

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name E. H. Hoag House

other names/site number _____

2. Location

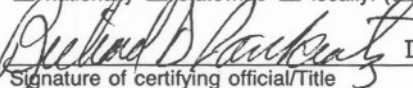
street & number 303 West Broadway ☐ not for publication

city or town Newton ☐ vicinity

state Kansas code KS county Harvey code 079 zip code 67114

3. State/Federal Agency Certification

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


Signature of certifying official/Title

D-SHPO

February 1, 2001

Date

Kansas State Historical Society

State of Federal agency and bureau

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

Signature of commenting official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

☐ entered in the National Register.
☐ See continuation sheet.

☐ determined eligible for the
National Register
☐ See continuation sheet.

☐ determined not eligible for the
National Register.

☐ removed from the National
Register.

☐ other, (explain:) _____

E. H. Hoag House
Name of Property

Harv County, Kansas
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing
1	
	buildings
	sites
	structures
	objects
1	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic:

single dwelling

Current Functions

(Enter categories from instructions)

Domestic:

single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN: Queen Anne

Materials

(Enter categories from instructions)

foundation STONE: Limestone

walls WOOD: Weatherboard

roof WOOD: Shingle

other

Narrative Description

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

E. H. Hoag House

Name of Property

Harvey County, Kansas

County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMERCE

Period of Significance

1885- 1896

Significant Dates

1885, 1900

Significant Person

(Complete if Criterion B is marked above)

Hoag, E. H.

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 Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- ☐ preliminary determination of individual 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:

City of Newton, KS

E. H. Hoag House
Name of Property

Harvey County, Kansas
County and State

10. Geographical Data

Acreage of Property .25 acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 4	6 4 4 8 6 0	4 2 1 2 4 2 0
Zone	Easting	North	ing
2			

3			
Zone	Easting	North	ing
4			

☐ See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Christy Davis, Preservation Planner, Angela Heger

organization City of Newton, Kansas date June 28, 2000

street & number 201 East Sixth telephone (316) 284-6055

city or town Newton state KS zip code 67114

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 Janet and Orvin Voth

street & number 303 West Broadway telephone (316) 283-1922

city or town Newton state KS zip code 67114

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

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

HOAG HOUSE
NEWTON QUAD
USGS Coordinates
14 644920
4212600



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Narrative Description

The E. H. Hoag House (completed 1885) is located at 303 West Broadway in Newton, Harvey County, Kansas (pop. 17,000). The 2 1/2-story Queen Anne home sits on the southwest corner of Broadway and Plum Street just two blocks from the center of Newton's downtown. Although newer business buildings occupy much of the surrounding area, the home is nestled amongst other historic single-family dwellings including the McManus/Hawk House at 307 West Broadway (1916), A. H. McLain House at 326 West Broadway (1885) and the N. Barnum House at 323 West Broadway (1886). Most of the nearby historic homes also feature the Queen Anne Style.

Exterior: Although the basic massing of the home is cubed, its various projecting gables and northeast orientation give it an asymmetrical appearance (see floorplans). Unlike most Queen Anne homes whose roofs are often hipped or gabled, the Hoag House has a decked roof. The decked roof extends down to form sheds over upstairs windows on the main elevations. Instead of lower cross gables, common among Queen Anne homes, the house has two large bays which protrude from atop the decked roof and dominate the north and east elevations. (The only home in Newton with a similar roof plan is the S. M. Swartz home located at 427 West Broadway.) The bay on the east elevation is distinguished with its detailed gable ornament, a feature common in buildings of Queen Anne and Stick Style. In addition to a gable ornament, this bay features fish-scale shingles and gable brackets, also common during the period.

Smaller gable features appear on the home's southeast and west elevations. The cross gable on the home's southeast corner is hip-on-gable. This type of roof is uncommon among Queen Anne homes, but contributes to the home's asymmetry.

The elaborate bays, projections and even the unusual roofline showcase the home's stylish windows. Each of the home's windows, save those affected by remodeling on the west side (described below), are double hung. They most often appear individually - on the first and second stories, for instance, they line the window bays. Protruding wooden spheres add ornamentation to the top corners of the window frames and to the belt course around the bay windows.

The appearance of the home's west elevation differs greatly from the others mainly because it is so plain. Its lack of projections and architectural detail is due to a number of early alterations to the house. Originally, the home occupied lots 3 and 5 of Block 35. Like the north and east elevations, the west elevation apparently featured a cross gable. In 1900, however, at the same time owner H. M. Walt added the turreted porch, he also added to the west side of the house. By 1901, the home occupied not only lots 3 and 5, but also nearly half of lot 7 where an outbuilding also stood. The footprint of the house remained unchanged in 1909, but had changed dramatically again by 1915.

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The major changes were the result of a brief period in which J. T. Axtell owned the house. Axtell, a prominent doctor in Newton who founded Newton's first hospital, also dabbled in real estate. With plans to further develop the northeast corner of Block 35, Axtell purchased lots 1, 3, 5, 7 and 9 in 1912. He subsequently split lots 1, 3 and 5, reducing the length of the lots on which the Hoag House stood from 165 feet to 115 feet from north to south.

Axtell's development did not stop at creating a new parcel south of the Hoag House on lots 1, 3 and 5. He also squeezed every ounce of economic benefit from lots 7 and 9. Axtell removed Walt's 1900 west addition, thereby freeing up lots 7 and 9 for new development. The addition was not completely lost, however. In fact, Axtell moved the removed part of the building to the parcel he created to the south, adding to it to create the home now there. The unusual reuse of the removed piece is evidenced by architectural details on the north side of the 1913 house. The diagonal wainscoting, a typical feature of large Queen Anne homes, and elaborate architectural details on the windows also match the treatments on the Hoag House. Axtell maintained ownership of the rental house he created on the south parcel of lots 1, 3 and 5, selling the Hoag House and its abbreviated lot by 1914 to Paul Hubner.¹ Axtell also sold lots 7 and 9, which by 1916 had become the location of a large Colonial Revival Style home commissioned by successful retailer T. H. McManus.

Although Axtell's real estate dealings called for the removal of much of the 1900 addition to the home's west side, they did not interfere with the north and east elevations, the home's principal facades. Thus the porch H. M. Walt added in 1900 remained. Although not original to the house, the porch has gained significance over time. With its shallow turret and finial (which has been restored but not yet reinstalled by the current owners), it has become one of the home's most distinctive features. Its importance in the overall architecture is due in part to its size; it wraps from the east gable to the bay on the home's north elevation.² Its shape and features also contribute to its grandeur.

Whereas the home's original spindlework porch was small and rectangular, extending only from the north bay to the east bay, the current porch is large and complex in design. Still, the designer was successful in creating a porch whose asymmetry and architectural details compliment the home's overall design. The success of the design is in part due to the period in which the porch was added. In 1900, Queen Anne was still the predominant residential architectural style, although by the 1890s the spindlework subtype had been replaced by the free classic subtype. Many features of the home's second porch were indicative of the more recent subtype. These include Roman Tuscan porch supports (unfluted with bases, extending down to the porch floor) and dentils under the porch eaves.

Interior

Like its exterior, the home's interior maintains a very high level of architectural integrity; an exceptional fact considering the intricacy of the original architectural details and finishes materials. The home's baseboards and trim have never been painted or altered, and much of the interior finishes including light fixtures, doorknobs, hinges, and even wallpaper, are still intact. In addition to the fine details, the guest is also impressed by the home's overall grand

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scale. Large rooms have large windows, large doors, large fireplaces (each one unique) and tall ceilings, which measure 10 ½ feet on the main level.

Main Level

Foyer: One enters the main level of the Hoag House from a set of large wooden double doors (with transoms) on the north side of the home's east facade. The doors open into a foyer that is approximately 13 feet wide. On the right, or north, is the home's main staircase, a split stair formalized by its massive balustrade and large geometric art glass window on the north wall. A similar window, though smaller, appears in a small closet under the second tier of stairs. The first point of entry, the foyer offers the winter guest with a burst of heat from its large radiator, located on the west wall. The foyer also provides visitors with their first glimpse of the home's interior grandeur, evidenced by lavish finishes such as the Lincrusta-Walton that lines the stairwell, and oak woodwork.

Living Room: Through a pair of pocket doors on the south side of the foyer, one may enter the home's living room. The largest room on the main level, the living room measures approximately 19' by 15'. Its width is determined by the width of the bay on the home's east elevation. The bay is the room's distinguishing feature - three windows measure 8' by 3' each. Centered on the bay is another large radiator. Historic decorative features include an original gas/electric hanging light fixture. Although the woodwork in the living room matches the foyer in design, it is cherry.

Narrative Description, cont.

Library: The library, which one enters through a second set of pocket doors on the south side of the living room, also features cherry woodwork. Unlike the long living room, the library is nearly square, measuring approximately 14' X 16'. In the southeast corner is a rectangular bay which houses four windows, one set on the southeast flanked by single windows facing northeast and southwest. There are also windows on the library's east and west walls. Like the living room, the library also has its original hanging light fixture. The room's most prominent feature, however, is its fireplace, situated in its southwest corner. The firebox is framed by a metal molding decorated with vines and leaves. Surrounding this are alternating gold and brown tiles believed to have been made in Italy. The cherry wood mantel provides built in shelves for knick-knacks.

Parlor: Another of the main floor's three fireplaces is located in the parlor (14' 8" X 14' 3"). This fireplace shares a chimney with the fireplace on the southwest corner of the dining room. The greenish yellow glazed majolica tiles on this fireplace were made by J. and J. G. Lowe company of Chelsea, Massachusetts, a company which during its five years of manufacturing won the gold medal for tile design. The tiles alternate between decorative patterns incorporating birds, and a weave pattern. The mirror in this fireplace is marked "De Saint Gobain, General Depot, French Plate Glass, 22, 24 and 26 Howard Street, NY" and is dated December 1884. This company also made the mirrors for the Palace of Versailles in France. The mantel features tapered ionic pilasters flanking the firebox, and is topped with a decorative pediment. All wood in the parlor is butternut. It also has an original light fixture.

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Dining Room: The fireplace in the parlor shares a chimney with that in the dining room. One enters this room from a doorway on the east wall of the foyer. The dining room measures approximately 19' X 14' and like the living room, features a bay window - on the north - with a centered radiator. The most intricately decorated room in the house, the dining room was designed to dazzle guests. Although not original to the house, a hanging half-spherical glass light fixture with decorative crystals provides a focal point. The fireplace, located in the room's southwest corner, is intricately designed. The firebox is relatively small surrounded by English tiles from Maw and Company. The top center and four corner tiles feature birds, in contrast to the remaining tiles portraying fruits and leaves. A decorative walnut mantelpiece surrounds the functional opening. A pair of pilasters flanks each side. Between the mantel and the tiles is a small inset shelf. Atop the mantel is a square beveled mirror, also made by Saint Gobain, flanked on each side by a series of small shelves. The ornate mantelpiece, topped with intricate spindlework, rises above the mirror. The lower portion of all of the walls in the dining room is covered with pressed leather. A trim piece or rail tops the treatment on the south wall. A bracketed shelf extends from the top of the wall treatment on the remaining walls.

Butler's Pantry: A swinging door on the west wall of the dining room leads to the butler's pantry. This room, although very small (it measures only four feet wide), is well decorated and highly functional. The ceiling in this small room is pressed tin. The cabinets in the pantry appear to be of early twentieth-century vintage. On the south wall is a tall wooden (painted white) china cabinet with drawers on the lower half. Other cabinets, also painted white, line the north and east walls. Above the cabinets on the north wall is a small window.

Kitchen: An opening on the west side of the butler's pantry, directly west of the swinging door leading to the dining room, leads to the kitchen. The kitchen measures 12' X 8 ½'. Although Sanborn maps indicate that this part of the house was part of the original construction, the kitchen has changed over time. Especially evident are the results of a post World War II remodel - most likely when Roy and Sophia West operated a boarding house and tea room in the home (see statement of significance). During this era, white stacked shelves flanked a large picture window on the north side of the kitchen (above the sink).

Laundry Room: The laundry room is located south of the kitchen. The woodwork in this room is also painted. It has a historic linoleum floor. On the north side of the room is a large closet with doors that match the oldest part of the house.

Bathroom: A door on the west side of the laundry room's south wall leads to a bathroom. The bathroom appears to have been remodeled at the same time the kitchen was. An enclosed bathtub is located on the south end of the bathroom.

Stairs: One may enter a secondary staircase to the second level from a door on the south wall of the laundry room or west wall of the parlor. A split stair, with a landing that allows outside access to the home's west side, leads to the basement.

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Second Level

Like the main level, the second level of the Hoag House maintains a high degree of architectural integrity. Because the rooms on the second floor serve an entirely different purpose, however, the layout of this level is very different than that of the first floor. Whereas the first floor's entertaining function allowed for an open floor plan, the private function of the second floor - it serves mostly as bedroom space - requires the rooms be separated by and entered via a large hallway. The woodwork in the original parts of the upstairs distinguishes private from public spaces. For instance, the parts of the doors that face the hallway are dark and have bulls-eyes on the corners of the trim. In contrast, the woodwork on the interiors of the bedrooms is a lighter shade. Instead of being finished with bull's eyes in the corners, the horizontal and vertical trim pieces cross, forming a Stick Style appearance on the interiors of the bedrooms. The hallway connects the formal staircase on the northeast corner to the secondary stair near the southwest corner and provides access to the four bedrooms in between. It is on this level that the early twentieth century changes become very evident. Immediately east of the secondary stair is the dividing line between the original house and what survives of the 1900 addition after part of it was removed in the 1910s. At this point, the floor changes from parquet with dark trim to plain tongue and groove. Architectural details, such as corner sinks in the bedrooms, light fixtures, woodwork and shadows of historic stenciling make a clear distinction between the original building and its historic addition.

Northwest Bedroom: Nowhere are the different periods more intriguingly juxtaposed than in the northwest bedroom. Although the original exterior west wall was located in approximately the same place as it is today, it was moved in 1900. In 1913, when Axtell removed part of the 1900 addition, he recreated the west wall where it is today (16' east to west X 15' north to south). Because this room has always existed, albeit in varying forms, it exhibits features of both eras. For instance, the bedroom has some early twentieth-century woodwork, but has a nineteenth-century marble corner sink with a walnut stand in its southeast corner. In one of the additions, part of the south side of this room became a built-in linen closet that faces the hallway to the south. There is one small window on the west wall and another on the north.

Sunroom: The sunroom, south of the bedroom, served as an enclosed space following the 1900 addition, but was most likely converted to a sunroom during the 1913 changes. It was during this period that bungalow pushers and builders were advocating for open-air sleeping rooms or sleeping porches which, they purported, promoted health and circulation. The sunroom has six windows, four on the west wall and two on the south. 1886 Sanborn maps indicate that this corner of the building originally housed an outdoor porch.

Bathroom: The secondary bathroom is located east of the secondary stair, also on the south side of the hallway. The bathroom, which measures 5' 3" X 11', houses its historic claw-foot bathtub and historic tank stool. While the original fixtures remain, they have been rearranged for better circulation. The bath/shower is located on the south side of the bathroom. The sink is on the east wall. The stool is located in an alcove on the northeast corner of the

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room. There is a radiator on the west wall. The current owners have refinished the floor with ceramic tile and refinished the woodwork.

North Bedroom: The north bedroom is located directly above the dining room and measures approximately 15' X 15'. The door leading into this bedroom, like those in the east bedroom and master bedroom, has a transom window above it to allow for warm air to escape the rooms, thereby making summer sleeping more comfortable. It too has a marble sink with a walnut base, although its sink is located in a closet along the south wall. There is a radiator on the east wall.

East Bedroom: The east bedroom is directly south of the formal staircase above the living room. The largest of the bedrooms, it measures approximately 18' X 15'. The room has a closet on its west side which is fitted with new shelves. It has a radiator on the south side and a sink on the north wall. Two historic light fixtures, made to flank a bed or dresser, emerge from the west side of the room's north wall.

Master Bedroom: An intricate fireplace, wood floors with a highly contrasting geometric pattern, a historic light fixture and historic wallpaper distinguish the master bedroom from the others. The apron of the fireplace features encaustic, geometric pattern of hexagonal and square, tiles alternating in brown and buff. The mantel features a sunflower motif, with carved sunflowers in the top corners of the mantel, and majolica sunflower tiles in the top two corners of the tile surround. The remaining tiles are a plain yellow glaze.

Basement

The home's basement has a very simple and open plan. Originally, the basement was used purely for utilitarian purposes - it housed the boiler, etc. Today, however, it is being used as living space. This use has required some alterations that have been sympathetically made using only the highest quality materials. One enters the basement via the secondary staircase on the southwest corner of the house. To the east of the stair is a new bathroom. The bathroom has a shower in its northeast corner, a sink on the east wall and a toilet on the west wall. The floor is finished with black and white hexagonal tiles. North of the bathroom is a small room which houses the steam boiler and water heater. Except for these two rooms, the entire basement has an open plan. A large opening, directly below the pocket doors between the library and living room on the main floor, leads to the basement living room. The floor has new ceramic tile, and a brick fireplace is located in the southwest corner.

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Narrative Statement of Significance

The E. H. Hoag house meets Criteria B and C for listing on the National Register for its association with E. H. Hoag, a person who is significant to the history of Newton and the surrounding area; and because it embodies the distinctive characteristics of Queen Anne architecture.

"A simple service in keeping with the quiet tastes of the one in whose memory it was held, was the funeral service of Edward H. Hoag, held at the home on West Broadway, Wednesday afternoon."³ By the time of E. H. Hoag's death in 1918 at the age of seventy-eight, he was known as a quiet man. His obituary recalled his religious devotion, first as the son of Quakers, then as a faithful Presbyterian. His family was known to most Newtonians as the owners of the Newton Music Company located at 513 Main Street, Newton, Kansas, from which they sold pianos, organs and phonographs.⁴ Neither his obituary nor his profession at the time of his death alluded to Hoag's former life as the man who was the centrifugal force in Newton's 1880s real-estate boom, an event whose subsequent bust must have left the man humbled.

Hoag was born March 1, 1841 near Adrian, Michigan. It was there that he spent his first twenty years, until he married Ellen McConnell and joined the Michigan Infantry during the Civil War. At the age of thirty, Hoag moved Ellen and his young son Chester (age 2) to Garden Township, Harvey County, Kansas where he started a farm. The Hoags were successful farmers, enduring the grasshopper plague of 1874 to produce a profit. Despite his success as a farmer, Hoag sought a more stable existence for his family. In 1877, he moved his wife, Chester (then 8) and his second son Edward (age 3) to town.⁵ Proving his versatility, Hoag quickly established himself in Newton business circles. By 1884, at the age of forty-three, Hoag had become indisputably Newton's most successful banker, serving as president of Newton's Commercial Bank.

At the time of the Hoag's arrival, Newton was at the brink of a new era in its short history. Since the time of the town's founding in 1871 by the Atchison, Topeka and Santa Fe Railroad (ATSF), Newton had reinvented itself again and again. Its self-image first centered on its status as a rail terminus, which caused it to attract Texas cattle drovers. After a spur line had been constructed to long-time competitor Wichita, Newton redefined itself as home to less rowdy citizens and a trading/milling center for the ever-increasing number of surrounding farms. As investors and businessmen brought new industry, the city grew, the population increasing from 1289 in 1880 to 5128 in 1885.

During the 1880s, Newton reaped the benefits of a real estate boom of epic proportions that swept the western states. Historians attribute the boom to a number of factors including railroad expansion and a cycle of mild climate in the Midwest following a period of drought during the previous decade.⁶ The completion of the transcontinental rail line during the 1870s was both a cause and symptom of the rapid national expansion which occurred in the years following the Civil War. Newton's main line, the Atchison, Topeka and Santa Fe Railroad, anxious to sell part of the land granted to it by the federal government, promoted Kansas to prospective residents from Indiana to Germany.

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A mild climate cycle aided the efforts of the ATSF. In fact, since the 1870s, rainfall had increased considerably in Kansas and the climate was decidedly milder. Newcomers, many of whom subscribed to the popular theory that "rain follows the plow," believed increased migration could only further improve Kansas' climate. And lenders, like E. H. Hoag, were poised to loan money to the increasing number of small-scale farmers who poured in.

The railroad, which allowed for the expansion of industry, was just as successful at luring city dwellers. In an attempt to accommodate the growing population, anyone with the money to do so platted additions to the city. The City of Newton contributed to the boom by annexing nearly fifty of these to the city limits and launching a massive public works initiative that included the construction of Newton's first "modern" sewage system. It also subsidized new railroads, an electric light company and a street railway.

Local investors and lenders joined in the city's effort to encourage new industry. They encouraged Tiffany Brothers Carriage Company to locate in Newton. When the chain failed soon after opening in 1886, local investors, led by Hoag, obtained the business and established the Newton Buggy Company. By March 1887, the manufacturing plant employed sixty Newton men and had orders for \$25,000 worth of buggies.⁷

The boom's benefactors included lumbermen who were busy fulfilling the citywide demand for new houses and commercial buildings. But those who most greatly benefitted were bankers like E. H. Hoag, and these men constructed symbols of their wealth in the form of Queen Anne houses along the prominent street of West Broadway.

West Broadway was the most desirable location for Newton's most wealthy citizens for a number of reasons. First, the lots along West Broadway were close to the city's core. Secondly, because much of the land along Broadway had not been parceled into residential lots, it was, prior to the 1880s when lot prices soared, largely unsettled. During the boom, land in the town had inflated so much in price that C. Klunde, who had purchased a lot at the corner of Broadway and Main in 1881 for \$600, sold it for \$10,000 in 1886. Because of the high lot prices, wealthy citizens had the rare opportunity of segregating themselves from the lower classes.

Those who built on Broadway included banker A. H. McLain, entrepreneur and County Treasurer E. L. Parris and E. H. Hoag. The three had much in common. All had come to Harvey County early in the 1870s from North Midland states to farm, moving into town just prior to the boom. Each was a member of Newton's political and economic circles. These men and others joined together in 1886 to form Newton's first Chamber of Commerce, which attracted and promoted new industries including railroads and the large carriage factory. With their political and economic power -- which allowed them to hire their own newspaper editor -- the men created a self-inflated boom that improved their own financial situations.

The property on the southwest corner of Broadway and Plum, lots 1, 3, 5, 7 and 9 of block 35, was purchased by Ellen Hoag in 1879 for \$400.00.⁸ That only her name, E.H.'s was added later, was on the deed emphasizes the fact that she too was establishing a place for herself other than as Mrs. E.H. Hoag. Raised in a staunch Scotch-Irish

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Presbyterian environment, Ellen wished to teach that tradition to others. "Her heart interest was in the work of the Presbyterian Church and its mission fields."⁹ When the Women's Missionary Society, among the first organized in the Emporia Presbytery, was established in 1879, Ellen was elected as secretary. In 1882, Mrs. Hoag was elected president of the Presbyterian Society and served in that position for 12 years. She then served as Synodical President of the Women's Home Missionary Board for 18 years. Ellen used this position to lead a movement to equip the Missionary Hall in the College of Emporia's library with books, literature and maps showing the fields where Presbyterian missions were established.¹⁰ Mrs. Hoag was also active in Newton social and literary circles, and no doubt the fine home built on her property more than adequately served her in this capacity.

E.H. and Ellen commissioned the construction of their new dwelling at the end of March, 1884.¹¹ The home, one of the first constructed on the stately avenue, set the standard for those that followed. By the beginning of March, 1885, just one year later, the family "moved into their elegant new residence."¹² When the Hoag's were building their new home, there were fifty new houses being constructed in the town.¹³ The fact that Hoag's house was featured in promotional material for Newton during the coming years attests that it was one of the city's most exquisite.

The overall design of the house was undeniably Queen Anne in style. Named and popularized in Britain by architect Richard Norman Shaw, Queen Anne Style spread to the United States in the mid-1870s. Features of the style, whose popularity climaxed in the United States between 1880 and 1910, included asymmetrical footprints, multiple gables, dominant porches and spindlework. Like many Queen Anne homes, the Hoag House had spindlework on its main gable, decorative details surrounding its windows and a bayed projection. These decorative features were available in Newton via railroad shipping.

Although the Hoag House had many of the features common to the Queen Anne style, a number of atypical features set the home apart from other Queen Anne homes of the period. First of all, rather than a typical hipped or front-gabled roof, the home donned a decked roof -- perhaps an evolution toward the popular Second Empire Style. Because the home lacked a steep hipped roof, its gables protruded from the deck. Only one other home in town, the smaller less-ornate S. M. Swartz home also on West Broadway, was built with a similar roof plan. Because Swartz operated a successful lumber business during the boom, it is possible that he had something to do with the construction of the Hoag House.

Other dissimilarities to typical Queen Annes occur in the home's porch and entrance orientation. Although most two-story Queen Anne homes of the period featured large wrap-around porches, the original porch (later replaced) did not wrap around the home's gables. In addition, although most Queen Annes' entrances are forward-facing, the approach to the Hoag House -- in the form of a stone sidewalk (still extant) -- angled from the corner of Broadway and Plum toward the home's northeast corner.¹⁴

Other prominent families followed the Hoag's lead, constructing large Queen Anne houses along West Broadway. Included were the A. H. McLain family (326 West Broadway), the N. Barnum family (323 West Broadway) and the

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E. L. Parris family (318 West Broadway). The street, most of which was not divided into city lots until the boom when the lots sold at very high prices, allowed Newton's upper crust to segregate themselves from persons of lower classes while at the same time living within walking distance of downtown. Other Queen Anne houses, including the 1887 home of Bernhard Warkentin (211 East First - NRHP), were located on the city's east side.¹⁵

Assured by the *Newton Kansan* that the boom was "as Lasting as the Eternal Hills," Newton's real estate speculators kept building. Unfortunately, the boom was destined not to last. Slowed population growth coupled with over expansion, financial troubles of the Santa Fe Railroad and alternating periods of blizzards and drought wreaked havoc on the local economy. By 1890 more than sixty percent of Kansas' taxable acres had been mortgaged.¹⁶ When many farmers defaulted on their loans, lenders were left with nothing but the titles to worthless property.

The inflated boom went bust in November 1890 in an event known as the "Newton Panic." Three of Newton's banks, including Hoag's Commercial Bank, failed. All of the projects to which Hoag and his colleagues had dedicated their time during the 1880s, including the street railway, electric light company and Newton Buggy Company, went bankrupt. A nationwide depression, beginning in 1893, worsened local conditions. The hard times were blamed for the premature deaths of Hoag's colleagues, bankers E. L. Parris and A. H. McLain -- and the insanity of speculator Thaddeus Ragsdale.

Although Hoag suffered tremendous losses when his Commercial Bank failed, he fared better than many of his friends. He hung on to his home at 303 West Broadway until 1896. First National Bank obtained title to the property in 1899.¹⁷ Soon after losing the house, the Hoags moved into a more humble dwelling on East Fourth Street. Mr. Hoag spent the last days of his life, however, in a house located at 314 West Broadway. From its front window the Hoags could see the home his boom-time fortune afforded.

While the construction of Queen Anne homes resumed in the late 1890s when the Santa Fe Railroad named Newton as a division point, the newer homes were marked with the humility of the times. The new century brought to city residents many options for entertaining themselves outside their homes. At the same time, family size declined. These and other twentieth-century dynamics resulted in a decrease in the average size of homes. As small Bungalows, English cottages, Minimal Traditional Style houses and other "machines for living" flooded the market, large Victorian homes were perceived to be inefficient.

During the housing shortage following World War II, many owners split their "obsolete" homes into apartments and rooming houses. Even though owners Roy and Sophia West operated the Hoag House as a boarding house and tearoom beginning in the 1940s, they never compromised the home's architectural integrity. Today the home once again serves as a single-family residence.

Over the years, many of the cultural resources which represented the boom era, including the Newton Carriage Works building and streetcar lines, were lost to "progress." But the E. H. Hoag House stands a rare testament to the 1880s boom and the architectural expression it inspired.

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¹ Sanborn Maps, 1886-1915, Microfilm 864, Reel 12, Ablah Library, Wichita State University, Wichita, Kansas.
Newton Tax Records, 1900-1915, Research Library, Harvey County Historical Museum, Newton, Kansas.

² Sanborn Maps, 1896, 1901, Microfilm 864, Reel 12, Ablah Library, Wichita State University, Wichita, Kansas.
Newton Tax Records, 1899-1900, Research Library, Harvey County Historical Museum, Newton, Kansas. H. M. Walt purchased the property from the First National Bank in 1900. At this time he made a number of changes including the porch addition and addition to the home's west side.

³ "Obituary," *Newton Evening Kansan Republican*, Thursday, 5 September 1918, 4.

⁴ *Newton City Directory*, 1915-16.

⁵ "Obituary," *Newton Evening Kansan Republican*, Thursday, 5 September 1918, 4.

⁶ See Elwyn B. Robinson, *History of North Dakota* (Lincoln: University of Nebraska Press, 1966), 133-155; James Malin, "The Kinsley Boom of the Late Eighties," *Kansas Historical Quarterly* 4, no. 1 (Winter 1935): 23-49, 4, no. 2 (Spring 1935): 164-187.

⁷ *Newton Kansan*, 28 January 1886, 3; 4 February 1886, 3; 11 February 1886, 3; 18 February 1886, 3; 18 March 1886, 3; 13 May 1886, 3; 10 June 1886, 3; 21 October 1886, 3; 3 February 1887, 4; 3 March 1887, 3.

⁸ Deed Records Book J, p. 140. Harvey County Register of Deeds.

⁹ "Deaths and Services," *Newton Kansan*, 8 October 1926, 2.

¹⁰ Elizabeth Prentiss Mack, "Ellen D. McConnell Hoag," Lilla Day Monroe Collection of Pioneer Stories. Kansas State Historical Society, Topeka, Kansas.

¹¹ *Newton Kansan*, 27 March 1884, 3.

¹² *Newton Kansan*, 10 March 1885, 3.

¹³ *Newton Kansan*, 20 March 1884, 3.

¹⁴ Virginia and Lee McAlester, *A Field Guide to American Houses*, 14th ed. (New York: Alfred A. Knopf, 1997), 268.

¹⁵ Christy Davis, *Rediscovering Newton* (M.A. Thesis, Wichita State University, 1999), 43.

¹⁶ Robert Richmond, *Kansas: A Land of Contrasts*, 3rd ed. (Wheeling, Illinois: Forum Press, Inc., 1989), 191.

¹⁷ Newton Tax Records, 1884-1899, Research Library, Harvey County Historical Museum, Newton, Kansas.

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Verbal Boundary Description

Brown's S.A., N 1/2 Block 35, beginning at the NE Corner of Lot 1 then W 94' then S 115' then E 94' then N 115' to the point of beginning. The property is bounded to the north by Broadway, to the east by Plum Street, to the west by adjacent property lines and to the south by an alley.

Boundary Justification

The boundary contains all property historically associated with the nominated site.

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Picture Key

Property: Hoag House

Location: Harvey County, Kansas

Photographer: Angela Heger

Date of Photographs: October 18, 2000

Location of Negatives: Preservation Office, Newton City Hall, Newton, Kansas

- 1) Ext.- North and east facades
- 2) Ext.- North and west facades
- 3) Ext.- Looking west on porch- window trim and classical porch columns
- 4) Int. 1st- North wall of foyer showing stairway, Lincrusta and stained glass window
- 5) Int. 1st- North wall of living room- pocket doors
- 5a) Int. 1st- Southeast corner of library showing window nook and trim (slide only)
- 6) Int. 1st- Northwest corner of parlor- butternut fireplace with majolica tiles and De Saint Gobain mirror
- 7) Int. 1st- Parquet flooring between foyer and dining room
- 8) Int. 1st- Southwest corner of dining room- walnut fireplace with Maw tiles. Walls of pressed leather
- 9) Int. 1st- Tin ceiling in butler's pantry
- 10) Int. 2nd- North wall of east bedroom showing Stick Style woodwork, transom, and sink
- 10a) Int. 2nd- Close-up of hardware on east bedroom door (slide only)