(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 Sabine Hall

other names/site number Garden City High School

2. Location

street & number 201 Buffalo Jones Avenue ☐ not for publication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 ☒ 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.)

Richard D. Pankratz D-SHPO November 29, 1995
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:)

Sabine Hall
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)

- [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

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Education: School

Current Functions
(Enter categories from instructions)

Work in Progress: Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and Early 20th Century Revivals:
Classical Revival

Materials
(Enter categories from instructions)

foundation Stone: limestone
walls Brick
roof Asphalt
other Stone: limestone

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

Sabine Hall
Name of Property

Finney C ty, 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 listing.)

- [X] **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.
- [X] **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)

Education

Architecture

Period of Significance

1910-1925

Significant Dates

1910, 1925

Significant Person
(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Stanton, J.F. - Architect

Krebs, L.C. - Builder

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:

- [X] State Historic Preservation Office
- [ ] Other State agency
- [ ] Federal agency
- [ ] Local government
- [ ] University
- [X] Other

Name of repository:

Finney County Historical Society

Sabine Hall
Name of Property

Finney County, Kansas
County and State

10. Geographical Data

Acreage of Property Less than 1 acre

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

	Zone	Easting	Northing
1	14	335480	4204273
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 Robert Beardsley, Preservation Consultant

organization Beardsley & Associates date September 8, 1995

street & number 2118 Timber Road #3 telephone

city or town Jefferson City state Missouri zip code 65101

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 Metro Plains Development, Inc.

street & number 1600 university Avenue, Suite 212 telephone

city or town St. Paul state Minnesota zip code 55104-3825

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.

Narrative description:

Sabine Hall is a 2½ story brick school, Neo-Classical in style, with some deference to the Collegiate Gothic. It is built of red and blond (buff) brick, shows bilateral symmetry by forming a "T." It has a low and compact massing, the front facade showing approximately a 3:1 ratio (35 / 90 = 39%) of length to height. Seven blond brick courses (five bricks each, separated by single courses of red brick) form a base of this masonry structure, and elaborate brickwork with limestone embellishments highlight the three entrances on the front facade, particularly the center one. Sabine Hall represents the design work of John F. Stanton, Kansas State Architect from 1903 to 1909, and the gentleman responsible for finishing the interior of the State House. Named in 1925 for Dr. Andrew Sabine, an active community leader strong supporter of schools, it's construction was made possible in no small part through his support. It also symbolizes the economic boom brought to Garden City at the beginning of this Century by sugar beets, and the resultant need for additional educational facilities.

The building is structurally sound, and retains its integrity in terms of location, design, materials, workmanship, feeling and association. Interior remodeling during the 1930's and the 1970's has left the corridors intact, although some interior walls were removed while partitions and some flooring also were added. Some changes to its setting have occurred over the years, which involve the loss of both landscaping and nearby, contemporary educational facilities, but the landscaping may be re-established, while the presence of a new educational facility across 8th Street provides a continuity of use in the area.

The environs of Sabine Hall are somewhat complex, in that the streets intersect in front of the building at odd angles: Buffalo Jones Avenue enters the intersection from the northwest at approximately a 40° angle, terminating somewhat to the south of Walnut Avenue, which enters from the east. The structure to the east of Sabine hall, the new *Garfield School, was built in 1993, and is a one-story structure, finished in textured cement. On the southeast corner sits a one-story frame cottage. On the southwest corner sits a blond brick cottage, with a rectangular addition made to the front. A small, frame church stands at the southeast corner of Ninth Street. To the west, north of Buffalo Jones along Ninth Street, stands a row of single-family homes. These are of a variety of styles, but date to the early decades of this Century. North of Sabine Hall, across School Street, is a work-yard for U.S.D. 457.*

The site on which Sabine Hall stands is an asymmetrical rectangle, bounded at right angles by Eighth Street (c. 134 ft.) on the east, Ninth Street (c. 189 ft.) on the west and School Street (c. 283 ft.)on the North, with Buffalo Jones Avenue (c. 311 ft.), cutting diagonally to the southeast across the southern end. A concrete curb and sidewalk run along the approximate trajectory of Walnut Avenue (c. 1``3 ft.), crossing in front of the Hall. At present, three trees stand of the site, to before the building, and one to the northeast. Reference to older photographs indicate more formal plantings, with rows of trees planted along the sidewalks. To the northwest of the Hall, which sits at an angle to the cardinal points, a boiler house stands oriented to the cardinal points. It was built some years later than the Hall is constructed of red, striated brick, and has a stuccoed shed addition on its west side.

The original, rectangular structure measures 40 ft.-3 in. on its east and west sides, at its base. On the north and south faces, it measures 23 ft - 0 in., extended 12 ft. - 5 in. to the west on the north by the addition. The addition extends 28 ft - 3 in. to the south, and this west wall is pierced 4 ft. from its north end by double doors (3 ft. - 4 in. and 4 ft - 1 in., respectively), then a window opening (27 X 37 1.2") 4 ft. - 8 in. from the ground. The south wall of the addition is plain and unbroken. The west wall of the boiler house has one wooden door (70 in. X 3`` in.), located four feet north of the corner, and a bracket of 1/2" steel mounted `` ft. From the ground and 2 ft. from the addition. A large metallic pipe connects the boiler house to the Hall, from the boiler house's southeast corner. It is approximately 8 in. In diameter, and its bottom is elevated 5 ft. - 3 1/2 in. above the 18 in. concrete foundation (` ft - 9 in. above the ground). Two large (4 ft. - 3 in. circumference) black stacks pierce the south wall of the boiler house by some 18 in., approximately 20 in. above the foundation. They rise with the wall well past the roof line, 5 ft. - 7 in. apart, 7 ft. - `` in. from the west wall, and `` ft. - 10 in. From the east wall. The roof of the boiler is built up and tarred, while the roof of the addition is of silvered asphalt shingles.

As originally constructed, the Garden City High School consisted three wings: two classroom wings joined end to end, and a gymnasium / auditorium wing perpendicular to these, forming a "T." The building is situated at an angle to the streets and intersection, with a small boiler house behind and the balance of the property given over to open space. Constructed in 1910, with considerable support from Dr. Andrew Sabine, it has served the community as a center for education in Garden City, and as a meeting place for the community in Garden City and Finney County.

The building has three levels: a half-basement and two upper floors. The exterior of the building is composed primarily of red brick, although the half-basement is primarily of blond brick with horizontal red brick bands, each a single brick thick, between five-brick blond bands. The bricks all measure 2½ X 8½ X 4 in. These bands extend up to the bottoms of the main floor windows, where they meet the limestone belt course. Blond bricks also compose most of the trim, including the elaborate decoration of the main entrance. Sills, pediments and other ornamental work are carved in limestone, uniformly 10 in. In height. Many of the windows have been replaced with anodized metal units, although a few original examples persist. The main entrance has been sealed off for a number of years, but is purported to stand behind the wooden partition.

Front Facade

The front facade measures a total of 110 ft., shows precise bilateral symmetry, and has three projecting bays, making a total of seven distinct lateral sections across its length. Beginning at the southwest extremity, a 12-foot section contains double doors of wood (each 84 X 40 in.), with single wired, pebbled glass panes (40¾ X 2 ¾ in.), surmounted by single-pane transoms (18 X 80 in.). Three concrete steps rise to the doors, and the entry is embellished with blond brick, with six red brick bands, and capped by blond brick with limestone accents. One pair of windows pierce the wall above, corresponding approximately to each upper floor within the stair well. The lower pair of openings measure 33½ X 27 in. each, with a 1½ in. frame, and diamond pattern formed by six 1¾ in. wooden mullions. The upper pair are single-hung wooden windows, each measuring 58½ X 28½ in., with limestone sills and surmounted by a blond brick accent. Above the accent, a belt course of blond brick girds the building just below the rain gutter, and a rectangular accent ornaments the parapet, which is capped with limestone. The cornerstone of the building is located at the western edge of this section.

The second section projects two feet and is 13 ft. 4 in. across. It contains three pairs of windows, corresponding with the three levels of the building. The lower pair, each measuring 58 X 31½ in., are single-hung wooden windows, and upper light of the south-westernmost has been filled with wooden paneling. The middle pair are double-hung anodized aluminum replacement windows, each measuring 58 X 29 in., in openings measuring 82 X 34 in., with limestone sills and surmounted by a blond brick accent; the upper portion (approximately 25 in.) of each window is filled by wooden paneling. The upper pair are double-hung anodized aluminum windows, each measuring 58 X 29 in., in openings measuring 82 X 34 in., with limestone sills and surrounded by a blond brick accent. The sills of these five windows form a band across this section, and

wrapping around its ends. Above the accent, a belt course of articulated blond brick girds the building just below the rain gutter, with a another narrow band above the gutter, and a "port-hole" accent in blond brick with four limestone "keystones", ornaments the parapet, which is in the form of a stylized crenelation with limestone corner accents and a limestone of approximately 2½ in. thickness.

The third section is recessed two feet, measures 16 ft. 3 in., and contains sets of three windows on each of the three floors. The lower triad, each measuring 58 X 36 in., are single-hung wooden windows, and upper lights of the two north-easternmost have been covered with wooden paneling. The middle triad are double-hung anodized aluminum replacement windows, each measuring 58 X 33 in., in openings measuring 82 X 38 in., and with limestone sills and surmounted by a blond brick accent. The upper portion (approximately 25 in.) of each window is filled by wooden paneling. The upper pair are double-hung anodized aluminum windows, each measuring 58 X 33 in., in openings measuring 82 X 38 in., and with limestone sills and surmounted by a blond brick accent. Above the accent, a belt course of blond brick girds the building just below the rain gutter, and a rectangular accent ornaments the parapet, which is capped with limestone.

The fourth (central) section projects two feet, measures 26 ft. 8 in, and contains the main entrance. This entry measures 7 ft.- 8½ in., and has been enclosed with wooden paneling, excepting a small window (24 X 18 in.) that occupies a portion of the transom space. The doorway is reached by three limestone steps (rise: 6¾, run: 1 ft.), is flanked by two ornamented blond brick pilasters on simply carved limestone bases, and is surmounted by carved limestone and blond brick that repeats the treatment of the other front facade doors. Behind the partition, wooden steps rise to the historic doorway, although an access hole was cut in their center. Although this space has been floored-over and the doors themselves removed, the entry is otherwise essentially intact.

Flanking the doorway are four windows, one on each side for each of the lower two floors. The lower window openings measure 58 X 28 in., have limestone sills with no lintel accents, and are replaced by aluminum windows measuring 30 X 23 in. each, with the upper portions filled by wooden paneling; the original windows survive behind this treatment.. The middle window openings measure 80 X 28 in., have limestone sills with no lintel accents, and are replaced by aluminum windows measuring 58 X 23 in. each, with the upper portions filled by wooden paneling. The third level consists of three anodized aluminum windows measuring 58 X 23 in., in openings measuring 80 X 28 in., with the upper 22 in. filled with wooden paneling. They have limestone sills, and are

surrounded by blond brick accents. This triad is also flanked by two windows, as is the entry, measuring 58 X 23 in., in openings measuring 80 X 28 in., with limestone sills and no lintel ornamentation. The sills of these five windows form a band across this section, and wrapping around its ends. Above the accent, a belt course of articulated blond brick girds the building just below the rain gutter, with another narrow band above the gutter. Three rectangular accents in blond brick surmount the narrow band, corresponding to the sets of windows below, and a "port-hole" accent, in blond brick with four limestone "keystones", ornaments the parapet, which is in the form of a stylized crenelation with limestone corner accents and capped with limestone. At the bottom of the eastern pilaster, embedded in the limestone, is a geodesic marker.

The fifth section is recessed two feet, measures 16 ft. 3 in., and contains sets of three windows on each of the three floors. The lower triad, each measuring 58 X 36 in., are single-hung aluminum replacements, and upper lights of the two north-easternmost has been filled with wooden paneling; the original windows exist behind these elements. The middle triad are double-hung anodized aluminum replacement windows, each measuring 58 X 33 in., in openings measuring 82 X 38 in., and with limestone sills and surmounted by a blond brick accent. The upper portion (approximately 24 in.) of each window is filled by wooden paneling. The upper pair are double-hung anodized aluminum windows, each measuring 58 X 33 in., in openings measuring 82 X 38 in., and with limestone sills and surmounted by a blond brick accent. Above the accent, a belt course of blond brick girds the building just below the rain gutter, and a rectangular accent ornaments the parapet, which is capped with limestone.

The sixth section projects two feet and is 13 ft. 4 in. across. It contains three pairs of windows, corresponding with the three levels of the building. The lower pair, each measuring 58 X 31½ in., are single-hung natural aluminum replacements, and upper light of the south-westernmost has been filled with wooden paneling; the original wooden windows exist behind these elements. The middle pair are double-hung anodized aluminum replacement windows, each measuring 58 X 29 in., in openings measuring 82 X 34 in., and with limestone sills and surmounted by a blond brick accent. The upper portion (approximately 24 in.) of each window is filled by wooden paneling. The upper pair are double-hung anodized aluminum windows, each measuring 58 X 29 in., in openings measuring 82 X 34 in., with limestone sills and surrounded by a blond brick accent. The sills of these five windows form a band across this section, and wrapping around its ends. Above the accent, a belt course of articulated blond brick girds the

building just below the rain gutter, with a another narrow band above the gutter, and a "port-hole" accent, in blond brick with four limestone "keystones", ornaments the parapet, which is in the form of a stylized crenelation with limestone corner accents and capped with limestone.

The seventh and final section is recessed two feet, measures 12 ft. across, and contains another set of wooden double doors (each 84 X 40 in.), with single wired, pebbled glass panes (31 X 26½ in.), surmounted by single-pane transoms (18 X 80 in.). Three limestone steps rise to the doors, and the entry is embellished with blond brick, with six red brick bands, and capped by blond brick with limestone accents. One pair of windows pierce the wall above, corresponding approximately to each upper floor within the stair well. The lower pair of openings measure 33½ X 27 in. each, with a 1½ in. frame, and diamond pattern formed by six 1¾ in. wooden mullions. The upper pair are single-hung wooden windows, each measuring 58½ X 28½ in., with limestone sills and surmounted by a blond brick accent. Above the accent, a belt course of blond brick girds the building just below the rain gutter, and a rectangular accent ornaments the parapet, which is capped with limestone.

North Elevation

The northern elevation measures a total of 95 ft, 11 in, and consists of four elements. Continuing from the front facade, the first section measures 36 ft, 8 in., excluding the two-foot recess from the front facade projections. It continues the lower level's blond brick with red brick banding, as well as the belt course below the rain gutter. The lower level contains three windows. The first (forwardmost) is located 51 in. above the ground, measures 52½ X 38 in., and is completely obscured by matching blond brick. The second has the ground-level limestone belt course as a sill, is of single-hung wooden construction, and measures 58 X 34 in. The first of two doorways lies partially below-grade, is of wooden construction, and measures 84 X 31½ in. It has a single glass light, which measures 31 X 26½ in., and has no fittings. The second door also lies partially below-grade (measuring 84 X 36½ in.), and is of wooden construction. The door well extends 9 ft. along the wall, 6 ft. - 1 in. from the wall, and is 36 in. deep, on average.

At present, a red brick screening wall extends 6 ft. from this facade section at its northernmost corner, and perpendicular to this wall; this wall appears to be of the same brick as the boiler house. The middle tier of windows are on two levels, with the western-most corresponding to the stairwell. The first is of wooden, single-hung construction, has

a limestone sill and blond brick lintel, and measures 72 X 34 in. The second (center) window measures 72 X 34 in., is also of wooden, single-hung construction with a limestone sill, but is otherwise surrounded by a blond brick frame. The third sets lower in the wall, with the limestone belt course acting as its sill, measures 88 X 34 in., and has a blond brick lintel. The lintels of the third tier of windows are aligned, although their sizes vary. The first measures 72 X 34 in., is of wooden, single-hung construction, with a limestone sill and blond brick lintel. The second measures 73½ X 34 in., is of wooden, single-hung construction, with a limestone sill and blond brick frame. The third (stairwell) window measures 88 X 34 in., is of wooden, double-hung construction, with a limestone sill and blond brick lintel. A security light is mounted above the door, level with the top of the third window, and of modern design.

Section two is rather complex in elevation, consisting of both single-story and two-story elements, as well as a chimney. In total, it extends 19 ft. The single story element is of red brick and extends 19 ft., while it rises only to the bottom of the limestone belt course (c. ½ ft.). It has two windows (each measuring 58 X 32 in.) that have been covered with wooden paneling. The second element rises up to the bottoms of the third-story window sills, with a small parapet and corner crenelation, and contains a single window with four equal lights arranged vertically (84 X 32 in.). The window has a limestone sill and blond brick lintel, and is of wooden construction. The chimney measures 42 X 42½ in, lies to the north of the second element and the north wing, and extends some 0 in. above to parapet of the main building. It is constructed and capped with red brick, in a simple, corbelled arrangement.

Section three consists of the third wing, which extends north-west from the main building, and housed the gymnasium and auditorium. It extends a total of 39 ft. 2 in., being partially obscured by ft. 11 in. of section two and thus showing 31 ft. 3 in. on the elevation. It shows 13 regularly-spaced windows on three levels, with four buttresses, and continues the blond- and red-brick belting of the other, main facades. On the lower level are four window openings, utilizing the limestone ground-sill as window sills, and each measuring 58 X 48 in., with the northwestern-most filled by wooden paneling. The other two have paneling filling their top 50%, and glazing below, in single lights with aluminum frames (28 X 48 in.). The second tier of four windows have a common sill in the limestone belt-course, blond brick lintels, and each opening measures 82 X 48 in.; the center window is framed in blond brick. The replacement windows they contain measure 75 X 48 in., and are of bronzed anodized aluminum. The five windows of the third tier measure 58½ X 44 in., are six-over-one (six 13½ X 13½ panes), single-hung wooden windows, with limestone sills and blond brick lintels; the center window is framed in blond brick. Again,

the blond brick belt-course continues below the rain gutter and through the buttresses. In the center of this wall, the stylized parapet of the front facade is repeated, including accents and the round porthole opening. The roof of this wing is visible from this perspective, and is gabled in form, with gray composite shingles.

Section four consists simply of a red-brick entry, showing a single door on this elevation. The door measures 81 X 33 in., is of steel construction, has bronze fixtures and a single light (31 X 21 in.). The section measures 4 ft. - 10 in.

West (Rear) Elevation

The rear of this building is also rather complex, due to several additions. While basically in three sections, each section also has sub-sections, which will be described as such, and the narrative will continue around the building. The entire elevation extends 110 feet.

Section one extends 32 ft in. It contains a total of seven windows, with three on the main facade (sub-section one). The three windows in the facade of the main wing are elements of the second and third stories, each measures 82 X 38 in., and is of wooden, single-hung construction. At the northeast end, two windows lie one above the other, with the third lying just southwest of the chimney. They all have limestone sills and blond brick lintels. Above the windows, the blond brick belt-course and gutter arrangement continues, and the stylized crenelation extends as a parapet along the entire length of the wall.

Sub-section two corresponds with the single-story element of section one on the North Elevation. It contains two window openings, each measuring 3 X 3 in., and completely filled with wooden paneling. It has a built-up, shed roof, and the southwest side of this addition is plain and blank.

Sub-section three corresponds with the two-story element of the North Elevation, and contains two windows. The lower window opening measures 4 X 48 in., and has two lights in a single-hung anodized aluminum frame. The upper window is of wooden construction, containing four equal lights, arranged vertically, with the bottom light filled by wooden paneling. It measures 84 X 32 in., and has a limestone sill and blond brick lintel.

Section two represents the rear wall of the gymnasium /auditorium has six windows, two 39 in. buttresses, and a two-door steel fire escape assembly in the center of the facade. The lower window openings measure 2½ X 38 in., and are filled with wooden paneling. The sills of the second tier of windows lie some 15 in. above the limestone belt course that tops the blond and red brick banding, and are of limestone. The lintels are of blond brick. The replacement windows are constructed of bronzed anodized aluminum, and the openings measure 5 X 38 in., with the top spaces filled by wood. The third tier of windows measure 58½ X 44 in., are of wooden, single-hung construction, and have the usual limestone sills and blond brick lintels. The two-door fire escape is centered between the buttresses, with the highest flight of stairs descending to the northeast to a landing, then proceeding southwest to a landing for the second door, and proceeding in that direction to the ground. The doors are of a) glass & steel construction (Second Floor), with bronze hardware, and b) wooden construction with no external hardware. The roof line generally follows the shape of the gabled roof, with stylized crenelations at the corners. The porthole element on this elevation is filled with red brick. It is at the northwest corner of this section that the boiler house is connected to the main building, entering above the foundation.

Sub-section one of this section consists of the entryway described as sub-section four on the North Elevation. It extends 1 ft. - 4 in., and has a small window opening at the southwest end, measuring 37 X 28 in., and filled with wooden paneling.

Section four extends on southwest, consisting of that wing of classrooms in the main building. It contains seven windows, and one subsection that contains two window openings (the lower measuring 4 X 48 in., and the upper 84 X 48 in.) and continues the lower-level blond and red brick belting. The lower set of two windows are of wooden, single-hung construction, measure 58 X 43 in., and their sills are elements of the building sill. The sills of both second tier windows are incorporated into the limestone belt-course of the lower section, each measure 58 X 43 in., are of wooden construction, and have blond brick lintels. The third tier of three windows each measure 84 X 44 in., have limestone sills and blond brick lintels, and are of single-hung wooden construction. Mirroring section one of this elevation, the stylized crenelation at the parapet extends across the length of the wall.

South Elevation

This elevation measures 95 ft. 11 in., and consists of four sections, all of which appear to be original, excepting the rear entry. The three remaining sections contain the same design and decorative elements of banding in brick and limestone.

Section one, an entryway addition, measures 4 ft. 1 in. and is unadorned. Section two represents the third wall of the gymnasium /auditorium. Mirroring the North Elevation, it has four 26 in. buttresses. It also has thirteen windows with no doors. The lower four window openings each measure 62 X 48 in., with the northwestern-most filled by wooden paneling, and the other two paneled on top, with the lower halves glazed of bronzed anodized aluminum (28 X 48 in.). Their sills are all incorporated into the building's limestone sill. The second tier of four windows have openings that each measure 82 X 48 in., with bronze anodized aluminum single-hung replacement windows measuring 63 X 48 in., and with the remaining spaces above filled by wooden paneling; the third window from the northwest is framed in blond brick. The five windows of the third tier measure 58½ X 48 in., are six-over-one (six 13½ X 13½ panes), single-hung wooden windows, with limestone sills and blond brick lintels; the center window is framed in blond brick. As on the opposite wall of this wing, the space between the middle two buttresses contains the stylized crenelated parapet, showing the shingled roof beyond.

Section two rises two stories, measures 11 ft. 1 in., and contains two windows centered in its facade. The lower window measures 58 X 31 in., has its sill incorporated into the building sill, and is of wooden, single-hung construction. The second story window measures 84 X 32 in., has its lower sill incorporated into the limestone belt course that caps the blond and red brick banding of the lower course, and has a blond brick lintel. It consists of four equal lights, arranged vertically in a wooden frame, with the bottom half walled-over on the inside. It has a flat, built-up roof.

Section three measures 36 ft. 8 in., and contains one door and nine window openings. On the lower level, the door measures 84 X 36 in., in an opening measuring 108 X 41 in., and holds a pane of wired glass measuring 29 X 27 in. A transom over this door consists of a single pane of glass, and measures 18½ X 26½ in. in a 2½ in. frame. The stair well extends 7 ft. from the wall, is 46 in. wide and 36 in. deep, with a 12 in. rim. The four steps are 46 in. wide, with an 8 in. rise and a 11½ in. run. It is protected by a wooden shed (measuring 8 ft. - 4 in. X 7 ft. - 1 in.), painted white with an asphalt-shingled roof. Two window openings each measure 58 X 33 in., are of wooden, single-hung construction, and have sills incorporated into the building sill. The third window measures

52½ X 38 in., has a limestone sill 51 in. above the building sill, and a lintel of blond brick.

As on the North Elevation, the windows on the upper two tiers accommodate the stairwell, and will here be described from the northwest corner. The first window measures 88 X 34 in., is of wooden construction, has a blond brick lintel, and has its limestone sill incorporated into the limestone belt course that caps the blond and red brick banding of the lower story. The other two windows at this level measure 2 X 34 in., sit higher on the wall, are of wooden, single-hung construction. The first of them is framed in blond brick, while the other has a blond brick lintel, and both have limestone sills. At the third tier, the first window measures 88 X 34 in., has a limestone sill and blond brick lintel, and is of wooden construction. The other two windows at this level measure 2 X 34 in., sit higher on the wall, are of wooden, single-hung construction. The first of them is framed in blond brick, while the other has a blond brick lintel, and both have limestone sills. Above the blond brick banding and gutter, the stylized crenelated parapet rises the entire length of the wall.

INTERIOR

At present, no prints of the original design or construction drawings are known to exist. Sanborn Fire Insurance maps from this period provide a diagrammatic representation of the structure. The Garden City Imprint described the interior of "The New $35,000 High School" in these terms: . . . all interior partitions will be of metal with metal lath, the floors having an inch of asbestos deadener which with the other methods, make practically, a 'slow-burning' construction.

"The building is the product of the latest ideas in schoolhouse construction, and embraces all the later and approved methods of arrangement for the protection of the occupants in case of fire or panic. This is provided for especially in the location of the exits and stairs as well as in the swing and location of the doors.

"In the basement story are located the laboratory, commercial rooms, the boys' and girl's (sic) lockers, toilet and shower rooms, the latter being ensuite with the gymnasium, which is a room 40 x 0 with a clear story without columns or other obstructions. The heating apparatus is also installed on this floor.

"On the first floor are located the superintendent's office, the board room, these being so arranged that they may be made into one large room by means of accordion

door partition between. Also on this floor are located a large class and cloak room and a smaller recitation room.

"The auditorium is also located on this floor and is 40 x 70 with a gallery and a free story of 22 feet at the eaves. This room has an inclined floor and if fitter with proscenium arch and stage. The approach to this room is by means of a central stairway and two side ones, each of which is 10 feet wide; and the central one is provided with a middle as well as side rails, so as to insure a hand-hold at all times when in use.

"At each side of and adjoining the auditorium are smaller rooms, one of which will be the principal's room and the other will be used as a retiring room in case of sudden illness.

"At the rear and connected with the stage is an iron balcony and stairs extending down to the ground on the outside of the building.

"On the second floor are located four large classrooms, and two smaller rooms which may be used for reference and teachers's (sic) retiring rooms. The gallery is entered from this floor and is reached by means of two 10-foot stairways located on each side of the gallery.

"The full seating of the auditorium and gallery will be about 400.

"The building as a whole will be one of the best and most up-to-date of its kind in the state...."

In the March 1911 edition of <u>*The Sugar Beet*</u> *(the high school newspaper), a description of the interior is found on pages 14 & 15: " Our new building is a thoroughly up-to-date one of the latest approved architecture. Former State Architect Stanton drew up the plans for it and there is no better architect in the state than Mr. Stanton.*

"The building consists of a basement and two full stories and what you might call a third store. The third story contains offices for the instructors of the school, the second story consists of four good sized recitation and lecture rooms and the gallery of the assembly hall. In the first story are four recitation rooms, those on the west being used by the Domestic Science Department, an office for the Principal and a rest room for the girls, also the Assembly hall. The recitation rooms are at the front of the building and the Assembly hall extends out behind. In the Assembly hall is a stage which will be fitted up

with suitable scenery. In the basement will be situated the Physics and Botany Laboratory on the west and on the east probably some of the commercial rooms. In that part of the basement under the assembly hall is to be the gymnasium. There are a number of cloak rooms in the basement also."

By 1929, Andrew Sabine's school was a Junior High, and the January 10, 1934 edition of the Garden City Telegraph noted: "Junior High School Remodeling Project Gets CWA Approval." According to the Chairman of the School Board, A. M. Fleming, work was to begin that day to extend the balcony of the auditorium across the balance of the room, flooring it off from below and creating three new rooms. The auditorium was being used as a study hall at the time, and that use continued.

The interior was extensively remodeled in 1978-9 to house the School District's administrative functions. Several partition walls were moved, and some spaces divided by partitions, but the halls and stairwells were retained in their original configuration. The woodwork is painted, but appears to be of oak. Floor moldings stand 7 in. high, doors and windows have 5 in. trim pieces, and hallways have a 4 in. chair rail, beginning 33 ½ in. above the floor. The stairwells have simply carved rails and posts, and are situated at either end of the building, each with its own entrance. Dropped ceilings were added, both covering acoustical ceilings that were added at some previous time and partially covering many window openings on the second floor. Where the original walls are exposed, in the hallways and in one room on the Third Floor, the surfaces remain relatively intact, although the single partition wall has had an artificial surface applied. Radiators remain throughout the building, both free-standing and inserted into ceilings, as do several slate blackboards and "pressed-tin" ceilings on the First Floor, behind pipes; however nearly all of the doorknobs are missing. No building permit records appear to exist earlier than 1970.

The half-basement housed the school system's computers, as well as maintenance areas. The hall was and is narrow, with two bends at each end, with the maintenance areas located generally off its south side. The computer room (the old gymnasium) is reached by descending four steps from the bends at either end of the hall, and measures 39 ft. - 1 in. across, and 57 ft. - 0 in. Long.

The main floor retains arches at either end of the hall, and glass walls were added at the stair wells. The original main entrance was closed off and the stairs floored-over for office space, but the stairs remain under the flooring. There is a small window installed at the top of the original entryway, which looks down the original front walk. The wooden floors along the hall remain, as does the woodwork. Restrooms are located at either end of the hall. The large auditorium space in the perpendicular wing has been divided into office spaces with partition walls, and dropped ceilings have been installed throughout. Based on Sanborn Fire Insurance Maps, this space originally had a stage at its far end, with a balcony at the third floor level.

The upper floor retains more elaborate arches at either end, and also has glass partitions. The hall is otherwise similar to the main floor, although it has no noteworthy features. The space in the perpendicular hall remains open and boasts several large brackets, enclosed in wood, along the east and west walls, simply finished. At the top of the east and west stairwells, there are small room / office spaces, each measuring 7 ft. X 9 ft., which retain their historic fabric relatively intact.

Narrative Statement of Significance:

Sabine Hall represents the design work of John F. Stanton, Kansas State Architect from 1903 to 1909, and the gentleman responsible for finishing the interior of the State House. Named in 1925 for Dr. Andrew Sabine, an active community leader strong supporter of schools, it's construction was made possible in no small part through his support. It also symbolizes the economic boom brought to Garden City at the beginning of this Century by sugar beets, and the resultant need for additional educational facilities.

Garden City High School, known locally as "Sabine Hall," is historically significant for its association with Dr. Andrew Sabine, a Civil War veteran (credited with the first use of anesthetics on the battlefield) and a "city Father" of Garden City, with John Stanton, Kansas Statehouse and State Architect between 1895 and 1905, with the success of agriculture in Southwest Kansas and its place in the world market, and with the subsequent development and population growth of Garden City and the surrounding area. Completed in 1910, the structure bespoke the pride and faith of the community, particularly due to the area's growth as a result of profits made through the processing of sugar beets for the world market. (Richardson, p. 195)

Sabine Hall is a 2½ story brick school, Neo-Classical in style, with some deference to the Collegiate Gothic. It is built of red and blond (buff) brick, shows bilateral symmetry by forming a "T." It has a low and compact massing, the front facade showing approximately a 3:1 ratio (35 / 90 = 39%) of length to height. Seven blond brick courses (five bricks each, separated by single courses of red brick) form a base of this masonry structure, and elaborate brickwork with limestone embellishments highlight the three entrances on the front facade, particularly the center one.

As originally constructed, the Garden City High School consisted three wings: two classroom wings joined end to end, and a gymnasium / auditorium wing perpendicular to these, forming a "T." The building is situated at an angle to the streets and intersection, with a small boiler house behind and the balance of the property given over to open space. Constructed in 1910, with considerable support from Dr. Andrew Sabine, it has served the community as a center for education in Garden City, and as a meeting place for the community in Garden City and Finney County.

At present, no prints of the original design or construction drawings are known to exist. Sanborn Fire Insurance maps from this period provide a diagrammatic representation of the structure. The Garden City Imprint described the interior of "The

New $35,000 High School" in these terms: . . . all interior partitions will be of metal with metal lath, the floors having an inch of asbestos deadener which with the other methods, make practically, a 'slow-burning' construction.

"The building is the product of the latest ideas in schoolhouse construction, and embraces all the later and approved methods of arrangement for the protection of the occupants in case of fire or panic. This is provided for especially in the location of the exits and stairs as well as in the swing and location of the doors.

In the March 1911 edition of The Sugar Beet (the high school newspaper), a description of the interior is found on pages 14 & 15: " Our new building is a thoroughly up-to-date one of the latest approved architecture. Former State Architect Stanton drew up the plans for it and there is no better architect in the state than Mr. Stanton.

The building is structurally sound, and retains its integrity in terms of location, design, materials, workmanship, feeling and association. Interior remodeling during the 1930's and the 1970's has left the corridors intact, although some interior walls were removed while partitions and some flooring also were added. Some changes to its setting have occurred over the years, which involve the loss of both landscaping and nearby, contemporary educational facilities, but the landscaping may be re-established, while the presence of a new educational facility across 8th Street provides a continuity of use in the area.

Although an educational institution, the property was historically associated with agriculture from its inception, as symbolized by the title of its annual, The Sugarbeet, which in turn reflects the development of education in Garden City and the community generally. The pervasive influence of sugar beets in the area would be difficult to understate, and the quality of beets raised and sugar produced in Garden City and the surrounding area helped make the United States an important element of the world sugar market. Beet production also initiated the need for immigrant labor in Finney County (Block, p. 654), to tend the fields and supply the manpower needs of both growers and producers, helping to define the social history of the area. With the other symbols of these changes being largely demolished, Sabine Hall provides an important link with these historic elements of Garden City's development.

Garden City originally consisted of four buildings at a junction of Santa Fe railroad tracks located on Section 18, Township 24 south, Range 32 west. It was known as "Fulton," after the small hotel owned by the two Fulton brothers, known as "Uncle Jim"

and "Uncle Billy." Original owners of the townsite also included C. J. "Buffalo" Jones and John A. Stevens, who homesteaded the northwest and northeast quarters of the section respectively, while the Fulton brothers held the south half.

The Garden City school system was physically established in 1885, with the construction of Garfield School. Mr. Hamer Norris recounts the history of the public schools in The Story of Half a Century, which was serialized in the Garden City News. In the September 30, 1937 installment, he writes, "The first school in Garden City was maintained by private subscription, but when it became possible for the taxpayers to hire a teacher and establish a public school one was organized and the classes met in the old Congregational Church. From time to time, as the school population increased the classes were transferred to other buildings, until the building, now known as the Garfield was erected in 1885. This did not furnish sufficient room so another eight room building was erected south of the railroad tracks. No auditorium or gymnasium was provided at either place, the buildings being given over entirely to grade and high school classes. . . . Dissatisfaction began to appear and efforts were made to abandon the southside building, the principal objection being that it was dangerous for the children to cross the tracks, most of the children living north of the railroad."

Two elections were held in 1909 to provide for the bond issue necessary to establish the high school. The first vote both elected Dr. Sabine to the Board of Education for the First Ward, but also defeated the bond issue by a margin of over three to one, largely due to the costs. On April 14, the Board met and established a committee to settle on a site for a new high school anyway, with F. A. Gillespie as Chairman and Dr. Sabine as a member. The Board also laid plans to call another election at a special meeting on the next Monday night. At that meeting, the Board settled on a $35,000 proposition and made plans to submit the issue to voters in "about 9 days." (Garden City Telegram, April 20, 1909.) In its April 21, 1909 issue, the Telegram also reported that "Women Can Vote" in this referendum, due to a ruling by Judge Hutchison, which concluded "There is no question about the right of women to vote." As the reporter notes, "If women can vote, there is no question of the result. Women whose children are herded for school purposes in cluttered up store buildings, etc., and who have to cross the Santa FE tracks, will not fail to vote for a new high school and relieve the congested condition, it is confidently predicted by the proposition's friends. To vote, however, many of them must register, since there was a small women vote at the spring election two weeks ago."

The Evening Telegram of April 27, 1909, sets the date for the vote as May 14. At that time, a definite site had still not been determined, although most were sure that the "Love property west of Garfield School would be selected. On Saturday evening, May 15, the Evening Telegram reported "High School Wins by 12," and that the issue would be challenged in court. On May 17, an additional net 2 votes were counted in favor of the high school from "the outlying territory," making the majority 14 votes. No further reports of the legal action are found, and the suit evidently elapsed. It is clear from the radical shift in votes that the participation of women in the balloting made the decisive difference in this election.

In its October 7, 1909 edition, the Garden City Herald reported that "The contract for the new High School Building was let by the board of education Wednesday night. L. C. Krebs got the contract for the building for $29,500, his bid being a little lower than outside bids. Hart & Wolking got the contract for plumbing and heating and the electric wiring went to a Topeka firm."

A shift from livestock to beet culture, with its more labor-intensive production methods (Block, p. 654), hastened the increased, largely immigrant (Ibid.), population that made a high school necessary. The Decennial Census of 1905 put the population of Finney County at 3,204, with Garden City and Garden City Township comprising 1,774 of the total. By March 1, 1911, the population of the county had more than doubled, to 6,756, and Garden City's population had grown to 3,265, making it the 38th largest town in Kansas. (Quarterly Report for March, 1911, Pp. 2-3.)

Sugar beets were first grown commercially in Germany around 1799. The first attempt to produce beet sugar in the United States was in Philadelphia in 1830. Unsuccessful attempts were also made in Massachusetts, Illinois, Wisconsin, Maine and other places. The first successful factory was erected at Alvarado, California in 1879. By 1897, there were only six factories in this country, but by 1907 sixty factories had been built. (Sharer: P. 376) The facility at Garden City represents an important part of that growth. In the March, 1907 Quarterly Report, a report entitled "Sugar-Beet Growing in Kansas," The quality of the beets grown in Kansas is compared with those grown in Europe. ". . . seventy-seven growers harvested 1747 tons from 337 acres, or an average per acre of 5.10 tons, ranging in sugar content, according to the factory's weighing and paying, from 13.3 to 22.8 per cent., and averaging 17.8 per cent., while the average in Germany, the great sugar-beet country of the world, is reported as about 15, and in all Europe but 13½ to 14 per cent. Some of these beets were so rich that the factory was glad to pay as high as $7.50 per ton for them." (P. 327) Thus, the quality and quantity of

sugar beets produced and processed in Garden City helped allow the United States compete effectively in the world market.

Prior to c. 1900, Southwest Kansas had been of marginal economic importance, and several attempts to establish commercially viable crops failed, despite a seminal irrigation project in 1880 (The Garden City Irrigation Company, which built a brushwood dam on the Arkansas) that provided water. Subsequent irrigation projects, and the judicious use of water, made production possible. Additionally, "The large wells and driven and plants installed by the sugar company . . . are a decided success. One of these deep wells furnishes 1800 gallons of water per minute and has irrigated 300 acres of beets during the season." (June, 1912 Quarterly Report, p. 20)

Interest in sugar beets in the Garden City area was long-simmering. On November 28, 1890, the Topeka Daily Capitol ran a story under the heading, "Beet Sugar: It Can Happen in Kansas." It took years of work to make it pay, however, both in the fields and under the Capitol Dome. In a Topeka Daily Capital article entitled "Dr. Wiley Backs Down," and dated 1901-04 (Sic: See Sugar Beets - Clippings, p. 145. 673 / SU3 / Clipp1), Dr. W. H. Wiley, of the Department of Agriculture, after a tour of Finney County, recanted his disinterest in sugar beet production in this way: "I am particularly interested in the matter of beets grown under irrigation in the western part of the State. I note the high quality of the beets, but . . . [also suspect] average yield per acre may be more than doubled."

The Topeka Daily Capital ran a story in June of 1905 entitled, "In the Land of the Sugar Beet." It testifies to the extent of irrigation in Finney County in particular, and the agricultural revolution under way in the area at that time: "They have dug and are digging irrigation ditches that are enabling them to raise dead-oodles of fruit, oceans of alfalfa and thousands of tons of sugar beets that in their financial returns makes the same acreage of wheat look like 30 cents.

"Alfalfa always brings him $20 to $30 per acre and sugar beets sometimes as high as $150 per acre." The Daily Capital article goes on to report that Finney County had 50,000 Acres under irrigation at that time.

The relatively high prices to be had for sugar beets spurred the development of additional acreage's, plus the hands to work the land and process the beets. On April 28, 1906, the Topeka Daily Capitol ran "More About the Kansas Sugar Beet." The article characterized the financial impact of the industry on Garden City, Finney County and the

surrounding area. With some $2.5 million in capital, including $700,000 in the plant itself, The United States Sugar and Land Company made a big impact from the start. The plant was to produce 20 million pounds, or 200,000 bags, of "refined product." The company both bought farmers' beets, and rented some of its 27,500 acres to farmers for that purpose. Additionally, "During the operation of the plant 200 men will be employed at an average wage of $2.25 a day." That figure results in a payroll for workmen alone of more than $157,000 per year. Things were going well enough that there was already talk of opening another plant at Deerfield, fifteen miles west of Garden City, and in a follow-up article on September 23, plans were a) to employ 600 workmen, b) for a "big irrigation scheme," c) for 24 electric pumping stations, and d) for the government to invest $260,000 in processing facility improvements.

The plant finally opened in the beginning of November, and by November 16, 1906, the Topeka Daily Capitol could feature a story, "Wonderful Transformation: Secretary Coburn Surprised by Changes at Garden City." Having attended the opening on the previous Thursday, Sec. F. D. Coburn commented on the changes that had taken place during the previous year. "The change that has taken place at Garden City is one of the most wonderful things I ever saw. I went out there expecting to be surprised but the transformation that I found is almost beyond belief. . . . The culture of the beets has given employment to a great many people and the factory itself gives employment to many more. The increasing number of people in the city and the immense amount of money that is being taken in there has given a new impetus to business." To illustrate the point, the reporter went on to interview Col. D. R. Faut about "a couple years bad luck," in which he remarks ". . . my 20 - 30 acre beet patch is producing 20 tons to the acre." To which the reporter adds, "Twenty tons to the acre and every ton worth a five dollar bill," and estimated a crop of 70,000 tons, or $350,000 paid to farmers. Certainly, there was money to be made, and an abundance of people who were willing to make it.

A review of quarterly reports from the Kansas State Board of Agriculture encompassing the Turn of the Century provides relevant information regarding agricultural production and population growth. As of March 1, 1911, a comparison of the population count for Finney County to March 1, 1901 shows an increase in excess of 105%. (Quarter ending March, 1911, page 2.) During the same period, no sugar beets are included in cumulative data regarding agricultural products until 1907, in which year 87,048 tons of beets were produced in the State, and 50,400 tons from Finney County. The completion of the processing plant in 1906 undoubtedly influenced production, resulting in the Board accumulating statistics for its "Twenty Years of Kansas Agriculture" chart (September, 1912 Quarterly Report). Quantities produced varied greatly from year

to year, as indicated on the chart, with the highest yield occurring in 1909 (102,462 tons) and the lowest in 1911 (27,256 tons). In the March Quarterly Report for 1906, a listing of sugar beet growers in the State is printed. 57 growers listed have Garden City addresses, while another 32 give Deerfield addresses, showing some 89 growers in Finney and Kearney Counties, of 132 growers in the State. "The product of these 132 growers, as shown in the foregoing, was 8605.8 tons. A quantity greater by thirty-five per cent. than for any pervious year." (March 1906 Quarterly Report, p. 245.)

The total State crop for 1904 was 6,379 tons, and the 1903 crop had amounted to only 695 tons, due to an April freeze. (Ibid.) "Prior to 1905 the beets [from Finney, Kearney and Hamilton Counties] were taken by the factory at Rocky Ford., Colo., but the sugar company at Holly, Colo., within a few miles of the Kansas line, completed its factory in time for handling the 1905 crop, for which it had contracted. It is reported that work is well begun on the factory at Garden City, Kan., which is expected will be ready for handling the Kansas crop of 1906." (Ibid.) This same report records total yields in tons for five years as follows: 1901 - 1,747; 1902 - 4,250; 1903 - 695; 1904 - 6,379; 1905 - 8,605. (P. 246) "The 1906 production aggregated 70,200 tons, or an increase of 718 per cent. over the output of 1905. . . . The phenomenal increase in total tonnage was, of course, largely due to the building of the factory at Garden City that year, and which contracted for and manufactured virtually the whole of the year's crop." (March 1907 Quarterly Report, p. 328.)

The economic impact of sugar beet production is also significant, as alluded to above. The viability of sugar beets as a commercial crop in Kansas remained an open question until the early years of this Century. In order to make a determination, "the 1901 legislature enacted a law to encourage the production of beets by providing for the payment to the growers of a state bounty of not to exceed one dollar for each ton of Kansas beets containing at least twelve per cent. of sugar and actually manufactured into sugar. (March, 1907 Quarterly Report, p. 327.) State appropriations for bounty of $5000 annually were continued for six years, beginning with 1901, and, having served their purpose, there was no longer necessity for their continuance."(Ibid., p. 328)

In an address to the Board of Agriculture's thirty-sixth annual meeting (March, 1907 Quarterly Report, p. 377.), E. C. Sharer, Assistant Secretary and Treasurer of the Western Sugar and Land Company, of Colorado Springs, Colorado, analyzed the costs and returns associated with sugar beet production in Finney and Kearney Counties. His figures indicated that the total cost of raising and marketing one acre of beets amounted to $39.27. "The above figures are based on actual results, and with these expenditures the

crop should be well cared for and the farmer should easily get an average of fifteen tons per acre, which, at $5 per ton, would bring a gross price of $75 per acre, or a net profit on the beets alone of $35.73." (Ibid.) Additionally, the increases in real estate values were considered, in conjunction with the establishment of sugar beet factories. While no figures were given for Finney County specifically, Mr. Sharer provided aggregate statistics that indicated increases in land values on the order of 500%. (Ibid.)

Mr. Sharer does provide some statistics regarding the sugar beet processing plant and attendant improvements at Garden City. "In June, 1905, the first land was purchased for the first beet-sugar company in Kansas. In September of the same year a company was organized and a month later ground was broken for a factory at Garden City. Contracts were made with farmers for ever 6000 acres of beets. The company has expended in cash about $3,000,000 in the construction of the factory, purchase of lands and improvements thereon, and in the building and improvement of irrigation systems, including storage reservoirs. The factory is modern and complete in every respect, being equipped with the Steffens process, the most modern method known for the extraction of sugar from beets. . . . An average of over 300 men were employed in [the plant] construction for over twelve months, and about 250 men are employed in its operation.

"The beets purchased by the company were grown in Finney and Kearney counties. Over 80,000 tons of beets were grown, for which farmers were paid in cash almost a half-million dollars. . . . Over 150 houses have been built on its [the sugar company's] land to accommodate tenants. Fences have been built, deep wells put down, insuring pure water. Surveys have been completed for five storage reservoirs. One of these has been completed and one is now in the course of construction. The one now being constructed has a capacity of 50,000 acre-feet and should irrigate 100,000 acres of land." (Ibid. Pp. 378-9)

With the ascendance of sugar cane, beet sugar lost its preeminence in the world market, and production declined. The processing plant finally closed its doors in 1955, and the facility now houses an electrical power plant and a plumbing supply warehouse.

Dr. Andrew Sabine was born in Union Country, Ohio, on January 11, 1831. He decided to become a physician at an early age, and accomplished that goal. He entered the Ohio Wesleyan University, at Delaware, Ohio, in order to complete his academic education, then entered Jefferson Medical College at Philadelphia, graduating with honor in 1856. He first located in Rosedale, Ohio, then for three years he was assistant physician at the Central Lunatic Asylum at Columbus, Ohio, but relocated to Atchison,

Kansas in 1860. In 1861, he returned to Ohio to accept an appointment as assistant surgeon to the 26th Ohio Infantry. He served with Gen. Buell's army in the campaign against Bowling Green and Nashville, and assisted with the wounded at Shilo and Corinth. He was then detailed to Gen. Crittenden's command at Stone River, where he gained the reputation of a skilled surgeon.

After the battle of Stone River, he was promoted to surgeon of the 76th Ohio Infantry, seeing action at the capture of Jackson and the siege of Vicksburg. He also participated in the battles of Lookout Mountain, Missionary Ridge and all the battles of the Atlanta campaign. In 1864-5, he was with Sherman's army in the Carolinas, was present at the capture of Colombia, and participated in the Grand Review in Washington at the close of the war. In one obituary (no provenience noted), it is recorded that "According to a government report he was the first division surgeon to employ anesthetics in his work, which at that time was a comparatively new thing." After the Civil War, he settled in Marysville, Ohio, where he married Nannie Christabelle Brown, daughter of Capt. William B. Brown of Washington, D.C. He remained in Marysville until moving to Garden City in 1884, with his wife and daughter, Mrs. Christabelle Meade.

The Garden City Irrigator noted of him in its January 1, 1886 edition, "Dr. Sabine owns several sections of land north of town and is engaged extensively in the cattle business. It can truly be said of him that he is one of the most solid men of western Kansas." Also in 1886, a comprehensive atlas of Kansas was published, and Dr. Sabine is listed as one of the "'Leading Citizens who have Aided in the Publication of the Official State Atlas of Kansas:' as 'Andrew Sabine, M.D. Estab. 1884. P.O. Garden City.' and 'Andrew Sabine.-Secs. 19,7,5,T.23, R. 32 W. 1920 a.; Secs. 31, 33, T. 22, R. 32 W. 1280 a.; ¼ Sec. 18, ¼ Sec. 6, T. 23, R. 32 W. 320 a.; ¼ Sec. 30, ¼ Sec. 32, ¼ Sec. 28, ¼ Sec. 20, ¼ Sec. 22, T. 22, R. 32 W. 800 a.; total 4320 a., pur. 1884; est. val., $25,000. P. O., Garden City.;"(No page numbers) The ranch was located near the site of the ghost town of Tennis.

Dr. Sabine served as Mayor of Garden City from 1891 to 1893, and as president of the First National Bank. Dr. Sabine took an intense interest in the community, and particularly in its schools, serving on the Garden City Board of Education beginning in 1904, serving also as its president for several years. In an issue of The Sugarbeet Annual, c. 1910, a section is entitled "To Whom We Are Indebted." On page 7 is the following entry: "Dr. Andrew Sabine has been on the board longer than any other of the present incumbents. He is greatly interested in our behalf. He began his work in May of 1901." Other references to the esteem in which the students held Dr. Sabine also occur. For

example, excerpts from Mrs. Sabine's diary were reprinted in the Garden City Telegram on May 18, 1993. In an entry dated June 2, 1919, she wrote, "Very pleasant day. Dear Doctor visited by Board of Education tonight. They brought him a 'Morris Chair' made by the boys in Manual Training School."

Dr. Sabine was one of the characters portrayed in The Ditch Rider, a novel by John Whitson, and passed away at his home (211 N. 8th, demolished) on February 14, 1915. In his obituaries, he was characterized in glowing terms. "No better evidence of the love and affection in which he was held could be found than when, in January last, on the occasion of his 84th birthday, nearly 1000 school children marched to his home that he might once more look upon their bright faces, and hear their youthful voices raised in a patriotic song. . . . He was not an office seeker, but the city demanded his services as mayor and he responded, the excellent schools of the city also owe a great debt to Dr. Sabine, for he was untiring in his efforts to give the children every advantage of a good education. "

Dr. Sabine continued to be featured in the local press for years after his death. The Garden City News offered a biography in its September 30, 1937 edition, as an adjunct to "The Story of Half a Century," a series of reminiscences written by Hamer Norris. The Garden City Telegram printed a letter from J. O. Carter in its August 7, 1963 edition in response to the question, "Who was, or is, Andrew Sabine?" Mr. Carter provides a superficial sketch of Dr. Sabine, but one with a personal note. He remembers that Dr. Sabine stayed on in Garden City through tough times, when many left, and lost heavily of sheep and cattle in the blizzard if 1886. Dr. Sabine was "highly respected among business man, (sic) his presence in any meeting always had its effect on the group. . . . He regarded schools as of the utmost importance. . . . We youngsters at the early years of the 20th Century had a wholesome respect for Dr. & Mrs. Sabine. Both were our friends, and our counselors in some circumstances."

At its regular July 8, 1925 meeting, the Garden City School Board officially named the then Junior High School "The Andrew Sabine" building. Citing his work to build the community, the Garden City Herald reported in his obituary ("Courtesy of The Telegram") that "He was the leading physician in this part of the state for years, and gave his life unselfishly to suffering humanity. Money was absolutely not a consideration in his great work, and . . . he did not acquire much of the world's goods. . . . He held the position of mayor of Garden City, and for a long time president of the First National bank, and for many years was president of the Garden City board of education. His greatest enjoyment was in being of service to the community carrying out literally during his entire life here

the principle, 'Service Before Self.' "

John F. Stanton was born July 19, 1862, in Manchester, New Hampshire. After concluding high school, he studied engineering with Joseph B. Sawyer, also of Manchester. He remained in Manchester, spending two years as Assistant City Manager, then becoming associated with the Stark Corporation, and finally studying architecture, in order to broaden his capacities, and went into partnership with W. M. Butterfield.

Stanton came to Kansas in 1887, settling in Topeka and "taking charge of the office work of J. G. Haskell, at the time the leading architect in the State." (History of Shawnee County, P. 357.) After six years he became a partner, and the firm designed buildings across Kansas, as well as Nebraska, Missouri, Oklahoma and the Indian Territory. In 1895, Mr. Stanton was appointed superintendent and assistant State House architect ". . . having in charge the work of finishing the rooms on the first and second stories of the Capitol Building at Topeka." (Ibid.) With the election of a Populist majority in 1897, he was removed from that post, but reinstated in 1899 and oversaw the Capitol's completion. He served as State Architect for Kansas between 1903 and 1909, having been appointed by the State Executive Council in 1903, and reappointed by Governor Hoch in 1905. The Garden City project would have been one of his first since returning to solely private practice.

According to the Garden City Herald of May 25, 1911, Stanton had inspected the building on the previous Saturday, and accepted it. "Mr. Krebs had done the work according to contract and Mr. Stanton complimented him very highly on the work, and congratulated the board on the completion of the fine structure. Mr. Stanton will also draw the plans for the new Methodist Church." (301 N. 8th, demolished)

The obituary of Mr. L. C. Krebs appears in the September 28, 1916 issue of the Garden City Herald. He was born near Oxford, Ohio on January 31, 1878. He graduated from Lebanon, Ohio College, and also studied at Miami University, in Oxford. Krebs came west in 1901, staying at Dakota for two years before settling in Garden City in 1903. He was remembered by the Herald as "one of the leading contractors and builders, and among the buildings he put up are the high school, the Catholic Church (512 St. John's Avenue, demolished), the Garden City Hospital (612 N. 4th, demolished), and dozens of others, and at the time of his death had several important contracts. He was a finished workmaan (sic) and his services were in great demand. He was scrupulously honest in all his dealings and faithful in carrying out his undertakings." The article also reports that "Mr. Krebs was taken ill from exposure last winter and was very sick at the time and from

which he never fully recovered." He died at his home (607 N. 8th, demolished) in Garden City on the afternoon of Tuesday, at 5 o'clock, on Tuesday, September 26, 1916.

As the economy grew, so did the population, which resulted in an "educational problem" and the consequent construction of additional school buildings in both Garden City and Holcomb, a village seven miles to the west. (See History of Finney County, Vol.1, P. 239.) As early as 1918, two grade schools and a multi-storied Junior High School were constructed. (Garden City Historical Society "Schools" file; no newspaper name nor date beyond "1918.") As depicted on Sanborn Fire Insurance Maps, the area around Sabine Hall became a focal point for education in the community at large. Just a few years after its completion, The Andrew Sabine High School became the Andrew Sabine Junior High School, and a new high school was constructed immediately northwest of the structure. A few years later a Junior College was also established there, which entry now graces the Garden City Zoo. Today, apart from sections of the sugar beet plant, Sabine Hall is the only remnant of that era in its original form and location, which represented Garden City's educational blossoming. The other structures associated with Dr. Sabine, as well as with Mr. Stanton and those of Mr. Krebs worthy of note in his obituary, have been removed.

BIBLIOGRAPHY

Blanchard, L. H. Conquest of Southwest Kansas.

Block, Mrs. Henry. "Sugar Beets. Story of Their First Three Years of Experimental Production in Kansas for Commercial Sugar-Making." Fourteenth Biennial Report of the Kansas Board of Agriculture. Topeka: Kansas Department of Agriculture, 1905.

Board of Education Minutes. Garden City, Kansas.

Garden City High School. Course of Study. 1911-1912.

Garden City Telegram.

Garden City News.

MacDonald, A. B. "Sugar on the Kansas Plains," Country Gentleman magazine. Vol. 85, No. 4, January 24, 1920. Pp. 10-11, 56.

Miller Appraisal Service. Appraisal Report of 201 Buffalo Jones Avenue, Garden City, Kansas. October 13, 1993.

Norris, Hamer. Story of Half a Century. P. 22.

Quitclaim Deed, Book 275, Page 658, in the office of the Register of Deeds of Finney County, Kansas.

Richmond, Robert W. Kansas: A Land of Contrasts. Arlington Heights, Il.: Forum Press, 1989. (3rd Ed.)

Sharer, E. C. "Sugar Beet Industry in Kansas." Address to the 36th Annual Meeting of the Kansas State Board of Agriculture, as printed in the Report of the Kansas State Board of Agriculture for the Quarter Ending March, 1907. Pp. 376-380.

Wilson, Hill P., comp. A Biographical History of Eminent Men of the State of Kansas. Topeka: Hall Lithography Co., 1901. P. 645.

Zornow, William Frank. *Kansas: A History of the Jayhawk State*. Norman, Ok.: University of Oklahoma Press, 1957.

Verbal Boundary Description:

"Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, and 27, of Block 21 of C. J. Jones Subdivision of Jones Addition to Garden City, Finney County, Kansas, according to the recorded plat thereof, described in Exhibit B and recorded in Plat Book 4 at page 10 in the Register of Deeds office of Finney County, Kansas, otherwise described as,

Beginning at the Southeast corner of said block 21, running thence Northerly on the east line of said Block, 294 feet, thence Westerly 283 feet to the west line of said Block 21 aforesaid, thence Southerly on said west line of said block 21 to the Southwest corner thereof, thence Southeasterly along the northerly line of Jones Avenue to the place of beginning, except the 16 foot alley running Easterly and Westerly through said block, subject to existing street occupying the North side of said total tract;

and

The North 70 feet of Lot 9, all of Lot 10, and the South Half (S½) of Lot 11, of Block 21, Jones Addition to Garden City, Finney County, Kansas;

and

The North Half (N½) of Lot 11, Block 21, Jones Addition to Garden City, Finney County, Kansas; also a tract beginning at the Northwest corner of said Lot 11 in Block 21 of Jones Addition to Garden City, Kansas, thence running North along the West line of said Block, 46 feet, thence East 141½ feet, Thence South 46 feet, thence West 141½ feet to the place of beginning, subject to alley running north and south through said block.

(Grantor means to convey all of the unlotted part of said Block north of Lot11 now owned by it, pursuant to deed from Mrs. H. L. Stodard, recorded in Book 136, page 477 in the office of the Register of Deeds of Finney County, Kansas, be it more than 46 feet wide, or exactly 46 feet wide, but not to exceed 50 feet in width.)"

Source: Quitclaim Deed, Book 275, Page 658, in the office of the Register of Deeds of Finney County, Kansas

Boundary Justification: *The boundaries selected are those historically associated with the property, and currently associated with the property.*

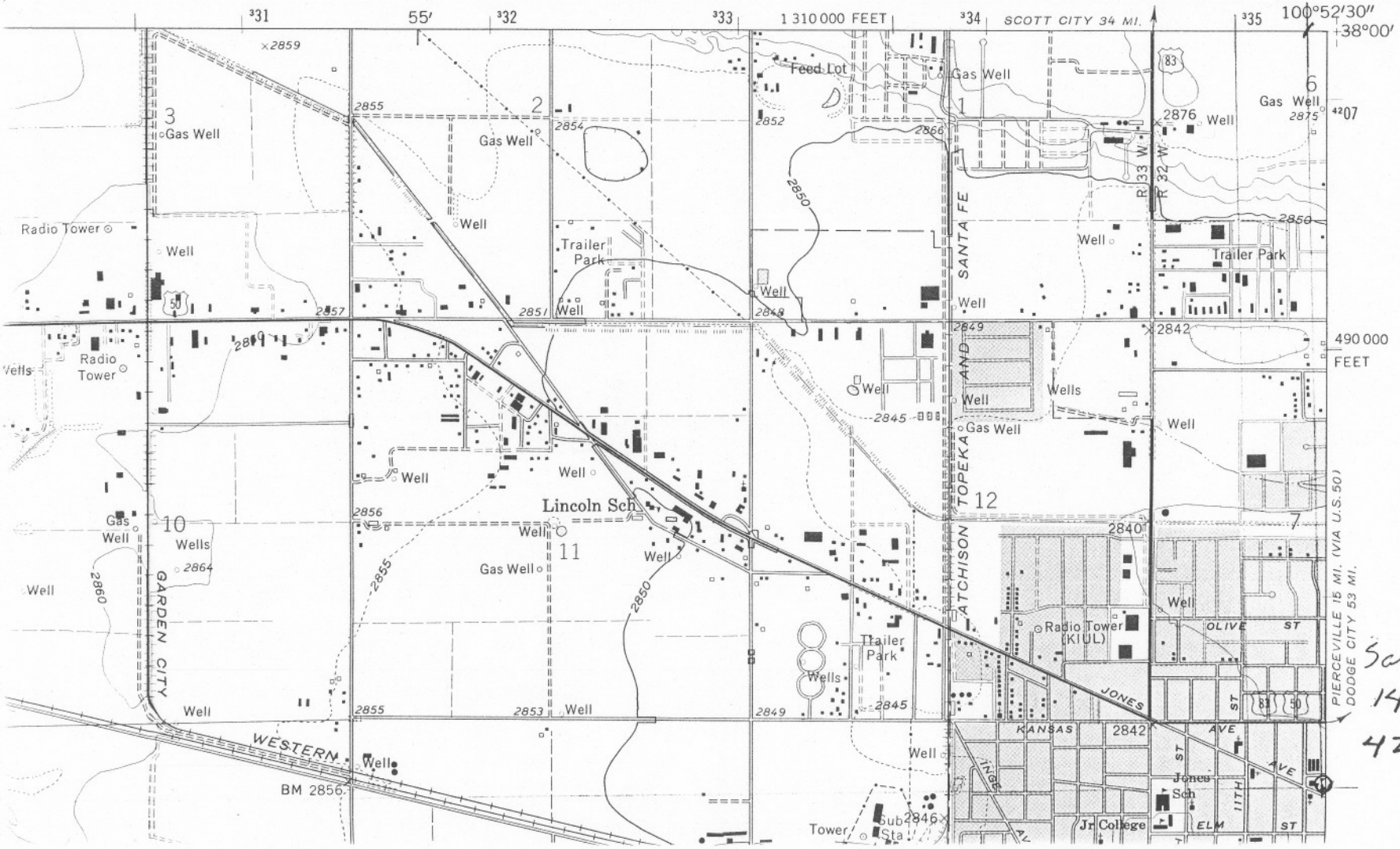
ANSAS

GARDEN CITY WEST QUADRANGLE

KANSAS—FINNEY CO.

7.5 MINUTE SERIES (TOPOGRAPHIC)

5860 III SE
(WHITE WOMAN
BOTTOMS)



Sabine Hall
14 335280
4204223