NPS Form 10-900
Oct. 1990

OMB No. 10024-0018

NATIONAL REGISTER
LISTED

DEC 0 6 2005

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

005-0260-1416

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Burnes Rental Houses Historic District

Other name/site number 005-0260-0385, 005-0260-0386, 005-0260-0387

2. Location

Street & number 615, 617, & 621 N. 3rd Street ☐ not for publication

City or town Atchison ☐ vicinity

State Kansas Code KS County Atchison Code 005 Zip code 66002

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 ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

DSHPO 10/24/05

Signature of certifying official/Title Date
Kansas State Historical Society

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional Comments.)

Signature of commenting official /Title Date

State or Federal agency and bureau

4. National Park Service Certification

I herby certify that the property is — Signature of the Keeper — Date of Action

☐ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other, (explain:)

Burnes Rental Houses Historic District
Name of Property

Atchison Co., Kansas
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [x] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
(Check only one box)

- [x] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

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

Contributing	Noncontributing	
3		buildings
		sites
		structures
		objects
3		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

N/A

6. Function or Use

Historic Functions
(Enter Categories from instructions)

Domestic: Single Dwelling

Current Functions
(Enter categories from instructions)

Domestic: Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Late Victorian: Gothic

Materials
(Enter categories from instructions)

Foundation: Brick
Walls: Brick
Wood
Roof: Asphalt
Other:

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

Burnes Rental Houses Historic District
Name of Property

Atchison Co., Kansas
County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "X" in one or more boxes for the criteria qualifying the property for National Register

- ☐ **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 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 it 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 of age or achieved significance within the past 50 years

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance
(Enter categories from instructions)

Architecture
Settlement
Commerce

Period of Significance

1879-1955

Significant Dates

1879

Significant Person
(Complete if Criterion B is marked above)

Burnes, James N., Lewis, Calvin, and Daniel D.

Cultural Affiliation

N/A

Architect/Builder

Unknown

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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:

Burnes Rental Houses Historic District
Name of Property

Atchison Co., Kansas
County and State

10. Geographical Data

Acreage of Property Less than one

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1	15	318220	4381700
2			
3			
4			

☐ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Name/title Kathy L. Morgan

Organization Morgan Consulting Date March 12, 2004

Street & number 1207 W. 14th Street Telephone 316-267-8821

City or town Wichita State KS Zip code 67203

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with SHPO or FPO for any additional items)

Property Owner

Name See continuation sheet

Street & number Telephone

City or town State Zip code

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

LATE VICTORIAN: Gothic Revival

Architectural Description Overview
These three houses were built in 1879 as speculation or rental property in a vernacular interpretation of the Gothic Revival style. All three properties are oriented to Third Street. They are T-plan, one-and-one-half-story, side-gable with a front, central intersecting gable. The rear section is a one-story intersecting gable. The roofs are composite asphalt shingle with eave overhangs. The houses sit on partial basements, as the houses are built on a slope that descends from east to west. The exterior brick walls are laid in a running bond pattern atop a block foundation. The brick has been painted on all three structures; however, most all of the paint on 617 has weathered away to reveal the original red brick. The Sanborn Maps show side porches on the west elevation of the same configuration until 1916, when 617 and 621 show an enlarged porch on the south side. It is unknown when the side porch on 615 was enlarged and built over a one-car garage. There is a brick chimney on the roof ridge at the intersecting gables. The chimney on 621 has been removed. The front porches on 615 and 621 have been altered, and the side porches have been enclosed. It is unknown when the changes to the front and side porches were made. The original window configuration appears to have been two-over-two wood sash windows. There are combinations of two-over-one and one-over-one sash windows in the 615 and 621 structures. The original footprints of the buildings have not been changed.

FRONT PORCHES – SANBORN MAPS

East Façade
The front façades are symmetrical with central doors flanked by two-over-two sash windows. The windows are punctuated with limestone lintels and sills. There are two-over-two sash windows in the intersecting gable ends. The two-story side porches extend past the gable end of the main structure on the south side. The windows in the second story are six-over-one in the 617 building and one-over-one in the 615 and 621 buildings. Brick piers support the front porch roof on all three structures. The porch roof on 615 has been changed from a full front hipped-roof to a center pediment roof punctuating the front entrance and window hoods detailing the windows flanking the front entrance. Although the porch on 621 retains the full hipped-roof, the concrete porch floor wraps around to the south side. Truncated brick piers anchor the porch balustrade. Battered wood piers flank the front stairs to the porch on the 617 house. Sometime between 1910 and 1916, the south side porches on 617 and 621 were enlarged to extend past the south wall and the second-story sleeping porch added. The front entrances on 615 and 621 have narrow transoms with new doors. The door on 617 is a paneled door with a broken pediment. The transom window has been covered.

South Façade
The south gable end has one sash window in each story. The window sills are limestone with the lintels on 617 changing to a brick soldier course. The side porch on 615 has been enclosed with brick in the first floor and built over a one-car garage. It is unknown when this change was made. The window configuration in the first floor is typical of a craftsman style with two, one-over-one wood sash windows with a seven-light single window span between the two sash windows. There are staggered wood shingles on the second floor with one-over-one sash ribbon

windows. The side porch on 617 is open with turned posts on the first floor with staggered wood shingles on the second floor and six-over-one sash ribbon windows. The side porch on 621 has been enclosed with brick in the first floor and square wood shingles on the second floor with one-over-one sash ribbon windows.

West Façade

615 – The first floor is brick with a single, four light awning window and a passenger door. There is a small landing off the back door with stairs down to grade. The second floor has staggered wood shingles with one-over-one sash ribbon windows and a single one-over-one sash window in the gable end.

617 – The first floor is brick with a small sash window. The south side porch is wood frame. The second floor features staggered wood shingles with six-over-one sash ribbon windows and a single one-over-one sash window in the gable end.

621 – The first floor is clad with brick and horizontal wood lap siding. The second floor is brick and square wood shingle siding. There is a sash door in the first floor and double one-over-one sash windows in the second floor.

North Façade

There are four windows on the north elevations of 615 and 617. The north gable end and the wing both have wood sash windows in each floor. The house at 621 added a two-story, north side porch between 1910 and 1916. The shed-roof porch addition on 621 is frame with horizontal, wood lap siding on the first floor and square, wood shingle siding on the second floor. The exterior walls on 615 and 617 are brick in the first floor with staggered wood shingle siding in the second floor. There is a wall dormer in the second floor of the wing on 615 and 617.

Interior

The first floor plan for the units is a central hall with a room on both sides and a dogleg, closed string stair going up to the second floor from the north end of the front room. The expansion of the south side porches has incorporated a dining area off the kitchen. Typical of one-and-one-half-story structures, the second-floor ceilings follow the slope of the roof. The front intersecting gable provides the space for the upstairs bedroom. The bathroom is located across the hall from the bedroom. The second story sleeping porches were finished to create a second bedroom. Interior wood trim is plain reflecting the use of the properties as rental units.

The central hall in the 621 building has been reconfigured to open up the two rooms into one large room, the interior finishes updated and original trim replaced. The stairway in 617 remains in its original configuration and the newel post is the only decorated interior feature. It is a square post with flutes on the central shaft and a simple newel cap.

Statement of Significance Overview

The Burnes Rental Houses Historic District is being nominated under Criterion B for its association with persons significant in the development of Atchison and under Criterion C for its architectural significance. The Burnes Brothers were significant persons in the founding and commercial development of Atchison. They were charter members of the Atchison Town Company and were involved collectively and individually in the economic and commercial development of the region. The houses exhibit a vernacular interpretation of the Gothic Revival Style. Although this style was common in industrial cities, few examples remain in Atchison.

Criterion B

In May 1854, President Pierce signed the Kansas and Nebraska Act officially opening the land for white settlement. The United States government signed a treaty with the Kansa and Osage tribes that ceded their claims of tribal lands to what would become northeastern Kansas. George Million who reportedly had been in the area since 1841 ran a trading post outfitting settlers and trading with the Kansa and Osage. Million and Samuel Dickson, another early settler, made the first claims on the Atchison town site. The Atchison Town Company comprised of Dr. J.H. Stringfellow, Ira Norris, James Darnell, Leonidas Oldham, James Martin, David Rice Atchison, Elijah Green, E.H. Norton, Peter Abell, B.F. Stringfellow, Lewis Burnes, Calvin Burnes, and Stephen Johnson formed on July 11, 1854 and bought out Million and Dickson. The town company held its first sale of lots on September 21, 1854 and Atchison was incorporated on August 30, 1855 by a special act of the territorial legislature[1].

Atchison was laid out in a grid system at the banks of the Missouri River along the narrow valley of White Clay Creek. The commercial district developed along the north side of White Clay Creek and the industrial district along the south side of the Creek along the Missouri River banks. Residential districts developed adjacent to the commercial and industrial districts. Original Atchison, also known as Old Atchison, was soon followed by platting in the surrounding area: North Atchison in 1857 by Dr. Stringfellow, Samuel Dickson platted South Atchison in 1858, L.C. Challiss platted West Atchison in 1858 and Spring Garden in 1860 by G.T. Challiss.

Leavenworth had been the center of trade along the Missouri River until June 1855 when several Salt Lake and overland freighters selected Atchison as their outfitting point. Among the largest of these outfitters were Livingston, Kinkead & Co. and Hooper & Williams. It was this economic activity that launched Atchison's commercial development. George M. Million, Lewis Burnes, Daniel D. Burnes, James N. Burnes and Calvin F. Burnes established a ferry across the Missouri River at the foot of Atchison Street. The ferry operated until 1875 when the railroad bridge was completed across the Missouri River. In addition to partnership in the ferry, Burnes Brothers also operated store which carried an assortment of goods[2].

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[1] Wolfenbarger, Deon. *Atchison Historic Resources Survey Analysis: Summary Report*. September 25, 1998. pp 10-11.
[2] Ingall, Scheffied. *History of Atchison County Kansas*. Pp 65, 76.

After the Civil War, Atchison began a long decline partly due to the downturn as a major westward expansion Missouri River shipping point and a fire in June 1867 that destroyed a significant number of buildings on Commercial Street between Fourth and Fifth Streets. Atchison turned it sights toward the immediate hinterland and began buying and selling goods to the settlements in northeastern Kansas.

James Nelson Burnes, treasurer of the Atchison Town Company, was a native of Marion County, Indiana, where he was born August 22, 1827. He moved to Platte County, Missouri in 1873; graduated from Harvard Law School in 1853; engaged in banking and the construction of railroads; principal owner and president of the St. Joseph Waterworks Company; and served as President of the Missouri Valley Railroad Company. He financed and built the Chicago & Northwestern railway from Eldon, Iowa, to Leavenworth and Atchison in 1870-71, and during the same years he started construction of railroad bridges across the Missouri river at both places. In 1873 he moved to St. Joseph. He was elected as a Democrat to Congress in 1882, and while serving his fourth term, while on the floor of the House, was stricken down by a stroke, his death occurring January 23, 1889. He is buried in the Mount Mora Cemetery, St. Joseph, Buchanan County, Missouri[3]. James had two sons, Calvin C. and Daniel Dee. Calvin C. died in Chicago on November 23, 1893 and Daniel died November 2, 1899.

Lewis Burnes was also active with the Squatter's Claim Association, which was actively trying to establish Kansas as a slave state. On June 10, 1854, the squatters held a meeting in the Salt Creek Valley, west of the city of Leavenworth. At that meeting a Squatter's Claim Association was formed and declarations and resolutions were adopted. Lewis was the president of this association. Lewis operated the Burnes Brothers storehouse. No obituary was found for Lewis Burnes.

Calvin F. Burnes was an investor in the American Waterworks Company in St. Joseph, Missouri and Pittsburg, Kansas. Calvin also served on the University Of Missouri Board Of Curators from 1856 – 1857. No obituary was found for Calvin F. Burnes.

No information was found about the other brother, Daniel. The Burnes brothers were active with the commercial development of Atchison during the early years while establishing itself as a commercial center along Missouri River. The Burnes Rental Houses Historic District reflect their commitment and vision for Atchison's future as a center of commerce on the Missouri River.

Criterion C - Architecture

The Gothic Revival style was a common treatment for small cottages for the middle class. Popular from about 1830 to 1880, the Gothic Revival style was promoted by pattern books, particularly the publications of Andrew Jackson

[3] Biographical Directory of the United State Congress: 1774 – Present. http://bioguide.congress.gov/scripts/biodisplay.pl?index=B001116

Downing (1815-1852) and Alexander Jackson Davis (1803-1892)[4]. John Ruskin (1819-1900) also lent a stimulus to the use of Gothic Revival for rural residential structures during the 1870s[5]. Identifying features of the Gothic Revival cottage are steeply pitched, side-gabled roofs with center or intersecting gables; decorative barge boards, one-story porches, exterior wall materials that extend into the gables without interruption providing a vertical emphasis, windows that extend into the gables, and linear patterns in exterior wall surfaces. This style reflects the functionality of interior space, which is evidenced by the simple floor plans of the first and second story and the roof structure dictating the room configuration in the half-story of the second floor.

The Burnes Rental Houses Historic District is worthy of inclusion in the National Register of Historic Places because of their association with persons who were charter members of the Atchison Town Company and were involved collectively and individually in the economic and commercial development of the region. The houses are also significant because they are a good example of the vernacular interpretation of the Gothic Revival style common in Midwestern industrial cities. Very few examples of these modest houses remain in the region. The Burnes Rental Houses reflect the vision and promise that the Burnes Brothers saw for the future of Atchison and its place in Kansas history and the promotion of westward expansion.

[4] Harris, Cyril M. *American Architecture: An Illustrated Encyclopedia.* Norton & Company: New York, 155,157.
[5] McAlester, Virginia and Lee. *A Field Guide to American Houses.* Alfred A. Knopf: New York, 200.

BIBLIOGRAPHY

Blackmar, Frank W., ed. *Kansas: A Cyclopedic of State History, Vol. I.* (Chicago: Standard Pub. Co, 1912).

Carley, Rachel. *The Visual Dictionary of American Domestic Architecture.* (New York: Henry Holt and Company, 1997).

History of the State of Kansas. (Chicago: A. T. Andreas Publishing, 1883).

Ingalls, Sheffield. *History of Atchison County Kansas: Illustrated.* (Lawrence, Kansas: Standard Publishing Company, 1916).

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

Maliszewski-Pickart, Margaret. Architecture and Ornament. (North Carolina: MacFarland and Company, 1998).

Sanborn Insurance Company maps, Atchison, Kansas, 1883, 1887, 1891, 1896, 1901, 1910, 1916.

Atchison Daily Globe

VERBAL BOUNDARY DESCRIPTION

The nominated property is bounded by a public alley on the south and Kearney Street on the north on the west side of North Third Street. The legal description of the properties are as follows:

615 N 3rd: The south 50 feet of Lots 1 &2, Block 73, Old Atchison
617 N 3rd: Part of Lots 1 &2, Block 73, beginning 50 feet south, NE corner Lt 1, south 50 feet of west 90 feet of the north 50 feet of the east 90 feet to point of beginning
621 N 3rd: The north 50 feet of Lots 1 & 2, Block 73, Old Atchison

BOUNDARY JUSTIFICATION

The boundary is the original location of the rental properties built by the Burnes brothers.

PROPERTY OWNERS

Richard Stepp
Atchison, KS 66002
Unlisted phone number
615 N. 3rd Street

Dedrick and Crystal Haley
617 N. 3rd Street
Atchison, KS 66002
316-367-9456
617 N. 3rd Street

Mike and Terry Slattery
617 N. 4th Street
Atchison, KS 66002
316-367-6551
621 N. 3rd Street

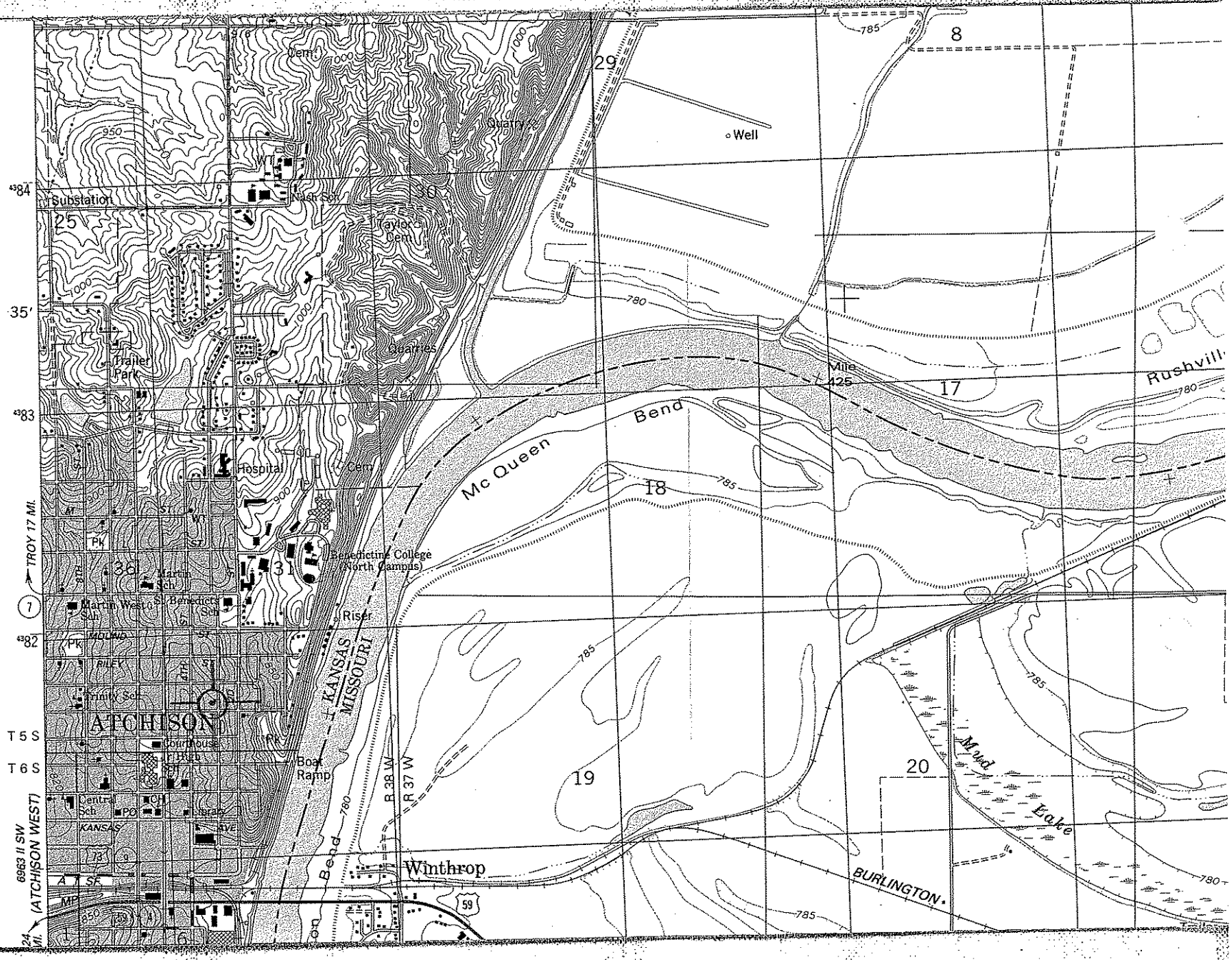
PHOTOGRAPHS

The following information is consistent for all photographs:

1. Burnes Rental Houses Historic District
2. Atchison Co., Kansas
3. Photograph by Kathy L. Morgan
4. October 18, 2003
5. Negative on file at KSHS

The following information is specific to each photograph:

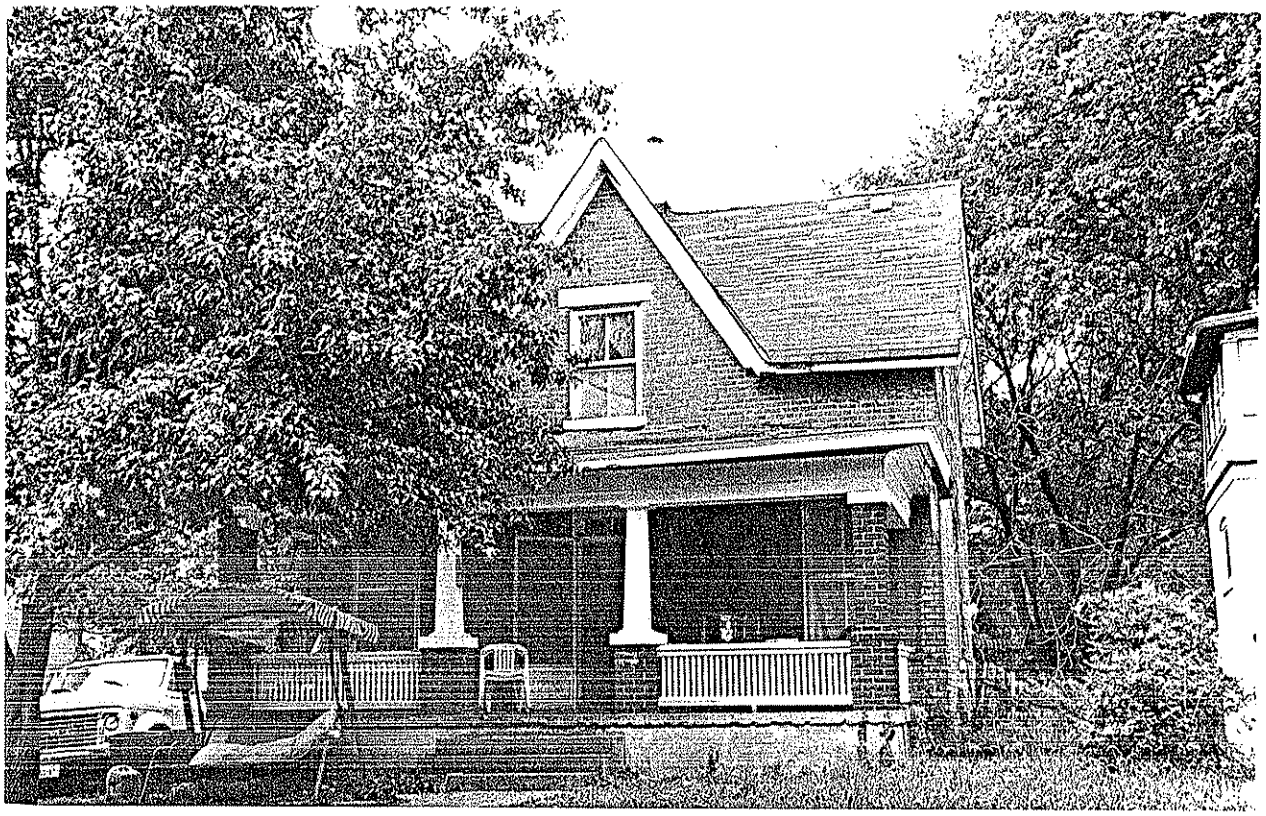
Photo #	Description of View
1.	View of district from the northeast
2.	View of House at 621 N. 3rd St. from the east/southeast
3.	View of House at 617 N. 3rd St. from the east
4.	View of House at 617 N. 3rd St. from the southeast
5.	View of House at 615 N. 3rd St. from the east
6.	View of House at 615 N. 3rd St. from the south
7.	View of House at 615 N. 3rd St. from the southwest
8.	View of front door, 617 N. 3rd St.
9.	View of living room and staircase, 617 N. 3rd St.
10.	View of living room from staircase landing, 617 N. 3rd St.
11.	View of kitchen, 617 N. 3rd St.
12.	View of second floor bedroom, 617 N. 3rd St.
13.	View of second floor bedroom, 617 N. 3rd St.
14.	View of second floor sleeping porch, 617 N. 3rd St.



Burnes Rental Houses
Historic District
Atchison Co., Kansas
UTM Coordinates:
15/318220/4381700

Burnes Rental Houses Historic District
Atchison Co., Kansas 1

BURNES RENTAL HOUSES HIST. DIST
ATCHISON CO., KANSAS 2



BURNES RENTAL HOUSES HISTORIC DIST.
ATCHISON CO., KANSAS

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BURNES RENTAL HOUSES HISTORIC DISTRICT
ATCHISON CO., KANSAS

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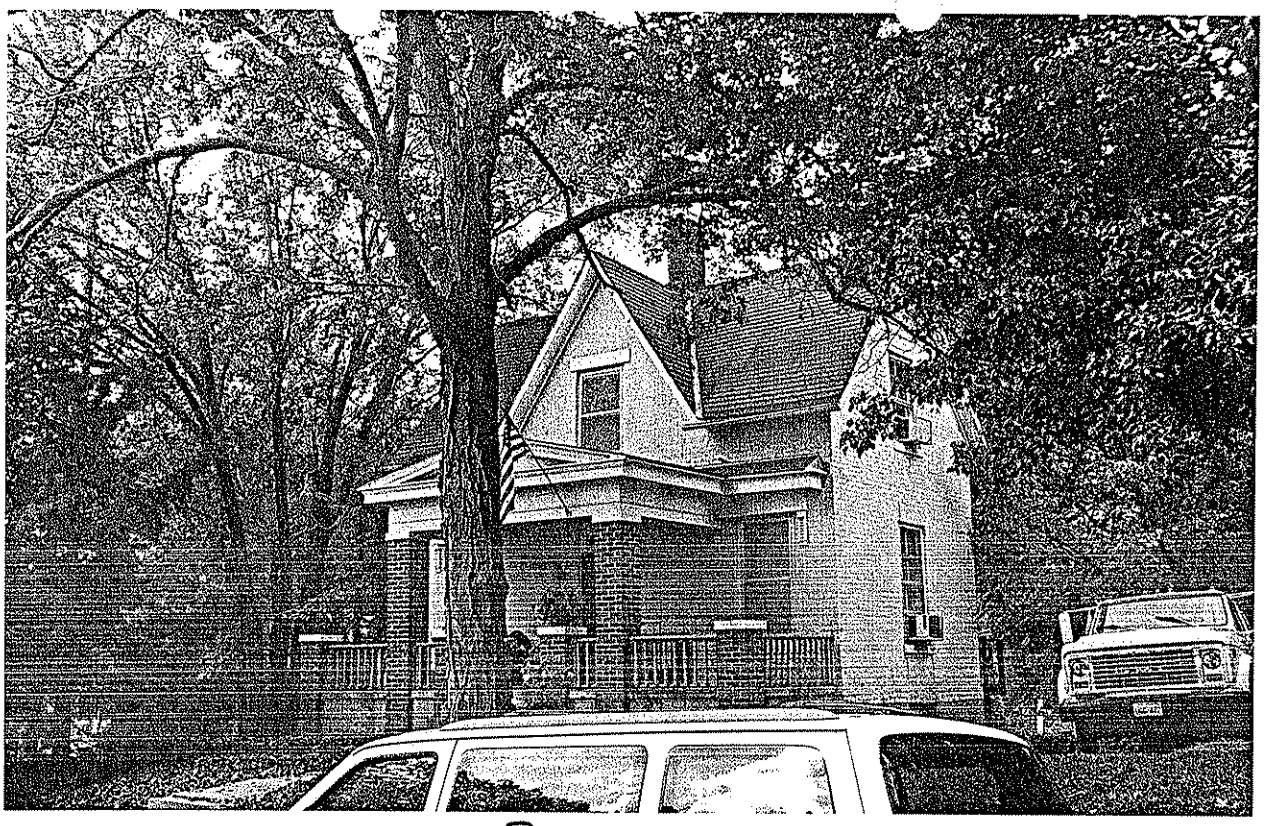

BURNES RENTAL HOUSES HISTORIC DISTRICT
ATCHISON CO., KANSAS

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BURNES RENTAL HOUSES HISTORIC DISTRICT
ATCHISON CO., KANSAS

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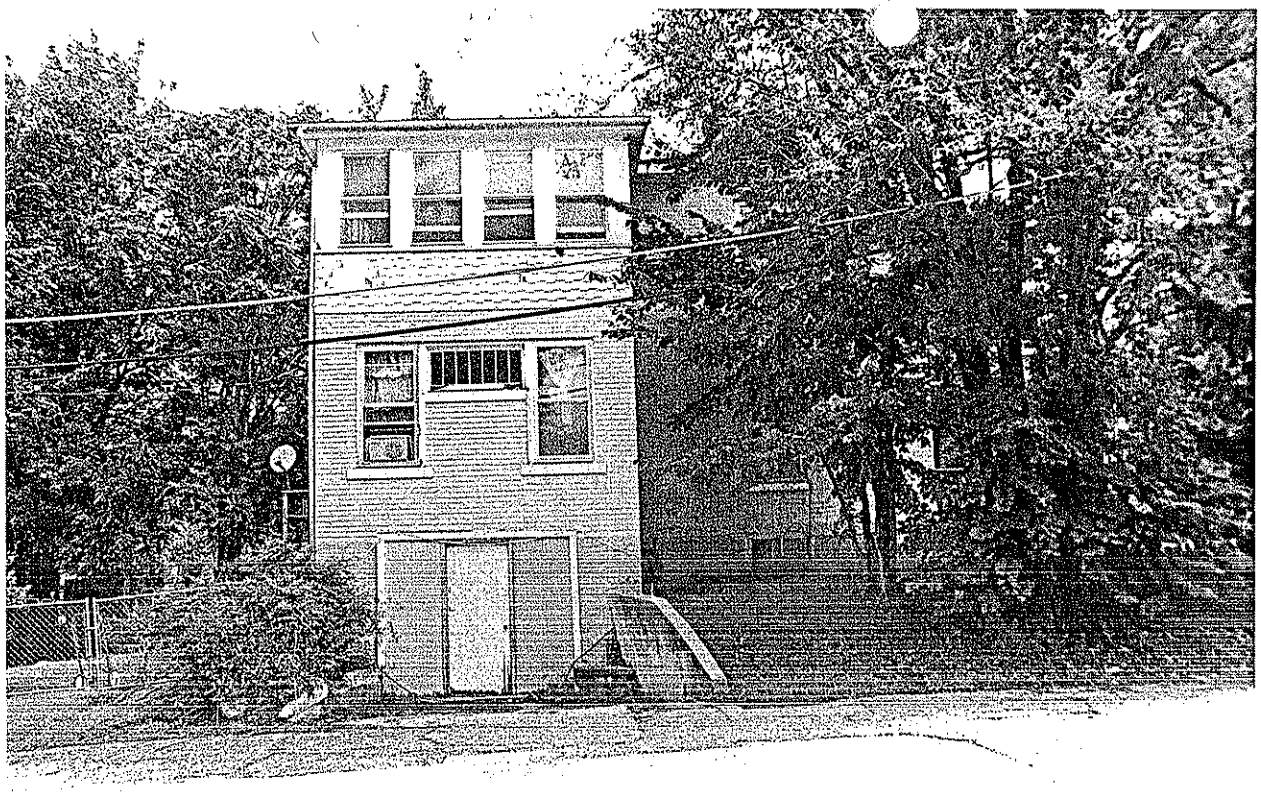

BURNES RENTAL HOUSES HISTORIC DISTRICT
ATCHISON CO., KANSAS

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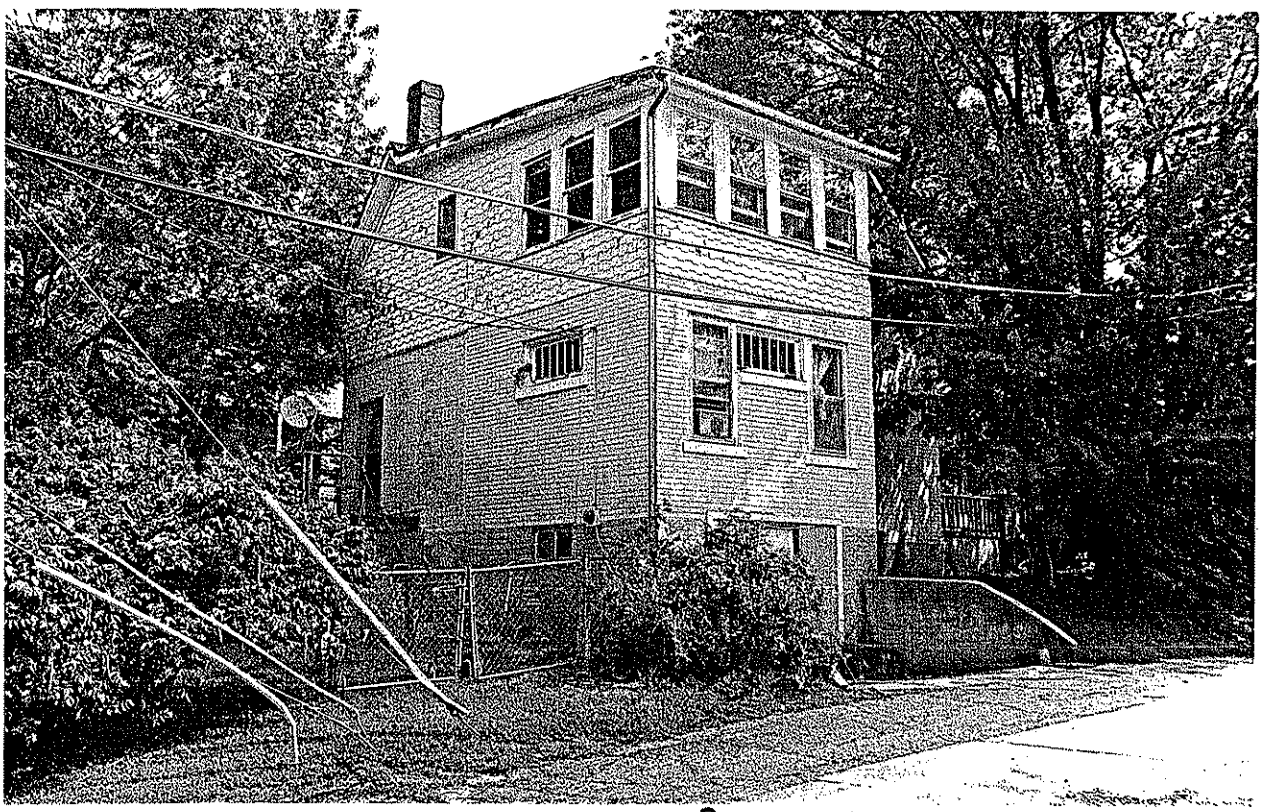

BURNES RENTAL HOUSES HISTORIC DISTRICT
ATCHISON CO., KANSAS

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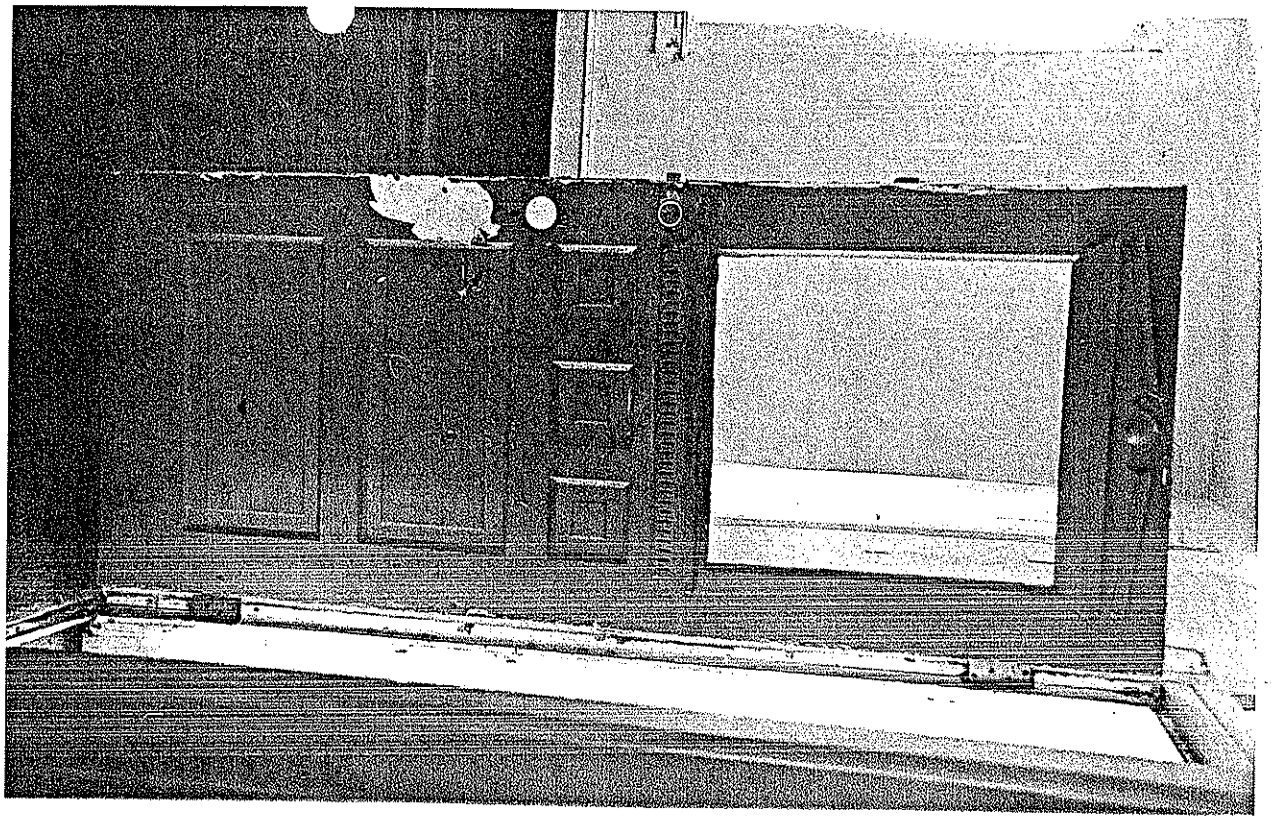

BARNES RENTAL HOUSES HISTORIC DISTRICT
ATCHISON CO., KANSAS

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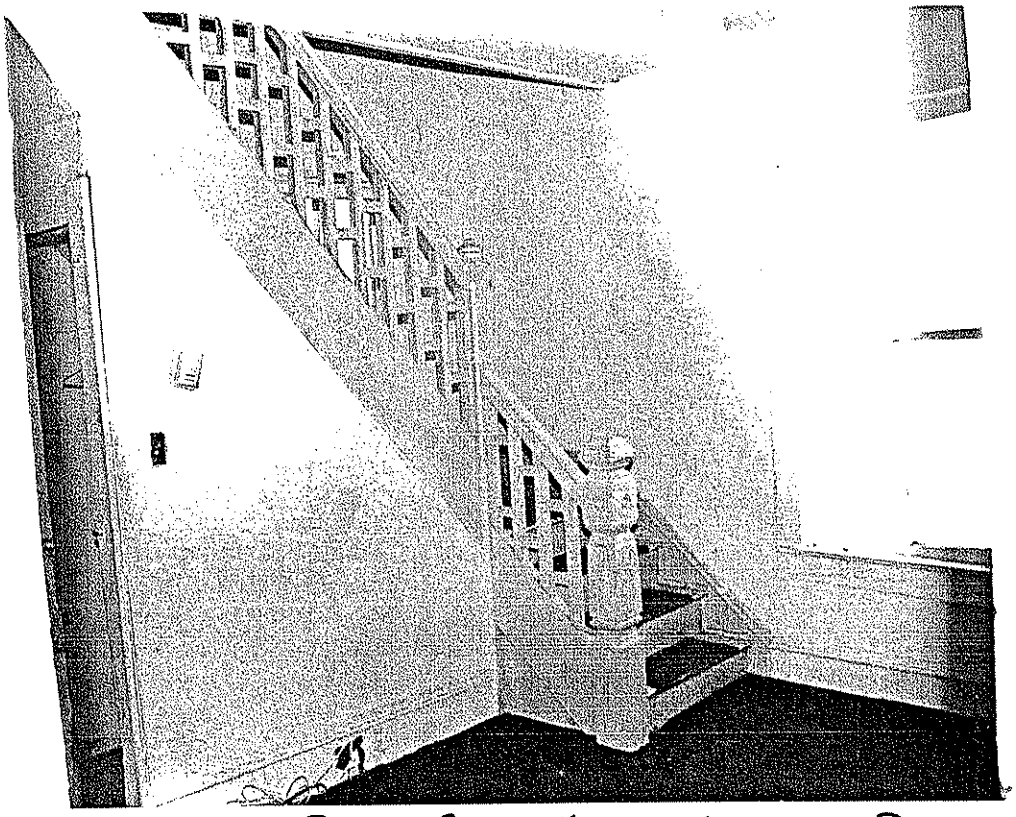

BARNES RENTAL HOUSES HISTORIC DISTRICT
ATCHISON CO., KANSAS

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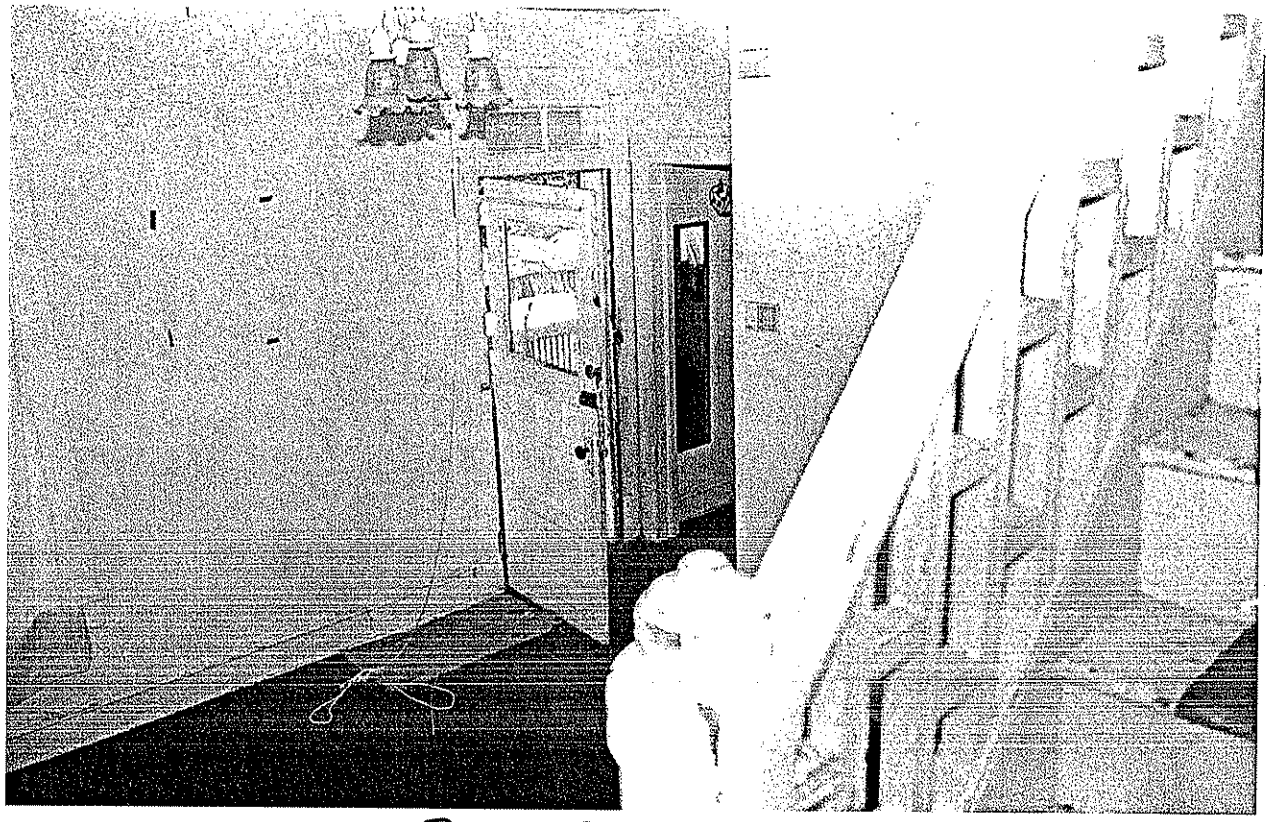

BARNES RENTAL HOUSES HISTORIC DISTRICT
ATCHISON CO., KANSAS

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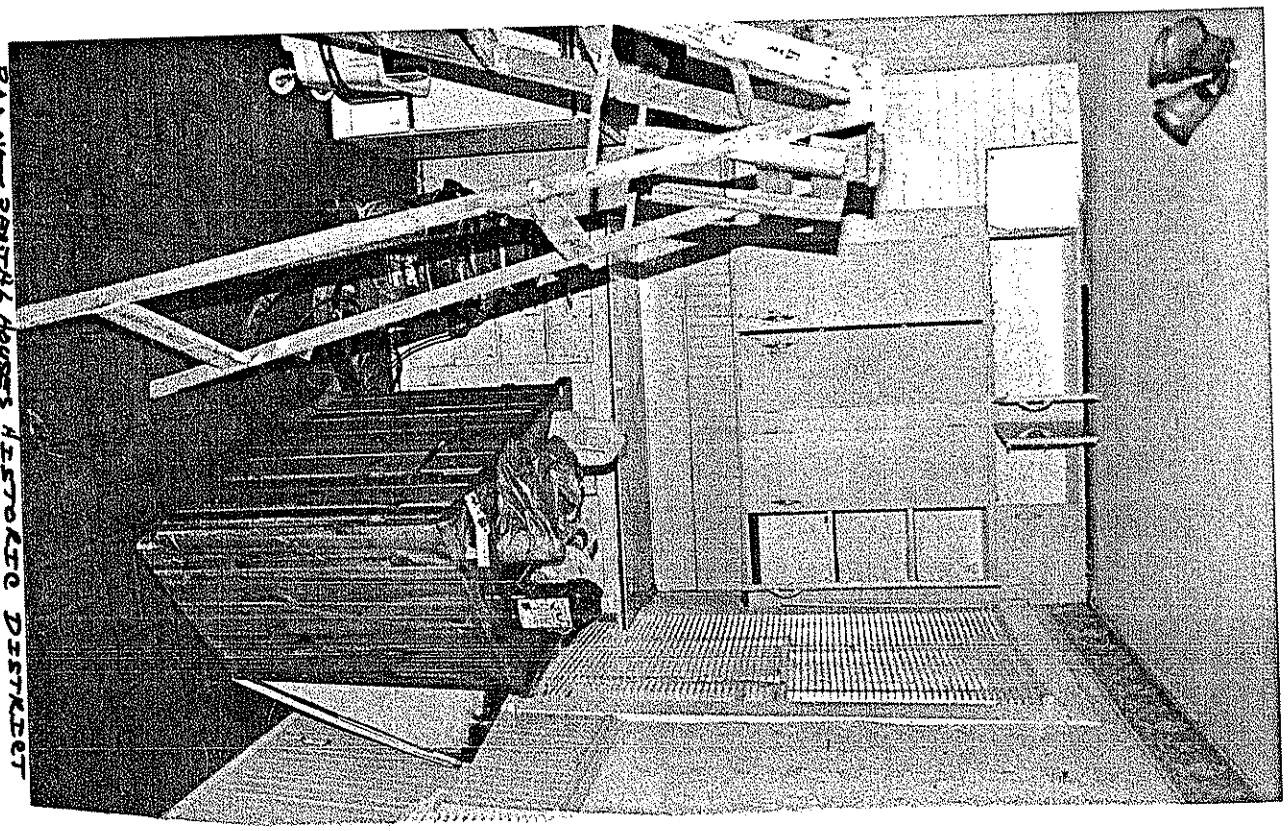

BARNES RENTAL HOUSES HISTORIC DISTRICT
ATCHISON CO., KANSAS

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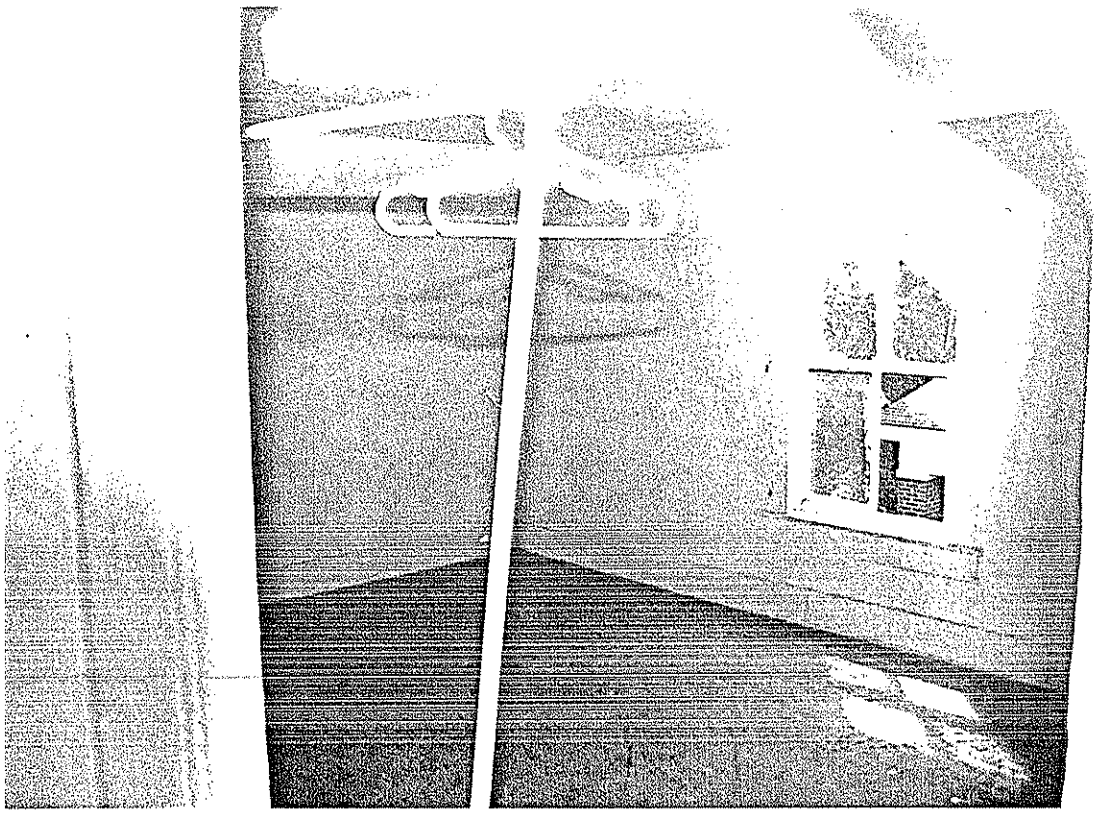
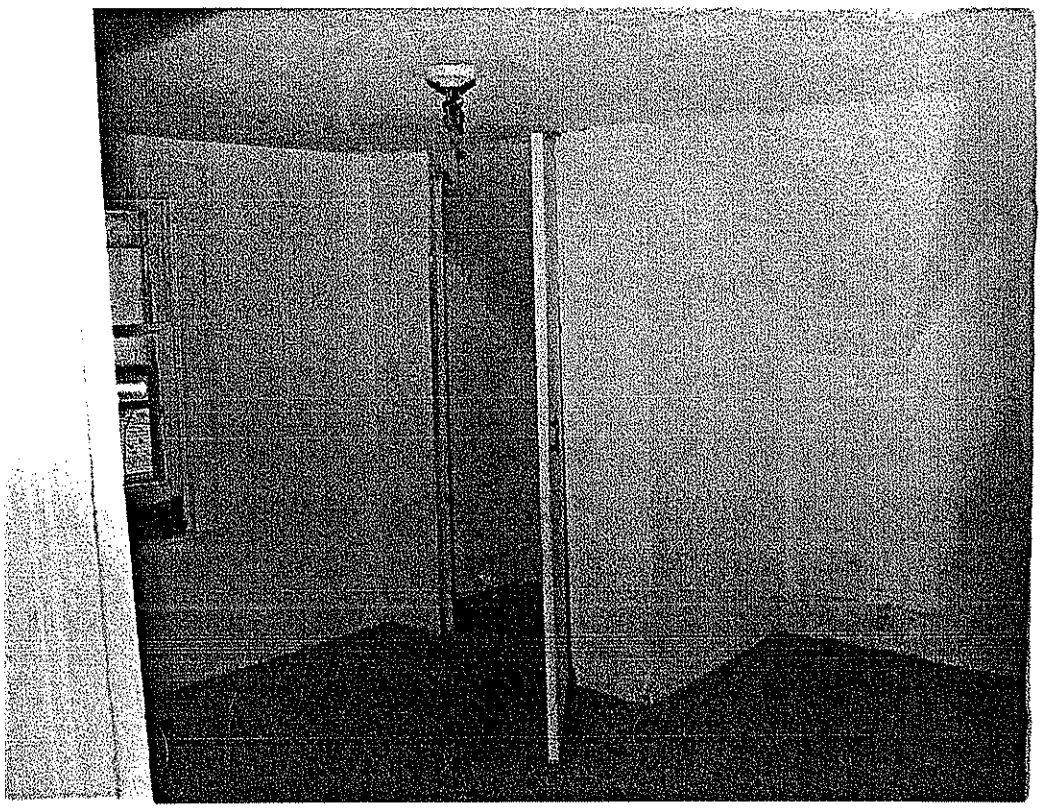
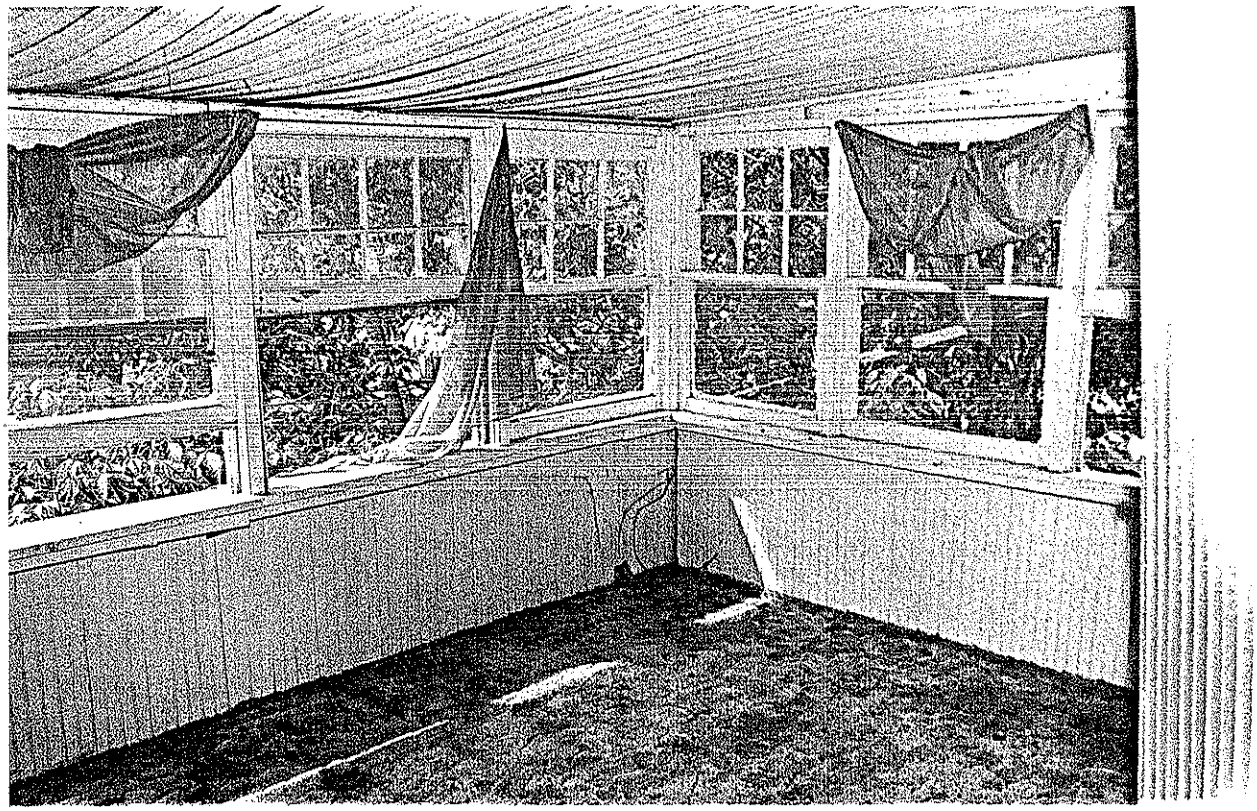


BARNES RENTAL HOUSES HISTORIC DISTRICT
ATCHISON CO., KANSAS



BARNES RENTAL HOUSES HISTORIC DISTRICT
ATCHISON CO., KANSAS



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