

# 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 Wolf House Historic District

Other names/site number \_\_\_\_\_

Name of related Multiple Property Listing Late Nineteenth Century Vernacular Stone Houses in Manhattan, Kansas

## 2. Location

Street & number <u>630 Freemont</u>		not for publication
City or town <u>Manhattan</u>		vicinity
State <u>Kansas</u> Code <u>KS</u> County <u>Riley</u> Code <u>161</u> Zip code <u>66502</u>		

## 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      Applicable National Register Criteria:  A  B  C  D

See file.  
 Signature of certifying official/Title Patrick Zollner, Deputy SHPO Date \_\_\_\_\_  
Kansas State Historical Society  
 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 \_\_\_\_\_

**Wolf House Historic District**  
Name of Property

**Riley County, Kansas**  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

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

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

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

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

<b>Contributing</b>	<b>Noncontributing</b>	
4	1	buildings
		sites
		structures
		objects
4	1	<b>Total</b>

**Number of contributing resources previously listed in the National Register**

NA

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

DOMESTIC: Single Dwelling

DOMESTIC: Multiple Dwelling

COMMERCE: Professional

**Current Functions**  
(Enter categories from instructions.)

RECREATION & CULTURE: museum

DOMESTIC: Single Dwelling

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

Vernacular

**Materials**  
(Enter categories from instructions.)

foundation: STONE: Limestone; CONCRETE

STONE: Limestone

walls: WOOD: Weatherboard

roof: WOOD: Shingle; SYNTHETIC

other:

Wolf House Historic District  
Name of Property

Riley County, Kansas  
County and State

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## Narrative Description

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### Summary

The Wolf House Historic District is located at the northeast corner of Fremont and Juliette in Manhattan's Ward 2 neighborhood. The district is comprised of five resources: the Mansfield House at 508 N. Juliette; the Wolf House at 630 Fremont; the Moses House at 626 Fremont; the Wolf Photography Studio at 624 Fremont; and a one-story garage at the northeast corner of the site off the alley.

The stone Mansfield House faces west, fronting Juliette Avenue at the northwest corner of the site. The original one-and-a-half story house constructed in 1868 was a simple rectangular form with front-facing gable. A side-facing gable wing was added in 1879 giving the house its classification as a "Gable-Front and Wing" type home. A rear addition was added in the 1970s. The two-story stone Wolf House is located at the corner of Juliette and Fremont, facing south. Classified as a "Side-Gable, Center-Hall Plan," the house had several secondary additions on the rear including a two-story center rear bay and kitchen addition(s) off the northeast corner in the ell. These two stone homes are among the earliest permanent homes in Manhattan's historic Ward 2 neighborhood.

Two frame structures – the Moses House and the Wolf Photography Studio – were moved to the site in 1957 and located east of the Wolf House setback from Fremont Street further than the Wolf House. The Moses House is a one-and-a-half story frame house with side-facing gable roof. This 1870 house has clapboard siding and sits on a concrete block foundation. A one-story gabled rear bay served as Ms. Moses' classroom for her subscription school. The Wolf Studio is a one-story frame house with hip roof distinguished by a large glass dormer on the north facade that provided natural light into the studio. An entrance was located in the center of the south facade but a recessed porch at the northwest corner of the building served as the primary entrance into the Studio's reception room. The frame building sits on a concrete block foundation and clapboard wood siding. A small one-story frame garage is located at the northeast corner of the site. With a shallow gable roof, the garage has shiplap wood siding and hinged doors on the east side. The garage is a non-contributing structure; the two stone houses and two frame buildings moved onto the site are all contributing structures to the Wolf House Historic District.

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## Elaboration

### Setting

The Wolf House Historic District consists of five buildings. The original two are stone residences, the Mansfield House facing west at 508 N. Juliette Ave. and the Wolf House Museum facing south at 630 Fremont Street. Two wood-frame structures were moved to the site east of the Wolf House Museum in 1957. The Moses House sits northeast of the Wolf House and the Wolf Photography Studio lies east of the Wolf House at the east side of the property. The two frame buildings face south like the Wolf House and are addressed at 626 and 624 Fremont respectively.

The property originally consisted of Lots 474-475-476 compiled by John Frank in 1867 prior to building the two stone homes. The Mansfield house on Lot 474 was sold in 1874 and remained separate from the 630 Fremont (Wolf House Museum) property until it was purchased by Lucile Wolf in 1982. The Franks purchased a portion of Lot 473 at the east end of Lots 475-476 ca. 1870 and built a stone barn on that lot (demolished by 1923, date unknown). A small one-story wood frame garage is located at the northeast corner of the site at the northeast corner of Lot 473 (the section of the lot included in the nominated property). The garage doors face east, consisting of paired hinged wood doors. The exterior walls are shiplap wood siding; the shallow gable roof has composition shingles. The date of construction is unknown. The siting and orientation of the garage suggests it was historically associated with the residence east of the Wolf House property<sup>1</sup> and for that reason, the garage is counted as a non-contributor.

The two frame buildings (Moses House and Wolf Photography Studio) were moved to the Wolf property in 1957 which brought the site to its existing configuration.<sup>2</sup> Public sidewalks run along the property on Juliette and Fremont and an alley borders the property on the north. A single family home abuts the property on the east. Site features include a contemporary stone retaining wall enclosing a small parking area off the alley north of buildings facing Fremont and east of

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<sup>1</sup> Confirmed by Sanborn Maps.

<sup>2</sup> With the exception of removal, in recent years, of a frame garage that was located on Lot 476 behind the Mansfield House, part of the area currently used for parking.

Wolf House Historic District

Riley County, Kansas

Name of Property

County and State

Mansfield House fronting Juliette. There is a concrete patio south of Moses House with walks from Wolf House connecting Moses House and Wolf Photography Studio.

#### Mansfield House, 508 N. Juliette

The Mansfield House is a 1-1/2 story stone house constructed in 1868. The original house was a small rectangular form with front-facing gable, now used as the ground-floor bedroom with a bathroom at the rear (northeast corner). During the time that Nels Sandell, a master stone mason, lived in the home (1874 – 1902), the south wing was built giving the home its current classification as a 'Gable-Front and Wing Stone House' as defined in the *Late 19<sup>th</sup> Century Vernacular Stone Houses in Manhattan, Riley County Multiple Property Documentation Form (MPDF)*.<sup>3</sup> The addition (1879) currently serves as the living room; the front door moved from the gable-end of the original building to the west side of the addition. The door opening remains on the west end of the original building but is not used. The addition expanded the upper floor as well and a new stair was built accessing an L-shaped open room on the 2<sup>nd</sup> floor with a bathroom in the northeast corner. In the 1970s, a one-story addition was built across the east/rear side of the house. This addition is comprised of two rooms—a kitchen on the north and family room on the south; the bay has a shed roof with fireplace chimney in the center of the south end.

The original house was natural-faced random-coursed limestone with cut stone sills and lintels. The first addition (south wing) is coursed natural-faced limestone also with cut stone sills and lintels. The rear addition is random-sourced natural-faced stone with punched openings. The original home had a single door on the south end of the front/west facade; this opening is extant but infilled with wood. A single door is also present at the upper floor in the west gable-end suggesting a porch or widow's walk. The existing front door on the west side of the south wing is a six-panel wood door with storm door. Windows are primarily 6/6 double-hung wood units with aluminum storms. The rear addition has a wood bay window on the south half of the east facade with 4/4 windows flanking an 8/8 center window. A rear door on the north half of the east facade is a single-light over two-panel wood door with storm door that provides exterior access into the kitchen.

A trap door at grade near the north end of the west facade provides exterior access to the cellar immediately west of the foundation. The site includes contemporary features at the rear of the house including a concrete parking area separated from the site by a limestone retaining wall.

Although the room functions have changed, there have been no known changes to the plan configuration aside from the expansions described above. The interior generally reflects contemporary fixtures and finishes but hardwood floors and plaster walls remain in some areas. Floor coverings include vinyl tile and painted wood in addition to the hardwood floors. Ceiling finishes include applied acoustic tile, sheetrock, and textured popcorn finish on plaster. The original (south wing) wood stair is in place accessed from the living room and providing access to the upper-floor bedroom. Wall finishes include exposed stone in the later additions where former exterior walls are now interior.

#### Wolf House, 630 Fremont

Also built in 1868, the Wolf House was built as a two-story stone building with a rectangular plan and side-facing gable roof. The house is classified as a 'Center-Hall-Plan, Side-Gabled Stone House' according to Manhattan's Vernacular Stone Houses MPS.<sup>4</sup> Built of coursed, natural-faced limestone, the original building featured ashlar stone quoining at the corners and ashlar stone sills and lintels. The house was five bays by three bays with a 6/6 window in each bay except where doors are located. There are door openings in the center of the south/front facade on the first and second floors and on the west facade at the ground floor. A brick chimney is located on the roof ridge at the west end of the original building and on the outside wall of the east facade; the existing roof is wood shingles. Historic views of the home match the above description; the yard was fenced with wood pickets. A one-story stone wing was added as a kitchen ca. 1880.<sup>5</sup> A second addition occurred in 1883 in which a frame kitchen addition was built east of the north wing and construction of a gabled second story on the former north wing with a salt-box roof extending over the frame addition.<sup>6</sup> The addition included a stairway to the new second floor; the stairs are reported to have been relocated from the front entry. The roofline of the addition is shorter than that of the original home and features a gabled dormer on the east and a chimney at the north end of the ridge. Although no historic views have been found showing the rear of the house, the existing stone walls confirm these additions. The one-story north wing is natural-faced random-coursed limestone while the upper floor is coursed, natural-faced limestone without the quoining seen on the original house.

<sup>3</sup> Sally Schwenk, *Late 19<sup>th</sup> Century Vernacular Stone Houses in Manhattan, Riley County Multiple Property Documentation Form*. Washington, D.C.: National Parks Service, 2007. 35.

<sup>4</sup> Sally Schwenk. 36.

<sup>5</sup> The north wing is not in place on an 1879 Atlas but the 1883 addition was built around the one-story north wing.

<sup>6</sup> *Manhattan Nationalist*. 30 Mar 1883

Wolf House Historic District

Riley County, Kansas

Name of Property

County and State

The newspaper reported in 1906 that the house was remodeled while the Perry's were away on vacation; new doors were cut, the windows changed, closets built-in and walls repapered and painted, all coordinated by their daughter Mrs. Elizabeth Harling, who lived in the house with her parents at the time.<sup>7</sup> The existing windows are 6/6 double-hung replacement wood windows that match on all additions around the perimeter of the house (informed by historic photos). Two final additions brought the home to its current footprint. In 1938, the kitchen was remodeled and expanded off the east side of the 1883 frame kitchen<sup>8</sup>, further extending the saltbox roof. Finally, in the mid-1940s the Wolf family added a back porch and extended the kitchen approximately four feet to the north adding a gable roof on that section of the kitchen. The wood frame additions have shiplap horizontal wood siding and a wood shingle roof.

The original house had two stories with a (central) hallway, dining room, parlor and kitchen with two bedrooms upstairs.<sup>9</sup> Today upon entering the front door, the parlor is located to the left and a dining room to the right. A small room and a powder room are located in the north wing with the kitchen at the northeast corner including the 1940s expansion. The second floor of the original home retains its general plan configuration with a center hall and open stair with bedrooms on each side of central foyer (there were originally 4 rooms upstairs, now two rooms in original wing). At the north end of the hall, two steps down is a small bedroom on the west half of the north wing. The rear stair runs along the north wall of the original house with a dressing room, bath and closets located north of the stair in the east half of the north wing. Max Wolf had a dark room in the basement so that he could do some work at home. The original stair to the basement was located below the main front stair. Additionally, there was a stair in the kitchen that provided access to a basement cistern. The basement is currently accessed from a stair below the rear stair to the upper floor. The front stair is open with an ornate wood railing and newel posts. Mrs. Wolf reportedly remodeled the front staircase in 1966 using a newel post from the Butterfield home at 307 Osage Street.<sup>10</sup> As part of their restoration, RCHS replaced the main stair based on documentation of the original design thus reversing the former alterations.

The front rooms have been restored to 1880s finishes with elaborate wall paper walls, ceilings and borders. The house retains wood features and finishes including pocket doors, casings and baseboards. The kitchen and dining room have not yet been restored; they have hardwood floors, plaster walls and ceilings with some wallpaper, painted doors and trim. A distinguishing feature of the north addition is the wide rounded corners at door openings. The original bedrooms on the upper floor have also been restored with wide plank wood floors and plaster walls and ceilings with wallpaper on the walls generally with painted trim. The north rooms generally have exposed wood floors, painted or papered plaster walls, plaster ceilings, and painted wood doors and trim. The east porch is screened with a beadboard ceiling and has brick pavers as the floor.

Moses House, 626 Fremont

The original 1-1/2-story frame house sits on a concrete block foundation. It has clapboard wood siding and 6/6 double-hung wood windows on ground floor, 3/3 on the upper floor (north and south sides). There are two bays on the north and south sides of the home with the front door at the east end of the south facade. The one-story north gabled wing projects from the east half of the north facade; the west bay has a single window on each floor like on the south facade. The rear door is located immediately west of the north bay, on the north facade. The west end has two bays, each with a 6/6 DH window per floor. The north wing is accessed by a door at the south end of the west facade with a single 6/6 DH window north of the door. A second door opening is located on the east facade, now infilled. A single 6/6 double-hung window is located on the north facade. The one-story east bay aligns with the two-story house at the northeast corner but projects approximately two feet south of the main two-story house. The east wing also features 6/6 DH wood windows: one on the south facade and on the south end of the east facade. A 6-light hopper unit is located on the north half of the east facade and a single door provides exterior access into the kitchen from the rear/north side. The exterior of the house has clearly been maintained with freshly painted siding and windows, and composition shingles on the main roof and each bay.

The ground floor is entered on the south with a door at the east end of the south half of the two-story bay. The open stair is opposite the front door and a rear door is located immediately west (left) of the stair on the north wall. The foyer is a large open room with door openings to the east and west. Another large open room is located at the west end. The one-story east addition is entered at the south end from the central foyer and is a generally open space with beadboard enclosure at the NW corner and wood cabinet at the SW corner flanking an opening to a rear kitchen addition. The stair is an L-shape with a landing four steps up that provides access into the rear/north wing which was the original school room. The stairs continue to the west terminating at an open foyer on the 2<sup>nd</sup> floor that provides access to a large open bedroom

<sup>7</sup> *Manhattan Nationalist*. 7 Jun 1906.

<sup>8</sup> Riley County Historical Society and Museum. RCHSM Vertical Files: Wolf House. *City Clerk's Scrapbook*, 1938.

<sup>9</sup> Gloria Freeland. "Wolf House Celebrates its Sesquicentennial with 1880s Talks and Tours." *Manhattan Mercury*. 11 Mar 2018. A3.

<sup>10</sup> Riley County Historical Society and Museum. RCHSM Vertical Files: Wolf House. n.d.

Wolf House Historic District

Riley County, Kansas

Name of Property

County and State

on the west, a smaller bedroom on the southeast and a bathroom at the east wall of the foyer north of the southeast bedroom. Interior finishes include wide plank wood flooring in living areas and bedrooms with vinyl or linoleum tile in the east bay and bathrooms. Walls and ceilings are plaster, some with wall paper on walls and ceilings. In isolated locations there is non-historic wood paneling. Except the plank wood floors, most wood features have a painted finish.

The Moses House appeared on Manhattan's first Sanborn Map in 1885 matching the existing footprint except there were two one-story porches present: on the east side of the east wing and the west side of the north wing. The porches remained in place on the 1947 Sanborn update and were likely removed or lost in the 1957 move to Fremont Street. The only other documented alteration was installation of a new roof in 1902.<sup>11</sup>

#### Wolf Studio, 624 Fremont

The Wolf Studio was constructed at 112 North 5<sup>th</sup> Street in 1902 at a cost of \$600. A distinguishing feature of the studio was the glass-walled shed dormer providing natural light into the studio, a feature that remains today. Another prominent feature was a large painted sign declaring "Wolf Cottage Studio" painted on the south side roof and later changed (ca. 1906) to "Wolf Studio" (no longer extant, likely lost in the 1937 fire).<sup>12</sup>

The one-story building is square with a truncated hip roof, originally featuring built-in "yankee" gutters. The current roof is composition shingles and the built-in gutters have been removed. The building sits on a concrete block foundation and features wood clapboard siding and double-hung wood windows. The north facade features the glass dormer centrally located with a single window on each side. As currently positioned on the site, there is a central entrance on the south street facade, flanked by 9/6 double-hung wood windows on each side. The front door is a single-light over 3 over 4-panel wood door with a wood screen door. There are two doors and a 9/6 double-hung window on the east facade providing exterior access into the workroom and studio. The west facade features a porch recessed below the hip roof at the northwest corner of the building. The porch originally featured wood columns with a balustrade frieze. The frieze has been removed but the wood columns remain. A single door provides access into the original reception room of the studio from the porch. The door is a 4-light over 2-panel wood door with wood screen door; windows have wood-framed screens.

The interior of the studio<sup>13</sup> reflects the basic plan configuration of the photography studio with the studio across the north half of the floor, a reception room at the southwest corner and work room at the southeast corner. A restroom was added after the building was moved to its current site and the south half of the building (former reception and work rooms, were leased as an apartment). The north half of the building continually functioned as a studio, used by Mrs. Wolf after the photography business was closed following the death of her husband. A dark room with sheetrock walls and ceilings is partitioned in the attic, accessed by a narrow wood stair from the east end of the studio. The attic darkroom postdates the fire. The darkroom was located in the basement when the studio was in its original Fifth Street location. Items in the basement darkroom were relocated to the attic darkroom when the building was moved to its current location.

Interior finishes include plaster walls and ceilings and non-historic wood paneling in work room. The building retains its original wood trim include door and window casings and some baseboards, all with a painted finish. Floor coverings now include carpet and linoleum tile; the original floor was wood, likely replaced after the 1937 fire and/or 1951 flood.

On November 11, 1937 a fire started in the room where the equipment and negatives were stored. The business was engulfed; the waiting room, the basement finishing room and most negatives were spared.<sup>14</sup> The fire reportedly caused between \$2,000-\$3,000 in damage to the building as well as the loss of \$50,000 worth of negatives. The Wolfs immediately rebuilt, including the glass dormer to allow for maximum natural light.<sup>15</sup> The reconstruction involved changes in stylistic details including the addition of a fireplace in the studio and the arched door openings "in the Colonial Style."<sup>16</sup>

Comparing the existing building to historic photos reveals as least one window, on the west end of the north facade, was formerly added and the doors on the east facade were formerly window openings. The addition of the bathroom and wood paneling in the workroom are the only known alterations following the reconstruction after the fire.

<sup>11</sup> *Manhattan Mercury*. 9 Jul 1902.

<sup>12</sup> Mercury Publishing. *1904 Manhattan City Directory*. See Figures 6 – 10 at end of document.

<sup>13</sup> Much of the information on the interior of the studio is taken from RCHS notes from an interview with Wolf relative, Ernie Peck 15 Apr 1955.

<sup>14</sup> Riley County Historical Society and Museum. RCHSM Vertical Files: Wolf House and Wolf Photography Studio. *City Clerk's Scrapbook*. 12 Nov 1937 and "Huge Fire Loss at Wolf Studio." *Manhattan Mercury*. 11 Nov 1937.

<sup>15</sup> "Huge Fire Loss at Wolf Studio." *Manhattan Mercury*. 11 Nov 1937.

<sup>16</sup> *Ibid.* 1.

**Wolf House Historic District**  
Name of Property

**Riley 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 old or achieving significance within the past 50 years.

**Areas of Significance**

SETTLEMENT

COMMERCE

CONSERVATION

ARCHITECTURE

**Period of Significance**

1868 - 1957

**Significant Dates**

1868, 1870, 1879, 1883, 1902, 1906, 1937, 1938

and 1957

**Significant Person**

(Complete only if Criterion B is marked above.)

NA

**Cultural Affiliation**

NA

**Architect/Builder**

Stone Masons John Diehl and Nels Sandell (Wolf and Mansfield houses)

**Period of Significance (justification)**

The Period of Significance spans from 1868 to 1957. It begins with construction of the Wolf House (Frank House) and ends with 1957 when the Wolf House site took its current configuration with the moving in of Wolf Photography Studio and the Moses House by Lucinda Wolf following the death of her husband, Max.

**Criteria Considerations (justification)**

The Mansfield and Wolf Houses are in their original location; Moses House and the Wolf Photography Studio were moved from 421 Humboldt and 112 N 5<sup>th</sup> Street to Fremont Street in 1957 within the property's period of significance. The moved properties are historically significant for their affiliation with the Wolf family.

Wolf House Historic District  
Name of Property

Riley County, Kansas  
County and State

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## Narrative Statement of Significance

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### Summary

The Wolf House Historic District in Manhattan, Riley County, Kansas is nominated to the National Register of Historic Places under Criteria A and C in the areas of SETTLEMENT, COMMERCE, CONSERVATION and ARCHITECTURE. The district is located in historic Ward 2, one of Manhattan's oldest neighborhoods. The site encompasses a portion of Lot 473 and all of Lots 474, 475, 476 and includes four contributing resources: the Wolf House (1868), the Mansfield House (1868), the Moses House (1870) and the Wolf Photography Studio (1902). The Mansfield and Wolf Houses are in their original location; the Moses House and the Wolf Photography Studio were moved to the Wolf House site on Fremont in 1957. The period of significance is from earliest construction in 1868 to 1957, when the site took its current configuration with the addition of the two frame buildings (Moses House and Wolf Studio) that were moved onto the property east of the Wolf House.

The two stone residences – the Mansfield House at 508 N. Juliette and the Wolf House at 630 Fremont – are locally significant under Criterion C as representatives of early permanent stone residences constructed in Ward 2 north of downtown Manhattan (1868). Listed under the *Late 19<sup>th</sup> Century Vernacular Stone Houses in Manhattan, Kansas* Multiple Property Documentation Form (MPDF), the Wolf House is representative of the Center-Hall Plan, Side-Gable House property type; the Mansfield House is a representative of the Front-Gable and Wing property type. The Wolf House was one of the earliest boarding houses in Manhattan (1868-1938) where among others, numerous faculty and students at Kansas Agricultural College resided. These two residences are also significant in the area of Architecture and as the work of master stone masons John Diehl and Nels Sandell. Both homes were built by John Frank who commissioned local mason John Diehl in 1868. The Mansfield House became home to local stone mason Nels Sandell in 1874 and Sandell added the north wing in 1879.

Wolf Photographic Studio was one of the longest continually-operated businesses in the city and the longest running photo business when it closed in 1956 (54 years). Originally located at 112 N. 5 Street, the building was constructed in 1902 by Henry and Max Wolf after they relocated to Manhattan from Garden City the previous year. Two lots from the studio, the Moses House was constructed in 1870 by local educator Flora Moses who resided there, took in boarders, and ran a subscription school. Moses sold the house to Mrs. Henry Wolf's sister Mary McCartney in 1912; it remained in the Wolf family for 70 years until it was donated to RCHS in 1983. Mrs. Wolf retained use of the property until her death in 1993.

Max and Lucile Wolf bought the Wolf House (museum) at 630 Fremont in 1941 and resided in the home until their deaths. Max Wolf died in 1956 and although Lucile ran the business herself for a few months, she closed it later the same year. In 1957 she had the studio and the Moses House moved to the Fremont Street location when Riley County was looking for land to accommodate additional parking for the adjacent courthouse and Carnegie Library. When Mrs. Mansfield, who had lived in the adjacent stone house at 508 N. Juliette for thirty years, died Mrs. Wolf bought that house and moved into it after donating the Wolf House (630 Fremont) in 1982. Upon Mrs. Wolf's death in 1993, the Mansfield House also became property of the Riley County Historical Society. Together these structures comprise The Wolf House Historic District which is historically significant under Criterion A: SETTLEMENT (Mansfield, Wolf, Moses) and COMMERCE (Wolf Studio) because of the role of the families (Frank, Perry, Mansfield, Sandell, Moses and Wolf) played in the Manhattan community for more than a century, culminating with the enduring gift of the buildings to the Riley County Historical Society as signposts of the development of the city of Manhattan.

Finally, the Wolf House Historic District is nominated in its entirety under Criterion A: CONSERVATION for its association with early historic preservation efforts in Manhattan. The Wolf family was associated with each of the four properties; the Wolf House Museum, Moses House, and Wolf Studio are now all used by RCHS; the Mansfield House is currently a rental property providing income for RCHS. Lucile Wolf had established a relationship with the Riley County Historical Society by the 1950s. She saved the Wolf Photography Studio and Moses House from demolition in 1957 when she moved the buildings to her home at 630 Fremont making way for a new parking lot for the County Courthouse and Carnegie Library. In 1982 Lucile Wolf, donated the Wolf House and its contents to the Riley County the Historical Society. The Wolf House Museum opened the following year and in 2018 is celebrating its 36<sup>th</sup> year. The Wolf House Historic District stands today as one of the Historical Society's outstanding educational museums featuring exhibits that interpret life in early Riley County made possible by Ms. Wolf's long-term commitment to the local historical society.

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Wolf House Historic District

Riley County, Kansas

Name of Property

County and State

## Elaboration

The Wolf House Historic District in Manhattan, Riley County, Kansas consists of four contributing resources: the Wolf House (1868), the Mansfield House (1868), the Moses House (1870) and the Wolf Photography Studio (1902). The Mansfield and Wolf Houses are in their original location; the Moses House and the Wolf Photography Studio were moved to the site in 1957. The historic significance is detailed below by resource.

### Mansfield House at 508 N. Juliette (formerly the Frank House and the Sandell House)

Commissioned by John and Sophia Frank in 1868, the Mansfield House is locally significant under Criterion A: SETTLEMENT as a representative of early permanent stone residences in the city. A notice in a May 1885 *Manhattan Nationalist Newspaper* notes the limestone building was built almost twenty years prior and began as a basement with a temporary roof. It was then used as living quarters while the house next door was being constructed.<sup>17</sup> The house has been occupied nearly continually during its 150-year existence.<sup>18</sup>

The Mansfield House also is nominated under the *Late 19<sup>th</sup> Century Vernacular Stone Houses in Manhattan, Kansas* Multiple Property Documentation Form (MPDF) for its local significance under Criterion C: ARCHITECTURE. It is a representative of the Front-Gable and Wing property type as identified in the MPDF. The residence is also historically significant as the work of master stone masons John Diehl and Nels Sandell. The Mansfield House, along with the Wolf House described below, was built by John Frank who commissioned local mason John Diehl for the work. In 1874 the Mansfield House became home to stone mason Nels Sandell, who added the north wing almost doubling the size of the building.<sup>19</sup>

The Mansfield parcel (Lot 476, Ward 2) was purchased by Sophia Frank in December 1866 for \$60.00.<sup>20</sup> The following year the Frank family purchases adjacent Lots 475 and 474. Evidence of construction of the original house on Lot 476 appears in the 1868 city tax assessment showing an increase from \$20 to \$400.00 that year.<sup>21</sup> The house, along with the Wolf House on Lot 476, was likely completed by 1869 when the real estate value is listed at \$1,440 in city tax records.<sup>22</sup> An oral history account states that the basement of the Mansfield House was dug and that the Frank family lived in it while building the adjacent house at 630 Fremont.<sup>23</sup> The date is corroborated by two sources, both grandchildren of John and Sophia Frank. In a letter dated May 28, 1974, Hazel M. Frank, wrote to Mrs. Lucile Wolf after an article appeared in the *Manhattan Mercury*.<sup>24</sup> In the letter, Ms. Frank states that she was told by her father Charles Frank that he was born in the Mansfield House on November 9, 1868, confirming the home's date of construction.<sup>25</sup>

In 1874 the Frank family sold the house at 508 N. Juliette to Nels Sandell.<sup>26</sup> The Sandell brothers were well known locally for their masonry work on residences and commercial buildings around the city.<sup>27</sup> Sandell added the north wing of the house in 1879. The family lived at 508 N. Juliette until 1899. During that time, Nels became ill and the family decided to move to California in hopes that the milder weather would be better for his health. They put their house on Juliette Street up for sale.<sup>28</sup> John H. Field bought the house in 1902, selling it again in 1905 to James M. Sudduth, a J.R. Watkins Medicine Co. agent, who advertised and sold his products from the home [Figure 4].<sup>29</sup> In 1909 Oscar L. and Dora E. Field bought the house. While the couple shares their last name with the earlier owner, John Field, no relation was found between them. The 1910 Federal Census lists Oscar L. Field, a thirty-year-old engineer at the local mill, at 508 Juliette

<sup>17</sup> "Juliette Street Building." *Manhattan Nationalist*. May 1885 (part of date obscured).

<sup>18</sup> "Mansfield House Residents." Unpublished notes from the RCHSM Vertical Files: Mansfield Family. 29 May 2018.

<sup>19</sup> *Manhattan Nationalist*. 2 Jan 1880. 3.

<sup>20</sup> "Mansfield House Owners." Unpublished notes from the RCHSM Vertical Files: Mansfield Family. 24 May 2018. 1.

<sup>21</sup> Tax Records for the City of Manhattan, 1863-1875. Transcribed by Riley County Historical Society and Museum. RCHSM Vertical Files: Wolf House. n.d.

<sup>22</sup> Ibid. The valuation is for Lots 474, 475, and 476 inclusive.

<sup>23</sup> "Mansfield House Residents." Unpublished notes from the RCHSM Vertical Files: Mansfield Family. 29 May 2018.

<sup>24</sup> Letter from Hazel M. Frank to Lucile Wolf, 28 May 1974. RCHSM Vertical Files: Wolf House. n.d.

<sup>25</sup> As reported by Claude Frank, John Frank's grandson in interview with Edna Williams, curator of the Wolf House Museum. Unpublished notes. RCHSM. N.d.

<sup>26</sup> Sandell's name is spelled numerous different ways including Sandal and Sandel. "Sandell" is the spelling on Nels' naturalization papers and other documentation; and thus, used in this nomination.

<sup>27</sup> Sally Schwenk. 30.

<sup>28</sup> *Manhattan Nationalist*. 21 Apr 1899.

<sup>29</sup> "Mansfield House Residents, 508 N Juliette, Ward 2, lot 476." Unpublished notes. RCHSM. 29 May 2018. 2.

Wolf House Historic District

Riley County, Kansas

Name of Property

County and State

with his wife Dora E. and their two young children.<sup>30</sup> Six additional families owned the house over the next three decades until the late 1940s when it was purchased by the Guerrant family.<sup>31</sup> The house was sold by William and Claire Guerrant to Joseph F. and Virginia F. Mansfield in 1951. After a divorce, Virginia remained in the house until her death in 1981.

#### *Virginia Mansfield*

Virginia Forrester (1909-1981) was born on October 14, 1909 in Manhattan, Kansas. She graduated from Kansas State University in 1931 and two years later was the editor of *Southwest News*, a neighborhood newspaper published at 47<sup>th</sup> and Troost Avenue in Kansas City, MO.<sup>32</sup> Virginia married Joseph F. Mansfield (1910-1978) in 1935 and together they had one child, Robert (1936-2005). Virginia's father, Forrest Forrester, owned a drugstore called "The Palace" that was in operation for fifty years in downtown Manhattan.<sup>33</sup> Virginia Mansfield was a long-time employee of Kansas State University information office.<sup>34</sup> She owned and lived in the house at 508 N. Juliette from March 1951 until her death on October 20, 1981, after which it was purchased by Lucile Wolf.

#### *Nels Sandell*

Nels Sandell was born in March 1843 in Sweden. He immigrated to the United States in 1867 and became a naturalized citizen in January 1889.<sup>35</sup> Five years after buying the stone house, a January 1880 article in the *Manhattan Nationalist* mentions that Nels Sandell has added a wing to his home almost doubling its size. The newspaper report goes on to say that the Sandell brothers are "among the best stone masons in this place, and are reliable men and good citizens."<sup>36</sup> Nels and his wife Louise moved to Los Angeles, CA where they lived until at least 1917 as evidenced by city directories; they never returned to Kansas.<sup>37</sup>

#### Wolf House at 630 Fremont (formerly the Frank House and the Perry House)

The Wolf House is nominated under the *Late 19<sup>th</sup> Century Vernacular Stone Houses in Manhattan, Kansas* MPDF for its local significance under Criteria A and C in the areas of SETTLEMENT and ARCHITECTURE. Constructed in 1868 the House is among the early permanent residences in Ward 2 north of downtown Manhattan. It is a Center-Hall Plan, Side-Gable House and is used as an example of the style and is noted for its "complex design" in the MPDF.<sup>38</sup> The Wolf House is also historically significant as the work of master stone mason John Diehl. In January 1868, owning Lots 474, 475 & 476, John Frank commissioned local master stone mason John Diehl to begin work on a stone house on Lot 474, Ward 2 in Manhattan, Riley County, Kansas. Finished six months later, the house had been constructed using 435 perches of stone with cut stone caps, sills and cornices at a total cost of \$1009.75.<sup>39</sup>

The Wolf House is notable for the three families who owned the house for 110 of its 115-year existence when it was donated to the Riley County Historical Society in 1983. The stone house was one of the earliest established and longest running boarding houses in Manhattan operated by the Frank and extended Perry families from 1868 to 1938. By 1870 the house at 630 Fremont Street was advertised as a German Boarding House with John Frank listed as proprietor.<sup>40</sup> The 1870 Federal Census lists John, his wife Sophia, four children and ten boarders, of which three were born in Germany, three in England, one Scotland and two in the United States.<sup>41</sup> The boarders ranged in age from 19 to 50 and included men engaged as stone masons, carpenters, farm workers and gardeners. When space was available, the City of

<sup>30</sup> 1910 Federal Census. Manhattan Ward 3, Riley, Kansas; Roll T624\_454; 9A; Enumeration District: 0118; FHL microfilm: 1374467. Digitized and online as Ancestry.com. 1910 United States Federal Census. Lehi, UT, USA: Ancestry.com Operations Inc., 2006 accessed online on 4 Aug 2018.

<sup>31</sup> "Mansfield House Owners." Unpublished notes. RCHSM Vertical Files: Mansfield Family. 24 May 2018.

<sup>32</sup> *Manhattan Mercury*. 13 Oct 1933.

<sup>33</sup> "Some Things Never Change." *Manhattan Mercury*. 18 Nov 1979. 33.

<sup>34</sup> "Virginia Mansfield Dies." *Manhattan Mercury*. 20 Oct 1981.

<sup>35</sup> The National Archives at Kansas City; Kansas City, MO. *Naturalization Index for the Western District of Missouri, compiled 1930 - 1950, documenting the period ca. 1848 - ca. 1950*. Record Group: Records of the District Courts of the United States; RG 21. Digitized and online as Ancestry.com. *Missouri, Western District Naturalization Index, 1840-1990*. Lehi, UT, USA: Ancestry.com Operations, Inc., 2012; accessed 3 Aug 2018.

<sup>36</sup> *Manhattan Nationalist*. 2 Jan 1880. 3 and *The Standard*. 12 Mar 1870.

<sup>37</sup> *Los Angeles 1917 City Directory*. Digitized and online by Ancestry.com. U.S. City Directories, 1822-1995. Provo, UT, USA: Ancestry.com Operations, Inc., 2011. Accessed 2 Aug 2018.

<sup>38</sup> Sally Schwenk. 36.

<sup>39</sup> "Frank Family History Timeline." Unpublished notes. RCHSM Vertical Files: Frank Family. 25 May 2018. 2.

<sup>40</sup> *Manhattan Nationalist*. 1 Mar 1870 [Figure 4].

<sup>41</sup> 1870 Federal Census. Manhattan, Riley, Kansas. Roll: M593\_441; 532A; Family History Library Film: 545940 Digitized database online at Ancestry.com. 1870 United States Federal Census. Provo, UT, USA: Ancestry.com Operations, Inc., 2009, accessed 4 Aug 2018.

Wolf House Historic District

Riley County, Kansas

Name of Property

County and State

Manhattan paid the Franks to house paupers.<sup>42</sup> Later under the Perry family, numerous faculty and students at Kansas Agricultural College resided in the stone house.

In 1871 Frank added a stone barn on the adjacent Lot 473 that increased the value of the lot to \$200.<sup>43</sup> Four years later he sold the entire property to Maria Wells and Gideon Perry, sister and brother of G. H. Perry. In addition to Frank and Perry family members, the boarding house was home to a wide range of Manhattan residents, often including students and faculty at the college as well as other notable citizens. In 1878, the editor of the *Manhattan Nationalist* declared that he and his family were boarders.<sup>44</sup> In the 1880s the board was \$2.50-\$3.00 per week.<sup>45</sup> Occasionally, a family rented the entire second floor as was the case when the Vandruff family did so in 1926-1927.<sup>46</sup>

The house remained in the Perry family for the next sixty-three years until Elizabeth Perry Harling (George's daughter) sold the property to John V. Hepler.<sup>47</sup> In 1941, Hepler sold to Max and Lucile Wolf, who lived in the house until donating it to the Riley County Historical Society in 1982. One year later the house opened to the public as Wolf House Museum, curated by Edna Williams from 1983 until her retirement in December 2014.

#### *John Frank*

John Frank (1835-1901), born February 27, 1835 in Germany, immigrated to the United States with his parents at the age of three. The family settled in Spencer County, Indiana.<sup>48</sup> John Frank married Sophia Tegtmeier (1836-1905) in March 1856, in Elizabethtown, IN, before moving to Kansas in 1861 where he served in the 11<sup>th</sup> Kansas Volunteer Calvary, Company G.<sup>49</sup> Following the war, John and Sophia moved to Manhattan. Tax records show Frank paid taxes on Lot 475 in 1866; a year later he added Lot 476.<sup>50</sup> On August 24, 1867, the Franks bought Lot 474 at a public auction for \$60.00.<sup>51</sup> It was after acquiring the third adjoining lot that the John Frank family had a boarding house constructed during the first six months of 1868. The house was sold in 1875 when John and Sophia and their children Carrie, William, Emma and Charles moved to Grant Township, then to Pleasant Run in Pottawatomie County one year later. John Frank lived until his death on a farm in Pottawatomie County in January 1901.<sup>52</sup>

#### *G.H. Perry Family*

George Hazard Perry was born on August 24, 1829 in Hopkinton, RI; he studied medicine at the New York Medical College.<sup>53</sup> He married Henriette Ellen Farrand in 1858; to the union five children were born (three of whom survived to adulthood): George Hazard (1859-1911); Edward Hawes (1865-1958); and Elizabeth Wells Harling (1870-1938). Dr. and Mrs. Perry moved to Manhattan in 1870 and bought the stone house at 630 Fremont (Wolf House) in 1875. Although he had practiced medicine in Rhode Island and Massachusetts, in Kansas Dr. Perry acted as a judge, sold insurance and real estate; and operated a farm in Pleasant Run. The family was very enterprising, making use of all the tools available to them including selling apple cider vinegar and milk from the cows kept in the barn at their house on Fremont.<sup>54</sup> The three children and their spouses sometimes lived and worked in the boarding house as seen in 1879 boarding house advertisements placed by E.H. Perry (George's son).<sup>55</sup> Dr. George H. Perry died in 1911; his wife Ellen in 1930.

<sup>42</sup> "Frank Family History Timeline." Unpublished notes. RCHSM Vertical Files: Wolf House. n.d.

<sup>43</sup> Tax Records for the City of Manhattan, 1863-1875. Transcribed by Riley County Historical Society and Museum. RCHSM Vertical Files: Wolf House. n.d.

<sup>44</sup> *Manhattan Nationalist*. 13 Sep 1878. 8.

<sup>45</sup> Gloria Freeland. "Wolf House Celebrates its Sesquicentennial with 1880s Talks and Tours." *Manhattan Mercury*. 11 Mar 2018. A3.

<sup>46</sup> Notes from an Interview with Mrs. Gertrude Harling Burtis [daughter of Elizabeth Perry Harling] held at Wolf House. 1 Jul 1983. RCHSM Vertical Files: Harling Family.

<sup>47</sup> Register of Deeds, Riley County. Transcribed by Riley County Historical Society and Museum. RCHSM Vertical Files: Wolf House. n.d.

<sup>48</sup> "Frank Family History Timeline." Unpublished notes. RCHSM Vertical Files: Wolf House. 25 May 2018.1.

<sup>49</sup> John Frank Obituary. *Manhattan Nationalist*. 24 Jan 1901 and Kansas Historical Society. Topeka, KS; *Kansas Volunteer Regiments and Batteries (1862-1868)*; Record Group: 034, *Records of the Adjutant General's Office of the State of Kansas, 1856-1993*. Records digitized at Ancestry.com. *Kansas, Civil War Enlistment Papers, 1862, 1863, 1868*. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

<sup>50</sup> Transcription of Manhattan Tax Rolls for 1865-1868. Transcribed by Riley County Historical Society and Museum. RCHSM Vertical Files: Frank Family. 25 May 2018. 2.

<sup>51</sup> Register of Deeds, Riley County. Transcribed by Riley County Historical Society and Museum. RCHSM Vertical Files: Wolf House. n.d.

<sup>52</sup> *Manhattan Nationalist*. 24 Jan 1901.

<sup>53</sup> "Their Golden Wedding." *Manhattan Republic*. 11 Aug 1908.

<sup>54</sup> *Manhattan Nationalist*. 9 Nov 1883. 3 and unpublished Wolf House Notes. RCHSM Vertical Files: Wolf House. n.d.

<sup>55</sup> "Boarders Wanted." *Manhattan Nationalist*. 3 Jan and 25 Apr 1879.

Wolf House Historic District

Riley County, Kansas

Name of Property

County and State

The Perry's daughter Elizabeth Wells Perry Harling lived in the house as a child and again after her husband Walter died in 1903 and through most of the 1930s.<sup>56</sup> Her three daughters were reared in the house from 1922 until 1938 when she sold it only five months before she died.<sup>57</sup> After gaining her bachelor's degree and living in Utah and Oklahoma for a few years, Elizabeth was a seed analyst at Kansas State Agricultural College for twenty-six years, classifying wildflowers and grasses of Kansas.<sup>58</sup> The former flower garden on the east side of the house was a testament to her interest in flora.

The Wolf Photography Studio at 624 Fremont (originally located at 112 N. Fifth Street)

The Wolf Studio is locally significant Criterion A: COMMERCE for its local significance as one of the longest continually-operated businesses in Manhattan. When it closed in 1956, Wolf Photographic Studio was the longest running photo business in the city. The Studio is also significant in the area of CONSERVATION for Mrs. Lucile Wolf's foresight in protecting the building from destruction when the County required additional space for parking. Local newspaper reports document the Wolf Studio and Moses House were facing demolition by the city when Lucile Wolf made the decision to move the structures to her property at the corner of Juliette and Fremont Streets.<sup>59</sup>

In August 1901 Henry Luther Wolf bought Lots 211 and 212, Ward 2 for \$1500 and a mortgage north of where the Riley County Courthouse would be built four years later. In May 1902, Wolf opened a photography studio in a small frame building at 112 N. Fifth Street that according to newspaper reports he built.<sup>60</sup> Henry and Ruth Ann with their children Reba, Max, George and Nellie had moved from Garden City one year earlier.

Henry Wolf was an astute businessman. Upon opening in Manhattan Wolf asked for a fair share of Manhattan's photographic business so that the Wolf Studio would be "creditable to the community in which we live."<sup>61</sup> The location of his studio was fortuitous as it would be followed by the Carnegie Library in 1904 and a new county courthouse in 1906 adjacent to the studio on Fifth Street. Both the courthouse and library have regular traffic, regardless of weather or season. The initial advertisements for the business reflect the desire of the Wolf family to integrate into the community, asking Manhattan residents to "call and see us," even if you didn't want to buy a photo, the clear inference was that all were welcome and that individuals who came to look today would be back tomorrow to buy.<sup>62</sup>

Initially the business was called, "Wolf's Cottage Studio," but within a few years the name was shortened to "Wolf Studio." The business was a family concern: Henry and Max were the only photographers, but after Henry died in 1925, Max's wife Lucile helped run the business for the next thirty-five years. Lucile was responsible for retouching and colorizing the photos; they hired extra help only during rush seasons.<sup>63</sup> Advertisements in the local newspapers emphasized the Studio's customers were university students as well as Manhattan's long term residents. Each year readers of Kansas State's *Student Herald* were beseeched to take graduation and holiday photos to share with family and friends.<sup>64</sup> But Wolf also emphasized families, encouraging birthday photos, Mother's Day, Christmas and most importantly pictures of babies and young children. In one such advertising campaign the *Manhattan Republic* printed a collage of happy babies with headline, "Are We Happy? Sure Thing!"<sup>65</sup> The Wolf Studio evolved its business to correspond with current trends. In the early years customers were told there were many papers and sizes from which to choose. In 1911 the Studio proudly announced their newly acquired Century 2 camera, calling it a "daisy" and adding that it was the "finest article of its line in this part of the country."<sup>66</sup> In leaner 1930s photographic packages were offered or "dollar days" were announced when customers could get a dollar off any order.<sup>67</sup> Additionally, a notice was found in the 1932 newspaper stating that the Studio had retained all negatives from its years in Manhattan, 1901-1931 inclusive.<sup>68</sup>

<sup>56</sup> Mrs. Perry lived in Oklahoma for a short time before the death of her husband.

<sup>57</sup> Register of Deeds, Riley County. Transcribed by Riley County Historical Society and Museum. N.d. and "Perry Family/Harling and Related Families Timeline." 21 Mar 2016. Both located in RCHSM Vertical Files: Wolf House.

<sup>58</sup> *38<sup>th</sup> Annual Report*, Kansas State Agricultural College 1939-1940. Manhattan, Kansas: Kansas State Agricultural College. 1940, 26. Accessed on Google Books, 12 Jun 2018.

<sup>59</sup> *Manhattan Mercury*. 31 Jul 1957.

<sup>60</sup> Elizabeth Winkler. "Worn Wooden Step Testimony of 50 Years of Photography." n.s. [n.d. – ca. 1952].

<sup>61</sup> *Manhattan Nationalist*. 22 May 1902.

<sup>62</sup> *Manhattan Republic*. 8 May 1902. 5.

<sup>63</sup> Elizabeth Winkler. "Worn Wooden Step Testimony of 50 Years of Photography." n.s. [n.d. – ca. 1952].

<sup>64</sup> For examples see advertisements in Figure 6.

<sup>65</sup> *Manhattan Republic*. 21 Jun 1928. 5.

<sup>66</sup> *Manhattan Republic*. 9 May 1951. 6. The article is quoting from the *Manhattan Mercury*. 4 May 1911.

<sup>67</sup> Numerous examples were found including *The Morning Chronicle*. 7 Nov 1934.

<sup>68</sup> *Manhattan Mercury*. 1 Feb 1932. 8.

Wolf House Historic District

Riley County, Kansas

Name of Property

County and State

The Studio survived a fire in 1937 that destroyed many negatives and one room of the building, reopening to the public a few weeks later. The Wolf Studio was one of the longest continually operating businesses when it closed. It was in business from May 1902 until Max Wolf's death in 1956. Its role in the community as well as the lasting effect could be seen in the thousands of photographs that bore its name. Riley County Historical Society and Museum (RCHSM) has a large collection of Wolf Photographs including those taken in both Garden City and Manhattan. The Kansas State Historical Society has the H.L. Wolf Photography Collection generally representing their time in Garden City.

In 1957 the Wolf Photography Studio building was moved to its present location on Fremont Street by Max's wife, Lucile who continued to personally use the Studio. Lucile added an apartment in the south half of the studio and at times, from 1959 until 1978, the two-room apartment (the original reception and work room) was rented for supplemental income.

*Henry, Max & Lucile Wolf*

In 1850 Henry Luther Wolf was born in Terre Haute, IN. By the time he was twenty, Henry worked as an apprentice in Monmouth, IL, and on December 26, 1876, he married Ruth Ann Cook (1852-1924).<sup>69</sup> In 1883, the Wolfs moved to Carbondale, KS where Henry began his trade as a photographer. Five years later the family moved to a homestead seven miles south of Garden City. Henry (H.L.) established a well-known photo studio in Garden City in addition to operating a studio in Dodge City for three years and a traveling studio over a wide area of Southwest Kansas.<sup>70</sup> The family eventually moved into Garden City and Ruth Ann opened a millinery store and dress making shop.<sup>71</sup> In 1901, Henry Wolf moved his family to Manhattan, opening a new studio one year later. Henry's son Max had begun assisting his father when he was a young man and was an integral part of the business when they opened the Manhattan studio.

Max Wolf became known throughout the state as an excellent photographer; in 1950 he received a certificate of merit from the Professional Photographers Association of Kansas that stated, "During his 50 years as a professional photographer he has rendered distinguished accomplishment to the profession."<sup>72</sup> At the time only six certificates had been awarded. Max ran the business after his father's death in 1924 until his own passing in January 1956. Max's wife Lucile kept the business open for a few months, but with the City's interest in the location, she decided to move the building to her home on Fremont and lease the land at the corner of 5<sup>th</sup> and Humboldt Streets to the County for a parking lot.<sup>73</sup>

Lucile Berry (1893-1993) was born on November 26, 1893 in Jewell County, Kansas. She graduated from Kansas State University in 1913 with a degree in Industrial Journalism. On November 5, 1914 she married James McNair Wolf Sr., known to all as Max Wolf. Early in their marriage they lived at 1010 Poyntz in Manhattan moving to Fremont Street in 1941. Even prior to her donation of the Wolf House Historic District, Lucile was a strong supporter of Riley County Historical Society and Museum. She was a prolific writer and record keeper and assisted in the expansion of the RCHS Museum into the basement of Peace Auditorium/City Hall.<sup>74</sup> By 1971 Lucile had donated over \$28,500 to the Goodnow Memorial Museum Association in Manhattan.<sup>75</sup> For her efforts to preserve local history the Society made her an honorary life member.

Moses House at 626 Fremont (formerly located at 421 Humboldt)

The Moses House is locally significant under Criterion A: SETTLEMENT for its association with the establishment of, and early life in, Manhattan. Flora Moses arrived in Manhattan in 1870, constructed her home on Humboldt and was an active part of the community until her death in 1916. The House also is locally significant in the area of CONSERVATION for Mrs. Lucile Wolf's foresight and action to protect the building from destruction.

Currently located at 626 Fremont Street, the house was built at 421 Humboldt Street in 1870 by Flora A. Moses (1822-1916). Miss Moses moved to Kansas with her brother Seymour (known as S.D.) in 1870 from Connecticut. Miss Moses' home in Manhattan was valued at \$1,500 in 1871 and sat two parcels away from what would become the site of the Wolf Photography Studio.<sup>76</sup> Flora owned the home until 1912 when she sold the property to Mary McCartney (Ruth Ann Wolf's sister). Mrs. McCartney sold the house to Max and Lucile Wolf's son James McNair Wolf in 1926. James deeded the land to his mother Lucile Berry Wolf in 1957 and she moved it to its current location on Fremont Street. Lucile then leased

<sup>69</sup> Ancestry.com. *Illinois Compiled Marriages, 1851-1900*. Provo, UT, USA: Ancestry.com Operations Inc., 2005.

<sup>70</sup> "Wolf's Photo Studio." *Dodge City Globe*. 25 Feb 1897. 5 and *Garfield County Journal*. 13 Dec 1888. 1.

<sup>71</sup> "Wolf Family Timeline." Unpublished notes. RCHSM Vertical Files: Wolf House. n.d. 2.

<sup>72</sup> Elizabeth Winkler. "Worn Wooden Step Testimony of 50 Years of Photography." n.s. [n.d. - ca. 1952].

<sup>73</sup> *Manhattan Republic*. 12 Dec 1956. 1. Wolf eventually sold the land to the County in 1978.

<sup>74</sup> *Ibid*. 8.

<sup>75</sup> "Wolf Family Timeline." Unpublished notes. RCHSM Vertical File: Wolf House. n.d.

<sup>76</sup> *Manhattan Nationalist*. 24 Mar 1871.

Wolf House Historic District

Riley County, Kansas

Name of Property

County and State

the land to the County for additional parking for the adjacent courthouse and Carnegie Library.<sup>77</sup> The parking area was called "the Wolf Lot."<sup>78</sup> Lucile Wolf retained ownership of the parcels until 1978 when she ultimately sold to the County.

Flora Moses' home included boarders from at least 1875 through the turn of the century. According to the 1920 federal census Mrs. McCartney had boarders, but in other years she was the only resident listed at this address (in telephone directories) until 1927. George Dix Wolf, Max's brother, lived in the house in the 1930s. From 1941 through 1956 Harry J. Parker and his wife Louise who owned a local wholesale fruit and produce company, lived in the house. The house was not used as a residence after it was moved to Fremont Street. Mrs. Wolf used the house herself while she resided in the Wolf House (1957 – 1982) and Mansfield House (1982 –1993).<sup>79</sup> After Lucile Wolf moved to the Mansfield House, she reportedly took her breakfast in the Moses house each morning and then went to work in the Studio. Like the Photography Studio, the Moses House was donated to RCHS in 1983 through a life estate with Lucile Wolf retaining use until her death.

#### *Flora Moses*

Flora A. Moses was born February 17, 1822, in North Canton, CT. In 1856, her brother Rollin Moses joined the New Haven colony and came to Kansas to as a free-state advocate. He settled in Zeandale Township in Riley County. In 1870, two of his siblings joined him in Manhattan, a brother Seymour, known better as S.D. Moses and their sister Flora. On June 3, 1870 when the federal census was taken, Flora was living with her brother Rollin. At that time she owned \$475 worth of real estate and \$1900 worth of personal property.<sup>80</sup> Likely her home at 421 Humboldt was under construction. In 1880 Miss Moses had five adults and two children as boarders.<sup>81</sup> At age 76, the 1900 census listed Miss Moses with three boarders; a jewelry store clerk and two college students.<sup>82</sup> Flora Moses died in her home at 421 Humboldt on January 19, 1916 at the age of 93. She had been a teacher and rented rooms in her Manhattan home often to other school teachers and working women. In 1885, her nephew George and his wife lived with her along with a baby girl they named Flora.<sup>83</sup> Interestingly Flora's obituary talks more of the changes she lived to see in Manhattan, than about Flora as a person. The newspaper states that Flora came to Manhattan when it was "a small country town" and she watched "with interest" as it grew into a second class city.<sup>84</sup> She also was a part of its history, having donated to the Riley County Historical Society an original item as an artifact of pioneer life to be placed in the Pioneer Cabin upon its construction in 1916.<sup>85</sup>

The Wolf House Historic District is locally significant for its association with early preservation efforts in Manhattan. Mrs. Wolf donated the Wolf House in 1982 and the Photography Studio and Moses House in 1983 through a life estate with Lucile retaining use until her death. Her son-in-law donated the Mansfield House in 1993 following Lucile's death. These donations were synonymous with the goals of the Riley County Historical Society. Formed in 1914, the goal of the organization was the preservation of first-hand knowledge of early settlement. In 1915 the *Manhattan Nationalist* explained that the origin of the society was a "unanimous desire to secure a history of pioneer life and experiences of the early settlers, together with the many happenings that led to the growth and development of Riley County and its people."<sup>86</sup> Lucile Wolf's 1983 obituary in the *Manhattan Mercury* stated that she was "instrumental in creating, building and sustaining most of the known historical buildings and collections in the community."<sup>87</sup>

<sup>77</sup> This area is currently known as "Courthouse Plaza" and includes the existing parking lot west of the Courthouse, NE of the old Carnegie Library, now a County Office Building.

<sup>78</sup> *Manhattan Mercury*. 4 Jun 1964. 1.

<sup>79</sup> Mrs. Wolf lived in Colorado for the last three years of her life, from 1990-1993.

<sup>80</sup> 1870 Federal Census, Manhattan, Riley, Kansas. Roll: M593\_441. 518B. Family History Library Film: 545940. Digitized and online database as *Ancestry.com*. 1870 United States Federal Census. Provo, UT, USA: Ancestry.com Operations, Inc., 2009. Images reproduced by FamilySearch.

<sup>81</sup> 1880 Federal Census, Manhattan, Riley, Kansas. Roll: 394; 281A; Enumeration District: 254. Digitized and online database as *Ancestry.com*. 1880 Federal Census Lehi, UT, USA: Ancestry.com Operations Inc., 2010.

<sup>82</sup> 1900 Federal Census, Manhattan, Riley, Kansas.20; Enumeration District: 0107; FHL microfilm: 1240497. Digitized and online database as *Ancestry.com*. 1900 United States Federal Census. Provo, UT, USA: Ancestry.com Operations Inc., 2004.

<sup>83</sup> "Moses House Residents." Unpublished notes, RCHSM Vertical Files: Moses House. 21 May 2018.

<sup>84</sup> "An Old Resident Is Dead." *The Morning Chronicle*. 20 Jan 1916. 1.

<sup>85</sup> SW McGrarrh. "History of Riley County Historical Society." *Manhattan Mercury*. 14 Jun 1927. 3. Miss Moses donated a pin cushion that accompanied her from Connecticut to Kansas.

<sup>86</sup> *Manhattan Daily Nationalist*. 6 Oct 1915.

<sup>87</sup> "Lucille (sic) Wolf Leaves Historic Legacy." *Manhattan Mercury*. 18 May 1993. 1,8.

Wolf House Historic District  
Name of Property

Riley County, Kansas  
County and State

**9. Major Bibliographical References** (Cite the books, articles, and other sources used in preparing this form.)

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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 Museum

Historic Resources Survey Number (if assigned): NA

Wolf House Historic District  
Name of Property

Riley County, Kansas  
County and State

**10. Geographical Data**

**Acreege of Property** Less than one

**Provide latitude/longitude coordinates OR UTM coordinates.**  
(Place additional coordinates on a continuation page.)

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

1 39.183687 -96.566382 3 \_\_\_\_\_  
Latitude: Longitude: Latitude: Longitude:

**Verbal Boundary Description**

WARD 2 , LOTS 476, 475, 474 & PART OF LOT 473 BEGINNING AT NW CORNER LOT 473, THEN E31', S18', W6', S 132', W25', N150' TO POB SECTION 18 TOWNSHIP 10 RANGE 08E, Manhattan, Riley County, Kansas

**Boundary Justification**

The boundary reflects the lots on which the five buildings are located.

**11. Form Prepared By**

name/title Brenda & Michelle Spencer  
organization Spencer Preservation date 17 August, 2018  
street & number 10150 Onaga Road telephone 785-456-9857  
city or town Wamego State KS Zip 66547  
e-mail Brenda@SpencerPreservation.com

**Property Owner:** (complete this item at the request of the SHPO or FPO)

name Riley County Historical Society, Attn: Cheryl Collins, Director  
street & number 2309 Claflin Road telephone 785-565-6490  
city or town Manhattan state KS zip 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 100 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.

Wolf House Historic District  
Name of Property

Riley County, Kansas  
County and State

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### Additional Documentation

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#### Photographs

##### Photograph Log

Name of Property: Wolf House Historic District

City or Vicinity: Manhattan

County: Riley State: Kansas

Photographer: Brenda R. Spencer

Date Photographed: 23 May 2018

#	<u>Direction</u>	<u>Description</u>
1	NE	Wolf House at SW corner of site
2	SE	North and west facades of Wolf House and west facade of Moses House from west side of site
3	S	North facade of Wolf House
4	W	East facade of Wolf House
5	N	Front entry in center of south facade of Wolf House
6	N	Looking north inside front entry, Wolf House
7	NW	Dining Room at SW corner of Wolf House
8	E	Living Room at SE corner of Wolf House
9	N	Looking N along E wall of kitchen, Wolf House
10	N	Looking N at top of stair, 2 <sup>nd</sup> floor Wolf House
11	SW	West Bedroom, 2 <sup>nd</sup> floor of Wolf House
12	S	North Bedroom, 2 <sup>nd</sup> floor of Wolf House
13	E	Front/west facade of Mansfield House
14	N	South facade of Mansfield House
15	E	Looking E in alley along N facade of Mansfield House
16	NW	Frame Garage at NE corner of property, from alley
17	W	Rear/east facade of Mansfield House with parking & retaining wall in foreground
18	S	Looking S in 1970s family room addition, Mansfield House
19	NW	Looking NW in north wing of Mansfield House with stair on right and front door on left
20	S	Looking S in 2 <sup>nd</sup> floor of Mansfield House
21	NW	South and east facades of Moses House with central plaza
22	S	Rear/north facade of Moses House
23	NE	South and west facades of Moses House w/ front entry
24	N	Looking N at main stair from inside front entry; rear door on left, Moses House
25	N	Looking N into one-story rear bay – former school room, Moses House
26	NW	West Bedroom on 2 <sup>nd</sup> floor of Moses House
27	E	Looking down main stair from 2 <sup>nd</sup> floor, Moses House
28	E	West facade of Wolf Photography Studio
29	SE	North and west facades of Wolf Studio
30	N	East facade of Wolf Studio
31	NW	South/front facade of Wolf Studio
32	SW	Front door in center of south facade, from inside Wolf Studio
33	NW	Looking NW in rear studio (north half of building) from SE corner of studio
34	W	Looking W in reception room in NW corner of Wolf Studio with door to west porch

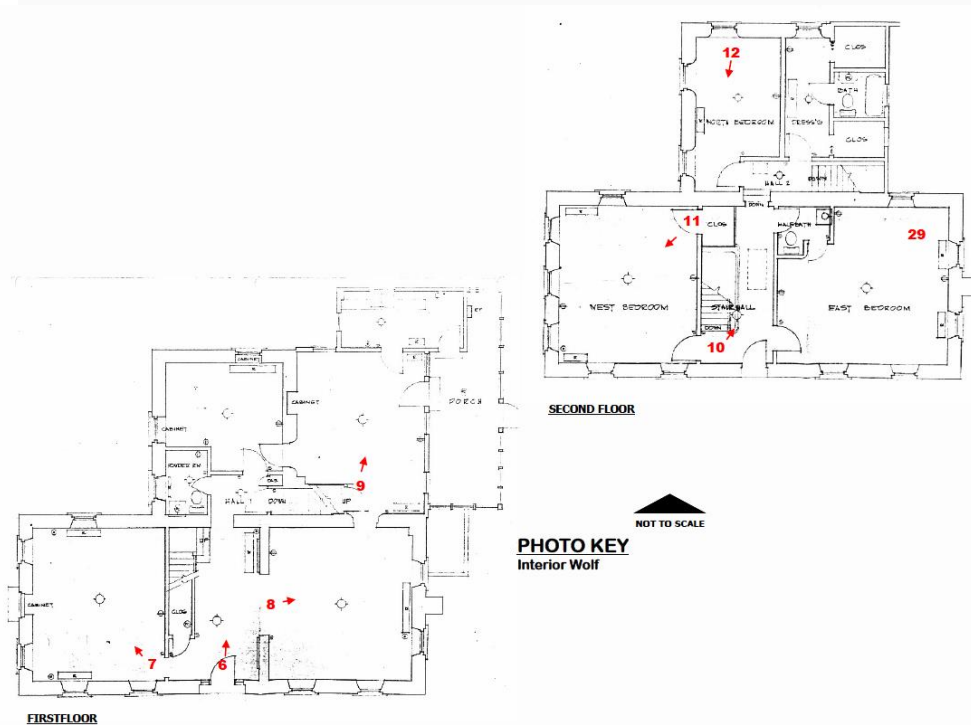
Wolf House Historic District  
Name of Property

Riley County, Kansas  
County and State

**PHOTO KEY**



**PHOTO KEY**  
**WOLF HOUSE HISTORIC DISTRICT**  
Freemont & Juliette, Manhattan  
Aerial View from Google Maps 2018  
Exterior and Interior Photos  
*Note—Interior photos are shown above in black except Wolf House below*



**PHOTO KEY**  
Interior Wolf

Wolf House Historic District  
Name of Property

Riley County, Kansas  
County and State

**MAPS**

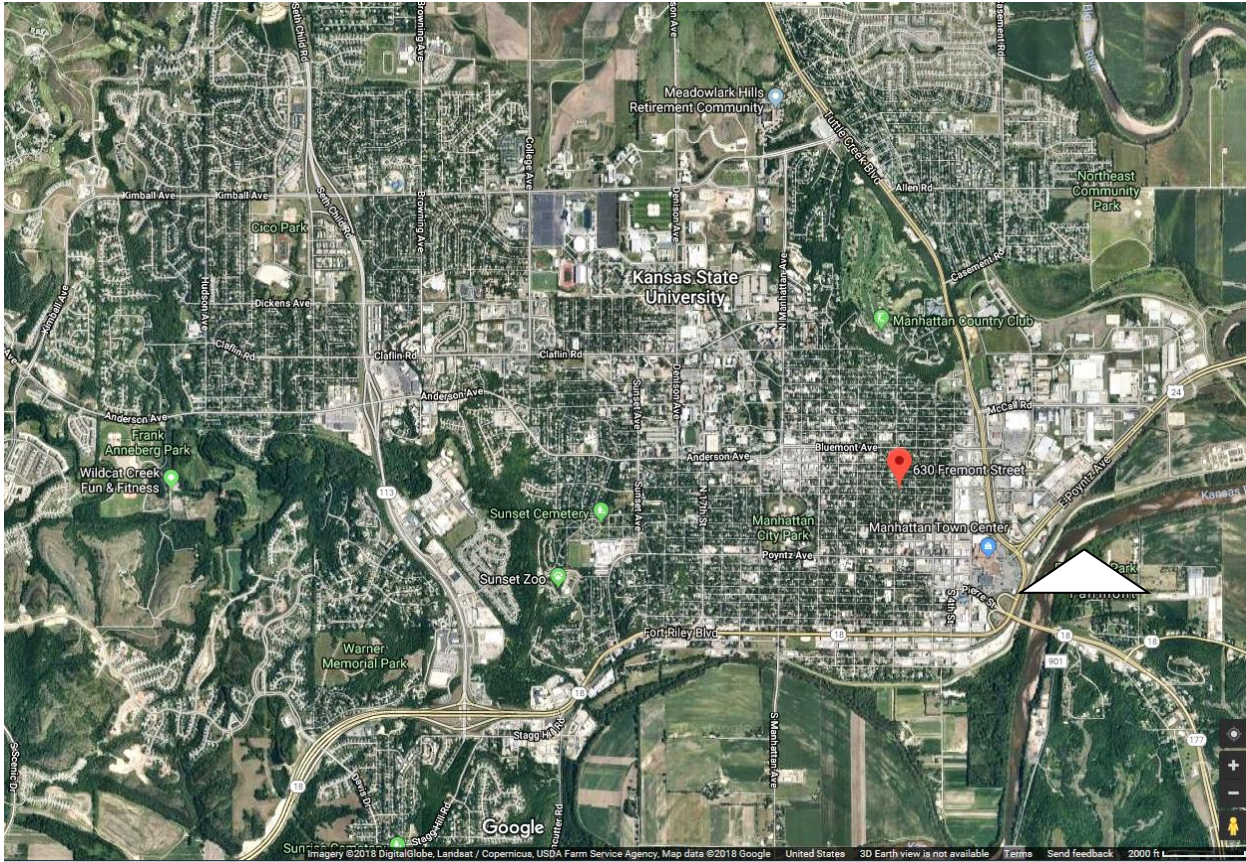


Figure 1 – Context Map (Google Maps, 2018)  
Wolf House Historic District  
630 Fremont, Manhattan, Kansas  
Lat/Long: 39.183683, -96.566381 UTM 64

Wolf House Historic District  
Name of Property

Riley County, Kansas  
County and State



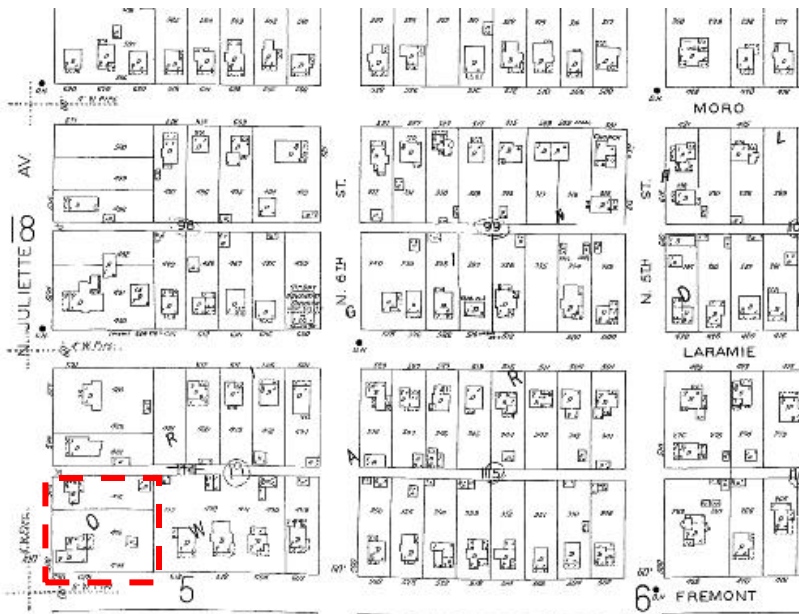
Figure 2 – Aerial view of site (Google Maps 2018)  
Wolf House Historic District  
630 Fremont, Manhattan, Kansas  
Lat/Long: 39.183683, -96.566381 UTM 64

Wolf House Historic District  
Name of Property

Riley County, Kansas  
County and State



Figure 3  
Left - Excerpt 1879 O.W. Gray & Son, Atlas  
Center - Excerpt Sheet 19, 1930 Sanborn Map with 1947 Update. Both maps show the Mansfield House at 508 N. Juliette and Wolf House at 630 Fremont



**New Advertisements.**

**German Boarding House.**

Table Board, and Board and Lodging, also Travelers accommodated at the large Stone House—near the Steam Grist Mill.

**JOHN FRANK, Prop.**  
Manhattan, Kansas. 330-1f.

**J. M. SUDDUTH**

Agent for the J. R. WATKINS Medical Co.

A fine line of Extracts and Spice and Toilet Articles. Satisfaction guaranteed. 508 N. Juliette Ave. Phone No. 277.

Figure 4 – Left: Advertisement for Frank’s German Boarding House (Wolf House at 630 Fremont), *Manhattan Nationalist*, 12 Mar 1870  
Right - Advertisement for Sudduth as Watkins agent (Mansfield House at 508 N. Juliette) *Manhattan Nationalist*, 30 Oct 1905

Wolf House Historic District  
Name of Property

Riley County, Kansas  
County and State

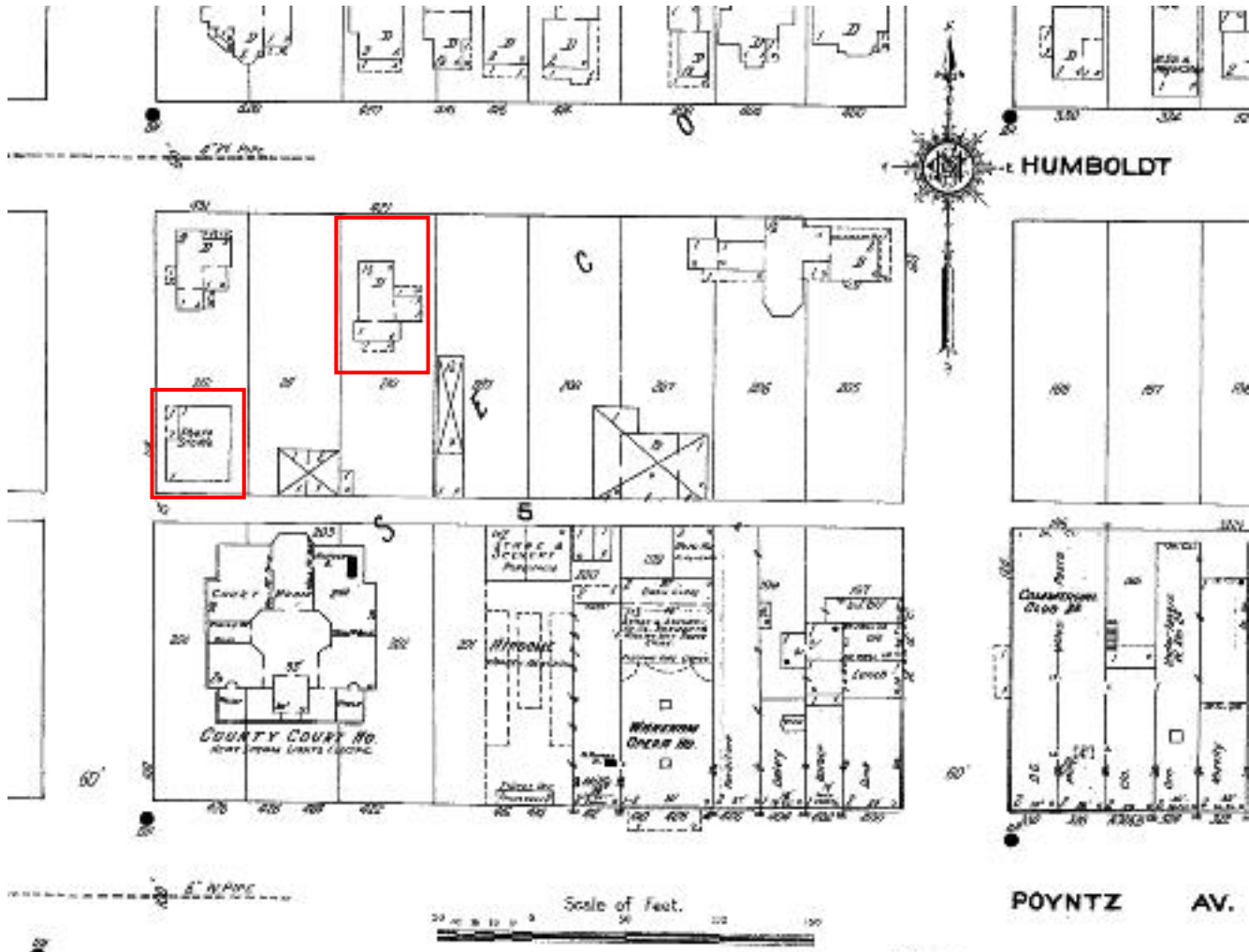


Figure 5— Excerpt 1912 Sanborn Map, Sheet 3 showing 5<sup>th</sup> and Humboldt with Moses House at 621 Humboldt and Wolf Photo Studio at 112 N. 5<sup>th</sup> Street north of Riley County Courthouse built 1905



Figure 6 - Wolf Studio Advertisements: Left – *The Manhattan Mercury*, 25 March 1922  
Right - *The Student's Herald*, Kansas State Agricultural College, 14 June 1911

Wolf House Historic District  
Name of Property

Riley County, Kansas  
County and State

**HISTORIC VIEWS**

*NOTE: Unless otherwise noted, the following photographs are courtesy of Riley County Historical Society and Museum and may not be reproduced outside this nomination without written permission)*



Figure 7 - RCHSM Photo, ca. 1905, View of Wolf Studio with roof sign from east during construction of courthouse



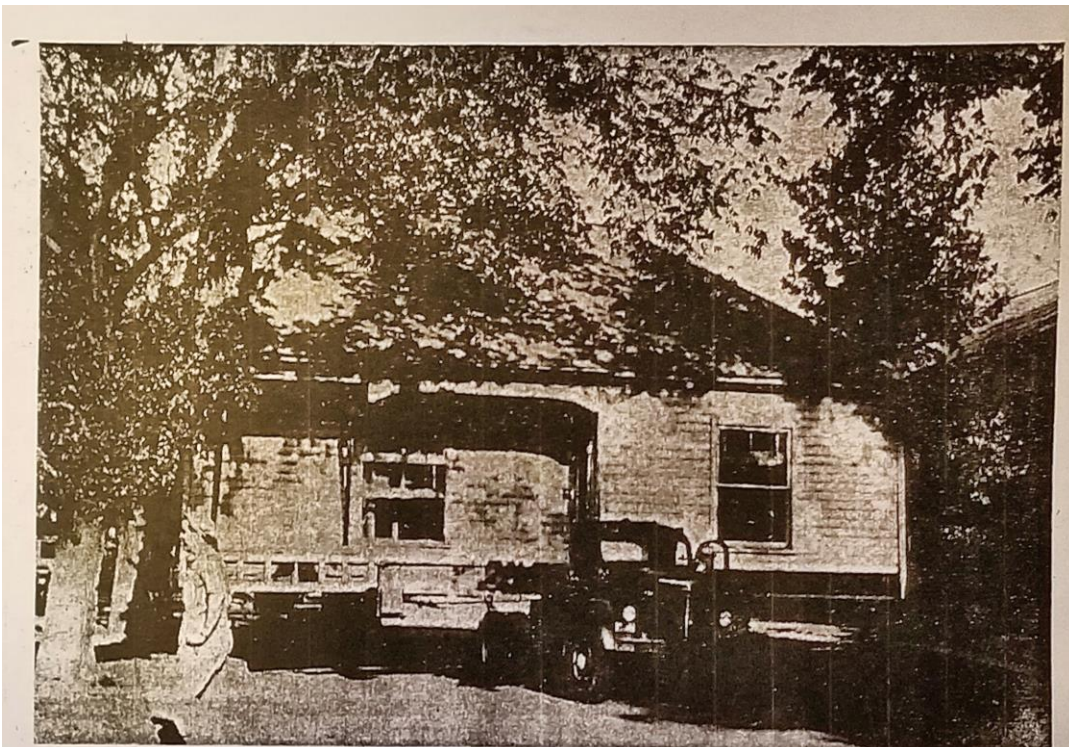
Figure 8 - Wolf Studio looking east from 5<sup>th</sup> Street, RCHSM Clipping Files

Wolf House Historic District  
Name of Property

Riley County, Kansas  
County and State



Figure 9 - 1907 View of Wolf Studio from SW, RCHSM Clipping Files



**TRUCK LOAD, AND STREET LOAD**—This building, moved off the lots north of the Courthouse to make room for the new off-street parking lot, completely filled Fremont Street, where it was relocated. Moving the building was the crew of Harold Houlton, of

Abilene, and as this picture was taken, the progress of the move was momentarily halted by the overhanging tree on the left. (Mercury Staff Photo).

Figure 10 - Manhattan Mercury 21 July 1957 – Moving Wolf Studio from 5<sup>th</sup> Street to current location on Fremont

Wolf House Historic District  
Name of Property

Riley County, Kansas  
County and State



Figure 11 - Looking SE on 5<sup>th</sup> Street before construction of Courthouse. Moses House can be seen behind the prominent house on right; Wolf Studio on left, ca.1904.



Figure 12 - Moses House at 421 Humboldt with Wareham Hotel in background, no date

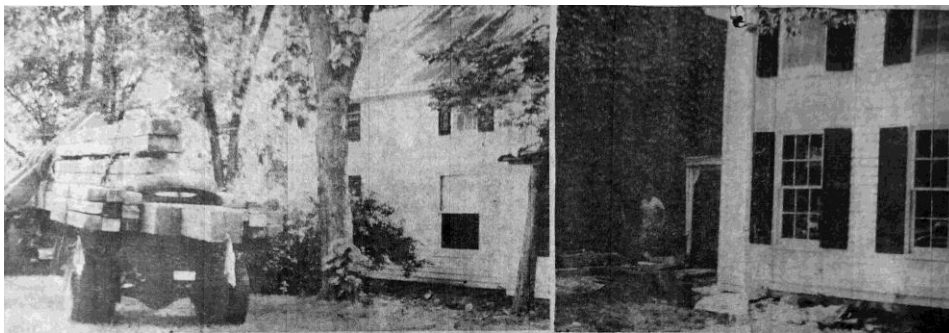


Figure 13 - Moving the Moses House from Humboldt to Fremont Street, Manhattan Mercury 16 July 1957, RCHSM Clipping File

W OFF-STREET PARKING LOT—Workmen started moving in  
ment today in preparation for taking this house off the ground  
5th and Humboldt, where an off-street parking lot will be con-  
pleted. The home here, owned by Mrs. Max Wolf, will be moved  
a site near 7th and Fremont Street. The moving is being done by  
the Albert Houlton Company of Abilene. Photo at left shows part of  
equipment used to move buildings, and at right workers are digging  
out the foundation preparatory to placing trucks underneath. The  
new parking lot is being underwritten by  
Commerce.

*Bill*  
**ke Opposed  
To Changes**

ASHINGTON — President. Knowland predicted that motion  
hower was pictured to day as will be approved "by a substan-  
in favor of all the "basic pro- tially heavy margds." He also

**THE MANHATTAN  
MERCURY**  
OFFICIAL COUNTY PAPER

FORTY-EIGHTH YEAR MANHATTAN, KANSAS, TUESDAY, JULY 16, 1957 8 PAGES

Wolf House Historic District  
Name of Property

Riley County, Kansas  
County and State



Figure 14 - Historic View of Wolf House at 630 Fremont, ca. 1890 during its time at Perry Boarding House.



Figure 15 - Undated View of Wolf House at 630 Fremont after 1906 remodel with new windows,

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