

United States Department of the Interior
National Park Service

National Register Listed
May 1, 2012

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Westside Service Station & Riverside Motel

other names/site number Westside Motel & Café; 073-388; 073-389; 073-393

2. Location

street & number 325 W River Street not for publication

city or town Eureka vicinity

state Kansas code KS county Greenwood code 073 zip code 67045

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

SEE FILE

Signature of certifying official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:

 entered in the National Register determined eligible for the National Register

 determined not eligible for the National Register removed from the National Register

 other (explain:) _____

Signature of the Keeper _____ Date of Action _____

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only **one** box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
3	0	buildings
		district
		site
		structure
		object
3	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

Roadside Kansas

NA

6. Function or Use

Historic Functions

(Enter categories from instructions)

Commerce/Trade: Specialty Store, Gas Station

Commerce/Trade: Restaurant

Domestic: Hotel

Current Functions

(Enter categories from instructions)

Commerce/Trade: Restaurant

Domestic: Hotel

7. Description

Architectural Classification

(Enter categories from instructions)

Other: Ozark Giraffe

Materials

(Enter categories from instructions)

foundation: Concrete block

walls: Stone veneer; concrete block

roof: Asphalt

other: Wood windows; metal windows

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary

The Westside Service Station and Riverside Motel¹ is located on the south side of Highway 54 / River Street just east of the bridge spanning Fall River. The Riverside Motel marks the west edge of Eureka's roadside commercial district along Highway 54. The property includes three contributing historic resources: a motel office and café building (built 1939) located closest to the road and two one-story, free-standing motel buildings (built 1950s). Three connected cabin courts built in 1939 were demolished in 2011.

Elaboration

The property was developed over several years beginning in 1939 with the construction of a combination service station and café building and three sleeping cabins with attached carports. These wood-frame buildings were faced with limestone reflecting a common regional architectural style known as Ozark Giraffe, an early twentieth century version of the cobblestone house-building tradition.² In the early 1950s, two one-story Ranch-style buildings were built behind the café and service station.

The café and service station is an example of the Gas/Service Station property type (Domestic Style Gas Station subtype) defined in "Roadside Kansas" multiple property documentation form. The property also is representative of the Motor Court/Motel property subtype, and prior to the recent demolition of the associated cabins, the property illustrated the Cabin Court/Cottage Court subtype.³

Site is very important when assessing these roadside lodging and service station property types. Within the roadside setting, a single lodging property is most likely to include multiple resources and the arrangement and relationship of these resources to each other and to the road communicates important information about the historic context. In addition to two motel blocks, there is a separate service and café. Additionally, the parking area is an important part of this property's arrangement.

The nominated property includes three contributing historic resources: a combination motel office and café located closest to the road and two one-story rectangular motel buildings toward the rear of the lot.

1. Office and Café Building (1939, contributing)

This building is situated closest to the highway and faces north. The cross-gable roof features a steeply pitched roof commonly found in Tudor Revival-style buildings. It is covered with asphalt shingles and has exposed rafter tails, a common feature of Craftsman buildings. The building has a wood frame and an exterior limestone veneer finish that is reflective of the regionally known "Ozark Giraffe" style, an early twentieth century version of the cobblestone house-building tradition. The east part of the building was used for the café and the west half of the building was used as a service garage.

¹ In recent years, the property has been commonly known as the Westside or Benny's. In the 1960s it was known as the Riverside Motel.

² Robert L. Beardsley, "Missouri Ozarks' Cobblestone Cottages Provide Sense of Place," *Preservation Notes* (Jefferson City, MO: Transportation Research Board A1f05, The committee on Archaeology and Historic Preservation in Transportation), July 1997, article online at: <http://www.itre.ncsu.edu/ADC50/downloads/July97.pdf>; accessed 10 August 2011.

³ Elizabeth Rosin and Dale Nimz, "Roadside Kansas" National Register multiple property documentation form (Topeka: Kansas Historical Society, 2010), F-53; 71-72. Accessed online at: http://www.kshs.org/resource/national_register/MPS/RoadsideKansasMPDF.pdf.

The north (front) elevation is comprised of three bays: a storefront bay on the east, a slightly projected central bay defined by a steeply pitched front-facing gable, and a garage bay on the west. The east storefront bay includes a large commercial window adjacent to an inward-swinging pedestrian door. A transom covers both the door and window. The building's primary entrance is centered within the projecting central bay. The inward-swinging pedestrian door is flanked by large single-pane display windows, all of which is topped by transoms. Centered above the entrance within the gable is a pair of historic six-over-six, double-hung wood windows. The west bay includes a large overhead wood garage door with 18 lights that appears to be the original.

The west third of the building was a service garage. The west (side) elevation includes three 15-light metal casement windows in this garage area. This is the only fenestration on this elevation.

The east third of the building was a café. The east (side) elevation includes three windows on the first story and four windows on the second story. The first story windows have wood sashes and frames. The second story windows, which likely would have been multi-light and double hung, are recent replacements. Two first-story openings at the southeast corner (a door and a window) have been filled in with stone.

The south (rear) elevation also has experienced some changes, particularly within the central gabled bay. There are two original windows on the first story of the rear elevation – a 15-light metal casement window at the west end and a wood double-hung window at the east end. The central bay includes two covered window openings flanked by two modern pedestrian doors on the first story. Centered in the gable above is a grouping of three windows with modern replacement sashes. Historically, these would have been wood double-hung sashes.

Modern fencing encloses the exits surrounding the garage bay, which is now used as outdoor dining areas.

The interior includes a central motel office with an adjoining diner on the east and a service bay on the west. There is an enclosed central (straight-run) staircase leading to the second floor where there is an efficiency apartment. The finish is drywall, simple wood trim, and concrete floors. There is a small basement that is used as a mechanical room.

2. East-Facing Motel Building (c. 1950-55, contributing)⁴

This one-story Ranch-style building faces east and includes five motel rooms that are accessed only from the exterior. It is constructed of concrete block walls and has a low-pitched hipped roof with a wide overhang covering the walkway. Roof materials are asphalt shingles. There is little architectural embellishment on this building.

The building faces east and overlooks the gravel parking area, and there are angled parking stalls for each unit. Each one-room unit includes a single pedestrian door and a rectangular nine-light metal window with a concrete sill.

There is no fenestration on the north and south (side) elevations.

The west (rear) elevation includes eight metal casement windows of various sizes and one central pedestrian door.

The interiors of the motel rooms retain a high degree of integrity. They each include one sleeping room and one enclosed bathroom. The walls and floor are concrete. The bathrooms retain their 1950s tile floor and walls, and there is a small enclosed shower in each bathroom.

⁴ A historic photograph (figure 1) documents that this building was built before the adjacent north-facing motel building.

3. North-Facing Motel Building (c. 1950-55), contributing)

This one-story Ranch-style building faces north and includes four motel rooms that are accessed only from the exterior. It is constructed of the same materials and in the same style as the east-facing motel building, except it was built at least a few years later. It has concrete block walls and has a low-pitched hipped roof with a wide overhang covering the walkway. Roof materials are asphalt shingles. There is little architectural embellishment on this building.

The building faces north and overlooks the gravel parking area. Each one-room unit includes a single pedestrian door and a rectangular nine-light metal window with a concrete sill.

There is no fenestration on the east and west (side) elevations.

The west (rear) elevation includes four metal casement windows of various sizes.

Cabin Court (1939, demolished 2011)

Three connected cabin courts were demolished in 2011. The cabins were connected by wood-frame carports forming one complete structure. Each cabin faced west, had a front-facing gable roof, and a door and window on the front elevation. The size of each cabin was approximately 10 feet by 15 feet. They were identical to one another.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

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

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Commerce _____

Architecture _____

Period of Significance

1939-1962 _____

Significant Dates

1939 – Café, Service Station - Construction _____

c. 1950-55 The Motel - Construction _____

Significant Person

(Complete only if Criterion B is marked above)

N/A _____

Cultural Affiliation

N/A _____

Architect/Builder

Lloyd Ryther & Glen Handley (builders, motel blgs.) _____

Period of Significance (justification)

The period of significance begins with the construction of the café & service station in 1939 and extends to 1962, the fifty-year cut-off date established by the National Park Service to provide sufficient passage of time to allow objective evaluation of the historic resource eligibility at the time of its listing.

Criteria Considerations (explanation, if necessary)

N/A

Narrative Statement of Significance

(Provide a summary paragraph that includes the level of significance and applicable criteria. Elaborate on the property's history and argue the property's significance according to the criteria selected.)

Summary

The Riverside Motel is nominated to the National Register of Historic Places for significance under Criterion A in the area of commerce and Criterion C in the area of architecture. It is nominated as part of the "Roadside Kansas" multiple property nomination. The café and service station is an example of the Gas/Service Station property type (Domestic Style Gas Station subtype) defined in multiple property documentation form. The property also is representative of the Motor Court/Motel property subtype, and prior to the recent demolition of the associated cabins, the property illustrated the Cabin Court/Cottage Court subtype.

Elaboration

Euro-American settlers were in the Eureka area along Fall River as early as 1857, but the community's growth and development was largely delayed until after the Civil War. The town was laid out by the Eureka Town Site Company in 1867, it was incorporated in 1870, and it was selected as the seat of Greenwood County in 1872.⁵ Railroad development through the area in the 1870s and 1880s attracted investment and settlers, and by 1880, the county's population totaled 10,548.⁶ Eureka's population reached 2,333 by 1910, and the town included a wagon factory, broom factory, flourmill, four banks, hotels, and two newspapers.⁷ The early twentieth century brought new interest in the area with the discovery of oil in Butler and Greenwood counties. By the mid-1920s, Greenwood County produced a million barrels each month, making it an attractive area for investment and development.⁸

With the community's proximity to El Dorado and Wichita and the increasing oil and gas development, the need for good roads was obvious. Associations formed throughout Kansas during the early twentieth to promote good roads and connectivity as favorable for business and tourism. With U.S. Highway 54 passing through Eureka, local businessmen and civic leaders saw the importance of good roads. Eureka resident L. F. Reed participated in one such statewide committee aimed at improving roads and promoting the idea of "dustless highways."⁹ Later during the 1940s and 1950s, Eureka businessman and the adjacent property owner Paul Jones became active in the Highway 54 Association. It is not known if the owners and operators of the Westside Service Station and Café and Riverside Motel were ever involved in the association, but they certainly recognized the economic benefits of operating a business along a U.S. highway.

The Highway 54 Association was active during the years this property was developed. The overall mission of the association was to spread the word out about Highway 54, its conveniences to travel across the country, and the businesses and vacation spots along the way. Brochures were available for travelers to pick up at the headquarters. Cutting through the center of the country, Highway 54 was considered the "diagonal federal highway." The association believed that the federal government and the states involved should take steps to develop the route, which was established in 1926. The highway began in Chicago and ended in El Paso, Texas, about 1,500 miles southwest.

⁵ William G. Cutler, *History of the State of Kansas* (Chicago: Andreas Publishing Co., 1883). Accessed online 23 December 2011 at www.kancoll.org.

⁶ Historical Census Browser. Retrieved 23 December 2011, from the University of Virginia, Geospatial and Statistical Data Center: <http://fisher.lib.virginia.edu/collections/stats/histcensus/index.html>.

⁷ Frank Blackmar, *Kansas: A Cyclopaedia of State History, vol. 1* (Chicago: Standard Publishing Co., 1912), 599. Accessed online 23 December 2011 at <http://skyways.lib.ks.us/genweb/archives/1912/>.

⁸ Craig Miner, *Discovery! Cycles of Change in the Kansas Oil and Gas Industries, 1860-1987* (Wichita, KS: KIOGA, 1987), 160-164. See also: Christy Davis, "Robertson House" National Register of Historic Places nomination (Topeka: Kansas Historical Society, 2010), 7.

⁹ *Kansas City Star*, 16 October 1938.

This property along Highway 54 at the west edge of Eureka was purchased by D.R. Parks in April 1939.¹⁰ Parks hired Lewis Masonry to build the café and service station and small cabins in 1939. Parks sold the property to Frank Lore, Jr. and Lloyd and Vada Mae (Lore) Ryther in 1946. In January 1951, Frank “Benny” Lore, Jr. and his wife Lois “Corky” Corriene Lore purchased the property. Corky and Vada operated the café and motel together, which at that time was known as Westside Service Station and Riverside Motel. The two Ranch-style motel buildings are believed to have been built by Lloyd Ryther and Glen Handley.

Benny owned the property for 59 years until his death in 2010, and many locals simply referred to the property as “Benny’s.” In 2010, Sundgren and Marshall LLC purchased the property, and they have rehabilitated the property, which once again houses a restaurant and motel.

The annual city directories included advertisements for the property. In the 1942 edition, the property was referred to as a “filling station” with “tourist camps,” but by 1956, the directory listed the property as Riverside Motel, Café and Service Station, giving particular attention to the “air conditioned” rooms and “ceramic tile baths.” (See figure 3.) The 1958 and 1959 directories listed the property as the West Side Service Station and Riverside Motel. Eventually, locals referred to it as Benny’s – after its long-time owner.

The K-T (Kansas-Texas) Oil Corporation operated the service station during the early 1940s.¹¹ This company traces its history back to the early twentieth century. Newspaper articles from the 1920s and 1930s noted that the company’s secretary and general manager was J. T. Nuttle of Wichita. He was from El Dorado and had family in Eureka, but had sold controlling interest in the company to the El Dorado Refining Company by 1931 and had died by 1933.¹² In 1960, the service station was operated by Fina.

The property’s continued use and development into the 1950s and 1960s suggest the business thrived during the post-war years.

Roadside Context¹³ and Architecture

The combination service station and café building exhibits a unique combination of the predominantly residential Tudor Revival style and the regionally recognized Ozark Giraffe style. This style is known in parts of Missouri, Arkansas, Oklahoma, and Kansas and houses of this style are sometimes called “cobblestone cottages.” Buildings featuring this style were “built in the Craftsman tradition using cobbles or larger slabs of stone” generally between 1920 and 1940.¹⁴ This emphasis on residential architecture was common for gas/service stations in the 1920s and 1930s, although they weren’t often this big. A second story on this building provides space for upstairs living quarters.

Unfortunately, this property’s original 1939 cabins have been demolished. They represented the second step in the evolution of roadside accommodations. Tourist cabins were small, one room, stand-alone guest units with parking provided in front of or adjacent to the cabin. At first, cabin courts had a central building with sanitary facilities. Only later did operators incorporate bathrooms into the individual cottages. The cabins at this property were linked together with carports. The construction of two Ranch-style motel blocks on the property in the early 1950s illustrates the transition in motel design away from individual cabins to blocks of rooms.

¹⁰ Although not confirmed, it is possible that Parks was associated with Parks Oil Company based in Eureka.

¹¹ Southwestern Bell Telephone Company, *Eureka, Kansas Telephone Directory*: 1940 & 1942.

¹² *Wichita Eagle*, 20 March 1933.

¹³ The following context is taken from Elizabeth Rosin and Dale Nimz, “Roadside Kansas” National Register Multiple Property Documentation Form (Topeka: Kansas Historical Society, 2011), E-32.

¹⁴ Beardsley, “Missouri Ozarks’ Cobblestone Cottages Provide Sense of Place,” *Preservation Notes*, 1997.

9. Major Bibliographical References

Beardsley, Robert L. "Missouri Ozarks' Cobblestone Cottages Provide Sense of Place," *Preservation Notes*. Jefferson City, MO: Transportation Research Board A1f05, The committee on Archaeology and Historic Preservation in Transportation, July 1997. Accessed online at: <http://www.itre.ncsu.edu/ADC50/downloads/July97.pdf>.

Blackmar, Frank. *Kansas: A Cyclopedia of State History, vol. 1*. Chicago: Standard Publishing Co., 1912. Accessed online at <http://skyways.lib.ks.us/genweb/archives/1912/>.

Cutler, William G. *History of the State of Kansas*. Chicago: Andreas Publishing Co., 1883. Accessed online at www.kancoll.org.

Davis, Christy. "Robertson House" National Register of Historic Places nomination. Topeka: Kansas Historical Society, 2010.

Historical Census Browser. Retrieved from the University of Virginia, Geospatial and Statistical Data Center: <http://fisher.lib.virginia.edu/collections/stats/histcensus/index.html>.

Miner, Craig. *Discovery! Cycles of Change in the Kansas Oil and Gas Industries, 1860-1987*. Wichita, KS: KIOGA, 1987.

Kansas City Star. 16 October 1938.

Rosin, Elizabeth, and Dale Nimz. "Roadside Kansas" National Register Multiple Property Documentation Form. Topeka: Kansas Historical Society, 2011.

Southwestern Bell Telephone Company. Eureka, Kansas Telephone Directory. 1940, 1942, 1956, 1957, 1958, 1959.

Wichita Eagle. 20 March 1933.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been Requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: **Kansas Historical Society**

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property 1 acre
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>14</u> Zone	<u>737840</u> Easting	<u>4188760</u> Northing	3	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
2	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing	4	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing

Verbal Boundary Description (describe the boundaries of the property)

Beginning 102 feet south of center Section 3, southwesterly around road right-of-way 208 feet, southeasterly at right angle 170 feet, easterly 95 feet to ¼ section line, north 280 feet to POB.

Boundary Justification (explain why the boundaries were selected)

The nominated property includes the buildings and parcel historically associated with the Westside Service Station & Riverside Motel.

11. Form Prepared By

name/title Larry Coleman

organization Coleman Management date 2/1/2011

street & number 223 N Main telephone 316.665.6122

city or town Eureka state KS zip code 67045

e-mail lcoleman@colemanmanagement.com

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

Photographs:

Name of Property: Westside Service Station and Riverside Motel
City or Vicinity: Eureka
County/State: Greenwood County, KS
Photographer: Sarah Martin
Date: 21 December 2011

Description of Photograph(s) and number:

Photo 1 of 11: Service Station - Front (north) elevation, facing S.

- Photo 2 of 11: Service Station – North (front) and west (side) elevations, facing SE
- Photo 3 of 11: Service Station - East (side) elevation, facing W.
- Photo 4 of 11: Service Station – South (rear) elevation, facing N.
- Photo 5 of 11: Service Station - Interior, facing W.
- Photo 6 of 11: Service Station - Interior of Service Bay, facing NE.
- Photo 7 of 11: East-facing Motel Building – Exterior, East elevation, facing N.
- Photo 8 of 11: North-facing Motel Building – Exterior, North elevation, facing E.
- Photo 9 of 11: East-facing Motel Building - Rear elevation, facing N
- Photo 10 of 11: East-facing Motel Building – Interior, bathroom, facing W.
- Photo 11 of 11: East-facing Motel Building – Interior, bedroom, facing W.

Property Owner:

(complete this item at the request of the SHPO or FPO)

name Sundgren and Marshall LLC Contact: Joe Sundgren
street & number 218 East Central telephone (316) 321-7112
city or town El Dorado state KS zip code 67045

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Figure 1: 1950s Historic Image (Photo credit: Don and Thelma Lore). This image was taken prior to the construction of the north-facing motel building at the rear of the lot.



Figure 2: c. 1940 (Photo credit: Don and Thelma Lore)



Figure 3: 1956 Eureka City Telephone Directory, page 18.

18 MOTELS—OIL

EUREKA

RIVERSIDE MOTEL

Call 31

325 W. RIVER

**Cafe & Service Station
in Connection**

AIR CONDITIONED
CERAMIC TILE BATHS
PANEL-RAY HEAT

Motels

Eureka Motel 201 S Main	1017
Highland Motel 602 E 7	1001
Riverside Motel 325 W River	31
(See Advertisement This Page)	
Tip Top Motel 913 E 7	1418
(See Advertisement This Page)	
Travelers Motel 113 W River	1258
Uptown Motel 411 N Main	201

Movers

EUREKA TRANSFER & STRGE CO	
318 N Sycamore..	893
(See Advertisement This Page)	

National Guard

Kans Natl Guard E River	85
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News Service

News Stand 202 N Main	123
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Newspapers

Herald Office 106 W 2.....	113
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Office Supplies

Red Owl Stationery Co 212 N Main.....	54
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Oil Field Hauling

Joy Victor Trucking Serv 710 E Vermont	1148
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PROFESSIONAL SERVICES are listed in the YELLOW PAGES.