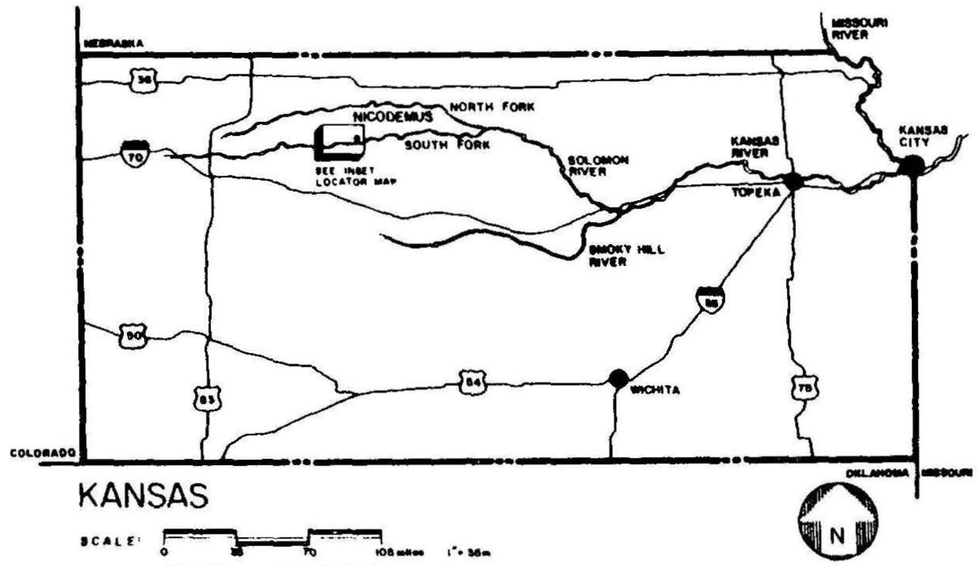
NICODEMUS, KANSAS

A NATIONAL HISTORIC LANDMARK BLACK SETTLEMENT

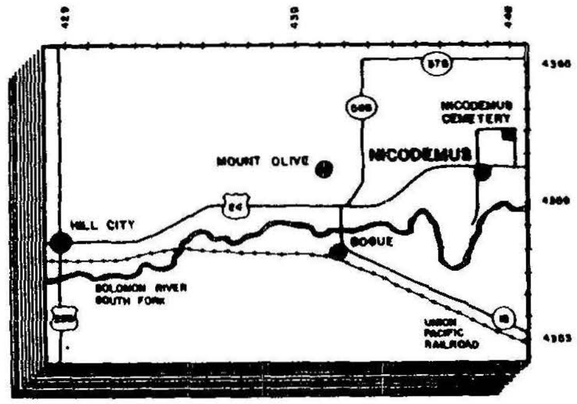


KANSAS

SCALE: 0 35 70 105 miles 1" = 35m

0 46 92 184 kilometers 1cm = 23 km

MAP BASED ON LIFE PICTORIAL ATLAS OF THE WORLD, 1961



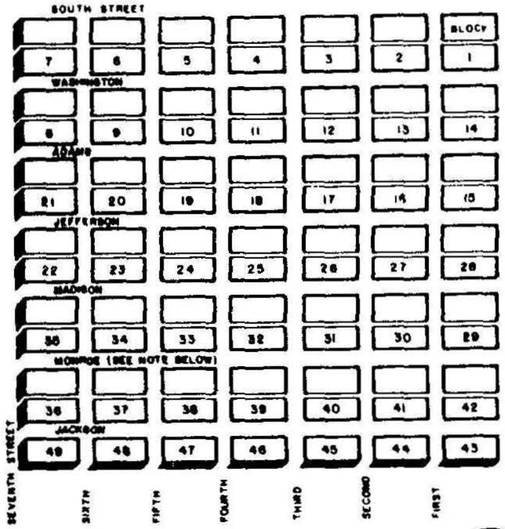
INSET LOCATOR MAP

SCALE: 0 1 2 4 miles 1" = 2 m.

0 1 2 4 6 kilometers 1 cm = 3 km

MAP ADAPTED FROM THE FOLLOWING USGS 7.5 MINUTE SERIES: BOGUE - 1979, BOGUE NW - 1979, NICODEMUS - 1969, PALCO - 1969

NICODEMUS UTM REFERENCE 14/447050/4360650



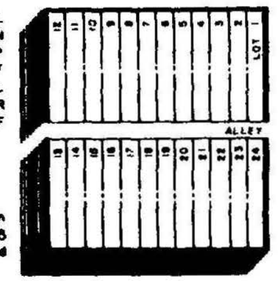
PLAT OF NICODEMUS

SCALE: 0 200 400 800 1200 feet 1" = 400'

0 120 240 480 meters 1cm = 48m

MAP DERIVED FROM THE ORIGINAL TOWN PLAT SURVEYED AND DRAWN BY D. N. MINOR IN MAY, 1880. MAP SHOWS THE PLATTED LAYOUT OF NICODEMUS WITH FORTY-TWO FULL BLOCKS EACH HAVING TWENTY-FOUR LOTS, AND SEVEN HALF BLOCKS OF TWELVE LOTS.

BLOCKS: 300' x 320'
LOTS: 25' x 180' except 1 & 24 in blocks 12, 17, 26, 31, 40, 45
STREETS: 80' wide except 1st & 3rd
ALLEYS: 20' wide



TYPICAL BLOCK LAYOUT

SCALE: 0 50 100 200 300 feet

0 30 60 100 meters

1" = 100'

1cm = 12.5m

NOTE:
"MUNROE" ON ORIGINAL 1880 PLAT
"MONROE" ON SUBSEQUENT MAPS

HISTORIC OVERVIEW:

NICODEMUS, KANSAS, REPRESENTS THE EARLIEST AND MOST PROSPEROUS MIDWESTERN BLACK SETTLEMENT ASSOCIATED WITH THE MASSIVE WESTWARD MIGRATION OF FORMER SLAVES OUT OF THE SOUTH DURING RECONSTRUCTION. FOLLOWING A TYPICAL MIDWESTERN PATTERN OF TOWN DEVELOPMENT, THE NICODEMUS TOWN COMPANY WAS FORMED ON APRIL 18, 1877, BY SEVEN KANSANS (ONE WHITE AND SIX BLACK). ATTRACTED BY THE PROMOTIONAL LITERATURE OF BENJAMIN "PAP" SINGLETON AND LED BY WHITE PROMOTER W.R. HILL, FIVE SEPARATE INFUSIONS OF BLACK COLONISTS, PREDOMINATELY FROM KENTUCKY AND TENNESSEE, ULTIMATELY COMPRISED THE POPULATION OF THE TOWN. BY 1878, NICODEMUS COULD BOAST NEARLY 700 RESIDENTS. NICODEMUS' PROMINENCE, HOWEVER, WAS SHORTLIVED WHEN THE RAILROAD BY-PASSED THE COMMUNITY IN 1888, THE MAJORITY OF BUSINESSES RELOCATED TO NEARBY COMMUNITIES AND THE TOWN SLOWLY WITHERED. A RESILIENT AND SELF-RELIANT NUCLEUS OF SETTLERS REMAINED. TODAY, 45 DECENDENTS OF THESE ORIGINAL IMMIGRANTS RESIDE IN THE COMMUNITY, AND NUMEROUS HISTORIC STRUCTURES STILL EXIST.

PROJECT PARTICIPANTS:

THIS HISTORIC AMERICAN BUILDING SURVEY (HABS) PROJECT WAS CONDUCTED UNDER THE JOINT SPONSORSHIP OF THE NATIONAL PARK SERVICE, ROCKY MOUNTAIN REGIONAL OFFICE; THE KANSAS HISTORICAL SOCIETY; KANSAS STATE UNIVERSITY, COLLEGE OF ARCHITECTURE AND DESIGN; ENTOURAGE, INC.; THE NATIONAL ENDOWMENT FOR THE ARTS; AND THE NATIONAL TRUST FOR HISTORIC PRESERVATION.

THE PROJECT COMMENCED DURING THE SUMMER OF 1983, AND CONCLUDED DURING THE FALL OF 1984, UNDER THE DIRECTION OF J. KEITH EVERETT, AIA, NATIONAL PARK SERVICE, WITH ASSISTANCE FROM THE TOWNSHIP OF NICODEMUS; RICHARD WAGNER, KANSAS STATE UNIVERSITY; ROBERT RICHMOND, KANSAS HISTORICAL SOCIETY; AND deTEEL PATTERSON TILLER AND GREGORY KENDRICK, NATIONAL PARK SERVICE.

PARTICIPANTS WERE EVERETT L. AND LABARBARA WIGFALL FLY, ENTOURAGE, INC.; RUTH K. FARR, UNIVERSITY OF BRADFORD, ENGLAND; MARION L. PRUCHA, INTERN LANDSCAPE ARCHITECT, UNIVERSITY OF OREGON; BETTINA C. VAN DYKE, GRADUATE STUDENT LANDSCAPE ARCHITECT, KANSAS STATE UNIVERSITY; RICHARD W. McNAMARA, STUDENT LANDSCAPE ARCHITECT, LOUISIANA STATE UNIVERSITY; CLAYTON FRASER, FRASERDESIGN; KENNETH M. HAMILTON, ASSISTANT PROFESSOR, OHIO STATE UNIVERSITY; AND JAMES A. AND MARY M. CAUFIELD, CAUFIELD·CAUFIELD.

HISTORIC AMERICAN BUILDINGS SURVEY
SURVEY NO. HABS KS-49
SHEET 1 OF 5 SHEETS

NICODEMUS, KANSAS - A NATIONAL HISTORIC LANDMARK BLACK SETTLEMENT
GRAHAM COUNTY KANSAS
NICODEMUS

Drawn by RICHARD W. McNAMARA, DEC., 1983, revised by JAMES A. & MARY M. CAUFIELD, 1984
NICODEMUS, KANSAS RECORDING PROJECT
ROCKY MOUNTAIN REGIONAL OFFICE
NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR

SUMMARY

This report describes a suitability/feasibility study, conducted by the National Park Service (NPS), of Nicodemus, Kansas, a National Historic Landmark (NHL). Authorized by Congress, the purpose of this study is to determine whether Nicodemus would be a suitable and feasible addition to the National Park System. During the study, the NPS also developed a range of alternatives for the protection, management, and use of the townsite.

Nicodemus, Kansas was determined to be of national significance during a 1974 National Historic Landmark study and was subsequently designated a NHL historic district by the Secretary of the Interior on January 7, 1976. Nicodemus, Kansas, is of national significance because it is the only remaining western town established by blacks during the reconstruction period, and represents the western expansion and settlement of the Great Plains. The significance of the events at Nicodemus cannot be disputed, yet the loss of some structures and the deteriorating condition of its remaining historic structures limits the ability of the physical features to convey this important element of American history. While the Nicodemus historic district has lost some integrity since designation and is approaching a risky level of diminished value, it continues to hold on, tenuously, to its status as a NHL.

The Nicodemus National Historic District NHL depicts six significant historic themes which are represented to a varying degree in the National Park or the National Historic Landmark Systems. In the original classification, Nicodemus was found to represent the following themes: Ethnic Communities, Poverty Relief and Urban Reform, Civil Rights. Though not presently noted in the thematic representation of National Historic Landmarks, Nicodemus Historic District is representative of these additional themes: The Reconstruction Era, The Farmer's Frontier, Farming Communities. Nicodemus represents the African American experience and contribution to western settlement and expansion; it illustrates the important role of community in the social reform movement of southern black Americans; and it interprets the lives of black Americans during Reconstruction. Though the NPS administers four areas pertaining to the Civil Rights theme, Nicodemus could be the only site depicting the establishment of self-governing communities as a route toward acquiring civil rights. In support of these findings, Nicodemus is found to be suitable for inclusion to the National Park System.

If Nicodemus is not protected and preserved by a public or private entity, it seems inevitable that the historic structures will continue to deteriorate and eventually be razed. In order to meet the objectives of preservation and public use, the stabilization and restoration of nearly all the remaining contributory structures and the reconstruction of the Sayers General Store and Post Office

would be necessary. Support facilities for the management and operation of a public use area would need to be built, but in order not to negatively impact the historical character of the site, approximately forty acres would need to be acquired outside the NHL for these developments. While there is a desire, by the residents, to share the town's history with the public, strong sentiment has been expressed for designation of Nicodemus as a National Historic Site, but with a large degree of private ownership.

Strong local backing for designation of a Nicodemus National Historic Site exists, though there are concerns about the effects a Federal presence will have on the community. The historic fabric is deteriorating at an accelerated pace with neither the funding nor the technical expertise available to the local historical society to stabilize and preserve the historic structures and character of the town. The infrastructure that would be needed to accommodate larger numbers of visitors is not in place, and a strong local management partner is absent. All of these factors point toward the necessity of a large appropriation for the preservation, restoration and operation of Nicodemus, and for some sort of Federal presence, in order to interpret the significance of the site.

The study identifies four alternatives under which the NPS believes the historic district could be managed. Each management alternative was evaluated based on its ability to accomplish the following:

1) protect and preserve the National Historic Landmark and the associated historic and cultural resources of Nicodemus, and
2) interpret the significance of Nicodemus, and its place within American history.

Three management alternatives were identified within the study:

A. Nicodemus Self Reliance
B. NPS Affiliated Area with Operating Commission
C. National Historic Site
    Option 1. NPS Management
    Option 2. NPS Management with Federal Advisory Commission

A. Nicodemus Self Reliance

Under this alternative, preservation of the remaining historic structures would be the responsibility of the owners; a responsibility that is constrained by a lack of funds, lack of technical expertise, and inability to obtain Certified Local Government Status. The Kansas State Historical Preservation office may certify local governments once a local historic preservation commission has been established to enforce historic preservation ordinances. The newly formed Nicodemus Community Task Group might be encouraged to adopt local preservation guidelines and ordinances to protect the resources within the

designated national historic landmark. Without the financial resources to support the guidelines, the guidelines would have little effect on the long-term protection of the historic resources. This alternative assures maximum local control over the future of Nicodemus, but leaves the protection of nationally significant resources in the responsibility of people who have limited funds and expertise by which to preserve them.

B. NPS Affiliated Area with Operating Commission

Under this alternative, legislation would authorize an affiliated area, Nicodemus National Historic Site, of the National Park System, under the management of the newly created Nicodemus Operating Commission. The Nicodemus Operating Commission would preserve and protect the site in accordance with the rules and regulations of the Department of Interior, and would include Nicodemus residents, a member of the Nicodemus Historical Society, the Nicodemus Township Board, a Graham County Commissioner, the Northwest Kansas Planning Commission, the Kansas State Historical Society and the National Park Service. The Commission and the NPS, with the involvement of local residents, would jointly develop a conservation plan to protect and preserve the historic district. This alternative assures a high degree of local control over the future of Nicodemus. The Commission, led by a director, would supervise a limited operational staff composed of administrative and interpretive personnel. Funding for structure stabilization, planning, operation, maintenance, capital expenditures and the operating commission would be obtained from a line item within the Department of Interior's annual appropriation. An initial appropriation of $1.7 million and an annual budget of approximately $500,000 ($250,000 each from Federal and non-Federal sources) would be necessary.

C. National Historic Site

Option 1. NPS Management

Under this alternative, Congress would authorize the entire Nicodemus National Historic Landmark (161.35 acres) as a national historic site under the administration of the NPS. Federal acquisition of a portion of the remaining historic properties and the accompanying acreage would occur under this alternative. The daily management of the site would be accomplished by the NPS. Immediate stabilization procedures would be undertaken on the historic structures in critical condition. An ethnographic study of Nicodemus would be initiated, funding permitting. Under NPS management, the Sayer's General Store and Post Office would be reconstructed. In order to avoid negative impact on the historical character of the site, the NPS would need to acquire approximately forty acres outside of the district for interpretation, visitor use,

administration, and maintenance facility developments. This alternative provides a moderate level of local control over the resources of Nicodemus. Implementation of this management alternative would require a congressional appropriation of up to approximately $6,856,500 for land acquisition and development. Immediate stabilization costs for the remaining historic structures are estimated at $1.7 million. An annual appropriation of $400,000 would be required for operations and maintenance.

Option 2. NPS with Federal Advisory Commission

In conjunction with authorization of a national historic site, an advisory Federal Commission would be established by Congress to advise the Secretary with respect to planning, management and interpretation of Nicodemus National Historic Site. The Commission would be comprised of individuals representing each of the privately owned historic structures, the Nicodemus Historical Society, the Nicodemus Township Board, a Graham County Commissioner, the Kansas State Historical Society, and the National Park Service. Additionally, the Commission and the NPS would, with the involvement of local residents, develop a preservation plan for the townsite with respect to zoning, easements and/or development. This alternative provides a high degree of local control over the future of Nicodemus. Annual operating expenses for a Commission approximate $50,000 for administration; this would be in addition to the other acquisition and development costs. An annual appropriation of $450,000 would be required to cover operations and maintenance, and includes the additional staff cost of a community planner.

This Study is meant to provide interested members of the Congress and the public with a tool for decision-making. This report makes no recommendation on which of the management alternatives should be pursued, though any effort to better inform the public about the significance of Nicodemus would be desirable. None of the alternatives have been selected by the team as "preferred" and no statement in this report should be construed as an endorsement by the Department of the Interior or the National Park Service.

NICODEMUS NATIONAL HISTORIC LANDMARK FEASIBILITY STUDY

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I. INTRODUCTION

Purpose and Scope

This report describes a suitability/feasibility study, conducted by the National Park Service (NPS), of Nicodemus, Kansas, a National Historic Landmark (NHL). Authorized by Congress, the study of Nicodemus NHL assesses a range of options for the future management, protection, interpretation, and use of the site. The national significance of the site was addressed during a 1974 Landmark study and was subsequently designated a NHL historic district by the Secretary of the Interior. The evaluation of suitability and feasibility was addressed in accordance with established NPS planning procedures.

The purpose of this study is to determine whether Nicodemus would be a suitable and feasible addition to the National Park System. The NPS also developed a range of alternatives for the protection, management, and use of the townsite. To accomplish this, the study identifies and evaluates regional land uses and trends, analyzes comparative data on the management of similar sites, and formulates alternative management strategies and associated costs.

Background

A determination of national significance is a prerequisite for inclusion of a resource in the National Park System (NPSy). Nicodemus, Kansas has been determined to be nationally significant by virtue of its designation as a NHL. The unincorporated town of Nicodemus, located in Graham County, on the Solomon River in the north-western portion of the state, was designated a National Historic Landmark January 7, 1976. Because of the amount of time that has elapsed between NHL designation and this study, and the subsequent loss of some historical structures, the integrity of the site's remaining cultural resources is addressed within the significance portion of the study.

Summary of Public Involvement

There has been frequent, direct contact with the Nicodemus Historical Society and, through the Society, to those persons having an interest in the town of Nicodemus. On January 13, 1992 an informal public meeting was held to discuss the study with the residents of Nicodemus and the surrounding area. Approximately 24 persons attended this meeting. Prior to this, a smaller meeting was held with the Community Task Group, composed of a representative from each one of the organizations and/or individuals owning a historic property on the site, a member of the Nicodemus Township Board, and a Graham County Commissioner.

Comments from the public focused on the need for cultural resource preservation and the desire for local involvement in future decision-making for the site.

The Community Task Group met February 18, 1992 to discuss the local issues and concerns of the residents and the interpretive programs and activities that might be planned if site designation were achieved. The list of ideas and suggestions was presented to the community at large on February 29, 1992. Out of these two meetings, a position paper was drafted and submitted to the NPS study team (Appendix A). The paper discussed local issues and concerns, and outlined the community's preferred management alternative and interpretive activities.

A summary of the management alternatives was made public by direct mail to interested individuals and the Kansas State Historical Society, and during Nicodemus' annual Homecoming Celebration, July 31-August 2, 1992. The study team attended the annual Homecoming Celebration and participated in a town meeting on August 2, 1992, regarding the management alternatives. After presentation of the management alternatives and a discussion of feasibility, many questions arose concerning the degree of private and/or local control which would remain or be lost under each management alternative. The NPS has responded by addressing this concern within the management alternatives. Each management scenario provides for some degree of local control and involvement in the management and interpretation of the resources. As part of the public notice, copies of the final report and executive summary will be simultaneously distributed to Congress and town residents, descendents and interested individuals, the Nicodemus Historical Society, local libraries, and the Kansas State Historical Society for a thirty day period.

Issues and Concerns

During the public meeting in January 1992, and the following workshop, sponsored by the Nicodemus Historical Society and the Community Task Group, concerns and issues were raised by the local residents. Major concerns centered around management and interpretation. There was a strong desire for local participation, influence, and authority in the management of the area as a NHS by way of a commission, or similar body charged with the overall planning and management of the site. Concerns also were voiced in regards to the accurate and complete interpretation of the Nicodemus story.

Within the Position Paper, the following issues and concerns were expressed by the community. The study team has attempted to address these concerns within the management alternatives section of this document.

Boundary. If Nicodemus were to be designated a NHS, will the present historic district boundary be the NHS boundary? If not, what will be the criteria for determining the boundary?

Property Taxes. If designation occurs, what might be the tax benefits and liabilities for individuals who own historic properties? For non-historic properties within the district? For adjacent properties? If property taxes increase, which programs and incentives are available to offset the taxes?

Property Rights. What are the regulations regarding the use of historic site properties when private owners retain ownership? What interior and exterior construction restraints are associated with historic site properties in private ownership?

Development. What rights do adjacent property owners have with regards to development? What are the development constraints within a National Historic Site, and the adjacent area? What criteria are used to determine the parameters of the surrounding area, which may be affected by designation?

Regulations. What regulations might apply to the Nicodemus site?

Management. What are the management policies of the NPS for a site such as Nicodemus?

Accountability. Once a management alternative has been selected, can it be changed in the future if deemed necessary? If the locally preferred management alternative (Local Management Commission with NPS involvement) is selected, to whom would the Commission be directly responsible?

The town meeting, in August 1992, provided town residents, non-resident property owners, and many people with family connections to Nicodemus the opportunity to question and comment on the draft management alternatives. Many of the questions pertained to local control, landowner rights, controlled access, federal condemnation, staff recruitment, stabilization and restoration funds and grants, boundaries, and additional venues for public comment. The majority of the 52 people in attendance expressed strong reservations about the creation of a new unit of the National Park System under the management of the NPS, that would allow for Federal acquisition. Community preference was for an increased level of national recognition, financial and technical assistance for preservation, restoration, and interpretation, with management by a local entity.

In the weeks following the August town meeting, the Nicodemus Historical Society distributed a ballot to the residents and members of the Society asking them to "vote" on a management alternative. Forty-eight ballots were received and fifty-two percent of the ballots expressed a preference for designation of a national historic site with management in cooperation with a Commission (Appendix B).

Individuals, Agencies and Organizations Contacted

Office of U.S. Senator Robert Dole
Office of U.S. Senator Nancy Kassebaum
Office of U.S. Representative Dan Glickman-4th District, Kansas
Office of U.S. Representative Pat Roberts-1st District, Kansas
Office of U.S. Representative Jim Slattery-2nd District, Kansas
Office of Kansas Governor Joan Finney
Nicodemus Historical Society
Nicodemus Township Board
Graham County Commissioners
Graham County Historical Society
Northwest Kansas Planning and Development Commission
Kansas State Historical Society, State Historic Preservation Office
First Baptist Church of Nicodemus
American Legion Post of Nicodemus
Nicodemus Community Task Group

II. DESCRIPTION OF THE STUDY AREA

History

The National Historic Landmark Nomination states the following:

During the 1870s the great human phenomena of a mass migration of blacks from the South to the Midwest took place. Greatly dissatisfied with the conditions in the South during the Reconstruction period, blacks, in numbers sizeable enough to initiate an investigation and report by the United States Congress, migrated from the South to the Midwest. Black spokesmen such as Frederick Douglass and Richard T. Greener offered their people conflicting advice on how to deal with the oppression and poverty of the South. Douglass advocated that they remain in the region in order to change and ameliorate the conditions. Greener, on the other hand, urged migration from an area that he felt was beyond change as far as blacks were concerned. In line with Greener's advice, many blacks from Mississippi, Louisiana, Alabama, Tennessee, and Kentucky surged westward.

One of the principal leaders of this mass migration movement was Benjamin "Pap" Singleton, who told glowing stories of the "Promised Land" in Kansas. He was responsible for the founding of eleven colonies in Kansas alone between 1873 and 1880. Singleton, born a slave in Nashville, Tennessee about 1809, was skilled in the trades of carpentry and cabinet making. He hated his enslavement and so fled to Canada, settling later in Detroit, Michigan where he pursued a variety of occupations. After the general emancipation of slaves, he returned to his native Tennessee and began attempts to colonize blacks there. He soon concluded that such an effort in the South was not conducive to the welfare and future progress of black people. He visited Kansas in 1873, bringing with him 300 blacks from Tennessee, most of whom settled in "Singleton's Colony" in Cherokee County. Returning to the South in the latter part of 1873, he traveled throughout Tennessee, Kentucky, and Mississippi, organizing groups to migrate to Kansas.

The impact of black migration on the population of Kansas is evident from census reports. In 1860, there were 625 free blacks and two slaves in the entire state. In 1870, the black population had jumped to 17,108 and a number of all-black communities had sprung up in the eastern part of the state. By 1880, the black

population had doubled to 43,107. Singleton's efforts were primarily responsible for this increase in the African American population of the state of Kansas during the last great colonizing effort, 1878-1880, which became known as the "Exoduster" movement.

Nicodemus was one of the towns that resulted from this black migration, though Singleton was not directly responsible for the settling of Nicodemus. Established on homestead land in Graham County, Kansas, with assistance from a white town promoter, W. R. Hill, and named after a legendary slave, the town of Nicodemus was officially founded on September 17, 1877, prior to the actual time period of the "Exodusters". However, during the summer, there had been some early arrivals to the townsite, the first being Reverend Simon P. Roundtree who was there on June 18, 1877. The next arrivals came on July 30. In this group were Mr. and Mrs. Z. T. Fletcher. Mrs. Francis Fletcher was the only woman in the colony until other women arrived, with a group of 300 people from Kentucky, on September 17. The second large group of settlers came from Kentucky in the spring of 1878. Finally, in 1879, the last sizeable group, 50 blacks from Mississippi, settled in Nicodemus. According to the 1880 census, there were 260 blacks living in Nicodemus township.

The Nicodemus colonists had to cope with many hardships on the Kansas frontier. The initial form of shelter was a "burrow" constructed out of the side of a bank or small hill. Sod dugouts and then wooden structures eventually replaced the "burrows". The problem of finding food was a far more difficult obstacle for the colonists to overcome. Few of the settlers had any money; most of them had spent their funds in order to get to Kansas. To help alleviate this problem, the Nicodemus Town Company was established to secure food and supplies from across the state and to distribute them to the settlers.

By 1881, there were 35 residential and commercial structures in the town. Although most of these structures were scattered haphazardly throughout the district, there was a defined business district. The general store of Z. T. Fletcher founded in the fall of 1877 was the oldest business in the county. In 1878 a Post Office was established in a section of the store. One of the highlights of Nicodemus' history is connected with this Post Office. It has been reported throughout the town's history that Mrs. Fletcher, the official postmistress, and her husband went forty miles once a

month to the neighboring town of Ellis to carry outgoing and incoming mail. In 1879 a livery stable and lumber yard were started. The establishment of the latter is an excellent indication of the progress the Nicodemites were making as their sod structures were being replaced by wood. The first church edifice, a sod structure, was constructed in 1879 under the auspices of the Baptist minister Daniel Hickman. In June 1879 School District No. 1 was established in Nicodemus with most of the classes being taught in people's homes. In 1887 a formal four room structure was erected. By the 1880s Nicodemus was showing all of the signs of a thriving social center -- a baseball team, a literary and benefit society, lodges, and an ice cream parlor. Nicodemus had two newspapers, the Western Cyclone established May 13, 1886 by A. G. Tallman and the Enterprise established August 17, 1887 by H. K. Lightfoot. By 1887 when the town's first bank was established by A. L. McPherson, a white man, Nicodemus was a recognized social and business center of Graham County.

The esteem in which the town was held is further evidenced by the prominence of its members in county affairs. Selected as the temporary site of the township's first election, an honor that acknowledged its potential voting strength in that region, the election was held in December 1879. The Nicodemus "Equal Rights Ticket", composed of five white men and three blacks - Granville Lewis, H. Winn, and Lewis Welton - all won their respective seats: Lewis as one of the town justices of the peace; Winn as township clerk; and Welton as road overseer. The Nicodemites continued their promising beginnings in the field of politics when the county elections were held in June 1880. John DePrad was elected county clerk, an office that was held by a number of blacks in future elections. Other Nicodemites who won county elected offices were J. R. Hawkins who served in the office of the clerk of court; W. L. Sayers (a relative of Gale Sayers, the Kansas University and Chicago Bears football star) who served as county attorney; and Lewis Welton and Daniel Hickman who served as county commissioners. In the field of politics for the county and state, it has been said that it was a rare selection that did not have a black Nicodemite on its ballot.

An outstanding member of the Nicodemus community, and of the entire state, was Edward P. McCabe whose rise to prominence in that frontier community was evidence of the opportunities available to any person who wanted to excel in the fluidity of a

frontier society. McCabe came from New York and Chicago in 1878. He served as the county's first county clerk, being appointed to that temporary position by Governor St. John until the county elections of June 1880. He and A. T. Hall operated a land agency in the town and in 1882 and 1884 he was elected to the position of Kansas State Auditor. He held the same position in the territory of Oklahoma from 1897 to 1907, by appointment from Governor G. S. Steel.

> Nicodemus probably reached its peak by 1910, when the federal census reported 595 black inhabitants in the county. Although there are no reliable figures for the town of Nicodemus, it is presumed that the decline in the population paralleled that of the rest of the county. By 1950 only sixteen [residents] were counted there and by 1953 the Post Office station was closed, symbolizing the end of a cycle of seventy-six years of existence. (The complete National Register of Historic Places Inventory-Nomination Form can be found in Appendix C.)

The Nicodemus story reminds us of the black pioneers who struggled to carve a life for themselves away from the violent conflicts of southern reconstruction, and settle the west against the winds, drought, poverty and heat which plagued them.

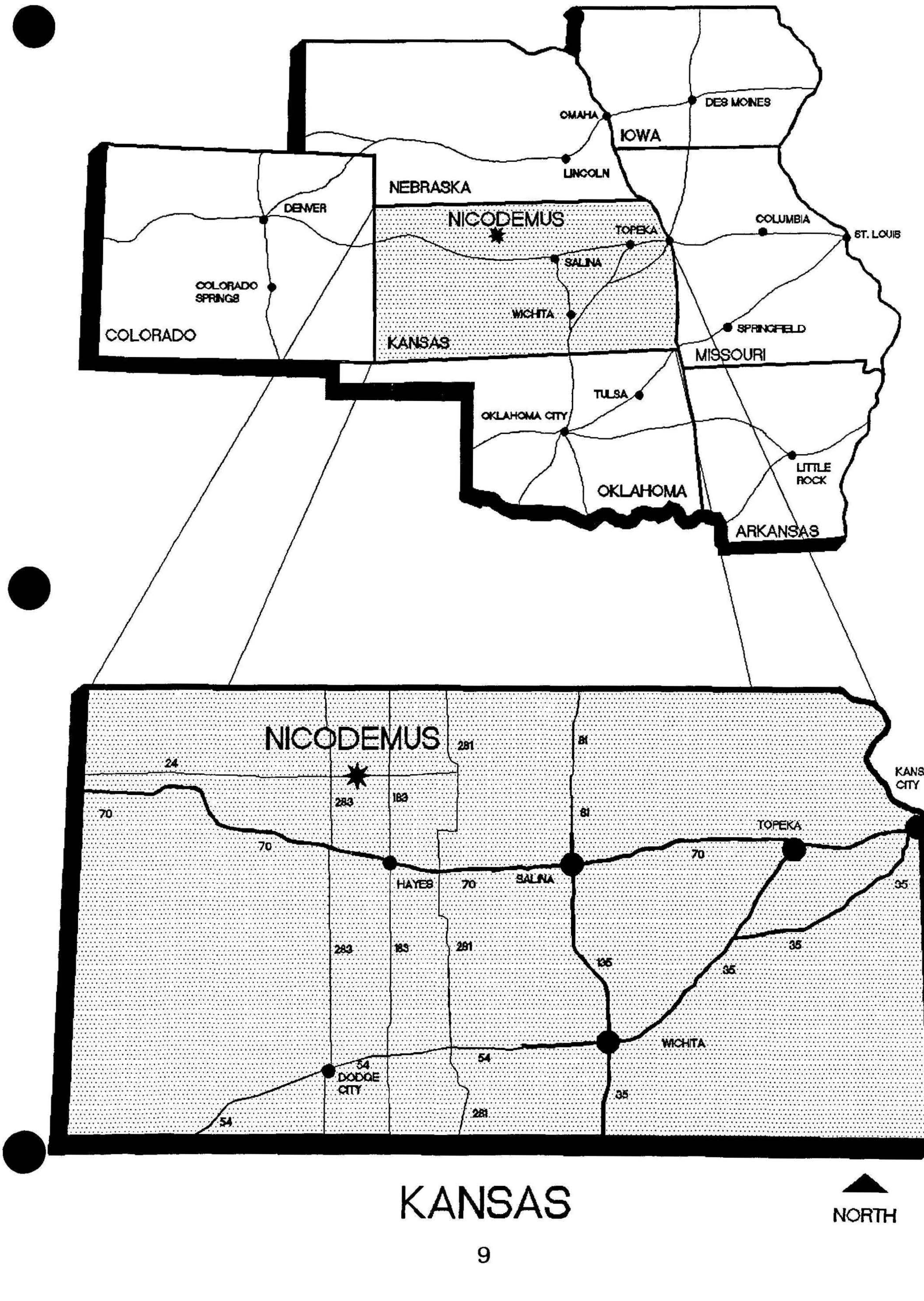
Regional Setting and Access

The unincorporated town of Nicodemus is located in Graham County, Kansas. It is situated along the interface of the High Plains and Smoky Hills physiographic regions in the northwestern portion of the state (Figure 1). Nicodemus lies 297 miles southwest of Omaha, Nebraska, and 306 miles east of Denver, Colorado. Major highway access to Nicodemus is provided by U.S. Highway 24 (east-west) and U.S. Highway 283 (north-south). U.S. Interstate 70 lies 39 miles to the southwest of Nicodemus at WaKeeney. Commercial air service is provided to Hays, Kansas, 59 miles southeast of Nicodemus, and bus service is available to both Hays and WaKeeney, Kansas, 38 miles southwest of Nicodemus.

Significant Cultural Resources

A historic property inspection report was done on all extant, contributory historic structures listed on the nomination form and on two related sites of potential historic significance (Appendix D).

FIGURE 1: REGIONAL SETTING OF NICODEMUS



FIRST BAPTIST CHURCH, Fourth and Washington Streets. The First Baptist Church of Nicodemus, an important part of the community, was completed in 1907. The present building occupies the same location as three previous structures associated with the Baptist Church. In 1880, a sod sanctuary replaced the original dugout (c.1877). The 1880 building was replaced by a limestone structure in 1885 and was itself replaced by the 1907 building. The "Old" Baptist church which now stands on the site was in active use until 1977, when a new sanctuary was built to the north of the original building site. The church building is owned by the First Baptist congregation of Nicodemus, and is used on occasion for church dinners and gatherings.

ST. FRANCIS HOTEL (FLETCHER RESIDENCE), Third and Washington Streets. The Fletcher house is one of the few remaining examples of the early residential architecture of Nicodemus. The existing house and associated outbuildings are remnants of a former complex of structures. In 1880, Z.T. Fletcher erected the Saint Francis Hotel, a two-story limestone structure with a one-story stone kitchen adjoined on the east. The layout of the building was organized with a living room and dining room on the first floor, and two guest rooms upstairs. In 1886, a large frame barn (not extant) was built south of the hotel for a livery stable and farm implement shop. Prior to building the St. Francis, Fletcher operated a hostelry in a soddy along the banks of Spring Creek, and was the first to open a business in Nicodemus: a small grocery store (c.1877). In 1878, Fletcher established the townsite's first post office in a corner of the grocery store; his wife, Francis Fletcher, was the first postmistress. The St. Francis Hotel is owned by the Switzer family. Though not occupied year-round, it is occasionally rented during hunting season, and is used to house extended family on holidays and during the annual Homecoming Celebration.

NICODEMUS SCHOOL, DISTRICT NO. 1, Fourth and Madison Streets. The present structure, built in 1918, is on the site of an earlier schoolhouse, c. 1887, that burned. Education was very important to the residents from the onset, and thus, Nicodemus was the first community to establish a school in Graham County (1879). The school was started in a sod hotel belonging to Z.T. Fletcher, a school board member, and later was moved to the location on Fourth Street. The Nicodemus School closed in 1955, but the building was used by the local 4-H club until it was purchased by the American Legion Post of Nicodemus in 1983. The American Legion uses the building for meetings and gatherings.

A.M.E. (AFRICAN METHODIST EPISCOPAL) CHURCH, Third and Adams Streets. Like other congregations, the AME church initially held worship services in crude dugouts. By the spring of 1879, the AME congregation had constructed one of the earliest sod structures in Nicodemus. The single-story limestone and stucco building was erected in 1885, and remained in active use until the 1940s. Mrs. Ada Bates acquired the building in the 1950s, and subsequently used the structure for storage. The Church is in the process of being donated to the Nicodemus Historical Society

TOWNSHIP (T.W.P.) HALL, Second and Washington Streets. The Nicodemus Township Hall was built in 1939 by the Works Progress Administration (WPA). The two-year construction project employed twelve local residents and used locally quarried limestone. The hall is the largest building in the town today, and is presently used for all community meetings.

SITE OF THE MASONIC HALL, Third and Washington Streets. A marker designates the site of the old Masonic Hall, built c.1880 and razed in 1972. The building housed membership functions for the Masons and the affiliated group for women, Eastern Star. Until the larger township hall was completed, the Masonic Hall was used for dances, ice cream socials and community events.

Related Cultural Resources

The following two related buildings have been identified by the study team as potential historic structures within the NHL historic district. Neither building was listed in the NHL study. Additional study is needed to fully evaluate the significance of the structures.

BAPTIST PARSONAGE, Fourth and Washington Streets. The parsonage is owned by the congregation of the First Baptist Church of Nicodemus.

JERRY SCRUGGS RESIDENCE, Second and Adams Streets. The residence is owned by Mrs. Vernita Napue, and is unoccupied.

Structures No Longer Extant

Since the district was designated a NHL in 1976, three of the historic buildings are no longer extant. **SAYER'S GENERAL STORE AND POST OFFICE**, at 3rd and Washington Streets, had deteriorated to such a state that the building was razed in 1981. Built in 1879, and opened for business in 1880, the S.G. Wilson store was later acquired by H.S. Henrie, and subsequently purchased by W.L. Sayers. The **DR. D.L. STEWART RESIDENCE**, built in 1906 on

Washington Street, between 5th and 7th Streets, collapsed sometime after 1985, and the remains were removed. The existence of the **ORIGINAL TOWN RESIDENCE** listed in the nomination could not be verified by the study team. No location was furnished in the record, yet further inquires provided a couple of possible locations. Upon perusal of the townsite, no building meeting the description of the residence was located.

Land Ownership and Use

Nicodemus is the last remaining all-black community in Kansas. The community retains its historic agricultural character and setting. Nicodemus is an unincorporated town in Nicodemus Township, and, like other small Kansas towns, the lack of jobs, housing, and community services has resulted in a decline in the population and economy. The townsite is occupied by only 22 households and 48 residents, yet a strong feeling of community still permeates the town, a feeling cultivated and fueled by more than one hundred years of perseverance and unwillingness to surrender this living reminder of the contributions of their forebears.

Present ownership in town is a combination of private and public. Among the historic buildings and sites mentioned as within the historic district, the Township Hall, the site of the Masonic Hall, and the Historic Marker are publicly owned. The remaining historic structures are held privately.

III. STATEMENT OF SIGNIFICANCE

The criteria for evaluating areas for potential inclusion in the National Park System are outlined in the National Park Service's Management Policies (1988) and in Criteria for Parklands (1990).

The first criterion for a potential new unit states the area must be of national significance. Areas that have been designated NHLs have been determined to be of national significance and require no further analysis if being studied for potential addition to the National Park System. The Nicodemus Historic District meets this criterion.

In 1974, a study was conducted of Nicodemus, Kansas for nomination of the site as a National Historic Landmark. The following statement and historical background report is from the National Register of Historic Places Inventory - Nomination Form, compiled by the Afro-American Bicentennial Corporation.

> Nicodemus, Kansas, is of national significance because it is the only remaining western town established by blacks during the reconstruction period, and represents the western expansion and settlement of the Great Plains. It is the site of the oldest reported Post Office supervised by blacks in the United States. Nicodemus is also symbolic of the pioneer spirit of blacks who dared to leave the only region they had been familiar with, in a search for personal freedom and the opportunity to develop their talents and capabilities.

Integrity

A discussion of significance is not complete without mention of integrity. Integrity is the ability of a property to convey its significance. A NHL, by definition, is nationally significant, yet the resource must be reviewed on a periodic basis to determine if the story of the place is still evident in the physical fabric of the site. Location, design, setting, materials, workmanship, feeling and association are all aspects of integrity. It is the analysis of the most important of these aspects of a specific site which determines whether a property has maintained its integrity.

There are seven aspects of integrity established by NHL criteria (36 CFR, Part 65), and these qualities in various combinations define the integrity of a site. The most important of these aspects to Nicodemus were determined on the basis of the why, where and when of the property's significance.

The most important aspects of integrity associated with Nicodemus are location, setting, feeling and association. **Location** is the place where the historic property was constructed or the place where the historic event occurred. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. **Setting** is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place in which the property played its historical role. **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time. **Association** is the direct link between an important historic event or person and a historic property.

Materials, design and workmanship are of importance in some degree to the historical fabric of the district. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property. **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

The analysis of a site's integrity is not a simple, quantitative exercise, but is intricately linked to the story being told. Any loss of the historic fabric is like removing an illustration in a picture book. The story can still be told, but as the pictures fade away, the ability to tell the story, and the experience of the storytelling changes. At some point, when enough of the historic fabric has disappeared, the telling of the Nicodemus story, though significant, will not be integrally linked to the few remaining historic structures. An analysis of the site's integrity demonstrates the degree to which the historic property is able to physically convey the story of Nicodemus.

At the time of the NHL designation nine structures and sites existed within the historic district. Between December 1974, when the nomination form was completed, and 1985, three of the historic structures were lost due to deterioration. The significance of the events at Nicodemus cannot be disputed, yet the loss and/or deteriorating condition of its remaining historic structures limits the ability of the physical features to convey this important element of American history. While Nicodemus Historic District has lost some integrity since designation, and is approaching a risky level of diminished value, it continues to hold on, tenuously, to its status as a NHL.

IV. SUITABILITY AND FEASIBILITY

A proposed area is considered suitable for addition to the National Park System if it "represents a natural or cultural theme... that is not already adequately represented..." To be feasible, "an area must be of sufficient size and configuration, considering natural systems or historic settings to ensure long-term protection of resources and to accommodate public use, and it must have potential for efficient administration at a reasonable cost." In addition to meeting NPS standards for significance, suitability, and feasibility, potential areas must require direct NPS management instead of alternative protection by other agencies or the private sector. These criteria are designed to ensure the National Park Service includes only outstanding examples of the nation's heritage in need of Federal protection. They also recognize that inclusion in the National Park System is not the only option for preserving the nation's outstanding resources.

SUITABILITY

The 1987 National Park Service publication History and Prehistory in the National Park System and the National Historic Landmarks Program illustrates the extent to which the cultural resources within the National Park System and among National Historic Landmarks are reflective of the Nation's past. The Nicodemus Historic District is listed in connection with three themes:

Ethnic Communities (Theme XXX-E),
Poverty Relief and Social Reform (Theme XXXI-J),
Civil Rights Movements (Theme XXXI-M).

Though not presently noted in the thematic representation of National Historic Landmarks, Nicodemus Historic District is representative of three additional themes:

The Reconstruction Era, 1865-1877 (Theme VII-A),
The Farmers' Frontier (Theme X-F),
Farming Communities (Theme XXX-B).

Ethnic Communities (including Immigration) (Theme XXX-E)

The NPS administers eight sites which pertain to the "Ethnic Communities (including Immigration)" theme. While four of these sites directly relate to the contributions of African American communities, none of the sites represent the western settlement and expansion of the United States, farming communities, or the impressive migration of an ethnic group between regions of the United States due to reconstruction in the south following the Civil War.

Boston African American National Historic Site (Boston, Massachusetts). The site contains 15 pre-Civil War black history structures, linked by the 1.6-mile Black Heritage Trail. Only the African American Meeting House and the Abiel Smith School contain public facilities.

Castle Clinton National Monument (New York, New York). Built 1808-11, this structure served successively as a defense for New York harbor, a promenade and entertainment center, and an immigration depot through which more than 8 million people entered the United States from 1855 to 1890. It is located in Battery Park, Manhattan.

Lowell National Historical Park (Lowell, Massachusetts). America's first planned industrial city is commemorated by this park in the heart of Lowell. Exhibits and tours tell the story of the industrial revolution. The park includes mill complexes, a power canal system, gatehouses, and worker housing.

Maggie L. Walker National Historic Site (Richmond, Virginia). This rowhouse at 110 1/2 E. Leigh Street, Richmond, was the home of the daughter of an ex-house slave who became a bank president and a leading figure in Richmond's black community.

Martin Luther King, Jr., National Historic Site (Atlanta, Georgia). The birthplace, church, and grave of Dr. Martin Luther King, Jr., civil rights leader, are included in this park. The neighborhood also includes the Martin Luther King, Jr., Center for Nonviolent Social Change, Inc. The surrounding 68.19-acre preservation district includes Sweet Auburn, the economic and cultural center of Atlanta's black community during most of the 20th century.

Statue of Liberty National Monument (New York, New York, also in New Jersey). The famous 152-foot copper statue bearing the torch of freedom was a gift of the French people in 1886 to commemorate the alliance of the two nations in the American Revolution. Designed by Frederick Bartholdi, the statue came to symbolize freedom for immigrants. A museum contains exhibits on the Statue of Liberty and the American Museum of Immigration. Ellis Island, an immigration port from 1892 to 1954, is also a part of the park.

Touro Synagogue National Historic Site (Newport, Rhode Island). One of the finest examples of colonial religious architecture, designed by Peter Harrison, this synagogue is the present-day place of worship of Congregation Jeshuat Israel. It is owned by Congregation Shearith Israel, New York City. The National Park Service lends technical assistance for preservation of the building, under a cooperative agreement with the two congregations; it is an affiliated area.

Tuskegee Institute National Historic Site (Tuskegee Institute, Alabama). Booker T. Washington founded this college for black Americans in 1881. Here are preserved the brick buildings constructed by the students themselves, Washington's home, and the George Washington Carver Museum, which serves as park headquarters and visitor center. The college is still an active institution that owns most of the property within the NHS.

Twenty-two National Historic Landmarks relate to the "Ethnic Communities (including Immigration)" theme. None of these sites duplicate Nicodemus in historic context; however, Boley Historic District, Boley, Oklahoma and the I.T. Montgomery House in Mound Bayou, Mississippi have certain similarities to Nicodemus.

Amana Colonies, Iowa
Barrio de Analco Historic District, New Mexico
Bishop Hill Colony Historic District, Illinois
Boley Historic District, Oklahoma
Jackson Ward Historic District, Virginia
Kahal Kadosh Beth Elohim, South Carolina
Kawaiahao Church & Mission Houses, Hawaii
Las Trampas Historic District, New Mexico
Mesilla Plaza, New Mexico
I.T. Montgomery House, Mississippi
Mother Bethel A.M.E. Church, Pennsylvania
Nauvoo Historic District, illinois
Old Quaker Meeting House, New York
Old Salem Historic District, North Carolina
Plum Street Temple, Ohio
Russian Mission Orphanage, Alaska
St. Michael's Cathedral, Alaska
Shakertown at Pleasant Hill Historic District, Kentucky
Temple Square, Utah
Villa Lewaro, New York
Brigham Young House (Lion House), Utah
Yucca Plantation, Louisiana

Boley, Oklahoma was founded in 1904, and like Nicodemus, was promoted almost exclusively to blacks. The Isaiah T. Montgomery House in Mound Bayou, Mississippi was the home of the founder and first mayor of Mound Bayou, another primarily black town founded in 1887. Each of these communities had skin color, poverty and a desire for racial self-determination in common. In addition, each of the towns were characterized by rapid growth, acquaintanceship and kinship between most of the settlers, and a large number of residents who lived in town, but farmed or worked outside the town during the day.

The most notable differences between Nicodemus and the other black towns are historical period and theme. Though Boley and Nicodemus lie within the same geographical region, Boley is not representative of the Reconstruction era, nor the westward expansion of the United States. Mound Bayou was established after Reconstruction, and though it is representative of the self determination settlements founded by blacks in the late 19th and early 20th centuries, the Isaiah T. Montgomery House does not represent the westward expansion theme.

<u>Poverty Relief and Urban Social Reform (Theme XXXI-J)</u>
The National Park Service administers two sites which relate to the "Poverty Relief and Urban Social Reform" facet of the "Social and Humanitarian Movements" theme. Both of these sites commemorate the works of individuals from the early 20th century. Neither of the two sites duplicate Nicodemus, which illustrates the important role of the community in the social reform movement of southern black Americans during the last decades of the 19th century. It is this facet which supports the designation of Nicodemus as a NHL.

Eleanor Roosevelt National Historic Site (Hyde Park, New York). Mrs. Roosevelt used Val-Kill as a personal retreat from her busy life. Val-Kill Cottage is the focal point of the historic site. It was originally built as a factory building for Val-Kill Industries and was converted to a home by Eleanor Roosevelt in 1937. Stone Cottage was built for her by FDR in 1925. The pastoral setting includes fields, trees, swamps, and ponds.

Herbert Hoover National Historic Site (West Branch, Iowa). The birthplace, Friends Meetinghouse, and boyhood neighborhood of the 31st President, 1929-33, the gravesite of President and Mrs. Hoover, and the Hoover Presidential library and Museum are within the park. The library and museum are administered by the National Archives and Records Service, General Services Administration.

The following six sites relate to the theme "Poverty Relief and Urban Social Reform," and have been designated National Historic Landmarks. None of the areas below reproduce the achievements, nor match the historical context of Nicodemus.

Father Flanagan's Boys' Home, Nebraska
Henry Street Settlement & Neighborhood Playhouse, New York
Hull House, Illinois
I.T. Montgomery House, Mississippi
North Carolina Mutual Life Insurance Company, North Carolina
Harriet Tubman Home for the Aged, New York

Civil Rights Movements (Theme XXXI-M)

NPS manages and operates four areas pertaining to the "Civil Rights" theme. While the sites represent the achievements of African Americans, the citizens of Nicodemus represent a self-defense mode of civil rights. By creating a separate, legal black community, the citizens of Nicodemus forged for themselves a place where they were guaranteed their civil rights.

Brown v. Board of Education National Historic Site (Topeka, Kansas) The 1954 Supreme Court decision struck down the "separate and equal" doctrine, which eventually led to the extension of the 14th Amendment rights to all citizens of the nation. The Monroe Elementary School is the location where the park commemorates the triumphs of this case.

Frederick Douglass National Historic Site (Washington, D.C.). From 1877 to 1895, this was the home of the Nation's leading 19th-century black spokesman. Among other achievements, he was U.S. minister to Haiti in 1889.

Martin Luther King, Jr., National Historic Site (Atlanta, Georgia). The birthplace, church, and grave of Dr. Martin Luther King, Jr., civil rights leader, are parts of this park. The neighborhood also includes the Martin Luther King, Jr., Center for Nonviolent Social Change.

Mary McLeod Bethune Council House National Historic Site (Washington, D.C.). This is the headquarters of the National Council of Negro Women established by Mary McLeod Bethune in 1935. It also commemorates her leadership in black women's rights movements from 1943 to 1949. She also was a founder of Bethune-Cookman College in Florida.

The following 16 National Historic Landmarks relate to the "Civil Rights Movements" theme. The accomplishments represented by these NHLs do not duplicate the achievements of Nicodemus' citizens, though the I.T. Montgomery House of Mound Bayou, Mississippi and Nicodemus each represent one of many attempts by blacks of that era to establish independent communities in which they could exercise self-government, and thereby, insure their civil rights.

Paul Cuffe's Farm, Massachusetts
Dexter Avenue Baptist Church, Alabama
William E. B. DuBois Boyhood Home, Massachusetts
T. Thomas Fortune House, New Jersey
James Weldon Johnson Residence, New York
Little Rock Central High School, Arkansas
I.T. Montgomery House, Mississippi
Mother Bethel A.M.E. Church, Washington, D.C.
New York Amsterdam News Building, New York
St. Luke's Episcopal Church, Washington, D.C.
Sumner Elementary School, Kansas
Mary Church Terrell House, Washington, D.C.
William Monroe Trotter House, Massachusetts
Harriet Tubman Home for the Aged, New York
Ida B. Wells-Barnett House, Illinois
Whitney M. Young, Jr., Birthplace & Boyhood Home, Kentucky

<u>The Reconstruction Era, 1865-1877 (Theme VII-A)</u>

The NPS administers four sites which pertain to "The Reconstruction Era" theme. While impressive, the three sites associated with past Presidents, and a frontier fort do little to tell the complete story of Reconstruction. How to handle the emancipated slaves' entry into "free" society was the pressing social and political issue of the period; yet, none of the sites administered by the NPS directly documents the presence of these ex-slaves, nor the effects reconstruction had on the lives of African Americans.

Andrew Johnson National Historic Site (Greenville, Tennessee). The site includes two homes and the tailor shop of the 17th President, who served from 1865 to 1869, and the Andrew Johnson National Cemetery, where the President is buried.

Ford's Theater National Historic Site (Washington, D.C.). On April 14, 1865, President Lincoln was shot while attending a show here at 511 Tenth Street, NW. He was carried across the street to the Petersen house, where he died the next morning. The

museum beneath the theater contains portions of the Olroyd Collection of Lincolniana.

Fort Smith National Historic Site (Fort Smith, Arkansas and Oklahoma). This was one of the first U.S. military posts in the Louisiana Territory and served as a base of operations for enforcing federal Indian policy from 1817 to 1896. The park contains the remains of two frontier military forts and a federal court. Judge Issac C. Parker served here for 21 years protecting the rights of native Americans and helping to bring civilized society to a lawless country.

General Grant National Memorial (New York, New York). This memorial to Ulysses S. Grant, the Union commander who brought the Civil War to an end, includes the tombs of General and Mrs. Grant. As the President of the United States (1869-1877), Grant signed the act establishing the first national park, Yellowstone, March 1, 1872. the memorial is on Riverside Drive near West 122nd Street.

Twenty-eight National Historic Landmarks have been identified as pertaining to the theme, "The Reconstruction Era, 1865-1877". These areas do not replicate the aspect of reconstruction reflected at Nicodemus, namely self-determination communities.

Blanche K. Bruce House, Washington, D.C.
Simon Cameron House, Pennsylvania
Salmon Portland Chase Birthplace and Boyhood Home, New Hampshire
City Hall (District Courthouse), Washington, D.C.
Roscoe Conkling House, New York
Jay Cooke Home, Ohio
David Davis House, Illinois
Hamilton Fish House, New York
Jay Gould Estate (Lyndhurst), New York
U.S. Grant Boyhood Home, Ohio
Ulysses S. Grant Home, Illinois
Historic Augusta Canal and Industrial District, Georgia
Lucius Quintas Cincinnatus Lamar House, Mississippi
Lee Chapel, Virginia
Liberty Hall, Georgia
Justin S. Morrill Homestead, Vermont
Thomas Nast Home (Villa Fontana), New Jersey
Joseph H. Rainey House, South Carolina
John Sherman Birthplace, Ohio
Robert Smalls House, South Carolina

South Carolina Statehouse, South Carolina
Spiegel Grove (Rutherford B. Hayes Home), Ohio
Charles Sumner House, Massachusetts
Samuel J. Tilden House, New York
Lyman Trumball House, Illinois
United States Capitol, Washington, D.C.

The Farmers' Frontier (Theme X-F)

Within the theme "The Farmers' Frontier", "Settling and Farming in the Great Plains, 1862-1900" is mentioned as a sub-theme. Presently the NPS administers one unit pertaining to this theme and sub-theme. While the site directly relates to the westward expansion and settlement of the United States, it does not represent the contributions of African Americans in the settling of the frontier.

Homestead National Monument of America (Beatrice, Nebraska). This park, which includes the 160-acre claim filed by Daniel Freeman under The Homestead Act of 1862, is a memorial to the pioneers who settled the Great West. Among the features are a typical homestead cabin, a restored frontier school, and more than 100 acres of tallgrass prairie.

No NHLs are listed in relation to the theme.

Farming Communities (Theme XXX-B)

This theme provides an overview of the social structure of people within the United States, depicting various regional, ethnic, and religious groups over time. The NPS administers one Affiliated Area within the National Park System, and has assigned [?] two NHLs pertaining to the "Farming Communities" theme. The NPS unit does not represent the farming communities which were the backbone of the westward expansion and settling effort of the great plains. Though the Boley Historic District NHL does commemorate the accomplishments of blacks in the west, neither Boley, Oklahoma, founded in 1904, nor Las Trampas, New Mexico, founded in 1751 by Spanish colonists, represent the achievements of western farming communities during the wave of westward expansion in the mid to late 1800s.

Green Springs Historic District (Fredericksburg, Virginia). This portion of Louisa County in Virginia's Piedmont is noted for its concentration of fine rural manor houses and related buildings in an unmarred landscape.

The two National Historic Landmarks pertaining to the "Farming Communities" theme are:

Boley Historic District, Oklahoma
Las Trampas Historic District, New Mexico

Statement of Suitability

The Nicodemus Historic District NHL depicts six significant historic themes which are represented to a varying degree in the National Park or the National Historic Landmark Systems. In the original thematic classification, Nicodemus was found to represent the themes Ethnic Communities; Poverty Relief and Urban Reform; and Civil Rights. Though not presently noted in the thematic representation of National Historic Landmarks, Nicodemus Historic District is representative of the additional themes: The Reconstruction Era, The Farmer's Frontier, Farming Communities. Within the theme **Ethnic Communities**, none of the park units represent the African American experience of, and contribution to, western settlement and expansion. Neither of the two units in the System representative of the **Poverty Relief and Urban Social Reform** theme illustrate the important role of community in the social reform movement of southern black Americans. Though the NPS administers four areas pertaining to the **Civil Rights** theme, Nicodemus could be the only site depicting the establishment of self-governing communities as a route toward acquiring civil rights. National park units representative of **The Reconstruction Era** do not presently interpret the lives of black Americans during Reconstruction. **The Farmer's Frontier** is illustrated in the National Park System with one site, which does not represent the experience and contributions of African Americans to westward expansion and settlement. Finally, under the theme **Farming Communities**, the single unit within the NPS does not portray the important role of the small rural community in the settling of the Great Plains. In support of these findings, Nicodemus is found to be suitable for inclusion to the National Park System.

FEASIBILITY

To be feasible, "an area must be of sufficient size and configuration, considering natural systems or historic settings to ensure long-term protection of resources and to accommodate public use, and it must have potential for efficient administration at a reasonable cost." In determining the feasibility of a site as a potential unit of the National Park System, emphasis is placed on the appropriateness and desirability of public access and use as parkland. Other feasibility factors include access, land ownership, threats to the resource, development requirements, staffing needs and acquisition costs.

Nicodemus is a National Historic Landmark, square in shape, encompassing the entire townsite (161.15 acres). Within the boundaries, there is a patchwork of historic and non-historic properties, residential and agricultural use. Limestone structures are mingled with stucco and aluminum-sided buildings, painted frame houses, single and double-wide mobile homes, croplands and empty lots. Though the configuration of the resources within the district are mixed, and the mix of historic and non-historic structures provides a challenge in interpreting the historic scene, there are examples of this type of layout in existing park units. The historic district is of a size and configuration to be feasible as a unit of the National Park System.

Access to Nicodemus is relatively good. Nicodemus is situated on U.S. Highway 24, 59 miles north of Hays, Kansas and 12 miles east of Hill City, Kansas. Visitors to the townsite are greeted with a roadside sign installed by the Kansas State Historical Society and interpretive signs placed by the Nicodemus Historical Society in front of the Old Baptist Church, AME Church, St. Francis Hotel and Nicodemus School, No. 1.

The Homecoming Celebration hosted each summer by local residents draws hundreds of descendants, friends and visitors to Nicodemus. Residents have expressed a desire for expanded public use of the area and greater preservation and interpretation of the town's history.

The five contributory historic structures that remain are owned privately, with the exception of the Township Hall, owned by the Nicodemus Township. The Baptist Congregation owns the Old Baptist Church; the AME Church is being transferred from private ownership to the Nicodemus Historical Society; the Nicodemus School, No. 1 is owned by the American Legion; and the Fletcher Residence (St. Francis Hotel) is owned by the Switzer family. Two related cultural resources, the Baptist parsonage and the Jerry Scruggs house, are owned by the Baptist Church and the Napue family, respectively. There is strong local sentiment for continued private ownership of the historic structures along with designation of Nicodemus as a National Historic Site.

Nicodemus is in jeopardy of being lost entirely. Lack of funds and the progression of time are the biggest threats to the cultural resources of the NHL. Without stabilization and barring an "act of God", the Old Baptist Church can be expected to survive five to twenty years; the St. Francis Hotel five to fifteen years, the Nicodemus School five to ten years; the A.M.E. Church one to five years; the Jerry Scruggs Residence two to five years (Appendix D). Since the townsite was designated a NHL, the Sayers General Store and Post Office, an original town residence, and the Stewart residence, all listed on the nomination form, no longer exist. There is no reasonable expectation the current owners will be able to maintain the properties in there present condition, or protect them from further deterioration. The unincorporated townsite is not a certified local government, which would enable Federal historic preservation funds to be channeled through the Kansas State Historical Society to Nicodemus. Attempts have been made to acquire Kansas historical preservation funds, but the matching requirement has been prohibitive to the Nicodemus Historical Society. In addition, county or township zoning ordinances are not available to adequately maintain the historic character of the town. It seems likely that, if Nicodemus is not protected and preserved by a public entity, the historic structures will continue to deteriorate and eventually be razed.

In order to meet the objectives to protect and preserve, and allow for the public use and interpretation of Nicodemus, the stabilization and/or restoration of the St. Francis Hotel, the school, the A.M.E. church, and the Old Baptist church will be required. These structures are contributory structures to the significance of the landmark, and the integrity of the individual structures contributes to the integrity of the entire district. The St. Francis Hotel was one of the earliest businesses in Nicodemus, and was the location of the first post office operated in the township. The A.M.E. and Baptist Churches have been in existence since 1884 and 1881, respectfully, and have been the spiritual, cultural backbone of the community during prosperous and difficult times. The National Park Service Management Policies allow a structure to be restored to an earlier appearance if:

> (1) restoration is essential to public understanding of the cultural associations of a park, and
>
> (2) sufficient data exist to permit restoration with minimal conjecture.

The significance of the events at Nicodemus cannot be disputed, yet the deteriorating condition of some of the remaining historic structures limits the ability of the physical features to convey the story. The Township Hall is sound and does not need stabilizing.

Reconstruction of the General Store and Post Office is desirable because of its importance to the history and character of the townsite. The General Store was the center of the community between 1879 and 1950, and the Post Office, operated until 1953, was one of the prime features for which Nicodemus is significant. Within the Secretary of the Interior's Standards, reconstruction is defined as,

> ...the act of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

NPS Management Policies state,

> A vanished structure may be reconstructed if (1) reconstruction is essential to public understanding of the cultural associations of a park established for that purpose, (2) sufficient data exist to permit reconstruction with minimal conjecture, and (3) significant archeological resources will be preserved in situ or their research values will be realized through data recovery.

Vanished structures are not reconstructed to appear damaged or ruined, and generalized representations of typical structures are not attempted. In accordance with NPS-28,

> Reconstruction of an entire structure is always a last-resort measure for addressing a management objective and will be undertaken only upon specific written approval of the director after policy review in the regional and Washington offices.

The cultural resources of Nicodemus are important in conveying the significance of the story. Though the requirements for restoration and reconstruction are weighty and the general policy of the NPS to avoid doing so, a closer look at these treatment options is warranted.

Support facilities for the management and operation of a public use area will need to be built, including administrative offices, a maintenance facility, curatorial space and visitor facilities. The need for visitor facilities depends upon the management objectives developed for the area.

The absence of existing facilities and a well-developed visitor services infrastructure (food, lodging, public transportation) within Graham County precludes the possibility of significant visitor use in the near future. Designation of the Nicodemus NHL as a unit of the National Park System

would require the NPS or another public agency or private organization to address responsibility for resident safety, fire protection, and law enforcement, along with historic structures preservation, visitor services, interpretation, research, maintenance, water and utilities. In addition, the managing agency would need to address employee housing in order to meet on-site protection and operational needs. In order to avoid negative impact on the historical character of the site, the managing entity would need to acquire approximately forty acres outside the NHL historic district for administrative and operation facilities.

Initial costs associated with land acquisition, facility development, stabilization, restoration and reconstruction of the historic structures at Nicodemus could approximate $8,556,500. Costs for annual operations and maintenance are estimated to be $400,000 - $450,000. If NPS were responsible for providing some or all of the townsite's support services, costs would be much greater. On-site staff requirements include site manager, administrative officer, and personnel for interpretation, maintenance, research and curatorial services. Initially the site, if managed by NPS, would need the services of historical architects, restoration specialists and planners in the regional office and Denver Service Center, or duty-stationed at Nicodemus.

Statement of Feasibililty

If Nicodemus is not protected and preserved by a public or private entity, it seems inevitable that the historic structures will continue to deteriorate and eventually be razed. In order to meet the two-fold objective of preservation and public use, the stabilization and restoration of nearly all the remaining contributory structures and the reconstruction of the Sayers General Store and Post Office would be necessary. Support facilities for the management and operation of a public use area would need to be built, but in order not to negatively impact the historical character of the site forty acres would need to be acquired outside the NHL for these developments. While there is a desire, by the residents, to share the town's history with the public, strong sentiment has been expressed for a large degree of private ownership along with designation of Nicodemus as a National Historic Site. There is mixed support for federal operation. The historic fabric is deteriorating at an accelerated pace with neither the funding nor the technical expertise available to the local historical society to stabilize and preserve the historic structures and character of the town. The infrastructure needed to accommodate larger numbers of visitors is not in place, and a strong local management partner is absent. All of these factors point toward the necessity of a large appropriation for the preservation, restoration and operation of Nicodemus, and some sort of Federal presence, in order to interpret the significance of the site.

V. MANAGEMENT

MANAGEMENT OBJECTIVES

The strategy employed in this study was to prepare management objectives which address protection and preservation of the site's resources and provide for interpretation and visitor use. Each alternative was then evaluated based on its ability to meet the following objectives:

1. Protect and preserve the National Historic Landmark and the associated historic and cultural resources of Nicodemus.

2. Interpret the significance of Nicodemus, and its place within American history.

MANAGEMENT ALTERNATIVES

The study identifies four alternatives under which the historic district could be managed. The alternatives identified within the study are:

A. Nicodemus Self Reliance
B. NPS Affiliated Area with Operating Commission
C. National Historic Site
    Option 1. NPS Management
    Option 2. NPS & Federal Advisory Commission Management

Each alternative describes and assesses a management concept for the site; how management and operations might be accomplished; how cultural resources would be managed and interpreted for visitors; what future development might be undertaken; the potential economic, social, cultural, and environmental impacts and the estimated costs.

A discussion of the additional alternatives which were considered and rejected is presented at the end of the chapter.

ALTERNATIVE A: NICODEMUS SELF RELIANCE

Description

Under the self reliance alternative, the owners of each property within the historic district would continue to manage their respective properties. A coordinated effort to present the Nicodemus story would be led by the Nicodemus Historical Society. Preservation of the remaining historic structures would be the responsibility of the owners, and is constrained by a lack of funds, technical expertise, and lack of Certified Local Government Status. Because Nicodemus is not a Certified Local Government, the KSHS is hindered from channeling Federal and State historic preservation funds directly to the community. Negotiations with the KSHS should be initiated to secure Certified Local Government status for Graham County or other political subdivision serving Nicodemus Township. The Kansas State Historical Preservation office may certify local governments once a local historic preservation commission has been established to enforce historic preservation ordinances. The newly formed Nicodemus Community Task Group might be encouraged to adopt local preservation guidelines and ordinances to protect the resources within the designated national historic landmark. Without the financial resources to support the guidelines, the guidelines would have little effect on the long-term protection of the historic resources. This alternative assures maximum local control over the future of Nicodemus, but leaves the protection of nationally significant resources to the responsibility of people who have limited funds and expertise with which to preserve them.

Management and Operations

The management of Nicodemus NHL historic district would continue as present, with the Nicodemus Historical Society and the Nicodemus Community Task Group, a loose coalition of property owners, directing preservation and interpretation efforts at the site. The management and operation of each structure within the historic district would be directed by the various private and public owners and be subject to future property transfers, demolition and conversion to other uses. Neither the property owners, the Nicodemus Township Board, nor the Nicodemus Historical Society have the technical or financial resources to manage and operate the townsite for public use, and the Graham County Historical Society has shown no interest in Nicodemus.

Cultural Resource Management and Historic Preservation

The restoration and preservation of the remaining historic structures in the historic district and efforts to locate archeological or archival materials related to the history of Nicodemus would be stymied without access to a source of

historic preservation funds. Without timely stabilization efforts, the five remaining historic properties will collapse. Additional cultural resources related to the historic district would probably not be evaluated. There would be no coordinated search for historic objects or archival materials related to the history of the townsite. Under a cooperative agreement technical assistance could be provided by the Federal Government to Nicodemus for historic preservation and interpretation.

With assistance from the Federal Department of Labor, it might be possible to develop a Job Corps site at Nicodemus. The Job Corps program provides on-the-job training that enables young adults to learn various skills. These skills then could be used as an avenue into the job market. Through this program, trained and skilled instructors would lead a cadre of young adults in the repair and restoration of the various historic structures found in Nicodemus.

Interpretation and Visitor Services

Currently there is no focal point for visitor contact or interpretation and none would likely be provided. Visiting the historic district is possible on a drive-by basis. The existing on-site interpretive materials consist of a Kansas State Historical Society marker in the roadside park along U.S. Highway 24, and four wayside signs placed in front of four historical structures. The printing plates to the book "Promised Land on the Solomon", published by the NPS, are held by the local historical society, and could be reprinted if funds were obtained. The Nicodemus Historical Society would continue to be the sole provider of primary source information on the history and significance of Nicodemus. The annual "Homecoming" celebration continues to draw significant numbers of visitors to Nicodemus.

Development

Local development, lead by the Nicodemus Historical Society, might include additional interpretive signage and a traveling display. Development of more substantial support facilities for the historic district would not happen without complete project funding by outside sources.

Impacts

* Necessary preservation maintenance would not occur.

* Economic benefits related to the presence of a federal historic site would not occur.

* No property would be removed from Graham County tax rolls by Federal ownership, but the continued deterioration of the historic buildings will reduce their taxable value.

Cost Estimate

No Federal funds would be expended under this alternative.

ALTERNATIVE B: NPS AFFILIATED AREA - NICODEMUS OPERATING COMMISSION

Description

Affiliated Areas are properties which are neither federally owned, nor directly administered by the NPS, but utilize NPS assistance by Congressional authorization. The affiliated area must be nationally significant and managed to NPS standards.

Legislation for this alternative would authorize Nicodemus National Historic Site to be managed by a newly created Nicodemus Operating Commission. The operating commission would preserve, protect, develop, operate and maintain the site in accordance with the rules and regulations of the Department of Interior and statutes applicable to NPS areas. The NPS would be a member of and have a formal cooperative relationship with the Commission, providing various types of assistance. The Nicodemus Operating Commission would also include Nicodemus residents, a member of the Nicodemus Historical Society, the Nicodemus Township Board, a Graham County Commissioner, the Northwest Kansas Planning Commission, and the Kansas State Historical Society. The Commission and the NPS would, with the involvement of local residents, develop a management plan to protect and preserve the historic district. The management plan would address the management and operation of the affiliated area with respect to the public's use of the area. Cooperative agreements, development priorities, zoning ordinances, preservation grants and loans, and fee acquisition or donation of facade and scenic easements by the Operating Commission would be included in the management plan. Funding for planning, operation, maintenance, acquisition, capital expenditures and the operating commission would be obtained from a line item within the Department of Interior's annual appropriation.

Management and Operations

This alternative assures a high degree of local control over the future of Nicodemus. The operating commission, led by a director, would be responsible for the overall management of the historic district and a coordinated [?] development program for the Nicodemus NHS. The NPS would be an active partner/consultant in the management, operation and administration of the affiliated area. All of the individual historic structures within the area would remain in private ownership, though the Nicodemus Operating Commission would be able to accept by donation, or acquire in fee simple, the facade easements on the contributory historic structures, and the scenic easements on a portion of the surrounding property critical to the cultural landscape of

Nicodemus. The commission would hire and supervise a limited operational staff composed of administrative, maintenance and interpretive personnel.

Cultural Resource Management and Historic Preservation

Under a cooperative agreement with the Nicodemus Operating Commission, stabilization of the historic structures in critical condition would be provided by the National Park Service. Inventory of the archeological and cultural resources and an ethnographic study of Nicodemus would be directed and financed by the Operating Commission within the purview of Affiliated Area status. The Kansas State Historical Society could also be approached for technical expertise.

Interpretation and Visitor Services

Interpretation of the significant historic resources and the provision of visitor services would be the responsibility of the Nicodemus Operating Commission. Technical assistance and training for the Commission's staff could be provided by the NPS. The Nicodemus Historical Society would be instrumental in guiding the interpretation of Nicodemus under this alternative.

Impacts

* Identification, protection, preservation and interpretation of the known historically significant resources of Nicodemus would be assured.

* Designation as an Affiliated Area of the National Park Service would increase public awareness of Nicodemus, with a resulting increase in area visitation and a change to the quiet rural atmosphere of the townsite.

* Property values may be reduced as easements and/or zoning restrictions are put in place, thus resulting in a reduction to the county's tax base of up to $55.00 - $117.00.

Cost Estimate

Commission funding would come from both federal and private sources. Congressional appropriation for an operating commission would approximate $250,000 annually. An equal amount would need to be raised privately through other non-federal grant sources. Immediate stabilization costs for the remaining historic structures are estimated at $1.7 million and would be federally funded. Land acquisition and development costs would be covered by

the Commission's annual budget.

The commission would hire and supervise a limited operational staff composed of a director, clerical support, a maintenance worker and two interpreters (one permanent and 1 seasonal). Cooperative agreements and contracts would be used to handle additional non-permanent personnel and service needs.

ALTERNATIVE C: NATIONAL HISTORIC SITE

Option 1: National Park Service Management

Description

Under this option, Congress would authorize the entire Nicodemus National Historic Landmark (161.35 acres) as a national historic site under the administration of the NPS. The Service's mission would be to preserve, protect and interpret the significant historic structures and cultural resources associated with Nicodemus, in compliance with the rules and regulations governing units within the System (Appendix E). Federal acquisition of a portion of the extant historic properties and the accompanying acreage would occur under this alternative. The reasons for Federal easement or fee simple acquisition would be to preserve the known significant cultural resources, preserve the physical setting, feeling, and association of the district, and to allow for the most efficient management of the historic site. Zoning ordinances and coordinated technical/financial assistance to private landowners could be effective in protecting and preserving the cultural resources of Nicodemus, also. Funding for acquisition, operation, maintenance, and capital expenditures would be obtained from NPS annual appropriations.

Management and Operations

The daily management of the site would be accomplished by the NPS. A Park Manager (Superintendent) would supervise a small operational staff composed of administrative, protection, interpretive, resource management, and maintenance personnel. Primary emphasis would be placed on the preservation and appropriate use of the significant cultural resources. A general management plan, to provide overall management direction, would be completed within three years after authorization of the site as a National Historic Site . The general management planning process requires public involvement and the Nicodemus community would be encouraged to participate fully.

Cultural Resource Management and Historic Preservation

Immediate stabilization procedures would be undertaken on the historic structures in critical condition. Following this, a complete inventory of all archeological and cultural resources would be conducted with the purpose of identifying, preserving and protecting other significant cultural resources. A Scope of Collection Statement would be prepared. An ethnographic study of Nicodemus would be initiated, funding permitting. Efforts would be made to

collect oral histories of the remaining residents, and to gather museum objects related to the early history of Nicodemus.

Interpretation and Visitor Services

Interpretation of the significant historic resources and visitor services would be coordinated to promote an understanding of the significance of Nicodemus. An Interpretive Prospectus would be developed to guide the interpretive and visitor services programs at the historic site. Programming would be developed to encompass some or all of the following interpretive themes:

- Pre-Migration. Conditions in the South prior to 1877 which led the ex-slaves to migrate west. The areas where the settlers migrated from.

- Migration. When, where, and how the migration to Kansas took place.

- Early Pioneer Years (1877-1888). Settlement and life in Nicodemus before the decline.

- Decline and Into the 20th Century (1889-Present). Life in Nicodemus as it began to decline, and the years of continuing existence and perseverance.

Under this alternative, a new visitor center would serve as the initial visitor contact and orientation location. Films, exhibits, literature, auto/walking tours, and other interpretative techniques and programs would be used to tell the Nicodemus story. Interpretive wayside exhibits could be developed for installation at the various other buildings throughout the district to tell a coordinated story of Nicodemus and its significance to the people of the United States. Appropriate off-site programs could be developed and presented throughout the community/region by NPS staff.

Development

A general management plan (GMP) and other appropriate planning documents would be prepared by the NPS to determine specific needs for the site. The facades of the buildings will be restored to their original historic period for interpretive purposes. Following the guidelines of NPS-28, NPS Management Policies and the Secretary of the Interior's Standards for the Treatment of Historic Properties, the Sayer's General Store and Post Office would be reconstructed for interpretive purposes, if adequate documentation exists. Prior to this step, a comprehensive historic structures report would be

prepared. In order to avoid negative impact on the historical character of the site, the NPS would need to acquire approximately forty acres outside of the district for interpretation, visitor use, administration, and maintenance facility developments. The NPS, in cooperation with local residents, the township board and the Graham County commissioners would produce an overall development and preservation strategy for the townsite with respect to zoning, easements, covenants, and development of the townsite.

Impacts

* Identification, protection and preservation of the known historically significant resources of Nicodemus would be assured, along with the identification of presently unknown related cultural resources.

* Federal ownership and management by the National Park Service would increase public awareness of Nicodemus, with a resulting increase in area visitation and a dramatic change to the quiet rural atmosphere of the townsite and residents.

* Federal ownership (fee or easement) of the historic buildings would remove the property from the county tax rolls causing a reduction to Graham County's tax base of up to $55.00 - $117.00. Congress could direct payments in-lieu-of-taxes be made to partially offset the loss in revenue within the enabling legislation.

* The surrounding area could experience some economic benefits associated with local Federal Government spending and increased tourism.

* Increased tourism would affect the demand for local services (i.e., water, sewer, highways), thus requiring some upgrading of these services.

Cost Estimate

Implementation of this management alternative would require a congressional appropriation of up to approximately $6,856,500 for land acquisition and development. Immediate stabilization costs for the remaining historic structures are estimated at $1.7 million. An annual appropriation of $500,000 would be required for operations and maintenance.

Initial staffing would consist of a site manager, and administrative technician, two permanent maintenance workers, a historian, and four interpreters (2

permanent, 2 seasonal). Additionally, funding for supplies, materials, utilities, and transportation would be required.

Option 2: NPS and Federal Advisory Commission Management

Description

Under this option, a new unit of the National Park System would be authorized as Nicodemus National Historic Site and encompass the entire National Historic Landmark (161.35 acres). In conjunction with the authorization of a national historic site, an advisory Federal Commission would be established by Congress to advise the Secretary with respect to the management, operation and interpretation of the historic properties of the Nicodemus Historic Site. The Commission would be comprised of individuals representing each of the privately owned contributory historic structures (3), the Nicodemus Historical Society, the Nicodemus Township Board, a Graham County Commissioner, the Kansas State Historical Society, and the National Park Service. The Commission's responsibilities would be to advise the Secretary of the Interior with respect to the development and administration of plans for the site, the overall management of the Nicodemus National Historic Site, the interpretation of properties, and the use and appreciation of the national historic site by the public. The Commission and NPS would, with the involvement of local residents, develop a conservation plan to protect and preserve the historic district. A conservation plan to protect and preserve the Historic District could include private ownership, zoning ordinances, facade easements and/or fee simple acquisition by the Federal Government and would address development concerns. Funding for acquisition, planning, operation, maintenance, capital expenditures and the advisory commission would be obtained from NPS annual appropriations.

Management and Operations

The daily management of the site would be accomplished by the NPS. The advisory commission would meet on a regular basis and be kept informed of planning and management issues in a timely fashion. A Park Manager (Superintendent) would supervise a small operational staff composed of administrative, protection, interpretive, resource management, and maintenance personnel. Primary emphasis would be placed on the preservation and appropriate use of the significant cultural resources. A general management plan would be completed within three years after authorization of the site as a National Historic Site to provide overall management direction. The advisory commission would be integrally involved in the general management planning process and the Nicodemus community would be encouraged to participate fully.

Cultural Resource Management and Historic Preservation

The cultural resource management and historic preservation discussion under Option 2 is the same as for Option 1.

Interpretation and Visitor Services

The interpretation and visitor services discussion under Option 2 is the same as for Option 1.

Development

The development discussion under Option 2 is the same as for Option 1, with the addition of the Federal Advisory Commission being involved in the creation of a preservation strategy and development plan for the site.

Impacts

* Identification, protection and preservation of the known historically significant resources of Nicodemus would be assured, along with the identification of presently unknown related cultural resources.

* Federal ownership and management by the National Park Service would increase public awareness of Nicodemus, with a resulting increase in area visitation and a dramatic change to the quiet rural atmosphere of the townsite and residents.

* Federal ownership (fee or easement) of the historic buildings would remove the property from the county tax rolls causing a reduction to Graham County's tax base of up to $55.00 - $117.00. Congress could direct payments in-lieu-of-taxes be made to partially offset the loss in revenue within the enabling legislation.

* The surrounding area could experience some economic benefits associated with local Federal Government spending and increased tourism.

* Increased tourism would affect the demand for local services (i.e., water, sewer, highways), thus requiring some upgrading of these services.

Cost Estimate

Annual operating expenses for an advisory commission would approximate $50,000. Immediate stabilization costs for the remaining historic structures is estimated at $1.7 million; land acquisition and development costs would be approximately $6,856,500. An annual appropriation of $530,000 would be required for operations.

Initial staffing would consist of a site manager, and administrative technician, two permanent maintenance workers, a historian, a community planner and four interpreters (2 permanent, 2 seasonal).

ALTERNATIVES CONSIDERED AND REJECTED

Nicodemus State Historical Park

This alternative would have designated Nicodemus as a historic state park under management of the Kansas State Historical Society (KSHS). Nineteen designated state historical parks exist. The funding for these parks is minimal, and the prospect of full funding for Nicodemus is virtually non-existent.

Technical and Financial Assistance

The technical and financial assistance alternative was not a true "alternative", but a collection of assistance that could be provided to Nicodemus by the Federal Government under a cooperative agreement. Assistance options included helping the citizens to explore Certified Local Government Status; develop a visitor center and interpretive materials; provide training and a Job Corps center. The alternative was rejected due to the unlikeliness of the National Park Service or other Federal agencies sponsoring these projects without Federal designation and/or some Federal ownership.

Affiliated Area (without Operating Commission)

The primary reason for rejecting this alternative was the lack of a strong local management partner. The study team concluded that Nicodemus could become an affiliated area only if a strong local management partner was created and supported by the National Park Service.

Conclusion

This Study is meant to provide interested members of the Congress and the public with a tool for decision-making. This report makes no recommendation on which of the management alternatives should be pursued. None of the alternatives have been selected by the team as "preferred" and no statement in this report should be construed as an endorsement by the Department of the Interior or the National Park Service. Future NPS involvement is subject to congressional mandate. Any possible future legislation could combine elements of more than one alternative, and should recognize the importance of the on-going community as a cultural resource of Nicodemus. To minimize the negative social impact on Nicodemus, any management option must 1) support Nicodemites' rights to the land owned by them, 2) provide the citizens of Nicodemus with interim protection to help them deal with unwelcome outside influences until they adapt to changes, and 3) allow Nicodemites a non-competitive right to the lands and resources of Nicodemus.

VI. **SOCIAL IMPACT ANALYSIS**

Nicodemus, Kansas presents an interesting challenge as an addition to the National Park System. The "cultural resources" of this site are far more than just the physical structures that have been deemed "historic"; the "cultural resources" of Nicodemus include the community of people that continues to live here, today. This body of people is indeed the "resource" that makes Nicodemus unique and nationally significant. As Gregory D. Kendric, NPS Historian, noted in the introduction to Promised Land On the Solomon: Black Settlement at Nicodemus, Kansas:

> A strong sense of historical accomplishment and community spirit pervade the town. Despite the gradual and steady decline, most residents have expressed a growing unwillingness to allow the history of Nicodemus to be forgotten. The Emancipation Celebration, held annually in Nicodemus on the first of August since 1878, perhaps best reflects the community's intense commitment to sustain the town's cultural heritage. This intangible sense of history, fueled by over one hundred years of perseverance and rugged determination, can still be detected today.

Perseverance and rugged determination represent the spirit of Nicodemus; they were an integral part of the founding of the town and, no doubt, have contributed to the extreme longevity of the community; these intangibles create an aspect of this resource that is far more important than physical structures. For this reason, it is paramount that a suitability/feasibility study address the social impacts of NPS designation on this community. Although it is beyond the scope of this study to conduct a thorough cultural impact analysis, it is possible to begin to identify the myriad aspects of life in this community that would be subject to change as a result of designation. Some of these changes will be seen as bettering the lives of those who live in Nicodemus now, others will be seen as worsening those lives. Either way, it can be stated without hesitation that change will occur to the town and the lives of its residents if designation occurs, and in all likelihood those changes would be irreversible. It can be stated just as easily, however, that given the conditions that exist in Nicodemus today, the community is destined for irreversible change without designation; a change that will be, in all likelihood, total demise.

Ethnic Diversity & Self-Determination

The National Register of Historic Places Inventory - Nomination Form states that "Nicodemus, Kansas, is of national significance because it is the only remaining western town established by blacks during the reconstruction

period." Initial advertisements for the town, printed as early as 1877, suggested that it would become the "Largest Colored Colony in America." Although at various times throughout the town's history, a few white settlers and business owners participated in town life, the town has always been predominately black; this fact is a source of pride to current residents, of whom the overwhelming majority are direct descendants of the first settlers. In all likelihood, designation would bring greater ethnic diversity to the community, both on a temporary basis, with the influx of visitors, and on a more permanent basis, with new on-site management personnel. Increased numbers of visitors would provide the citizens of Nicodemus a greater opportunity to "share" their history and cultural heritage, but if designation occurred, it is also quite likely that persons who have no familial ties to the community would find themselves in positions of power within the community. This would represent a major change to the existing "government" of Nicodemus, a loose, unstructured, group-consensus form of decision-making. This existing form of town "government" can easily be recognized as reflective of the self-determination that has permeated the town from its inception. It is reasonable to conclude that NPS designation would affect the community's ability to control its own destiny, as it has thus far for over one hundred years.

Resource Ownership

Community members want to see their town receive the recognition it deserves and they want to see the historic structures preserved; they also want to see their town thrive. Currently, the residents of Nicodemus do not have the expertise or the resources to accomplish any of these goals. NPS designation will certainly help to accomplish the first two; the question is, "at what expense to the community?"

As can be seen with the reference to "a representative of each of the historical structures," in the Nicodemus Historical Society's position paper, the community would like to see the buildings remain in private ownership. The extant structures are important to town life and contribute to the sense of "family" that permeates the town. One contributory structure (the Fletcher Residence) and one potential historic structure (the Scruggs Residence) are owned by private individuals. Other buildings are owned by community groups such as church congregations and the American Legion. The AME Church is in the process of being transferred to the Nicodemus Historical Society. The congregation of the First Baptist Church continues to own the "old" Baptist Church, although in 1977 a new sanctuary was constructed (almost entirely by volunteers) just north of the old structure. The old building is still used on Homecoming Sunday and as a reception hall for other special events. Because of the strong sense of history and community that is shared

by the citizens of Nicodemus, families are reluctant to give up structures that have been passed down through the generations.

The historic structures are not the only cause for concern. The many non-historic buildings located among the contributory structures are equally important to the families of Nicodemus, today. Though many stand empty for a good part of the year, they provide needed extra accommodations at Homecoming and are sometimes used as hunting "cabins" or "vacation" homes. These facilities, though not necessarily important to the history of Nicodemus, are significant in the lives of the residents today.

Designation would almost certainly affect the existing buildings in Nicodemus. As already noted, designation would bring much needED restoration work to the historic structures of the town, but it is also likely that current use of these buildings, as well as the appearance and even placement of non-historic structures, would be altered by NPS designation, resulting in significant change to the lives of the residents.

It should be noted that many of the issues and concerns identified by the Nicodemus Historical Society concern property, including boundaries (Would only historic structures be affected?); property taxes (Would there be tax benefits for those who own historic properties? What about adjacent property owners?); and property rights (What are the regulations regarding use of historic properties when owners retain ownership? What are construction restraints on exteriors and interiors of these buildings as well as on adjacent property?). Ownership of historical structures and control of non-historical structures represent some of the largest issues surrounding NPS designation and the continued well-being of the community.

Traditional Activities

The major social event of note each year is Homecoming, an activity with deep roots in the history of the town. In 1880, the Nicodemus Chapter of the First Grand Independent Benevolent Society of Kansas and Missouri was formed. Although established for humanitarian purposes, this group was best known for sponsoring the annual Emancipation Celebration, commemorating the emancipation of West Indies slaves by Great Britain on August 1, 1834. More than 100 years after its inception, this annual event has been altered only slightly. The emphasis of the celebration has been changed to that of a "family reunion" of Nicodemus citizens who have moved away from town. Nevertheless, today's "Homecoming" is essentially the same annual summer fete that was first sponsored by the Benevolent Society only a few years after Nicodemus was founded.

During Homecoming, every conceivable sleeping space in town is put to use, including structures that otherwise might not be inhabited, and every kitchen for miles around is bustling with activity. In 1992, over 200 people attended this event. Many meals are served "potluck" and free of charge, but some local cooks set up what might be termed "concessions" and charge small fees. Actual concession operations also come into town for the weekend. NPS designation could bring many more visitors to this event, changing it from what is now essentially a "private family reunion" into what could be a very large public event. One cannot begin to fathom the changes that would occur to this celebration if large numbers of visitors were to attend, resulting in a need for increased sanitation facilities, more temporary housing, and additional food, as well as the imposition of federal public health regulations which would most certainly be necessary.

Change is inevitable for this small Kansas community born of hope and determination so long ago. The community itself does not have the resources to tell its story and protect its historic buildings. If it does not receive help, the town will be gone; the structures will be lost and the human story will be fragmented, scattered throughout the country in the hearts and minds of those who once had ties to this small town. Eventually, the story, too, will be lost. If the community does receive help, the significant historic buildings will be protected and the story will be told, but change will still come to Nicodemus. It must be the objective of any management plan or offer of assistance, to minimize the social impacts to this community by creating conditions under which Nicodemites themselves control the pace and manner of the change that is inevitable.

VII. ECONOMIC ANALYSIS

The Money Generation Model (MGM) presented here enables a planner to estimate how tourism expenditures, and Federal Government expenditures benefit three important components of the local area economy: 1) new sales, as measured by increased purchases of goods and services; 2) increased sales tax and income tax revenues; 3) number of new jobs created.

A few points should be emphasized concerning the MGM before the calculations are presented in the following tables. First, the MGM is not designed to predict economic benefits on a regional or statewide basis, but to estimate the economic benefits to the local economy resulting from monies that come into the local area from outside sources. Second, the model is driven by visitor and park expenditure data. In most cases, year-to-year expenditures by park visitors will be considerably greater than park-related expenditures by the Federal Government. The MGM does not consider economic benefits such as enhanced real estate values, improved recreational and cultural opportunities for local residents, improved community services, etc., that may derive from the park. Third, within the MGM a number of assumptions have been made about taxable income ratios, indirect sales multipliers, etc., in order to simplify the economic benefit calculations. Because the accuracy of the results depends on the quality of the input, whenever possible, the assumed values have been replaced by values that are representative of the local area being studied. The final point to emphasize about the model is that the MGM is intended to provide a fast and virtually zero cost estimate of the economic consequences of a park on the economy of the surrounding local area.

The following tables have been prepared by using the guidelines of the MGM. Table 1 estimates the benefits to the local area from expenditures by non-local park visitors. Table 2 estimates the economic benefits to the local area from park-related Federal Government expenditures. Table 3 summarizes the economic benefits attributable to the park from the combined effects of visitor expenditures and Federal Government expenditures. The complete MGM worksheets are attached in Appendix E.

Visitation data and direct sales amounts for Nicodemus were estimated based on the visitation and spending habits of similar sized NPS units in Kansas, Missouri and Nebraska. A range of 30,000 to 40,000 visitors were calculated for in the model, as well as a range of direct sales from $7,500 to $12,800. Daily expenditure data for Kansas was provided by the American Automobile Association ($40.18 per person per day). The Northwest Kansas Planning and Development Commission provided the jobs per million ratio (34 per million), and state and local sales tax and income tax information. Throughout the model, whenever a range of multipliers were provided, the more conservative

figure was chosen. A prudent forecast was deemed more reliable and less likely to raise local expectations.

This economic analysis is provided as a cursory look at the possible economic ramifications of a Federal presence at Nicodemus. Neither the initial construction expenditures, or concessions were addressed in this analysis, but would provide economic benefits to the local economy in all three areas for a short time.

Table 1

Estimated Economic Benefits Resulting From Park Visitor Expenditures		
	Number of Visitors	
	30,000	40,000
Total Sales Benefits	$916,104	$1,233,687
Tax Revenue Benefits	$80,251	$108,071
Jobs Created	37.4	51.0

Table 2

Estimated Economic Benefits Resulting From Federal Government Expenditures		
	Amount of Direct Sales	
	$7,500	$12,800
Total Sales Benefits	$9,000	$15410
Tax Revenue Benefits	720	1233
Jobs Created	.30	.51

Table 3

Summary of Estimated Economic Benefits Attributable to the Park from the Combined Effects of Visitor and Federal Government Expenditures	
Total Sales Benefits	$1,108,325 - $1,495.834
Combined Increased Tax Revenue Benefits	$80,971 - $109,304
Total New Jobs Created	37.70 - 51.51

VIII. ENVIRONMENTAL ASSESSMENT

Aesthetic, ecological, historic/cultural, and economic factors were evaluated in assessing the potential environmental impacts of the alternatives for preserving the historic structures in the Nicodemus Historic District and interpreting the story of African-American emigration to Kansas in the 1870s.

Compliance Needs

Endangered Species Act of 1973, as amended (16 U.S.C. 1521 et seq.)
Wild and Scenic Rivers Act of 1968, as amended (16 U.S.C. 1271 et seq.)
E. O. 11988 "Floodplain Management" 3 CFR 121, Supp. 177
E. O. 11990 "Protection of Wetlands" 3 CFR 121, Supp. 177
Section 404(b) Federal Water Pollution Control Act of 1973, as amended (33 U.S.C. 1344)
Section 10, River and Harbors Act of 1899, as amended (33 U.S.C. 403)
Farmland Protection Policy Act, [7 U.S.C. 4204(b)]
National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.), 36 CFR Part 800 as amended and E.O. 11593.

Kansas Historic Preservation Law

Kansas Historic Preservation Act, as amended (K.S.A. 75:2715-25)

Originally enacted in 1977, the Kansas State Preservation Law was amended in 1981 to widen the range of State or local government activities affecting historic properties that are subject to review by the State Historic Preservation Officer. The law was further amended in 1988 to define limits for project notification and establish penalties for certain violations.

Properties within the designated boundaries of the Nicodemus Historic District that are currently listed or may subsequently be nominated for inclusion on the national or state registers of historic places are subject to these statutes. (Appendix F)

Impacts on Cultural Resources

The Nicodemus Historic District is a designated NHL. Section 106 of the National Historic Preservation Act requires Federal agencies to assess the effects of any proposed undertaking and, if necessary, mitigate adverse effects. Section 110 (f) of the Act requires that Federal agency heads, to the maximum extent possible, undertake such planning and actions as may be necessary to minimize the harm to any NHL that may be directly and adversely affected by

an undertaking. Prior to approval of any such undertaking, the Advisory Council on Historic Preservation must be afforded an opportunity to comment.

Alternative A

Under this Alternative, existing historic structures would presumably not be stabilized, protected or preserved and would likely deteriorate further. Extant archival materials, artifacts, and archeological resources would remain unknown.

Alternative B, C1, and C2

Under these Alternatives, significant cultural resources would be recognized. Historic structures within the Nicodemus Historic District would be stabilized, protected and ultimately preserved. Some structures could possibly be converted to adaptive uses. Compliance with provisions of the National Historic Preservation Act concerning NHLs and Kansas State Historic Preservation statutes would be assured. To ensure unknown archeological resources would not be destroyed, an archeological survey/evaluation would be conducted. An effort to locate extant archival materials and artifacts would be conducted. All historic structures would be evaluated and necessary preservation maintenance provided.

Impacts on Natural Resources

The Nicodemus Historic District is located in a sparsely populated, agrarian setting. Impacts on topography, soils, floodplains, wetlands, wildlife, vegetation, water quality, threatened and endangered species, or air quality are either not applicable in this situation or are expected to be minimal.

Alternative A

No impacts.

Alternatives B, C1, and C2

Construction activities related to the structural stabilization and rehabilitation of the structures within the Nicodemus Historic District would occur on ground previously disturbed for other purposes.

Construction activity would create temporary dust, fumes, and smoke which would subside following development. Subsequent visitation by automobile or

motor coach traffic would probably result in a minor increase in local suspended particulates and air pollution.

Impacts on Visitors

Alternative A

Visitors would continue to be uninformed regarding the Nicodemus story and the individual significance of the extant historic structures. There would be no focal point for visitor services and interpretation.

Alternatives B, C1, and C2,

Alternatives B, C1 and C2 would fulfill, to varying degrees, the desires of interested individuals and organizations to adequately preserve the Nicodemus Historic District. A focal point to interpret the significance of the Nicodemus story to the public would be identified. Access to the various sites in the historic district would best be accomplished on foot. With adequate directional and interpretive signs and publications provided to guide visitors to the several historic structures, visitors could enjoy an informative and comprehensive tour of the historic district.

Impacts on the Socio-economic Environment

Alternative A

No impact envisioned.

Alternatives B, C1, and C2

Increased visitor use in historic district will result in increased traffic and possible congestion. Increased visitor use has the potential to intrude significantly on the local resident's privacy. Additional demands could be placed on services provided by Graham County or the Nicodemus Township Board (water, sewer, street maintenance, fire protection and law enforcement).

With an increase in travel from the surrounding area, slight increases in tourism-related spending could occur in Hill City, Stockton, and other nearby communities due to the presence of a designated NPS unit in Nicodemus.

Short-term economic benefits from stabilization and remodeling activities of the historic structures in Nicodemus would occur in the region.

Depending on the Alternative chosen, direct economic benefits through payroll and related spending within the nearby communities would occur, but are difficult to estimate.

Property values can be expected to rise in the vicinity following designation of a national park. Any amount of federal ownership would result in a reduction of the tax base, and though the dollar amount estimated appears to be minimal, it represents a sizeable loss of an already constricted tax base.

Documentation and projections of tourism-related visits to Nicodemus are difficult to estimate. Table 4 lists several nearby historic units of the National Park System in Kansas, Nebraska, and Missouri which may be used for comparison purposes. Like Nicodemus, none of the sites listed are directly served by the Interstate Highway System. The annual visitation figures should be considered as estimates of potential travel only, independent of visitor use facilities, the historic theme, interpretive media utilized, other nearby tourist attractions, or the tourism-related infrastructure within the respective community. It should be noted that the sites used for comparison purposes in Table 4 are long-standing units of the National Park System whose programs, facilities, and marketing strategies have been developed over a span of several decades. Significant visitation did not occur immediately following designation.

Table 4

Visitation Analysis
Nearby National Park Service Units

NPS Site	Location	Annual Visits (1991)
Ft. Larned NHS	Larned, KS	46,800
Ft. Scott NHS	Ft. Scott, KS	75,800
George Washington Carver NM	Diamond, MO	34,300
Homestead NM	Beatrice, NE	40,400
Scottsbluff NM	Gering, NE	186,800

Table 5

Comparison of Alternatives and Their Impacts

REVIEW AREA (IMPACTS)	POSSIBLE EFFECTS OF ALTERNATIVES			
	A	B	C1	C2
Air Quality	0	0	0	0
Noise	0	0	0	0
Congestion	0	0	-	-
Water Quality	0	0	0	0
Historic Preservation	- -	+	++	++
Economic Development	0	+	+	+
Prime Farmland	0	0	0	0
Tax Base	-	-	- -	- -
Property Values	-	-	+	+
Public Health/Safety	0	0	+	+
Community Disruption	0	-	- -	- -
Churches, Schools, Cemeteries	0	0	0	0
Community Involvement	0	+	+	+
Fish and Wildlife	0	0	0	0
Endangered Species	0	0	0	0
Wetlands	0	0	0	0
Floodplains	0	0	0	0
Wild / Scenic Rivers	0	0	0	0
Unknown Archeological Resources	-	+	++	++

KEY

++	Significant or long-term positive effect
+	Minor or short-term positive effect
0	No effect
-	Minor or short-term negative effect
- -	Significant or long-term negative effect

IX. TEAM MEMBERS AND ACKNOWLEDGEMENTS

Angela Bates, Director
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Randall K. Baynes, Superintendent
Homestead National Monument, Beatrice, Nebraska

Dan Fitzgerald, Archivist
Kansas State Historical Society, Topeka, Kansas

Alan M. Hutchings, Chief
Planning and Environmental Quality
Midwest Regional Office, NPS

Charles Masten, Historic Architect
Midwest Regional Office, NPS

Steve Miller, Superintendent
Fort Scott National Historic Site, Fort Scott, Kansas

Sändra Washington, Team Leader
Outdoor Recreation Planner
Midwest Regional Office, NPS

Acknowledgements

The Study Team would like to thank Greg Kendrick, External Cultural Resources, NPS for providing initial research information; Ben Levy, Senior Historian, NPS for critically reviewing the document in its rough draft; Bob DeForrest, Afro-American Institute for Historic Preservation and Community Development and Bill Peavler for additional background information; Ned Webb, Northwest Kansas Planning and Development Commission for assistance with the economic analysis; and June McMillen, Outdoor Recreation Planner for her editorial expertise.

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APPENDIX A

Nicodemus Historical Society Position Paper

THE
NICODEMUS
HISTORICAL SOCIETY

P.O. Box 139 Bogue Kansas 67625
(913) 674-3311

March 20, 1992

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson street
Omaha, NE 68102-2571

Dear Sandra:

Enclosed is our position paper. I hope this is what is needed. I have tried to be as comprehensive and realistic as possible. There may be additional issues and concerns once we meet again, however these are the issues that come to surface with the limited information and understanding of what is needed as of now.

If you have any questions, comments or suggestions, please contact me.

Thank you.

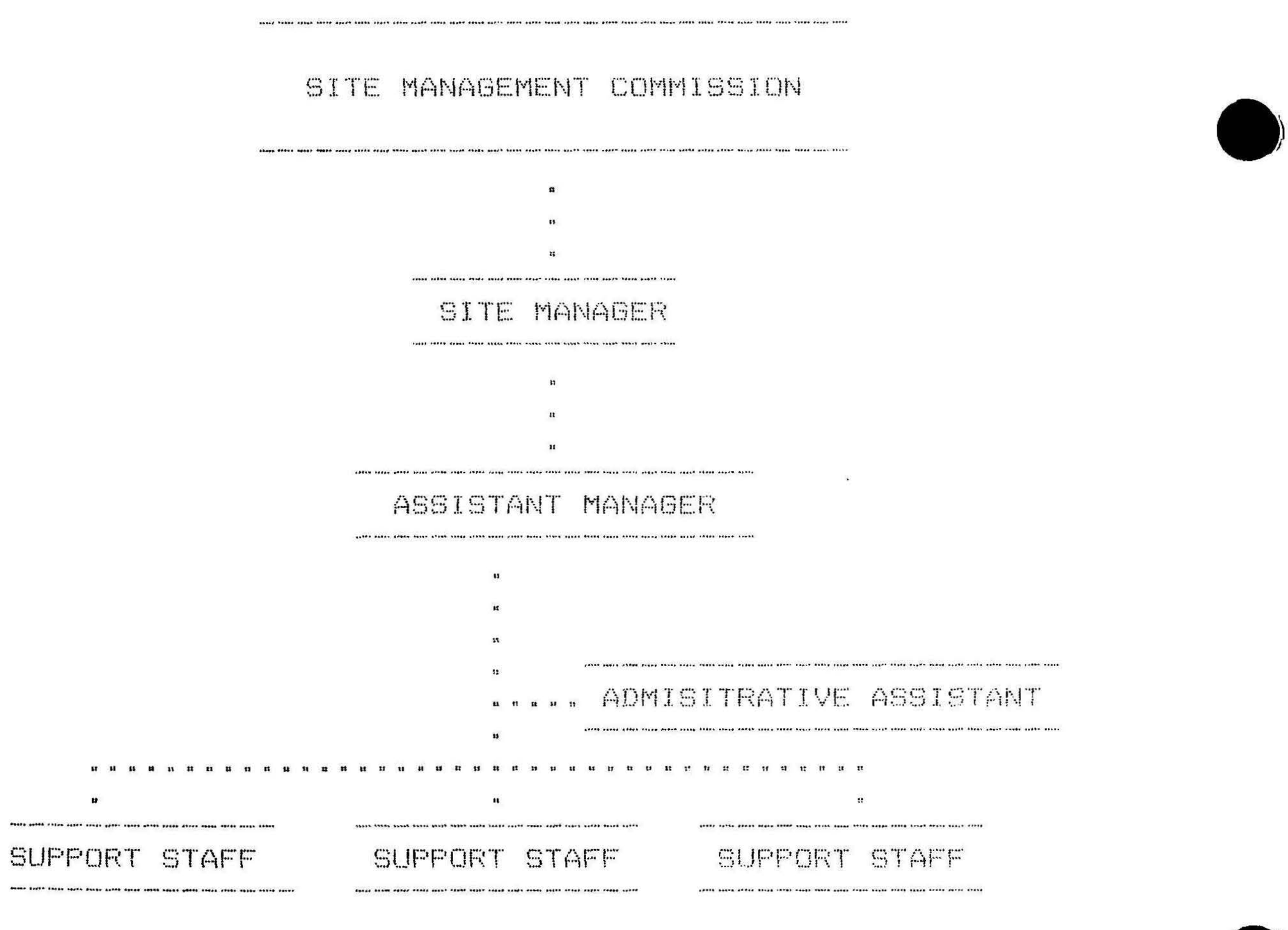
Respectfully submitted,

Angela Bates,
President

MANAGEMENT ALTERNATIVE

After meeting with the Task Group we feel that a viable management alternative would be one that is comprised of individuals that would be on a Management Commission. It would be comprised of a representative of each one of the historical structures as well as a member of the Nicodemus Historical Society, Township Board member, County Commissioner member, Kansas State Historical Society representative and National Park Service representative. From this Managament Commission the overall organizing and planning for the management of the site can be accomplished. The actual day to day management would be done by a staff comprised of a Site Manager, Site Assistant Manager, Site Administrative Assistant, and a host of support staff for various buildings, programs, and general maintenance.

The proposed management alternative structure looks as follows:



The following are the historical interpretive themes that we have developed our actitives around.

HISTORICAL INTERPRETIVE THEMES

1) Pre - Migration

Conditions in the South prior to 1877. The specific areas where the settlers migrated from.

2) Exodus - Migration

When, where, and how the migration to Kansas took place.

3) Early Pioneer Years (1877 -1888)

Settlement and life in the building of Nicodemus before the decline.

4) Decline and into the 20th Century (1889 - 1975)

Life in Nicodemus as it began to decline, and the years up to it's historical landmark designation.

5) Landmark designation to present (1976 - present)

Life in Nicodemus as it begins to regain its historical position as a National historic landmark - site.

SUGGESTED HISTORICAL INTERPRETIVE THEME ACTIVITES

HISTORICAL/TRADITIONAL

o Homecoming - This annual celebration is held each year during the last weekend in July. Currently the weekend is filled with scheduled events and activities from a parade to guest speakers. The Nicodemus Historical Society has taken an active role in ensuring that there are educational activities during the celebration and these activities would be expanded if Nicodemus becomes a site. These educational activities may, but are not limited to include heritage and cultural workshops, guests speakers and artists. The activities that were once an intergal part of the traditional celebrations can be brought back to life. For example live bands and platform dancing, minor league baseball games, etc.

Homecoming is also being considered to extend beyond a weekend. If site status is obtained then the celebration will be projected to draw more people than can be accommodated during one weekend, and major adjustments in accommodating the larger number of expected participants will have to be considered. For example, the community dinner will have to be changed to accommodate a larger group of people. The burden of feeding such a large group will have to be taken off the shoulders of community residents, and for example participants may have to pay to cover the cost of the meal.

FOUNDERS DAY

A Founders Day Celebration can be planned with a re-enactment of the founding of Nicodemus through a living history program. This day can be held in April, June or September. All three months are associated with the founding and settling of Nicodemus. This day can be filled with activities that the early settlers did from making a dugout or sod house to preparing food with the use of cow chips as fuel. The Native Americans can also participate by re-enacting how they assisted the settlers.

PIONEER DAYS

This day can be set during the spring or fall and would be unlike Founders Day, in that it will emcompass the entire pioneer experience in Nicodemus. The entire town will take on a pioneer atmophere and activities for the entire day.

EDWARD P. MCCABE DAY

October the 10, was desigated Edward P. McCabe Day by former Governor Mike Hayden. Since Edward was the Nicodemus Town Company Secretary we can have an annual day for celebrating his contributions to Nicodemus. October 1991 the Nicodemus Historical Society sponsored a black tie banquet and we would like to continue this affair and make it an annual event. This can even be expanded to include honoring various individuals who have made contributions to Nicodemus.

ANNUAL BALL

An annual formal ball can be planned to draw interested people from across the nation. This event would provide outsiders the opportunity to come to Nicodemus and get a chance to meet people outside the pioneer atmosphere or theme. It can be used for special events, honors, etc.

HISTORICAL BUILDINGS

A.M.E. CHURCH - When this building is retored it can be used as a museum. It can also be used by visiting AME churches for annual conventions and regional programs associated with the AME organization/congregation.

NICODEMUS 1ST BAPTIST CHURCH - When this building is retored it can be used for a museum to house old church arti-facts, books, etc. It can be used as a library or for community dinners. It can also be used for church services or reinactments of traditional services, if restored with pews, etc.

PARSONAGE - This can be restored inconjunction with the Baptist Church to also become a museum, or serve as offices for the church.

ST. FRANCIS HOTEL - When this building is retored it can be used as a hotel, or as a bed and breakfast. It can also be used as a museum in conjunction with a bed and breakfast.

NICODEMUS SCHOOL - When this building is restored it can be a museum that is an example of it and other educational institutions in the Nicodemus township, and the instruction that was given until it was closed. It can be used by the members of the American Legion for their meetings and socials.

JERRY SCRUGGS' RESIDENT - This old small limestone residence can be restored and used as a museum to show how life in a typical limestone structure in the 1800 was like.

OTHER ACTIVITES/PROGRAMS

WALKING TOURS - To deminish traffic on the townsite walking tours to the historic structures and townsite points of interest can be taken.

CARRIAGE/WAGON RIDES - Rather than walking an individual can ride in a carriage or wagon to various townsite points of interest, as well as rides to various sites around the country side, (i.e. cemeteries, old ruins, etc.)

HISTORIC MAKERS - Historic makers can be placed at various places around the townsite and township that describe buildings no longer in existence.

COMMUNITY GARDEN - A community garden that shows how and what was typically planted in the gardens of the early settlers. The produce can be sold or used for various activites and events that may be planned. Example: pickeling and canning during pioneer days or during a pioneer experience workshop.

COMMUNITY CROPS - Vacant lots can be turned into examples of various types of grains and feed that were planted by the settlers.

FARMING EQUIPMENT MUSEUM - A vacant lot can be used to house various types of farm equipment that was used by early setters.

WORKING FARM - The old Bernice and Harry Bates' farm can be turned into a working farm. It can be used at various times as a bed and breakfast, but during the summer it can be used as an example of a typical working farm for visitors and children summer camps.

SUMMER CAMP - A pioneer/farm summer youth camp can be sponsored every year. The camp can be historical, cultural, and educational for the participants.

TRAIN RIDE - Although Nicodemus did not get the Missouri Pacific in 1888 and it caused its decline, the possibility of a tourist train coming from the towns Damar or Bogue can add interest to the site as well as provide transportation to and from the site.

WILLIAMS RESIDENCE - Since Nicodemus is the site of the oldest recorded black owned and operated post office, a post office should be added to the townsite. The Williams residence can be rebuilt to house the post office and also used as a visitor's center. The Williams residence was the site of the post office for a number of years and four generations from Elizebeth Williams to her great grand daughter have worked for the post office. This is unique to the history of the postal service.

SAYERS GENERAL STORE - The general store can be rebuilt to rebuild the main street commerical district of Nicodemus and serve as an example of what a general store was like.

GENERAL LANDSCAPING - The entire site should be landscaped for walking tours and to accommodate the general public.

EXHIBITS - All museums and have exhibits depicting the history of the particular exhibit. Photos and artifacts can be displayed.

ISSUES AND CONCERNS

The following is a list of issues and concerns that have been expressed by community and Task Group individuals. These however, may not be the only issues and concerns we have that need to be addressed. This is due obviously to the limited amount of information that is available to us as well as the lack general knowledge in this field of feasibility studies. When the Study Team meets with the community again there may be additionals concerns at that time.

BOUNDARIES

Since Nicodemus is currently a historic DISTRICT will it maintain the same boundies when it becomes a SITE? Is it only the historical structies (i.e. AME Church) that will be affected by preservation and maintenance? If not what will be the criteria for determining the boundaries? Outside the boundaries what factors will you be looking at or should we be looking at that may adversely affect the site.

PROPERTY TAXES

For individuals that own historic properties what will be the tax benefits, if any? What will the tax benefits or liabilities be for adjacent properities or properties within the boundaries of the site? Will taxes increase on all properties within the site, and if they do what programs or incentives are available to offset these taxes?

PROPERTY RIGHTS

What are the regulations regarding the use of historic properties when owners retain ownership? What are the interior and exterior, as well as adjacent property construction restraints associated with historic properties that are have become sites.

DEVELOPMENT

Will their be development constraints within the site as well as in surrounding areas, and if so what is the criteria for determining the paramaters of the affected surrounding areas that exceed the boundary? What rights do the property owners outside the boundaries have with regards to development?

REGULATIONS

What Park Service Regulations will apply to the Nicodemus Site that may have a definate impact on achieving our cultural heretiage program goals.

MANAGEMENT

Consideraing our management alternative what, if any, are the regulatory or management coordination constraints that will conflict with the goals of the NPS or with us achieving our cultural heritage program goals? What are the management policies for a site such as Nicodemus? What direct government involvement can we expect if our alternative is selected. Can the Management Commission that will oversee that overall management of the site also be responsible for the selection criteria for personnel? If our management alternative is selected will their be government employees selected for the day to day operations or will they be civilian? Who will be responsible for the safety of the general public and will there be funding allocated to accommodate the general public in terms of parking and access and other public needs? Will there be any accommodations for housing the public, if so who's responsibility is it for providing that? (i.e. the local, state, federal, private?)

ACCOUNTABILITY

Once the management alternative has been selected can it be changed in the future if deemed necessary? What are the evaluation guidelines for ensuring that the cultural heritage programs are met? If our management alternative is selected who will the Management Commission be directly responsible to?

APPENDIX B

Public Comment and Ballots

JAMES E. ALEXANDER
Box 188 Rt. 2
Hill City. KS. 67642

September 10, 1982

Sandra,

Recommendation D 1. with Federal Commission
Pro - advantages of the above alternative:

1. Stabilization of the community, positive long term plan, governing body with objectives, & goals and structure & potential of expanding, planning of an community etc.
2. will encourage financial investment in around the community & improvement of the Community and surrounding area.

3. potential economic growth
4. potential employment for people in the area
5. Revolving fund to maintain site for year to year improvement of the community & surrounding area.

6. Other funds that might become available for this type of project along the way.
7. The Community of "Nicodemus" is an significant part of American History, which warrants

an National Historic Site with Federal Commission. Many Nicodemus citizens have become elderly and have been very instrumental in building this community are disconsolate because of so many false promises, false hope and subjects of unscrupulous dealings for many years. This federal legislation should be passed immediately or before the end of 1992 so some of the elderly can benefit from their cherished black heritage.

Through undisclosed sources people of Foreign descent with American Citizenship are very interested in developing this very valuable Community of enriched black heritage but are waiting to ~~see~~ see if this particular Federal legislation is going to be passed in Congress. I hope we can get this bill through Congress A.S.A.P. Lets close the deal!

Sincerely,

James E. Alexander
Box 188 RR 2
Hill City, KS
67642

913-674-2087

P.S (enclosed is my resume.)

Questions I have that possibly already been answered are the following:

1. Was feasibility studies favorable for the Nicodemus project?
2. Does the community of Nicodemus meet the requirements? If not, what requirements are lacking.
3. What kind of input do you need from this community, State of Kansas and the general public?
4. Is contact needed with other Congressmen and Congresswomen of other states to push this Federal legislation through?
5. Does it look favorable?
6. From the overall picture what is needed to be done to get this project rolling in Congress.

If you have this material could you send it to me. I am in very much support of the Nicodemus Historic Site with Federal Commission. I am a descendant of the settlers of Nicodemus from Kentucky. My late father Earl Alexander was born in Nicodemus KS and became Presidential Elector of KS in 1976 for Democratic Party.

9-1-92

Ms Washington,

As a friend of the Meadowmere Historical Society I am requesting a copy of "The Meadowmere National Historic Landmark Management Alternatives" report.

Sincerely

Janet Bowersox
1206- 21st St.
Belleville, Ks 66935

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Ernestine Van Duvall have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_____ D. National Historic Site

_____ D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
- ☙ Nicodemus Township Property Owner
- ☙ Resident of Nicodemus
- ☙ Descendant of the settlers of Nicodemus
- ☙ Friend or interested party

Signed: Ernestine Van Duvall

Date: Sept. 14th, 1992

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Please send me A copy of report.
Thank You

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I _____ have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in súpport of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_____ D. National Historic Site

_____ D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
- X Nicodemus Township Property Owner
- o Resident of Nicodemus
- o Descendant of the settlers of Nicodemus
- o Friend or interested party

Signed: Roena K. Kirtz

Date: Sept 1, 1992

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Luella Holmes have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

____ A. No Action

X B. Nicodemus State Historical Park

____ C. National Park Service Affiliated Area

X D. National Historic Site

____ D1. National Historic Site with Federal Commission

____ E. Technical/Financial Assistance

I am a:
- X Nicodemus Township Property Owner
- o Resident of Nicodemus
- X Descendant of the settlers of Nicodemus
- o Friend or interested party

Signed: Luella Holmes

Date: 9-17-92

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Emroy K Sayers have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_X_ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_____ D. National Historic Site

_____ D1. National Historic Site with Federal Commission

_X_ E. Technical/Financial Assistance

I am a:
- X o Nicodemus Township Property Owner
- o Resident of Nicodemus
- X o Descendant of the settlers of Nicodemus
- o Friend or interested party

Signed: Emroy K Sayers

Date: 9-9-1992

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Mayor & Loretta Legere have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

X A. No Action ~ this doesn't affect us

____ B. Nicodemus State Historical Park

____ C. National Park Service Affiliated Area

____ D. National Historic Site

____ D1. National Historic Site with Federal Commission

____ E. Technical/Financial Assistance

I am a:
- X Nicodemus Township Property Owner
- o Resident of Nicodemus
- o Descendant of the settlers of Nicodemus
- o Friend or interested party

Signed: Loretta Legere

Date: 2-2-92

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I WILLIAM H. NAPUE have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

X A. No Action

____ B. Nicodemus State Historical Park

____ C. National Park Service Affiliated Area

____ D. National Historic Site

____ D1. National Historic Site with Federal Commission

____ E. Technical/Financial Assistance

I am a:
- ✓ Nicodemus Township Property Owner
- ✓ Resident of Nicodemus
- o Descendant of the settlers of Nicodemus
- o Friend or interested party

Signed: William H. Napue

Date: Sept. 21, 1992

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE NICODEMUS HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I HOWARD F. WEBSTER have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_X_ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_____ D. National Historic Site

_____ D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
- o Nicodemus Township Property Owner
- o Resident of Nicodemus
- o Descendant of the settlers of Nicodemus
- X Friend or interested party

Signed: Howard F. Webster

Date: SEP 7 1992

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Vernita Crudder have not obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

X A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_____ D. National Historic Site

_____ D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
- * Nicodemus Township Property Owner
- o Resident of Nicodemus
- X Descendant of the settlers of Nicodemus
- o Friend or interested party

Signed: Vernita R. Crudder

Date: Sept. 10-92

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Thelma E. Greer have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_X_ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_____ D. National Historic Site

_____ D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
- o Nicodemus Township Property Owner
- o Resident of Nicodemus
- ● Descendant of the settlers of Nicodemus
- o Friend or interested party

Signed: Thelma E. Greer

Date: Sept. 12th 1992

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

God Bless You All

THE NICODEMUS HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Mrs. Juanita A. Dabney-Porter have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

X B Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_____ D. National Historic Site

_____ D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
- o Nicodemus Township Property Owner
- o Resident of Nicodemus
- X Descendant of the settlers of Nicodemus
- o Friend or interested party

Signed: Mrs. Juanita A. Dabney-Porter

Date: [redacted] 9-09-1999

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

God Bless You all

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Eleanor Fields have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

___ A. No Action

_✓_ B. Nicodemus State Historical Park

___ C. National Park Service Affiliated Area

___ D. National Historic Site

___ D1. National Historic Site with Federal Commission

___ E. Technical/Financial Assistance

I am a:
- Nicodemus Township Property Owner
- o Resident of Nicodemus
- ✓ Descendant of the settlers of Nicodemus
- Friend or interested party

Signed: Eleanor Fields

Date: 9-8-92

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Earlice M. Switzer-Rupp have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_X___ C. National Park Service Affiliated Area

_____ D. National Historic Site

_____ D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
- o Nicodemus Township Property Owner
- o Resident of Nicodemus
- o Descendant of the settlers of Nicodemus
- o Friend or interested party

Signed: Earlice M. Switzer-Rupp

Date: September 13, 1992.

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I FRED DECLONET have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

____ A. No Action

____ B. Nicodemus State Historical Park

_X_ C. National Park Service Affiliated Area

____ D. National Historic Site

____ D1. National Historic Site with Federal Commission

____ E. Technical/Financial Assistance

I am a:
- o Nicodemus Township Property Owner
- o Resident of Nicodemus
- o Descendant of the settlers of Nicodemus
- X Friend or interested party

Signed: Fred deClonet

Date: 9/10/92

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Charles H. Wenne have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

____ A. No Action

____ B. Nicodemus State Historical Park

_X_ C. National Park Service Affiliated Area

____ D. National Historic Site

____ D1. National Historic Site with Federal Commission

____ E. Technical/Financial Assistance

I am a:
- o Nicodemus Township Property Owner
- o Resident of Nicodemus
- o Descendant of the settlers of Nicodemus
- ☒ Friend or interested party

Signed: Charles H. Wenne

Date: Sep. 10, 1992

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I RICHARD GRIFFIE have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

X C. National Park Service Affiliated Area

_____ D. National Historic Site

_____ D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
- o Nicodemus Township Property Owner
- o Resident of Nicodemus
- X Descendant of the settlers of Nicodemus
- o Friend or interested party

Signed: Richard Griffie

Date: 9-3-92

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Leota J Fox have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

____ A. No Action

____ B. Nicodemus State Historical Park

X C. National Park Service Affiliated Area

____ D. National Historic Site

____ D1. National Historic Site with Federal Commission

____ E. Technical/Financial Assistance

I am a:
- X Nicodemus Township Property Owner
- o Resident of Nicodemus
- X Descendant of the settlers of Nicodemus
- o Friend or interested party

Signed: Leota J. Fox

Date: 9-9-92

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE NICODEMUS HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Lulu Jane Clay have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

__✓__ D. National Historic Site

_____ D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
- o Nicodemus Township Property Owner
- o Resident of Nicodemus
- ✓ Descendant of the settlers of Nicodemus
- o Friend or interested party

Signed: L. Jane Clay

Date: 9-4-92

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Robert L. Nunn have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

✓ D. National Historic Site

_____ D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
- o Nicodemus Township Property Owner
- o Resident of Nicodemus
- o Descendant of the settlers of Nicodemus
- o Friend or interested party

Signed: Robert L. Nunn

Date: Sept 5, 1992

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE NICODEMUS HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Lloyd L. Peters & Donna L. Peters have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_X_ D. National Historic Site

_____ D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
- o Nicodemus Township Property Owner
- o Resident of Nicodemus
- o Descendant of the settlers of Nicodemus
- ■ Friend or interested party

Signed: Lloyd L. Peters & wife Donna L Peters

Date: 9-3-92

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Kray Petrie have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

__✓__ D. National Historic Site

_____ D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
- o Nicodemus Township Property Owner
- o Resident of Nicodemus
- ☒ Descendant of the settlers of Nicodemus
- ☒ Friend or interested party

Signed: Kray Petrie

Date: 9-1-92

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Donna Wyatt have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_✓___ D. National Historic Site

_____ D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
- o Nicodemus Township Property Owner
- o Resident of Nicodemus
- o Descendant of the settlers of Nicodemus
- ✗ Friend or interested party

Signed: Donna Wyatt

Date: 9-1-92

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Janet Bowersox have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

__✓__ D. National Historic Site

_____ D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
- o Nicodemus Township Property Owner
- o Resident of Nicodemus
- o Descendant of the settlers of Nicodemus
- ✓ Friend or interested party

Signed: Janet Bowersox

Date: 9-10-92

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Thomas L. Switzer have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

YES D. National Historic Site

_____ D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
- ø Nicodemus Township Property Owner
- ø Resident of Nicodemus
- ø Descendant of the settlers of Nicodemus
- ø Friend or interested party

Signed: Thomas L. Switzer

Date: 9-9-92

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

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National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I James E. Alexander have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_____ D. National Historic Site

__✓__ D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
- ✓ Nicodemus Township Property Owner
- o Resident of Nicodemus
- ✓ Descendant of the settlers of Nicodemus
- o Friend or interested party

Signed: James E. Alexander

Date: 9-10-92

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
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Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Chuck Smith have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_____ D. National Historic Site

_X_ D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
- o Nicodemus Township Property Owner
- o Resident of Nicodemus
- o Descendant of the settlers of Nicodemus
- o Friend or interested party

Signed: Chuck Smith

Date: September 4, 1992

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I James R. Bates have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_____ D. National Historic Site

__✓__ D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
- o Nicodemus Township Property Owner
- o Resident of Nicodemus
- o Descendant of the settlers of Nicodemus
- o Friend or interested party

Signed: James R Bates

Date: 9-8-92

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE NICODEMUS HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Odele L. Alexander have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

____ A. No Action

____ B. Nicodemus State Historical Park

____ C. National Park Service Affiliated Area

X D. ~~National Historic Site~~

X D1. National Historic Site with Federal Commission ✓

____ E. Technical/Financial Assistance

I am a:
- o Nicodemus Township Property Owner
- o Resident of Nicodemus
- o Descendant of the settlers of Nicodemus
- o Friend or interested party

Signed: Odele L. Alexander

Date: Sept 2nd 1992

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

Historical

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Valeria Thomas have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_____ D. National Historic Site

__X__ D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
- ☒ Nicodemus Township Property Owner
- o Resident of Nicodemus
- ☒ Descendant of the settlers of Nicodemus
- o Friend or interested party

Signed: Valeria Thomas

Date: 9/4/92

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
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Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Dee W. Swayne have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_____ D. National Historic Site

_X_ D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
- o Nicodemus Township Property Owner
- o Resident of Nicodemus
- o Descendant of the settlers of Nicodemus
- ø Friend or interested party

Signed: Dee W. Swayne

Date: 8-31-92

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I _____ have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_ _ _ D. National Historic Site

__X__ D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
- o Nicodemus Township Property Owner
- o Resident of Nicodemus
- o Descendant of the settlers of Nicodemus
- o Friend or interested party

Signed: Robert Parsons

Date: 8-31-92

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I AIVIN DENK have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_____ D. National Historic Site

_X_ D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
- o Nicodemus Township Property Owner
- o Resident of Nicodemus
- o Descendant of the settlers of Nicodemus
- X Friend or interested party

Signed: Alvin Denk

Date: 8-31-92

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I WILLIAM B. ELLIOTT have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_____ D. National Historic Site

X D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
- o Nicodemus Township Property Owner
- o Resident of Nicodemus
- o Descendant of the settlers of Nicodemus
- X Friend or interested party

Signed: William B. Elliott

Date: 9/1/92

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Lew Schamber have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_____ D. National Historic Site

__✓__ D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
- o Nicodemus Township Property Owner
- o Resident of Nicodemus
- o Descendant of the settlers of Nicodemus
- ☞ Friend or interested party

Signed: Lew Schamber

Date: Sept. 13, 1992

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Robert Brogden Jr. have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_____ D. National Historic Site

_X_ D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
- o Nicodemus Township Property Owner
- o Resident of Nicodemus
- X Descendant of the settlers of Nicodemus
- o Friend or interested party

Signed: Robert Brogden Jr.

Date: 8/13/92

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE NICODEMUS HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Erwin S. Dabney have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_____ D. National Historic Site

_X_ D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
- o Nicodemus Township Property Owner
- o Resident of Nicodemus
- (o) Descendant of the settlers of Nicodemus
- o Friend or interested party

Signed: Erwin S. Dabney

Date: Sep. 12, 1992

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I _____ have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_____ D. National Historic Site

__X__ D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
- o Nicodemus Township Property Owner
- o Resident of Nicodemus
- o Descendant of the settlers of Nicodemus
- o Friend or interested party

Signed: Ordral Alexander

Date: 9-13-92

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I BARBARA N. TAYLOR have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_____ D. National Historic Site

XX D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
XX Nicodemus Township Property Owner
o Resident of Nicodemus
o Descendant of the settlers of Nicodemus
o Friend or interested party

Signed: Barbara N. Taylor

Date: SEPTEMBER 11, 1992

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Ruth A. Dobson have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_____ D. National Historic Site

_X_ D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
- X Nicodemus Township Property Owner
- o Resident of Nicodemus
- X Descendant of the settlers of Nicodemus
- o Friend or interested party

Signed: Ruth A. Dobson

Date: Sept. 10, 1991

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE NICODEMUS HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Versella Bates have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_____ D. National Historic Site

_X_ D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
- o Nicodemus Township Property Owner
- o Resident of Nicodemus
- X Descendant of the settlers of Nicodemus
- o Friend or interested party

Signed: Versella Bates

Date: 9-10-92

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I THOMAS WELLINGTON have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

____ A. No Action

____ B. Nicodemus State Historical Park

____ C. National Park Service Affiliated Area

____ D. National Historic Site

_X_ D1. National Historic Site with Federal Commission

____ E. Technical/Financial Assistance

I am a:
- o Nicodemus Township Property Owner
- o Resident of Nicodemus
- o Descendant of the settlers of Nicodemus
- o Friend or interested party

Signed: Thomas H. Wellington

Date: 9 Sept 92

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Ann Bolton Berry have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_____ D. National Historic Site

_X_ D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
- o Nicodemus Township Property Owner
- o Resident of Nicodemus
- o Descendant of the settlers of Nicodemus
- x Friend or interested party

Signed: Ann Bolton Berry

Date: September 16, 1992

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Debra Alexander-O'Hara have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_____ D. National Historic Site

_✓__ D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
- o Nicodemus Township Property Owner
- o Resident of Nicodemus
- ✓ Descendant of the settlers of Nicodemus
- o Friend or interested party

Signed: Debra Alexander-O'Hara

Date: Sept 5, 1992

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omana, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I John Bright Mann have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_____ D. National Historic Site

__✓__ D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
- o Nicodemus Township Property Owner
- o Resident of Nicodemus
- o Descendant of the settlers of Nicodemus
- ✓ Friend or interested party

Signed: J. Bright Mann

Date: Sept. 9, 1992

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Dorotha Herndon have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_____ D. National Historic Site

_✓___ D1. National Historic Site with Federal Commission

_____ E. Technical/Financial Assistance

I am a:
- ✓ Nicodemus Township Property Owner
- ✓ Resident of Nicodemus
- o Descendant of the settlers of Nicodemus
- o Friend or interested party

Signed: Dorotha Herndon

Date: Sept 12, 1992

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE NICODEMUS HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Mary Jane Sayers Clark have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_____ D. National Historic Site

_____ D1. National Historic Site with Federal Commission

_X_ E. Technical/Financial Assistance

I am a:
- x Nicodemus Township Property Owner
- o Resident of Nicodemus
- o Descendant of the settlers of Nicodemus
- o Friend or interested party

Signed: Mary Jane Sayers Clark

Date: 9-3-1992

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Ora J. Switzer have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_____ D. National Historic Site

_____ D1. National Historic Site with Federal Commission

✓ E. Technical/Financial Assistance

I am a:
- o Nicodemus Township Property Owner
- ✓o Resident of Nicodemus
- ø Descendant of the settlers of Nicodemus
- ø Friend or interested party

Signed: Ora J Switzer

Date: 9-6-1992

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I VERYL A. SWITZER have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_____ D. National Historic Site

_____ D1. National Historic Site with Federal Commission

✓ E. Technical/Financial Assistance

I am a:
- ☒ Nicodemus Township Property Owner
- o Resident of Nicodemus
- ☒ Descendant of the settlers of Nicodemus
- o Friend or interested party

Signed: Veryl A. Switzer

Date: 9/10/1992

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Orlo O. Pattillo have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_____ D. National Historic Site

_____ D1. National Historic Site with Federal Commission

X E. Technical/Financial Assistance

I am a:

- ● Nicodemus Township Property Owner
- o Resident of Nicodemus
- ● Descendant of the settlers of Nicodemus
- o Friend or interested party

Signed: Orlo O. Pattillo

Date: 9-10-1992

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I George A. Wellington Jr. have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_____ D. National Historic Site

_____ D1. National Historic Site with Federal Commission

E E. Technical/Financial Assistance

I am a:
- [x] Nicodemus Township Property Owner
- [ ] Resident of Nicodemus
- [x] Descendant of the settlers of Nicodemus
- [ ] Friend or interested party

Signed: George A. Wellington Jr.

Date: 4 September 1992

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

THE
NICODEMUS
HISTORICAL SOCIETY

R.R. 2, Box 139, Bogue, Kansas 67625
(913) 674-3311

I Lorene C. Powell have obtained and read the Nicodemus National Historic Landmark Management Altrnatives report and am in support of the following management alternative for the proposed Nicodemus site:

(Please Mark One)

_____ A. No Action

_____ B. Nicodemus State Historical Park

_____ C. National Park Service Affiliated Area

_____ D. National Historic Site

_____ D1. National Historic Site with Federal Commission

_____ (E.) Technical/Financial Assistance

I am a:
- [x] Nicodemus Township Property Owner
- [ ] Resident of Nicodemus
- [ ] Descendant of the settlers of Nicodemus
- [ ] Friend or interested party

Signed: Lorene C. Powell

Date: 9/23/92

Please respond with this letter to Sandra Washington, Project Director at the address provided below, no later than September 15, 1992. If you do not have a copy of the report, please call or write her for one at:

Sandra Washington
National Park Service
Midwest Regional Office
1709 Jackson St.
Omaha, Nebraska 68102-257

(402) 221-3481

APPENDIX C

National Historic Landmark Nomination Form

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
Nicodemus Historic District and Dugout House, two miles east

AND/OR COMMON
Nicodemus

2 LOCATION

STREET & NUMBER

__NOT FOR PUBLICATION

CITY, TOWN
Nicodemus

__ VICINITY OF

CONGRESSIONAL DISTRICT
First

STATE
Kansas

CODE
20

COUNTY
Graham

CODE
065

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
X DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
__BUILDING(S)	__PRIVATE	__UNOCCUPIED	X COMMERCIAL	__PARK
__STRUCTURE	X BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	X RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Multiple Ownership / Contact - Mr. H. Bates

STREET & NUMBER
Church Baptist Congress

CITY, TOWN
Nicodemus

__ VICINITY OF

STATE
Kansas

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Graham County Courthouse

STREET & NUMBER
Pomeroy Street

CITY, TOWN
Hill City

STATE
Kansas

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

__FEDERAL __STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	X RELIGION	
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE	
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE	
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	X SOCIAL/HUMANITARIAN	
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER	
__1800-1899	X COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION	
__1900-	__COMMUNICATIONS	__INDUSTRY	X POLITICS/GOVERNMENT	X OTHER (SPECIFY)	
		__INVENTION		Afro-American History	

SPECIFIC DATES Nicodemus established in 1877 BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

During the 1870s the great human phenomena of a mass migration of blacks from the South to the Midwest took place. Greatly dissatisfied with the conditions in the South, blacks, in numbers sizeable enough to initiate an investigation and report by the United State Congress, swarmed from the South to the Midwest. Black spokesmen such as Frederick Douglass and Richard T. Greener offered their people conflicting advice on how to deal with the oppression and poverty of the South. Douglass advocated that they remain in the region in order to change and ameliorate the conditions. Greener, on the other hand, urged migration from an area that he felt was beyond change as far as blacks were concerned. In line with Greener's advice, blacks from Mississippi, Louisiana, Alabama, Tennessee, and Kentucky surged westward.

One of the principle leaders of this mass migration movement was Benjamin "Pap" Singleton, who glowingly told stories of the "Promised Land" in Kansas. He was responsible for the founding of eleven colonies in Kansas alone between 1873 and 1880. Singleton, born a slave in Nashville, Tennessee about 1809, learned the trades of carpentry and cabinet making. He hated his enslavement and so fled to Canada settling later in Detroit, Michigan, where he pursued a variety of occupations. After the general emancipation of slaves, he returned to his native Tennessee and began attempts to colonize blacks there. He soon realized that such an effort in the South was not conducive to the welfare and future progress of black people. Finally, he visited Kansas in 1873, bringing with him 300 blacks from Tennessee, most of whom settled in "Singleton's Colony" in Cherokee County. Returning to the South in the latter part of 1873, he traveled throughout Tennessee, Kentucky, and Mississippi, organizing groups to migrate to Kansas.

The impact of black migration on the population of Kansas is evident from census reports. In 1860 there were 625 free blacks and two slaves in the entire state. In 1870 the colored population had jumped to 17,108 and a number of all-black communities had sprung up in the eastern part of the state. By 1880 the black population had doubled to 43,107. Singleton's efforts were primarily responsible for this increase in the colored population of the state of Kansas during his last great colonizing effort, 1878-1879.

Nicodemus, under Singleton's influence, was one of the towns that resulted from this black migration movement. Established on homestead land in Graham County, Kansas with assistance from a white Tennessee minister, W. T. Hill, and named after a legendary slave, the town of Nicodemus was officially founded on September 17, 1877. However, prior to that date, during the previous summer, there had been some earlier arrivals to the townsite, the first being Reverend Simon P. Roundtree who

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CONTINUATION SHEET SIGNIFICANCE ITEM NUMBER 8 PAGE Two

was there on June 18, 1877. The next arrivals came on July 30th. In this group were Mr. and Mrs. Fletcher. Mrs. Fletcher was the only woman in the colony until others of her sex arrived with a group of "Exodusters" came from Kentucky in the spring of 1878. Finally in 1879 the last sizeable group, 50 blacks from Mississippi, settled in Nicodemus. According to the 1880 census there were 260 blacks living in Nicodemus township.

The Nicodemus colonists had to cope with many hardships on the Kansas frontier. The initial form of shelter was a "burrow" constructed out of the side of a bank or small hill. Sod dugouts and then wooden structures eventually replaced the "burrows". The problem of finding food was a far more difficult obstacle for the colonists to overcome. Few of the settlers had any money, (most of them having spent their funds in order to get to Kansas) and thus, to aid in the alleviation of this problem, the Nicodemus Town Company was established to appropriate food and supplies from across the state and to distribute them to the settlers.

By 1881 however, there were 35 residential and commercial structures in the town. Although most of these structures were scattered haphazardly throughout the district, there was a defined business district. The general store of Z. T. Fletcher founded in the fall of 1877 was the oldest business in the county. In 1878 a Post Office was established in a section of the store. One of the highlights of Nicodemus' history is connected with this Post Office. It has been reported throughout the town's history that Mrs. Fletcher, who was the official post mistress, and her husband went forty miles a month to the neighboring town of Ellis to carry outgoing and incoming mail. In 1879 a livery stable and lumber yard were started. The establishment of the latter is an excellent indication of the progress the Nicodemites were making as their sod structures were being replaced by wood. The first church edifice, a sod structure, was constructed in 1879 under the auspices of the Baptist minister Daniel Hickman. In June 1879 School District No. 1 was established in Nicodemus with most of the classes being taught in peoples' homes. In 1887 a formal four room structure was erected. By the 1880s Nicodemus was showing all the signs of a thriving social center -- a baseball team, a literary and benefit society, lodges, and an ice cream parlor. Nicodemus had two newspapers, the Western Cyclone established May 13, 1886 by A. G. Tallman and the Enterprise established August 17, 1887 by H. K. Lightfoot. By 1887 when the town's first bank was established by a white man, A. L. McPherson, Nicodemus was a recognized social and business center of Graham County.

The esteem in which the town was held is further evidenced by the prominence of its members in county affairs. Selected as the temporary site of the township's first election, an honor that acknowledged its potential voting strength in that region, the election was held in December 1879.

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The Nicodemus "Equal Rights Ticket," composed of five white men and three blacks - Granville Lewis, H. Winn, and Lewis Welton - all won their respective seats: Lewis as one of the town justices of the peace; Winn as township clerk; and Welton as road overseer. The Nicodemites continued their promising beginnings in the field of politics when the county elections were held in June 1880. John DePrad was elected county clerk, an office that was to be held by a number of blacks in future elections. Other Nicodemites who were to achieve county elected offices were: J. R. Hawkins who served in the office of the clerk of the court; W. L. Sayers (a relative of the football player Gale Sayers) who served as county attorney; and Lewis Welton and Daniel Hickman who served as county commissioners. In the field of politics for the county and state, it has been said that it was a rare election that did not have a black Nicodemite on its ballot.

An outstanding member of the Nicodemus community, and of the entire state, was Edward P. McCabe whose rise to prominence in that frontier community was evidence of the opportunities available to any person who wanted to excel in the fluidity of a frontier society. Mc Cabe came from New York and Chicago in 1878. He served as the county's first county clerk, being appoin to that temporary position by Governor St. John until the county elections of June, 1880. He a A. T. Hall operated a land agency in the town and in 1882 and 1884 he was elected to the position of state auditor. He held the same position in the territory of Oklahoma from 1897 to 1907 by appointment from Governor G. S. Steel.

Nicodemus probably reached its peak by 1910 when the federal census of that year reported 595 colored inhabitants in the county. Although there are no reliable figures for the town of Nicodemus, it is presumed that the decline in the population paralleled that of the rest of the county. By 1950 only sixteen people were counted there and by 1953 the Post Office station was closed, symbolizing the end of a cycle of seventy-six years of existence.

Nicodemus, Kansas, is of national historical significance because it is the only remaining town established by blacks of the "Exoduster" movement which was organized mainly through the efforts of Benjamin "Pap" Singleton. It is the site of the oldest reported Post Office supervised by blacks in the United States. Nicodemus is also symbolic of the pioneer spirit of blacks who dared to leave the only region they had been familiar with, in a search for personal freedom and the opportunity to develop their talents and capabilities.

☒ DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
_EXCELLENT	X DETERIORATED	_UNALTERED	X ORIGINAL SITE
_GOOD	_RUINS	X ALTERED	_MOVED DATE_____
_FAIR	_UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The historic buildings and sites of the Nicodemus Historic District are as follows:

Sayer's General Store and Post Office - Built in 1880 Sayer's General Store and Post Office is presently an unoccupied two story building of native limestone with a wood frame roof and brick masonry chimney. The doors, windows and frame of the rest of the structure are also wood. The one story structure at the rear of the main building is wood framed with stucco walls and a brick chimney. The roof of this structure also has a wood frame and wood shingles as does the frame of the interior. Although it is not now in active use there are a few articles stored on the inside of the building. 065-0000-0018

First Baptist Church - Replacing an earlier structure of the initial church structure that was a dugout, the present First Baptist Church was built in 1908 and is presently in active use by a religious group. A one story structure of native limestone that is covered with stucco, the church has a wood frame roof with wood shingles. On the interior there are partitions of wood lath with plaster over the wood frame and butresses on the east side of the building to brace the wall. There have been additions to the original building over the years. 065-0000-0014

Township (T. W. P.) Hall - A one story assembly hall with stage, proscenium arch, high ceiling, and a half basement, this structure was built in 1939 with exterior walls of native limestone. The roof is structural steel with composition shingles and the floor is concrete slab. The walls are plaster, and the ceiling is acoustical tile. It is presently used for all community meetings.
065-0000-0001

Site of the Masonic Hall - A marker placed in 1972 by the Masons designates the site of the old masonic hall. Resting on a concrete slab, the brick masonry marker has three stones with carved exposed surfaces incorporated into the masonry work. The South one is dated "1880" with the north one bearing the letter "G". The central stone is semi-circular with the lower portion showing "A.F. & A.M. 1893" and the upper portion having a half moon with a face in profile.
065-0000-0119

A.M.E. Church - Built in 1885 of native limestone covered with stucco this one story structure has a wood frame roof with wood shingles that are partially covered with composition shingles. The north wing is in ruins. 065-0000-0016

Fletcher Residence - Built in 1878 this building is one of the original structures of the town. One and one-half stories high it was originally native limestone walls that are now covered with stucco. The frame walls and roof structure of wood frame with wood shingles are additions to the original structure that also housed the town's first Post Office before it was moved to Sayer's General Store.
065-0000-0015

An Original Town Residence - Although the exact date of the construction of this original building is not known it was one of the original residences of the town. Although in a state of ruins what remains are sod walls veneered with native limestone, a wood frame door, and partially standing walls.

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CONTINUATION SHEET DESCRIPTION ITEM NUMBER 7 PAGE Two

Historical Marker - Constructed in 1970 this roadside marker briefly states the early history of the town of Nicodemus. It was erected by the Kansas Historical Society and the State Highway Commissio

Dr. D. L. Stewart Residence- Built in 1906 with native limestone exterior walls, this one story structure has interior walls that are wood frame with lath and plaster and a roof that is wood frame with wood shingles. The porch on the north end of the house is in ruins. 065-0000-0019

The proposed boundaries for the Nicodemus Historic District are as follows:

Northern Boundary - Washington Street to Fourth Street to North Street
Eastern Boundary - East Bend Road
Southern Boundary - South Street
Western Boundary - Seventh Street

The sod house though not within the boundaries of the proposed district, because of their distance from it, should nonetheless be designated a landmark because of its significance and relationship to the history of Nicodemus. The property is less than one acre.

163-0000-0041

MAJOR BIBLIOGRAPHICAL REFERENCES

Gavin, Roy. "Benjamin, or 'Pap' Singleton, and His Followers." Journal of Negro History, XXXII (January, 1948), 7-23.

Kansas, A Guide to the Sunflower State. Work Projects Administration (New York: 1939).

Schwendemann, Glen. "Nicodemus: Negro Haven on the Solomon." Kansas Historical Quarterly, XXXIV (Spring, 1968), 10-31.

PARTIAL LISTING

GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 161.15

UTM REFERENCES

Sod House:
14/449500/4360500

	ZONE	EASTING	NORTHING
NE A	14	447330	4360500
NW B	14	446540	4365510
SE C	14	447330	435970
SW D	14	446540	435970

VERBAL BOUNDARY DESCRIPTION

The Historic District of Nicodemus, Kansas is square shaped. In the North it follows North Street eastward to East Bend Road, and then traveling South to South Street. Here it continues West on South Street to Seventh Street going North until it joins North Street.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

FORM PREPARED BY

NAME / TITLE

Marcia M. Greenlee, Historical Projects Director — December 1974

ORGANIZATION — DATE

Afro-American Bicentennial Corporation

STREET & NUMBER — TELEPHONE

1420 N Street, Northwest

CITY OR TOWN — STATE

Washington — D. C.

STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE ___ LOCAL ___

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE — DATE

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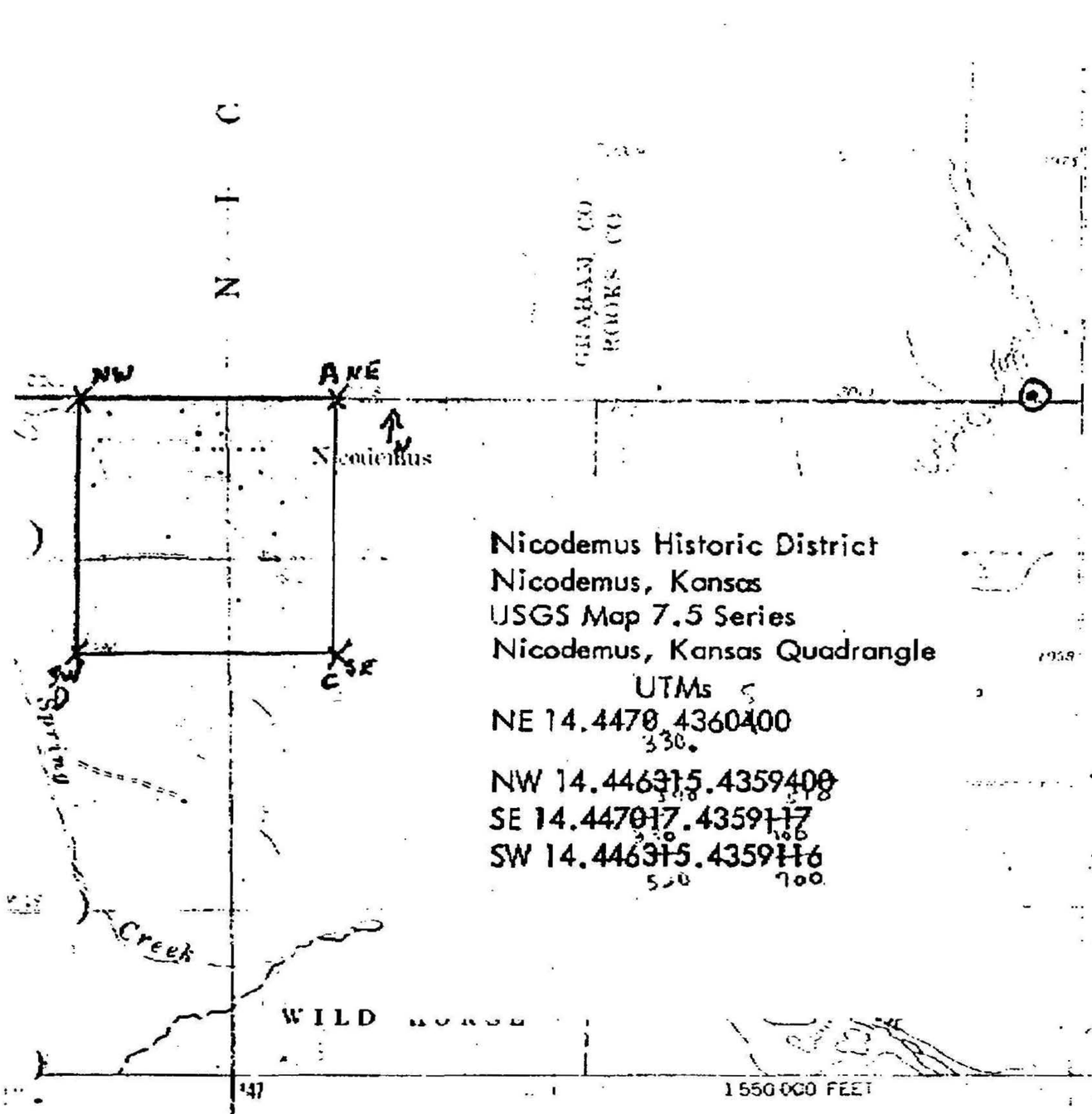
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

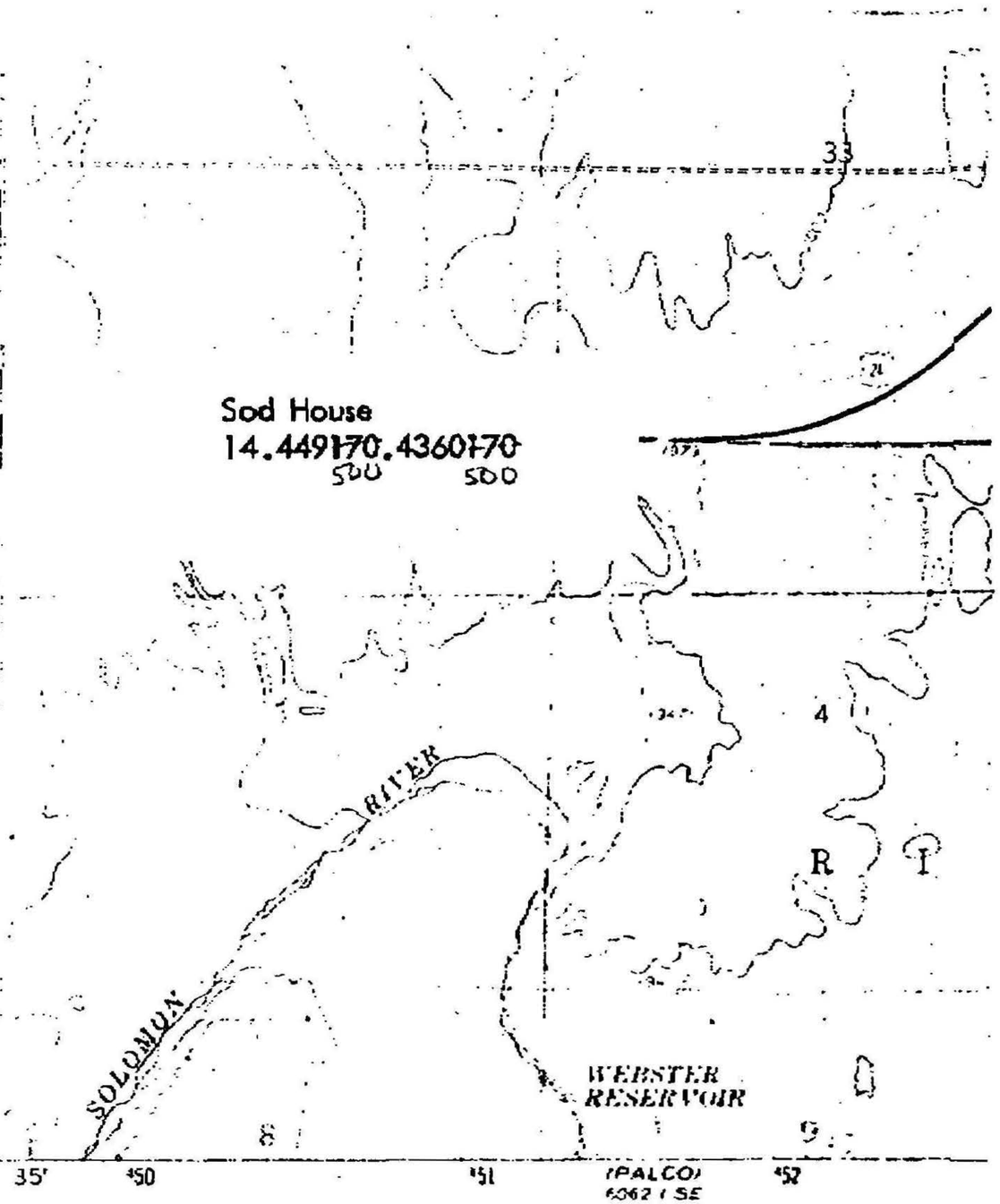
ATTEST: DATE

KEEPER OF THE NATIONAL REGISTER



Nicodemus Historic District
Nicodemus, Kansas
USGS Map 7.5 Series
Nicodemus, Kansas Quadrangle

UTMs
NE 14.4478.4360400
NW 14.446315.4359400
SE 14.447017.4359117
SW 14.446315.4359116



Sod House
14.449170.4360170

oped, edited, and published by the Geological Survey
part of the Department of the Interior program
the development of the Missouri River Basin

ted by USGS and USC&GS

ography by photogrammetric methods from aerial
tographs taken 1967. Field checked 1969

conic projection. 1927 North American datum
000-foot grid based on Kansas coordinate system, north zone
0-meter Universal Transverse Mercator grid ticks.
e 1%, shown in blue

as covered by dashed light-blue pattern
subject to controlled inundation

SCALE 1:24000

CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR WASHINGTON, D.C. 20242
AND BY THE STATE GEOLOGICAL SURVEY, LAWRENCE, KANSAS 66044
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE

APPENDIX D

Historic Property Inspection Report

STABILIZATION WORK SUMMARY
NICODEMUS STRUCTURES
NICODEMUS, KANSAS

Prepared By
Charles Masten
Restoration Specialist
Midwest Regional Office

March 26, 1992

A general condition inspection was performed on five historical structures within the National Historic Landmark townsite of Nicodemus, Kansas on January 13-14, 1992. Only historic fabric or systems requiring immediate and/or future stabilization/restoration work were noted, as there was a very limited time period and unstable weather conditions to fully investigate each structure.

A detailed inspection of the roofs and electrical/mechanical systems was not made at that time. A more thorough inspection of the stone structures, performed by a registered structural engineer familiar with stone construction, is recommended. The interiors of each structure also received a brief inspection. The overall condition of the five structures varies from fair to extremely poor. It is readily apparent that the buildings have all suffered a great deal of deterioration over the years, as a result of improper and deferred maintenance. Three of the structures are being minimally maintained, but all will become significantly threatened if some source of financial assistance is not forthcoming in the near future.

The following are condition comments for each of the structures with a total stabilization/restoration treatment estimated cost:

FIRST BAPTIST CHURCH
Fourth and Washington Streets
2411 sq.ft.

The overall condition and historic integrity of the church structure is good; mostly minor alterations have been made since the construction period of 1879-1907. Some areas of the stone walls and foundation have structural problems, and the exterior stucco coating continues to deteriorate, with numerous major cracks evident. The bell tower side roof area has deteriorated and is missing wood shingles that were applied over the original decorative fish-scale wood shingles, and shows evidence of leaking and stucco staining. The roof covering is in fair condition, with minor leaking evident in several interior locations. All exterior painted wood finishes are peeling, and in many areas bare wood is evident. The interior plaster in the main entry area has deteriorated and is water stained. The ceiling hung furnace in the main interior room is no longer functional and there is apparently no heat in the building. There has also been previous termite damage to some areas of the interior floor system, especially in the floor joists and to some extent in the tower area. There is no adequate handicap accessibility to the building, and most of the windows and doors have been removed over the years. The existing gutters and downspouts are in poor condition and show evidence of improper alignment and leaking.

Stabilization work that is required: structural inspection by structural engineer; repoint stone; restucco damaged areas and poorly repaired areas, repaint affected areas; wood repairs to the damaged soffits; wood painted surfaces repaired and repainted; perform termite inspection and treatment if necessary; replace/repair and install gutters/downspouts/splashblocks; inspect, repair bell tower; remove existing wood shingles on mansard roof area of bell tower and replace/repair wood fish scale shingles and flashings to make tower rain-tight; replace entire combination wood shingle/asphalt t-lock shingles and flashings with appropriate wood shingles and flashings; remove existing furnace and install new HVAC system; update all electrical and plumbing systems in kitchen and bath areas; a handicap ramp installed in place of the existing non-historic concrete porch; regrading around exterior foundation for drainage; repair all interior plaster surfaces, repaint; restore all fixtures and hardware.
In addition, the following restoration should be considered: replace the front entry doors with appropriate reproduction paneled wood doors that replicate the historic originals; replace the windows that replicate the original peaked upper sash with divided lites and round gable end windows; reconstruct historic configuration of the bell tower and possibly re-install the bell; restore/repaint pressed metal ceiling and interior wood trims/beaded surfaces; possibly remove the stucco coating to restore the original stone surfaces (as shown in existing 1943 photograph).

STABILIZATION/RESTORATION ESTIMATE $574,134

ST. FRANCIS HOTEL (FLETCHER RESIDENCE)
Third and Washington Streets
2308 sq.ft.

The overall condition of the ca.1880 St. Francis Hotel/Fletcher Residence is fair. The historic integrity of the house is also fair. The house is one of the few remaining examples of the early residential architecture of Nicodemus. The existing house and associated outbuildings are remnants of a former complex of structures. There are several additions that have been added to the original stone house structure. The additions are mainly wood frame and stucco covered. Stabilization work will be mainly concentrated on the stone wall and foundation, window and door replacement, roof repairs, and interior restoration.

STABILIZATION/RESTORATION ESTIMATE $322,396

NICODEMUS SCHOOL, DISTRICT NO. 1
Fourth Street
1040 sq.ft.

The overall condition and historic integrity of the ca.1918 Nicodemus School is good to fair. The present structure is on the site of an earlier schoolhouse, ca. 1887, that burned. The school closed in 1955, and was the structure was purchased by the American Legion in 1983 for meetings and gatherings, and are the current owners. The required stabilization/restoration is confined mainly to concrete foundation repairs, roof replacement, interior restoration, wood siding repair/replacement, window and door replacement, and other exterior repairs.

STABILIZATION/RESTORATION ESTIMATE $193,051

A.M.E. CHURCH (AFRICAN METHODIST EPISCOPAL)
Third and Adams Streets
1392 sq.ft.

The overall condition of the ca. 1885 A.M.E. Church is poor, but the historic integrity of the structure is quite good, even though the building has some serious structural deficiencies. The stabilization work will be confined mainly to the stone work, and will probably require new foundations and major repairs to portions of the walls. New windows, doors, a new roof system, and major interior restoration will be required, and exterior stucco repairs will be needed.

STABILIZATION/RESTORATION ESTIMATE $252,035

JERRY SCRUGGS RESIDENCE
Second and Adams Streets
636 sq. ft.

The overall condition of the ca. 1878-1920 residence is fair to poor. Stabilization requirements for the original stone portion of the structure will be mainly concentrated on foundation and wall repairs. The stucco covered wood frame addition also needs major repairs. All doors and windows need replacement, and a new roof system is needed. Major interior restoration is also needed.

STABILIZATION/RESTORATION ESTIMATE	$128,794

BUILDING CONDITION SURVEY — NICODEMUS KANSAS

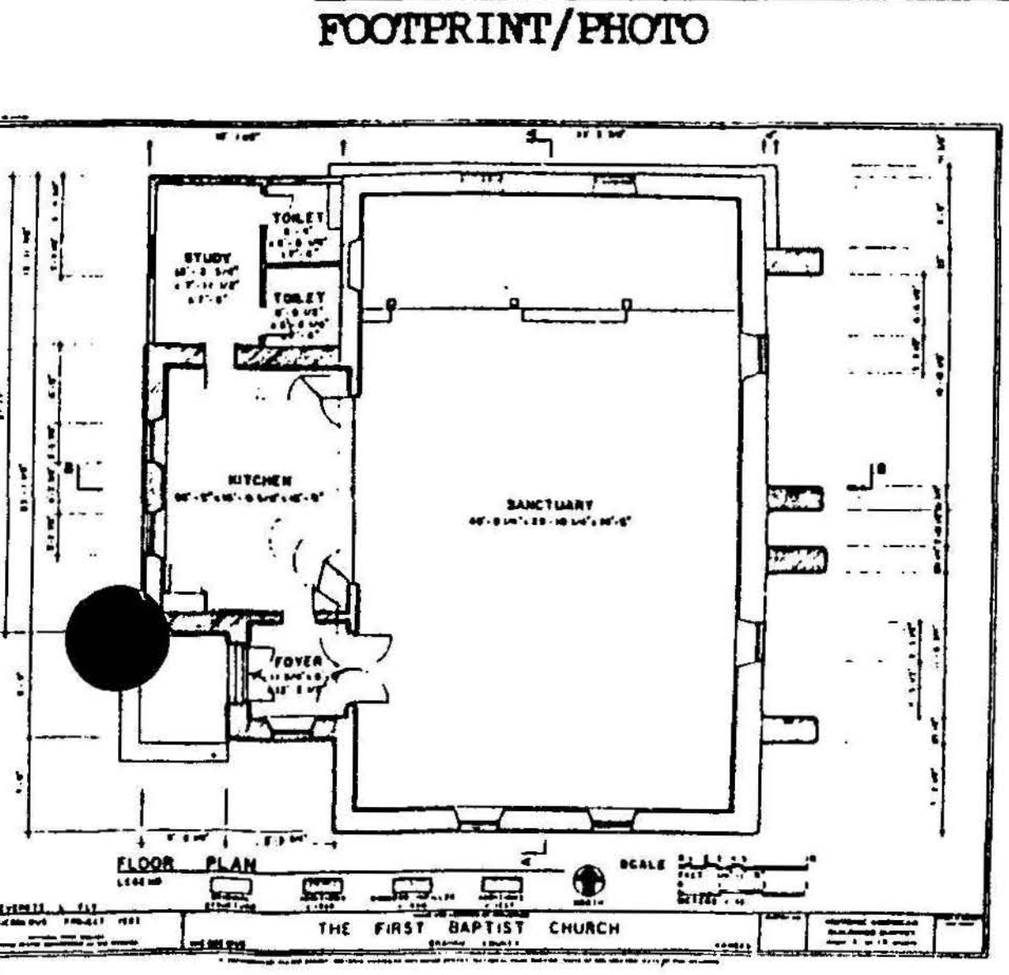
BUILDING NAME : 1st Baptist Church
ADDRESS : Fourth & Washington ST.
USE: Religious
OWNER : Church Baptist Congress, Bogue, KS.
OCCUPIED : (Y) N open to public
APPROX CONS DATE : 1879-1907
APPROX AREA (SF) : 2411

SURVEY DATE: 1/13/92
SURVEYOR : Charles Masten
CRM, MWRO

TREATMENT COSTS (CLASS C):
Stabilize $
Restore Ext $
Restore Int $
Planning $

DESCRIPTION			CONDITION G	F	P	U	N
1.	FOUNDATION :	Full Partial Pier Brick (Stone) Blk Conc Wood	( )	( )	( )	X	( )
2.	CONSTRUCTION:	Frame Brick (Stone) Timber	( )	X	( )	( )	( )
3.	ROOF :	(Wood) Metal Roll (Strip) Asphalt	( )	X	( )	( )	( )
4.	SIDING :	Clap B&B Novelty Shingle Stucco	( )	X	( )	( )	( )
5.	PORCH 1 West :	(Open) Closed concrete, single step	( )	X	( )	( )	( )
6.	PORCH 2 :	Open Closed	( )	( )	( )	( )	X
7.	GUTTERS :	(Fixed) (Hung)	( )	( )	X	( )	( )
8.	DOWNSPOUTS :	Rect (Round) Corrugated	( )	( )	X	( )	( )
9.	CHIMNEY 1 :	(Brick) Stone Tile Metal	( )	( )	X	( )	( )
10.	CHIMNEY 2 :	Brick Stone Tile (Metal)	( )	( )	( )	( )	X
11.	WINDOWS :	(DH) Fixed Case 1/over/1	( )	( )	( )	( )	( )
12.	STORM WIND :	Wood Alum	( )	( )	( )	( )	X
13.	SHUTTERS :	Wood Metal	( )	( )	( )	( )	X
14.	EXT DOORS :	Panel (Flush) Batten Wood; contemp.	( )	X	( )	( )	( )
15.	FINISH :	(Plaster) GWB Board	( )	( )	X	( )	( )
16.	TRIM :	Ornate / / / / (Simple)	( )	X	( )	( )	( )
17.	HARDWARE :	Ornate / / / / (Simple)	X	X	( )	( )	( )
18.	INT DOORS :	(Panel) Flush Batten	( )	X	( )	( )	( )
19.	FLOORS :	(Wood) Vinyl (Carpet) Concrete	( )	X	X	X	( )
20.	FIREPLACE :		( )	( )	( )	( )	X
21.	HEATING :	(Force) (Gray) Steam Water Rad Gas (Propane) Oil Elec Wood	( )	X	( )	X	( )
22.	AIR COND :	Central Window	( )	( )	( )	( )	X
23.	PLUMBING :	+50yrs (-50yrs)	( )	X	( )	( )	( )
24.	ELECTRICAL :	(+50yrs) -50yrs	( )	( )	X	( )	( )

FOOTPRINT/PHOTO



NOTES

- HABS DWG's - 10 sheets 1983
- NHL Condition Assessment Rpt., NPS 1986-7

3. - Bell tower in poor condition / bell removed.
2. - Conc. block addition, N. side, stucco coated - poor/fair cond.
4. - Stucco has loose/cracked areas; E. wall 8-10" out of plumb.
3. - Southwest corner soffit hanging loose at electrical cable entrance.
4. - 1943 photos show bare stone w/o stucco coat.
2. - evidence of major structural problems, mainly at E. wall areas
2. - E. wall has 4 stone/stucco-coated buttresses.
3. - E. slope has asphalt "T-Loc" shingle type over wood (?) shingles
3. - Sag in center of N-S ridge line.
2. - stone is dressed.
7. - Built-in gutter over mansard tower roof.
8. - Downspout at SW corner of porch at mansard roof.
11. - windows not original - 1943 photo shows peaked upper sash / divided lites
14. - doors not original - 1943 photo shows stile & rail wood
15. - has 4' high wood wainscot - painted.

BUILDING CONDITION SURVEY — Nicodemus, KS

BUILDING NAME : 1st Baptist Church
ADDRESS :

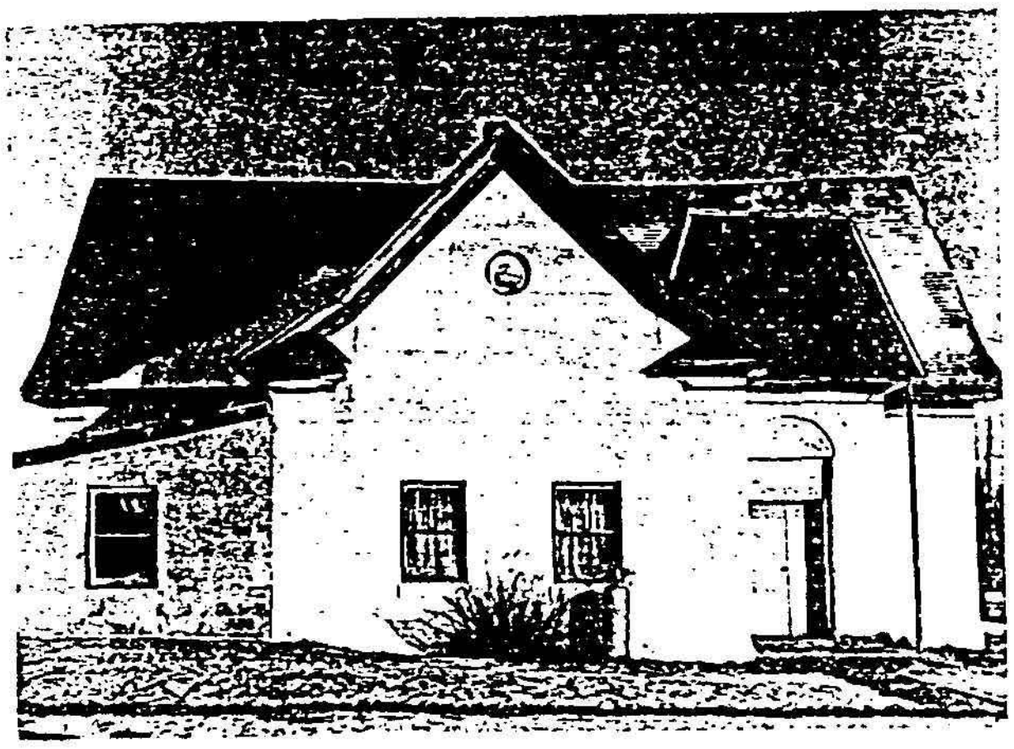
USE:
OWNER :
OCCUPIED : Y N
APPROX CONS DATE :
APPROX AREA (SF) :

SURVEY DATE: 1/13/92
SURVEYOR :

TREATMENT COSTS (CLASS C):
Stabilize $
Restore Ext $
Restore Int $
Planning $

NOTES: CONTINUED

10. Metal pipe/vent in block addition.
15. Interior plaster in entry area deteriorated from roof leak
15. Interior plaster has some areas of water staining.
19. pine(?) T&G, partially covered with carpet; kitchen & bath vinyl covered
19. termite damage/activity in some areas of 2x8 floor joists
21. Suspended ceiling furnace has been operational in past-not known if presently operable.



1st Baptist Church
Nicodemus, KS
3/92

SAMPLE I

WORK SHEET

Estimated Development Costs and Phasing Schedule

	Development Item/Phase (include size, quantity, etc.)		Net Construction Costs	Gross Construction Costs*	Advance and Project Planning Costs **	Total Project Costs
820 CF	Stabilize stone foundation, incl. buttresses	$60/CF	49,200			
223 LF	Stabilize/repair stone walls	60/LF	13,380			
3159 SF	Repoint stone walls	8/SF	25,272			
3159 SF	Stabilize/repair stucco coating	8/SF	25,272			
3159 SF	Paint stucco	1.50 SF	4,739			
16 EA	Repair/replace historic windows/hardware	1600 EA	25,600			
2 EA	Repair/replace historic doors/hardware	1800 EA	3600			
60 SF	Stabilize/repair/repoint brick chimney	8/SF	480			
4000 SF	Replace roof sheathing/rafters/wood shingles	15/SF	60,000			
20 LF	Replace gutters/downspouts	10/LF	200			
314 LF	Repair exterior wood elements/trim/soffits	25/LF	7850			
700 SF	Stabilize/repair porch/mansard bell tower shingle siding	15/SF	10,500			
1000 SF	Repair/restore interior doors/trim	2/SF	2,000			
	Restore electrical light fixtures	—	2,000			
1780 SF	Stabilize/repair metal pressed ceilings	12/SF	21,360			
2411 SF	Stabilize/repair interior wood floors, including termite trt.	8/SF	19,288			
2814 SF	Stabilize/repair/restore interior plaster/wainscot, incl. paint	10/SF	28,140	368,034		482,125
2411 SF	New HVAC	23/SF	55,453	+114,091		+ 92,009
505 SF	New plumbing/electrical systems/kitchen/bath	20/SF	10,100			
120 SF	Add handicap access	30/SF	3,600			
		TOTALS	368,034	482,125	92,009	574,134

* Net construction costs plus 31 percent

** 25 percent of net construction costs

1ST BAPTIST CHURCH
Nicodemus, KS.
3/92

SAMPLE II

Estimated Development Costs and Phasing Schedule

	Development Item/Phase (include size, quantity, etc.)		Gross Construction Costs	Advance and Project Planning Costs	Total Project Costs
820 CF	Stabilize stone foundation, incl. buttresses	$60/CF			
223 LF	Stabilize/repair stone walls	60/LF			
3159 SF	Repoint stone walls	8/SF			
3159 SF	Stabilize/repair stucco coating	8/SF			
3159 SF	Paint stucco	1.2 SF			
16 EA	Repair/replace historic windows/hardware	1600 EA			
2 EA	Repair/replace historic doors/hardware	1800 EA			
60 SF	Stabilize/repair/repoint brick chimney	8/SF			
4000 SF	Replace roof sheathing/rafters/wood shingles	15/SF			
20 LF	Replace gutters/downspouts	10/LF			
314 LF	Repair exterior wood elements/trim/soffits	25/LF			
700 SF	Stabilize/repair porch/mansard bell tower shingle siding	15/SF			
1000 SF	Repair/restore interior doors/trim	2/SF			
	Restore electrical light fixtures	2,000			
1780 SF	Stabilize/repair metal pressed ceilings	12/SF			
2411 SF	Stabilize/repair interior wood floors, including termite tmt.	8/SF			
2814 SF	Stabilize/repair/restore interior plaster/wainscot, incl. paint	10/SF			
2411 SF	New HVAC	23/SF			
505 SF	New plumbing/electrical systems/kitchen/bath	20/SF			
120 SF	Add handicap access	30/SF			
		TOTALS	$ 482,125	$ 92,009	$ 574,134

BUILDING CONDITION SURVEY — NICODEMUS KANSAS

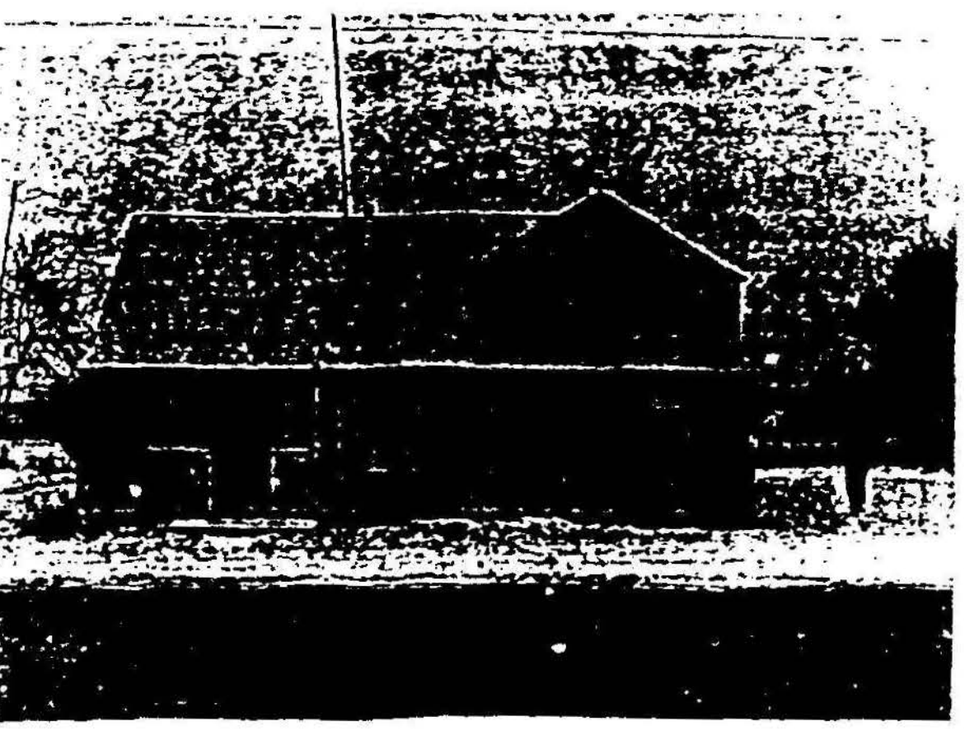
BUILDING NAME : ST. FRANCIS HOTEL/FLETCHER RES.
ADDRESS : THIRD & WASHINGTON ST.'S.
USE: RESIDENCE/SEASONAL
OWNER : ORA SWITZER
OCCUPIED : (Y) N SEASONALLY
APPROX CONS DATE : 1880
APPROX AREA (SF) : 2308

SURVEY DATE: 1/14/92
SURVEYOR : Charles Masten
CRM, MWRO

TREATMENT COSTS (CLASS C):
Stabilize $
Restore Ext $
Restore Int $
Planning $

DESCRIPTION			CONDITION G	F	P	U	N
1.	FOUNDATION :	Full Partial Pier Brick (Stone) Blk (Conc) Wood	( )	( )	( )	X	( )
2.	CONSTRUCTION:	(Frame) Brick (Stone) Timber	( )	( )	X	X	( )
3.	ROOF :	(Wood) Metal Roll Strip	( )	( )	X	( )	( )
4.	SIDING :	Clap B&B Novelty Shingle stucco	( )	X	( )	( )	( )
5.	PORCH 1 :	Open (Closed) North-Front entry	( )	X	( )	( )	( )
6.	PORCH 2 :	(Open) Closed concrete stoop-S. side & E. side	( )	X	( )	( )	( )
7.	GUTTERS :	Fixed Hung	( )	( )	( )	( )	X
8.	DOWNSPOUTS :	Rect Round Corrugated	( )	( )	( )	( )	X
9.	CHIMNEY 1 :	Brick Stone Tile (Metal)	( )	( )	( )	X	( )
10.	CHIMNEY 2 :	Brick Stone Tile (Metal)	( )	( )	( )	X	( )
11.	WINDOWS :	(DH) Fixed Case 1/1 & 2/2	( )	X	X	( )	( )
12.	STORM WIND :	Wood (Alum)	( )	X	( )	( )	( )
13.	SHUTTERS :	Wood Metal	( )	( )	( )	( )	X
14.	EXT DOORS :	(Panel) Flush Batten	( )	( )	X	( )	( )
15.	FINISH :	(Plaster) GWB Board rough/cracked	( )	( )	X	( )	( )
16.	TRIM :	Ornate / / / /(Simple) modern	( )	( )	X	( )	( )
17.	HARDWARE :	Ornate / / / /(Simple)	( )	( )	X	( )	( )
18.	INT DOORS :	Panel (Flush) Batten modern	( )	X	( )	( )	( )
19.	FLOORS :	(Wood) (Vinyl) (Carpet) Concrete	( )	( )	X	( )	( )
20.	FIREPLACE :		( )	( )	( )	( )	X
21.	HEATING :	(Force) Grav Steam Water Rad (Gas) (Propane) Oil Elec Wood	( )	X	( )	( )	( )
22.	AIR COND :	Central (Windcw) 2yrs+	( )	( )	( )	X	( )
23.	PLUMBING :	+50yrs (-50yrs)	( )	( )	( )	X	( )
24.	ELECTRICAL :	(+50yrs) -50yrs	( )	( )	X	( )	( )

FOOTPRINT/PHOTO



NOTES
2. major structural cracks on stucco - West side
3. metal ridge caps
3. dormer on S. side - wood shingle siding
4. stucco over chicken wire over horizontal board.
5. concrete steps on E. & W. sides
5. Porch covered with 12" aluminum siding w/aluminum storms
11. Wood and aluminum frames.
11. newer combination aluminum storms/some plastic sheeting
11. aluminum painted awnings
14. E. side wood entrance w/aluminum storm.
14. S. side door closed in.
14. Outline of door @ E. side.
15. plaster rough/deteriorated 2nd story
15. some wallpaper/sheet paneling
9. S. side main center ridge

BUILDING CONDITION SURVEY

BUILDING NAME : St. Francis Hotel/Fletcher Res. SURVEY DATE: 1/14/92
ADDRESS : SURVEYOR : C. Masten

USE:
OWNER :
OCCUPIED : Y N
APPROX CONS DATE :
APPROX AREA (SF) :

TREATMENT COSTS (CLASS C):
Stabilize $
Restore Ext $
Restore Int $
Planning $

NOTES: CONTINUED

10. W. end of South addition
2. Main portion - stone; North & south additions - frame; East addition - concrete
• 3 outbuildings at rear of property

ST. FRANCIS HOTEL
(FLETCHER RESIDENCE)
Nicodemus, KS.
3/92

SAMPLE I

WORK SHEET

Estimated Development Costs and Phasing Schedule

Development Item/Phase (include size, quantity, etc.)	Net Construction Costs	Gross Construction Costs*	Advance and Project Planning Costs **	Total Project Costs
528CF Stabilize/Repair stone foundation $40/CF	$21,120			
148 LF Stabilize/repair/repoint stone walls 60/LF	8,880			
1000 SF Stabilize/repair wood framing/dormer 7/SF	7,000			
1740 SF Stabilize/repair stucco coating 8/SF	13,920			
15 Repair/replace historic windows/hdwr. 600/EA	9,000			
3 Repair/replace historic doors 800/EA	2,400			
1600 SF Repair roof sheathing/replace wood shingles 8/SF	12,800			
420 SF Repair/replace exterior wood elements/trim 5/SF	2100			
420 SF Prime/paint ext. wood elements/trim 3/SF	1260			
/Stabilize/repair/restore interior plaster/floors/ceilings				
2088 SF trims/finishes/doors 20/SF	41,760			
2088 SF New HVAC/plumbing/electrical systems 23/SF	48,024			
2 EA. Stabilize outbuildings (20,000 / 17,500)	37,500			
1 EA. Demo outbuilding (non-historic) 400/EA.	400			
— Remove non-historic addition/awnings/alum. siding 500	500	206,664 + 64,066		270,730 + 51,666
TOTALS	206,664	270,730	51,666	322,396

* Net construction costs plus 31 percent

** 25 percent of net construction costs

ST FRANCIS HOTEL
(Fletcher Residence
Nicodemus, KS.
3/92

SAMPLE II

Estimated Development Costs and Phasing Schedule

Development Item/Phase (include size, quantity, etc.)	Gross Construction Costs	Advance and Project Planning Costs	Total Project Costs
528CF Stabilize/Repair stone foundation @ 40/CF 148 LF Stabilize/repair/repoint stone walls @ 60/LF 1000 SF Stabilize/repair wood framing/dormer @ 7/SF 1740 SF Stabilize/repair stucco coating @ 8/SF 15 Repair/replace historic windows/hdwr. @ 600/EA 3 Repair/replace historic doors @ 800/EA 1600 SF Repair roof sheathing/replace wood shingles @ 8/SF 420 SF Repair/replace exterior wood elements/trim @ 5/SF 420 SF Prime/paint ext. wood elements/trim @ 3/SF /Stabilize/repair/restore interior plaster/floors/ceilings 2088 SF trims/finishes/doors @ 20/SF 2088 SF New HVAC/plumbing/electrical systems @ 23/SF 2 EA. Stabilize outbuildings @ 20,000 / 17,500 1 EA. Demo outbuilding (non-historic) @ 400/EA. — Remove non-historic addition/awnings/alum. siding 500			
TOTALS	270,730	51,666	322,396

BUILDING CONDITION SURVEY — NICODEMUS KANSAS

BUILDING NAME : Nicodemus School District No. 1
ADDRESS : Fourth Street

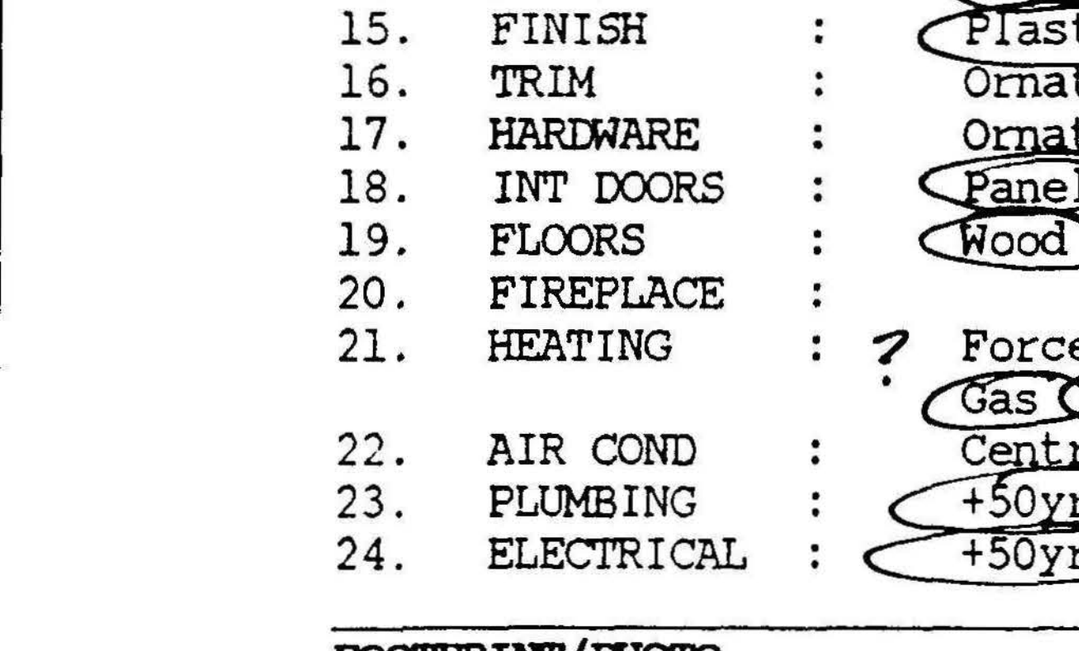
USE: Meeting house
OWNER : American Legion
OCCUPIED : Y (N) occassional use
APPROX CONS DATE : 1918 (on 1887 bldg. site)
APPROX AREA (SF) : 1040

SURVEY DATE: 1/13/92
SURVEYOR : Charles Masten
CRM, MWRO

TREATMENT COSTS (CLASS C):
Stabilize $
Restore Ext $
Restore Int $
Planning $

DESCRIPTION			CONDITION G	F	P	U	N
1.	FOUNDATION :	Full Partial Pier Brick Stone Blk (Conc) Wood	( )	X	X	( )	( )	( )	( )
2.	CONSTRUCTION:	(Frame) Brick Stone Timber	( )	( )	X	( )	( )	( )	( )
3.	ROOF :	(Wood) Metal Roll Strip	( )	( )	( )	X	( )	( )	( )
4.	SIDING :	(Clap) B&B Novelty (Shingle)	( )	( )	X	X	( )	( )	( )
5.	PORCH 1 :	(Open) Closed Front entry - East	( )	( )	X	X	( )	( )	( )
6.	PORCH 2 :	Open Closed	( )	( )	( )	( )	( )	( )	X
7.	GUTTERS :	Fixed Hung	( )	( )	( )	( )	( )	( )	X
8.	DOWNSPOUTS :	Rect Round Corrugated	( )	( )	( )	( )	( )	( )	X
9.	CHIMNEY 1 :	(Brick) Stone Tile Metal East ctr.	( )	( )	X	( )	( )	X	( )
10.	CHIMNEY 2 :	Brick Stone Tile Metal	( )	( )	( )	( )	( )	( )	( )
11.	WINDOWS :	(DH) Fixed (Case) 2/2 & 4/4	( )	( )	( )	( )	X	( )	( )
12.	STORM WIND :	(Wood) Alum	( )	( )	( )	( )	X	( )	( )
13.	SHUTTERS :	Wood Metal	( )	( )	( )	( )	( )	( )	X
14.	EXT DOORS :	(Panel) Flush Batten	( )	X	( )	( )	( )	( )	( )
15.	FINISH :	(Plaster) GWB Board	( )	( )	( )	( )	X	( )	( )
16.	TRIM :	Ornate / / / (Simple)	( )	( )	( )	X	( )	( )	( )
17.	HARDWARE :	Ornate / / / (Simple)	( )	( )	( )	( )	X	( )	X
18.	INT DOORS :	(Panel) Flush Batten	( )	( )	( )	X	( )	( )	( )
19.	FLOORS :	(Wood) Vinyl Carpet Concrete	( )	( )	X	( )	( )	( )	( )
20.	FIREPLACE :		( )	( )	( )	( )	( )	( )	X
21.	HEATING :	? Force (Grav) Steam Water Rad (Gas) (Propane) Oil Elec Wood	( )	( )	X	( )	( )	X	( )
22.	AIR COND :	Central Window	( )	( )	( )	( )	( )	( )	X
23.	PLUMBING :	(+50yrs) -50yrs	( )	( )	( )	( )	( )	( )	X
24.	ELECTRICAL :	(+50yrs) (-50yrs)	( )	( )	X	( )	( )	( )	( )

FOOTPRINT/PHOTO



NOTES

1. Numerous cracks @ corners; large hole @ s.w. corner
2. major ceiling crack across front area of bldg. @ entry area
4. poor cond. - loose siding @ s. side; major painting needed.
5. concrete block - poured conc. steps; temp. screw jack posts on slab porch w/major crack on slab; orig. posts missing.
9. Stucco covered - interior condition Unknown.
11. wood on all but north (steel casement w/screens)
12. very poor cond. / some missing.
14. newer
15. includes ceilings (see note 2)
18. Spanol wood
19. oak strip; needs refinishing
21. originally coal stove
23. well pit @ N.W. exterior corner
24. new entrance elec. service; newer fluorescent fixtures
4. Cupola on E. side; wood shingle siding; wood flag pole (?)

149

NICODEMUS SCH
Nic[illegible]ws, KS
3/92

SAMPLE I

WORK SHEET

Estimated Development Costs and Phasing Schedule

Development Item/Phase (include size, quantity, etc.)		Net Construction Costs	Gross Construction Costs*	Advance and Project Planning Costs **	Total Project Costs
25 CY Stabilize/repair/replace concrete foundation/footings	#350/CY	# 8,750			
2000 SF Stabilize/repair/replace wood siding/trim	7/SF	14,000			
200 SF Stabilize porch/cupola/flagpole; replace porchposts	25/SF	5,000			
1500 SF Replace/repair roof sheathing/wood shingles	12/SF	18,000			
10 EA Repair/replace historic windows	600/EA	6,000			
1 EA Repair/replace historic doors	800/EA	800			
2000 SF Prime/paint wood siding/wood elements	5/SF	10,000			
— Replace/restore historic hardware/fixtures	1,000	1,000			
625 SF Stabilize/repair/repoint brick chimney	8/SF	500			
2 EA Stabilize outbuildings	1250/EA	2,500			
1040 SF Stabilize/repair/replace interior plaster/wood floors/trim/ plaster ceilings/interior doors	30 SF	31,200			
1040 SF New HVAC/plumbing/electrical systems	25/SF	26,000			
			123,750 + 38,363		162,113 + 30,938
TOTALS		123,750	162,113	30,938	193,051

* Net construction costs plus 31 percent

** 25 percent of net construction costs

NICODEMUS SCHOO
Nicodemus, KS.
3/92

SAMPLE II

Estimated Development Costs and Phasing Schedule

Development Item/Phase (include size, quantity, etc.)	Gross Construction Costs	Advance and Project Planning Costs	Total Project Costs
25CY Stabilize/repair/replace concrete foundation/footings @350/cy			
2000 SF Stabilize/repair/replace wood siding/trim 7/SF			
200 SF Stabilize porch/cupola/flagpole; replace porchposts 25/SF			
1500 SF Replace/repair roof sheathing/wood shingles 12/SF			
10 EA Repair/replace historic windows 600/EA			
1 EA Repair/replace histonic doors 800/EA			
2000 SF Prime/paint wood siding/wood elements 5/SF			
— Replace/restore historic hardware/fixtures 1,000			
625F Stabilize/repair/repoint brick chimney 8/SF			
2 EA Stabilize outbuildings 1250/EA			
1040 SF Stabilize/repair/replace interior plaster/wood floors/trim plaster ceilings/interior doors 30 SF			
1040 SF New HVAC/plumbing/electrical systems 25/SF			
TOTALS	162,113	30,938	193,051

BUILDING CONDITION SURVEY — NICODEMUS KANS

BUILDING NAME : A.M.E. CHURCH
ADDRESS : Adams & 3rd. streets

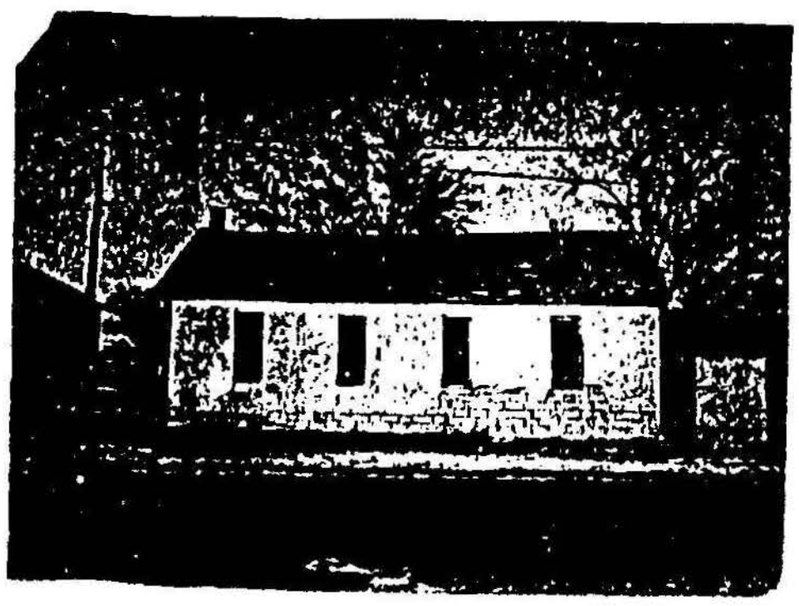
USE: Vacant
OWNER :
OCCUPIED : Y (N)
APPROX CONS DATE : 1885
APPROX AREA (SF) : 1392

SURVEY DATE: 1/14/92
SURVEYOR : Charles Masten
CRM, MWRO

TREATMENT COSTS (CLASS C):
Stabilize $
Restore Ext $
Restore Int $
Planning $

	DESCRIPTION		CONDITION G	F	P	U	N
1.	FOUNDATION :	Full (Partial Pier) Stone Brick (Stone) Blk Conc Wood	( )	( )	X	( )	( )
2.	CONSTRUCTION:	Frame Brick (Stone) Timber	( )	( )	X	( )	( )
3.	ROOF :	(Wood) Metal Roll Strip	( )	( )	X	( )	( )
4.	SIDING :	Clap B&B Novelty Shingle Stucco	( )	( )	X	( )	( )
5.	PORCH 1 E :	Open (Closed) Entry	( )	( )	X	( )	( )
6.	PORCH 2 N :	Open (Closed) major damage	( )	( )	X	( )	( )
7.	GUTTERS :	Fixed Hung	( )	( )	( )	( )	X
8.	DOWNSPOUTS :	Rect Round Corrugated	( )	( )	( )	( )	X
9.	CHIMNEY 1 :	(Brick) Stone Tile Metal	( )	( )	X	( )	( )
10.	CHIMNEY 2 :	Brick Stone Tile (Metal) pipe	( )	( )	X	( )	( )
11.	WINDOWS :	(DH) Fixed Case 1/1(?)/1	( )	( )	X	( )	( )
12.	STORM WIND :	Wood Alum	( )	( )	( )	( )	( )
13.	SHUTTERS :	Wood Metal	( )	( )	( )	( )	( )
14.	EXT DOORS :	(Panel) Flush Batten Double, wood	( )	( )	X	( )	( )
15.	FINISH :	(Plaster) GWB Board	( )	( )	X	( )	( )
16.	TRIM :	Ornate / / / / (Simple)	( )	( )	X	( )	( )
17.	HARDWARE :	Ornate / / / (Simple)	( )	( )	( )	( )	X
18.	INT DOORS :	(Panel) Flush Batten Wood	( )	( )	X	( )	X
19.	FLOORS :	(Wood) Vinyl Carpet Concrete	( )	( )	( )	( )	( )
20.	FIREPLACE :		( )	( )	( )	( )	X
21.	HEATING :	Force Grav Steam Water Rad (Gas ?) Propane Oil Elec Wood	( )	( )	( )	( )	X
22.	AIR COND :	Central Window	( )	( )	( )	( )	X
23.	PLUMBING :	(+50yrs) -50yrs	( )	( )	X	X	X
24.	ELECTRICAL :	(+50yrs) -50yrs intemp ceiling fixtures intact.	( )	( )	X	X	X

FOOTPRINT/PHOTO



NOTES

2. Stucco covering - 1" thick ±
11. Wood frame.
13. some plywood window coverings.
17. Some missing.
19. Species unknown - dirt covered/pink f
21. Formerly gas-fired
19. wide-plank; pine?
2. dressed block - avg. 6"-8" x 16"-20"
2. SW corner very deteriorated/separated major damage/holes N. side.
4. Major cracks in stucco - all sid
10. N. side of roof
9. W. end center ridge
2. Walls approx. 20" thick
16. Alter/railings intact W. end.
1. Large tree impacting N. side.

Nicodemus, Ks.
3/92

SAMPLE I

WORK SHEET

Estimated Development Costs and Phasing Schedule

Development Item/Phase (include size, quantity, etc.)		Net Construction Costs	Gross Construction Costs*	Advance and Project Planning Costs **	Total Project Costs
800 CF Stabilize stone foundation	$40/CF	$48,000			
200 LF Stabilize/major repair of stone walls	$60/LF	12,000			
6 EA Repair/replace historic windows/hdwr.	600/EA	3600			
4 EA Repair/replace historic doors/hdwr.	800/EA	3200			
1500 SF Replace roof sheathing/wood shingles	12/SF	18,000			
300 SF Repair/replace exterior wood elements	5/SF	1500			
300 SF Repaint exterior wood elements	3/SF	900			
40 SF Repair/repoint brick chimney	8/SF	320			
1700 SF Stabilize/repair stucco covering	8/SF	13,600			
660 SF Stabilize/repair/replace roof structure	1.25/SF	825			
1242 SF Stabilize/repair interior plaster/wood floors/wood ceiling/ finishes/electrical light fixtures	25/SF	31,050			
1242 SF New HVAC/electrical systems	23/SF	28,566			
			161,561 + 50,084		
	TOTALS	161,561	211,645	40,390	252,035

* Net construction costs plus 31 percent

** 25 percent of net construction costs

A.M.E. CHURCH
Nicodemus, KS
3/92

SAMPLE II

Estimated Development Costs and Phasing Schedule

Development Item/Phase (include size, quantity, etc.)	Gross Construction Costs	Advance and Project Planning Costs	Total Project Costs
800CF Stabilize stone foundation @40/CF 200LF Stabilize/major repair of stone walls @60/LF 6EA Repair/replace historic windows/hdwr. 600/EA 4EA Repair/replace historic doors/hdwr. 800/EA 1500SF Replace roof sheathing/wood shingles 12/SF 300SF Repair/replace exterior wood elements 5/SF 300SF Repaint exterior wood elements 3/SF 40SF Repair/repoint brick chimney 8/SF 1700SF Stabilize/repair stucco covering 8/SF 660SF Stabilize/repair/replace roof structure 125/SF 1242SF Stabilize/repair interior plaster/wood floors/wood ceiling finishes/electrical light fixtures 25/SF 1242SF New HVAC/electrical systems 23/SF			
TOTALS	211,645	40,390	252,035

BUILDING CONDITION SURVEY — NICODEMUS KANSAS

BUILDING NAME : SCRUGGS RESIDENCE
ADDRESS : 2ND. ST. & ADAMS AVE.

USE: RESIDENCE
OWNER : VERNITA NAPUE
OCCUPIED : Y (N) VACANT
APPROX CONS DATE : 1878-1920 ?
APPROX AREA (SF) : 636

SURVEY DATE: 1/14/92
SURVEYOR : Charles Masten
CRM, MWRO

TREATMENT COSTS (CLASS C):
Stabilize $
Restore Ext $
Restore Int $
Planning $

DESCRIPTION			CONDITION G		F		P	U	N
1.	FOUNDATION :	Full Partial (Pier) Brick (Stone) Blk Conc Wood	( )	( )	( )	( )	( )	(X)	( )
2.	CONSTRUCTION:	(Frame) Brick (Stone) Timber	( )	X	X	( )	( )	( )	( )
3.	ROOF :	Wood Metal Roll Strip	( )	( )	( )	( )	X	( )	( )
4.	SIDING :	Clap B&B Novelty Shingle	( )	( )	( )	X	( )	( )	( )
5.	PORCH 1 :	(Open) Closed } concrete	( )	( )	X	( )	( )	( )	( )
6.	PORCH 2 :	(Open) Closed } concrete	( )	( )	X	( )	( )	( )	( )
7.	GUTTERS :	Fixed Hung	( )	( )	( )	( )	( )	( )	X
8.	DOWNSPOUTS :	Rect Round Corrugated	( )	( )	( )	( )	( )	( )	X
9.	CHIMNEY 1 :	(Brick) Stone Tile Metal	( )	( )	( )	X	( )	( )	( )
10.	CHIMNEY 2 :	Brick Stone Tile (Metal)	( )	( )	( )	( )	( )	X	( )
11.	WINDOWS :	(DH) Fixed (Case) __/__ __/__	( )	( )	( )	( )	X	X	X
12.	STORM WIND :	Wood Alum	( )	( )	( )	( )	( )	( )	X
13.	SHUTTERS :	(Wood) Metal	( )	( )	X	( )	( )	( )	( )
14.	EXT DOORS :	(Panel) Flush Batten	( )	( )	( )	( )	X	( )	( )
15.	FINISH :	(Plaster) GWB Board	( )	( )	( )	( )	X	X	( )
16.	TRIM :	Ornate / / / (Simple)	( )	( )	( )	( )	X	( )	( )
17.	HARDWARE :	Ornate / / / (Simple)	( )	( )	( )	( )	X	( )	( )
18.	INT DOORS :	(Panel) Flush Batten wood	( )	( )	( )	X	( )	( )	( )
19.	FLOORS :	Wood Vinyl Carpet Concrete	( )	( )	( )	( )	( )	X	( )
20.	FIREPLACE :		( )	( )	( )	( )	( )	( )	X
21.	HEATING :	(Force) Grav Steam Water Rad Gas (Propane) Oil Elec Wood	( )	( )	( )	( )	( )	X	( )
22.	AIR COND :	Central Window	( )	( )	( )	( )	( )	( )	X
23.	PLUMBING :	+50yrs (-50yrs)	( )	( )	( )	( )	X	( )	( )
24.	ELECTRICAL :	+50yrs (-50yrs)	( )	( )	( )	( )	X	( )	( )

FOOTPRINT/PHOTO



NOTES

2. walls 18"-20" thick; avg. 8"-10" x 18"-20" blocks
2. some structural cracks in stone
1. stone pier on newer section (West portion)
2. stone (limestone blocks) roughly dressed
4. stucco coated/whitewashed exterior on west portion
4. whitewash/paint? on stone surfaces on east portion
3. asphalt "T-loc" type.
9. leaning to North; central location on N-S ridge.
10. E. face of N. roof area - propane heater
13. plywood coverings
11. mostly wood; poor condition; some missing
14. wood screen door on S. side; Spanel on West
15. some walls bare studs; some plaster covered
21-24. not in service; partial recent installation
2. stuccoed/blocked over door opening (?) on N. side

RESIDENCE
(J. Scrugg
Nicodemus, KS
3/92

SAMPLE I

WORK SHEET

Estimated Development Costs and Phasing Schedule

Development Item/Phase (include size, quantity, etc.)		Net Construction Costs	Gross Construction Costs*	Advance and Project Planning Costs **	Total Project Costs
944CF Stabilize stone foundation	#40/CF	#37,760			
50LF Stabilize/repair/repoint stone walls	60/LF	3,000			
6EA. Repair/replace historic windows/hdwr.	600/EA.	3,600			
3EA. Repair/replace historic doors/hdwr.	800/EA.	2400			
720SF Repair/replace roof sheathing/wood shingles	8/SF	5760			
1100 SF Repair stucco covering/repaint	7/SF	7300			
125F Repair/repoint brick chimney	40/SF	480			
636SF New HVAC/plumbing/electrical systems	23/SF	14,628			
636SF Restore interior plaster/floors/ceilings/finishes	12/SF	7,632			
			82,560 +25,594		108,154 +20,640
	TOTALS	82,560	108,154	20,640	128,794

* Net construction costs plus 31 percent

** 25 percent of net construction costs

RESIDENCE
(J. Scruggs?)
Nicodemus, KS
3/92

SAMPLE II

Estimated Development Costs and Phasing Schedule

Development Item/Phase (include size, quantity, etc.)	Gross Construction Costs	Advance and Project Planning Costs	Total Project Costs
944CF Stabilize stone foundation @ 40/CF			
50LF Stabilize/repair/repoint stone walls 60/LF			
6EA. Repair/replace historic windows/hdwr. 600/EA.			
3EA. Repair/replace historic doors/hdwr. 800/EA.			
720SF Repair/replace roof sheathing/wood shingles 8/SF			
1100 SF Repair stucco covering/repaint 7/SF			
125F Repair/repoint brick chimney 40/SF			
636 SF New HVAC/plumbing/electrical systems 23/SF			
636 SF Restore interior plaster/floors/ceilings/finishes 12/SF			
TOTALS	108,154	20,640	128,794

STABILIZATION WORK SUMMARY
Addendum May 20, 1993
Structural Life Expectancies
NICODEMUS STRUCTURES
NICODEMUS, KANSAS

Prepared By
Charles Masten
Restoration Specialist
Midwest Regional Office

The following two paragraphs were taken from the March 26, 1992 stabilization work summary of the five Nicodemus structures. As an addition to the previous work summary, I was asked to prepare a brief summary of the expected life of the structure, based on the assumption that if little or no preventative maintenance or stabilization work is undertaken on any of the structures.

"A general condition inspection was performed on five historical structures within the National Historic Landmark townsite of Nicodemus, Kansas on January 13-14, 1992. Only historic fabric or systems requiring immediate and/or future stabilization/restoration work were noted, as there was a very limited time period and unstable weather conditions to fully investigate each structure.

A detailed inspection of the roofs and electrical/mechanical systems was not made at that time. A more thorough inspection of the stone structures, performed by a registered structural engineer familiar with stone construction, is recommended. The interiors of each structure also received a brief inspection. The overall condition of the five structures varies from fair to extremely poor. It is readily apparent that the buildings have all suffered a great deal of deterioration over the years, as a result of improper and deferred maintenance. Three of the structures are being minimally maintained, but all will become significantly threatened if some source of financial assistance is not forthcoming in the near future."

The following comments are for each of the structures listed in the original work summary, to indicate an approximate expected life span of the structure. While it is difficult to assess a defined time period, it is possible to establish a time range. Based on the assumption that if little or no preventative maintenance or stabilization work is undertaken on any of the structures, the time range indicates major deterioration (termite damage, leaking roofs, rotting wood, etc.) on the low end, to possible total failure of major structural elements (such as roof systems or foundations) on the high end.

FIRST BAPTIST CHURCH RANGE: 5-20 years
Fourth and Washington Streets
2411 sq.ft.

Comments: The overall condition and historic integrity of the church structure is good to fair. The main concerns are replacing the roof and gutter systems, correcting foundation and wall problems, eliminating possible termite infestation and damage, and providing an adequate heating system for the structure.

ST. FRANCIS HOTEL (FLETCHER RESIDENCE) RANGE: 5-15 years
Third and Washington Streets
2308 sq.ft.

Comments: The overall condition of the ca.1880 St. Francis Hotel/Fletcher Residence is fair. The main concerns are replacing the roof system, window and door replacement, making stone wall and foundation repairs.

NICODEMUS SCHOOL, DISTRICT NO. 1 RANGE: 5-10 years
Fourth Street
1040 sq.ft.

Comments: The overall condition and historic integrity of the ca.1918 Nicodemus School is good to fair. The main concerns are replacing the roof system, making concrete foundation and siding repairs, and window and door replacement.

A.M.E. CHURCH (AFRICAN METHODIST EPISCOPAL) RANGE: 1-5 years
Third and Adams Streets
1392 sq.ft.

Comments: The overall condition of the ca. 1885 A.M.E. Church is poor, but the historic integrity of the structure is quite good, even though the building has some serious structural deficiencies. The main concerns are confined to the stone work, and will require new foundations and major repairs to portions of the walls. New windows, doors, a new roof system, and exterior stucco repairs will be needed.

JERRY SCRUGGS RESIDENCE RANGE: 2-5 years
Second and Adams Streets
636 sq. ft.

Comments: The overall condition of the ca. 1878-1920 residence is fair to poor. The main concerns are mainly concentrated on stone foundation and wall repairs, stucco repairs, replacing all doors and windows, and replacing the roof system.

APPENDIX E

Money Generation Model Worksheets

WORKSHEET #1 ECONOMIC BENEFITS RESULTING FROM PARK VISITOR EXPENDITURES

A. SALES BENEFITS FROM TOURISM: Dollar value of goods and services purchased in the local area.

1. Enter the estimated NON-LOCAL PERCENT of park use. .76

2. Look up the annual RECREATION VISITOR-DAY volume. (From annual NPS Statistical Abstract) 30,000

3. Enter the average daily EXPENDITURES PER PERSON. (May use AAA data from Appendix A if other information is not available) 40.18

4. Calculate DIRECT SALES. (1) x (2) x (3) 916,104

5. Enter the estimated INDIRECT & INDUCED SALES MULTIPLIER. (Range is 1.2 - 2.8; avg = 2.0) 1.2

6. Calculate TOTAL SALES BENEFITS FROM TOURISM. (4) x (5) 1,099,325

B. TAX REVENUE BENEFITS FROM TOURISM

1. Enter TOTAL SALES from A.6 above. 1,099,325

2. Enter COMBINED STATE & LOCAL RETAIL SALES TAX RATE. .059

3. Calculate INCREASED SALES TAX REVENUES. (1) x (2) 64,860

4. Enter TOTAL SALES from A.6 above. 1,099,325

5. Enter the TAXABLE INCOME RATIO (i.e., taxable portion of salaries & business profits: range is 0.2 - 0.6; avg. = 0.3) 0.2

6. Enter the COMBINED STATE & LOCAL INCOME TAX RATE. .07

7. Calculate INCREASED INCOME TAX REVENUE. (4) X (5) X (6) 15,391

8. TAX REVENUE BENEFITS from tourism. Add (3) + (7) 80,251

C. JOB BENEFITS FROM TOURISM

1. Enter TOTAL SALES from A.6, expressed in millions of dollars. ($5,600,000 of total sales = $5.6) .08

2. Estimate multiplier for JOBS CREATED PER MILLION DOLLARS of total sales. (Range is 10 - 50; avg. = 30) 34

3. Calculate new JOBS CREATED by tourism. (1) x (2) 2.72

WORKSHEET #1 ECONOMIC BENEFITS RESULTING FROM PARK VISITOR EXPENDITURES

A. SALES BENEFITS FROM TOURISM: Dollar value of goods and services purchased in the local area.

1. Enter the estimated NON-LOCAL PERCENT of park use. .76

2. Look up the annual RECREATION VISITOR-DAY volume. (From annual NPS Statistical Abstract) 90,400

3. Enter the average daily EXPENDITURES PER PERSON. (May use AAA data from Appendix A if other information is not available) 40.18

4. Calculate DIRECT SALES. (1) x (2) x (3) 1,233,687

5. Enter the estimated INDIRECT & INDUCED SALES MULTIPLIER. (Range is 1.2 - 2.8; avg = 2.0) 1.2

6. Calculate TOTAL SALES BENEFITS FROM TOURISM. (4) x (5) 1,480,424

B. TAX REVENUE BENEFITS FROM TOURISM

1. Enter TOTAL SALES from A.6 above. 1,480,424

2. Enter COMBINED STATE & LOCAL RETAIL SALES TAX RATE. .059

3. Calculate INCREASED SALES TAX REVENUES. (1) x (2) 87,345

4. Enter TOTAL SALES from A.6 above. 1,480,424

5. Enter the TAXABLE INCOME RATIO (i.e., taxable portion of salaries & business profits: range is 0.2 - 0.6; avg. = 0.3) 0.2

6. Enter the COMBINED STATE & LOCAL INCOME TAX RATE. .07

7. Calculate INCREASED INCOME TAX REVENUE. (4) X (5) X (6) 20,726

8. TAX REVENUE BENEFITS from tourism. Add (3) + (7) 108,071

C. JOB BENEFITS FROM TOURISM

1. Enter TOTAL SALES from A.6, expressed in millions of dollars. ($5,600,000 of total sales = $5.6) .11

2. Estimate multiplier for JOBS CREATED PER MILLION DOLLARS of total sales. (Range is 10 - 50; avg. = 30) 34

3. Calculate new JOBS CREATED by tourism. (1) x (2) 374

WORKSHEET #2 ECONOMIC BENEFITS RESULTING FROM FEDERAL GOVERNMENT EXPENDITURES FOR PARK RELATED ACTIVITIES

A. SALES BENEFITS FROM FED. GOVT. EXPENDITURES: Dollar value of goods & services purchased in local area by Fed. Govt. spending.

1. DIRECT SALES equal to total amount of park-related Fed. Govt. expenditures that are spent in the local area. 7500

2. Estimated INDIRECT & INDUCED SALES MULTIPLIER. (May be higher than number used in Step A.5 in the tourism Worksheet #1. Range is 1.2 - 2.8; avg. = 2.0) 1.2

3. Calculate TOTAL SALES BENEFITS from federal government expenditures. (1) x (2) 9000

B. TAX REVENUE BENEFITS FROM FED. GOVT. EXPENDITURES:
The following steps are discussed in text Section I. B.

1. Enter TOTAL SALES BENEFITS (Fed. Govt) from A.3 above. 9000

2. Enter COMBINED STATE & LOCAL RETAIL SALES TAX RATE. (Same as B.2 for Tourism from Worksheet #1) .059

3. Calculate INCREASED SALES TAX REVENUES. (1) X (2) 531

4. Enter TOTAL SALES BENEFITS (Fed. Govt) from A.3 above. 9000

5. Enter the TAXABLE INCOME RATIO (i.e., taxable portion of salaries & business profits: range is 0.2-0.6; avg. = 0.3). .3

6. Enter the COMBINED STATE & LOCAL INCOME TAX RATE. (Same as B.6 from Worksheet #1) .07

7. Calculate INCREASED INCOME TAX REVENUE. (4) X (5) X (6) 189

8. TAX REVENUE BENEFITS from Fed. Govt. expenditures. Add (3) + (7) 720

C. JOB BENEFITS FROM FED. GOVT. EXPENDITURES

1. Enter the TOTAL SALES (Fed. Govt.) from A.3, above, expressed in millions ($5,600,000 = $5.6). .009

2. Estimate the multiplier for new JOBS CREATED PER MILLION DOLLARS OF total sales. (Same as C.2 from Worksheet #1) 34

3. Calculate the new JOBS CREATED by Fed. Govt. expenditures. (1) x (2) .30

WORKSHEET #2 ECONOMIC BENEFITS RESULTING FROM FEDERAL GOVERNMENT EXPENDITURES FOR PARK RELATED ACTIVITIES

A. SALES BENEFITS FROM FED. GOVT. EXPENDITURES: Dollar value of goods & services purchased in local area by Fed. Govt. spending.

1. DIRECT SALES equal to total amount of park-related Fed. Govt. expenditures that are spent in the local area. 12,800

2. Estimated INDIRECT & INDUCED SALES MULTIPLIER. (May be higher than number used in Step A.5 in the tourism Worksheet #1. Range is 1.2 - 2.8; avg. = 2.0) 1.2

3. Calculate TOTAL SALES BENEFITS from federal government expenditures. (1) x (2) 15,360

B. TAX REVENUE BENEFITS FROM FED. GOVT. EXPENDITURES:
The following steps are discussed in text Section I. B.

1. Enter TOTAL SALES BENEFITS (Fed. Govt) from A.3 above. 15,360

2. Enter COMBINED STATE & LOCAL RETAIL SALES TAX RATE. (Same as B.2 for Tourism from Worksheet #1) .059

3. Calculate INCREASED SALES TAX REVENUES. (1) X (2) 906

4. Enter TOTAL SALES BENEFITS (Fed. Govt) from A.3 above. 15,360

5. Enter the TAXABLE INCOME RATIO (i.e., taxable portion of salaries & business profits: range is 0.2-0.6; avg. = 0.3). .3

6. Enter the COMBINED STATE & LOCAL INCOME TAX RATE. (Same as B.6 from Worksheet #1) .07

7. Calculate INCREASED INCOME TAX REVENUE. (4) X (5) X (6) 323

8. TAX REVENUE BENEFITS from Fed. Govt. expenditures. Add (3) + (7) 1,229

C. JOB BENEFITS FROM FED. GOVT. EXPENDITURES

1. Enter the TOTAL SALES (Fed. Govt.) from A.3, above, expressed in millions ($5,600,000 = $5.6). .015

2. Estimate the multiplier for new JOBS CREATED PER MILLION DOLLARS OF total sales. (Same as C.2 from Worksheet #1) 34

3. Calculate the new JOBS CREATED by Fed. Govt. expenditures. (1) x (2) .51

LOW END

30,000 visitors - $7,500 exp.

WORKSHEET #4 SUMMARY OF ECONOMIC BENEFITS ATTRIBUTABLE TO THE PARK FROM THE COMBINED EFFECTS OF VISITOR EXPENDITURES, FEDERAL GOVERNMENT EXPENDITURES, ~~AND OTHER NON-LOCAL PARTIES' EXPENDITURES~~

A. COMBINED SALES BENEFITS

Worksheet #1, Item A.6, plus
Worksheet #2, Item A.3, plus
~~Worksheet #3, Item A.3 equals~~: 1,108,325

B. COMBINED INCREASED TAX REVENUE BENEFITS
Worksheet #1, Item B. 8, plus
Worksheet #2, Item B. 8, plus
~~Worksheet #3, Item B. 8 equals:~~ 80,971

C. COMBINED NEW JOBS CREATED
Worksheet #1, Item C. 3, plus
Worksheet #2, Item C. 3, plus
~~Worksheet #3, Item C. 3 equals:~~ 302

HIGH END

40,000 visitors - $12,800 exp.

WORKSHEET #4 SUMMARY OF ECONOMIC BENEFITS ATTRIBUTABLE TO THE PARK FROM THE COMBINED EFFECTS OF VISITOR EXPENDITURES, FEDERAL GOVERNMENT EXPENDITURES, ~~AND OTHER NON-LOCAL PARTIES' EXPENDITURES~~

A. COMBINED SALES BENEFITS

Worksheet #1, Item A.6, plus
Worksheet #2, Item A.3, plus
~~Worksheet #3, Item A.3 equals:~~ 1,219,047

B. COMBINED INCREASED TAX REVENUE BENEFITS
Worksheet #1, Item B. 8, plus
Worksheet #2, Item B. 8, plus
~~Worksheet #3, Item B. 8 equals~~: 109,300

C. COMBINED NEW JOBS CREATED
Worksheet #1, Item C. 3, plus
Worksheet #2, Item C. 3, plus
~~Worksheet #3, Item C. 3 equals~~: 4.25

APPENDIX F

Kansas Historic Preservation Act

5/19/88

Protective Measures of the Kansas Historic Preservation Act (K.S.A. 75-2715—75-2725, as amended)

Originally enacted in 1977, the state preservation law was amended in 1981 to widen the range of state or local government activities affecting historic properties that are subject to review by the State Historic Preservation Officer and again in 1988 to define limits for project notification and to establish penalties for certain violations.

Printed below are key sections of the law that set forth state policy, define terms, and detail the protective procedures.

75-2715. Historic preservation declared policy of state. The legislature hereby finds that the historical, architectural, archeological and cultural heritage of Kansas is an important asset of the state and that its preservation and maintenance should be among the highest priorities of government. It is therefore declared to be the public policy and in the public interest of the state to engage in a comprehensive program of historic preservation and to foster and promote the conservation and use of historic property for the education, inspiration, pleasure and enrichment of the citizens of Kansas.

75-2716. Definitions. As used in this act, unless the context otherwise requires: (a) "Historic preservation" means the study, identification, protection, restoration and rehabilitation of buildings, structures, objects, districts, areas and sites significant in the history, architecture, archeology, or culture of the state of Kansas, its communities or the nation.

(b) "Historic property" means any building, structure, object, district, area or site that is significant in the history, architecture, archeology or culture of the state of Kansas, its communities or the nation.

(c) "Project" includes: (1) Activities directly undertaken by the state or any political subdivision of the state, or any instrumentality thereof; (2) activities undertaken by a person which are supported in whole or in part through grants, subsidies, loans or other forms of financial assistance from the state or any political subdivision of the state, or any instrumentality thereof; and (3) activities involving the issuance of a lease, permit, license, certificate or other entitlement for use, to any person by the state or any political subdivision of the state, or any instrumentality thereof.

(d) "State or any political subdivision of the state" means the state of Kansas, any office, department, agency, authority, bureau, commission, board, institution, hospital, college or university of the state, or any county, township, city, school district, special district, regional agency, redevelopment agency or any other political subdivision of the state.

(e) "Person" means any individual, firm, association, organization, partnership, business, trust, corporation or company.

75-2724. Government projects; procedure for determining if historic property threatened; determination whether to proceed; review by district court. (a) The state or any political subdivision of the state, or any instrumentality thereof, shall not undertake any project which will encroach upon, damage or destroy any historic property included in the national register of historic places or the state register of historic places or the environs of such property until the state historic preservation officer has been given notice, as provided herein, and an opportunity to investigate and comment upon the proposed project. Notice to the state historic preservation officer shall be given by the state or any political subdivision of the

state when the proposed project, or any portion thereof, is located within 500 feet of the boundaries of a historic property located within the corporate limits of a city, or within 1,000 feet of the boundaries of a historic property located in the unincorporated portion of a county. Notwithstanding the notice herein required, nothing in this section shall be interpreted as limiting the authority of the state historic preservation officer to investigate, comment and make the determination otherwise permitted by this section regardless of the proximity of any proposed project to the boundaries of a historic property. The state historic preservation officer may solicit the advice and recommendations of the historic sites board of review with respect to such project and may direct that a public hearing or hearings be held thereon. If the state historic preservation officer determines, with or without having been given notice of the proposed project, that such proposed project will encroach upon, damage or destroy any historic property included in the national register of historic places or the state register of historic places or the environs of such property, such project shall not proceed until: (a) The governor, in the case of a project of the state or an instrumentality thereof, or the governing body of the political subdivision, in the case of a project of a political subdivision or an instrumentality thereof, has made a determination, based on a consideration of all relevant factors, that there is no feasible and prudent alternative to the proposal and that the program includes all possible planning to minimize harm to such historic property resulting from such use and (b) five days' notice of such determination has been given by certified mail, to the state historic preservation officer.

(b) Any person aggrieved by the determination of the governor pursuant to this section may seek review of such determination in accordance with the act for judicial review and civil enforcement of agency action. Any person aggrieved by the determination of a governing body pursuant to this section may seek review of such determination in accordance with K.S.A. 60–2101 and amendments thereto.

(c) The failure of the state historic preservation officer to initiate an investigation of any proposed project within 30 days from the date of receipt of notice thereof shall constitute such officer's approval of such project.

(d) Failure of any person or entity to apply for and obtain the proper or required building or demolition permit before undertaking a project that will encroach upon, damage or destroy any historic property included in the national register of historic places or the state register of historic places, or the environs of such property, shall be subject to a civil penalty not to exceed $25,000 for each violation. The attorney general may seek such penalties and other relief through actions filed in district court.

75–2725. Action to enforce act or protect historic property. The state of Kansas or any county, municipality or other political subdivision having capacity to sue and be sued, the Kansas State Historical Society and any city or county historical society which, for more than two years prior to filing such action, has been organized, has elected officers and has received compensation, funds or reimbursements from a city or county pursuant to K.S.A. 12–1660 or 19–2649, and amendments thereto, may maintain an action in the district court having jurisdiction where an alleged violation occurred or is threatened for such equitable and declaratory relief as may be necessary to enforce the provisions of this act and to protect historic property from unauthorized or improper demolition, alteration or transfer.

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