NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

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 of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name VERMILYA-BOENER HOUSE

other names/site number 045-0000-0014

2. Location

street & number SE 1/4, SE 1/4, SE 1/4, SE 1/4, S. 12, T. 12S, R. 19E [ ] not for publication

city, town LAWRENCE [XX] vicinity

state KANSAS code KS county DOUGLAS code 045 zip code 66044

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
[XX] private	[XX] building(s)	1	____ buildings
[ ] public-local	[ ] district	____	____ sites
[ ] public-State	[ ] site	____	____ structures
[ ] public-Federal	[ ] structure	____	____ objects
	[ ] object	1	____ Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this [XX] 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 [XX] meets [ ] does not meet the National Register criteria. [XX] See continuation sheet.

State Historic Preservation Officer — November 21, 1991

Signature of certifying official — 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.

Signature of commenting or other official — Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

[ ] 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:) ____

Signature of the Keeper — Date of Action

The Vermilya-Boener House (c. 1866-1868) is being nominated to the National Register by the Kansas Historic Sites Board of Review on the condition that the nomination will receive a substantive review by the National Register Branch. The board believes that the Vermilya-Boener House lacks the physical integrity that defines a National Register building of this type, however the board rarely is asked to consider deteriorated properties for National Register nomination and therefore, does not have a great deal of experience evaluating the merits of deteriorated properties for their architectural significance.

The Vermilya-Boener House is being nominated to the National Register under criteria B for its historical association with Elijah W. and Cynthia Ann Vermilya, early Douglas County settlers, and with William and Ella Virginia Vermilya Boener, owners of Boener Brothers' Cigar Factory, and under criteria C for its architectural significance as an Italian Villa style house.

The Vermilya family moved to the Douglas County property in 1866 and lived in a log house for one year while Vermilya worked with Swedish stone masons to construct the imposing Italian Villa that now stands on the property. The two story, rusticated limestone block, Italian Villa style house sits on a limestone block foundation and is surmounted by a wooden shingled, cross-hipped roof. The irregular rectangular plan house maintains an eastern facade orientation, with overall dimensions of thirty-eight feet from north to south and thirty-six feet from east to west. The house stands on a one-acre parcel which was attached to the entire quarter section during the Vermilya-Boener ownership.

The Vermilya-Boener House is a restrained example of the Italian Villa style, exhibiting the asymmetry and large windows associated with the style but little of the textbook level of design associated with the style. "The shape, placement and detailing of the windows, the asymmetrical massing and the character of the stonework are squarely in the Italianate tradition, specifically the informal, rural variety sometimes called the Italian Villa style." (Caviness, "Building History," p. 19, 1991)

The building served as the residence for members of the Vermilya-Boener family until 1948, and has remained vacant since the family's sale of the property in the mid-1950s. The building has suffered the losses and deteriorations of many years of vacancy; the exterior of the house has lost its modillioned cornice and

copper-lined, built-in Yankee gutter, and the interior of the house has lost its main staircase, some of the trim and hardware, and the plaster from its non-load bearing, stud walls, the stud walls themselves are extant and provide the original floorplan for the house. The condition of the stone walls is quite good and the workmanship of the remaining woodwork displays fine detail. The current owner of the Vermilya-Boener House recently put a new wooden shingle roof on the building and plans to rehabilitate the entire building.

The Vermilya-Boener House is deteriorated but appears to retain many of its original character defining features. The stone structure is solid and the roof is sound. The wooden doors, windows, surrounds, floors, and trim are all extant but not complete. The major losses are the modillioned cornice and the main staircase, a visual record exists for the cornice but not for the staircase.

6. Function or Use

Historic Functions (enter categories from instructions)	Current Functions (enter categories from instructions)
DOMESTIC: single dwelling	VACANT/ NOT IN USE

7. Description

Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)
MID-NINETEENTH CENTURY: Italian Villa	foundation STONE: limestone walls STONE: limestone roof WOOD: shingle other

Describe present and historic physical appearance.

The Vermilya-Boener House (c. 1866-1868) is located on the SE 1/4, SE 1/4, SE 1/4, SE 1/4, S. 12, T. 12S, R. 19E in Grant Township, Douglas County, Kansas (pop. 67,640). The two story, rusticated limestone block, Italian Villa style house sits on a limestone block foundation and is surmounted by a wooden shingled, cross-hipped roof. The irregular rectangular plan house maintains an eastern facade orientation, with overall dimensions of thirty-eight feet from north to south and thirty-six feet from east to west. The house stands on a one-acre parcel which was attached to the entire quarter section during the Vermilya-Boener ownership.

The house has been vacant since the mid-1950s. The building has suffered the losses and deteriorations of many years of vacancy; the exterior of the house has lost its modillioned cornice and copper-lined, built-in Yankee gutter, and the interior of the house has lost its main staircase, some of the trim and hardware, and the plaster from its non-load bearing, stud walls, the stud walls themselves are extant and provide the original floorplan for the house. The condition of the stone walls is quite good and the workmanship of the remaining woodwork is displays fine detail. The current owner of the Vermilya-Boener House recently put a new wooden shingle roof on the building and plans to rehabilitate the entire building.

Fenestration is comprised of 2/2 double hung sashes, although the sashes have rotted in many cases and few windows retain their glass. Most of the windows retain their casing and interior surrounds. Arched, tooled limestone lintels surmount each window, flat limestone sills underscore each window. The building has many large windows on all elevations but the west, which displays four doors but no windows. Above grade windows fenestrate the southern elevation of the house, displaying limestone lintels.

Single doors punctuate the building on the east facade and west elevation. One door punctuates the east facade, four doors punctuate the west elevation. Arched, tooled limestone lintels surmount each doorway. A rusticated limestone block watertable runs beneath the ground level doors, acting as a sill. The door

XX See continuation sheet

that punctuates the western elevation on the second level is underscored by a flat limestone sill. The front door and some of the four-panelled rear doors are extant, although the glass has been removed from the front door. The panelled door surrounds are extant in each of the five cases. Access to the basement is provided on the south side of the house.

Four brick chimneys with corbelled chimney pots rise from the cross-hipped roof. These were rebuilt when the roof was replaced in 1988 according to the c. 1941 view of the house included in the nomination. "Because this was to be a modern house, it contained no fireplaces. Efficient, convenient woodburning iron stoves and an iron kitchen range were installed." (Caviness, "Building History," p. 7, 1991) Porches were to have been built on each side of the house, but this was never accomplished.

"The interior studs and joists are of oak, the joists are set into beam pockets in the stone walls. The east-west wall across the center of each floor is a bearing wall; all others are non-bearing partitions. The exterior wall thickness at the first floor is about eighteen inches. The basement has a dirt floor and coursed stone walls. A stone bearing wall runs east-west across the center of the basement, just south of the stairs." (Caviness, "Vermilya-Boener," p. 9, 1991)

"The interior of the house has been gutted. Interior partitions have been stripped to the studs; ceilings show bare joists. Subfloors are exposed. The inside surfaces of the exterior stone walls still have some plaster and much of their woodwork. Window openings have deep splayed embrasures with plain plank reveals. Window casings are broad mouldings, fluted up the middle, with bulls-eye blocks at the upper corners. Beveled panels fill the spaces between window aprons and baseboards, framed by extensions of the side casings. The main staircase is missing the basement stairs are in ruins. The attic stairs are present." (Caviness, "Vermilya-Boener," pp. 8-9, 1991)

Julian's son William E. Boener recalls that, "We never had running water and were raised with kerosene lamps. All meals were cooked on the wood stove and the only heat we had in the winter was from the pot belly stove and the cook stove. We had electricity in 1943. The original roof was torn off in the tornado in 1946 or 1947." (Boener, William Edward, 1991)

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Several barns and other outbuildings stood to the west of the Vermilya-Boener House, these are nonextant. Additionally, the historical agricultural landscape has been changed. The 1885 agricultural census for Douglas County reveals that one hundred and forty acres of the Vermilyas land was fenced with wire; twelve acres was planted in spring wheat, ten acres was planted in corn, and one hundred and twenty acres was planted in prairie. An orchard of seventy-four apple trees, seven cherry trees, and six peach trees grew on the farm.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☐ A ☒ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
ARCHITECTURE	1866-1868	1866-1868
COMMERCE	1900-1915	1905
EXPLORATION/ SETTLEMENT	1866-1868	1866-1868

Cultural Affiliation
N/A

Significant Person
VERMILYA, ELIJAH & CYNTHIA
BOENER, WILLIAM & ELLA

Architect/Builder
VERMILYA, ELIJAH

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Vermilya-Boener House (c. 1866-1868) is being nominated to the National Register under criteria B for its historical association with Elijah W. and Cynthia Ann Vermilya, early Douglas County settlers, and with William and Ella Virginia Vermilya Boener, owners of Boener Brothers' Cigar Factory, and under criteria C for its architectural significance as an Italian Villa style house.

The building served as the residence for members of the Vermilya-Boener family until 1948, and has remained vacant since the family's sale of the property in the mid-1950s. The building has suffered the losses and deteriorations of many years of vacancy; the exterior of the house has lost its modillioned cornice and copper-lined, built-in Yankee gutter, and the interior of the house has lost its main staircase, some of the trim and hardware, and the plaster from its non-load bearing, stud walls, the stud walls themselves are extant and provide the original floorplan for the house. The condition of the stone walls is quite good and the workmanship of the remaining woodwork displays fine detail. The current owner of the Vermilya-Boener House recently put a new wooden shingle roof on the building and plans to rehabilitate the entire building.

Various spellings of the Vermilya family name were encountered in the public records used for the nomination research and these spellings will be noted, but the accepted spelling for the family name is "V-E-R-M-I-L-Y-A."

The Vermilya-Boener House was built by Elijah W. Vermilya (1825-1888) for his family between 1866 and 1868. New York born Vermilya was a territorial settler, emigrating from Illinois to Lawrence between 1855 and 1860 with his wife Cynthia Ann Vermilya (1832-1909) and three year old daughter Harriet "Hattie" M. Vermilya (1853-1881). Lawrence was founded as an abolitionist settlement

☒ See continuation sheet

in 1854 by the New Emigrant Aid Society and the Vermilyas may have been attracted to the settlement because of their anti-slavery beliefs. When the Vermilyas came to Kansas it was part of the Kansas-Nebraska Territory, Kansas achieved statehood in 1861.

The Vermilya family does not appear in any of the territorial census listings until 1860, but these territorial census reports are incomplete. The family is recorded first in the 1860 census under the name of Vernger, the family lived in Palmyra Township, Douglas County on a farm valued at $1000. In October, 1860 Vermilya's purchase of a quarter section of land in S. 20, T. 14, R. 20, southwest of Vinland in Palmyra Township was recorded, although the land had likely been purchased some months earlier from James Dumars. The 1860 census shows Elijah's occupation as a farmer; his family had grown to four, with the birth of Milton Edward "Ed" (1859-1931), who was nine months old when the census was taken in July, 1860.

In January, 1863 Vermilya purchased a town lot at 700 Louisiana Street in Lawrence, and the family is recorded as living in Lawrence in the 1865 census. Elijah's occupation is recorded as a carpenter in the 1865 census and it is likely that he built the family's non-extant house at 700 Louisiana Street. The value of this real estate is recorded at $1000 in the 1865 census. The Vermilya's name is spelled Vermillier in the 1865 census and the family had grown to include Ella Virginia (1862-1947) and Isadora "Dora" (1864-1878).

It is quite likely that the Vermilya family continued to reside at the Vinland farm through 1863 as Vermilya built the family's new house, and was not affected by the anti-abolitionist raid on Lawrence led by William Quantrill in August, 1863, which resulted in the murder of 150 abolitionist settlers. Elijah retained ownership of the Vinland farm until 1865, selling off the greater portion in March to Louis J. Eberhard and the remaining 20 acres to James Dumars, the original seller, in December.

Stimulated by the construction of the Union Pacific Railroad through Lawrence in 1864, Vermilya purchased the SE 1/4, S. 12, T. 12S, R. 19E in Grant Township that the house stands on in September, 1865 from Samuel Denman. The property contained some of the richest agricultural land in the Kaw River Valley and stood just less than a mile south of the Union Pacific crossing at Midland and just less than one-half of a mile west of a second

Union Pacific crossing. Denman had purchased this land from the Union Pacific in 1864 when the railroad sold off its surplus holdings north of the Kaw River, which had been acquired under the Railroad Land Grant Act of 1850.

Vermilya sold the 700 Louisiana Street property to Helen M. Churchill in September, 1866, after paying the Douglas County Sheriff the back taxes owed on the property in March, 1865. The family moved to the Grant Township property in 1866 and lived in a log house for one year while Vermilya worked with Swedish stone masons to construct the imposing Italian Villa that now stands on the property. The family moved into the house in 1867, before it was completely finished, and the couple's last child, Lottie C. Vermilya (1867-1915), was born in the new house.

The Vermilya-Boener House is a restrained example of the Italian Villa style, exhibiting the asymmetry and large windows associated with the style but little of the textbook level of design associated with the style. "The shape, placement and detailing of the windows, the asymmetrical massing and the character of the stonework are squarely in the Italianate tradition, specifically the informal, rural variety sometimes called the Italian Villa style." (Caviness, "Building History," p. 19, 1991)

"The Italianate style dominated American houses constructed between 1850 and 1880. It was particularly common in the expanding towns and cities of the Midwest .... The Italianate style, along with the Gothic Revival, began in England as part of the Picturesque movement, a reaction to the formal classical ideals in art and architecture that had been fashionable for about two hundred years .... " (McAlester, p. 212, 1984)

Vermilya built his two story house from locally quarried limestone which was dressed on site. "Limestone was burned at the site to make lime for mortar. The walls were laid up in quarry-faced ashlar, the courses being unequal and sometimes broken. Nearly two feet thick at the base, the walls rose two high-studded stories." (Caviness, "Building History," p. 7, 1991)

"All the doors and windows were capped by stone lintels, dressed and gently arched. The sills were of cut and dressed limestone. The roof was gently pitched and hipped, rising to a flat square on top and terminating at the eaves with a deep eave-kick over a prominent modillioned cornice, concealing a copper-lined built-in

Yankee gutter. Four paneled, dentilled, and corbelled brick chimneys rose above the roof. Four porches were planned, one on each side of the house." (Caviness, "Building History," p. 7, 1991)

"The interior trim boards and mop boards were made by the hand of Elijah Vermilya. Because this was to be a modern house, it contained no fireplaces. Efficient, convenient woodburning iron stoves and an iron kitchen range were installed. Technologically and artistically, the Vermilya-Boener House was a sophisticated house for its time and place." (Caviness, "Building History," p. 7, 1991)

Douglas County tax rolls for the Vermilya property in Grant Township first record its value as $2240 in 1867, the year that the family established residency in the new house. The value of the property steadily increased through the next four years, with the 1868 value of $3680 representing completed house and 160 acres. The 1870 census for Douglas County records the value of the Vermilya farm at a somewhat higher figure of $6400. The Vermilyas' Grant Township neighbors included C. Collins, George Cady, Elishia, Jonathon Morgan, John Eldridge, and Charles Robinson, whose respective farms were valued at $4000, $6600, $10,000, $4800, $3000, and $8000 in the 1870 census. Comparatively, the Vermilyas owned what might be classified as an above median range farm, with a substantial part of that value derived from the finely crafted and elegant stone house.

The Vermilyas farmed most of the quarter section for many years. The 1885 agricultural census for Douglas County reveals that one hundred and forty acres of the Vermilyas land was fenced with wire; twelve acres was planted in spring wheat, ten acres was planted in corn, and one hundred and twenty acres was planted in prairie, from which ten tons of grass was cut. An orchard of seventy-four apple trees, seven cherry trees, and six peach trees grew on the farm. The Vermilyas' livestock and animals included six horses, two milch cows, seven cattle, five swine, and two dogs.

The farm was divided among Elijah's heirs following his death in 1888. Elijah's widow Cynthia received the east 80 acres and the stone house. The west 80 acres was divided between the three living Vermilya children, Lottie received the northwest 26.33 acres, Milton Edward "Ed" received the center 26.33 acres, and Ella received the southwest 26.33 acres.

Cynthia Vermilya died in 1909, and her 80 acres was divided between Milton Edward "Ed" and Ella. Ella received the 26.33 acre tract directly east of the land she inherited from her father, this inheritance included the stone house. Milton Edward "Ed" received the north 53.67 acres. Lottie died in 1915 and her land was inherited by Ella's son Julian Henry Boener (1893-1976).

Milton Edward "Ed" remained at the family farm until his death in 1931. At that time the farm was divided again in six equal 26.33 acre tracts. Ella's children Julian and Edith Boener Key (1892-1976) assumed ownership of her interest in the farm; the stone house stood on Julian's part. Ella's third child, Arthur William Boener (1897-1981), received 26.33 acres. Milton Edward "Ed's" widow Susan retained ownership of the 26.33 acres that their house stood on. The remaining two 26.33 acre tracts were sold to Lloyd Max and Joseph Lee Laptad and L. and Frances V. Vestal respectively.

Julian's son William E. Boener recalls that, "All of Julian's children were born in the stone house. We never had running water and were raised with kerosene lamps. All meals were cooked on the wood stove and the only heat we had in the winter was from the pot belly stove and the cook stove. We had electricity in 1943. The original roof was torn off in the tornado in 1946 or 1947." (Boener, W. E., 1991) Julian and his wife Virginia moved to California in 1948 and the family sold the quarter section in the 1950s.

Ella Vermilya married William Boener (1861-1905) in 1891 and the couple lived with Ella's mother Cynthia until 1893, when they moved to 728 Rhode Island Street in Lawrence. The Boeners returned to live with Cynthia in 1900. William died unexpectedly in 1905, and Cynthia died in 1909. Ella and her three children continued to live at the house and farm the property until sometime after 1915, when Ella moved to Lawrence and her son Julian established residency at the house.

Julian began employment with Boener Brothers' as a foreman in 1911 and later worked for the company as a clerk. He married Virginia May Watts in 1916 and lived the house with his family, farming the land until the family moved to California in 1948, one year after Ella's death.

William Boener was born in Germany and immigrated to the United States in either 1884 or 1886. Boener settled first in Atchison, Kansas and later in Hanover, Kansas before coming to Douglas County, Kansas. Boener lived and worked as a laborer on a farm north of Lawrence, probably in Grant Township. After his marriage to Ella in 1891, he established a grocery store at 734 Massachusetts Street in Lawrence. The entry William Boener, grocer, first appears in the 1893 Lawrence City Directory. Boener's residence is shown as Grant Township in this directory, indicating that Boener had established the store in 1892 or 1891.

Boener sold the grocery store in 1893, and established the Boener Brothers' Cigar Factory with his brother Henry A. Boener. The first Boener Brothers' Cigar Factory was located at 700 Massachusetts Street in Lawrence. The business was successful and within several years the company was producing fifteen thousand cigars a week. In 1897 the factory expanded to 722 Massachusetts Street, and William's brother John Benjamin Boener joined the firm. The company expanded again in 1902, moving into a three-story brick factory at 601-607 Massachusetts Street. Electric lights were installed in the new building, which increased the production of the hand rolled cigars. Ella assumed William's partnership and management responsibilities in the firm after his death in 1905.

Boener Brothers' became Lawrence's largest cigar manufacturer and one of Lawrence's largest employers. At the time of William Boener's death in 1905 the company employed fifty people, four years later the company employed between one hundred and one hundred and fifty people. The company shipped its products throughout the central, western, and northwestern states, its most popular brands included "La Preciada," "Port Arthur," "Monogram," "Club House," "202," "Congo," and "Havana Smokers."

In 1905 there were four cigar manufacturers in Lawrence and two hundred cigar manufacturers in Kansas, almost every community of one thousand or more had atleast one cigar manufacturer. "Many towns boasted cigar works, and the number of local brands available in the United States must have been very great." (Caviness, "Building History," p. 16, 1991) Most of the Lawrence cigar manufacturers were in business for only a short time; they were small-scale operations, "employing fewer than a dozen workers and serving only a local market." (Caviness, "Building History," p. 16, 1991)

This description of the Boener Brothers' Cigar Factory was given in the 13 December 1900 issue of the Jefferson Gazette:

> It is refreshing in these days when the trusts are gobbling up everything in sight to see successfully growing under our eyes, a prominent institution. Without making any blow or noise, Boener Bros. have been building up a very thriving cigar factory in spite of the efforts of the trusts to squeeze out competition. Only a few years ago Mr. Wm. Boener came in from his farm over in Grant Township, in fact he still lives there, and started a factory. The older heads "pooh-pooded" at the ideas, but he and his brothers, F. B. (sic) and H. A., went to work and by their indomitable will and determined push built up a cigar factory that is one of the surprises and great institutions of the city. Few people appreciate the wonderful amount of work done, the great number of cigars turned out and the large number of men and girls employed. They are employing now about forty people, pay good, steady wages and their business is growing so rapidly that they feel cramped in their present quarters and are looking around for another and larger building. They are quiet unassuming men, but they attend strictly to business and by keeping everlastingly at it have made such a wonderful success that they now manufacture fully one fourth of all the cigars in this revenue district.
>
> They manufacture principally medium grade goods, but their "Port Arthur", "Twentieth Kansas" and "Double-Binders", high grade cigars, have had a great run and are as popular with smokers who know and appreciate a good article, as any upon the market. Boener Bros. are already the second largest in the west and are destined to become one of the greatest cigar manufacturers in the country and we are glad to see them grow. Energy and push do the business.

A description of the cigar manufacturing industry was found in a c. 1910 Journal of Accounting:

> Cigar factories range from the small factory, where the owner is the sole operator and makes cigars by hand, to the huge plant employing a thousand or more operators making cigars either entirely by hand or with the aid of machines.

> Most of the larger factories are in cities and towns where cheap labor is available, and they employ women chiefly. If the plant is in a big city, it will usually be near the homes of the people who form the working force. These conditions have a tendency to lower the labor cost, which forms a fairly large part of the cost of cigars ....
>
> The factory departments consist of the warehouse, tobacco (casing, stripping, blending and assorting) rolling and packing. At the head of the entire organization is the president and general manager. He usually does the purchasing of all tobacco, after testing samples of it, as to yield, quality, and "burn" ....
>
> The factory buildings should be large enough to take care of all departments without overcrowding. They must be well ventilated, so that the moisture in the air will remain fairly constant from day to day ....
>
> Tobacco is stored in the warehouse according to size, quality and grade and is so arranged that no unnecessary handling is required when any certain kind has to be taken out. Finished cigars are stored in specially built humidors, so that they may not be affected by weather conditions .... (Kress, Journal of Accounting)

The Boener Brothers' Cigar Factory "closed in 1920 due to competition from cigarettes and from Eastern cigar-makers who had adopted mass-production and mass-marketing techniques." (Caviness, "Building History," p. 6, 1991) "Boener Brothers' could not raise the capital to mechanize for greater production, nor was it inclined to abandon the art of making cigars by hand for the sake of volume production of a machine-made product often thought to be inferior." (Caviness, "Building History," p. 18, 1991) Additionally, cigarettes were beginning to displace cigars in the tobacco smoking market.

Ella Boener turned over her interest in the Boener Brothers' Cigar Factory building to her brother-in-laws Henry A. and John Benjamin Boener in January, 1921. "Henry and Benjamin Boener established a wholesale grocery business in the old factory. This was the Lawrence Mercantile Company. The brothers however, became interested in other enterprises and closed out the Mercantile in

1924. The building was sold in 1927 and demolished." (Caviness, "Building History," p. 18, 1991)

The Vermilya-Boener House maintains its historical association with Elijah and Cynthia Vermilya from the time of its construction in 1866 to the time of Cynthia's death in 1909. Additionally, the house maintains its historical association with William and Ella Boener and the Boener Brothers' Cigar Factory from the time that William and Ella established residency in the house in 1900 to the time that Ella moved from the house in 1915. The house maintains its architectural significance as an Italian Villa style house from the time of its construction in 1866-1868.

9. Major Bibliographical References

See Continuation sheet.

[XX] See continuation sheet

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:
- [XX] State historic preservation office
- [ ] Other State agency
- [ ] Federal agency
- [ ] Local government
- [XX] University
- [XX] Other

Specify repository: KANSAS STATE HISTORICAL SOCIETY, UNIVERSITY OF KANSAS, PAUL CAVINESS

10. Geographical Data

Acreage of property Less than 1 acre

UTM References

	Zone	Easting	Northing
A	15	305840	4320685
B			
C			
D			

[ ] See continuation sheet

Verbal Boundary Description The nominated property is located on the SE 1/4, SE 1/4, SE 1/4, SE 1/4, S. 12, T. 12S, R. 19E in Grant Township, Douglas County, Kansas on a tract measuring fifty-eight from north to south by fifty-six feet from east to west. The property's northeast corner is fourteen feet directly northeast of the northeast corner of the house's foundation. Beginning at the northeast corner of the parcel, the boundary proceeds fifty-eight feet south, fifty-six feet west, fifty-eight feet north, and fifty-six feet east to the point of beginning.

[ ] See continuation sheet

Boundary Justification The nominated property is located on less than one acre in an agricultural part of Douglas County. The overall dimensions of the house are thirty-eight feet from north to south by thirty-six feet from east to west, a ten foot perimeter of ground bounds the building on all sides. Although a larger tract of land is historically associated with the house, it is nolonger part of the property. All historically associated resources have been demolished or destroyed, making the house the remaining historic feature for significance.

[ ] See continuation sheet

11. Form Prepared By

name/title MARTHA HAGEDORN-KRASS, ARCHITECTURAL HISTORIAN

organization KANSAS STATE HISTORICAL SOCIETY date NOVEMBER 22, 1991

street & number 120 WEST 10th telephone 913-296-5264

city or town TOPEKA state KANSAS zip code 66612

Anderson, Alice Marie Boener. Letter to Paul Caviness, 5 March 1991.

Boener, Harold W. Letter to Paul Caviness, 4 March 1991.

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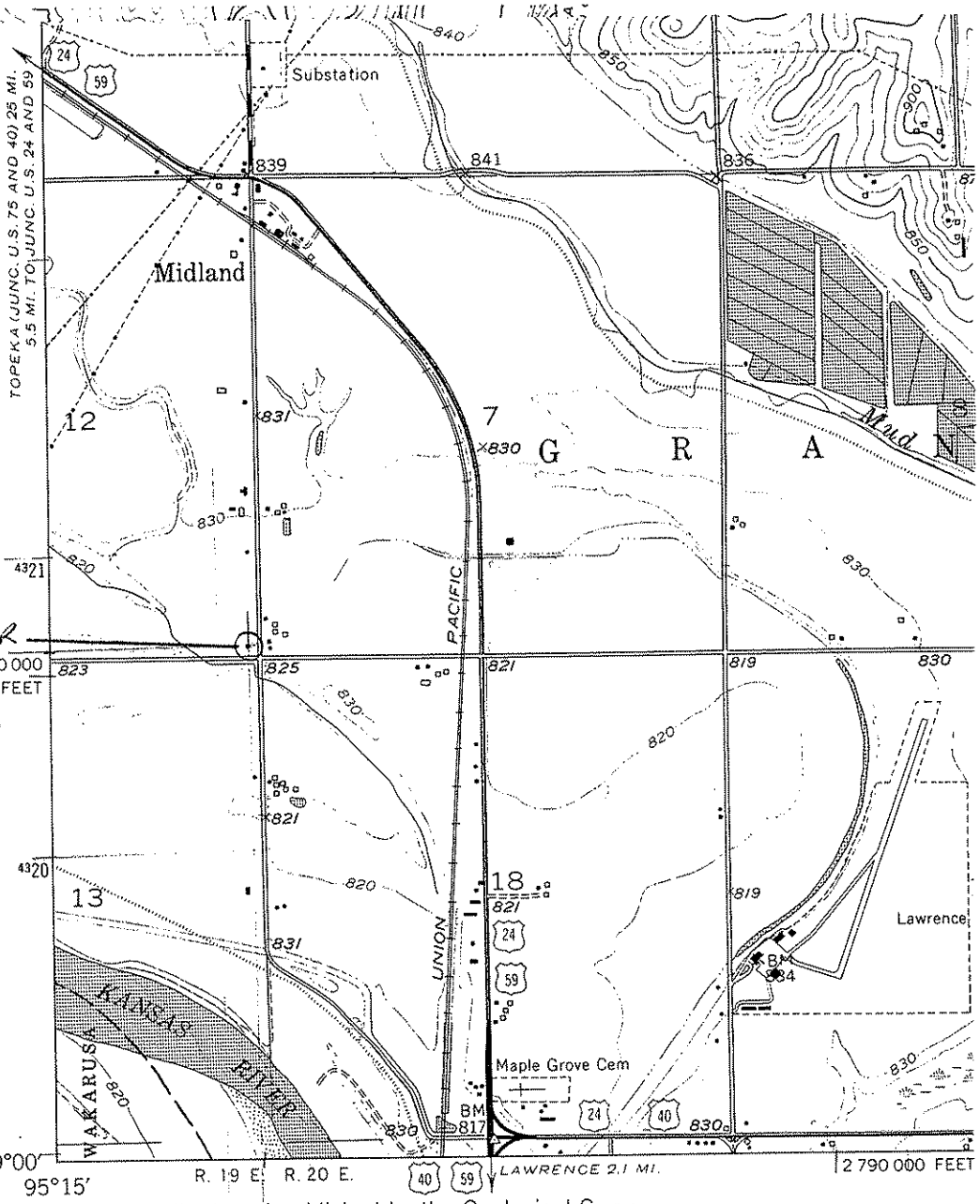


(LAWRENCE WEST)
6961 IV NE

Mapped, edited, and published by the Geological Survey

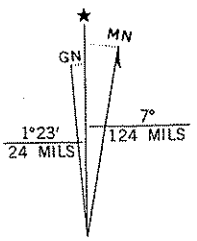
Control by USGS and USC&GS

Topography from aerial photographs by multiplex methods
Aerial photographs taken 1948. Field check 1950

Polyconic projection. 1927 North American datum
10,000-foot grid based on Kansas coordinate system, north zone

1000-meter Universal Transverse Mercator grid ticks, zone 15, shown in blue

Revisions shown in purple compiled in cooperation with State of Kansas agencies from aerial photographs taken 1967 and 1977. Map edited 1978
This information not field checked



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