NPS Form 10-900
Oct. 1990

OMB No. 10024-0018

NATIONAL REGISTER
LISTED

MAY 17 2006

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *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 Edmiston (James M.) House

Other name/site number 005-0260-1255

2. Location

Street & number 311 South 7th Street ☐ not for publication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.)

Patrick Zollner DSHPO 4/3/06

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:)

James M. Edmiston House
Name of Property

Atchison County, 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	
1		buildings
		sites
		structures
		objects
1		total

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

N/A

Number of contributing resources previously listed in the National Register

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/Queen Anne

Materials
(Enter categories from instructions)

Foundation: STONE
Walls: WOOD

Roof: ASPHALT

Other:

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

James M. Edmiston House
Name of Property

Atchison County, 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

Period of Significance

1879

Significant Dates

1879

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

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:

Kansas State Historical Society

James M. Edmiston House
Name of Property

Atchison County, Kansas
County and State

10. Geographical Data

Acreage of Property Less than one acre

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

	Zone	Easting	Northing
1	15	317735	4380786
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 Susan Jezak Ford/ Elizabeth L. Lane

Organization Citysearch Preservation Date June 30, 2005

Street & number 3628 Holmes Street Telephone 816-531-2489

City or town Kansas City State Missouri Zip code 64109

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 Michael and Sherry Coulter

Street & number 311 S. 7th Street Telephone 913-367-2517

City or town Atchison State Kansas Zip code 66002

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

Architectural Description
Overview
The James M. Edmiston house is a one-story Queen Anne dwelling located at 311 South 7th Street in Atchison, Kansas. The frame house is nominated to the National Register of Historic Places under Criterion C in the area of Architecture, as an excellent extant example of an early Queen Anne cottage.

The house faces east and is covered with narrow clapboard siding. Decorative woodwork is applied to a chamfered gabled end in the south portion of the façade. The house has a hipped roof clad in asphalt shingles. Two brick chimneys project from the roof. Pierced paired brackets in the eaves support pierced fascia boards. All windows, unless noted, are original 2/2 with wood frames topped with flat projecting headers. The limestone foundation is mortared in bead joints.

The house is located atop a bluff on the south side of U.S. Highway 59, immediately south of the downtown business district and the town's railroad tracks. The house's site slopes downward from the southeast to the northwest, so that most of the stone basement's north and west walls are exposed. The current owners state that limestone can be found just below the surface of the yard. A former cistern, now a septic tank, is located west of the house. The house's back yard formerly contained a non-historic garage, which was recently demolished.

Exterior
The Edmiston house's **east façade** consists of a south gable end and a north section sheltered by a front porch. The south chamfered bay has a front-gable roof. The gable peak has two small windows surrounded by wood sunburst patterns. A decorate frieze is located below the gable. Windows are located in the three sides of the first story of this bay; all of the windows are surrounded by pieced woodwork. Decorative brackets with sunburst patterns extend above the outer edges of the bay. The north half of the façade is clad in clapboards and is fronted by a non-original porch.[1] The flat-roofed porch has plain supports and a plain balustrade on the east and south sides. The house's original front door opening is located in the center of the façade, topped by a transom. The original door deteriorated and has been replaced.[2] A window is placed south of the doorway in the first story. An additional window is placed directly below it in the foundation, hidden by the porch.

The **south side** of the house has a central doorway surrounded by two windows. The doorway provides the house's main entrance. It is fronted by a modern wood deck with stairs on the east side and a ramp on the west side. The east window on this side of the house is original, but the west window has been shortened, likely when the bathroom was added in the southwest corner of the house. The shortened 1/1 window's sill matches other sills on the house and the former lower window space is filled with clapboards. A basement window is located below this west window, but is obstructed by the ramp to the porch.

[1] It is estimated that this porch is more than 40 years old. A circa 1889 photograph shows a simple porch in this location.
[2] Pieces of the original door are stored on-site.

The full stone basement is shown on the **west side** of the Edmiston house. The first story has an original window on the north side and a shortened window on the south side that matches the one found in the west portion of the south side. The basement level has a central window and a single door in the north corner. The stone surrounding the doorway is painted white and a metal awning protects the doorway. A short concrete block wall projects from the basement's northwest corner.

The **north side** of the house also has a full exposed basement. There are two windows in the first story and three windows in the basement.

Figure 1. James M. Edmiston, James W. Edmiston and unknown child at 311 S. 7th Street, circa 1889.

Interior

The first story and the basement level of the house are both used for living quarters by the current owners. It appears that the house retains its original room configuration, although uses for the rooms have changed. A bathroom was installed in the southwest corner of the first story after the house was built; it is difficult to determine how this space was originally used.

The **first story** of the house retains its original woodwork, now painted and wood floors, now covered with carpet. Ceilings are approximately ten feet tall. The house's tall, narrow windows are topped with triangular pediments and interior doorways are topped with transoms and triangular pediments. The first-story spaces are currently configured for use as a living room, two bedrooms, an entry and a bathroom. Bedrooms are in the northeast and northwest corners of the house. The living room is in the southeast corner. A bathroom is located in the southwest corner of the house and a pass-through closet area is placed between this space and the adjacent northeast bedroom. The house's primary

entrance is currently on the south side of the house. This area has flooring of narrow strips of walnut and provides access to a short hallway. Stairs lead from this area to the basement.

The **basement** contains a large L-shaped space divided into a kitchen area in the southwest corner and a family room in the north portion. The area retains its original simple woodwork and wide floorboards. The southeast corner of the basement contains the house's only closet and a utility/storage area.

The Edmiston house retains a significant amount of its integrity. The owners received a city grant in the early 1990s to repair deteriorated plaster walls, update heating and cooling systems and add insulation to the attic and walls. Except for carpeting in the main areas of the first story, the house presents a virtually intact appearance from its date of construction.

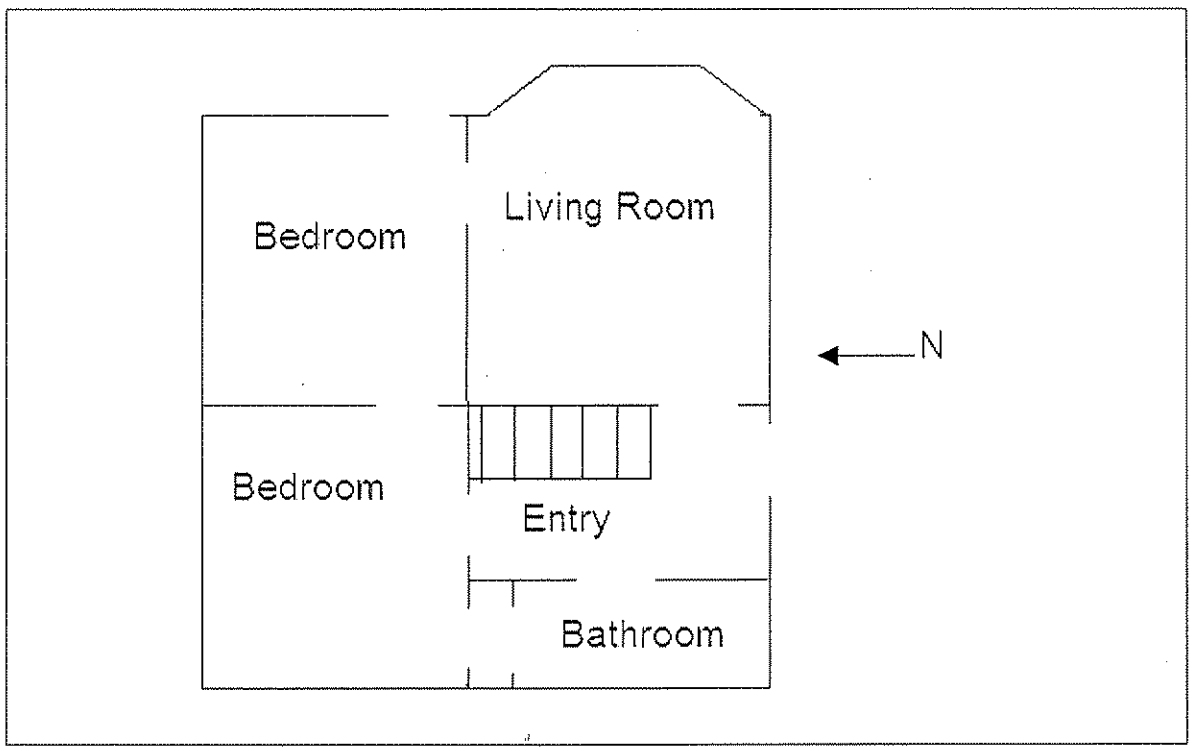


Figure 2. Edmiston Main Floor Plan (not to scale)

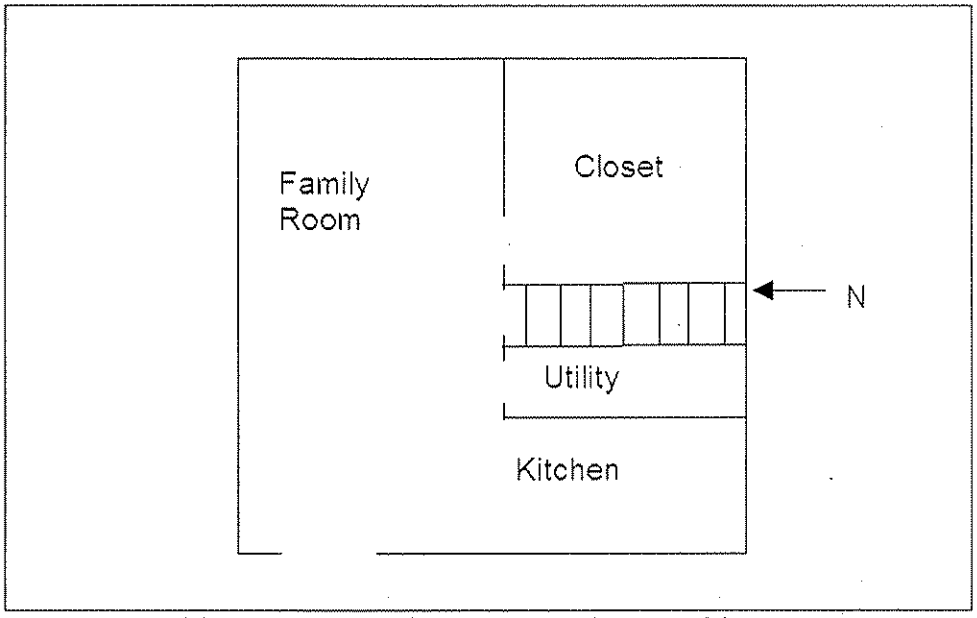


Figure 3. Edmiston Basement Plan (not to scale)

Statement of Significance
Architecture
The James Edmiston house is an excellent example of the Queen Anne style as applied to a very small house. The Queen Anne style was popular in Kansas from the 1880s until the 1910s. The house exhibits many exterior and interior elements of the style within its very compact form. The house is nominated to the National Register of Historic Places under Criterion C in the area of Architecture, as an outstanding example of this style.

The exterior and interior of the house show elements that clearly identify it within the Queen Anne style. On the exterior, these include the irregular roofline, the façade's chamfered bay and an abundance of ornamental wood siding. Interior Queen Anne elements include plentiful woodwork and a precise division of interior spaces.

A Victorian residence's greatest character-defining feature is its form. The overall massing of the Edmiston house is cubed, but its central protruding bay contributes to an asymmetrical appearance, a significant element of the Queen Anne style.

Just as a home's overall form professes its architectural style, so too does its materials. Queen Anne residences may be constructed of masonry, but many are wood frame with wood siding. This is especially true in Kansas railroad hubs including Atchison, Kansas, where dimensional lumber, siding, and ornamental wood elements were readily available and relatively inexpensive. The Edmiston house, like many Queen Anne homes in Atchison, is of frame construction. Its exterior is covered with horizontal lap siding and is supplemented by outstanding decorative elements. The ornate pierced moldings, timbering, brackets and applied sunburst patterns to the front gable are prominent Queen Anne features of this modest house.

Like its exterior, the interior of the Edmiston House retains a high degree of integrity. Extant interior woodwork and individualized rooms, as found in the Edmiston house, are trademarks of the Queen Anne style.

Atchison History
Atchison is positioned at a western bend of the Missouri River, a location that made it convenient to those traveling west when Kansas was still a territory. Incorporated in 1855, its history includes the rivalry between abolitionists and Missouri pro-slavery advocates, a two-year settlement in 1855 by the Mormons and visits by John Brown and Abraham Lincoln.

Atchison had the advantage of a good steamboat landing and the best wagon road leading west, so the town flourished in the early days as a transportation center. Early freight shipments bound westward were brought from St. Louis to Atchison by steamboat and then hauled by ox or mule team across the prairie. The Atchison Topeka & Santa Fe Railway, founded in 1859, was a successful venture that established the city as the eastern terminus for a railroad system stretching west and south. Even very early mail delivery from the town to points west developed into a million-dollar business.

Atchison became a first class city in 1881. Industry flourished and construction reflected the town's prosperity. Many of the city's wealthier residents built new houses in the hilly area north of downtown. The town's reputation as a home to the affluent was reported in an 1898 article in the *Topeka Mail and Breeze* entitled "Atchison's Rich Folks," which described Atchison as possessing more rich men and rich widows than any other city in Kansas. In "Seeing Atchison," *The Kansas City Star* in 1914 discussed the large number of wealthy residents and the money raised for public buildings.

The financial panic of 1893, supplemented by an area drought, dealt a blow to several Atchison institutions, as it did to other Midwestern businesses, especially banks and railroads. Late in the 1890s, however, the improvement of agricultural prices and a general increase in wages and prices brightened the picture. Atchison's population increased between 1890 and 1900 and business trade followed suit.

The population of Atchison County dropped slightly every decade since 1900.[3] This did not necessarily mean, however, that construction within the town was static. The town's successful citizens continued to invest in their properties and their neighborhoods. The town experienced a wave of commercial construction between 1910 and 1915 that included several large warehouses in the downtown area. Atchison in the late 1930s had a population of 13,000, with streets laid out in strict symmetry. The architecture of the town reflected that of most Kansas towns of its size, with a combination of Victorian houses and storefronts, and a gradual infiltration of "modern" commercial and public buildings. Construction on Atchison's first free bridge began in late 1937. The Mo-Kan Bridge spanning the Missouri River was dedicated on July 2, 1938. By the late 1930s, the town had become an important wholesale and jobbing center that focused on agricultural products and manufactured goods. The city ranked fourth in Kansas and tenth in the country in the production of hard wheat flour. A foundry established in 1871 was one of the largest in the country, engaged exclusively in the manufacture of locomotive parts. A new industry to the city was the manufacture of industrial alcohol for motor fuel. Other businesses included the production of overalls, leather goods, plumbing fixtures, eggs and poultry.[4] The number of people employed in the city of Atchison actually increased between 1940 and 1950 in fields such as construction, manufacturing, transportation, wholesale and retail.[5]

House History and James Edmiston

James Martin Edmiston was born in October 1848 to Scottish immigrants in Brownsville, Pennsylvania. Edmiston's family was very close to the family of John A. Martin, Governor of Kansas 1885-1889, who also resided in Brownsville. Mr. Edmiston's middle name, Martin, was a tribute to that family. John A. Martin migrated to Atchison, Kansas in 1857. This may have prompted James Edmiston's own migration to Atchison in 1870, where he briefly resided. During the following two years, however, he lived in Marysville, Kansas. By 1874, he had returned to

[3] Kansas State Board of Agriculture. *Kansas Agriculture Centennial Report, 44th Report, July 1, 1960 thru June 30, 1961*. Population is listed for Atchison County as 30,369 in 1900, 27,805 in 1910, 25,584 in 1920, 25,747 in 1930, 22, 414 in 1940 and 20,171 in 1950.
[4] Harold C. Evans, ed. *The WPA Guide to 1930s Kansas* (Lawrence, KS: University Press of Kansas, 1984 reprint), 169.
[5] *Kansas Statistical Abstract, 1970*. (Lawrence, KS: Institute for Social and Environmental Studies, University of Kansas, 1971), 96-97.

Atchison and was employed in the retail grocery business on Commercial Street—first in several established groceries and then in his own store at 505 Commercial Street.

Edmiston married Hannah Loretta Peak in November 1877. Hannah's family moved to Atchison from Ohio during her late childhood or young adulthood. Much of their journey to Kansas was by steamboat. Three children were born to the Edmistons, a son, James William, and two daughters. Both daughters died in infancy. Mrs. Edmiston was born in Ohio.

In 1879, Mr. Edmiston purchased property in Block 48 of Old Atchison for $350. A home was constructed on this site. The exact date of construction is unknown. However, by 1881, the Edmistons were residing at the home on the site. At that time, Mr. Edmiston was professionally engaged in the carpentry business. It is unknown if Edmiston or the firm he was employed with constructed the home. Edmiston was a remarkable craftsman. Several chairs and a few additional pieces of furniture are still owned by his granddaughter, Virginia Edmiston Berney. The workmanship, detail and durability are outstanding.

Edmiston became employed by the Atchison Water Works Company in 1885. He served in the capacity of Assistant Superintendent until several years prior to his death. Due to the illness of the Superintendent, Mr. Edmiston assumed the role of Acting Superintendent until his own unexpected death in February 1913.

The Edmistons sold the house to E.S. Breuer in 1908 for $1,600. Mr. Breuer, a German immigrant, was a long-time employee of the Hilligoss shoe company, which remains in business today. The property remained in Breuer family until 1983 when it was purchased by the current owners, Michael & Sherry Coulter.

The James M. Edmiston home amply demonstrates the Queen Anne style and retains much of its integrity in design, materials, workmanship and in its location. The remarkably intact cottage has changed little since its construction. It is therefore eligible for listing on the National Register of Historic Places under Criterion C.

Sources

Andreas, A.T. *History of the State of Kansas*. Chicago: 1883. 380.

Atchison City Directory for 1880. Lowe & Co.: Atchison, Kansas, 1880.106.

Atchison County Property Deeds. Atchison County Register of Deeds Office: Atchison, Kansas, Book 53, p. 167 and Book 153, p. 99.

Atchison Daily Globe: 2 February 1913, p. 1; 3 February 1936, p. 3; December 2003, p. 1.

Atchison Directory. City and County. For 1882-3. Haskell & Son Steam Printers: Atchison, Kansas, 1882. 54.

Berney, Virginia Edmiston Berney and Kate Berney Werring. Telephone interview with Elizabeth Lane. 12 June 2005.

Coulter, Michael and Sherry. Interview with Susan Ford. 1 June 2005.

Directory of The City of Atchison, Atchison County, Kansas for 1884. Glenn & Cox: Atchison, Kansas, 1884.73.

Evans, Harold C., ed. *The WPA Guide to 1930s Kansas*. Lawrence, KS: University Press of Kansas, 1984 reprint. 169.

Hawley, D. E. *Hawley's Atchison City Directory*. Atchison Champion Printing Company: Atchison, Kansas, 1879.86.

Kansas Historic Resources Inventory Form. March 1989.

Kansas State Board of Agriculture. *Kansas Agriculture Centennial Report, 44th Report, July 1, 1960 thru June 30, 1961*.

Kansas Statistical Abstract, 1970. Lawrence, KS: Institute for Social and Environmental Studies, University of Kansas, 1971. 96-97.

Sanborn Map Co., New York, May 1916; March 1924; July 1941.

Verbal Boundary Description
The property is located on Lot 3 and the north 30 feet of Lot 4, Block 48 in Old Atchison, Kansas. The property is roughly bound by 7th Street on the east, an alley on the west and property lines on the north and south.

Boundary Justification
The nominated property includes the parcel historically associated with the Edmiston house.

Photographic Information
The following information is the same for all of the photographs:
1. The James M. Edmiston House
2. Atchison County, Kansas
3. Susan Jezak Ford
4. May , 2005
5. Negatives and/or digital disk located at Kansas State Historical Society

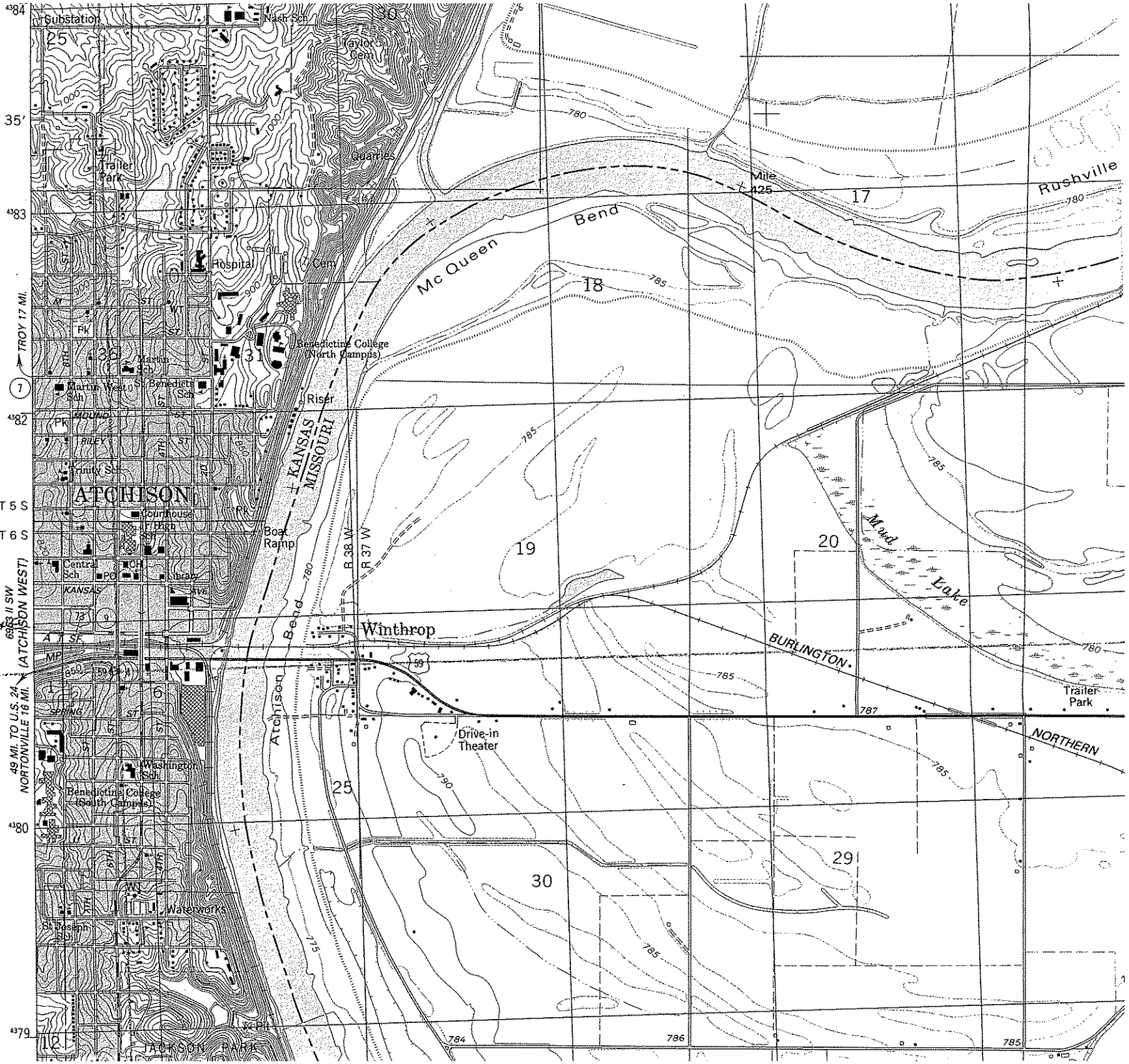
The following information is applicable to individual photographs:
6. Northwest view
7. #1

6. Southwest view
7. #2

6. Northeast view
7. #3

6. Living room, east view
7. #4

6. Basement stair, south view
7. #5



James M. Edmiston House
UTM Coordinates
E 317735
4380786