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 Herman J. and Ella B. Voigts House

other names/site number 091-3030-0007

2. Location

street & number 2405 W. 103rd ☐ not for publication

city or town Leawood ☐ vicinity

state Kansas code ____ county Johnson code ____ zip code 66206

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this XX nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property XX meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide XX locally. (☐ See continuation sheet for additional comments.)

Ramon Powers STATE HISTORIC PRESERVATION OFFICER, April 5, 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:) ____

H.J. Voigts House
Name of Property

Johnson County KS
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	1	buildings
		sites
		structures
		objects
1	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)

DOMESTIC: single dwelling; residence

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling; residence

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS: Prairie School

Materials
(Enter categories from instructions)

foundation STONE: Limestone
walls STONE: Limestone
roof CERAMIC TILE
other

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

H.J. Voigts Hous
Name of Property

Johnson County, KS
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.)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or 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)

ARCHITECTURE

Period of Significance

1923

Significant Dates

1923

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Frank Bayrel

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:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository:

KANSAS STATE HISTORICAL SOCIETY

JOHNSON COUNTY MUSEUM SYSTEM

H.J. Voigts House
Name of Property

Johnson County KS
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	15	359680	4311360
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 Dale E. Nimz, Historic Preservation Survey Manager

organization Johnson County Museums date 12/08/94

street & number 6305 Lackman Road telephone (913)631-6709

city or town Shawnee state KS zip code 66217

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 Barry and Renee Grissom

street & number 2405 W. 103rd telephone

city or town Leawood state KS zip code 66206

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.

Description

The Herman J. and Ella B. Voigts house, 2405 W. 103rd, Leawood, is a two-story five-bay residence. Built in 1923, the house is a well-preserved example of Prairie style architecture. Although the interior was rehabilitated in 1993, the plan and major formal rooms were retained. The exterior has excellent historic architectural integrity. The building's horizontal massing is expressed in a main rectangular block with recessed projecting end blocks. A symmetrical interior plan is organized around a wide central stair hall. The house is constructed of regular rough-cut stone masonry laid in ashlar bond. The low hipped roof is covered with red tile roofing.

There is a small front entrance porch with a hipped roof supported on square stone posts. To the east the first story of the end block is an open porch. Generally, the windows consist of paired 6/1 double-hung sash except for two banks of triple windows on the first floor beside the main entrance. There is a hipped roof dormer with paired six-light windows above the entrance. In the basement there are four three-light hatch windows in the north side, two in the southwest, and a six-light window in the southeast next to the rear basement entrance. To the east a stone exterior chimney rises from the wall between the main and end blocks. Generally, the building has symmetrical fenestration except for a smaller paired kitchen windows offset to the east in the rear wall and a rear window lighting the stair landing.

The front door is dark stained oak glazed with ornamental leaded glass and flanked by recessed ornamented sidelights. There are two pairs of similar doors opening from the living room to the porch on the east. These openings have original wooden screen doors. Rear doors on the first floor and basement have four horizontal panels and an upper light.

Decorative elements include smooth-cut stone window sills contrasting with rough-cut flat arches with a keystone above the first floor and basement openings. This motif is repeated above the porch openings in the eastern end block and extends all around the house. The entrance has a smooth-cut stone sill. The wooden door and window frames have an ornamental beaded profile. A continuous wooden eaveboard with crown molding surmounts the second floor openings. The broad overhanging soffit is sheathed with narrow beaded tongue and groove boards. This same material is used

for the entrance porch ceiling and beams. The porch is supported on square stone masonry posts capped by an projecting flat stone cap.

Other details include copper guttering and downspouts, concrete entrance and side porch floors, and brick front and rear steps. The front walk is constructed of concrete block with a brick border. The rear basement entrance well has stone walls and concrete steps.

Interior
The interior of this residence is organized around the central stair hall. There is a hall leading to the rear entrance and kitchen. The basement stair is located underneath the main stair. The main stair leads to a landing, and then to a second floor hallway.

Decorative features include a curved walnut balustrade on turned spindles. The stair has oak treads. There are paired doors with leaded glass ornament opening to the living room on the east and the dining room on the exterior west. A single door similarly ornamented opens from the dining room to the room on the west. Throughout the house the original decorative hardware has been refinished and reused. There is narrow oak flooring in the main part of the house. The main feature of the living room is a ornamental fireplace. It has a green marble base and black marble surround with a wooden mantel painted white. Below the mantel the fireplace is decorated by a wooden architrave with heavy molding.

The basement is unpartitioned. It has stone walls painted white and a concrete floor divided into panels. An original shower enclosure of vertical beaded tongue and grooved boards is located near the rear entrance next to the south wall.

Exterior alterations include a large brick patio with low walls extending along the rear of the building. The patio was constructed about 1950. The front, rear, and basement entrances have modern ornamental iron railings. Modern aluminum storm windows with a dark brown finish have been installed set in the original openings. There is a modern wood-frame garage with a hipped roof southwest of the house. It has plywood and batten walls and a concrete foundation. Outbuildings southeast of the house shown in a historic photograph (ca. 1923) have been demolished.

Interior alterations generally date from limited modernization in the late 1940s or early 1950s and, more importantly, from rehabilitation in 1993. The kitchen partitions walls were altered in 1993 with the east wall removed to open the kitchen to the west room. This created an informal dining and living area. While the core plan of the second floor has been retained, the bathroom and bedrooms have been altered. The original central bathroom was remodeled. The east bedrooms were changed to provide a bathroom in the front opening to a master bedroom suite. In the master bedroom a rear portion of the partition wall was removed to create an ell-shaped suite arranged around the chimney. The original bedrooms to the west remain with a new partition wall subdividing the sleeping porch to the west.

Throughout the building the original lath and plaster walls were replaced with gypsum board in 1993. The original baseboard and casing were replaced with modern trim in a similar unornamented profile. The ceiling molding also was replaced and an additional dentil molding installed. The kitchen floor, which was damaged by installation of earlier floor coverings was replaced with oak flooring similar to that in the front. In the basement the original boiler was replaced by a modern heating and air conditioning unit.

Significance

The Herman J. and Ella B. Voigts House, located at 2405 W. 103rd, Leawood, is eligible for listing on the National Register of Historic Places under Criterion C as a significant example of Prairie style residential architecture. The building is distinguished from similar houses by its symmetrical center-hall plan, the rough-cut stone walls, and the fact that the house was originally constructed as a rural residence. Prairie style features which are prominent include the horizontal massing, fenestration, and generous roof overhang. While some interior rooms and details of the house have been altered, the overall physical integrity, particularly the exterior, is excellent.

The Voigts House also may be significant under Criterion A for its historical association with the pattern of community development in Johnson County from a rural agricultural to a suburban landscape and under Criterion B for its association with Herman J. Voigts, a successful local stockgrower and banker. At this time, local historical contexts for these associations have not been developed.

Chronology

This house is located on a tract that was part of the Herman J. Voigts farm in northeastern Johnson County. In 1895 Mr. Voigts' father, Herman Henry Voigts, purchased 120 acres of land in the northeast quarter of section 10, township 13, range 25. The elder Voigts was recorded in the 1902 Atlas as the owner of a 146-acre tract in this location. Although Herman John Voigts, his son, moved on to the property in 1900, he did not receive title until August 18, 1906. The younger Voigts was recorded as the property owner in the 1922 Atlas. By that time he owned 218 acres including a 72-acre tract in the southeast quarter of section 10.

Herman J. Voigts recounted in a brief memoir that he lived in a "bachelor's shack" on the property before he married Ella Busch October 28, 1902. The couple had two children, Anna Lois and Herman Busch Voigts. The family lived in a two-story frame house on the site where the present building was constructed until 1922.

According to Mr. Busch Voigts, in 1920 a neighbor named Hans Lassen proposed to Mr. and Mrs. Voigts that they conclude a twenty-year lease to rent part of the farm to him for a dairy. Lassen rented pasture for his cows and a tract to the south near Indian Creek for the dairy buildings. Early in the spring of 1923, the Grant-Ready Company moved the Voigts farmhouse down the hill to the dairy as a residence for the operator. Meanwhile, construction of a new house began. Busch Voigts recalled that, during the spring and summer, the family lived in a small summer kitchen while the work went on. Because the building was so small, he and his father often slept in the barn.

Frank Bayrel was the general contractor for the new house. It was completed in the fall at a cost of $23,000, a total which exceeded the original estimate. The residence was more expensive in part because, as Busch Voigts stated, his father wanted "everything strong." Herman J. Voigts insisted on a house that was "built to stand." He specified tile for the roofing material so it would not have to be replaced. The building was framed with heavy 2" X 6" lumber and sheathed with a veneer of local stone. The stone was quarried on a farm one-and-a-half miles west of the building site.

The new house was designed to take advantage of what was a beautiful view to the east and to provide ample sleeping porches. On the first floor, there is an open porch to the east. On the second floor, there are porches extending form both ends of the building.

At the time the house was constructed, the other buildings on the site included a large barn, a smaller horse barn, and a chicken house. There was also a farm scale which neighboring farmers used to weigh their grain and produce. Soon after the house was finished, the old summer kitchen and the chicken house were demolished. Later the big barn was taken down and in the late 1920s, the horse barn was replaced by a garage with an addition for two horse stalls. The family kept one or two saddle horses for many years until most of the farmland was sold in the 1950s. Herman Voigts continued to ride for most of his life.

The sloping pastures of the Voigts property provided a setting for Herman Voigts' main occupation which was buying and selling cattle and hogs. Describing his father, Busch Voigts recalled that Herman had an uncanny ability to assess the weight and

potential of livestock. Mr. Voigts never wintered any cattle. Usually, he bought livestock in the spring and sold them in the fall. In his own words, Voigts described the beginning of his career. While attending Missouri Valley College, he "bought a cow for $10.00 and sold her for $20.00. From this time on, I knew what I wanted to do. I told my father that I was coming home to begin handling cattle. And this I have done ever since. I always have had the confidence that I knew as much as the next fellow about cattle. It has been a pleasure to give advice concerning cattle and land to friends in this part of the country." For example, Voigts was a friend and associate of Oscar G. Lee, for whom the city of Leawood was named.

The Voigts property was recorded in the 1925 census as a livestock farm. Only 25 acres were planted in winter wheat and the rest of the land, 233.5 acres, was seeded in bluegrass. In March of that year there were relatively few animals on the farm. Voigts owned one horse, two mules, two milk cows, two additional cattle, twenty-five sheep, and ten hogs.

Ten years earlier, the Voigts farm was planted to 35 acres of corn, 50 acres of alfalfa, and 130 acres of bluegrass. He owned three horses, three mules, two milk cows, one hundred other cattle, and ninety hogs. For the year ending in March 1, 1915, the value of animals fattened and sold totaled $12,000. In 1905 the size of the Herman J. Voigts farm was twice as large (560 acres). This probably indicated a partnership with his father. The farm had 50 acres of winter wheat, 100 acres corn, 50 acres of oats, and 5 acres of potatoes. Also, there were 150 acres of timothy hay and 205 acres of bluegrass. Voigts owned five horses, four mules, one milk cow, 45 other cattle, and 75 hogs. During the year, 300 pounds of butter had been sold and the value of animals fattened and sold totaled $4,000.

When the long-term lease on the dairy expired in the early 1940s, Mr. Lassen retired. Mr. and Mrs. Voigts continued the arrangement with another operator for only a short time. Meanwhile, their son, Busch, became interested in flying in 1927 at the age of 17 and trained as a pilot despite his father's reservations. He went to work as an pilot for Trans World Airlines in 1935 and flew until he retired in 1970. This career did provide long layovers at home that enabled him to continue sharing in the livestock business. Besides the original farm, Herman Voigts also grazed cattle on a farm near Lenexa that Ella

had inherited from her parents in the 1920s. When the original farm was sold for residential development in the late 1950s, Busch Voigts bought his own farm in southcentral Johnson County near Morse.

H. J. Voigts was more than a simple farmer. During his career, he held stock in seven banks including the Drovers National Bank, Waldo State Bank, Westport National Bank and the Overland Park State Bank. He was president of the First National Bank of Olathe, vice president of the City National Bank and the Patron's Bank of Olathe. Also, Voigts was a charter board member of the Overland Park Telephone Company. More important to the community, he was a long-time member of the District 1 Board of Education serving as treasurer from 1911 to 1953. Ella was an essential partner in the farm and community work. As Herman noted when he was honored for length of service, "I met with the board to manage school affairs and she did all the book work."

Business acumen and good fortune combined in Voigts' life to allow him to conclude, "This is a wonderful place to live. In Mission Township a blind man could make money by just buying property." By February 1, 1959, all of the farm except ten acres had been sold for development. This was reflected in a mortgage from the Leawood Building Company, Inc., John Kroh, president, to Herman J. Voigts and his two children. Earlier on March 15, 1952, Herman and Ella Voigts had deeded the ten-acre tract surrounding the house to their daughter, Anna Lois Dubach. She and her husband, Kenneth, lived in the house with her parents. Ella Busch Voigts died in 1956 and Herman Voigts died in 1970. After her mother and father passed away, Mrs. Dubach lived in the house until her own death in 1992. When the present owners, Barry and Renee Grissom, acquired the house in 1993, they rehabilitated the interior.

Architectural history

Although the Voigts house is a simplified and conventional example, its distinguishing architectural features are derived from the Prairie style. This uniquely American style originated in Chicago at the turn of the century. According to Virginia and Lee Mcalester, "vernacular examples were spread widely by pattern books and popular magazines." The Prairie style was primarily a residential style with most examples built between 1905 and 1915.

The Voigts house is an example of one of the more common Prairie style types--a symmetrical residence with a front entrance and hipped roof. The two-story form with a side sleeping porch over an open lower porch is characteristic of the style. Both the building form and details emphasize horizontal lines. Distinguishing features include a low-pitched roof with wide overhanging eaves, a broad, flat chimney, square masonry porch posts, and windows with small divided panes in the upper sashes. Prairie style residences were usually constructed with brick or plaster walls. Walls of rough-sawn, stained wood or ashlar bond limestone were less common. The use of local stone in the Voigts house reflects its origin as a rural residence.

The popular style was derived from buildings designed by a group of architects known as the Prairie School. A leading historian of the Prairie School, H. Allen Brooks, asserted that the unifying goal of these designers was "the development of an American architecture especially suited to the Midwest." He believed that the Prairie School produced "some of the finest and most original architecture that America has ever known." Johnson County, Kansas was located in the hinterland influenced by the Prairie School. "The heartland of the movement was the American Midwest with the focus on suburban Chicago during the formative years and the vast reaches of rural Illinois, Minnesota, Iowa, and Wisconsin during the school's epic period."

Brooks argued that Prairie School architecture appealed to the turn-of-the-century social values of the upper middle-class Chicagoan. The new choice was governed solely by reason and practicality and demonstrated greater individual freedom from tradition and convention. The architecture appealed to a younger generation who adopted ideals identified with the Arts and Crafts Movement such as simplicity, elimination, and respect for materials. While no explanation has been documented, Herman J. Voigts' age and his career as a practical and independent businessman were consistent with Brooks' interpretation of the type of person who embraced the Prairie style. Brooks concluded that the Prairie style declined after the cultural and sociological changes that culminated with World War I. Features of the prairie house later were incorporated into the promoter-built split-level or ranch-style houses of the 1950s.

References

Barnes, Elizabeth. "Historic Johnson County," Johnson County Herald November 6, 1958; October 22, 1962.

Brooks, H. Allen. The Prairie School: Frank Lloyd Wright and His Midwest Contemporaries (Toronto: University of Toronto Press, 1972).

----. ed. Prairie School Architecture: Studies from the 'Western Architect'" (Toronto: University of Toronto Press, 1975).

McAlester, Virginia and Lee. A Field Guide to American Houses (New York: Alfred A. Knopf, 1986).

Porter, Audley. "Johnson County Landmarks, The Voights Place," Johnson County Sun June 25, 1982.

Voigts, H. Busch. Interview by Dale Nimz, tape recording, Leawood, Kansas, 2 September, 1994.

Voigts, Herman J. "Memoirs of Herman John Voigts," unpublished manuscript, n.d. Johnson County Museum of History.

Wood, Margaret. "Herman J. Voigts House," Johnson County Homes Magazine 4:3 (October 13, 1977), pp. 18, 24, 31, 55.

Johnson County Register of Deeds.
Deed book 69-499. Parr to Voigts, May 25, 1895.
Deed book 96-160. Voigts to Voigts, August 18, 1906.
Deed book 295-397. Voigts to Dubach, March 15, 1952.
Mortgage book 471-603. Leawood Building Co. to Voigts, February 1, 1959.

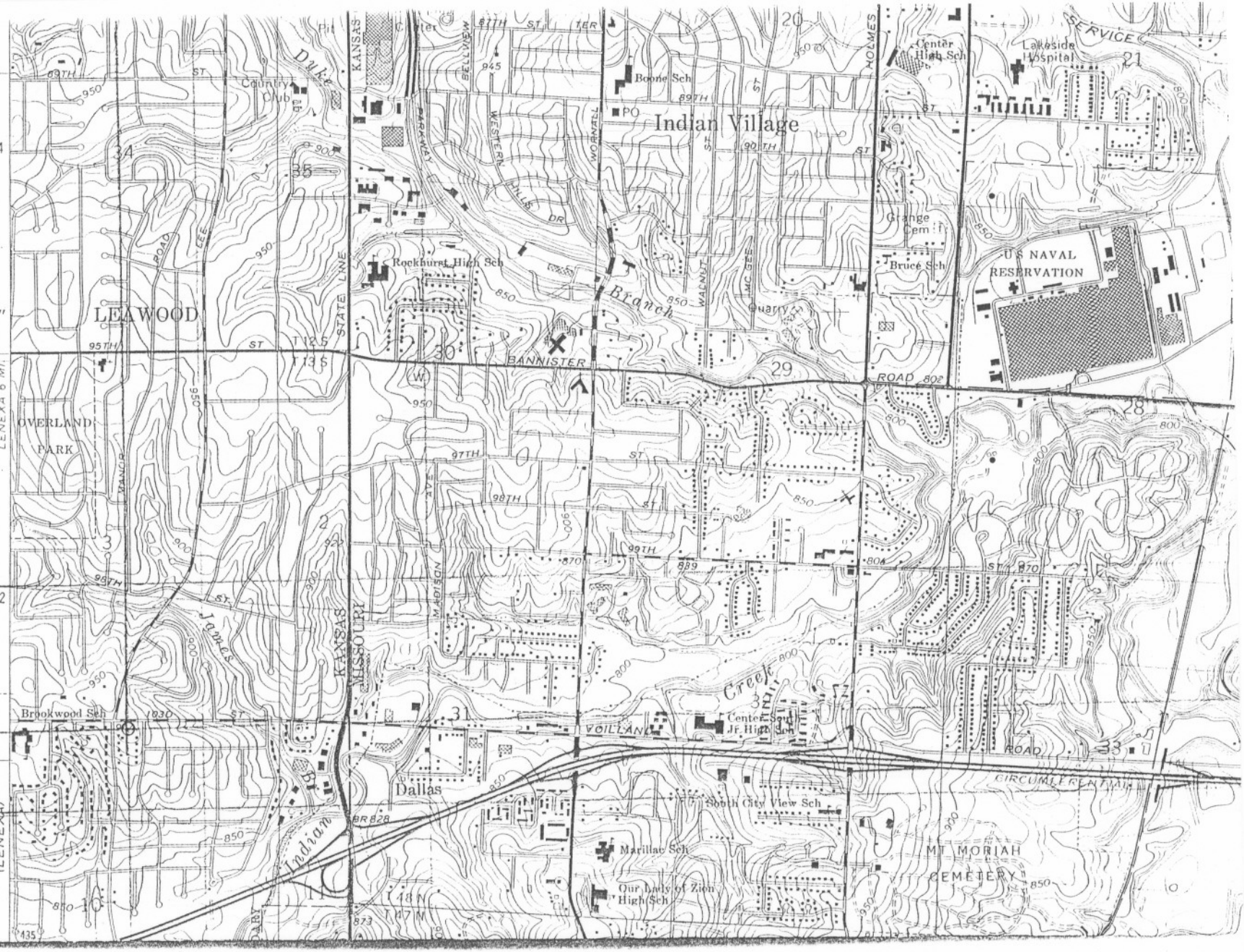
Kansas State Agricultural Census: Johnson County-Mission Township, Schedule 2. (1905), (1915), (1925).

Photographs

H.J. Voigts house, 2405 W. 103rd, Leawood. view from north (ca. 1923); view from northeast (1958).
H.J. Voigts property, aerial view (ca. 1940).

Verbal Boundary Description

The nominated property includes a tract approximately 268 feet from east to west and 215 feet from north to south in block B, Leawood Estates. The tract is located on the northwest corner of the northeast quarter of section 10, township 13, range 25, Johnson County, Kansas.



VOIGTS HOUSE
GRANDVIEW QUAD
TM Coordinates
15 359680
4311360