

United States Department of the Interior
National Park Service

**National Register Listed
October 17, 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 Walters, Daniel and Maude, House
other names/site number KSHS Inventory # 161-2685

2. Location

street & number 100 S Delaware Avenue

N/A
N/A

 not for publication
city or town Manhattan vicinity
state Kansas code KS county Riley code 161 zip code 66502

3. State/Federal Agency Certification

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

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

SEE FILE

Signature of certifying official/Title _____ Date _____
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 _____

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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.)

- private
- public - Local
- public - State
- public - Federal

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

Contributing	Noncontributing	
2	1	buildings
		sites
		structures
		objects
2	1	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

"Late Nineteenth Century and Early Twentieth Century Residential Resources in Manhattan, Kansas"

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY
AMERICAN MOVEMENTS/Bungalow/Craftsman

foundation: limestone
walls: limestone

roof: asphalt
other: _____

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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 Paragraph

The Walters House, located at 100 South Delaware Avenue in Manhattan, Riley County, Kansas (Figure 1) is a one-story limestone dwelling classified as a High Style House property type as established in the Multiple Property Documentation Form (MPDF) "Late Nineteenth Century and Early Twentieth Century Residential Resources in Manhattan, Kansas." Completed in 1928, the building represents the uncommon Hipped Roof subtype and is both an excellent and unique example of the Craftsman style.¹ While it clearly expresses the key character-defining Craftsman features – shallow roof pitch, wide unenclosed eaves, exposed rafter tails, and prominent front porch with supports extending to the ground – it also incorporates hallmark elements of the contemporary Tudor Revival style, such as load-bearing rough-cut stone walls, solid wood plank doors, and a prominent round-arch main entrance.

The Walters House possesses a high degree of integrity, retaining the original Craftsman style elements and finishes, as well as the original interior spatial arrangement. The original six-over-one light wood sash windows are intact, as are the historic screen doors and entrance doors, as well as associated site elements including the original stone retaining walls and matching automobile garage. The Walters House retains integrity of its historic location, design, setting, materials, workmanship, feeling, and association. All of its significant character-defining design elements and materials are intact and it clearly conveys its original historic associations as a High Style House, as defined in the MPDF. Its Craftsman design and stylistic treatment successfully convey feelings of its period of construction. The only apparent alterations include the 2007 removal of a furnace chimney, introduction of a basement egress window, remodeling of the kitchen and bathrooms, and the circa 1990 replacement of the garage doors. Each of these alterations are in secondary locations and do not obscure the overall historic character or design of the property.

Narrative Description

LOCATION AND SETTING

The Walters House is located at the southwest corner of the intersection of Poyntz and Delaware avenues, twelve blocks west of Manhattan's central business district. At the time of its construction, the Walters House was along the west edge of the city limits and on the north border of Ward 6. The surrounding residential area is characterized by early to mid-twentieth century dwellings. The tree-lined streets have curbs and sidewalks, some of which retain their historic brick paving. (Figure 2)

¹ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1998), 453.

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The primary elevation faces east onto South Delaware Avenue, though its original address was 1901 Poyntz Avenue. Poyntz Avenue is a primary east-west thoroughfare across the heart of Manhattan and features concrete curbs and a combination of historic brick and late twentieth century concrete sidewalks. Two blocks east of the Walters House, Poyntz Avenue narrows from four to two lanes. The surrounding neighborhood was platted on the grid of streets laid out in Manhattan's original town plan, which outlined and numbered all the lots of Wards 1 through 7. The Walters House property comprises original town lot 693 and the east half of lot 694.

The building's irregular footprint is approximately 58'-x-58' at its widest and occupies the north half of its approximately 75'-x-160' parcel. The building has a setback measuring about 22' from Poyntz Avenue and 36' from South Delaware Avenue. A historic brick sidewalk spans the north edge of the property with a deep (approximately 25') easement strip between it and Poyntz Avenue. A straight concrete sidewalk leads west from South Delaware Avenue directly to the primary entrance with two short flights of concrete steps (three and six steps respectively) up to the door leading into the front porch. Low, stone cheek walls flank the upper flight of steps. Due to the slight slope down to the east across the property, two original stone retaining walls flank the house – one across the west property boundary and another spanning the full width of the primary (east) elevation of the house. The original matching limestone garage is adjacent to the south of the house and situated at the end of a straight concrete driveway from South Delaware Street. A non-historic circa 1980 shed is at the southwest corner of the property. Immediately adjacent to the rear of this shed is the ruin of a historic stone fire pit.² Grassy lawn and shrubs landscape the site with several mature trees lining the perimeter of the property. Early to mid-twentieth century single-family dwellings occupy the adjacent parcels in each direction.

EXTERIOR

The Walters House is a one-story bungalow constructed of rough-cut, load-bearing limestone laid in irregular courses. The house has a complex hipped roof and an irregular footprint. Originally constructed as a small two-bedroom house, on-site investigation suggests the wing projecting from the center of the south elevation was a very early addition.³

The shallow pitched roof has broad overhanging eaves that are open with exposed rafter tails. Shallow shed dormers on the west and north roof slopes contain louvered openings. Throughout the house, fenestration defines asymmetrically arranged bays. The original six-over-one wood windows are intact, occurring both singly and in pairs, and varying in size. All feature a slightly projecting rough-cut limestone sill.

² Tom Skinner, interview by property owner, Manhattan, KS, June 7, 2012. Skinner stated his family burned trash in the structure when they resided there during the 1940s. The fire pit ruin has a rectangular footprint and is less than 12 inches from the rear (south) wall of the shed.

³ No documentation has yet surfaced to corroborate this. However, several factors suggest the south wing was an addendum to the original plan, among them: the awkward intersection of the south wing requiring two recesses of the wing's east wall to accommodate windows in the main block; the cramped relationship of the wing to the garage allowing less than 2' clearance between them and less than 8" between the garage eaves and the wing's west wall; the noticeably lighter color of the mortar on the wing suggesting a different batch at a later date; and the presence in the main block's basement of the full-width stone foundation continuing under the wing and featuring a former basement window opening leading into what is just a crawl space under the wing. The craftsmanship and equal aging of the stone, mortar, and windows, as well as the craftsmanship and character of the built-in wardrobes of the bedroom within, suggest the wing addition dates very close to the original date of construction.

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The primary (east) elevation is four bays across, defined by the primary entrance, the screened porch opening between stone support columns, a single window (south end bay), and a paired window (north end bay). The primary entrance is set within a round stone arch occupying the second bay from the north end. This entrance retains the original round-arch, wood-framed screen door surrounded by a full perimeter of screened sidelights. Above the entrance the eaves form a shallow gable. The broad screened porch opening in the second bay from the south end contains four one-over-one screened wood frames. The windows that define the two outermost bays occur in projecting wings that are set back at different depths from the forwardmost elevation.

The north side elevation, facing onto Poyntz Avenue, is seven bays across. Single and paired windows define the bays, with the porch's screened side opening in the east end bay. The south side elevation is six bays across, defined by single windows and the porch's screened side opening at the east end. An exterior stone chimney rises through the eaves between the second and third bays from the east end of the south elevation. The rear (west) elevation is five bays across, defined by single windows and a paired window illuminating the kitchen in the second bay from the west end. The west end bay of the rear elevation is distinctly lower in the wall, indicating its illumination of the stairs leading down to the basement.

INTERIOR

The Walters House has a single main floor and a below-grade, partially finished basement.⁴ While the exterior walls are load-bearing stone, a framework of milled lumber forms the interior walls and floors. The interior spatial arrangement reflects the original late 1920s design. The original wood floors, simple stained wood trim, and doors are all intact. Additionally, the original rough-cut stone fireplace with its simple mantle and flanking built-in shelves, as well as the historic built-in wardrobes in the master bedroom, remain unchanged.

The interior spatial arrangement includes the large prominent screened front porch that leads directly in to the large living area. A rough-cut stone fireplace anchors the south end of the living room flanked by built-in wood shelves. A small dining room is in the northeast corner, accessed from the living area through a pair of original French doors. A galley kitchen is adjacent to the west of the dining area. A narrow double-loaded hallway leads west from the living area and accesses the private bedrooms and bathrooms, as well as the kitchen. The master bedroom is in the historic south wing addition and features two large built-in wardrobes and a multi-light door leading out of the west wall. A non-historic bathroom is in the northwest corner of the master bedroom. Two small bedrooms are at the west end of the corridor. A U-stair leads from the north end of the kitchen and down to the basement. Throughout the house, the windows feature relatively deep stools accommodating the width of the stone walls.

GARAGE

Located adjacent to the south of the rear of the south elevation of the main house, the original two-car automobile garage features matching rough-cut load-bearing limestone walls, and has a 25'-x-25' square footprint. The shallow pyramidal roof has wide unenclosed eaves with exposed rafter tails. A non-historic

⁴ The basement was finished circa 2007.

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aluminum overhead door occupies the single vehicular bay in the primary (east) elevation. The original Z-brace wood plank door is intact in the pedestrian entrance at the rear (west) end of the north side elevation.

INTEGRITY DISCUSSION

The Walters House retains a high degree of all seven aspects of integrity and meets the integrity criteria for the functional property type High Style House established in Section F of the Multiple Property Documentation Form "Late Nineteenth Century and Early Twentieth Century Residential Resources in Manhattan, Kansas." The integrity of location and setting are intact, reflected by the dwelling's occupation of its original site on the west edge of the historic city limits of Manhattan. Its historic identity is clearly conveyed through its retention of original character-defining features, including its size, scale, and massing, as well as its original design, materials, and workmanship. It is an excellent example of an early twentieth century bungalow executed in the Craftsman style and retains all the original design features including windows, entrances, and masonry treatments, as well as the interior spatial arrangement, functional spaces, and finishes. The only apparent alterations include the 2007 removal of a furnace chimney, introduction of a basement egress window, remodeling of secondary kitchen and bathroom spaces, and the circa 1990 replacement of the garage vehicular doors. Each of these alterations occurred in secondary areas and do not obscure the overall character or design of the building. By virtue of its high degree of retention of all other aspects of integrity, the Walters House continues to clearly convey its historic feelings and associations with the residential and architectural development during the early twentieth century in Manhattan, Kansas.

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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.)

COMMUNITY PLANNING and DEVELOPMENT

ARCHITECTURE

Period of Significance

1928

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Walters, Daniel (presumed)

Period of Significance (justification)

The period of significance begins and ends in 1928, the year the building was placed in service.

Criteria Considerations (explanation, if necessary)

N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Walters House, located at 100 South Delaware Avenue in Manhattan, Riley County, Kansas, is eligible for listing in the National Register of Historic Places under Criterion A in the area of COMMUNITY PLANNING AND DEVELOPMENT, as well as under Criterion C in the area of ARCHITECTURE as described in the Multiple Property Documentation Form "Late Nineteenth Century and Early Twentieth Century Residential Resources in Manhattan, Kansas." Completed in 1928, most likely from a design by the original owner, architect Daniel Walters, the dwelling has direct associations with the following historic contexts outlined in the MPDF: "Late Nineteenth and Early Twentieth Century Development Patterns: 1855-1940," "The Evolution of Residential Architecture in Manhattan, Kansas: 1855-1940," and "Architects, Builders, and Craftsmen in Manhattan, Kansas: 1844-1940."

The Walters House is locally significant in the area of Community Planning and Development for its associations with the patterns of residential development that took place in the early twentieth century in Manhattan. Built at what was the west edge of the city limits, the single-family dwelling illustrates the pattern of expansion of residential construction increasingly distant from downtown that took place in the 1920s as a result of economic and population growth, as well as widespread use of the automobile.

The Walters House is locally significant in the area of Architecture for its clearly conveyed associations with the High Style House property type as identified and defined in the MPDF. The dwelling reflects the continued popularity of the Craftsman style well into the late 1920s. Furthermore, it represents the work of a skilled architect, Daniel Walters, who adeptly modified the 'standard' Craftsman bungalow by incorporating key features of the Tudor Revival style. As such, the house embodies distinctive characteristics of the property type, period of construction, patterns and elements common to its style, as well as the individuality and variation of features that occurred within the Craftsman architectural stylistic classification. The period of significance for the Walters House begins and ends in 1928, at the time of its completion.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Historical Overview

The Walters House stands on a parcel comprised of lot 693 and the east half of lot 694 in the 6th Ward of the original town plat of Manhattan. At the time of its completion in 1928, the house stood at the west edge of the city limits and in an area of sparse development in the southwest part of the city.

In the 1890s, the lots upon which the Walters House stands were part of a much larger parcel. This larger property comprised more than forty adjacent lots in the vicinity owned by Sam Kimble, lawyer and later district

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judge, who had built the Kimble Castle estate a block to the west at 2001 Poyntz.⁵ In 1919, Kimble retained the large surrounding estate parcel but sold corner lot 693 and the east half of 694 for \$750 to Robert B. Spilman, abstractor and later state representative.⁶ Spilman held on to the undeveloped parcel until 1925, when he sold it to Daniel and Maude Ethel Walters for \$900.⁷ Though he sold at a profit, the assessed value of the property remained the same – \$510 – suggesting no improvements had been made.

In April 1927, the Walterses took out a mortgage for \$3,600; two months later they took out a second mortgage of \$400, for a combined equivalent of approximately \$51,000 today.⁸ Review of the county tax rolls shows the assessed value of the property more than doubled that year – to \$1,210 – indicating construction had begun. The following year, the assessed value jumped to \$4,460 and remained the same for several years, indicating the house had been completed in 1928.

Economic and population growth in Manhattan during the 1920s spurred residential development north and south from Poyntz Avenue, filling previously empty lots and moving west and north to the city limits.⁹ At the same time, “Manhattan’s appearance changed in response to the advent of automobiles,” and its widespread popularity allowed Manhattan’s middle-class residents to live further away from public transportation and/or commercial districts.¹⁰ Additional changes included the surfacing of the streets, with major thoroughfares such as Poyntz and Juliette Avenues featuring brick pavement flanked by permanent all-weather curbs and gutters, as well as brick-paved sidewalks.¹¹ The location of the Walters House, as well as the presence of its contemporaneous, matching two-car garage, illustrates this pattern of development.

With his background in architecture, it is presumed Daniel Walters completed the design of the Walters House. At the time of its completion, he owned and operated Walters Sand Company and it is likely he oversaw the construction.¹² Additionally, three of Walters’ brothers owned and operated various construction-related companies in Manhattan – Frank had a plumbing contracting company, Karl ran a lumber business, and B.K. operated a paving business – and it is likely they completed work on the house.

Daniel and Maude raised three children in the house – Esther L. (born 1912), John A. (born 1919), and Mary “Becky” (born 1920). The family remained in the house until 1939, when they sold to Joseph and Marjorie Skinner. Upon their departure, they moved a block to the north and up the hill to 1917 Humboldt where Daniel and Maude remained until their deaths.¹³

⁵ By the late 1910s, Samuel’s son, Kenneth W., is shown as the owner of these lots. The assessed value of the lots suggests they were undeveloped at the time.

⁶ Sam C. Charlson, “Abstract of Title,” (Manhattan, Kansas: Sam Charlson, Abstracter, 1952). The \$750 sale price was equivalent to approximately \$9,500 today. “The Inflation Calculator,” accessed April 21, 2012, <http://www.westegg.com/inflation/infl.cgi>, and “Measuring Worth,” accessed April 21, 2012, <http://www.measuringworth.com/uscompare/>.

⁷ Charlson, and City of Manhattan, Tax Rolls, 1918-1959.

⁸ They paid off these mortgages by 1937.

⁹ Sally Schwenk, National Register of Historic Places Multiple Property Documentation Form, “Late Nineteenth Century and Early Twentieth Century Residential Resources in Manhattan, Kansas,” (Kansas City, Missouri: Sally Schwenk Associates, 2007), 28.

¹⁰ Lowell Jack, *A History of Manhattan, Kansas, Riley County and Fort Riley* (Manhattan, KS: Hawley Printing, 2003), 21.

¹¹ Jack, 21.

¹² Tom Skinner, telephone interview with author, June 13, 2012. Skinner stated the stone came from a quarry that was once at the base of Stagg Hill, which is in the southwest part of Manhattan south of K-18/Fort Riley Boulevard and in the vicinity of Sunrise Cemetery and Stagg Hill Golf Course.

¹³ The house currently standing at 1917 Humboldt is a circa 1955 Ranch style home. Constructed during the period when Daniel Walters resided at this address, it is presumed that he designed the house. It is unknown whether there was an existing house at the address when they moved there in

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Joseph William Skinner and his wife, Marjorie, moved into the Walters House in April 1939, at which time they took out a mortgage for \$5,600 to cover the purchase price.¹⁴ Joseph worked as a sales manager at Brewer Motor Company and the couple raised two sons in the home – Joseph Drury (born c1930) and Thomas W. (born c1933). During their residency, the Skinners installed the built-in wood wardrobes on the south wall of the master bedroom and partially finished the basement with the installation of a bedroom, a bathroom, and a recreation room with knotty pine paneling.¹⁵ The Skinner family resided in the house until they moved to Clay Center in 1952, at which time they took out a \$12,500 mortgage on the house to buy a Chevrolet dealership there. At this time they began renting the house to Leo Lutz Jr., a foreman at Carter Oil Company, and his wife Jennie. Though the house was listed as vacant in the 1958 city directory, by 1960 Lloyd Banaka and his wife, Betty, were renting the dwelling. Lloyd was a manager at Prudential Insurance Company of America and the Banaka's remained in the house until the Skinners sold the property to Charles Thompson in 1966.

Charles P. Thompson and his wife, Dorothy, purchased the Walters House in January 1966 with a mortgage they took out for \$16,500.¹⁶ Charles was a professor of psychology at KSU and the couple raised two sons in the house. During their ownership, they added a bathroom in the northwest corner of the master bedroom, installed concrete patio on both sides of the west wing, and replaced the original garage doors with a single overhead door.

In 2006, David and Kathy Dzewaltowski purchased the house from the Thompsons. During their ownership, they have made only minor alterations to the house to bring it up to date and to meet local life and safety codes. These changes include the 2007 removal of a failing furnace chimney on the rear (west) roof slope, installation of a basement egress window at the rear of the south side elevation, and remodeling of the secondary kitchen and bathroom spaces.

ARCHITECTURE

Designed in the Craftsman style, most likely by its original owner, local architect and engineer, Daniel Walters, the Walters House is significant under Criterion C for its embodiment of distinctive characteristics of a type and period of construction, as well as for its design by a skilled architect. By virtue of its style and integrity, it possesses high architectural value. The Walters House is a stout, rough-cut limestone bungalow featuring a shallow-pitch roof with open eaves, exposed rafter tails, and a prominent front porch; all of which are character-defining features of the Craftsman style. Additionally, Walters skillfully incorporated character-defining elements of the Tudor Revival style, such as a prominent round-arch entrance and a gabled entrance.

1939, whether he designed and built a home at 1917 Humboldt that was replaced by the existing house, or whether the existing house reflects a drastic remodeling of an earlier house.

¹⁴ Charlson, and "Supplemental Abstract of Title" (Manhattan, Kansas: Sam Charlson, Abstracter, 1966). The Skinners had previously been living at 1520 Humboldt in Manhattan. At the time of this transaction, the historic address, 1901 Poyntz Avenue, changed to 100 South Delaware. The Skinners paid off their mortgage in 1948.

¹⁵ Tom Skinner, telephone interview with author, June 13, 2012.

¹⁶ The Thompsons paid off this mortgage in 1974.

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Craftsman Style

The Craftsman style is part of the Eclectic Movement (1880-1940), which drew inspiration from the full spectrum of architectural tradition — Ancient Classical, Renaissance Classical, Medieval, and Modern.¹⁷ Between the 1890s and the 1930s, homebuilders simultaneously erected residences in such diverse styles as Colonial Revival, Neoclassical, Prairie School, Tudor Revival, Mission, and Craftsman. Houses erected during this period fell into two categories — historical “period” styles and “modern styles,” which shunned earlier architectural precedents. The Chicago Columbian Exposition of 1893 epitomized correct historical interpretations of classical European styles, adding to the popularity of reproducing historical models. Concurrently and in contrast to the European and Colonial American-inspired styles, Modern houses emerged. This stylistic subcategory represents the escalating impact of Frank Lloyd Wright’s Prairie School, European Modernism, and the Arts and Crafts Movement on middle-class housing in the early twentieth century.

Craftsman style houses enjoyed popularity nationwide from about 1905 through 1930, inspired by the early designs of Charles Sumner Greene and Henry Mather Greene. Greene and Greene practiced architecture in California from 1893 to 1914 and designed both elaborate and simple bungalow houses incorporating elements from the English Arts and Crafts movement and Central Asian architecture. Architectural magazines and builder pattern books popularized the style and the one-story Craftsman house became extensively popular as the most fashionable smaller house in the country. Character-defining features include shallow-pitched roofs with a wide eaves overhang, signifying the idea of shelter; construction materials as ornament, such as exposed roof rafter tails, beams and braces under the eaves; full- or partial-width porches that blur the lines between outdoors and indoors; heavy, often tapered, square porch support columns; and the common use of stone and other rustic materials that create an aesthetic connection to nature.¹⁸ The Walters House incorporates each of these elements and is representative of the Craftsman style and bungalow architecture, in general, that was popular during the early twentieth century.

Interestingly, Daniel Walters adeptly incorporated key elements from the contemporarily popular Tudor Revival style, which persisted nationwide for half a century, from around 1890 through the 1940s. Tudor Revival became increasingly popular after World War I when innovations in building technology increased the affordability of the application of stone and brick veneer over frame construction. Character-defining features include: one or more steep, front-facing gables; prominent masonry chimney(s); arched doorways and/or window openings; gabled entrance projections; and grouped windows.¹⁹ Clearly reflecting the eclectic nature of residential architecture of the period, as well as the architect’s skilled design, the Craftsman style Walters House also features several of these Tudor Revival elements.

¹⁷ McAlester, 319.

¹⁸ Ibid., 453-454.

¹⁹ Ibid., 355.

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Architect & Contractor – Daniel Walters

During the 1880s, “prosperous times stimulated a building boom that dramatically changed the appearance of [Kansas] cities. As a result, the number of professionally trained architects practicing in the state grew rapidly... [the roots of which were] in the development of the first architecture program in the state...at what is now Kansas State University in Manhattan.”²⁰ In 1877, J. D. Walters, a Swiss immigrant and civil engineer arrived in Manhattan where he offered instruction in architectural drawing at the college. By 1903, he’d developed the Kansas State College of Engineering’s full architectural curriculum.²¹ His son, Daniel Walters, was one of the early graduates of this program and went on to design the Walters House.²²

As stated in the MPDF, “despite a dramatic increase in professionally trained architects in [Kansas] in the last two decades of the nineteenth century, as a rule, only prestigious government buildings, private commercial buildings, and homes of the affluent reflected the designs of trained architects. However, within Manhattan, the presence of resident architects/engineers associated with the college produced a number of more modest architect-designed residences than would typically be found in other communities of its size.”²³

Daniel Walters (1887-1962)²⁴ was a native of Manhattan, Kansas, and part of a long line of men in the architecture and construction professions. His grandfather, Daniel Walters (1825-1898) was a Swiss immigrant and civil engineer, as well as a contractor who served as Riley County engineer in the early 1890s.²⁵ As mentioned above, his father, John D. Walters (1846-1929), founded the architecture program at Kansas State Agricultural College (KSAC) and became considered the most important architect in Manhattan during the late nineteenth century.²⁶ Each of his five brothers, and later his son and son-in-law, ran businesses in the architecture and construction-related fields.

Daniel Walters studied in his father’s architecture program at KSAC. During this time he worked briefly for an unidentified Independence, Kansas, architectural firm as a draughtsman in the Spring of 1907.²⁷ Upon graduation in early 1908, he joined his classmate H.B. Winter to form the architectural firm of Winter and Walters.²⁸ That December they opened an office in the Wharton Block (323 Poyntz; KHRI 161-2285) and together designed several Manhattan buildings. Among them are the First Baptist Church (Juliette and Humboldt, 1910; non-extant), the Aye Barn (1019 Leavenworth, 1909)²⁹, the Wareham home (824 Leavenworth, c1909), the Smith Building (406 Poyntz, 1909; KHRI 161-2301), and the rectory and additions at

²⁰ Schwenk, 54.

²¹ Ibid.

²² Daniel Walters is discussed in the MPDF. Schwenk, 62.

²³ Schwenk, 54.

²⁴ Sources vary as to his birth day and year. His obituary says December 25, 1888, while his WWI Draft Registration says December 26, 1887.

²⁵ “Death of Daniel Walters,” *Manhattan Nationalist*, April 22, 1898, 3.

²⁶ Dr. Patricia O'Brien, *The Architects and Buildings of Manhattan, Kansas* (Manhattan, Kansas: Riley County Historical Society, 2008), 26.

²⁷ *Manhattan Republic*, April 4, 1907, 2.

²⁸ O'Brien, 53.

²⁹ The Aye Barn was originally associated with the house at 1031 Leavenworth, which was known as East Park Gate. The barn was extensively remodeled into apartments between 1923 and 1930, during which time it was the Sigma Nu Fraternity House. At some point after 1947, the parcel was replatted and the Aye Barn/Sigma Nu Apartments building was separated from its original main dwelling and is now at the rear (south) end of the 1019 Leavenworth parcel. *Manhattan Mercury*, July 1, 1909, 5, and *Sanborn Fire Insurance Map of Manhattan, Kansas* (New York: Sanborn Map Company, 1923-1947), accessed April 10, 2012, <http://www.kclibrary.org/localhistory/>.

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St. Paul's Episcopal Church (601 Poyntz, 1909; KHRI 161-2317). They also designed the Swingle Hotel (1909) in Leonardville, Kansas,³⁰ and the P. Umscheid Residence (1909) near Wamego, Kansas.³¹

The partnership dissolved in mid-December 1909 after less than two years. The announcement of their dissolution remarked that in the short life of the firm they'd developed "an excellent reputation for putting out classy work and the amount of work done by them during the past six months is almost phenomenal, considering the length of time they have been in business."³² Upon Daniel's departure from the partnership, he left Manhattan to work for architect Henry Stanton in Topeka.

In 1911, Daniel Walters married Maude Ethel (aka Ethel Maude) Daugherty (1889-1973) in Beloit, Kansas, where her family had lived since at least 1900 and where her father, Austin Daugherty, ran a grocery and owned a quarter section of land adjacent to the west edge of Solomon Rapids. (Figure 9)³³ Upon their marriage, Daniel moved to the Beloit area (about 100 miles west of Manhattan) where he and Maude rented a farm for several years. In addition to farming, during this period he is listed as a merchant and architect in Beloit³⁴ and also worked temporarily supervising a project in Garden City for an unidentified Kansas City construction firm.³⁵ The couple remained in the Beloit area until 1922 when they returned to Manhattan, where Daniel planned to open an architectural office and they bought the house at 1025 Vattier.³⁶

The historic record indicates the architectural practice didn't materialize and Daniel joined his brother, B.K. "Boley" in the business of road construction. B.K. had been operating a paving operation and was reported to have supervised "one half or more of the paving in Manhattan."³⁷ In 1925, Daniel started the Walters Sand Company and was listed in the state census as a road engineer. In 1926, both B.K. and Daniel were working on projects for the prominent Wichita paving company, Amerman Paving and Contracting, including one in Parsons, Kansas.³⁸ It is during this period that Daniel designed and built the Walters House.³⁹

The Walters Sand Company maintained offices (non-extant) at the northeast corner of Wyandotte Avenue and Colorado Street and dealt in sand and gravel. It was the only company of this kind listed in the Manhattan business directory throughout the 1930s and 1940s. In 1938, Daniel expanded into the municipal construction field with the formation of Walters Construction Company, Inc. and the companies operated as a combined materials supplier and builder.⁴⁰ By 1949, Daniel had passed the operation over to his son, John A., and his son-in-law, Willard (O.W.) Kershaw, to handle. In the 1950s, Daniel's wife, Maude Ethel, was listed as the vice president of the company.

³⁰ This two-story brick building is on the west side of South Erpelding Street.

³¹ *Manhattan Mercury*, January 27, 1909, 6.

³² "Dan Walters Leaves," *Daily Mercury*, December 11, 1909, 1.

³³ Austin Daugherty's land in Mitchell County was in Turkey Creek Township in the NW ¼ Section 3, Township 7 South, Range 8 West. *Standard Atlas of Mitchell County, Kansas* (Chicago: George A. Ogle & Co., 1917), accessed April 10, 2012, <http://historicmapworks.com>.

³⁴ *Record of the Alumni of the Kansas State Agricultural College* (Manhattan, Kansas: Kansas State Agricultural College Department of Printing, 1914), 68.

³⁵ O'Brien, 53.

³⁶ *Manhattan Republic*, June 22, 1922, 7. The 1923 KSU Alumni Directory listed him at 1021 Vattier, while the 1925 Kansas census listed him at 1025 Vattier.

³⁷ *Manhattan Mercury*, December 4, 1926, 5.

³⁸ *Manhattan Republic*, May 6, 1926, 2.

³⁹ At the time, Daniel's father, Professor J.D. Walters was living across the street at 1826 Poyntz. *Manhattan Republic*, May 6, 1926, 2.

⁴⁰ Walters Morgan Construction Company, "Company History," accessed April 25, 2012, <http://www.waltersmorgan.com/index.aspx?NID=8>.

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Daniel and Maude lived in the Walters House at 1901 Poyntz Avenue (100 South Delaware Avenue) until 1939, after which they moved a block north to 1917 Humboldt. The house standing at 1917 Humboldt is a circa 1955 Ranch style home. Constructed during the period when Daniel Walters resided at this address, it is presumed that he designed the house. However, it is unknown whether the current house is a significant remodeling or replacement of the earlier home in which the Walters resided since 1939. Nor is it known whether the earlier home was extant at the time of their arrival or if Daniel designed and built the home.

Daniel Walters died in 1962, after which Maude Ethel remained at 1917 Humboldt and continued to be listed as the vice president of the Walters Sand Company. In 1964, O.W. Kershaw bought the concrete and sand division and renamed it Kershaw Ready-Mix Concrete & Sand Company (Figure 8), at which time John Walters purchased the construction division. The construction business is still in operation in Manhattan today as the Walters-Morgan Construction Inc. and completes projects throughout the Midwest.

SUMMARY STATEMENT OF SIGNIFICANCE

The Walters House is an excellent example of the High Style House property type documented in the MPDF "Late Nineteenth Century and Early Twentieth Century Residential Resources in Manhattan, Kansas." It has direct associations with the evolution of residential development in Manhattan during the early twentieth century. By virtue of its architectural integrity and as an architect-designed single-family dwelling, it is an excellent example of its property type executed in the Craftsman style. It meets the MPDF registration requirements and integrity thresholds and clearly conveys both its historical and architectural associations.

Walters, Daniel and Maude, House
Name of Property

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9. Major Bibliographical References

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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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): Kansas SHPO Inventory Number 161-2685

Walters, Daniel and Maude, House
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10. Geographical Data

Acreage of Property 0.27 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>14</u> Zone	<u>708442</u> Easting	<u>4339451</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.)

The boundary of the Walters House property is shown as the bold line on the accompanying map entitled "Figure 14: Boundary Map." Original Town, Ward 6, Block 263, Lot 693 and east 25' of Lost 694. Parcel Number 2041825008001000.

Boundary Justification (Explain why the boundaries were selected.)

The nomination includes the parcel of land that is historically associated with the resource.

11. Form Prepared By

name/title Kerry Davis, Architectural Historian
organization Preservation Solutions, LLC date August 2012
street & number 606 Spruce Street telephone 816-225-5605
city or town Wamego state KS zip code 66547
e-mail kdavis@preservation-solutions.net

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.)

Walters, Daniel and Maude, House
Name of Property

Riley, Kansas
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Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Walters, Daniel and Maude, House

City or Vicinity: Manhattan

County: Riley **State:** Kansas

Photographer: Kerry Davis

Date Photographed: March 12, 2012

Description of Photograph(s) and number:

All digital images labeled as follows: KS_RileyCo_Late19th&Early20thCenResMPDF_WaltersHouse_00#.tif

01 of 18.	Primary (east) elevation.	View W
02 of 18.	View of property from Poyntz Avenue.	View SW
03 of 18.	Primary (east) and north side elevation.	View SW
04 of 18.	Primary (east) and south side elevation.	View NW
05 of 18.	South elevation and part of garage.	View N
06 of 18.	North (side) and west (rear) elevations.	View SE
07 of 18.	View of property from S. Delaware Street.	View NW
08 of 18.	Primary entrance to porch, east elevation.	View W
09 of 18.	Front porch.	View N
10 of 18.	Front porch.	View S
11 of 18.	Original primary entrance door to interior.	View W
12 of 18.	Living room.	View SE
13 of 18.	Living room, view toward dining room.	View N
14 of 18.	Hallway to kitchen, bedrooms, restrooms.	View W
15 of 18.	Original built-in wardrobes in master bedroom.	View S
16 of 18.	Garage, east elevation.	View NW
17 of 18.	Garage, north and west elevations.	View SE
18 of 18.	Non-historic outbuilding.	View SW

Property Owner:

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

name David and Kathy Dzewaltowski
street & number 100 South Delaware Avenue telephone 785-539-8937
city or town Manhattan state Kansas zip code 66502

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

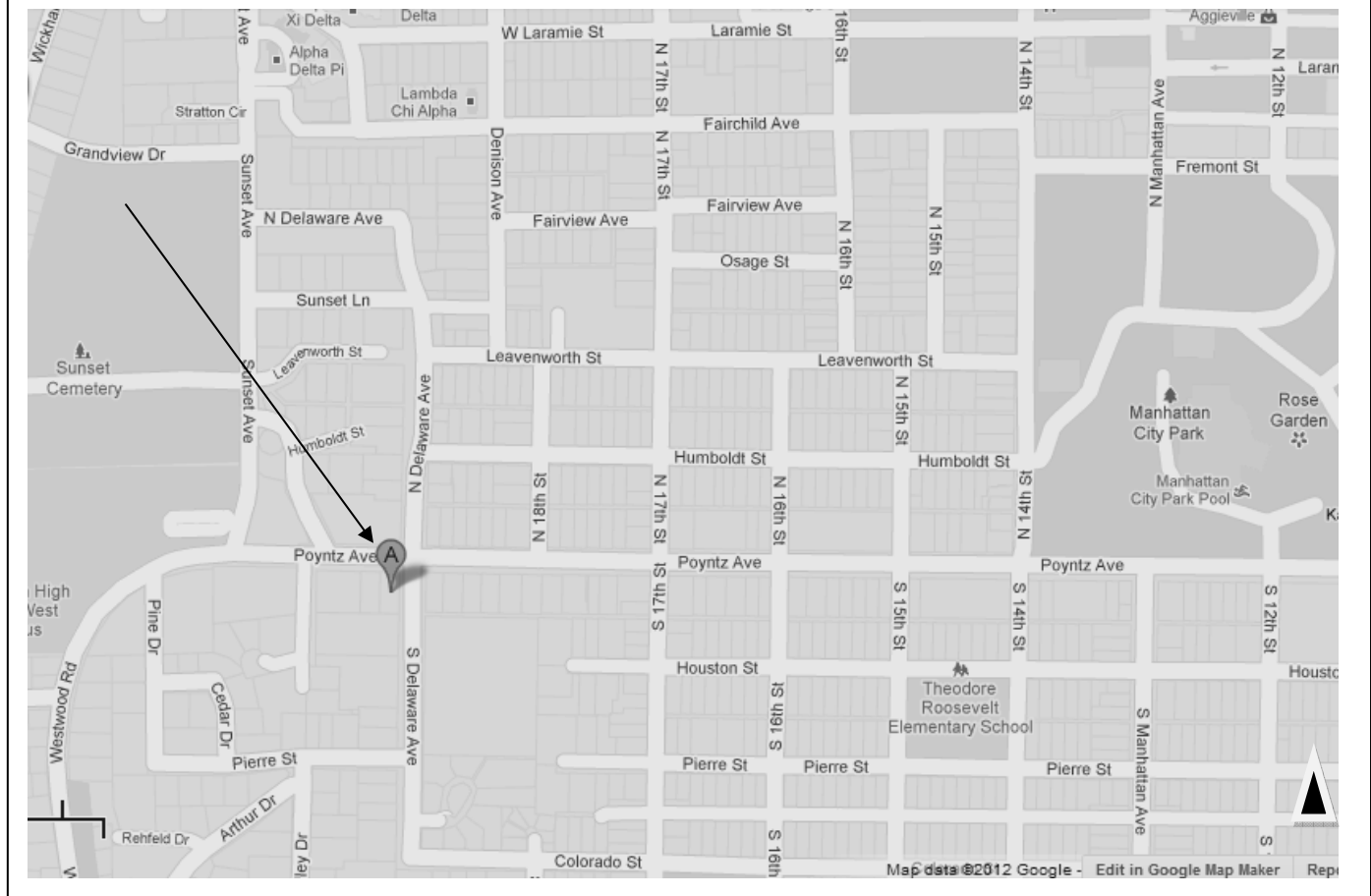
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Walters, Daniel and Maude, House
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FIGURE 1: GENERAL LOCATION MAP
Walters, Daniel and Maude, House
Manhattan, Kansas



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FIGURE 2: SETTING MAP
Walters, Daniel and Maude, House
Manhattan, Kansas



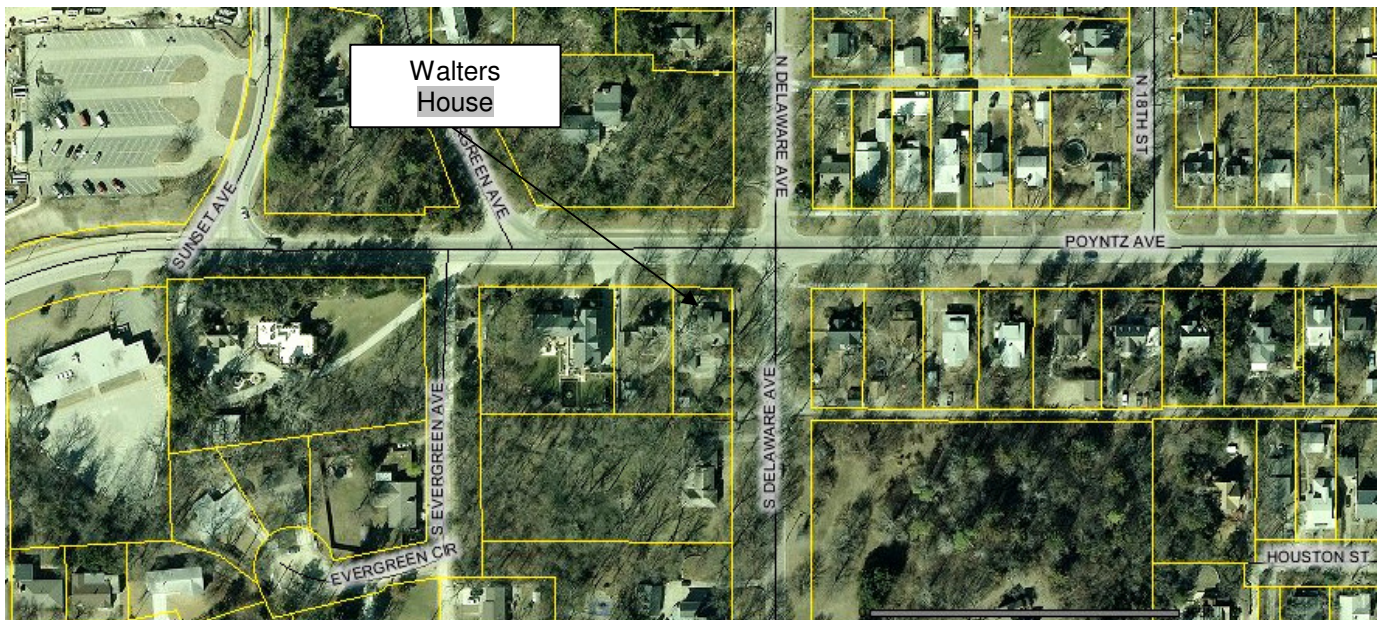
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FIGURE 3: SETTING & PARCEL MAP
Walters, Daniel and Maude, House
Manhattan, Kansas



Courtesy Riley County Community GIS Website



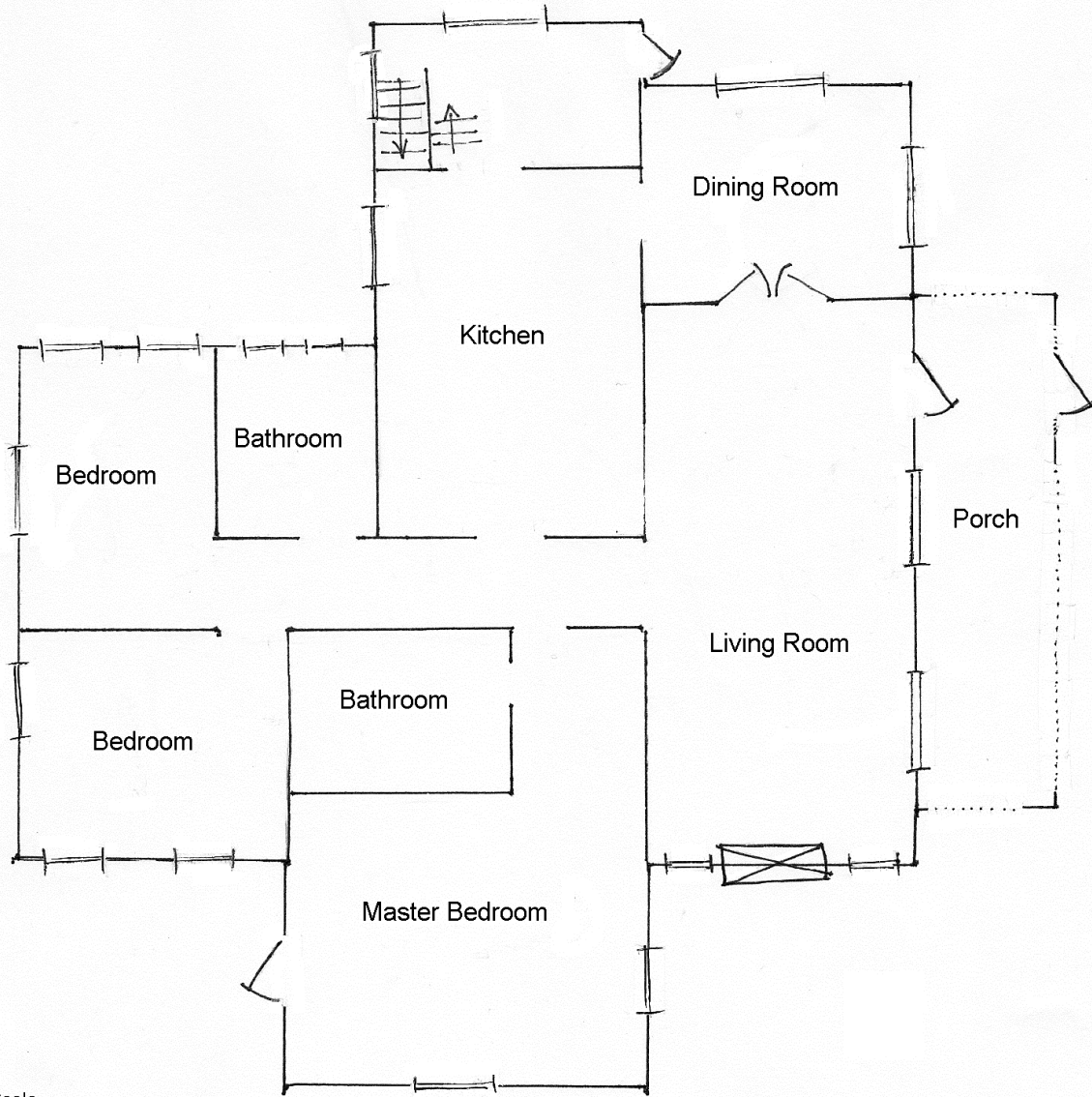
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FIGURE 4: MAIN FLOOR PLAN



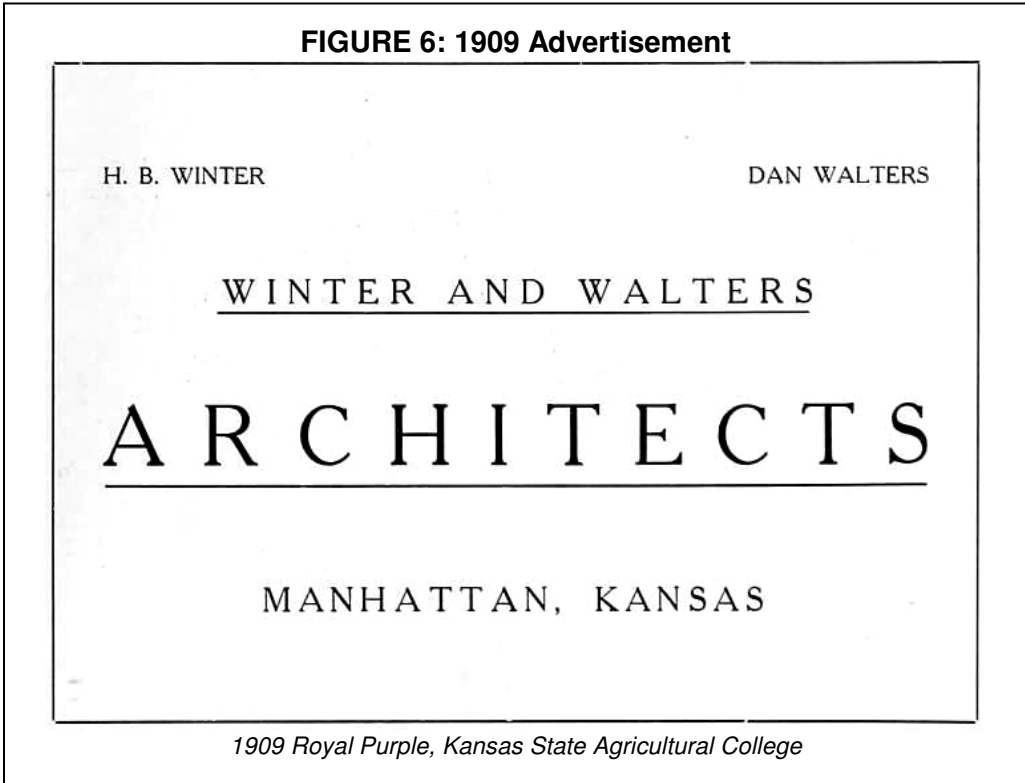
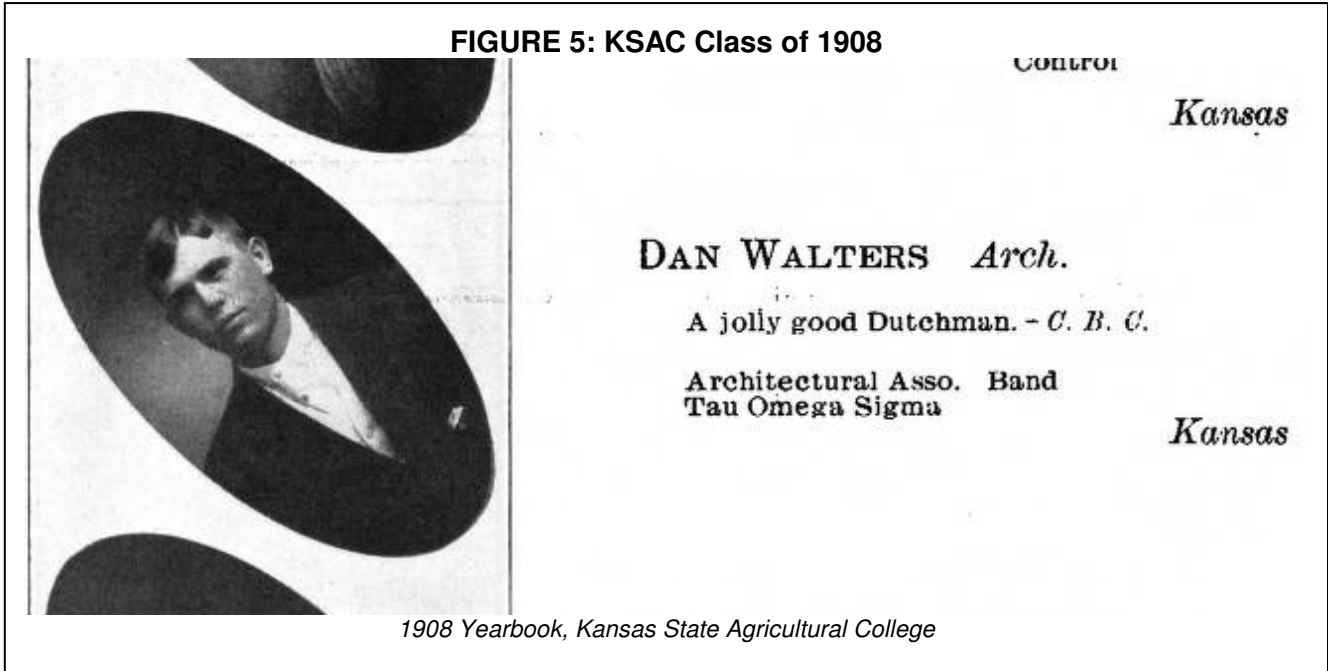
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Not to Scale

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FIGURE 7: 1909 Advertisement



The Daily Mercury (Manhattan, Kansas), March 30, 1909

FIGURE 8: 1965 Advertisement

Kershaw Ready-Mix Concrete & Sand Co., Inc.
Formerly WALTERS SAND CO., Inc.
Since 1925
**READY-MIX CONCRETE — SAND — GRAVEL
ROCK — FILL MATERIAL**
Radio Controlled
Colorado N. E. Cor. Wyandotte Phone PRescott 6-8811
Post Office Box 668 Manhattan, Kansas

1965 Manhattan city directory

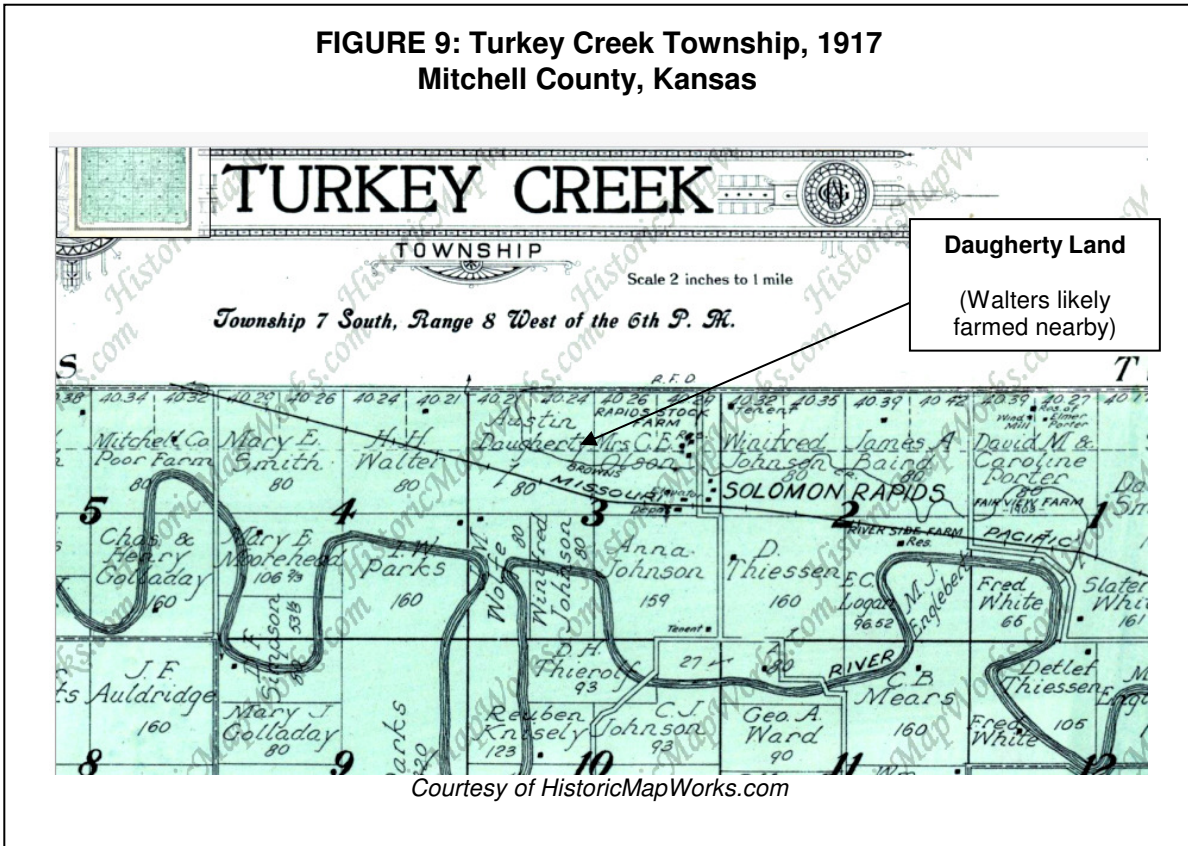
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**FIGURE 9: Turkey Creek Township, 1917
Mitchell County, Kansas**



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FIGURE 10: Primary Elevation, 1966



Courtesy Charles Thompson

FIGURE 11: South Elevation and Garage, 1966



Courtesy Charles Thompson

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FIGURE 12: Primary Entrance, 1966



Courtesy Charles Thompson

FIGURE 13: Primary Elevation, 1976



Courtesy Charles Thompson

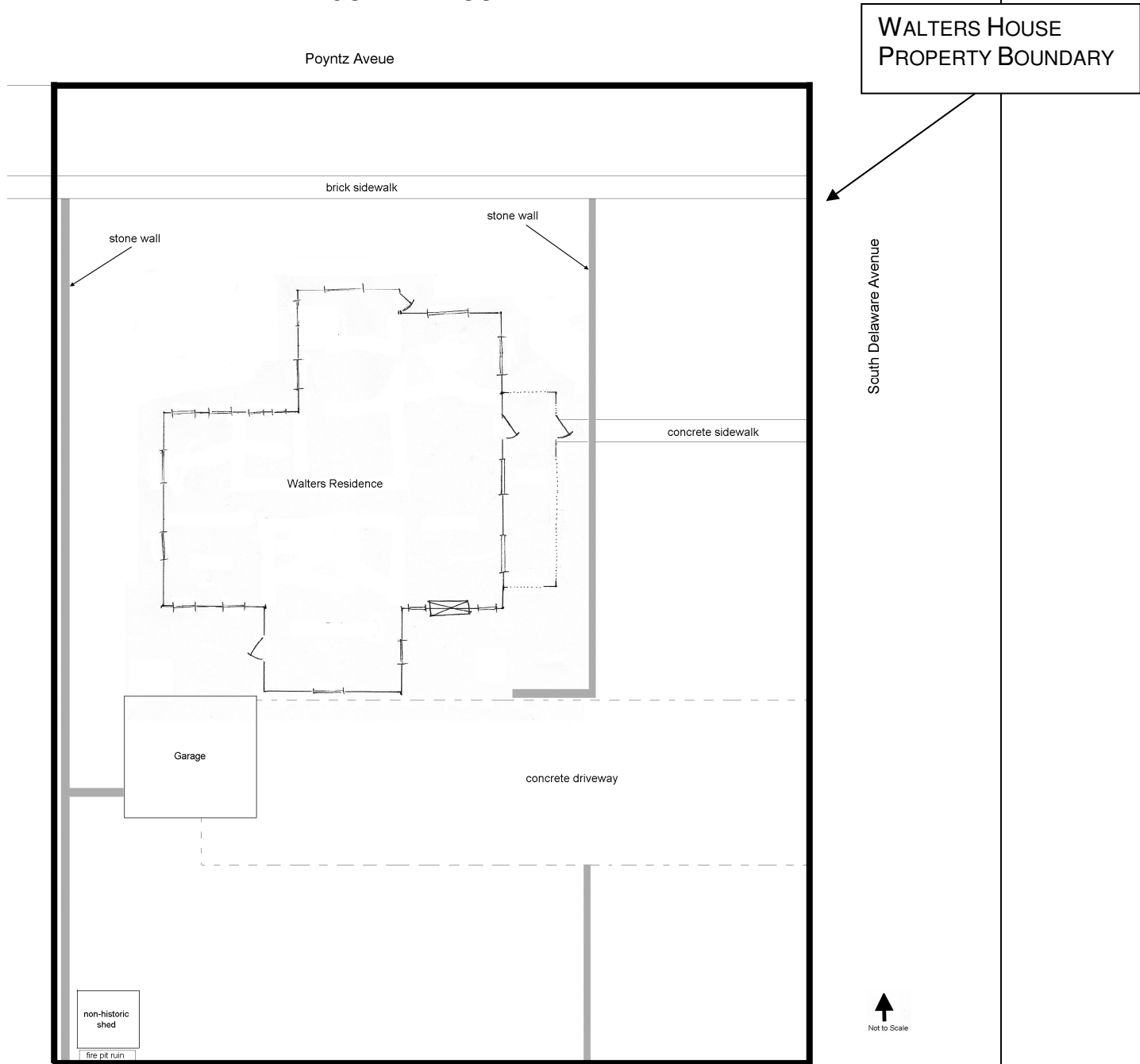
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FIGURE 14: BOUNDARY MAP



APPROXIMATE SCALE 1" = 70'

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Century Residential Resources in Manhattan,
Kansas"

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FIGURE 15: PHOTOGRAPH LOCATION MAP

