NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

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 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 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name 900 Block North Seventh Street Historic District

other names/site number Silk Stocking Row Historic District

2. Location

street & number 901, 905, 907, 909, 911 North Seventh Street ☐ not for publication

city or town Garden City ☐ vicinity

state Kansas code KS county Finney code 055 zip code 67846

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this XXX 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 XXX meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide XXX locally. (☐ See continuation sheet for additional comments.)

Richard D. Rankin July 31, 1998

Signature of certifying official/Title Date

Kansas State Historical Society

State of 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 certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby 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:)

900 Block North Seventh Street Historic District — Name of Property

Finney 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)

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

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

Contributing	Noncontributing	
9	2	buildings
	(911 N. 7th GARAGE	sites
	905 N. 7th House	structures
		objects
9	2	Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic: single dwelling

Current Functions
(Enter categories from instructions)

Domestic: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Late Victorian: Queen Anne

Late 19th and 20th Century Revivals:

Colonial Revival

Late 19th and Early 20th Century

American Movements: Other; Four-square

Materials
(Enter categories from instructions)

foundation Concrete

walls Wood: weatherboard; Metal: aluminum; Brick; Stucco

roof Asphalt; Wood: shake

other

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

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

XXXA Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ B Property is associated with the lives of persons significant in our past.

☐ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

☐ A owned by a religious institution or used for religious purposes.

☐ B removed from its original location.

☐ C a birthplace or grave.

☐ D a cemetery.

☐ E a reconstructed building, object, or structure.

☐ F a commemorative property.

☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

Community Planning and Development

Period of Significance

1908-1917

Significant Dates

1908, 1909, 1910, 1917

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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

9. Major Bibliographical References

Bibilography
(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:

XXXState Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
XXXOther

Name of repository:
Finney County Historical Society

900 Block North Seventh Street Historic District — Name of Property

Finney 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	14	357400	4204270
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 Carol Hagen, Project Director

organization Finney County Historical Society date November 15, 1997

street & number 403 S. 4th Street telephone 316-272-3664

city or town Garden City state Kansas zip code 67846

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 the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name See continuation sheets

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.

SUMMARY

The 900 Block of North Seventh Street Historic District otherwise known as the Silk Stocking Row Historic District is located within the city limits of Garden City, Finney County, Kansas. It lies north and slightly east of the business district in the 900 block on North 7th Street located one block east of Main Street. The street was commonly referred to as 'Silk Stocking Row' in the early 1900s. The Silk Stocking Row Historic District is comprised of the east half of Block 10 Stevens Addition, which is the west side of the 900 block on 7th Street. The nominated district contains 300 ft. of frontage along 7th street divided into two 75 ft. lots in the southeast quarter, and three 50 ft. lots in the northeast quarter of the block. It is bounded on the south by Hackberry Street, Hazel Street on the north and the alley on the west. The district includes five single-family residential structures, two barns, a storage shed and three garages. The Silk Stocking Row Historic District as a whole retains a high degree of integrity in the areas of setting, location, association and feeling, materials, workmanship and design.

ELABORATION

The period of significance associated with the Silk Stocking Row Historic District refers to the construction of the five houses (c.1908 to 1917) which reflect historic and architectural development from the early twentieth century. The grouping is comprised of three four-square homes, a gable faced house with cross gables, and a late Queen Anne-Colonial Revival variant. Three of the buildings are wood frame construction with cement stone foundations; the integrity of material and workmanship on one of the frame buildings was diminished by covering it with metal siding (c.1980). A fourth building is built of brick and the fifth is covered with stucco.

The general character of the district is that of an urban street. The historic district itself begins one block east of Main Street in the 900 block on the west side of 7th Street. It is bounded by Hackberry Street on the south, Hazel Street on the north and the alley on the west. The historic district is entered from the north and south on 7th Street, or from the east and west on Hackberry Street or Hazel Street. Hackberry and Hazel Streets are paved with bricks. Seventh Street is also paved with brick and lined with large trees. It is a 50 ft. wide residential thoroughfare that follows the town's grid pattern of streets as it parallels Main Street. Seventh Street narrows to 40 ft. north of Hazel Street. Hackberry Street, the south boundary of the historic district, is 26 ft. and widens to 30 ft. east of 7th Street. All three of the streets that bound the historic district are paved with brick. The sidewalks are concrete and are located 6 ft. from the curb on 7th Street and 14 ft. from the curb along Hackberry, the southern boundary of the historic district. A sidewalk, approximately 70 ft. from the easterly corner on the north side of Hackberry Street, has the remains of a concrete post representative of the hitching post era. There is no sidewalk along the

north boundary of the historic district along Hazel Street. The following five residences are included in the historic district:

1. Wonn House. 901 N. 7th St. (c.1908) (Contributing)
2. Way House. 905 N. 7th St. (c.1909) (Non-contributing)
3. Burgheim House. 907 N. 7th St. (c.1909) (Contributing)
4. McCoy House. 909 N. 7th St. (c.1917) (Contributing)
5. Dunn House. 911 N. 7th St. (c.1910) (Contributing)

1. Wonn House. 901 N. 7th St. (S 75 ft. of SE Qtr. Blk 10) (c. 1908) (Contributing)

The three-story Queen Anne-Colonial Revival style house with narrow clapboard wood siding, stands on a cement stone block foundation. The house maintains an eastern orientation, measuring 28 ft. from south to north and 46 ft. east to west overall. The building's irregular rectangular form is augmented by a full-width porch that extends to a two-story bay on the southern elevation. The western elevation has a one-story extension with a high-pitch hipped roof and a low pitch-hip roof
over the back entrance at the southwest corner. The house, showing some signs of deterioration, maintains a high degree of architectural and structural integrity.

The Wonn House has a medium-pitch hipped roof of asphalt shingles with intersecting gables on all four elevations. The exterior walls of the four gables on the third floor are covered with patterned 'fish scale' shingles. Moderate eaves project beneath the hipped roof. The front facade has a full-width porch, supported by six Ionic columns, that extends around to the west to the three-sided bay on the southern elevation. It has a low wood balustrade around the platform of the porch. (Note. Four of the columns were replaced by the Stockhams during the early1980s. They were acquired from the Way house at 905 N. 7th Street, when the porch was remodeled and the Ionic columns were removed).

The window arrangement is asymmetrical with the front entrance off-center to the right. The majority of the windows are single rectangular 1/1 double-hung sash with paired windows in the third story gables on the east and south elevations. A triple window located on the first floor of the northern elevation was raised approximately two and ½ feet, perhaps during the renovation of the interior by the Morris family. The present owners, Ed and LeAnn Drevnick, recently remodeled and enlarged the kitchen to include the porch, replacing the back door and windows. They also repaired sections of the porch foundation and replaced the rotted wood siding on the exterior wall near the back entrance.

The interior maintains a high degree of integrity even though the house has had many owners and several remodeling projects. The first floor has spacious rooms now used as

living, dining and family rooms, a large kitchen and bath. The second floor has four bedrooms, a large bath and stairway leading to a third floor that has two bedrooms. The most noticeable changes probably took place during ownership of the Morris family, 1927-1960. The changes included the remodeling of the butler's pantry to enlarge the kitchen, raising a triple window on the north wall of the dining room and removing the pocket doors on the opposite wall leaving a large framed opening into the south room. Colonnades on wood pedestals between the reception hall and the parlor were also removed. The woodwork was painted ivory throughout the house and carpet covered the wood floors. During the ownership of the Stockhams, 1977-1984, they began to restore the woodwork to the original finish prior to selling the house to the Drevnicks. The Drevnicks continued the woodwork restoration project and removed the carpet, again exposing the original wood floor.

A barn is located at the southwest corner of the property, near the sidewalk along the alley. The rectangular structure has the same narrow clapboard wood siding as the house. The hayloft doors have been removed and opening has been closed with siding. Two small windows remain near the peak of the north and south gables.

2. Way House. 905 N. 7th St. (N 75 ft. of SE Qtr. Blk 10) (c. 1909) (Non-contributing)

The front gabled house with cross gables appears to have features and details representative of the Colonial Revival style when it was built in 1909. It had a full-width porch that extended around to the west on the southern elevation. The two-story house, now covered with metal siding, has a gable roof of asphalt shingles and stands on a cement stone block foundation. The building maintains an eastern orientation, measuring 22 ft. from south to north and 37 ft. from east to west overall.

The front facade is dominated by a full-width covered porch with a low wood balustrade around the platform of the porch. The front steps are flanked by a stoop of cement stone blocks covered by a flat, overhanging concrete cap. During the early 1980s, a portion of the porch was enclosed on the south elevation, the wood floor was replaced with a concrete floor and square columns replaced Ionic columns. The Ionic columns were used to repair columns on the house located at 901 N. 7th Street.

The southern elevation has a gable overhang above the one-story bay. The east third of the bay has become part of the enclosed porch; this angle of the bay has an original door that once opened to the porch from the dining room, it remains and opens to the addition. The northern elevation is broken by a two-story cross-gable that features a one-story extended gable. Another gable is located at the rear of the house that has a back entrance at ground level.

The window arrangement is asymmetrical with the front entrance off-center to the

right. The majority of the windows are single rectangular 1/1double-hung sash with paired and triple windows. The porch enclosure has seven 4/1 double-hung sash windows with wooden-muntins in the upper sashes.

The interior of the house maintains a high degree of integrity of workmanship, materials and design. The reception hall has an open stairway along the north wall. The spindles of the bannister have been painted ivory; however, the stair rail and newel with its intricate design appeared to be the original wood finish. Square columns on wood pedestals open to the south into the living room from the reception hall. Along the west wall of the living room is an identical column-pedestal arrangement that opens to the dining room, separating the rooms and at the same time doing away with the shut-in effect of walls and doors. The crowns above the windows and the trim in the living and dining rooms appears to be the original finish. The woodwork is painted in the kitchen, family room, and bath on the first floor, three bedrooms and bath on the second floor. The southern portion of the porch was enclosed and made into an office during the 80s, the original dining room door that opened to the porch now opens to the office.

A barn with narrow wood siding remains at the northwest corner of the lot and is used as a garage. Original doors swing open to the alley on the western elevation. The barn also features the original hay loft doors and a sliding door on the northern elevation.

3. Burgheim House. 907 N. 7th St. (S 50 ft of NE Qtr. Blk 10) (c. 1909) (Contributing)

The two-story four-square style house built of glazed brick with a hip roof of asphalt shingles stands on a cement stone block foundation. The building maintains an eastern orientation, measuring 31 ft. from south to north and 34 ft. from east to west. The southern elevation has a one-story bay with a half-hip roof. An enclosed back porch extends from the west elevation at the northwest corner of the house; the flat roof has a wood railing around it. This second-story porch can be reached from a door in the second floor bedroom. The northern elevation is broken by a small half-hip roof supported by brackets that covers an outside entrance at ground level. The house maintains a high degree of architectural and structural integrity.

The Burgheim House has an irregular form, a medium-pitch hipped roof and a symmetrical facade; vertical lines are emphasized in the building's design. Moderate eaves project below the roof. A hipped dormer extends from the middle of the front roof. The dormer window is short and broad with eight panes across, separated by wooden-muntins. The front facade is dominated by a full-width porch. Spaced between massive brick piers is a low wood railing that extends to the ground. Distinctive half-story wood porch supports with sloping sides rest on the piers. Fenestration is comprised primarily of 1/1 double-hung sash windows arranged symmetrically with an off-center entrance to the north. The windows, doors and the bay have crowns and sills

of concrete slabs.

The interior maintains a very high degree of integrity. The reception hall has an open staircase that features a balustrade of square wood spindles. At the landing, steps lead to the second floor; at one time, steps also led down to the kitchen. This entrance has been closed to provide more storage space in the kitchen. French doors with beveled glass panes on the south wall of the reception hall open to the parlor. A brick diagonal fireplace is located in the northwest corner of the parlor. Along the west wall, French doors open to the dining room. A butler's pantry has been removed to enlarge the kitchen providing more space for the Regan family and their 9 children. The second floor has four bedrooms that feature original wood floors and a large bathroom. The woodwork throughout the house is painted ivory. Radiators are visible in every room as steam continues to be the source of heat.

The driveway just north of the house is quite unique and the only one like it in Garden City. It has two long, narrow slabs of concrete with a grass strip in the center. The driveway begins at the front sidewalk and goes back, nearly to the alley. It is shared by the residents at 907 and 909 N. 7th St, the center of the driveway becomes the boundary for those two properties. A large concrete slab at the alley allows each owner to turn toward their own garage. The masonry garages have a flat roof; both have extensions added to accommodate the larger cars of today. The garages are located adjacent to the alley about the middle of their respective properties.

4. McCoy House. 909 N. 7th St. (M 50 ft. of NE Qtr. Blk 10) (c. 1917) (Contributing)

The two-story four-square style house is covered with stucco and has a low hip wood shingle roof with wide overhanging eaves. The building maintains an eastern orientation, measuring 30 ft. and features a full-width porch with a solid low stucco wall that supports four half-story Tuscan columns. The front steps are flanked by a stucco stoop enhancing the centered front entrance. Fenestration is comprised of single rectangular 4/1double-hung sash windows arranged symmetrically; the house features many paired and triple windows.

The southern facade features a one-story bay with a wide overhanging eave. The western elevation is broken by a covered porch that replaced a 7 ft. X 6 ft. back porch damaged during a tornado in the late 1960s. A second-story cantilever extends near the center of the northern elevation. Directly below the cantilever is an outside entrance that leads up to the kitchen, or down to the basement.

The interior maintains a very high degree of integrity. Pecan wood used in the greater part of the living areas retains its original wood finish while the breakfast room and kitchen have painted woodwork. The rooms are large and open. A unique patterned wood floor exists throughout the house. It remains uncovered in the bedrooms on the second floor; however, the

patterned wood floor downstairs is covered with carpet. The living room spans the entire front of the house and features a brick fireplace near the middle of the west wall. Immediately to the right of the fireplace is a pecan panelled stair seat. Along the north wall, an open staircase leads to the three bedrooms, an office and bath on the second floor. At the landing along the north wall where steps turn to go to the second floor, three steps lead down to the kitchen. A large framed doorway at the opposite end, along the west wall, of the living room opens to a spacious dining room. A bay with windows spans the south wall of the dining room. Along the west wall French doors once opened to a breakfast area that is surrounded with windows in the southwest corner of the house. Access to the kitchen could be made from the breakfast room or the dining room. A door from the kitchen opens to the covered porch that spans the back of the house.

As mentioned earlier, the Burgheim House and the McCoy House share the driveway that is between the two houses. These two residences have nearly identical garages.

5. Dunn House. 911 N. 7th St. (N 50 ft of NE Qtr. Blk 10) (c. 1910) (Contributing)

The two story four-square style house with narrow clapboard wood siding and a wood shingle roof stands on a high cement stone block foundation. The house maintains an eastern orientation, measuring 26 ft. from north to south and 46 ft. from east to west which includes a 17 ft. family room, added during the early 1950s. The family room is one-story with a flat roof which is also used as a second story porch; it extends across the western elevation. The front facade of the rectangular form features a full-width, porch that extends around to the west on the north side of the house. A low porch wood railing is attached to the six one-story wood column porch supports with sloping (battered) sides.

The view from the front of the house would give you the appearance of a Classic Box capped by a broad peak. Shed dormers are centered in the middle of the hipped roof on the front and northern elevations. The window arrangement is asymmetric with the front entrance off-center to the right; rectangular 1/1 double-hung sash windows of assorted sizes are scattered across the southern and northern elevations.

The interior of the house maintains a high degree of integrity even though there have been many owners. It appears that the majority of the remodeling was done by James and Louise Dunn who lived in the house for nearly 25 years. (c.1922-1947). A wall was removed in the middle of the living room which spans the front of the house. Unlike the other houses on the block, the stairway to the second floor is not near the entrance nor is it an open stairway. Originally, access to the second floor was from the dining room; today, that door opens to stairs leading to a reconstructed basement. The stairway leading to the second floor is enclosed and is at the

southwest corner of the living room. Carpet covers the wood floors except in the dining room which has an area rug. The woodwork throughout the house is painted. The second floor has had some walls rearranged. It is believed there was a small room between the two north bedrooms. An owner prior to the Dunns was an artist. The story goes that the light from the small second story window provided excellent light for her work. That window and the wall have been moved, the little room is now a closet. There are two small bedrooms, a bath and a large bedroom in the northwest corner with an alcove to the south which was used as a nursery. It has been converted to a closet and there is a door opening to the west that provides access to the second-story porch above the family room addition.

A double car garage of narrow clapboard siding with a hip roof is located near the alley at the back of the lot. (Non-contributing)

SUMMARY

The 900 Block of North Seventh Street Historic District otherwise known as the Silk Stocking Row Historic District is significant under Criterion A in the area of COMMUNITY PLANNING AND DEVELOPMENT. In **Community Planning and Development**, it serves as a nearly intact example of the growth during the early twentieth century of a ranching, agricultural and industrial community. Although new buildings occasionally replaced earlier structures within the original plat over the years, the growth of the residential area to the east and north of the business district became known as the finest residential area in the early 1900s. Garden City was founded in the mid-nineteenth century along the Atchison, Topeka & Santa Fe Railroad built in 1872. The Santa Fe Trail, a commercial trade route in the mid 1800s, extended from Independence, Missouri, to Santa Fe, New Mexico. The upper Arkansas river route followed the north side of the river and is today represented by the main line of the railroad. The same general route is still used as a national highway.

The Silk Stocking Row Historic District includes five single-family residences of the early twentieth century. The grouping is comprised of three four-square homes, a gable faced house with cross-gables, and a late Queen Anne-Colonial Revival variant. The period of significance extends from 1908 through 1917 as Garden City began to experience an industrial revolution and a new prosperity with the building of the $1,000,000 Sugar Beet processing factory (c.1906).

ELABORATION

Community Planning and Development

The railroads beat the settlers to western Kansas. When the construction of a transcontinental railroad began, however, the middle started filling in. Between 1862 and 1882 more homestead claims were filed (and more reneged) in Kansas than in any other state in the country. Eastern Kansas claimed the first settlers; western Kansas got the latecomers -- the immigrants, the gamblers and desperate. Only the powerful rhetoric of the railroad pamphlets and the promise of cheap land could lure folks to make this land swept of trees their destination.

Garden City originally consisted of four buildings at a junction of the Santa Fe railroad tracks located on Section 18, Township 24 south, Range 32 west. The very first to put down their roots on the site of Garden City were two brothers, William and James Fulton on March 16,1878. They built their houses a little more than a stone's throw from the north side of the Atchison, Topeka &

Santa Fe Railroad tracks, laid in 1872, where trains chugged by for several months before they were allowed to stop officially.

The spirit of the times fit well with the nature of the land. The settlers of the area came without any ideological mission or ordered sense of community. Those who came were speculators, profiteers and builders. They wanted to build a community where the best way to help your neighbor was to prosper yourself. The first significant observation is that of Main Street, the focus of the central business district, is one long, straight street. The historical explanation for this is simple. Main Street was laid out along the survey line dividing the four sections originally chosen as the town site by the four founding fathers. This arrangement gave each an equal share of frontage on the street which would make the most valuable lots. The width of Garden City's Main Street was expansive itself. In some towns wide Main Streets were built to accommodate cattle drives; Garden City has no history as a 'cowtown'. Main Street was to become a great commercial thoroughfare and was made wide enough to turn a team of horses. The land was there to use.

Population figures for Garden City and Finney County reveal numerous interesting facets on the history of southwest Kansas. Drought, railroad, speculation, inventiveness, perseverance and availability of land and supplies, each played a major role in the fluctuation of the county and city populations since the first settlers came to the area. The town prospered and grew until 1886, the year of the worst blizzard in number of lives lost and stock killed that has ever been experienced here. After the initial boom years of 1886 and 1887, several hot, dry summers changed the minds of some of the less tenacious pioneers, and they left.

By 1890, the population in Garden City had dropped to less than 1,500 persons and to under 3,000 in Finney county as the settlers left, almost as fast as they had come to the area. As one early day merchant told it, people were too poor to move or had no place to go, so they just stayed; they were the ones who helped to rebuild the community. It took Garden City until 1907 to expand again to 3,000 persons.

The completion of a $1,000,000, 800-ton, beet sugar factory erected by the United States Sugar & Land Company was the needed "shot in the arm"to start the growth of Garden City. In 1905 Garden City businessmen interested Colorado financiers in building a sugar factory here. They furnished some funds and arranged the purchase of land to promote the factory. The first shipment of 30,000 pounds of sugar was shipped November, 1906. The Sugar Beet industry was a major boost to the local economy that led to the doubling of the population by 1908.

Agriculture continued to be an economic factor in the early twentieth century; wheat, particularly Turkey Red brought by the Mennonites, and alfalfa grew better than corn. The sugar company opened their own alfalfa plant for processing alfalfa hay into meal. The Denver Alfalfa Milling Company also opened an alfalfa plant which was later purchased by Archer Daniels Milling. Garden City became the largest shipping point for alfalfa seed and alfalfa meal in the world.

By 1907 Finney County had seventy miles of irrigation ditches, and the Department of the Interior had approved the Garden City Irrigation project - $236,000 to irrigate 1,500 acres, with a yearly maintenance cost of $24,000. Another 80,000 acres south of the Arkansas river was designated a Forest Reserve, but in spite of the planting of thousands of pines, hackberries, locusts, and Osage orange trees over the next few years, it was not a success. Only a few trees survive in the 1990s in the buffalo range south of Garden City. Farmers became miners of water, going underground to the alluvium directly beneath the riverbed and the aquifer that underlies much of the area. The supply seemed endless, windmills flecked the landscape, pumping water from as much as ninety feet below and putting the tireless wind to use. With the use of centrifugal pumps driven by gasoline engines, the development of irrigation really got underway and alfalfa, wheat, corn, barley, orchard and vegetable crops flourished. The cattle and sheep grazed in uncultivated areas.

"No city of its size in the west can boast of finer business blocks of stone and brick, or more comfortable and beautiful homes than Garden City," reported the February 16, 1907 Garden City Herald, "there were no empty houses or businesses places; the people for the most part owned their own homes and took pride in keeping them in perfect repair. Property to rent was scarce and there was a constant demand for more houses." Approximately 150 new residences, most built in the northeast part of town, and some 15 business houses were erected during this economic boom through 1912. Residential building continued through the 1920s, but there was a noticeable change in the style of architecture to one-story Bungalows.

Another project begun in 1907, continuing successfully into the 1990s was the Garden City Experiment Station, using its 320 acres northeast of town for investigations into dry-land agriculture. By 1913, the Garden City Telephone, Light and Manufacturing Company, formed in 1907, had some 40 miles of long-distance line connecting Garden City with Lakin, Pierceville, Holcomb and Deerfield. The Arkansas Valley Telephone Co bought the exchange in 1916 and reorganized in 1917 as the Southwestern Bell Telephone Co. The town also built two high schools, Sabine Hall constructed in 1910 and Calkins Hall, built in 1917, was used as a Senior High and Junior College. In 1916 the Garden City Western Railway extending 20 miles northwest thru the sugar beet company's beet fields was built to haul beets to the factory, but soon was

hauling wheat and other products to connect with the Santa Fe. (The G C Western Railway sold to the Garden City Coop in 1982, it is still operating in 1998). The Garden City Coop Inc. was organized in1919 starting with one elevator along the railroad tracks. The railroads provided easy access to the larger markets.

The steady population increase and prosperity provided economic growth and a rapid movement toward industrialization through the 1920s. "It was once said," reported the February 16, 1907 Garden City Herald, "Garden City was an enigma, a puzzle, but this is no longer so, the reason for its existence and the guarantee for its future lies in the farms and ranches, irrigation and industry." Garden City was then, and continues to be one of the most productive regions in Kansas drawing trade from all the surrounding counties and maintains its place as a metropolis and chief trading point in southwestern Kansas.

Quentin Hope recalls in the June 29, 1979 Garden City Telegram, that "the face of Main Street as we see it today tells much of Garden City's history. It tells the type of town Garden City is - it's nature and it's reasons for organization. It tells of the great boom and reveals the aspirations of that era. It also tells the overall pattern of the city's growth and changes."

Seventh Street, "Silk Stocking Row" became a popular street for the bankers, merchants, attorneys and ranchers to build when the town was booming during the Sugar Beet era. Many of the small homes built on 7th Street during the1880s were replaced by large two and three-story houses with spacious grounds during the first decade of the 1900s. The Inge house in the 400 block, the Lawrences and the Bakers in the 500 block across from Stevens Park, the Evans and Attorney Cone in the 600 block, the Wamplers and Judge Hutchinson in the 700 block to name just a few. In 1907 William Wonn, an organizer of Peoples State Bank, began purchasing lots on the west side of the 900 block on 7th Street. He built the first house on the south corner in 1908. A year later, Wonn sold the second lot to C. B. Way, also an organizer of Peoples Bank. Gus Burgheim, purchased the third lot from Wonn in 1909. The north corner lot was purchased from Alice Lawson by W. W. Lewis in 1909 and the lot to the south was purchased by Lewis McCoy from Lawson in 1916. Thus residential development continued north on 7th Street.

The elegance of 7th Street, Silk Stocking Row, has experienced changes since the 1960s. Many of the large homes in the 400 - 600 blocks have been moved or razed making way for commercial buildings. Because of the proximity of 7th Street (one block east of the business district on Main and one block west of the medical complex expansion program which has moved or razed 11 homes in the past two years) these homeowners face zoning changes that continues to threaten

this early twentieth century architecture. An example of commercial expansion during the 1980s in the 500 block of 7th Street is that of the three-story Lawrence House. It is the only residence that remains in the middle of the block and now has a drive-up bank to the north and a large office building to the south, both with parking lots located on either side of the house. Other houses on 7th Street are experiencing frequent ownership turnover, especially the large two and three-story homes which have become rentals, remodeled for apartments and rooming houses. The extra lots that were once part of the grounds of the large homes have been sold and small houses have been moved in or built in these open areas. Many of the homes south of the 900 block are rapidly deteriorating and in need of repair due to weathering and lack of maintenance.

A reconnaissance inventory survey of nearly 2,000 properties in Garden City and Finney County was begun in 1992 and completed in 1995. The analysis of this four year project provided much the same information described above, in that, there are very few blocks if any that remain intact to qualify as a historic district of this era. The five houses in the 900 block on this urban brick street are unique in that these early twentieth century houses have retained such a high degree of integrity in the areas of materials, workmanship and design, setting, location and feeling. With the designation of this block as historically and architecturally significant, it is not too late and perhaps in the future, it is possible that additional blocks on 7th Street will one day be restored and become part of the Silk Stocking Row Historic District.

William Wonn, one of the organizers of Peoples State Bank in 1907, purchased the lots on the southeast two-thirds of Block 10, on the west side of 7th Street. He built a large three-story Queen Anne-Colonial Revival house (c.1908) on the southeast corner lot, 75 ft. X 150 ft. It was the first residence in the block at 901 N. 7th Street. Wonn was a businessman and banker, he was honest and ever conscientious, and as a public official the interests of the city became a personal obligation. He served as Mayor of Garden City, 1918-1921. In a business way, Wonn was his own worst enemy, for in the kindness of his heart and with a sincere desire to help many people in this community he took many chances. The dark days following World War I, farming and the cattle industries were ruined, men whom he had befriended could not meet their obligations and Wonn found his bank badly involved. It was too much for one man and he went down shattered in health and fortune. Peoples State Bank was purchased by Fidelity State Bank in October 1924. Wonn sold his property at 901 N. 7th to Clarence and Gertrude Morris in June 1927 and he died in October of that year. The Morris family maintained ownership for nearly 33 years. The house changed ownership five times during the next 17 years. It was 1977 when Patricia and Glen Stockham Jr. purchased the house and they sold it to the current owners, Ed and LeAnn Drevnick, in 1984.

In 1909, Wonn sold the second lot, 75 ft. X 150 ft., immediately to the north of his house, to C. Bert Way, another organizer of the Peoples Bank. Way built a two-story gable fronted house at 905 N. 7th Street (c.1909), living there until he moved to Canton, Kansas (c.1914). R. L. Lawrence, coal dealer and vice president of First National Bank, purchased the Way house in 1914. Lawrence continued the family coal business until his retirement in 1930. His daughter and husband, Judge M. C. Schrader moved to the house with their aged father, living at 905 N. 7th Street until 1964. The two-story house was in the Lawrence family for 34 years. Four owners later, the house was sold to the United Methodist Church in 1974.

Gus Burgheim purchased the third lot (50 ft. X 150 ft) in the middle of the block on the west side of 7th Street from Wonn in February 1909. Burgheim was the owner of Burgheim & Co., a retail men's clothing store at 416 Main Street. Burgheim's was known as the leading hatters for man or boy and it was the 'up-to-date clothiers' with the largest exclusive stock of men's and boys' wear in western Kansas. Burgheim was also active in the democratic party and was considered as "one of the boys" during the William Jennings Bryan presidential campaign in 1912. That group also included Judge William Thompson, elected U. S. Senator from the 32nd District that year. The Burgheim House had several owners including A. H. Warner, rancher and organizer of the Garden City National Bank, and Olney Newman, Garden National Bank president. In May 1945, A. R. Regan, a well known Garden City jeweler purchased the house from Newman. The two-story four-square style house was a wonderful place to raise 9 children and has continued to be the home of Mrs. Regan for over 52 years.

Lewis and Lester McCoy came to Garden City in 1912 and invested their savings in a garage (that was the first Studebaker Agency in Garden City), located at 601 N. Main. Lewis McCoy purchased the M 1/3 of the NE Qtr Blk 10 from Alice Lawson, December 1916 and built a two-story, stucco four-square style house in 1917. In the spring of 1918 the World War called Lester McCoy into service. Returning to Garden City, he bought his brother's interest in the automobile business in 1921. And in 1923, Lester also purchased the house, his brother built at 909 N. 7th Street. McCoy became active in American Legion affairs and Republican politics. He was elected chairman of the Finney County Republican Central Committee in 1924 and chairman of the Seventh District Congressional Committee in 1926. McCoy sold the house in 1958 to James Neuman who sold the house to Charles and Marge Philbrick for $16,000 in 1966. The house at 909 N. 7th Street has been the home to Mrs. Philbrick for over 30 years.

The four-square style house (c.1910) on the northeast corner, 911 N. 7th Street, was built by W. W. Lewis, who was looking to build a wood working plant in Garden City. Frank Dunn

purchased the house in 1922 for his son, James M. Dunn. The Dunn family was very successful in the mercantile business. They had seven dry goods and mercantile establishments in western Kansas. James Dunn continued the tradition of the Dunn family in providing fine mercantile stores in western Kansas for 69 years. Since the founding of the Dunn Mercantile Co. in 1885, four generations of the Dunn family have been active in business in Garden City, Kansas. Although the store was maintained in several locations, the southwest corner of Main and Chestnut was the best known and last location of the business. Dunn also served as vice president of the First National Bank. After the sale of the Dunn Mercantile Business, James Dunn was named to a management position with Northern Natural Gas and also acted as land agent for the company. The Dunn family lived at 911 N. 7th for nearly 25 years selling the property in 1947 to Leo R. Braummer. Seven owners later, the house was purchased in 1967 by Dean and Norma Nolte, who have lived in this old house for 30 years.

It is the collective histories of these individual buildings combined with the historic sense of time and place which combine to make the Silk Stocking Row Historic District a rare and unique block. The district serves as an example of the growth during the early twentieth century of a ranching and agricultural community, founded in 1878 along the Atchison, Topeka & Santa Fe Railroad, as it moved into the industrial age.

The Silk Stocking Row Historic District is rare and unique in that, all four of the contributing residences are owner occupied. It is unique in that, it is a block of houses that has experienced a longevity of ownership and three of the four residents have lived on the block for 124 cumulative years: Mrs Regan, 52 years; Mrs. Philbrick, 42 years; Dean and Norma Nolte for 30 years. Especially when, according to the findings of the social scientists who were studying Garden City for the Ford Foundation Project, 1987 to 1989, the population of Garden City turns over by 40 % every two years. It is unique in that, these early twentieth century historic houses have retained such a high degree of integrity in the areas of materials, workmanship and design, setting, location and feeling on this urban paved brick street. After analyzing nearly 2,000 reconnaissance inventory survey forms completed during 1992 to 1995, it is certain that there is not another block like the Silk Stocking Row Historic District in Garden City or Finney County, Kansas.

Dorothy Wampler, a retired school teacher approaching 81 years of age, repeatedly told stories of the townspeople who said, "the people living on 7th Street were the only ones who could afford silk stockings", thus the street became known as *Silk Stocking Row*. Dorothy was born and raised in the house at 710 N. 7th Street, built by her father, W. O. Wampler, rancher and Fidelity State Bank president (c.1924-1928). The two-story house on 7th Street was the Wampler house for over 70 years.

Today, the Silk Stocking Row Historic District is the older, shady part of town. Seventh Street is a wide street of paved bricks lined with trees on either side. It appears cool and shady with the branches arching high overhead and sometimes touching. There was horticultural evidence that each tree on the block and in the rest of Garden City had been specifically, deliberately planted. That does not strike someone who lives here as being odd. Trees were precious: it was their presence, not their absence, that warranted explanation. Evidence of the vision of the garden can still be found.

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VERBAL BOUNDARY DESCRIPTION

The nominated property stands on the east half of Block 10 in the Stevens Addition of Garden City, Finney County, Kansas. The property is comprised of five contiguous tracts with the following legal descriptions: 1) S 75 of E 140 Block 10; 2) N 75 of S 150 of E 140 Block 10; 3) S 50 of N 150 of E 140 Block 10; 4) S 50 of N 100 of E 140 Block 10; 5) N 50 of E 140 Block 10. The nominated property is bounded to the east by North Seventh Street, to the north by Hazel Street, to the south by Hackberry Street and to the west by an alley.

BOUNDARY JUSTIFICATION

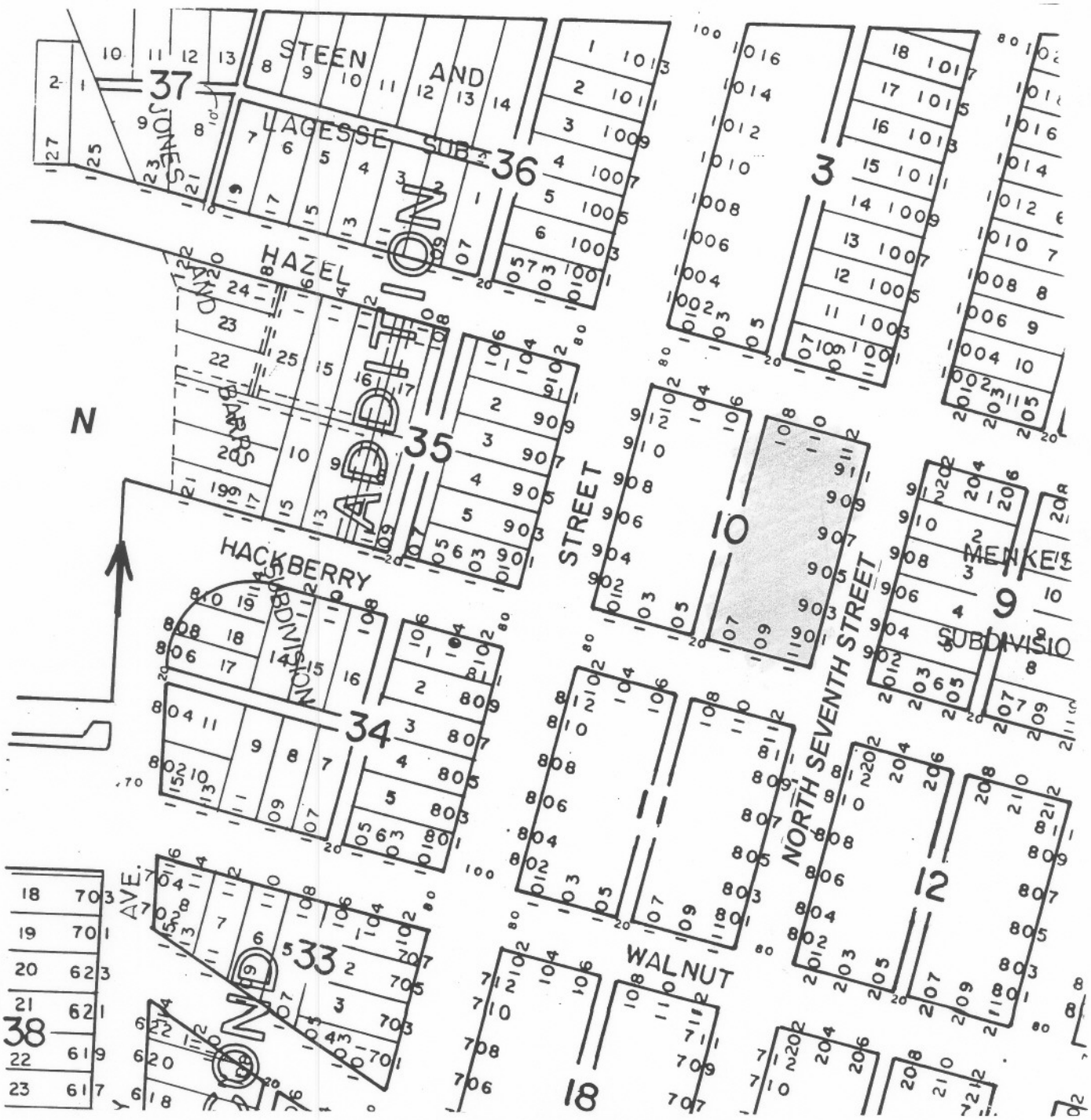
The boundary includes the property that is historically associated with the historic district.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 11 **Page** 1

Tax map showing 900 block of North Seventh Street



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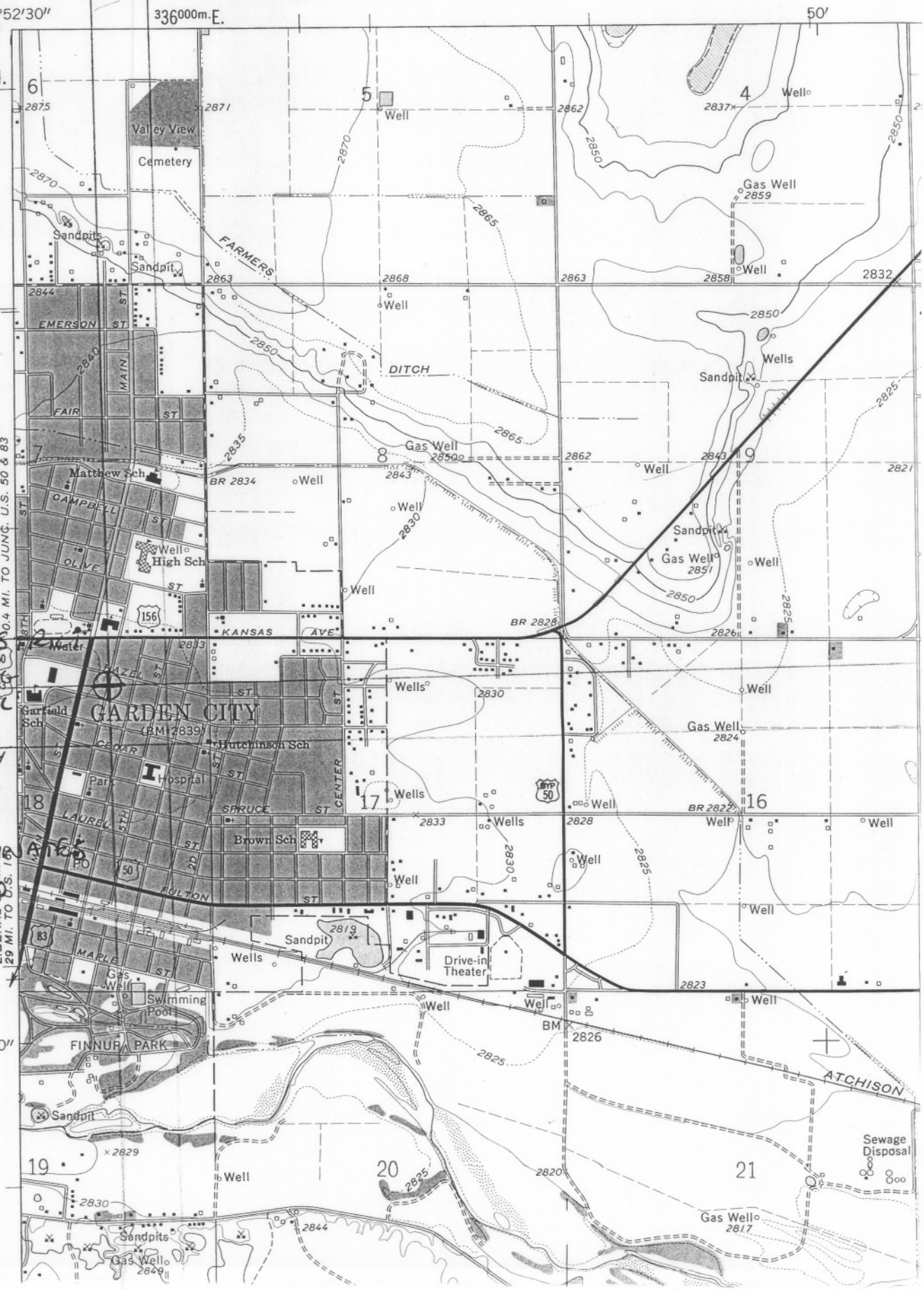
UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



900 BLOCK EAST 7th HISTORIC DIS (SILK STOCKING RW HISTORIC DISTRICT)

GARDEN CITY EAST QUAD

UTM COORDINATES

14 335740

4204270

PROPERTY OWNERS

1. Edward L. and LeAnn Drevnick
   901 N. 7th Street
   Garden City, KS 67846

2. Evangelica United Methodist Church
   Juan Ruiz, Pastor
   905 N. 7th
   Garden City, KS 67846

   Evangelica United Methodist Church
   614 N. 13th St.
   Garden City, KS 67846

   % United Methodist District Office
   Tim Hutabarat, District Superintendent
   2400 1st Ave. Suite 105

   Dodge City, KS 67801

3. Mrs. Al Regan
   907 N. 7th Street
   Garden City, KS 67846

4. Mrs. Marge M. Philbrick
   909 N. 7th Street
   Garden City, KS 67846

5. Dean and Norma Nolte
   911 N. 7th Street
   Garden City, KS 67846