

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

1. Name of Property

historic name Baxter Springs Independent Oil & Gas Service Station

other names/site number Baxter Springs Phillips 66; Parsons Oil

2. Location

street & number 940 Military Avenue [ n/a ] not for publication

city or town Baxter Springs [ n/a ] vicinity

state Kansas code KS county Cherokee code 021 zip code 67331

3. State/Federal Agency Certification

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

Richard D. Parberty, DSHPO 7-11-03  
Signature of certifying official/Title SHPO Date

Kansas State Historical Society  
State or Federal agency and bureau

In my opinion, the property [X] meets [ ] does not meet the National Register criteria.  
(See continuation sheet for additional comments [ ].)

\_\_\_\_\_  
Signature of certifying official/Title

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

[ ] entered in the National Register  
See continuation sheet [ ].

[ ] determined eligible for the  
National Register  
See continuation sheet [ ].

[ ] determined not eligible for the  
National Register.

[ ] removed from the  
National Register

[ ] other, explain  
See continuation sheet [ ].

Signature of the Keeper

Date

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Baxter Springs Independent Oil and Gas Station  
Cherokee County, KS

**5. Classification**

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district		sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site		structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		objects
	<input type="checkbox"/> object	1	Total

Name of related multiple property listing.

Route 66 in KansasNumber of contributing resources  
previously listed in the National  
Register.

0

**6. Function or Use****Historic Function**

COMMERCE: Specialty Store

**Current Functions**

COMMERCE: Specialty Store

**7. Description****Architectural Classification**

TUDOR REVIVAL

**Materials**

foundation CONCRETE

walls BRICK

roof ASBESTOS

other STUCCO

**Narrative Description**

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

**8. Statement of Significance**

**Baxter Springs Independent Oil and Gas Station  
Cherokee County, KS  
Applicable National Register Criteria**

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

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

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

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

**Criteria Considerations**

Property is:

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

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

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

**Areas of Significance**

Commerce  
Architecture

**Periods of Significance**  
1930 -52

**Significant Dates**  
1930

c.1940

**Significant Person(s)**  
N/A

**Cultural Affiliation**  
N/A

**Architect/Builder**  
Unknown

**Narrative Statement of Significance**

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

**9. Major Bibliographic References**

**Bibliography**

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

**Previous documentation on file (NPS):**

☐ preliminary determination of individual listing (36 CFR 67) has been requested

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey

# \_\_\_\_\_

☐ recorded by Historic American Engineering Record

# \_\_\_\_\_

**Primary location of additional data:**

☐ State Historic Preservation Office

☐ Other State Agency

☐ Federal Agency

☐ Local Government

☐ University

☒ Other:

Name of repository: Baxter Springs Heritage Center; Phillips Petroleum Corporate Archives

Baxter Springs Independent Oil and Gas Station  
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**10. Geographical Data**

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Acreage of Property less than 1 acre

**UTM References**

A. Zone 15 Easting 345690 Northing 4098940

B. Zone Easting Northing

C. Zone Easting Northing

D. Zone Easting Northing

[ ] See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

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**11. Form Prepared By**

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name/title Elizabeth Rosin, Partner

organization Historic Preservation Services, LLC date December 1, 2002

street & number 323 West 8<sup>th</sup> Street, Suite 112 telephone 816-221-5133

city or town Kansas City state MO zip code 64105

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets****Maps**

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

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

**Photographs**

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

**Additional Items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

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

name Thomas G. Reeves

street & number 3826 W. Junge Blvd. telephone 417-781-3221

city or town Joplin state MO zip code 64801-8929

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Baxter Springs Independent Oil and Gas Station  
Cherokee County, KS

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## SUMMARY

The Baxter Springs Independent Oil and Gas Station is a one-story, L-shaped automobile service station. Its brick construction, cross-gabled roof configuration, stucco and false-timbered gable ends, and multi-light casement windows convey the building's simple commercial adaptation of the Tudor Revival style. Located at the northeast corner of 10<sup>th</sup> Street and Military Avenue, the station is at the north end of the Baxter Springs commercial district. The building is set back toward the northeast corner of the lot. The open area in front (south and west) of the building has a paved asphalt surface with wide curb cuts on to both Military Avenue and 10<sup>th</sup> Street. A tall, shield-shaped Phillips 66 pole sign is at the southwest corner of the property. The station is in good condition and retains sufficient integrity to clearly convey its historical significance.

## ELABORATION

Resting on a concrete slab foundation, the walls of the brick building are laid in a running bond. A header beltcourse projects slightly from the plane of the wall, encircling the building at the base of the windows. The brick has been painted. Stucco with decorative half-timbering clads the gable ends. The timber design incorporates a rectangular metal vent below each gable peak.

Asbestos shingles cover the cross-gabled roof. The roof has a moderate pitch and wide eaves that flair slightly to incorporate box gutters at the base of each sloped side. The gable ends have beadboard soffits and false rafter tails that terminate through the flat fascia boards in chamfered, square ends. A brick chimney with clay chimney pots rises on the ridge toward the center of the building.

The building is oriented toward the south. The main façade can be divided into five bays. The western bay has a cross-gabled roof that is lower than the main ridge and projects slightly to the south. This bay contains the main door that is the main entrance to the building and a rectangular, copper-roofed bay window that projects slightly from the main wall. The next three bays in the long south wall of the building include pairs of multi-light casement windows flanking a wide, fixed picture window. The picture window appears to be a modification to the original building design. All of these openings have decorative metal shutters.

The fifth, easternmost bay in the south elevation includes the short arm of the L, which projects from the main body of the building one additional bay in depth. The east and west elevations of this block contain pairs of double-hung windows. Metal shutters flank the pair of windows on the west side. The south elevation of this block originally contained the door to the service garage. That opening now contains infill of vertically hung T111 siding, a man door, and a small double-hung window. While it is likely that the openings in the east and west elevations of this block are original to this 1940 addition, it is not clear whether they were originally filled with casement windows like the older portion of the building or double-hung units, similar to those that are extant today.

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**Baxter Springs Independent Oil and Gas Station  
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Openings in the remaining elevations include a man door and a pair of casement windows in the west end and two single casement windows near the west end of the north elevation, one of which is boarded up.

The interior contains four primary spaces. The first is the original office area at the west end of the building. A single lavatory occupies the northwest corner of the office and a metal-frame counter with a glass display case divides the room roughly in half. The middle room has a bank of wood cabinetry on the south wall. At the east end of the building, a gypsum board wall and a door divide the original service bay north-south into two spaces. At the northeast corner of the service bay is a small fifth space that contains mechanical equipment and storage.

The interior retains functional finishes. The exposed brick walls have been painted; industrial grade carpet covers the scored concrete floor; and a lay-in ceiling grid has been installed below the original plaster to hide mechanical ductwork and wiring. Fluorescent box lights hang from the ceiling. The doorways retain their original, simple, wood frames. The original casement windows are set in the brick openings without additional decorative framing.

The bathroom has a light green wainscot of square tiles surrounded by a medium green tile trim. The two-paneled wood door has a metal knob. The fixtures appear to be original. The exterior door on the west end of the building likely provided access to a second restroom, which backed up to and shared a plumbing chase with this lavatory. The two single casement windows on the north elevation allowed natural light into the restrooms.

## **INTEGRITY**

The Baxter Springs Independent Oil and Gas Station retains sufficient integrity to convey its historical significance as a rare surviving example of an early twentieth century picturesque cottage service station, as an example of the corporate architecture of the Independent Oil and Gas Company, and for its associations with Route 66. The enlargement of the building in 1940 occurred more than fifty years ago and has achieved historic significance in its own right. The primary non-historic alteration was the infill of the service bay opening. It is unclear from the physical and archival information available whether the picture window on the south elevation and the double-hung windows on the projecting east block were original to the 1940 building addition or if they represent later alterations. However, despite these changes, the station retains its historic plan, form, materials, and details of design that clearly express its original function as an early automobile service station, as well as the iconography of its owners, first Independent Oil and Gas and later Phillips Petroleum. Occupying a corner lot surrounded by asphalt, it also retains integrity in the areas of location and setting, which are necessary to communicate its significance as a service station and its associations with the Route 66 context.

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Baxter Springs Independent Oil and Gas Station  
Cherokee County, KS

## STATEMENT OF SIGNIFICANCE

The Baxter Springs Independent Oil and Gas Station is significant under National Register Criterion A in the area of COMMERCE and under Criterion C in the area of ARCHITECTURE for its association with Route 66 as described in the Multiple Property Documentation Form *Historic Resources of Route 66 in Kansas*. Constructed in 1930 on the northern fringe of the Baxter Springs business district, it represents a direct response to the increase in automobile and truck traffic generated by the designation of the federal highway. The cottage style architecture mirrored the contemporary national trend in service station design and represented the corporate imagery of the Independent Oil and Gas Company for whom the station was built. Due in part to its short length, the 13 mile stretch of Route 66 through Kansas retains few significant resources directly associated with this early federal highway. This paucity increases the significance of the property as a representative example of the surviving commercial architecture constructed along Route 66. The period of significance for this resource begins with its construction in 1930 and ends in 1953, the arbitrary fifty-year cutoff. However, in the future the end date could extend to 1961, the year Interstate 44 bypassed the Kansas segment of Route 66.

## PROPERTY HISTORY

Prior to 1930, a one-story brick business occupied the lot at the northeast corner of 10<sup>th</sup> Street and Military Avenue, just one block north of the center of downtown Baxter Springs.<sup>1</sup> Deed records indicate that an ownership group led by A. Leroy Harvey sold the property in December 1929 to the Independent Oil and Gas Company.<sup>2</sup> The Sanborn map prepared the following July shows a new, small, brick service station and two gasoline tanks on the lot.<sup>3</sup>

Edward H. Moore organized the Independent Oil and Gas Company (IOG) during the Oklahoma oil boom of the 1910s.<sup>4</sup> In 1926, Waite Phillips, an established Oklahoma oilman, became Chairman of IOG's Board of Directors after underwriting \$6 million in stock for the company and merging IOG with his own oil company, Philmack.<sup>5</sup> Moore, IOG's president, was a heavy speculator in the stock market and continued to borrow money from Phillips to keep his credit with the brokerage firms. However, Moore became insolvent when the stock market crashed in October 1929. To protect company interests, Phillips took over the management of IOG and ousted Moore, replacing him with R. C. Sharp.<sup>6</sup> Earlier in the decade, Phillips had made millions from the sale of his previous oil company and he no longer had

<sup>1</sup> Sanborn Map Company, *Insurance Maps of Baxter Springs, Kansas*, (New York: Sanborn Map Company, 1926).

<sup>2</sup> Cherokee County Deed Records, Cherokee County Courthouse, Columbus, Kansas.

<sup>3</sup> Sanborn Map Company, *Insurance Maps of Baxter Springs, Kansas*, (New York: Sanborn Map Company, 1930).

<sup>4</sup> Wallis, Michael, *Oil Man: The Story of Frank Phillips and the Birth of Phillips Petroleum*, (New York: Doubleday, 1988), 312.

<sup>5</sup> Wallis, Michael, *Beyond the Hills: The Journey of Waite Phillips*, (Oklahoma City: Oklahoma Heritage Association, 1995), 252, 237.

<sup>6</sup> Ibid, 252.

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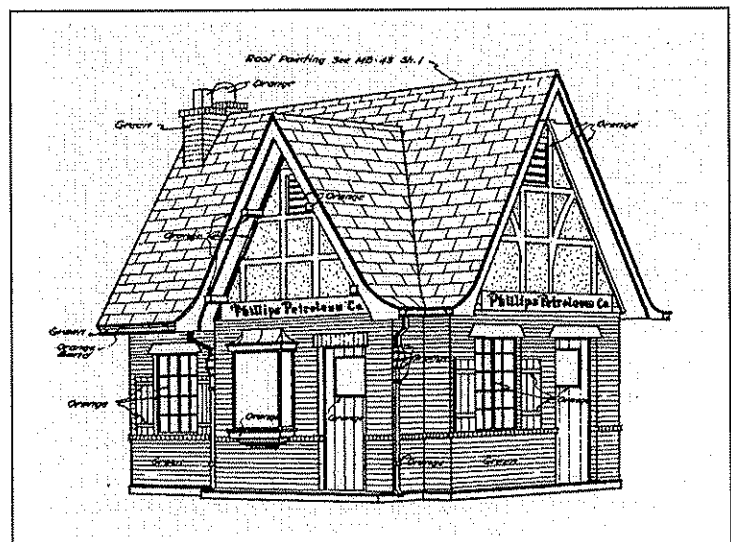
Baxter Springs Independent Oil and Gas Station  
Cherokee County, KS

an interest in running day-to-day company operations. Unfortunately, the national economic conditions precluded the ability to sell IOG at that time.<sup>7</sup>

During the winter of 1929-1930, Frank Phillips, Waite's older brother and the founder of Phillips Petroleum, approached Waite about a possible merger of the two companies. Phillips Petroleum needed to expand its holdings in order to maintain stockholder interest in the company, which had been strong until the market collapse. By September 1930, the merger between IOG and Phillips Petroleum was complete.<sup>8</sup> By the following September, the Baxter Springs property had transferred from the ownership of IOG to Phillips Petroleum.<sup>9</sup>

During the late 1920s and early 1930s, oil companies sought to attract loyal customers and to develop a corporate brand by establishing a uniform station design that incorporated easily recognizable company imagery. Standardized service station design also adopted a domestic flair. The automotive cottages appealed local customers by blending in with the surrounding residential neighborhoods and provided travelers passing through the area with a sense of security and comfort. To blend into the local environment, "tasteful" stations were designed with elements of Colonial, Craftsman, and Tudor architecture.<sup>10</sup> Several companies, including Independent Oil and Gas and Phillips Petroleum, adopted the picturesque cottage motif as the company model. These stations resembled small rustic cottages. Their designs featured brick and stucco walls, pitched roofs with chimneys, and shuttered windows.<sup>11</sup> A bay window next to the door displayed products for sale.

The overall feeling of the Baxter Springs Independent Oil and Gas station was distinctly in keeping with national trends in cottage-style service station design. Following the company prototype, a small copper-roofed bay window was located next to the entrance on the main building facade; the cross-gabled roof exhibited elements of Tudor styling at the eaves and in the gable peaks; and a chimney rose on the east end wall. A 1932 painting plan for an IOG station in the Phillips Petroleum



<sup>7</sup> Ibid, 246.

<sup>8</sup> Ibid, 253, 255.

<sup>9</sup> Cherokee County Deed Records.

<sup>10</sup> Viyera, Daniel I., *"Fill'er Up": An Architectural History of America's Gas Stations*, (New York: Macmillan Publishing Co., 1979), 41.

<sup>11</sup> *Cottage to C-Store*, (Phillips Petroleum Company; accessed 14 November 2002); available from <http://www.phillips66.com/about/cottage.html>; Internet.



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Baxter Springs Independent Oil and Gas Station  
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archives shows an IOG prototype that is a mirror image of the Baxter Springs station.<sup>12</sup>

Between 1930 and 1942, Phillips Petroleum constructed an L-shaped addition with a greasing rack on the east end of the Baxter Springs station.<sup>13</sup> Such additions were common because most early cottages did not provide indoor service areas. By the 1930s, stations needed maintenance and repair capabilities to remain competitive.<sup>14</sup> The result, as seen in Baxter Springs, was often a design with an L-shaped configuration that replicated the brick, stucco, and half-timbered design of the original building. The chimney, which originally rose on the exterior east wall, was now at the center of the station. A photo from the 1940s in the collection of the Baxter Springs Heritage Center shows an attendant standing between the gas pumps in front of the updated station, which has a rooftop sign advertising Phillips 66.<sup>15</sup>

Phillips Petroleum owned the property until 1958, when they sold it to J. R. Parsons, et al. The Parsons family operated the station as Parsons Oil, until selling it to Phil R. Coulter and wife in December 1966. Coulter sold the property to the Cherokee Oil Company the following March, and Cherokee Oil sold it to the Frances Reeves Oil Company in April 1969. The current owner, Thomas Reeves, is the son of Frances Reeves. After operating as an auto service station for forty years, the building was converted to an office in the 1970s. It was probably at this time that the service bay was infilled. The building now houses a dog-grooming parlor.

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<sup>12</sup> Phillips Petroleum Company, "Painting Specifications for Independent Oil and Gas Type "C" Service Station," (Bartlesville, Oklahoma: Phillips Petroleum Company, 1932). In the Corporate Archives of the Phillips Petroleum Company, Bartlesville, Oklahoma.

<sup>13</sup> Sanborn Map Company, *Insurance Maps of Baxter Springs, Kansas*, (New York: Sanborn Map Company, 1930 corrected to 1942).

<sup>14</sup> Vieyra, 45.

<sup>15</sup> Anonymous, [Baxter Springs Phillips 66] P1771, in the collection of the Baxter Springs Heritage Center, Baxter Springs, Kansas.

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**BIBLIOGRAPHY**

- Anonymous. [Baxter Springs Phillips 66]. P1771. In the collection of the Baxter Springs Heritage Center, Baxter Springs, Kansas.
- Cherokee County. Deed Records. Cherokee County Courthouse, Columbus, Kansas.
- Cottage to C-Store*. (Phillips Petroleum Company; accessed 14 November 2002); available from <http://www.phillips66.com/about/cottage.html>. Internet.
- Sanborn Map Company. *Insurance Maps of Baxter Springs, Kansas*. New York: Sanborn Map Company. 1926.
- Sanborn Map Company. *Insurance Maps of Baxter Springs, Kansas*. New York: Sanborn Map Company. 1930.
- Sanborn Map Company. *Insurance Maps of Baxter Springs, Kansas*. New York: Sanborn Map Company. 1930 corrected to 1942.
- Treibel, Kathy. Conoco Phillips Corporate Archives. Personal Communication. 13 November 2002.
- Viyera, Daniel I. *"Fill'er Up": An Architectural History of America's Gas Stations*. New York: Macmillan Publishing Co. 1979.
- Wallis, Michael. *Beyond the Hills: The Journey of Waite Phillips*. Oklahoma City: Oklahoma Heritage Association. 1995.
- Wallis, Michael. *Oil Man: The Story of Frank Phillips and the Birth of Phillips Petroleum*. New York: Doubleday. 1988.

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**Baxter Springs Independent Oil and Gas Station  
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**VERBAL BOUNDARY DESCRIPTION**

The West 92 feet of Lot 7, Block 5, Original Plat of Baxter Springs, Cherokee County, Kansas.

**BOUNDARY JUSTIFICATION**

The boundary for this nomination includes the parcel of land with which the resource has historically been associated.

**PHOTO LOG**

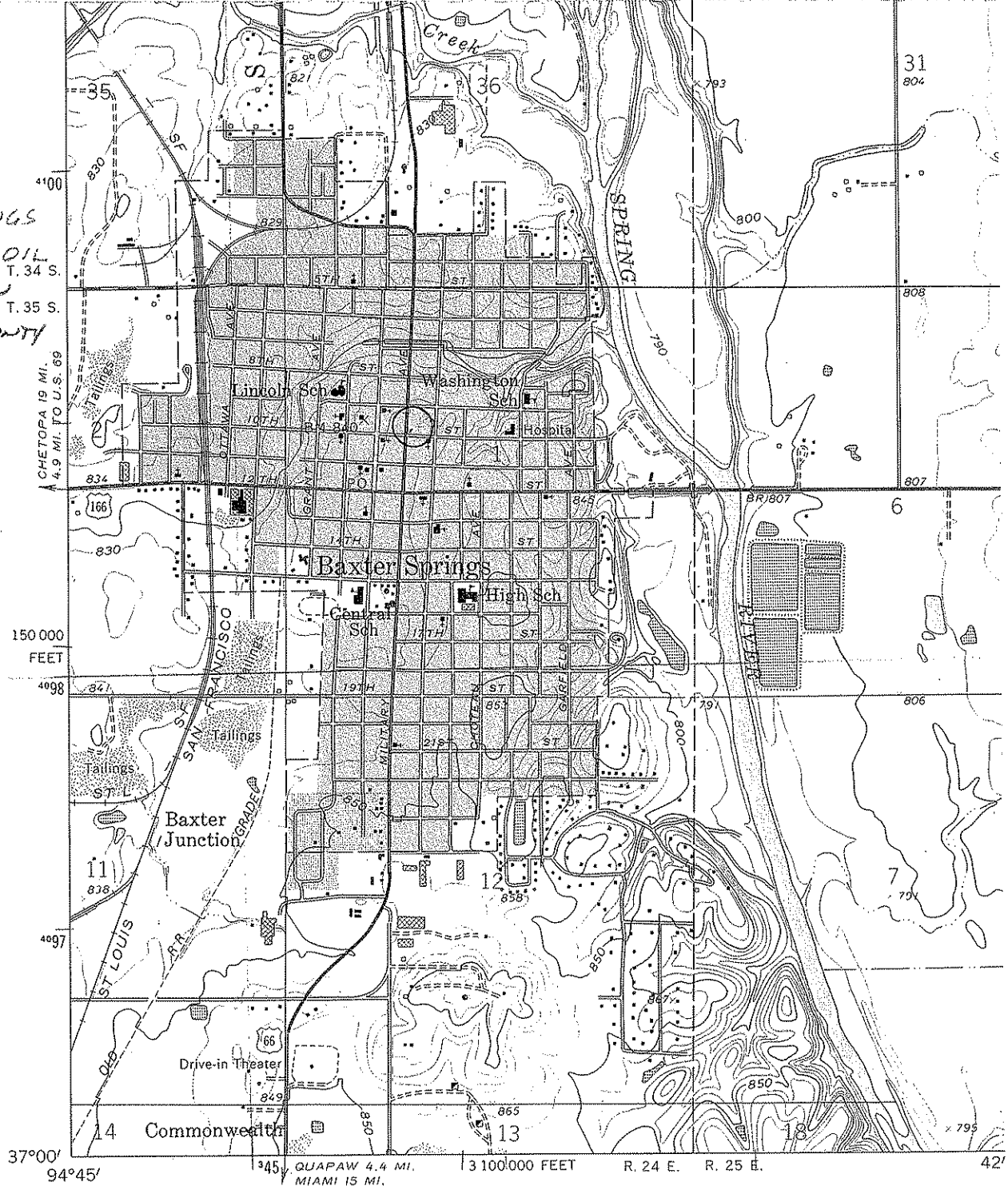
Photographer: Elizabeth Rosin  
Date of Photographs: September 2002  
Location of Negatives: Kansas State Historical Society, Topeka, Kansas

- 1) South elevation, view looking north.
- 2) South elevation, view looking north.
- 3) South and west elevations, view looking northeast.
- 4) South and east elevations of service bay, view looking northwest.
- 5) North and west elevations of office, view looking southeast.
- 6) Office (westernmost room) with counter, view looking east.
- 7) Center room looking at original exterior wall with chimney, view looking west.
- 8) View from service bay to center room, view looking west.
- 9) Lavatory, view looking west.

BAXTER SPRINGS  
INDEPENDENT OIL  
& GAS STATION  
T. 34 S.  
T. 35 S.  
CHEROKEE COUNTY  
KANSAS

UTM REFERENCE:

15/345690/4098940



(PICHER)  
7057 IV NE

Mapped, edited, and published by the Geological Survey  
in cooperation with State of Kansas agencies

Control by USGS and USC&GS

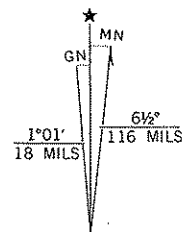
Topography from aerial photographs by photogrammetric methods  
Aerial photographs taken 1958. Field check 1959

Polyconic projection. 1927 North American datum  
10,000-foot grid based on Kansas coordinate system, south zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 15, shown in blue

Red tint indicates areas in which only  
landmark buildings are shown

Revisions shown in purple compiled from aerial photographs taken  
1977. Map edited 1978. This information not field checked

Purple tint indicates extension of urban area



UTM GRID AND 1978 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET

#1

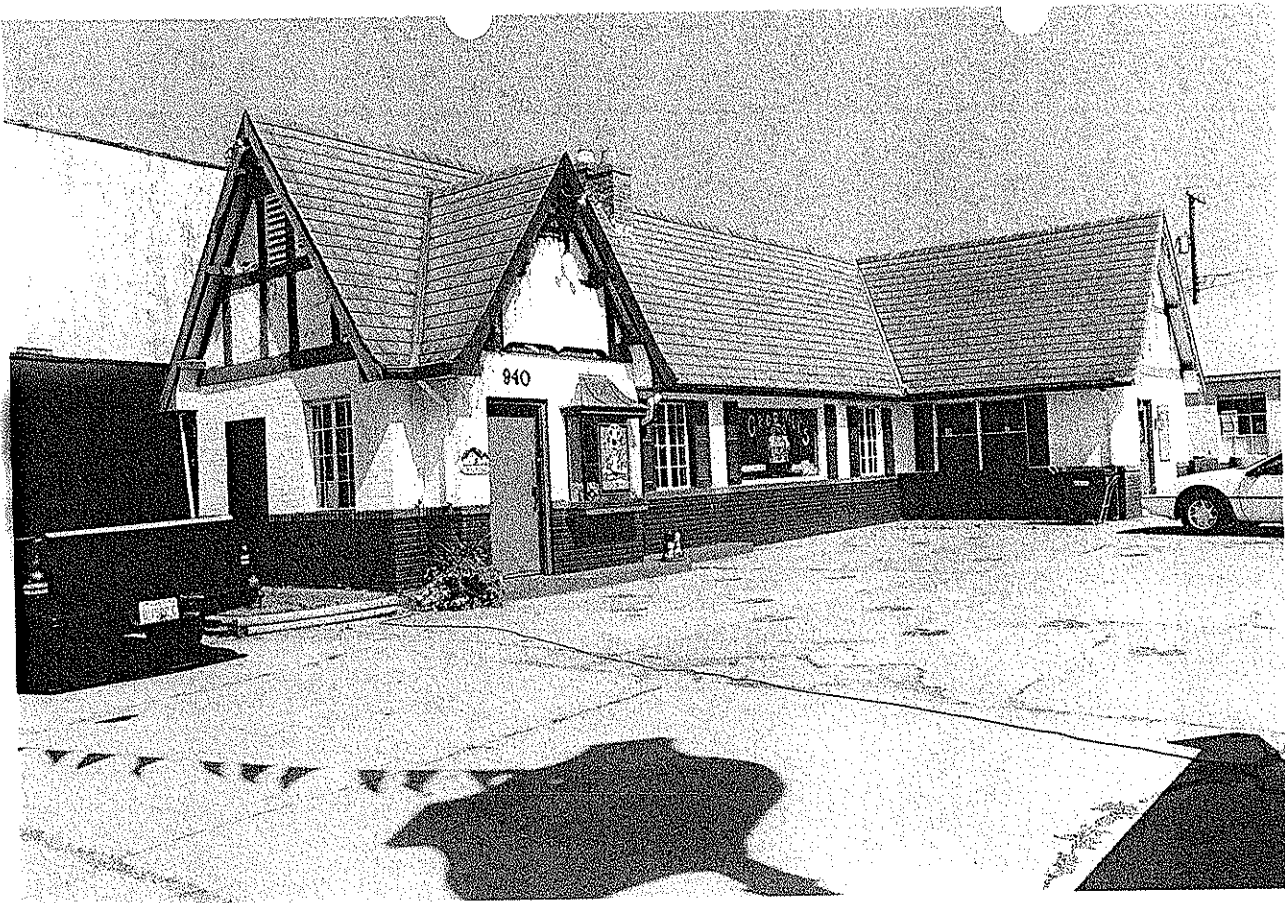


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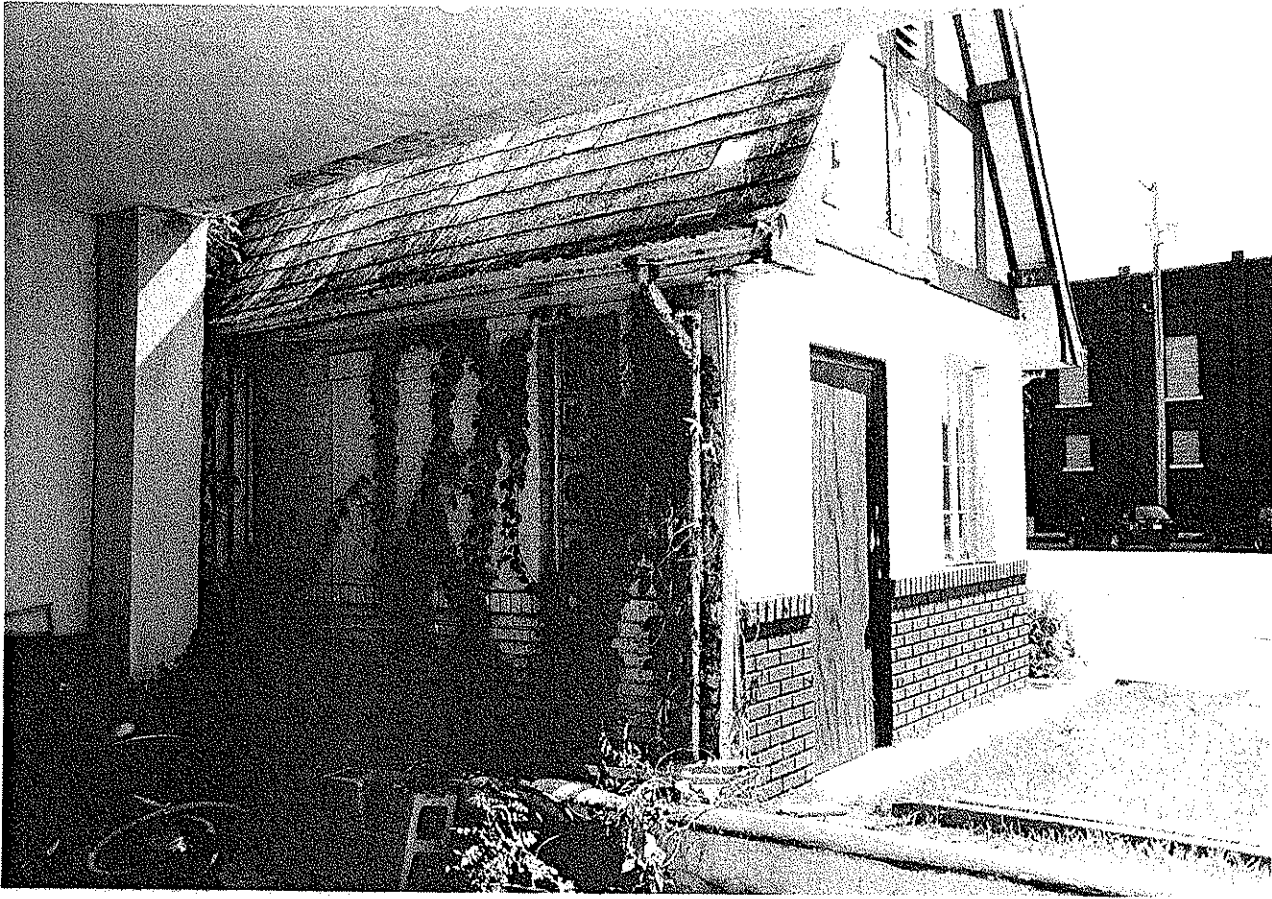
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#4



#5



#6

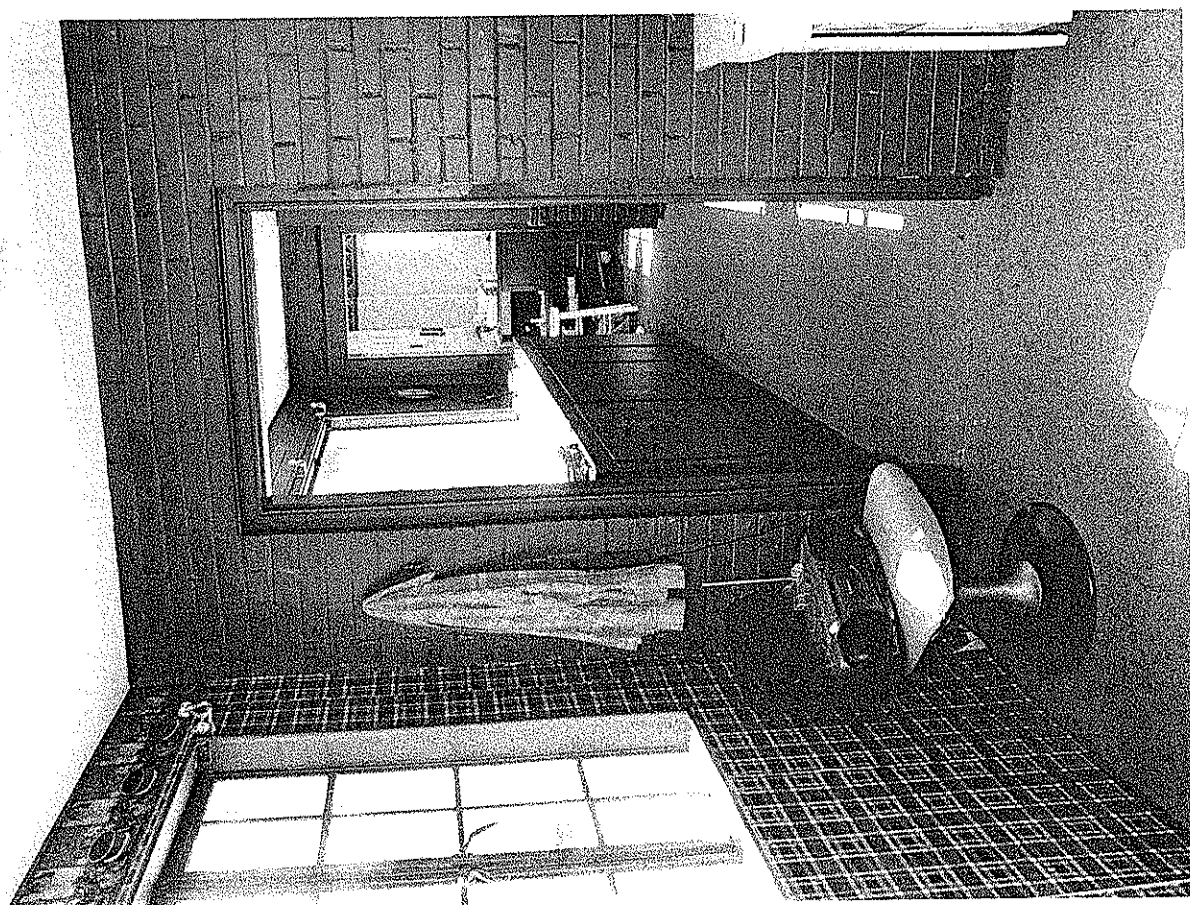




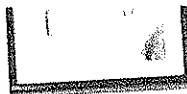
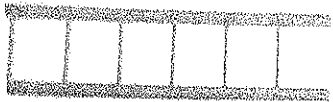
#7



#8







#9

