22 churches, 104 ministers, and 4,086 members in the Kansas Conference."(40)

By 1880 there were 115 churches, 202 ministers, and 15,511 members. In 1900 the church had grown to include 246 churches and 24, 850 members.

A new brick building, Centenary Hall (demolished), was constructed in 1884. The enrollment of 136 in 1879-80 increased to 350 in 1883 with nine graduates from the collegiate division. There were 426 students enrolled in 1885-86.(41) The college president initiated an endowment program at this time. It was small for many years but became a significant asset in the early twentieth century. A contribution goal of \$500,000 was set to be achieved by October 1, 1914. Although this deadline was eventually extended to October, 1920, the goal was achieved.(42)

Baker University became a much more sophisticated educational institution in the first decade of the twentieth century. The college preparatory department, known as the Academy, had a peak enrollment of 330 in 1904. The Normal department, which trained school teachers, had its largest enrollment, 111, in 1902. The Commercial department had a peak enrollment of 140 in 1903. "These divisions of Baker gradually dropped away and in later years ceased to exist."(43) In 1907-08 the university conducted a thorough curriculum discussion and resolved to offer a unified collegiate degree (the Bachelor of Arts). With the institution of more high schools in the region, the Preparatory department was no longer needed. The Normal department closed in 1911 and the commercial department closed in 1913.(44)

Buildings to house the increased enrollment and more sophisticated curriculum were constructed during the early twentieth century. Case Library was dedicated September 13, 1904 and opened in August, 1907. Mulvane Science Hall was completed in 1925. A second gymnasium, Taylor Hall, was finished in 1908; this structure burned in 1943 and was replaced by Memorial Hall completed in 1946-47. The first section of Liston Stadium was constructed in 1935 and another unit added in 1938. Construction of the stadium provided student employment and utilized local materials. This same practice was followed in the erection of a men's dormitory, Joliffe Hall, in 1940.(45)

Conclusion and research questions

A local informant told Frank Allis, a graduate student in sociology who studied Baldwin City in 1917, "for nearly ten years preceeding 1882 I don't remember that there was a shingle laid in Baldwin."(46) These years included a national financial Panic of 1873, a grasshopper invasion and drought in Kansas, the default on Douglas County railroad bonds, and a financially troubled period for Baker University. In later years Baldwin City and Palmyra Township shared in the general prosperity enjoyed throughout Kansas during the 1880s.

Census totals indicate a gradual decline in the rural population of the survey area while that of Baldwin City reached a relative equilibrium as early as 1890. In the late nineteenth century and early twentieth century, the town served the surrounding agricultural territory and Baker University. Baldwin City never had significant manufacturing or industrial activity. Most of the historic buildings downtown appear to date from c. 1890 to c. 1920. After this time the expanding use of automobiles probably benefitted Lawrence as a competitor with Baldwin City.

In the country building and rebuilding activity was probably linked with the general cycle of agricultural production and income identified in the Kansas Historic Preservation Plan. Other questions may be illuminated by the analysis of individual building data collected in the survey. For example, what were the important businesses in Baldwin City and what was their history? Was the architectural environment of the town primarily defined during the years from 1890 to 1920? Did residential construction coincide with this development or is there a different pattern for residential construction? What was the effect of Baker University on the commercial and residential environment? What were the specific stages of agricultural development in Palmyra Township as reflected in the form, quality, and number of rural buildings? Finally, what was the effect of the Depression beginning in 1929 on Baldwin City and Palmyra Township?

POPULATION

| | Douglas County | Palmyra Township | Baldwin City |
|------|----------------|------------------|--------------|
| 1860 | 8,637 | | |
| 1870 | 20,592 | | |
| 1875 | 18,505 | 2,065 | |
| 1880 | 21,700 | 2,478* | 325 |
| 1885 | 25,092 | 2,159 | 925 |
| 1890 | 23,823 | 2,134 | 1,241 |
| 1895 | 23,587 | 2,007 | 1,135 |
| 1900 | 25,336 | 1,982 | 1,010 |
| 1905 | 25,734 | 1,784 | 1,265 |
| 1910 | 25,653 | 1,614 | 1,404* |
| 1915 | 25,101 | 1,637 | 1,231 |
| 1920 | 25,102 | 1,642 | 1,147 |
| 1925 | 23,806 | 1,595 | 1,243 |
| 1930 | 25,372 | 1,550 | 1,249 |
| 1935 | 25,753 | 1,572 | 1,172 |
| 1940 | 25,829* | 1,470 | 1,203 |

*Greatest population, 1860-1940

ENDNOTES

1. "Beautiful Baldwin," (Kansas City, Mo: Walkenhorst & Park Printing, c. 1910), n.p.
2. Kansas Geology Rex Buchanan ed. (Lawrence: University Press of Kansas, 1984), 16-18.
3. Homer Socolofsky and Huber Self, Historical Atlas of Kansas (Norman: University of Oklahoma Press, 1972), 27.
4. A. T. Andreas, History of Kansas v. 1 (Chicago: A. T. Andreas, 1883), 308 & 310.
5. Andreas, 355; Robert W. Baughman, Kansas Post Offices (Topeka: Kansas State Historical Society, 1961), 98.
6. Virginia G. Markham, John Baldwin and Son Milton Come to Kansas (Lawrence Printing Service, 1982), 3, 281-285.
7. Markham, 15 & 31.
8. Markham, 109.
9. Baughman, 98.
10. Baughman, 104.
11. Frank H. Allis, "The Social Development of Baldwin, Kansas," M. A. thesis University of Kansas (1917), 21.
12. Kansas State Historical Collections VIII (1903-04), note 278.
13. Baughman, 13; Baldwin Ledger centennial edition (October, 1970).
14. Annie H. Abel, "Indian Reservations in Kansas and the Extinguishment of their Title," Transactions, Kansas State Historical Society VIII (1903-04), 93-94.
15. James C. Malin, "Kansas: Some Reflections on Cultural Inheritance and Originality," Journal of the Central Mississippi Valley American Studies Association 2 (Fall, 1961), 14.
16. Carroll D. Clark & Roy Roberts, People of Kansas (Topeka: Kansas State Planning Board, 1936), 22.
17. J. Neal Carman, Foreign Language Units of Kansas (Lawrence: University of Kansas Press, 1962), 126-129.
18. I. E. Quastler, Railroads of Lawrence, Kansas, 1854-1900 (Lawrence: Coronado Press, 1979), 37, 100, 145-148; V. L. Wenger History of Railroad Construction and Abandonment within the State of Kansas (Topeka: Kansas Corporation Commission, 1983), 51.
19. "Santa Fe Railroad, Earlier Companies Aided Development," Baldwin Ledger Fiftieth Anniversary edition 11-30-1933.
20. Baughman, 133; Andreas, 356; Baldwin Ledger centennial edition (October, 1970).
21. "Early History of Kansas Horticulture," Lawrence Daily Journal 6-22-1906.
22. A. T. Andreas, 356; Ledger centennial edition (October, 1970).
23. Anne Hemphill, "Vinland: Area History and Methodist Episcopal Church of Vinland, Kansas, 1864-1982," 4:2 (Santa Fe Trail Historical Society, 1982), 3-5.

ENDNOTES

24. Baughman, 82.
25. J. Neale Carman, "Continental Europeans in Rural Kansas, 1854-1861," Territorial Kansas University of Kansas Social Science Studies (1954), 187.
26. Clark & Roberts, 23-24,91.
27. Ray A. Billington & Martin Ridge, Westward Expansion: A History of the American Frontier (New York: Macmillan, 1982), 666-669.
28. Kansas State Board of Agriculture Biennial Reports (1875-1940).
29. Biennial Reports.
30. Alumni Record of Baker University "Annals" (Baldwin City: 1917), xv.
31. Baldwin Tele-News 7-3-1980.
32. Baldwin Ledger Fiftieth anniversary edition 11-30-1933.
33. Baughman, 8; "Souvenir of Baldwin, Kansas" (Baldwin Republican: 1908), 39.
34. Allis thesis (1917), 54.
35. Joseph W. Spurgeon Mss scrapbook Baker Archives; "Souvenir" (1908), 39.
36. Frank W. Blackmar, Kansas: A Cyclopedia of State History (Chicago: Standard Publishing Co., 1912), 132-133.
37. "Souvenir" (1908), 10; Allis thesis (1917), 100.
38. Alumni Record (1917), xiii.
39. Homer K. Ebright, History of Baker University (Baldwin City, 1951), 82 & 150.
40. John D. Bright, ed. Kansas: The First Century v. 2 (New York: Lewis Historical Publishing Co., 1956), 356.
41. Ebright, 107 & 109.
42. Ebright, 186.
43. Ebright, 140.
44. Ebright, 148 & 187.
45. Ebright, 152, 158, 234, 248, & 255.
46. Allis thesis (1917), 92.

BIBLIOGRAPHY

Books

- Andreas, A. T. History of Kansas v. 1 (Chicago: A. T. Andreas, 1883).
- Baughman, Robert W. Kansas Post Offices (Topeka: Kansas State Historical Society, 1961).
- Blackmar, Frank W. Kansas, A Cyclopedia of State History v. 1 (Chicago: Standard Publishing Co., 1912).
- Billington, Ray & Martin Ridge. Westward Expansion: A History of the American Frontier (New York: Macmillan, 1982).
- Bright, John D. ed. Kansas, The First Century (New York: Lewis Historical Publishing Company, 1956).
- Carman, J. Neal. Foreign-Language Units of Kansas (Lawrence: University of Kansas Press, 1962).
- Clark, Carroll & Roy Roberts. People of Kansas (Topeka: Kansas State Planning Board, 1936).
- Daniels, Goldie P. Rural Schools and Schoolhouses of Douglas County, Kansas (Baldwin City: Telegraphics, 1975).
- Douglas County Historic Buildings Survey (Lawrence: Douglas County Historical Society, 1977).
- Ebright, Homer K. History of Baker University (Baldwin City, 1951).
- Kansas Geology Rex Buchanan ed. (Lawrence: University Press of Kansas, 1984).
- Markham, Virginia G. John Baldwin and Son Milton Come to Kansas (Lawrence, KS: Lawrence Printing Service, 1982).
- Quastler, I.E. Railroads of Lawrence, Kansas, 1854-1900 (Lawrence, KS: Coronado Press, 1979).
- Socolofsky, Homer & Huber Self. Historical Atlas of Kansas (Norman: University of Oklahoma Press, 1972).

Articles

- Abel, Annie H. "Indian Reservations in Kansas and the Extinguishment of their Title," Transactions, Kansas State Historical Society VIII (1903-04), 72-109.
- Butel, George. "Prairie City, Douglas County, Kansas, 1855-1883," Santa Fe Trail Historical Society, 1972 V1:2.
- Carman, J. Neal. "Continental Europeans in Rural Kansas, 1854-1861," Territorial Kansas University of Kansas Social Science Studies, 1954.
- Hemphill, Anne "Vinland: Area History and Methodist Episcopal Church of Vinland, Kansas, 1864-1982," Santa Fe Trail Historical Society, 1982 V4:2.
- Liteer, Loren. "Building of the Santa Fe Railroad Depot, Media Kansas," Santa Fe Trail Historical Society, 1979.
- Malin, James C. "Kansas: Some Reflections on Cultural Inheritance and Originality," Journal of the Central Mississippi Valley American Studies Association 2 (Fall, 1961).

BIBLIOGRAPHY

Other

- Allis, Frank H. "The Social Development of Baldwin City, Kansas," M. A. thesis University of Kansas, 1917.
- Alumni Record of Baker University "Annals" (Baldwin City, KS: 1917).
- Baldwin Publicity Committee, "Beautiful Baldwin," (Kansas City, MO: Walkenhorst & Park Printing, c. 1910).
- Douglas County Genealogical Society. "Complete Tombstone Census," 1987.
- . "Preemptions in Douglas County, c. 1854."
- Kansas Farmer, Mail & Breeze Directory of Franklin and Douglas County (Topeka, KS: Kansas Farmer Mail & Breeze, 1920).
- Kansas Historic Preservation Department. Kansas Historic Preservation Plan (Topeka, KS: Kansas State Historical Society, 1987).
- Kansas State Board of Agriculture. Biennial Reports, 1875-1940.
- Liteer, Loren. "A Self-Guided Tour of Baldwin City's Historic Sites," 1984.
- Southern, Kathleen P. Historic Preservation in Rural North Carolina: Problems and Potentials (Raleigh, NC: North Carolina Department of Cultural Resources, 1985).
- "Souvenir of Baldwin, Kansas." Baldwin Republican (1908).
- Spurgeon, Joseph W., 1864-1940. Mss scrapbook. Baker Archives.
- Taylor, Burdine T. "History of Baldwin City," (1968).
Mss, Baldwin Public Library.
- Wenger, V. L. History of Railroad Construction and Abandonment within the State of Kansas (Topeka: Kansas Corporation Commission, 1983).

Maps

- Armstrong, Albert A. "Plat & Survey of Douglas County" (1909).
- Beers, F. W. Atlas of Douglas County (New York: F. W. Beers, 1873).
- Edwards, John P., comp. & pub. Map of Douglas County (Quincy, Illinois, 1887).
- Ogle, George. Standard Atlas of Douglas County (1902, 1921).
- Struck, J. Cooper. "Map of Douglas County," (1857).
- Sanborn Insurance Company. "Maps of Baldwin City, Kansas," (1893-1927).
- Waits, Adam. "Map of Historic Douglas County, Kansas," (Lawrence: Douglas County Historical Society, 1987).

BIBLIOGRAPHY

Newspapers

- Baldwin Ledger Centennial edition October, 1970.
---- Fiftieth Anniversary edition 11-30-1933.
---- "The New Depot" 12-7-1906.
Baldwin Republican "New Depot Ready" 1-11-1907.
Lawrence Daily Journal "Early History of Kansas Horticulture,"
6-22-1906.
Topeka Daily Capital 12-9-1906.