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 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name McFarlane-Wareham House

Other name/site number 161-3490-0154

2. Location

Street & number 1906 Leavenworth ☐ not for publication

City or town Manahattan ☐ vicinity

State Kansas Code KS County Riley Code 161 Zip code 66502

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 DSHPO May 8, 2004

Signature of certifying official/Title Date

Kansas State Historical Society

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional Comments.)

Signature of commenting official /Title Date

State or Federal agency and bureau

4. National Park Service Certification

I herby certify that the property is — Signature of the Keeper — Date of Action

- ☐ entered in the National Register.
  - ☐ See continuation sheet.
- ☐ determined eligible for the National Register
  - ☐ See continuation sheet.
- ☐ determined not eligible for the National Register
- ☐ removed from the National Register
- ☐ other, (explain:)

McFarlane-Wareham House
Name of property

Riley 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		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)

Domestic: single dwelling

Current Functions
(Enter categories from instructions)

Domestic: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and Early 20th Century American Movements:

Tudor Revival

Materials
(Enter categories from instructions)

foundation Concrete
walls Brick; Stucco; Stone: limestone; Wood; Terrac cotta

roof Asbestos; Concrete

other Metal: steel; lead

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

Name of Property McFarlane-Wareham House County and State Riley County, KS

8. Statement of Significance

Applicable National Register Criteria
(Mark "X" in one or more boxes for the criteria qualifying the property for Natonal Register

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

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

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

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

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

Property is:

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

☐ B removed from it original location.

☐ C a birthplace or grave.

☐ D a cemetery.

☐ E a reconstructed building, object, or structure.

☐ F a commemorative property.

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

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

Areas of Significance
(Enter categories from instructions)

Architecture

Period of Significance

1928

Significant Dates

1928

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Weigel, Paul: Architect

Green, Mont J. : Builder

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):
☐ preliminary determination of individual lising (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:

Name of Property McFarlane-Wareham House County and State Riley County, KS

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	708420	4339730
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 Deborah A. Saroff and Stefanie Hetzke

Organization _____ Date _____

Street & number 1906 Leavenworth Telephone 785-537-7771

City or town Manhattan State KS Zip code 66502

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with SHPO or FPO for any additional items)

Property Owner

name Stephan D. and Deborah A. Saroff

street & number 1906 Leavworth telephone 785-537-7771

city or town Manhattan state KS zip code 66502

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16) U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

Architectural Description of 1906 Leavenworth:

General Features

The McFarlane-Wareham residence, located at 1906 Leavenworth in Manhattan, Riley County, Kansas, was built in 1928 for Dr. and Mrs. McFarlane in the Tudor Revival architectural style popular at the time. The house is a two-story, 3400 square foot building with brick on the ground floor and stucco/half-timbering on the second floor.

The footprint of the structure is, overall, an "L" shaped configuration with the long axis running east/west. The roof structure consists of a modified hipped roof following the long axis in the east/west direction. The main hip roof structure is cut through by a gable following the short axis of the "L" at the southeast corner of the building, facing south. There is also another gable interrupting the hipped roof along the east elevation of the house. The second story consists of several dormers; two hip roof dormers pierce the south, or front, façade and one shed dormer runs along the north façade, or back of the house. The roof is shingled with the original textured asbestos concrete shingles. These shingles are in good condition, considering their age. All valleys and gutters are constructed of the original copper flashing. The substantial chimney penetrates the middle of the roof and extends from the roofline at the intersection of the major south facing gable and hip roof. The chimney is brick with terra cotta flues.

Façade Features

The south façade, or street-facing façade, has a complete ground floor elevation, while the second floor is exposed at the end of a half-timbered gable extending up from the east third of the elevation. The fenestration on the first floor consists of two windows and the front entrance. The windows, all which are original throughout the house, consist of multiple-lite leaded casement windows. The front entrance consists of the original wood door and screen door surrounded by rusticated stonework. Two original coach lamp light fixtures flank the entrance.

The west elevation has a brick first story with two windows piercing the brick. The hipped roof is cut at a point flush with the first story to expose the second story. The second story is finished with stucco and half-timbers. The one window piercing the second story is centered in the elevation. The northwest corner of the first floor is etched out to create a porch exiting from the first floor bedroom. The wood columns are square with a slight flare for detail at the capital. These columns and the wrought iron railing are all original to the house.

The north, or rear, façade encompasses three stories. The basement, which contains the garage entrance, is visible at the northeast corner of the structure. The basement has a rusticated random pitch face limestone veneer. The ground floor features brick as the principal exterior material. The second-story shed dormer and modified hip roof end wall are stucco and half-timber. There are a total of six windows on both the ground and second stories. The ground floor contains a back entrance with original wooden door and wrought-iron stair railings. Also on the ground floor is a screened-in porch with a balcony patio on its roof. This porch sits atop the garage off the northeast corner of the house. The porch has been restored to its original appearance from blueprint specifications. The wood columns match those on the small northwest porch. A notched spindle balustrade railing surrounds the roof top patio. The roof patio is reached through multi-lite steel French doors that exit from a second story bedroom. The cut away hip roof also contains a window adjacent to the patio door. The fenestration on the shed dormer consists of two windows, which are consistent with the multi-lite casement style found at all the window openings.

The east façade consists of a brick first story and gabled, stucco and half-timber second story. Four windows interrupt the elevation of the first story brick while one window and a gabled dormer with one window are included in the second story fenestration. Once again the screened-in porch is a major focal point at the northeast corner of the building. The limestone basement wall wraps around the house along the east elevation and defines a stone patio that edges the entire east elevation of the house.

Interior Features

The interior of the McFarlane-Wareham home also displays the original architectural detailing and blueprint. Fortunately, little change has been made to the layout of the house by any of its owners. The only main change has been the change in the definition of space in the kitchen and utility area of the original house. All door and window hardware on the interior are original as are many of the light fixtures on both the first and second floors.

The first floor is comprised of a foyer, entry hall, office, living room or parlor, dining room, kitchen, bathroom and guest bedroom. The layout of the house consists of a central hallway extending from the south foyer to the north rear of the house with two rooms and a utility space flanking each side.

The plaster coffered ceiling foyer consists of a small 5' x 8' rectangular space just inside the front door which exhibits original hammered brass hardware, hinges and fixtures. This space has original quarry tile flooring. On the interior wall a large wooden arch is formed with a door with a sixteen lite window on the upper half, flanked by two eight lite windows. The detail at the lower portion of the door and windows includes single panel detailing. A light fixture, original to the house, is installed in this space.

Through the large door one enters into the full depth, 21.5' x 8', hardwood floored entry hall. The prominent feature of this space is the staircase. This is an all-wood structure with a gothic arch detail on the newel post. The risers, like the baseboard found throughout the hallway, are stained with a darker stain than the treads and floorboards to create an interesting detail of light and dark woods. This space exhibits a double-tiered plaster ceiling cove moulding which is repeated in the living room and dining room. A 2" wood picture moulding directly below the cove moulding is also consistent throughout the house.

The 9' 10" x16' office is located to the left of the entrance at the southwest corner of the house. This originally housed Dr. McFarlane's home office where he would see patients.

There are original built-in 30" high birch cabinets along the north wall and original picture molding at the ceiling. The 18'7" x 24' 9" living room, or parlor, is to the right of the entrance through an arched doorway on the southeast corner of the house. The living room contains the original "Jacobsen" cut stone mantel fireplace on the north wall. All plasterwork is original, except the ceiling, which was repaired due to the deterioration of the plaster anchoring mechanism and mesh over time. The picture molding still remains underneath the original double-tiered plaster cove molding. The living room, as all other rooms, except kitchen and baths, retains the original oak hardwood floors.

The dining room to the north of the living room is through an arched opening to the right of the fireplace. Like all the other rooms in the house, the 11'6" x 14'9" dining room retains the original radiators, which are still used for heating to this day. The ceiling detail matches that of the living room with the double-tiered plaster cove molding and picture molding. The dining room has leaded multi-paned steel French doors that exit to the screened-in porch at the northeast corner of the house.

The 9'3" x 13' kitchen, which has been extensively remodeled, was modified in the 1950s through the 1970s. However, all original windows and hardware remain. It is accessed both from the central hallway and the dining room.

The first floor guest bedroom at the northwest corner of the house can be accessed from the center entry hallway. This 11'9" x 12'10" bedroom retains the original hardwood-floors, windows, hardware, and an original light fixture. Hardware and fittings used here and throughout the house are brass with glass knobs or pressed metal with glass knobs. The room also accesses a small private patio at the northwest corner of the house through an oak multi-lite door.

At the north end of the entry hallway at the rear of the house is the first floor 7 x 9'2" bathroom. The bathroom has retained all original 2" x 2" hexagon floor tiles, and 4" x 4" wall tiles. The pedestal lavatory and toilet are both original fixtures. The shower stall was repaired as the original waterproofing membrane on the interior had deteriorated. While the original shower door is in storage, a new one was installed for waterproofing reasons.

The staircase is a "scissor" that leads to the second floor hallway. An intermediate hardwood floored landing at the rear north wall is open to the rear yard through a large multi-paned leaded casement window. The oak hardwood railing, with curved intersections connects the 5 intermediate relief capped newel posts and 1" x 1" wooden balusters. The staircase is open to the first floor with a 25' balcony rail that surrounds the flight of stairs to the landing from the first floor entry hall. The "U"-shaped second floor hall is approximately square and opens to all rooms. The hardwood floors are exhibited here as well.

The small 9 x 9'10"original maid's quarters, directly to the right at the top of the stairs on the north side of the house, is used as a walk-in closet. However, none of the baseboards, or window or door surrounds were impacted in this process and the room maintains its original integrity. There is also a smaller closet connected to the maid's quarters beneath the roof eave to the west.

The adjacent room to the south is a 14'7"x 16'6" bedroom. This bedroom actually comprises the west side of the home over the office and guest bedroom on the first floor. The woodwork, windows, and hardware are all original. A small furred-out area on the east wall remains where the Warehams installed an air conditioning duct during the 1960s.

The second floor 8 x 9'3" bathroom on the south front wall above the entry foyer retains its original floor and wall tiles. The floor tiles are placed in a grid pattern of 1" x 1" gray tiles surrounded by 1/2" x 1" white tiles at each side and 1/2" x 1/2" black tiles at corners. The gray 4" x 4" wall and 4" x 4" black base tiles complement the floor tile and pattern. The single pedestal porcelain lavatory, toilet, and bathtub are all original. There is an original light fixture in this room as well.

The 15'10"x 20'7" master bedroom is located at the southeast corner of the residence over the living room. The original wood door and window surrounds are found in this room as well. The room contains two original wall sconces and an original radiator. There is a closet off this bedroom. In this bedroom, another intact feature is integral pull down

screens on the windows. Although these are found throughout the house; only a few are in working condition.

The northeast bedroom 11'3"x 15'4"over the dining room now serves as a sitting room. This room has a large multi-paned window with an adjacent door that leads onto the copper floored deck above the screened porch at the northeast corner of the house. The woodwork, radiator, and three light fixtures, two of which are wall sconces, are original.

The natural finished and painted woodwork throughout is original. The single panel interior doors, scheduled on the original working drawings are birch. The extensive graining pattern is highlighted with a high gloss dark red/brown stained varnish which emphasizes these elements along with other woodwork in the house. Second floor trim in most instances is painted except in the open hall accessing the bedrooms and bath.

Most light fixtures in the home are original and are of a pewter gray finished pressed metal in a variety of flowered and leaf designs prevalent during the era. Each room, including the foyer and main floor hall, has a ceiling fixture. The master bedroom sitting room and baths have sconces as well.

Conclusion

Architectural features, with the exception of a few light fixtures, of the McFarlane-Wareham home are original which confirms the care with which this house has been maintained for 76 years. These details strongly reflect the Tudor Revival architectural style that was so prevalent in the 1920s and 1930s when this house was built for Dr. and Mrs. McFarlane and is unique to the community in its history, specific design and original integrity.

Significance of 1906 Leavenworth

The property located at 1906 Leavenworth is known as the McFarlane-Wareham residence. Dr. Lloyd Edmund and Mrs. Jeannette Hawthorne McFarlane commisioned this home in 1928 in the Tudor Revival architectural style. The residence is being nominated to the National Register of Historic Places under criterion C for its architectural significance.

The McFarlane-Wareham home is an excellent example of the vernacular style of Tudor Revival architecture prevalent at the time of construction. According to Virginia and Lee McAllester, authors of *A Field Guide to American Homes*, "This dominant style of domestic building was used for a large proportion of early 20th-century suburban houses throughout the country. It was particularly fashionable during the 1920s and early '30s when only the Colonial Revival rivaled it in popularity as a vernacular style" (McAllester and McAllester, p.358).

The Tudor Revival style is associated with the building boom Kansas experienced in the mid-1920s. One of the dominant residential movements during this period, Tudor Revival is often used as a composite term to capture a variety of medieval English revival styles. Newly established suburban enclaves featured versions of the English Cotswold Cottage, the edges of college campuses were dotted with Jacobethan Revival sorority houses, buildings from garden apartments to mansions featured Tudor Revival detailing. While pre-World War I and post-Great Depression examples of the Tudor Revival exist in Kansas, most of the architecture associated with this style was constructed during the 1920s.

Throughout the state there are examples of post-World War I neighborhoods that were developed using the Tudor Revival style is a defining element. From small cottages to larger homes, the style provided an elegant, European-inspired motif for home owners of all means. Curvilinear, picturesque subdivisions were uniquely suited to accommodate the Cotswold Cottage and the Jacobethan Manor. Key design features of the Tudor Revival include steeply-pitched gable roofs, prominent facade gable, elaborated chimneys, Tudor or round-arched doorways, half-timbering, multiple window groupings,

and multi-paned glazing. Brick veneer with stone trim applied over a wooden frame is the most common building construction employed for this group. A much smaller percentage of Tudor Revival houses employed cement based stucco applied over frame construction.

The McFarlane-Wareham House features a steeply pitched hip room with a gable on the asymmetrical front elevation. The lower story of the house is of brick veneer, the second story consists of half-timbering and stucco. The windows on the home all include tall and narrow multi-paned casement windows set in groups. And the internal chimney is quite substantial with undecorated chimney pots. It is a fine example of the brick wall-clad Tudor subtype.

The property was built to the specifications of the McFarlanes in 1928 in the exclusive hilltop block of Leavenworth, then on the periphery of town and adjacent to Manhattan's Sunset Cemetery. The couple commissioned a renowned local architect, Professor Paul Weigel, for the design. A 1912 graduate from Cornell University, Professor Weigel was Department Head for Architecture at Kansas State University from 1924 to 1954, and contributed several public buildings to Manhattan that remain today. Some examples are: Van Zile Hall, ,Delta Delta Delta Sorority and Beta Theta Pi Fraternity.

In addition to his local work, Professor Weigel also served on the design team for the Panama Canal. The Weigel Library of the College of Architecture and Design was named in his honor for the many books he collected and contributed to the university. Professor Weigel had a home built for his own family next door at 1918 Leavenworth Street and further west, a Cape Cod house for his mother-in-law, Mattie Coons. According to the second owner of the Coons home (now on the Manhattan Register of Historic Homes), this block of Leavenworth was referred to as "Deans' Row" for the number of deans and department heads who chose it for their residence.

The builder in charge of construction was Mont J. Green. Mr. Green was a prominent builder in Manhattan, responsible for many of the commercial buildings in the early part of the 20th century. Some of these buildings include Woodrow Wilson Elementary School, Manhattan High School at 9th. and Poyntz, Bluemont School addition, Seven

Dolors Catholic Church, the United States Post Office expansion at 4th. Street and Houston, and his own residence ay 1200 Houston. The fact that it was unusual for Mr. Green to take on an residential building of this nature suggests the value of the project.

The owners of the McFarlane-Wareham home have been well-known members of the Manhattan community. Dr. and Mrs. McFarlane moved to Manhattan in 1924, where Dr. McFarlane maintained a successful practice as a physician and surgeon. Both were active members of the local community, devoting time to the Chamber of Commerce, American Legion, the Kiwanis Club, and Girl Scouts.

The McFarlanes had three children (Elaine, Robert and Mary Helen) and were members of the community Congregational Church. The history of their lives in Manhattan ends in tragic circumstances, with the 1936 death of Dr. McFarlane at age 40 from surgery complications, followed only months later by the death of Mrs. McFarlane and their youngest child, an apparent murder/suicide.

The property was sold to the Zeta Tau Alpha sorority on September 15, 1938 for $15,000.00, then on February 26, 1938, it was purchased by Ralph and Betty Wareham. Ralph was the nephew of Manhattan's most famous entrepreneur, Harry P. Wareham. Harry Wareham had begun life as a businessman at age 16, opening a roller rink. As he matured, he developed businesses that contributed significantly to the economy and infrastructure of Manhattan, e.g. the telephone system, sewer system, icehouses, the Wareham Opera House, the Wareham Hotel, apartments, and many other buildings. Harry insisted on investing his money exclusively in Manhattan to ensure its economic growth. Ralph and the other managers of the Wareham Company continued Harry's tradition of investment in the community, and the company, which is still family owned, has property holdings in Manhattan to this day.

Ralph's second wife, Ruth Wareham, resided in the home nineteen years after his death, then sold the house in 1998 to the current owners, Steve and Debbie Saroff. Steve is the son of Sam Saroff, a long time business and civic leader in the Manhattan community. Sam established a produce business when he came to Manhattan in 1929. At the time of his death he was owner and operator of the Manhattan Ice and Cold Storage Co., Saroff

Reality, Sam Saroff and Co. Inc., and part owner of Manhattan Wholesale Meat Co. Two of those businesses still operate today. In 1959, Sam was appointed to the Kansas Park and Resources Board by Governor George Docking. Sam played a major roll in the development of Tuttle Creek Reservoir and Recreation area. For the five years since, the Saroffs have carried out extensive restoration and preservation of the property. They worked with Mel Borst of Borst Restoration,one of Manhattan's most advanced and well-known resoration experts, to ensure its architectural integrity.

The McFarlane-Wareham home has been well maintained throughout its seventy-four-year history. The quality of its Tudor Revival architecture make it a candidate for the National Register of Historic places under Criterion C.

Selected Bibliography

Lignitz, Amy. "The Wareham Tradition: Following in the Footsteps of H. P. Wareham, Entrepreneurs are Continuing..." Manhattan Mercury. October 2, 1988.

McAllester, Virginia, and Lee McAllester. A Field Guide to American Homes. New York: Knopf. 1984.

Manhattan City Clerk Records, Assessment Books, 1909-1928.

Manhattan Mercury. "L. E. McFarlane Rites Saturday." September 27, 1935.

Manhattan Mercury. "Mrs. McFarlane and Baby Dead." January 21, 1936.

Manhattan Mercury. "Mont J. Green Dies of Illness; Services Monday." October 12, 1967.

Manhattan Mercury. "Paul Weigel." March 9, 1984.

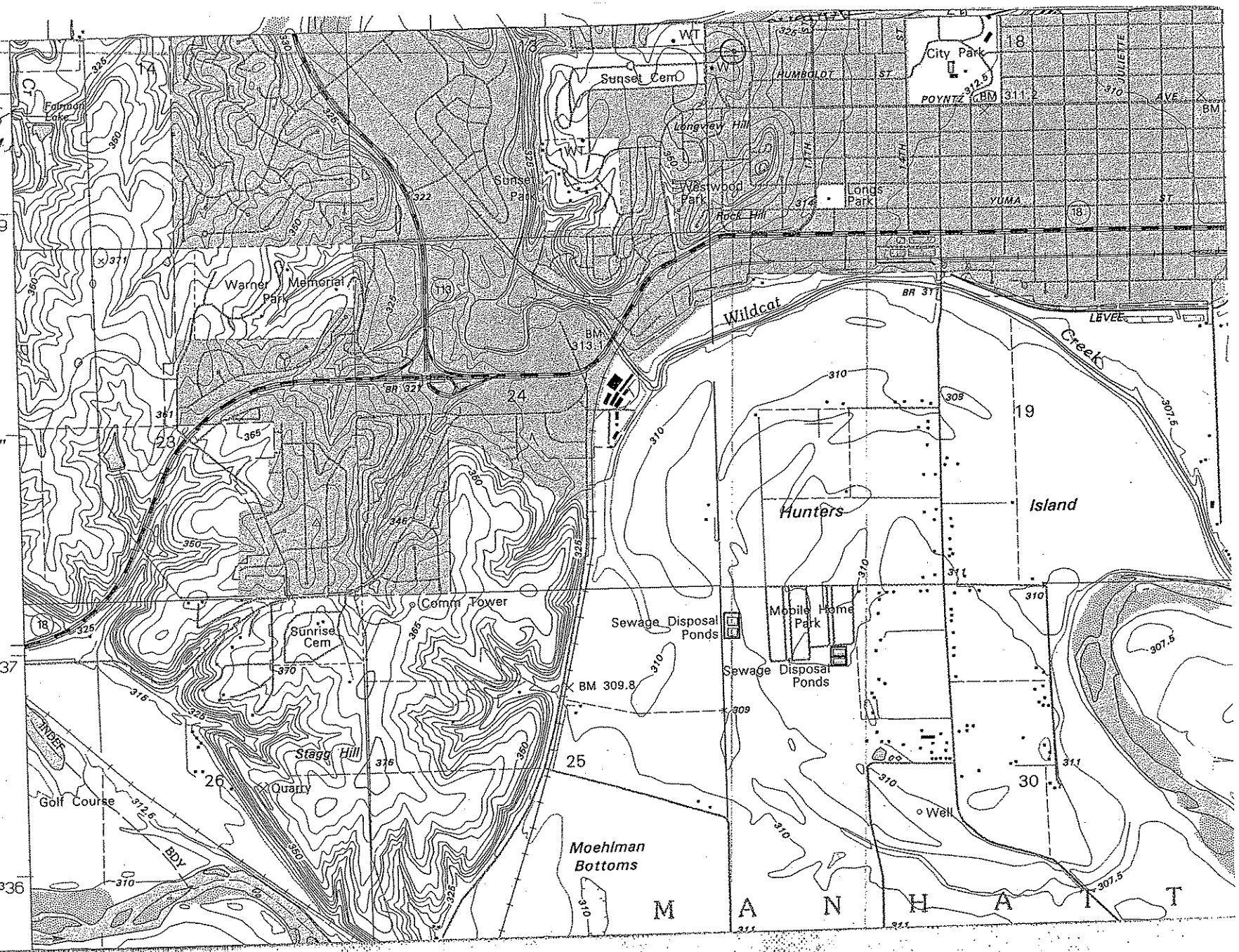
Manhattan Mercury. "Ruth Wareham dies at age 87 in Virginia." January 27, 1999.

Weigel, Paul. Blueprints for McFarlance House, 1928. (In the possession of Steve and Debbie Saroff, the current owners.)

Verbal Boundary Description

The nominated property is located in Lots 621, 622, and 623, Ward 7, City of Manhattan, Riley County, Kansas. The property is bounded to the North by Sunset Lane, to the East by Delaware, to the South by Leavenworth and public stairs, and to the West by adjacent property.

Boundary Justification

The boundary follows the boundary of the parcel of land and contains all property historically associated with the nominated building.

McFarlane-
Wareham Hwy
UTM Coordinates
14 708 420
4339 730