

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Downtown Manhattan Historic District
Other name/site number _____

2. Location

Street & number Generally including the blocks between Humboldt and Pierre Streets from 3rd to 5th Streets in downtown Manhattan; see Section 7-Physical Description and map for specific boundary. not for publication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 nationally statewide locally. (See continuation sheet for additional comments.)

Patricia Golter DSHPO 8/24/07
Signature of certifying official/Title Date
Kansas State Historical Society

State or Federal agency and bureau

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

Signature of commenting official /Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is

	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other, (explain:)	_____	_____

Downtown Manhattan Historic District
Name of property

Riley County, Kansas
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
 public-local
 public-State
 public-Federal

Category of Property
(Check only one box)

- building(s)
 district
 site
 structure
 object

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

Contributing	Noncontributing	
48	15	buildings
		sites
		structures
		objects
48	15	total

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

**Number of contributing resources previously listed
in the National Register**
3

6. Function or Use

Historic Functions
(Enter Categories from instructions)

DOMESTIC: single and multiple dwelling and hotel
COMMERCE: business, professional, organizational, financial
institution, specialty store, department store, and restaurant
SOCIAL: meeting hall, club house, and civic
GOVERNMENT: government office post office and courthouse.
RECREATION: theater
INDUSTRY: communications facility, agricultural facility
HEALTH CARE: medical business/office and clinic
TRANSPORTATION: road-related

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling and multiple dwelling
COMMERCE: business, professional, financial institution,
specialty store, and restaurant
GOVERNMENT: government office and courthouse
RECREATION: auditorium
SOCIAL: meeting hall and civic
HEALTH CARE: medical business/office and clinic
RELIGION: religious facility
LANDSCAPE: parking lot
INDUSTRIAL: communications facility
VACANT/NOT IN USE
WORK IN PROGRESS

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19th AND EARLY 20th CENTURY AMERICAN
MOVEMENTS: Commercial Style
LATE VICTORIAN: Queen Anne, Italianate, and
Romanesque
LATE 19th AND 20th CENTURY REVIVALS: Classical
Revival
MODERN MOVEMENT: Art Deco, International, No
Subcategory, and Contemporary

Materials
(Enter categories from instructions)

foundation LESTONE, CONCRETE
walls LESTONE, BRICK, WOOD, METAL, CONCRETE
roof METAL, ASPHALT, SYNTHETIC
other LESTONE, BRICK, METAL, TERRA COTTA, GLASS
MARBLE, GRANITE

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

Downtown Manhattan 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)

- 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 likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

Areas of Significance

(Enter categories from instructions)

COMMERCE

ARCHITECTURE

Period of Significance

1869-1957

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Architects: J.C. Holland, F.Squires, H.B. Winter, W.W.Rose, Tufts H. Brinkman, Powers, Brewer, Lescher, Gamble, Cork, C. Boller Walters, Ropes, C. Shaver, F. Wolfenbarger, and B. Bowman

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Riley County Historical Museum and City of Manhattan

Downtown Manhattan Historic District
Name of Property

Riley County, Kansas
County and State

10. Geographical Data

Acreage of Property 25.8

UTM References

(Place additional UTM references on a continuation sheet.)

1	1	4	7	1	0	7	4	4	4	3	9	2	9	0	3	1	4	7	1	0	7	3	7	4	3	3	9	6	2	5	
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2	1	4	7	1	0	4	7	8	4	3	3	9	2	8	8	1	4	7	1	0	4	5	4	4	3	3	9	6	2	7	

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

Name/title Brenda R. Spencer and Christy Davis
Organization Preservation Planning and Design Date 28 July, 2006
Street & number 10150 Onaga Road Telephone 785-456-9857
City or town Wamego State Kansas Zip code 66547

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional items

(Check with SHPO or FPO for any additional items)

Property Owner

name See attached list
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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

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

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Downtown Manhattan Historic District
Riley County, Kansas

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7. NARRATIVE DESCRIPTION

GENERAL DESCRIPTION

Location and Setting

The Downtown Manhattan Historic District is located in the southeast portion of the City of Manhattan in Riley County near the confluence of the Big Blue and Kansas Rivers. Manhattan is the county seat and maintains a population of approximately 45,000 residents in a county with a population of 60,000. Manhattan is located in northeast Kansas, approximately 100 miles west of Kansas City and 50 miles south of the Nebraska border.

The town of Manhattan was platted in 1855 and comprised of 350 blocks laid out on a north-south grid. Streets were 60 feet wide and avenues 100 feet wide with east-west alleys 15 feet in width. The original plat included 8 market squares, most of which later became public schools, and a 45 acre city park. The plat is basically unchanged today except the Manhattan Town Center site. The north-south streets were assigned numbers but the building numbers were off compared to street numbers (i.e. 201 Poyntz was located in the block between 1st and 2nd Streets rather than between 2nd & 3rd Streets). After repeated urging from the post office, the street numbers were changed in 1908 to correspond to the block numbers/building addresses (i.e. 2nd Street became 3rd Street and so forth; there was no change in the actual building address except on numbered streets). The commercial area developed initially in the 100-300 blocks of Poyntz Avenue, Manhattan's Main Street, and extended into the 400 block following the construction of the Carnegie Library and County Courthouse at 5th and Poyntz shortly after the turn of the century. Downtown Manhattan also expanded to the north and south one to two blocks with the construction of the U.S. Post Office, Marshall Theater, and the Gillette Hotel to the south, and City Hall (now demolished) and the Community House to the north.

As with all communities, the introduction of the automobile led to the eventual expansion of Manhattan's commercial development. Confined physically by rivers and railroads to the east and south, the city of Manhattan grew toward the north and west. By the 1960s-70s, the 100-200 blocks of Poyntz Avenue were occupied primarily by light industrial, agricultural, automotive and service-related businesses. Many of the buildings were suffering from lack of maintenance. The City of Manhattan embarked on a downtown redevelopment project that would change the face of downtown Manhattan in an attempt to maintain the central business district as the city's primary retail area. Manhattan Town Center, an enclosed shopping mall, opened in 1987 and is located at the east end of Poyntz Avenue. Although Poyntz continues to serve as Manhattan's main street, it is no longer a through-street but rather, dead ends into a plaza on the west side of the mall. The mall changed circulation patterns within the downtown area, establishing 4th Street as a north-south thoroughfare. Fort Riley Boulevard, connecting Highways U.S. 24, and K-18 on the south side of the city, was developed around the same time and provided a bypass around the downtown area. Significant commercial development has occurred along Fort Riley Boulevard as well as new commercial developments on the east and west sides of town, due in part to the bypass. In addition to the mall itself, the redevelopment project included the construction of a new office building on the west edge of downtown (500 block of Poyntz) and a strip shopping center, primarily for service-related businesses, on the southern edge of downtown (300 block of Yuma, 3 blocks south of Poyntz).

The downtown historic district is just over six square blocks (approximately 26 acres) in area, encompassing the concentration of extant historic commercial and civic buildings within the central business district. The district generally spans from Pierre Street on the south to Humboldt Street on the north, and from 3rd Street to 5th Street excluding large parking lots. Also included in the district boundary are the historic commercial buildings at the northeast corner of 3rd and Poyntz (east of Manhattan Town Center), and the Carnegie Library, located at 5th and Poyntz, west of the Courthouse. The district boundary was defined by the location of intact historic buildings in the traditional downtown area. Manhattan Town Center provides a clear border on the east. Some historic commercial structures are extant on 4th Street south of the district boundary, but the area loses its pedestrian orientation. South 4th Street, south of Pierre is included in a current downtown redevelopment project. There is only a single residence, formerly converted to commercial use, within the district but residential neighborhoods surround the district to the southeast. The western border is defined primarily by

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the presence of contemporary construction and changes in use, including a beauty college and church education center located in individual set-piece buildings. Humboldt Street comprises the north boarder; the north side of the street is comprised primarily of modern freestanding office buildings, in contrast to the historic downtown core.

With the exception of a fast-food restaurant at 3rd and Poyntz and the Riley County Courthouse and Carnegie Library at 5th and Poyntz, the buildings along Poyntz Avenue are traditional historic commercial buildings. Their front facades share a common set-back against a sidewalk; occupying the full width of the lots, the buildings are increments of 25' in width and share a common party wall with the adjacent buildings on each side. These buildings vary in depth, some extending to the mid-block alley and some occupying one-half to two-thirds of the lot, allowing a small parking area in the rear. In some locations, buildings on 3rd, 4th, 5th and Houston Streets follow this traditional configuration, although many of these structures are larger than the buildings located on Poyntz Avenue. These buildings include the Marshall Theater and modern department stores on S. 4th Street. Prominent commercial buildings define the intersections of Poyntz Avenue with 3rd and 4th Streets; a majority of these buildings once housed banks. A number of individual set-piece buildings that retain their historic and architectural significance are located throughout the downtown historic district. These structures are typically free-standing and are some are set back from the sidewalk. They include: the Riley County Courthouse, Carnegie Library and Courthouse Annex, the Manhattan Telephone Company Building and Community House on N. 4th, and the former U.S. Post Office on Houston Street. Public parking lots are located at each corner of the district as well as on the north side of the 300 block of Houston and small lots on the north and south sides of the 400 block of Houston. Some businesses on Poyntz Avenue have rear customer entrances to provide access from the parking lots. The 1980s redevelopment project incorporated streetscape improvements including brick sidewalks, period light fixtures, trees, planter urns, and street furniture; these amenities remain in place.

The district's setting and configuration of buildings reflect its late nineteenth and early twentieth century development. The Downtown Manhattan Historic District is comprised of 61 buildings and two outbuildings for a total count of 63 resources. Forty-six (73%) of the buildings are contributing resources. Three of the buildings, the Riley County Courthouse, the Carnegie Library, and the Community House are individually listed on the National Register of Historic Places. The Manhattan State Bank is listed on the Kansas Register of Historic Places.

Historic Associations

Downtown Manhattan was comprised historically of a wide range of uses including light industrial, agricultural, transportation-related, service and professional offices, and retail stores as well as civic, social and governmental uses. Housing also constituted a prominent use in the district historically, including apartments above businesses, private residences, and at least five hotels. The composition of the district today continues to be a mix of uses, although the uses do vary from those historically. Construction of the enclosed shopping mall in 1987 resulted in relocation of most industrial, agricultural, transportation, and some service-related businesses, and most department, clothing, and shoe stores moved into the mall. Downtown Manhattan continues as the primary location of County government, some federal offices, and civic and cultural facilities including the Community House, Wareham Opera House, and Houston Street Center. With 87% of the buildings in the district occupied by businesses classified as Commerce/Trade, Downtown maintains its core retail, service and professional office base. The retail offerings have shifted primarily to a specialty market as compared to basic goods and services. Additionally, the downtown housing market has expanded in the past twenty years with the conversion of the Wareham Hotel and Office Building into apartments, and the creation of some loft apartments over retail storefronts. Approximately 10% of the buildings currently have vacancies; two of these structures are undergoing rehabilitation.

Downtown Buildings

The district resources include buildings constructed from the 1860s to the 1970s. The earliest structure is the Powers' Residence on Houston Street, built in 1869 and a number of the existing early commercial structures date to the 1880s. The latest contributing structure is Charlson-Wilson Abstract on N. 4th, built in 1955. The Telephone Company garage was built in 1962, the Woolworth's store on S. 4th in 1965 and the Burger King Restaurant on the corner of 3rd and Poyntz

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in the mid-1970s. The period of significance for contributing structures in the district is 1869 - 1957 and the resources are evenly distributed throughout the period. Twenty (32%) of the buildings were constructed prior to 1900; 21 (33%) of the buildings were built from 1900-1919, and 19 (30%) were constructed from 1920-1957. Only three of the district resources were constructed outside of the period of significance, after 1957.

Like many Kansas downtowns, a majority of the traditional commercial buildings in downtown Manhattan might best be classified as vernacular. Most of these structures are traditional commercial buildings with subtle stylistic references. Exacerbating the classification challenge in Manhattan is the fact that the entire facades have been replaced on multiple occasions (as compared to only the storefronts), often changing the classification of the building. Therefore the stylistic classifications do not necessarily correspond to the dates of construction of the building. The individual set-piece buildings are the exceptions, often serving as typical examples of their architectural styles. Regardless, the architectural style has been provided for each property. Additionally, Richard Longstreth's classification of historic commercial buildings (in *Buildings of Main Street*) is also identified for the commercial buildings in the district. The vast majority of the district structures are one and two-part commercial blocks and over fifty percent of the structures are classified as Late 19th and Early 20th Century American Movements-Commercial Style structures reflecting the standard image of historic commercial buildings -- an upper facade with regularly-space windows and separate storefront with display windows flanking a recessed entrance, a base or bulkhead and transom.

There are some high style structures in downtown Manhattan. Eleven percent of the district buildings are Late Victorian, including Italianate, Romanesque and Queen Anne styles. The Riley County Courthouse, Manhattan State Bank, and Wharton Building are examples of Romanesque structures in the district. The Queen Anne stylistic influence is seen in the tripartite windows on the Smith Building at 406 Poyntz and the commercial building at 105 N. 3rd and the Orville Huntress Building and the Bower Building are good representatives of the Italianate style. Fifteen percent of the buildings in the district are Late 19th and 20th Century Revival - Classical Revival style structures. The Classical Revival Style is distinguished by formal symmetry and ornament and exemplified by the Wareham Block, the old Post Office Building, the Marshall Theater, and the Green and Hessin/Limbocker Buildings at 226-230 Poyntz. Approximately twelve percent of the district buildings are Modern in style and approximately ten percent are contemporary in design. The Modern Movement encompasses a number of the replacement facades installed on commercial buildings from the late 1930s into the 1950s, many of which are classified as the International style. The Modern Movement also includes the Art Deco style, represented by three buildings in downtown Manhattan: the Ball Clinic, Brewer Building, and Telephone Company Building. All but three of the existing buildings in the district were constructed prior to 1957. As a grouping, these buildings reflect the continuum of architectural development in Manhattan. Included in this collection are examples of common alterations made to traditional commercial buildings as part of the general evolution of commercial design and the continued viable function of buildings as places of business. These resources are significant as a surviving group of buildings that reflect the history of the city of Manhattan. As a collection of extant buildings that retain their historic architectural integrity and associations with the community's development, they form a distinct district with a visible sense of time and place.

Note on sources

The individual property histories provide information about the history of the commercial parcels. Principal sources include city directories, Sanborn maps (1885, 1897, 1905, 1912, 1923, 1930, 1947), the shelf list at the Riley County Historical Society, materials from the Kansas files at the Kansas State Historical Society, building permits at the City of Manhattan and Riley County Register of Deeds' records, a Certified Local District nomination, newspaper articles, pamphlets, and inventory forms, which include information uncovered by Patricia O'Brien in her research of primary-source documents. It should be noted that the most detailed historical records exist for the first decades of Manhattan's history; therefore, there is more detailed information about the earliest years of each property's history. Because it was common for historic commercial buildings, particularly the facades, to be regularly updated, a building's current architecture often no longer interprets its early history. However, the authors of this nomination believed it was important to include all known information, including more extensive early history, for the sake of future reference.

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Property Listing

Following is a list of individual properties in the district by number, identifying building name, address, date of construction and contributing/non-contributing status.

<u>#</u>	<u>Bldg/Bus Name</u>	<u>Property Address</u>	<u>Date of Construction</u>	<u>Contributing Status</u>
1	Brewer Motor Co. Bldg	311-317 Houston	1930	C
2	Sears Bldg	321-331 Houston	1952	NC
	Sears garage	201-205 S. 4 th 322 Pierre		
3	Marshall Bldg	213-223 S. 4th	1924	C
4	Bus Terminal/VFW Plaza	212-218 S. 4th	1945	NC
5	U.S. Post Office	401 Houston	1909	C
6	Elks/Houston Street Center	415-429 Houston	1930s	NC
7	Ball Clinic Bldg	428 Houston	1940	C
8	Powers Residence	426 Houston	1869	C
9	Mid-Town Plaza	116 S. 4th	1965	NC
10	Marshall Theater	121 S. 4th	1909	C
11	Barber Bldg	318-322 Houston	1917	C
12	Burger King Bldg	301 Poyntz	c.1975	NC
13	Fox Bldg	311 Poyntz	1880	C
14	Briggs Block	313 Poyntz	1905	C
15	Commercial Bldg	315 Poyntz	c.1920	NC
16	Knotsman/Stevenson Bldg	317-319 Poyntz	c.1905	C
17	Shortridge Bldg	321 Poyntz	c.1880	C
18	Wharton/Coles	323-325 Poyntz	c.1880	C
19	Commercial Bldg	327 Poyntz	c.1890	NC
20	Ulrich Bldg	329-331 Poyntz	1894	C
21	Union National Bank Bldg	401 Poyntz	1905	C
22	Higinbotham Bldg	405-407 Poyntz	1918	C
23	Ballard/Penney's Bldg	409 Poyntz	1924	NC
24	Montgomery Wards Bldg	411-413 Poyntz	1947	C
25	G.Allington Meat Market	417 Poyntz	1909	C
26	Fredrich Bldg	419 Poyntz	1935	C
27	Cooper Bldg	421-423 Poyntz	1884	NC
28	Bower Bldg	425 Poyntz	1884	C
29	Commercial Bldg	427 Poyntz	1911	C
		427 1/2 Poyntz		
30	Credit Bureau	429 Poyntz	1911	NC
31	Manhattan Grange Bldg	431 Poyntz	1883	C
32	Commercial Bldg	111-115 S. 5th	c.1925	C
33	Carnegie Library Bldg	510 Poyntz/105 CHP	1925	NR-C
34	Riley County Courthouse	500 Poyntz	1925	NR-C
35	Wareham Hotel	418 Poyntz	1925	C
36	Wareham Office Bldg	414 Poyntz	1912	C
37	Wareham Theater	408-412 Poyntz	1910	C
38	Smith Bldg	406 Poyntz	1909	C
39	Askren Bldg	404 Poyntz	1911	NC
40	Brownbuilt Shoe Bldg	402 Poyntz	1908	NC
41	Manhattan State Bank Bldg	400 Poyntz	1906	KR-C
42	Willard Bldg	103-105 N. 4th	1906	C

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43	Charlson Wilson	111 N. 4th	1955	C
44	Eames Bldg	328 Poyntz	1890	C
		330 Poyntz		
45	Duckwalls Bldg	320-324 Poyntz	1946	C
46	Higinbotham Store Bldg	318 Poyntz	c.1880	C
47	Woolworths Bldg	316 Poyntz	c.1900	C
48	Stingley Hardware Bldg.	314 Poyntz	c.1880	C
49	Elliott & Garretson Bldg	312 Poyntz	c.1887	C
50	Shaw/Little Bldg	308-310 Poyntz	c.1880	C
51	Robinson Bldg	306 Poyntz	c.1880	C
52	Moses Bldg	304 Poyntz	1890	C
53	Commercial Bldg	302 Poyntz	1909	NC
54	Orville Huntress Bldg	300 Poyntz	1881	C
55	Commercial Bldg	105 N. 3rd	1888	C
	Green & Hessin-			
56	Limbocker Bldg	226-230 Poyntz	1884	C
57	Commercial Bldg	106 N. 3rd	c.1880	NC
58	Commercial Bldg	108-110 N. 3rd	c.1910	C
59	Community House	120 N. 4th	1917	NR*-C *pending
60	Telephone Co. Bldg.	115 N. 4th	1925	C
	garage			
61	Riley County Office Bldg	417 Humboldt	1928	NC
		110 CH Plaza		

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INDIVIDUAL PROPERTIES

The following description of individual properties includes a brief physical description as well as a summary of the building's history/significance, and a statement of integrity that explains the contributing or non-contributing designation.

1. **Brewer Buick Motor Company**
311-317 Houston

Status-Contributing

Date of Construction: 1929

Architect: Arthur Brewer

Current Function: COMMERCE/TRADE: Specialty Store and Business

Architectural Classification: MODERN MOVEMENT: Art Deco
Two-Part Commercial Block

Documentation: Photo #1

Description: Constructed in 1929 this two-story red brick building has a cut stone facade and granite veneer base. A center vertical bay on the north facade divides the facade into two halves. There are large paired windows (replacement) along the upper facade with stone pilasters between the windows and carved geometric detailing above the windows. There are two storefronts on the north facade; stone pillars frame a central entry on the east storefront and a single door at the west end of the west storefront provides access to the upper floor. The storefronts are contemporary replacements with large aluminum-framed display windows and the transom area covered by an opaque panel. The east storefront is recessed on the north and east sides; blond brick distinguishes the contemporary construction. The building reflects classic Art Deco detailing with simple vertical components delineating horizontal forms and subtle geometric detailing as the building's primary ornament.

History: The Brewer Building was designed by Arthur Brewer, who was the son of H.W. Brewer, owner of Brewer Buick Motor Company. Arthur Brewer was a KSAC architecture graduate who was practicing in Chicago at the time. According to news reports, the building cost \$57,512. Early estimates were \$85,000 (Manhattan Republic, 2 January 1930, Manhattan Mercury, 5 October 1929). The two-story building included a 200-car parking garage whose second-floor was accessed via an interior ramp on the southeast corner. There was an office and salesroom at the front. Across the street was another auto complex, with an 80-car garage, office, display room and shop. To the east, on the northwest and southwest corners of 3rd and Poyntz, were filling stations (1930 Sanborn). An auto dealership was located to the northwest (see Barber Building, 318-322 Poyntz below). The 19,000 square foot Davis Garage, located at 321 Houston adjacent to the Brewer Building, was the largest garage in the state in 1913 (Manhattan Mercury Industrial Edition, 1913). By the 1920s, this area was known as "motor row." The building was later converted to a retail space and continues to house retail and office functions.

Integrity: Although the building has experienced obvious alterations with the replacement of upper windows and the storefronts, the original cut stone facade is extant and clearly portrays the original character of the building. Located at the southeast corner of the district, the building retains significant integrity and is a contributing property to the district.

2. **Sears Building**
321-331 Houston and 201-205 S. 4th

Status-Non-Contributing

Date of Construction: 1952

Architect: Unknown

Current Function: COMMERCE/TRADE: Business

Architectural Classification: MODERN MOVEMENT

Documentation: Photo #1-2

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Description: This property is comprised of two structures; the date of construction is not confirmed for either structure but both likely date to Sear's establishment in Manhattan in 1952. The east structure is two-story, approximately 50 feet in width, fronting Houston Street and abutting the Brewer Building on the east. The front facade is an atypical commercial front with two vertical slit windows on the west half of the "storefront," a band of five small rectangular windows above the "storefront," and a single rectangular grill above the center upper window. The rear of the building (south) features a garage bay. The facade is blond brick, accented by horizontal banding that matches the one-story structure adjacent on the east. The one story structure abuts the two-story on the east and spans the entire block from Houston Street to the alley. The north facade is blond brick with horizontal banding and a simple stone cap, like the adjacent two-story structure. There is a single door at the east end of the one-story building and a series of vertical slit windows along the "storefront." A cut-stone veneer has been installed on the 4th Street storefronts and turns the corner, spanning ten feet onto the Houston (north) facade. The stone panels frame the vertical slit windows and a flat/box awning with canvas sheathing spans the entire "storefront." There are two major entrances on the west/4th Street facade, defined by cut stone panels above the storefront, breaking an otherwise plain brick upper facade. The windows have all been replaced with contemporary dark-framed tinted glass. A free-standing, one-story blond brick garage is located south of the two-story building (322 Pierre).

History: Evidence suggests that this series of buildings dates to 1952 when Sears opened its first Manhattan store and was first listed in the City Directory. Neither of these buildings appears on the 1947 Sanborn Map. In 1930, there was a single-family dwelling on the 4th Street parcel with an "Auto Livery" just north of the alley. By 1947, there was a concrete service station at the corner location. To its east, at 321 Houston was the Davis Garage, built between 1905 and 1912. In 1929, the Brewer Building (above) was attached to the building at 321 Houston, which by 1930 was a used car showroom and warehouse. The current building(s) at 321-331 Houston and 201-205 S. 4th are combined to form a single structure, and are attached to the Brewer Building. The structure occupies the space formerly occupied by the used car showroom at 321 Houston and the space formerly occupied by the service station formerly located at 331 Houston. Sears came to Manhattan in 1952 and appears to have built this structure for their store at that time. Sears Department Store and Automotive Service Center occupied this site for years, until moving to Manhattan Town Center c.1990. The building was later occupied by a flea market and has now been converted to office space.

Integrity: Although drastically different in character from the traditional historic commercial architecture in downtown Manhattan, this building is representative of the period in which it was constructed-the 1950s. The dark windows are obviously contemporary and contrast to its 1950s original appearance. Due to the replacement windows and doors, the building is a non-contributing structure to the district. The building could potentially be contributing with installation of appropriate replacement windows and doors.

3. **J.J. Marshall Building**
211-223 S. 4th

Date of Construction: 1924

Architect: H.B. Winter; Mont Green-builder

Current Function: COMMERCE/TRADE: Business

Architectural Classification: LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS:

Commercial Style

One-Part Commercial Block

Documentation: Photo #2

Status-Contributing

Description: The building is a one-story red brick structure comprised of seven storefront bays fronting S. 4th Street. Blond brick detailing on the upper facade defines each bay. The storefronts have recessed entrances, paired with the adjacent bay with a freestanding column defining the entries. Individual canvas awnings are in place over the transom in each bay. The building retains its 1920s appearance.

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History: These lots were unimproved until the years between 1912 and 1923, when a swimming pool and bathhouse were built here. In 1923, J.J. Marshall hired H.B. Winter (see "Architects in Kansas" 2004 [Cultural Resource Survey](#)) to design a seven-store complex. The building, which measured 50' X 150', was constructed by Mont Green at a cost of \$25,000. The pool, constructed earlier, is now the basement of the existing building.

Integrity: An excellent example of a Commercial Style structure, the building retains a high degree of integrity; it is a contributing member of the district.

4. **Bus Depot Building**
212-218 S. 4th

Status: Non-Contributing

Date of Construction: c.1940s/1980s remodel
Architect: unknown
Current Function: COMMERCE/TRADE: Specialty Store
Architectural Classification: MODERN: Contemporary
Documentation: Photo #3

Description: This complex is comprised of three structures that form an 'L' shape around a parking area. The building at the northeast corner of the site is the oldest structure built in the 1940s as a Bus Terminal. It is a one-story brick building with a curved corner on the southeast. The terminal was extensively remodeled in the 1980s and the adjoining structures that form a strip shopping center were extensively remodeled or built at that time. The original depot now has a stucco finish with contemporary metal-framed glass doors and windows. The north/south structure(s) are comprised of two bays connected by a metal overhang. The north building has metal siding; the south building has a stucco finish. Both structures are one-story and have contemporary display windows and canvas awnings.

History:

In 1930, the south end of the west side of the 200 Block of South Fourth was occupied by single-family dwellings. In 1942, chiropractor Victor Saffry was listed at this address. During the 1940s, a new building was constructed at this location for use as the Union Bus Depot, which by 1949 served Union Pacific Stages, Southwestern Greyhound Lines, and Continental System Bus Lines. The building also housed the Warren Cafe (1949 City Directory). The building served its original use as a Bus Station until the 1980s. The Bus Station was listed at this address in 1982, but had moved to 700 Rosencutter Road by 1984, leaving the building at 212 S. 4th vacant. By 1986, the building had been converted to the VFW Hall (City Directories).

Integrity: The north/south structures are contemporary and have no historic significance. The original depot has been extensively remodeled and retains no historic integrity. The complex is a non-contributing member of the historic district.

5. **U.S. Post Office/Manhattan Federal Building**
401 Houston

Status-Contributing

Date of Construction: 1909
Architect: Henry W. Brinkman; George Hooper-Builder
Current Function: COMMERCE/TRADE: Specialty Store
Architectural Classification: LATE 19th and 20th CENTURY REVIVALS: Classical Revival
Documentation: Figure #1, Photo #4

Description: Constructed as the city's first post office building in 1909, the building reflects the government's predilection toward classical styles in its public buildings. The two-story tan brick building is finely detailed with cut limestone and defined by its formal symmetry with central entrances on the north and east facades. The ground floor is raised above

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grade, accessed by stairs at each of the entrances. The entrances have stone surrounds with an entablature. The primary entrance was on the north facade and is elaborately detailed with scroll brackets and topped by columns with a recessed panel on the upper floor over the entry. Brick pilasters with stone caps frame each bay, five on the east and three on the north. The basement/foundation is cut stone and the window sills and lintels are cut stone. A horizontal band connects with the cap of the pilasters above the upper windows. A second cornice band projects slightly and the parapet is capped by a simple stone cap. The north facade has a simple stepped parapet. The building was expanded in 1932. Although the brick color and detailing varies slightly from the original, the addition is compatible with the original design. Extending west of the original structure, the addition doubled the size of the original building.

History: The Manhattan Post Office was built in 1909 by contractor George Hopper from plans by Henry W. Brinkman (see "Architects in Kansas" 2004 Cultural Resource Survey) and (Western Contractor, 17 February 1909, 15 September 1909). Prior to the construction of this building, the post office was housed in various commercial buildings on Poyntz Avenue, including at 2nd and Poyntz. The corner stone of the building is inscribed, "Franklin Macveach, Secretary of the Treasury; James Knox Taylor, Supervising Architect." Originally constructed at a cost of \$70,000, the building was expanded in 1932. The postal service left the building in 1963 after the new post office on N. 5th Street was dedicated (Post Office Shelf File, Riley County Historical Society). This building later housed federal offices and is locally known as "The Federal Building." Threatened by demolition for parking at one point, the building now houses Flint Hills Area Agency on Aging and the Community Clinic.

Integrity: This two-story Classical structure is an excellent representative of the set-piece civic structures that contribute historically and architecturally to Manhattan's central business district. The Federal Building is a contributing member of the historic district.

6. **Elks Lodge/Houston Street Center**
415-429 Houston
Date of Construction: c.1930s/c.1970s facade
Architect: Unknown
Current Function: COMMERCE/TRADE: Business
Architectural Classification: MODERN MOVEMENT
Documentation: Photo #5, 16

Status-Non-Contributing

Description: The east portion of this structure is a c.1930s two-story tan brick building, visible on the south and east facades. The building was expanded and the existing cast concrete facades installed on the north and west in the 1970s. The east facade features two contemporary storefronts and contemporary upper windows. The north and west facades are vertically ribbed concrete with the primary building entrance recessed toward the west end of the north facade. Secondary entrances are located on the east end of the north facade and near the center of the west facade; all entries are marked by a projecting canvas awning and glass curtain wall spanning the height of the building. The massive concrete facades give the structure a monolithic presence. Canvas panels adorn the north and west facades.

History: The Elks Club located its lodge at 423 and 425 Houston between 1930 (Sanborn Map) and 1942 (City Directory). The 1947 Sanborn map identifies a brick building, which appears to have incorporated the 1 ½ story dwelling formerly located at 423 Houston. At some point later in its history, the building was expanded to cover the entire corner of the block, taking a parcel at 431 Houston formerly occupied by a filling station and unifying the plane of the building's facade. In 1978, the Elks opened the Elks Family Restaurant (City Directory). Although there are no construction permit records for the building, it may have been expanded to its current size and appearance (reinforced concrete) at that time. By 1981, the property was listed as the location of both the Elks Lodge and the Houston Street Family Restaurant. In 1987, the building was first listed as the location of the Houston Street Ballroom, which now occupies the space.

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Today, the building is known as Houston Street Center; it maintains the ballroom as a rental facility on the second floor and houses offices.

Integrity: The existing building dates to the 1970s expansion and installation of the concrete facade, and is representative of cast concrete construction of that era. The building is a non-contributing member of the district.

7. **Ball Clinic Building**

428 Houston

Date of Construction: 1940

Architect: Unknown

Current Function: HEALTH CARE: Clinic

Architectural Classification: MODERN MOVEMENT: Art Deco

Documentation: Photo #5-6, 16

Status-Contributing

Description: The building is a one-story blond brick building with brown brick detailing. Distinguished from the one-story brick commercial storefronts of the early 1900s, this free-standing structure features individual single-light windows and a single door defined by a vertical brick surround (as compared to a traditional storefront with display windows flanking an entrance). The bi-color brick trim provides subtle detailing; the horizontal bands created by the brick trim emphasize the horizontal nature of the simple square building form that is then broken by the vertical entry bay. The windows and doors are contemporary replacements but the original masonry openings are maintained.

History: This Art Deco building was constructed in 1940 to house the Ball Clinic (Manhattan Chronicle, 21 May 1940). The building now serves as a dental clinic.

Integrity: The existing windows and doors are contemporary replacements but the building retains a significant degree of integrity. It is a unique representative of the Art Deco style in downtown Manhattan and is a contributing member to the historic district.

8. **Powers Residence**

426 Houston

Date of Construction: 1869

Architect: Benjamin W. Powers

Current Function: VACANT

Architectural Classification: OTHER: I-house

Documentation: Photo #6

Status-Contributing

Description: Constructed in 1869, the original house is a two-story red brick I-house with a gable roof. Facing south, the house is three bays wide with a 6/6 double-hung window in each bay on the upper level. The entry is centrally located and has a gabled porch supported by round fluted columns. The windows have cut stone sills and lintels with keystones, and white wood shutters. Stone quoining defines the corners of the structure. A narrow wood cornice band with dentils is located beneath the overhanging eaves and the gables return on the east and west ends. A large chimney is centrally located on the west end. One-story non-compatible additions have been constructed on the north and east sides of the original building (post-1947, likely dating to 1960s-70s). The addition on the east side of the original house is a contemporary storefront currently occupied by a hair salon.

History: This house was built in 1869 by Manhattan architect and builder Benjamin W. Powers in (see "Architects in Kansas" 2004 Cultural Resource Survey). Powers came to Manhattan in the early 1860s. Documentation suggests that

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Powers lived in the home until William Beverly purchased it in the 1880s. Beverly lived in the lower level and converted the second floor to an office. In 1925, Dr. Belle Little bought the building from Beverly and converted it to a doctor's office. Little was known as "one of the foremost women physicians of Kansas" (Connelley, Kansas and Kansans, (1913) v. 3, 1215). During the early 1930s, the building was occupied by Dr. McFarlane. After Dr. McFarlane's death, Dr. K.F. Bascom purchased the equipment and office, where he conducted business until 1963. The building was a dentist's office in the late 1960s, a psychiatric clinic in the 1970s, and a bakery in the 1980s. From 1995 to 2000, the building housed the Manhattan Free Press and was later a chiropractor's office (Polly Baber, "The History of the 426 Houston Street Building," Student Paper, Riley County Historical Society). The house is currently vacant with a "For Rent" sign posted in the yard.

Integrity: Although the modern additions are not compatible with the character of the original residence and alter the original setting, the house is clearly discernable and retains a high degree of integrity. Many of the early residences located downtown were demolished as the downtown grew. This is the only remaining residence in the core downtown area. It is a contributing member of the historic district.

9. **Department Store (Mid-Town Plaza)**
116 S. 4th

Status: Non-Contributing

Date of Construction: 1965

Architect: Unknown

Current Function: COMMERCE/TRADE: Business; RELIGION: Religious facility;
INDUSTRY: Communication Facility

Architectural Classification: MODERN: Contemporary
One-Part Commercial Block

Documentation: Photo #7, 12

Description: The building is a large one-story commercial structure with a tan brick facade and contemporary metal-framed glass storefronts. Some storefronts have brick veneer bulkheads and some have wood siding on the bulkhead. Located at the northwest corner of 4th and Houston Streets, the building is comprised of individual storefronts along 4th Street (east facade) and at the west end of the south facade fronting Houston Street. Both sets of storefronts are covered by large canvas awnings. Although the storefronts are individually defined by display windows and street entrances, there is no delineation of bays or individual storefronts on the upper facade. The facade is an unadorned brick wall with a simple stone cap.

History: In the 1880s, this parcel was occupied by the Higinbotham home. William P. Higinbotham operated a feed mill across the alley to the north in the 400 Block of Poyntz. Higinbotham was a Pennsylvania native born about 1836. He came to Manhattan in 1859 with his brothers Uriah and George W. The brothers, who had been trading in Leavenworth, started the successful Higinbotham's Mercantile the same year. Over time, the brothers branched out into other enterprises. Following its construction, the house provided a home for George, his wife Carrie, their four children, and two servants (1880 census). Between 1890 and 1897, Higinbotham converted the large home into the Hotel Higinbotham (by 1900, Higinbotham had either died or left Manhattan). In the late 1890s, the hotel was purchased by Rutbe Gillette (also spelled Gillett), a New York native and recent Manhattan emigrant who more than tripled the building's size. The Hotel Gillette was a fixture on the Manhattan landscape until 1965 when the building was demolished for the construction of a new department store. The business's decline may be attributed in part to its role in the 1951 flood, when 135 people were stranded there without food ("An Old Hotel Closes Its Register," Kansas City Times, 29 July 1965) The current building dates to 1965 and was built as a new store for F.W. Woolworths (formerly located on Poyntz Avenue). It now houses a church, radio station and multiple office tenants.

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Integrity: Constructed in the mid-1960s, the building does not fall into the period of significance; it is a non-contributing member of the historic district. Representative of the period in which it was constructed, it could potentially be a contributing member when it reaches the 50 year age threshold.

10. **Marshall Theater**
121 S. 4th

Status-Contributing

Date of Construction: 1909/c.1960 and c.2004 remodels

Architect: Carl Boller; George Hopper-Builder

Current Function: RELIGION: Religious facility; COMMERCE/TRADE: Business and Specialty Store

Architectural Classification: LATE 19th AND 20th CENTURY REVIVALS

Documentation: Figure #2, Photo #7-8

Description: The two-story structure was built as a theater. It has red brick veneer with Classical cut stone detailing. Located on the northeast corner of 4th and Houston Streets, the building fronts both streets and has entrances on both the south and west facade. Stone quoining originally defined the corners of the building and masonry openings on the upper facade. The existing quoining on the lower facade is contemporary. Brick pilasters with stone quoining frame the entry bays and rise above the roofline with a pediment over the entrances. A single door on the north end of the west facade provides access to the upper floor and basement. A stone panel over the south entrance is inscribed "Marshall Theater," and the west entrance is inscribed "H.C. Marshall." A bracketed metal cornice projects from a stone cornice band above the upper windows. A brick parapet with a stone cap and stone detailing extends above the cornice. The upper windows are framed by horizontal stone bands creating a ribbon of windows on the upper facade. The original design included individual storefronts along the street level with transom panels above. A large theater sign was hung from the southwest corner of the building and a marquee projected from the transom area over the south entry. The theater closed in the 1950s and J.C. Penney Company moved from their store on Poyntz Avenue into the former theater in 1960. The original building design included traditional storefront bays on the south and west facades. Penney's extensively remodeled the ground floor, installing tile on the lower facade around individual display windows. A stucco-like coating has been applied over the lower facade and painted red. Contemporary quoining has been incorporated on the lower facade at the building corners, entrances and around the display windows.

History: This building has also been listed as 328 Houston. The 1100-seat capacity Marshall Theater was constructed in 1909 for \$80,000 (Manhattan Nationalist, Semi-Centennial Edition, 1910). It was built by contractor George Hopper from plans drawn by architect Carl Boller (see "Architects in Kansas" 2004 Cultural Resource Survey). Carl was one of the Boller Brothers who designed theaters throughout the Midwest beginning in 1902, when Carl opened an office in St. Joseph, Missouri, until 1950. They opened a practice in Kansas City, Missouri in 1905. Carl Boller also designed the Wareham Theater, Office Building, and Hotel. In 1912, the offices and operations for the *Nationalist* newspaper moved into the basement of this building. The Marshall Theater was sold to the Dickinson movie chain in 1921, which also operated the Wareham Theater (Helyn Wright Marshall, The Way It Was, 56-58, Manhattan Mercury, 5 October 1929). J.C. Penney's moved from its 409-411 Poyntz location to this building in 1960 and remained in this location until they moved to Manhattan Town Center in 1987. The building was later occupied by the Dollar General Store and City Farmers Market, and now functions as a church with a salon and offices on the upper floor.

Integrity: The Marshall Theater was considered to be among the best theaters in the region in its time; it functioned as an important entertainment center in the community for decades. Although the lower facade has been significantly altered, the upper facade is in near-original condition. The building maintains significant historic integrity and is a contributing member of the historic district.

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11. **Barber Building** **Status-Contributing**
318-322 Houston
Date of Construction: 1917
Architect: H.B. Winter; Clarence Johnson-Builder
Current Function: COMMERCE/TRADE: Specialty Store; SOCIAL: Meeting Hall
Architectural Classification: LATE 19th AND 20th CENTURY REVIVALS: Classical Revival
Two-Part Commercial Block
Documentation: Figure #2, Photos #1 & 8

Description: This two-story tan brick building has Classical cut stone detailing. Constructed as a car dealership and later housing an implement dealership, the building is wider than traditional downtown commercial buildings. The front facade faces south (Houston Street) and is symmetrical. The upper facade is comprised of three sets of tripartite windows with a stone surround. The windows retain their original multi, vertical-paned transoms. A small rectangular window with an arched stone hood and stone sill flank the central band of windows on the upper facade. The top of the building is defined by a cut stone cornice with brackets and a pedimented parapet. "Barber Bldg. 1916" is inscribed on the cornice band. The lower facade is separated from the upper facade by a cut stone cornice. It is comprised of two storefronts framed by brick piers with stone bases and ornate scalloped stone panels on the cap. A single door on the west end of the south facade provides access to the upper floor. An ornate metal awning extends over the upper floor entrance. The storefronts are contemporary replacements but do retain the traditional components and proportions. The transom area is covered by opaque panels; the bulkhead is brick, and the display windows are metal-framed dark glass. The east facade of the building has been covered with metal siding, exposed to a parking lot on the east.

History: The Barber Building was completed in 1917 by contractor Clarence Johnson from plans by H.B. Winter (see "Architects in Kansas" 2004 [Cultural Resource Survey](#)). The building originally housed the auto dealership of J.C. Barber ([Kansas Construction News](#), 24 June 1916, 8 July 1916, [Manhattan Nationalist](#), 2 May 1916, [Manhattan Mercury](#), 1 January 1917). In 1923, the building housed a print shop and auto repair on the first floor and a lodge hall on the second floor. By 1947, the building served the Manhattan Tractor and Implement Company and was later used as a warehouse when J.C. Penney Company occupied the Marshall Theater to the west. The building is now owned by the Masons who continue to occupy the upper floor. The ground floor is occupied by a furniture store.

Integrity: The building is significant as one of only two remaining auto-related structures on Houston Street, which was known as "auto row" in its heyday. Additionally, the structure has served as home to several fraternal organizations throughout its history. The building retains a high degree of architectural and historic integrity; it is a contributing member of the historic district.

12. **Burger King** **Status: Non-Contributing**
301 Poyntz
Date of Construction: c.1975
Architect: Unknown
Current Function: VACANT/NOT IN USE
Architectural Classification: MODERN: Contemporary
Documentation: Figure #3-4, 19, Photo #9

Description: This one-story contemporary structure was constructed c.1975 as a fast food restaurant. It is free-standing on the southwest corner of Third and Poyntz. The site includes a small parking area and drive-through lane on the south and a small plaza on the west. Built and originally occupied by Burger King, the structure is now vacant.

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History: The site was comprised of five traditional two-story historic commercial buildings which were removed for the construction of the existing structure in the 1970s.

Integrity: The structure has no historic significance; it is a non-contributing member of the historic district.

13. **Fox Building (Brown's Shoe Fit)** **Status-Contributing**
311 Poyntz
Date of Construction: 1880/post-1938, c.1970 and 2004 remodels
Architect: Unknown
Current Function: COMMERCE/TRADE: Specialty Store
Architectural Classification: MODERN MOVEMENT
Two-Part Commercial Block
Documentation: Figure #3-4, 19, Photo #9-10

Description: Built around 1880, this two-story traditional commercial building originally had a brick facade with Italianate details. It had cut stone detailing, an iron storefront, metal cornice and arched window hoods. These features are evident in photos through the late 1930s. The facade was remodeled between 1939 and 1951 in a simple modern style. Around 1970, the storefront was remodeled and the upper facade covered with aluminum. The facade was again remodeled by Calvin Emig in 2004. The existing configuration of the upper facade likely dates to the post-1938 remodeling as evidenced by the blond brick, horizontal banding, and band of windows on the upper facade, all representative of late modern trends. The existing storefront, installed in 2004, maintains the components and proportions of a traditional historic commercial building. The second floor is accessed through an exterior door on the east end of the front facade. A stucco-like coating has been applied to the east facade, now exposed to the adjacent "plaza". The front half of the building is two-story and has a gable roof; the rear of the building steps down to one story and provides customer access from the public parking lot in the rear.

History: Bookseller and stationer Simeon M. Fox began construction of this two-story stone building in April 1879 (Manhattan Nationalist, 25 April 1879). Fox had a book store in this location until at least 1886 (City Directory). According to the 1880 census, Fox was born about 1842 in New York; by 1875, Fox and his wife Esther had moved to Kansas. In 1886 (City Directory), physician and surgeon L.J. Lyman occupied the offices on the second floor. According to "Blue Ribbon County," Lyman was born in Illinois in 1838. He practiced medicine in Trenton, New Jersey before moving to Manhattan in 1877. In 1879, he partnered with Milo Ward, who according to the 1880 Census, was born in Ohio in 1850. By 1911 (City Directory), the building housed Varney's Book Store and Bardwell and Bardwell Real Estate (2nd floor). By 1920 (City Directory), this was the location of the Chamber of Commerce and Hunt and Still Real Estate. The Nu Wae Shoe Store and Hunt Realty occupied the space in 1930 (City Directory). The original facade was modernized after 1938; it may have been remodeled for Kimsey Shoes, which occupied the space in 1948 (City Directory). The building has served as home to Brown's Shoe for more than twenty years.

Integrity: Although the building does not reflect its original Italianate design, the existing facade dates to the period between 1938 and 1951 and reflects the simplified design tenets characteristic of the modern era. The storefront dates to the 2004 remodel but retains the components and proportions of a historic commercial building. The building is a contributing member to the historic district.

14. **Briggs Block** **Status-Contributing**
313 Poyntz
Date of Construction: c. 1905/1937 remodel
Architect: Floyd Wolfenbarger (1937)

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Current Function: HEALTH CARE: Medical Business
Architectural Classification: MODERN MOVEMENT
Two-Part Commercial Block
Documentation: Figure #3-4, 19, Photo #9-10

Description: This two-story brick building was built around 1905 but the existing facade dates to a 1937 remodeling attributed to Floyd Wolfenbarger, a local architect responsible for a majority of the modern designs in the 1930s and 1940s in downtown Manhattan. The upper facade is tan brick with subtle brick corbelling and a simple stepped parapet. There are four windows on the upper facade, the center two of which are wide and out of proportion compared to windows on traditional historic commercial buildings. The existing windows are contemporary replacements with dark glass. The existing storefront reflects multiple remodelings. The brick is blond, differing in color from the upper facade. Although now occupied by a single business, the storefront includes recessed doors on each end of the facade. The rear of the building is one story.

History: Two buildings appeared at this location on the 1885 Sanborn map. A building on the east, which housed a restaurant, was 1 ½ stories tall. A narrower building on the west, which housed a millinery, was one-story tall. According to the 1886 City Directory, the larger of the two storefronts, housed the Star Bakery, with proprietors S. Lemmon and A.D. Briggs. There are no listings in the 1880 or 1900 census for S. Lemmon. Archy D. Briggs was the son of Charles F. (b. ca. 1833) and of Francis S. Briggs (b. ca. 1841), who operated a millinery out of the smaller of the two storefronts at 313 ½. According to the 1880 census, Charles and Francis Briggs were Ohio natives. Mrs. Briggs's millinery was still listed at this location in 1904 (City Directory). The building was remodeled between 1897 and 1905 (Sanborn maps), when it was first listed as the Briggs Block. As the occupancy of the building expanded significantly between the 1904 and 1911 City Directories, and the remodeled building appears in the 1905 Sanborn map, evidence points to a construction date between 1904 and 1905. At the time of the remodel, the building was divided into two storefronts of more equal sizes. By 1911, 313 housed King's Candy Kitchen and Dr. N.L. Roberts and 313 ½ housed Coons Real Estate and May Simpson's millinery. King's Candy was in the building until at least 1920 (City Directory). By 1930 (City Directory), the candy store had changed its name to "Sweet Shop" and the upstairs housed a Singer Sewing Machine Shop. According to a June 21, 1937 article in the Manhattan Mercury, the facade of the building was remodeled in 1937 by B.M. Corck, possibly from plans by Floyd Wolfenbarger (see "Architects in Kansas" 2004 Cultural Resource Survey). The building was likely remodeled for Western Auto, which occupied the space through the 1940s (City Directories). The building was later occupied by McCall's Shoes and now houses Manhattan Medical Supply.

Integrity: Although contemporary, the storefront does retain the components and basic proportions of a traditional storefront. And even though the windows are replacements, the upper facade reflects the 1937 design. The building is a contributing member to the historic district.

Status-Non-Contributing

15. **Commercial Building**
315 Poyntz
Date of Construction: c.1920/c.1950, 1970s, and 2006 remodelings
Architect: Unknown
Current Function: WORK IN PROGRESS
Architectural Classification: MODERN MOVEMENT
Two-Part Commercial Block
Documentation: Figure #3-4, 19, Photo #9-10

Description: This two-story masonry structure has a narrow storefront. The facade has been modified multiple times and is currently undergoing extensive remodeling/reconstruction. A 1938 photo illustrates two windows on the upper facade; the facade was remodeled c.1950 and a single wide window with glass block installed on the upper facade. The

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facade was covered with an aluminum slipcover in the 1970s. Currently under construction, the new upper facade is red brick with contemporary stone trim and a single, wide window on the upper facade. The storefront is in the process of being replaced. A door on the west end of the storefront provides access to the upper level. The rear of the building is one-story and a new block veneer has been installed on the rear facade.

History: A one-story building appears at this location in the 1885 Sanborn Map. According to the 1886 City Directory, it was the place of business for W.C. Johnston, Druggist. Johnston was an Ohio native born in 1845 (1900 Census). According to "Blue Ribbon County" Johnston came to Manhattan and started his pharmacy business in 1866. The pamphlet, which dates to 1881, states that Johnston had been at his present location of business for thirteen years (since approximately 1868) and that "it is one of the oldest businesses now standing ... and has always been considered one of the best locations and most central points for trade in Manhattan." Unfortunately, this source does not give the Johnston's location in 1881. Provided Johnston was in the same location from 1881 to 1886, the building at 315 Poyntz may have been built as early as 1868. According to Sanborn maps, the building was significantly remodeled between 1897 and 1905. By 1904 (City Directory) the building was home to Perry's Music Store and the Gilbert Brothers Barber Shop by 1911. The footprint and size of the building remained the same until sometime between 1912 and 1923 (Sanborn maps) when it was expanded to two stories. The building has housed a number of prominent Manhattan businesses including Ady's Appliance, Burnett Paint Store, and Duerfeldt's Jewelry.

Integrity: Although the improvements that are under construction do appear to maintain the components of a traditional historic commercial facade, the upper facade is contemporary and the storefront is a work in progress. Complete reconstruction of the facade in 2006 does not meet the fifty-year age threshold. The building is a non-contributing member of the district.

16. **Knotsman/Stevenson Clothing Company**
317-319 Poyntz

Status-Contributing

Date of Construction: c.1905/1939 remodel

Architect: Floyd Wolfenbarger (1939)

Current Function: COMMERCE/TRADE: Specialty Store and Restaurant

Architectural Classification: MODERN MOVEMENT

Two-Part Commercial Block

Documentation: Figure #3-4, 19, Photo #9-11, 32

Description: This two-story masonry building reflects the installation of a modern concrete storefront in 1939. The original design featured three tripartite windows on the upper facade, a stamped metal cornice, and a traditional storefront with transom. The building retains stone on the east facade and red brick on the rear facade. In 1939, F. Wolfenbarger designed the existing concrete facade with a band of multi-light steel windows on the upper facade. Similar windows are extant on the rear facade. Occupied by a single business throughout most of its history, the building has now been divided into two storefronts which are contemporary replacements. A canvas awning spans the two storefronts. The upper floor is accessed by a single door on the east end of the storefront.

History: 317 and 319 Poyntz were two separate one-story buildings in 1885. 317, the narrower of the two storefronts, was occupied by S. Pillsbury Boots and Shoes, according to the 1886 City Directory. 319, a wider storefront, housed Allen Brothers Grocers. Stephen Pillsbury was a New Hampshire native, born about 1825 (1880 Census). One of the two Allen Brothers, John Allen, was a Massachusetts native born about 1842 (1880 Census). The Knotsman Clothing Store, established in 1867 according to an August 24, 1929 Manhattan Chronicle article, was located at 319 ½ Poyntz in 1886. In 1890, the Nationalist reported that Knotsman was putting on a new front that was "almost entirely of plate glass" (Manhattan Nationalist, 4 April 1890). The business again remodeled in 1906 (N8/9/06). Major changes appear on the 1905 Sanborn map, which shows a 3-bay-wide clothing and furnishings store, with addresses 317A, 317B, and 317C.

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The Knostman Clothing Store was purchased by Stevenson's of Salina in 1922 and was still serving the community in 1930 (City Directory). The building is not identified as a two-story building until the 1923 Sanborn map. A 1938 photograph shows the building as it appeared after its expansion. According to a Manhattan Chronicle article on January 3, 1939, Floyd Wolfenbarger (see "Architects in Kansas" 2004 Cultural Resource Survey) again remodeled the facade in 1939. Stevenson's still occupied the building in the 1960s; they opened a store in the suburban West Loop Shopping Center in 1968 (RCHS Shelf Files "Department Stores"). In modern times, the building has housed a pool hall, restaurant, and western clothing store.

Integrity: Although distinct in comparison to the brick and stone neighboring buildings, this concrete facade is an excellent example of the modern designs of Floyd Wolfenbarger and representative of its 1939 remodeling. The facade retains significant integrity including the steel upper windows. It is a contributing member to the historic district.

17. **Shortridge Building**

Status-Contributing

321 Poyntz

Date of Construction: c.1880/c.1920s remodel/2002 storefront rehab

Architect: Unknown

Current Function: COMMERCE/TRADE: Specialty Store

Architectural Classification: LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS:
Commercial Style
Two-Part Commercial Block

Documentation: Figure #3-4, 19, Photo #9-11, 32

Description: Early photos illustrate a red brick facade with a pressed metal cornice and arched window hoods. The existing facade was in place in 1938 photos. The new facade likely dates to the 1920s. The two-story building has a tan brick facade with cut stone trim. Two pairs of windows are extant on the upper facade but the windows are dark-framed contemporary replacements. Subtle brick corbelling defines a panel over the upper windows and the parapet has a simple stone cap. A steel lintel is in place at the storefront opening but the transom area has been infilled with brick. A single door on the east end of the storefront provides access to the upper floor. The storefront is a contemporary replacement. It has an angled, recessed central entry and a stone bulkhead.

History: According to the 1982 National Register Nomination, this building was constructed for Mrs. Shortridge in 1879. A two-story building appears in the 1885 Sanborn Map. At the time of the 1886 City Directory, the lower level housed Washington Market (proprietor W. H. Stewart) and the upper level housed the office of dentist G.A. Crise. Crise came to Manhattan from Abilene in 1884 and originally planned to occupy space in the Green and Hessin Building at 230 Poyntz (Manhattan Nationalist, 20 June 1884). The footprint of this building remained unchanged until between 1897 and 1905 (Sanborn Maps). Although the upper level continued to serve as Crise's dental office until at least 1920 (City Directory), the lower level was converted to Manhattan Candy Kitchen by 1904. In 1911, attorney A.R. Springer and architect H.B. Winter (see "Architects in Kansas" 2004 Cultural Resource Survey) also had offices upstairs. By 1920, the building was occupied by Brewer Bookstore, which had changed to Endacott Bookstore by 1930. In modern times, the building housed S Bar J Western Wear. The storefront was underwent a rehabilitation project as a Federal Tax Credit project in 2002.

Integrity: Although the storefront and upper windows are contemporary replacements, the building clearly portrays its c.1920s design. It is a contributing member of the historic district.

18. **Wharton Building/Cole Department Store**

Status-Contributing

323-325 Poyntz

Date of Construction: pre-1885; 1904 and 1914 expansions/remodels; 1983 remodel

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Architect: John Tufts (1914); Bowman and Associates (1983)
Current Function: COMMERCE/TRADE: Business
Architectural Classification: LATE VICTORIAN: Romanesque
Two-Part Commercial Block

Documentation: Figure #3-4, 19, Photo #9-11, 32

Description: Although this building has lost some of its former details, it remains as one of the few commercial facades with Romanesque details in downtown Manhattan. The building itself pre-dates 1885 but the existing facade was installed in 1904. The two-story building has a red brick facade with terra cotta and sandstone detailing. Comprised of three bays, the upper facade has a pair of windows in the end bays and single windows with arched brick surrounds in the center bay. The center section of the parapet originally stepped up but was removed when an aluminum slipcover was installed in the 1970s. The metal slip cover was removed in the 1983 but budget constraints prevented restoration of damaged and missing details. The transom area is covered with wood. The kickplate and display windows retain the gold-tone metal from the 1970s aluminum front.

History: In 1885 (Sanborn), there were two free-standing buildings at 323 and 325 Poyntz. The building at 323 Poyntz was a 1 ½ story "Mills House" which set back from the street plane occupied by commercial buildings to its east and west. The building at 325, a two-story candy store, better fit into its commercial context. In 1886 (City Directory), the building at 325 was occupied by dressmaker Mrs. F.R. Sponsler, milliners/tailors Norcross and Johnson, B. Norberg, Mrs. E.M. Howard and jeweler O.D. Shide. The milliners likely occupied a two-story building constructed between 1885 and 1890 and attached to the earlier-constructed two-story building at 325. The building at 323 did not share a party wall with 321 Poyntz. Shide was still in business at this location in 1895 (City Directory), but later moved to 308-310 Poyntz, where he operated until at least the 1920s (see 308-310 Poyntz). By 1892, the building was owned by Pennsylvania native and grocer Edward Wharton (b. 1861 (1900 Census)), who, according to an article in the *Manhattan Republic* on July 7, 1892, hired George Hopper to add 30 feet to the back of his building. (Wharton was married to Ura Higinbotham, daughter of Uriah Higinbotham, one of the partners of the Higinbotham Brothers Mercantile.) Although a July 6, 1894 article in the *Nationalist* also spoke of an addition, the 1890 and 1897 Sanborn maps do not reflect changes to the footprint. Between 1897 and 1905, Wharton had transformed 323-325 into the Wharton Block, as identified in the Sanborn maps. According to a December 30, 1904 article in the *Manhattan Nationalist*, owner E.H. Wharton commissioned a new front for the building that year: "The front of the store is constructed of pressed brick with trimmings of terra cotta and Colorado red sandstone. It is ornate in style and is a finer piece of work than is usually seen outside the large cities." In 1909, just five years after remodeling the building, Wharton sold it to Charles Lantz (*Manhattan Mercury*, 6 December 1909); Lantz had worked for Wharton for 17 years (*Manhattan Nationalist*, Semi-Centennial Edition, 1910). By 1911 (City Directory), Lantz had partnered with a man named Young. The same year, Star Grocery was also listed at this address. In 1914, according to a July 21, 1916 article in the *Riley County Democrat*, the owner hired Kansas City architect John Tufts (see "Architects in Kansas" 2004 *Cultural Resource Survey*) to again remodel and enlarge the building. Before 1923 (Sanborn map), the building had been expanded back to the alley. It is likely that the building expansion coincided with the opening of a new business at this location, Cole Department Store between 1913 and 1919. Cole's, a regional chain based in Parsons, Kansas, remained in business at this location until the 1960s (*Manhattan Mercury*, 6 December 1983). It was later occupied by Browne's Department Store and now houses professional offices on the ground floor and upper floor. The upper offices are accessed through a rear entrance (from the public parking lot in the rear).

Integrity: Although the center bay is missing its stepped parapet and some of the original detailing, the upper facade generally reflects the 1904 design commissioned by E.H. Wharton. The existing storefront is a contemporary replacement dating to the 1970s however, the storefront retains the components and proportions of a traditional historic commercial storefront. The building is a contributing member of the historic district.

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19. Commercial Building (Emig 2001)

Status-Non-Contributing

327 Poyntz

Date of Construction: c.1890/ 2001 remodel

Architect: unknown

Current Function: COMMERCE/TRADE: Specialty Store

Architectural Classification: MODERN MOVEMENT

Two-Part Commercial Block

Documentation: Figure #3-4, 19, Photo #10-11, 32

Description: This two story commercial building has experienced multiple extensive remodelings. Early images of the building show a brick building with a pedimented metal cornice with brackets and four regularly-spaced windows with arched lintels on the upper facade. By 1938, the upper windows had been altered; windows were located in the end bays flanking a wider center window, all with narrow transoms. The cornice was later removed and the facade covered with aluminum in the 1970s, matching the metal on 323-325 Poyntz to the east. The existing facade was reconstructed in 2001. The facade is brick and includes three individual glass panels in masonry openings over the storefront, rather than a continuous transom. The upper facade is comprised of three upper windows and a simple, tall parapet. Although it is comprised of display windows and a door, the storefront does not have a street entry into the retail space; the door accesses a corridor that leads to the retail space and upper office. The facade has little resemblance to its original design with Italianate detailing. The rear of the building is one-story; a new block veneer has been installed on the rear facade.

History: A building was first constructed at 327 Poyntz between 1885 and 1890 (Sanborn maps). In 1890, this two-story building housed a hardware store on its lower level and YMCA upstairs. In 1897, after the YMCA had moved into the Eames Building and this building was vacant. In 1904 (City Directory), Crawford's Grocery store occupied the lower level and M.J. McKee occupied the second floor. By 1911 (City Directory), the lower level had been converted to A.J. Patton's Meat Market. The 1912 Sanborn map identifies it as a grocery; it was Star Grocery in 1920. J.C. Penney's opened its first Manhattan store at this location in 1924 (Manhattan Mercury, 27 May 1924). It moved in 1937 to 409-411 Poyntz, where it remained until moving to the old Marshall Theater Building (113-125 S. 4th) in 1960 (Manhattan Mercury, 23 August 23, 2000). The building later housed a men's store and a music store; it is now home to specialty/gift shop.

Integrity: The existing facade represents a contemporary interpretation of a traditional commercial building but includes individual windows in the transom area and no storefront entrance from the street (accessed from interior corridor). The facade was newly constructed in 2001 and therefore, does not meet the fifty-year threshold. It is a non-contributing building to the historic district.

20. Ulrich Building
329-331 Poyntz

Status-Contributing

Date of Construction: 1894; multiple facade remodels, the most recent c. 1980s

Architect: John Tuffs (1914)

Current Function: COMMERCE/TRADE: Specialty Store and Business; VACANT

Architectural Classification: LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS:

Commercial Style

Two-Part Commercial Block

Documentation: Figure #3-4, 19, Photo #10-11, 32

Description: The two-story limestone building was constructed in 1894 and has been remodeled at least five times, in 1913, 1922, 1938, 1945, and the 1980s. With the exception of replacement contemporary windows and a missing section of the parapet on the center bay, the upper facade closely resembles early photos dating to at least 1912. The upper

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facade is stamped metal with metal columns between the upper windows. The 1938 storefront remodeling involved the installation of carrara glass on the storefront and transom. This glass was removed and the existing storefronts (including the prism glass) were installed in the 1980s remodeling.

History: In 1885, 329 Poyntz had not been improved. However, 331 Poyntz housed a two-story building that officed tailor R.J. Beachum and shoemaker Albert Tillman. By 1890, the building at 331 was vacant. The present two-story stone building was constructed in 1894. Three storefronts on the first floor provided space for a meat market (east), bookstore (center) and Dr. Hatch's drug store (west) (1897 Sanborn). The second floor originally housed Musgrave's Business College (Manhattan Nationalist, 4 May 1884, 27 July 1894). By 1897, however, the upper level was being used for county offices including the county clerk, county treasurer, and courtroom. The county did not occupy the building long as its free-standing courthouse on the north side of the 400 Block of Poyntz was completed in 1906. In 1905, the building was identified in the Sanborn map as the Ulrich Block for the first time. In 1911, H.S. Willard's Drug Store occupied the first floor and the county courtroom space had been converted to a Woodman Hall. Drug stores of various names, including H.S. Willard (1914), L.H. (1920), and Kinney and Petrich Drugs (1930) conducted business in the building during the first decades of the twentieth century. The building also housed various shoe stores, including Attwood's Selz Royal Blue Shoe Store (1911), Glass' Seltz Shoe Store (1914) and S.L. Watson Shoe Store (1920). Jeweler Robert Smith sold his wares here during the 1910s, 1920s and 1930s. The facade was renovated in 1913 (Manhattan Nationalist, 27 March 1913) 1922 (Manhattan Republic 26 January 1922), 1938 (Manhattan Chronicle 6 July 1938, 17 November 1938) and 1945 (Kansas Construction News 9 June 1945). The west two-thirds of the storefront has been occupied by a single business throughout the building's modern history. Rexall Drug Store closed in the 1980s making the end of an era; the building had continually housed a drug store since it opening. The building has housed other Manhattan institutions including the Chef Café, in one of the 4th Street storefronts. The building is now occupied by a home décor shop and glass shop on Poyntz and offices on the upper level. The 4th Street storefront is currently vacant.

Integrity: Although the storefronts and upper windows are contemporary replacements, the building retains a significant degree of integrity. It is a contributing member of the historic district.

- | | |
|--|-----------------------------------|
| <p>21. Union National Bank Building
401 Poyntz
Date of Construction: 1905/c.1980 remodel
Architect: J.C. Holland; Stingley Brothers-Builders
Current Function: COMMERCE/TRADE: Specialty Store and Business
Architectural Classification: LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS:
Commercial Style
Two-Part Commercial Block
Documentation: Figure #4-5, 19, Photo #12</p> | <p>Status-Contributing</p> |
|--|-----------------------------------|

Description: Constructed in 1905, this two-story limestone building reflected its original non-retail use. The south "storefront" was comprised of a central entrance flanked by single windows in the center bay and a pair of windows in the end bays. The upper facade also had a pair of windows on the end bays and three single windows in the center bay. The center bay was further defined by a stepped parapet. The bays are defined by stone pilasters and a simple stone cornice marks the top of the building. The stepped parapet was likely removed when the facade was covered with a blue metal slipcover in the 1970s. When the slip cover was removed, the storefronts were extensively altered, creating large display windows with short concrete bulkheads. Individual canvas awnings define the storefront bays on the Poyntz and 4th Street facades. The center bay on the 4th Street facade projects slightly and serves as an entrance to access the offices on the upper floor. The end bay (north) and center bays on the east facade are inscribed "Union National Bank."

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History: The Union National Bank Building was built in 1905. However, 401 Poyntz was home to bank offices prior to 1885. A two-story free-standing bank building appears on the 1885 Sanborn map. According to the 1886 City Directory, this was Blue Valley Bank, managed by W.P. Higinbotham. A.J. Whitford Hardware also occupied space in the building in 1885, as did George A. Higinbotham. The building was identified as a bank and dressmaking shop (second floor) on the 1897 Sanborn map. Between 1890 and 1897, an adjacent one-story building had been constructed at 403 Poyntz; it housed a printing office. The Union National Bank was established in 1887. By 1890, it occupied a two-story stone structure, likely that which appeared on the 1885 Sanborn map. The building was completely renovated to its current footprint in 1905 by the Stingley Brothers (Western Contractor, 2/17/1905). The new building consumed both buildings that had formerly occupied 401 and 403 Poyntz. The expansion created a number of office spaces that were occupied by various professionals over the years; these included doctors, dentists, realtors and attorneys. Notable occupants included Dr. Ella Coltrane, a woman osteopath who had office space at 328 Poyntz in 1920, and abstractor Henry Otto, who owned 431 Poyntz in 1936 and bought 400 Poyntz in 1937. When the bank moved into new facilities at 7th and Poyntz in the 1970s, this building was converted to retail on the ground floor. The building includes multiple storefronts along its east side facing Fourth Street, now occupied by retail and service businesses.

Integrity: The existing storefronts and upper windows are dark-framed contemporary replacements; however, with the exception of the missing raised parapet on the center bay, the upper facade closely resembles its original appearance. The building is a contributing member to the historic district.

22. **S.N. Higinbotham Building**
405-407 Poyntz

Status-Contributing

Date of Construction: 1918/2002 remodel

Architect: Unknown

Current Function: COMMERCE/TRADE: Specialty Store, Business, and VACANT
DOMESTIC: multiple dwelling

Architectural Classification: LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS:
Commercial Style
Two-Part Commercial Block

Documentation: Figure #5-6, 19, Photo #12

Description: Representative of its 1918 date of construction, this two-story red brick commercial building is an excellent example of the Commercial Style typical of the Progressive Era. The building was designed with two storefronts, framed by brick piers. The upper facade is unadorned with four pairs of windows, brick corbelling and a simple stepped parapet with stone detailing. The facade was covered with an aluminum slip cover in the 1970s and the stepped parapet was likely removed at that time. The metal facade was removed and the facade "restored" to resemble its original appearance in 2002. A door on the east end of the facade provides access to the upper level. The storefronts are contemporary aluminum-framed replacement units but retain traditional components and proportions. The west storefront retains original prism glass in the transom.

History: The first building on this lot, a dentist's residence, was constructed at 405 Poyntz prior to 1885 (City Directory). The 1886 City Directory listed J.C. Neal and Company at this address. In 1890, the building had been converted to a dress shop. The original building on this lot was demolished between 1897 and 1905 (Sanborn maps). The lots remained vacant until 1918 when S.N. Higinbotham built a \$20,000 2-story/2-storefront building (Manhattan Mercury 11 June 1918). Higinbotham operated a coal and wood business next door at 409 Poyntz. There is no documentation that would suggest that he moved his business when he built the new building. In 1920, the building housed The Vogue Shop, May Simpson's millinery, Maddock and Hollis Jewelers, and a variety of offices on the second level. By 1930 (Sanborn map), a candy kitchen occupied 407. The building was occupied for years by Judi's Children Shop and Conde's Electric. It was purchased by George and Julie Strecker and remodeled in 2002 as a Federal Tax Credit Project. The building now

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houses their store, *Geometrics*, in the west storefront and offices and an apartment on the upper floor. The east storefront is currently vacant.

Integrity: Although the building is missing its stepped parapet and has replacement upper windows and storefronts, it retains significant integrity and clearly portrays its original Progressive Era design. It is a contributing member of the historic district.

23. **Ballard Building (J.C. Penney Company)** **Status-Non-Contributing**
409 Poyntz
Date of Construction: 1924/c.1960 remodel
Architect: Unknown; Stingley Brothers-Builders
Current Function: COMMERCE/TRADE: Specialty Store and VACANT
Architectural Classification: LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS:
Commercial Style
One-Part Commercial Block
Documentation: Figure #5, 19, Photo #12-13

Description: The one-story brick building took its current form in 1924 but the storefront has been extensively remodeled since that time, likely following the move of the Penney's store in 1960. The early storefront had a wide, recessed central entry, transoms over the display windows on the end bays, and a large signboard spanning the upper facade, over the storefront. A stucco coating has been applied to the upper facade and the storefront is a contemporary aluminum-framed replacement. Entrances are recessed on the end bays, metal panels have been installed over the bulkhead, and the storefront no longer includes a transom.

History: This lot remained vacant until the years between 1897 and 1905 (Sanborns) when a free-standing one-story printing shop was constructed there. By 1912, the building had been joined with another one-story building at 411 Poyntz. Although the building remained one-story, it was expanded to the rear between 1923 and 1930. This may have occurred in 1924 (*Manhattan Mercury* April 4, 1924) when the storefront was remodeled. The J.C. Penney Company opened their Manhattan store at 327 Poyntz in 1924. They moved to this location in 1938 and remained in this building until they moved to the Marshall Theater on 4th Street in 1960. The building was then occupied by a number of drug stores including Barry's Drug Center from 1978 to the 1990s. The storefront is now divided into two separate spaces; the east half is occupied by a beauty supply store and the west storefront is vacant.

Integrity: The building retains its basic 1924 form but the upper facade has been stuccoed and the storefront replaced (including removal of the transom). It is a non-contributing member of the historic district.

24. **Montgomery Wards Building** **Status-Non-Contributing**
411-413 Poyntz
Date of Construction: c.1913/c.1930/1947 remodel after fire
Architect: Unknown
Current Function: COMMERCE/TRADE: Specialty Store and Business
Architectural Classification: MODERN MOVEMENT
Two-part Commercial Block
Documentation: Figure #5-6-7, 19, Photo #12-13, 15

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Description: This building has been significantly modified on multiple occasions. Originally a one-story limestone building, a second story was added and a new cut stone facade with simple classical details designed for Manhattan Furniture Company around 1913. The c.1913 facade reflected a typical furniture store design of the era with a band of large windows across the upper story (for display of furniture). At this time, a stone pier was centrally located, dividing the storefront into two bays. Following a fire in 1947, the facade was rebuilt based on a standard Montgomery Ward's design (Wards had occupied the building since 1932). The new facade was red brick with simple Georgian details. The storefront was redesigned with a recessed central entry and marble veneer on the piers and bulkhead. The existing building generally reflects the 1947 reconstruction although the upper windows have been replaced in the recent past.

History: 411-413 Poyntz sit on lots once occupied by two separate buildings. There has been a building at 413 Poyntz since before 1885, when a small, one-story free-standing building appears on the Sanborn map. The 1886 City Directory identifies Dr. H.S. Roberts as the occupant. The building served a doctor's office until between 1897 and 1905, when a larger, lot-width, one-story building was constructed. In 1904, 1911, and 1914 (City Directories), the building housed a furniture store (Wahl Furniture and Manhattan Furniture). In 1914, H.W. Brewer Bookstore was also located in the building. A small, one-story free-standing building first appeared at 411 Poyntz between 1897 and 1905. The 1905 Sanborn map identifies it as a cobbler's shop. This small building was did not share a party wall with the print shop, which was built at approximately the same time at 409 Poyntz. In 1912, the expanded building housed J.D. Harshbarger's Books and Stationery, Manhattan Typewriter Emporium, and Job Printing (Sanborn map and 1911 City Directory) a stationery shop. Owner Ed Ulrich added a second story to the building in 1912 or 1913 (Manhattan Mercury Industrial Edition, 1913). In 1930 and 1935 the building was remodeled again to serve Montgomery Ward's, which leased the building from Bernard Ulrich (Manhattan Republic 2 January 1930 and Manhattan Mercury 29 January 1935). At that time, the facades of 411 and 413 Poyntz were joined to create a 50' front with an open interior supported by iron posts. The building was damaged by fire in 1947 (Manhattan Mercury, 5 June 1947) and rebuilt according to a standard Montgomery Ward's design. It is similar to Ward's stores in Lawrence and Leavenworth. Montgomery Wards remained at this location until the 1960s. The building then became a furniture store (House of Kent Furniture). The Kaup family of Manhattan opened a second downtown store, The Furniture Center, in 1973 that continued in this location for more than twenty years. The building now houses Glenn's Music and multiple businesses and offices on the basement and upper levels.

Integrity: The storefront generally dates to the 1947 reconstruction following the fire, although it has been altered to accommodate two separate retail spaces. Despite alterations to the upper windows, the building retains enough sufficient integrity to be considered a contributing resource.

25. **George Allington Meat Market** **Status-Contributing**
417 Poyntz
Date of Construction: 1909/c.1950s and 2001 remodels
Architect: H.B. Winter; Bowman and Associates (2001)
Current Function: COMMERCE/TRADE: Professional
Architectural Classification: LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS:
Commercial Style
One-Part Commercial Block
Documentation: Figure #5-6-7, 19, Photo #14-15

Description: This one-story tan brick structure has an unadorned facade with a simple stepped parapet. The original storefront had a six light transom spanning the storefront. The storefront was remodeled in the 1950s and again 2001. The existing storefront is divided into three bays with a recessed entrance on the east end.

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History: This lot was vacant until 1909, when George Allingham hired architect H.B. Winter (see "Architects in Kansas" 2004 Cultural Resource Survey) to construct a building to house his Sanitary Meat Market (1911 City Directory/Manhattan Mercury, 13 May 1909). Allingham was the "sole maker of Cloverdale Farm Sausage" which was used by the Fred Harvey Company's dining rooms (Manhattan Nationalist, Semi-Centennial Edition, 1910). Although the building was built as a one story structure, it was designed to carry two stories; the building was never expanded and still retains its 1909 form. According to the 1914 City Directory, Mrs. Allingham also had a floral shop in the building. Town Crier occupied the building for years in modern times; the building is now owned and occupied by a law office. The building underwent rehab through a Federal Tax Credit project in 2001.

Integrity: Although the storefront has been replaced on this building on at least two occasions, the existing storefront maintains the basic components and proportions of traditional historic commercial buildings. The building is a good example of a simple, one-story Commercial Style structure; it is a contributing member to the historic district.

26. **Dr. R.L. Fredrich Building** **Status-Contributing**
419 Poyntz
Date of Construction: 1935/c.1950s facade
Architect: Ray Gamble
Current Function: COMMERCE/TRADE: Specialty Store; DOMESTIC: single dwelling
Architectural Classification: LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS:
Commercial Style
One-Part Commercial Block
Documentation: Figure #5-6-7, 19, Photo #14-15

Description: Although shorter than its two-story neighbors, this building was constructed in 1935 as an office with a residence on the second floor. The two-story red brick building had four windows on the upper facade and a simple stepped parapet. The original storefront reflected the building's non-retail function with single doors on each end of the storefront flanking a central window. Typical of depression-era jewelry stores, black structural pigmented glass was installed over the facade c.1950s. The existing stone veneer was installed on the storefront in the 1960s. The existing canvas awnings reflect a c.1990s addition. A garage bay is extant on the rear facade.

History: 419 Poyntz was constructed in 1935 from plans drawn by Topeka architect Ray Gamble (see "Architects in Kansas" 2004 Cultural Resource Survey). Before that time, the lot remained vacant. Dr. R.L. Fredrich, a chiropractor, built the building to house his business and residence (Manhattan Mercury, 7 January 1935, Western Contractor, 19 December 1938). This is an unusual example of construction in the midst of the Great Depression. Fredrich occupied the building until 1950-1951 when he moved to 631 Poyntz. Between 1954 and 1955, Lang Credit Jewelers moved into the space (City Directories). It is likely that the building received its structural glass front at that time. The building has been occupied by G.Thomas Jewelers for more than twenty years. A residence is located on the second floor.

Integrity: This is one of the only remaining carrara glass storefronts in downtown Manhattan. Despite the contemporary stone veneer storefront, glass facade and canvas awnings, the building retains sufficient integrity to be considered a contributing resource.

27. **Cooper Building** **Status-Non-Contributing**
421-423 Poyntz
Date of Construction: 1884/1937 and 2002 remodels
Architect: B.M. Cork (1937); Bowman and Associates (2002)
Current Function: COMMERCE/TRADE: Specialty Store and Business

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Architectural Classification: LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS:
Commercial Style
Two-Part Commercial Block

Documentation: Figure #5-6-7, Photo #14-15

Description: A simple brick facade was installed on this two-story stone building c.1937. At that time, structural glass was installed on the storefront. The storefront was remodeled in the 1970s and again in 2002. The building is uniquely configured with a narrow, short bay on the east end of the facade that is comprised of a single door providing access to the upper floor. Throughout its history, the building has been divided into two individual storefronts, the east storefront is slightly larger than the west presenting an asymmetrical configuration that does not align with the upper facade. The existing storefronts date to the 2002 remodel and retain traditional components although the proportions of the transom and signboard over the storefront differ from traditional historic commercial buildings. The upper windows are contemporary replacements with dark-framed tinted glass. The original two-story stone building occupies approximately one-third of the depth of the lot and has twin gable roofs. A one-story addition with a flat roof is extant on the rear and a one-story block addition extends the east half of the building to the alley.

History: Warren Cooper and William Bower (425 Poyntz) commissioned adjoining two-story stone buildings in 1884 (Manhattan Nationalist, 8 February 1884). According to the 1885 Sanborn map, 421 and 423 Poyntz were connected, with the easternmost building, 421 Poyntz, serving as the shop and 423 Poyntz serving as a warehouse. During the 1880s, 1890s, and 1900s, the building housed Cooper's Dry Goods and Glass Company. According to the 1881 Manhattan business directory, Cooper, a West Virginia native, came to Manhattan in 1880. Between 1904 and 1911, Cooper's business closed. In 1911, 423 Poyntz housed Lee and Swingle Real Estate, Manhattan Business College and the business of undertaker and "licensed embalmer" George Southern. By 1920, Arthur Hotte's Electrical Supplies and various offices occupied the building. 421 Poyntz housed the Koller Wallpaper and Paint store during the 1910s and 1920s (City directories). Owner Roy Sherer hired contractor B.M. Cork to remodel the two-bay wide storefront in 1937 at a cost of \$5000. Work included the introduction of structural glass to the facade (Manhattan Mercury, 13 January 1937, 6 March 1937). Sherer operated his Sherer Drug Company at 421 Poyntz at least into the 1960s and leased 423 Poyntz to various businesses including Hixson Auto Supply, which occupied the space during the 1940s and 1950s (City Directories). The storefronts have continually housed two businesses, now a salon and gallery with offices upstairs.

Integrity: The existing brick facade dates to the 1937 remodeling. Due to the tinted replacement upper windows and contemporary storefront dating to the 2002 remodeling, the building is a non-contributing member to the historic district.

28. **Bower Building**
425 Poyntz

Status-Contributing

Date of Construction: 1884/c.1950/1988 remodels

Architect: Unknown; Stingley Brothers-Builders; Bowman and Associates Architects (1988)

Current Function: COMMERCE/TRADE: Specialty Store

Architectural Classification: LATE VICTORIAN: Italianate
Two-Part Commercial Block

Documentation: Figure #6-7, 19, Photo #14-15

Description: This two-story stone building originally had a stepped pressed-metal cornice with brackets that has been removed. The upper facade retains original Italianate details including the three upper windows with arched stone lintels with keystones. The storefront was remodeled c. 1950s when ceramic tile was applied to the piers and the transom was covered with corrugated metal and used as a signboard. The existing storefront dates to a c.1990 storefront remodeling.

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Varnished wood was installed over the ceramic tile on the storefront piers and bulkhead and the transom restored with frosted glass panels.

History: William Bower commissioned this two-story building in 1884 (Manhattan Nationalist, 8 February 1884) and occupied it until the 1920s. In the early years, Bower operated a furniture/undertaking business (1886 City Directory). This combination was not uncommon in the nineteenth century as wood coffins were often crafted by furniture makers. By 1911 (City Directory), Bower had dropped the undertaking part of the business. The building housed a furniture store through the 1930s. It has been occupied by Holiday, and later, Danenberg Jewelers throughout modern times.

Integrity: The second story of this building is a rare extant example of commercial Italianate architecture in downtown Manhattan. Although the storefront has been altered on multiple occasions, the upper facade retains significant integrity. It is a contributing member to the historic district.

29. **Commercial Building** **Status-Contributing**
427 and 427-1/2 Poyntz
Date of Construction: 1911
Architect: Unknown
Current Function: COMMERCE/TRADE: Specialty Store and VACANT
Architectural Classification: LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS:
Commercial Style
One-Part Commercial Block
Documentation: Figure #6-7, 19, Photo #15

Description: This one-story brick building has a simple metal facade. The storefront is divided into two halves, each owned by different people. The existing storefronts differ, each reflecting former alterations. The east storefront has a brick veneer bulkhead and the west storefront has a metal bulkhead. The transom area is covered on both storefronts and used as a signboard on the east.

History: There was no building on this lot until the years between 1905 and 1911 (Sanborn map/City Directory) when one-story buildings were built at both 427 and 429 Poyntz. In 1911, it was home to Cassell Electrical Supplies and Manhattan Decorating Company. There were electrical supply companies under various names – Cassel, Tri-Electric, Huston - through the 1910s and 1920s. In 1914, the building also housed Roy Tobias Transfer Office and Reliable Transfer Company. Hollis Jewelry and Morgan Barber Shop occupied the building for years in modern times. The west storefront is now vacant.

Integrity: Even though the building is simple in design and the storefronts reflect former alterations, the building is a typical example of a Progressive Era/Commercial Style building. It is a contributing member of the historic district.

30. **Credit Bureau of Manhattan** **Status-Non-Contributing**
429 Poyntz
Date of Construction: 1911 /1981 remodel
Architect: Unknown; Sweet and Associates Architects (1981 remodel)
Current Function: COMMERCE/TRADE: Specialty Store
Architectural Classification: LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS:
Commercial Style
One-Part Commercial Block
Documentation: Figure #6-7, 19, Photo #15

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Description: The one-story brick structure originally had a simple pressed-metal facade. The facade was extensively remodeled in the 1960s and the existing facade was constructed in 1981. The brick facade has cut stone detailing. The storefront is framed by brick piers and has a brick bulkhead. A one story block addition is extant on the rear of the building.

History: Like the building at 427 Poyntz, the one-story building at 429 Poyntz was constructed between 1905 and 1911. During the 1910s and 1920s, Smethurst Music Store occupied the building. In 1914, it concurrently served as the offices of Obenland Brothers Plumbers. In 1938, it was a Philco store. The existing facade was constructed in 1981 when the Manhattan Credit Bureau remodeled the building for their offices; they continue to occupy the building today.

Integrity: The existing facade reflects a contemporary alteration that is compatible with the context of historic commercial structures. However, constructed in 1981, the facade does not meet the fifty-year threshold. It is a non-contributing member of the historic district.

31. **Manhattan Grange Building**
431 Poyntz

Status-Contributing

Date of Construction: 1883/converted to one-story in 1936

Architect: C.B. Hopkins and Erasmus Carr

Current Function: COMMERCE/TRADE: Specialty Store

Architectural Classification: LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS:

Commercial Style

One-Part Commercial Block

Documentation: Figure #6-7, 19, Photo #15-16, 19

Description: This building was originally a three-story limestone structure with cut stone trim and simple Italianate details. By the mid-1930s, the building was in disrepair and had been condemned by the City. The second and third stories were demolished in 1936. Evidence of the original stone structure is extant on the west and south facades. At the same time, the ground floor was extensively remodeled and the existing brick facade installed on the front of the "new" one-story structure. The storefront has experienced minor alterations since that time but generally dates to the 1936 remodel. A display window is extant on the west facade. The transom area has been covered with wood and is used as a signboard. A secondary storefront is located at the south end of the west facade. That storefront is a c.1950s aluminum-framed unit with a central recessed door and blond brick bulkhead.

History: The Manhattan Grange purchased this lot from G.W. Higinbotham for \$1400 in 1881 and completed a three-story stone building there in 1883. The design has been attributed to both Topeka architect C.B. Hopkins and Leavenworth architect Erasmus Carr (Manhattan Mercury, 8 April 1891, 21 October 1936). It is likely that the two, who became business partners in 1881, designed the building together (see "Architects in Kansas" 2004 Cultural Resource Survey). The Grange was an organization that worked for farmers' interests. They operated a Farmers' Cooperative Store on the first floor and basement, and the Grange meeting hall on the second floor. They negotiated with the masons to purchase the third floor for use as the Masonic lodge. The Masons occupied this space from the time of the building's completion in 1883 until 1922 (Manhattan Scrapbook, 111). The grange store closed in 1884. By 1891, the first floor was occupied by Harrup's Farmer's Co-op Store (Manhattan Mercury, 8 April 1891). In 1894, the Grange sold the building to the Knights of Pythias, which used the meeting rooms on the second floor (Manhattan Nationalist, 5 January 1894). In the first years of the twentieth century, the first floor was occupied by Frank Knakel's grocery store. Other early twentieth-century occupants included a plumber, real estate agent, photo shop, and Victrola and Bicycle business. The building was once known as Carpenter's Hall because the Carpenter's Union met there. In 1936, the city condemned the building. Unable to afford to demolish the building, the owners transferred the building to the city for demolition. The City contracted with Marion Tull to dismantle the upper two stories and store the salvaged limestone. Henry Otto

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commissioned the re-roof of the remaining one-story building (Manhattan Mercury, 20 October 1936, 21 October 1936, City Clerk's scrapbook 5 November 1936, 18 November 1936). Long-time Manhattan business Campbell's Gift Shop occupied the corner location for years, closing its doors in 2005. The building now houses a gift shop.

Integrity: Although the existing building bears little resemblance to the original three-story stone structure, the 1936 storefront is a good example of a simple, one-story Progressive Era storefront and has gained significance in its own right. The property has important historical associations with the Manhattan Grange and Farmer's Cooperative, as well as, the fraternal organizations housed on the upper floors. The building is a contributing member of the historic district.

32. **Commercial Building**

Status-Contributing

111-115 S. 5th

Date of Construction: c.1925

Architect: Unknown

Current Function: COMMERCE/TRADE: Specialty Store

Architectural Classification: LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS:

Commercial Style

One-Part Commercial Block

Documentation: Photo #16

Description: This one-story red brick structure shares a party wall with 431 Poyntz. The building is four bays wide with brick pilasters dividing the bays. The storefronts are aluminum-framed with brick bulkheads. The upper brick facade is unadorned with a simple tile cap. There are awnings over the three northern storefronts; a signboard covers the transom on the south storefront.

History: This building was constructed between 1923 and 1930 and shares a parcel with 431 Poyntz. Separate businesses occupy the end bays and a single business occupies the two center bays.

Integrity: With the exception of replacement aluminum-framed display windows, the building retains its original form. Although simple in design and detailing, the building is a good example of a Progressive Era/Commercial Style structure. It is a contributing member of the historic district.

33. **Carnegie Library**

Status-Contributing

510 Poyntz (105 Courthouse Plaza)

Date of Construction: 1904

Architect: William W. Rose

Current Function: GOVERNMENT: Office

Architectural Classification: LATE 19th AND 20th CENTURY REVIVALS: Classical Revival

Documentation: Figure #8, Photo #17

Description: The Carnegie Library is located on the northwest corner of 5th and Poyntz, facing east, toward the Courthouse (completed two years prior to the courthouse). Constructed at a cost of \$12,000 in 1904, the Carnegie Library was designed by Kansas City architect, W.W. Rose. The two-story limestone structure has a raised basement and hip roof. A wide cornice band projects approximately two feet below the eave of the roof. The entrance is centrally located on the east facade. The east/front facade is comprised of three bays, the center of which projects slightly and is defined by an intersecting hip roof and framed by massive stone pilasters with full-height Ionic columns on each side of the entry. The entrance is raised above grade with steps framed by limestone walls. The building features simple Classical detailing. Upper windows are paired 1/1 double-hung and ground floor windows are fixed single-light with

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single-light transoms. The interior was remodeled for use as county offices when the public library moved to their current location in 1969.

History: The Manhattan Library Association was founded by a group of women in 1900 to raise money for a building to house a collection of donated books. Andrew Carnegie donated \$10,000 for the construction of a library in 1902 and \$1000 annually toward its operation. The building served as Manhattan public library from 1904 to 1969 when the new public library was built at Juliette and Poyntz. At that time, the Carnegie Library was purchased by the County and converted to offices. The building was listed on the National Register of Historic Places (1987). It houses the offices of the Riley County Attorney.

Integrity: The building retains a high degree of architectural and historic integrity. It was listed on the National Register of Historic Places in 1987. The Carnegie Library is a contributing member of the Downtown Manhattan Historic District.

34. Riley County Courthouse

Status-Contributing

500 Poyntz

Date of Construction: 1906

Architect: Holland and Squires; J.B. Betts and Clarence Johnson, contractors

Current Function: GOVERNMENT: courthouse

Architectural Classification: LATE VICTORIAN: Romanesque

Documentation: Figure #9-10, Photo #18

Description: The Courthouse, measuring approximately 100' x 75', sits on what was the northeast corner of Fifth Street and Poyntz Avenue, facing south on Poyntz Avenue. The Courthouse is identical in design to three other existing County Courthouses designed by Holland & Squires between 1905 – 1907 (Marion, Osborne, and Thomas Counties). Each is a four-story, Richardsonian Romanesque style structure with ten bays on the primary and rear facades, and six bays on the side facades. Arches on squat columns define the primary entrances. The four central bays are recessed on the third floor of the primary facade to form a balcony over the main entrance. The two central bays rise to form a clock tower. The Courthouse has an intersecting hipped roof that features six pedimented gabled wall dormers (one on each of the side facades and two on the front and rear facades). The Riley County Courthouse retains all of these defining features and is an excellent example of the Richardsonian Romanesque style Courthouses designed by J.C. Holland and Frank C. Squires. A distinguishing feature of the building is the carved stone detailing at the entrances, balcony and dormers. Although Holland & Squires' design called for the carvings, the design/detail was left to the local craftsmen, mason D.R. Penny. The carving designs are features that distinguish the various Holland & Squires courthouses.

The building was restored after the 1951 flood and renovated in 1984. There have been some exterior alterations over the past one hundred years: the original slate roof was replaced with synthetic shingles designed to resemble the appearance of slate; two skylights were installed on the north face of the hip roof; the clock in the tower has been restored; the flag pole re-installed on the top of the tower; and the doors and windows were replaced in the 1984 remodeling. The most drastic alterations involve the site and grounds. As the County government grew and offices expanded into adjacent buildings, 5th Street was closed to vehicular traffic one block north of Poyntz Avenue and the Courthouse Plaza was created between the Courthouse and Carnegie Library. The stone arch from Central School was placed in the Plaza and a War Memorial was constructed at the southeast corner of the site. Even with the creation of the plaza, the Courthouse retains its relationship to the sidewalk and Poyntz Avenue and its setting on the west side of a traditional commercial block in downtown Manhattan. (Riley County Courthouse Nomination to the National Register of Historic Places, B. Spencer 2005)

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History: In 1867 the County built a jail in Manhattan, which also held a Courtroom. County offices were in rented quarters downtown along the main street, Poyntz Avenue. The lack of dignity and convenience in such an arrangement, as well as the inadequacy and cost of some of the offices was brought up periodically by local newspaper editors. The fact that neighboring Geary County had built a new courthouse designed by J.C. Holland (1899/1900) and the City of Manhattan had built a new city hall (1903) was emphasized by editors pressing for a Riley County Courthouse. After securing the approval of the voters, and accepting three donated lots on Poyntz Avenue (which averted a controversy concerning location), the Commission selected a Nebraska architect, George J. Berlinghoff and Kansas City architect, William W. Rose to design the building. W.W. Rose had designed the Carnegie Library in Manhattan, adjacent to the Courthouse.

When the construction bids came in significantly over budget, the Commission immediately dismissed Rose and Berlinghoff and contracted with well known Kansas courthouse architects J.C. Holland and F. C. Squires to provide a design. In one month, the new plans had been approved and within three months, bids had been accepted for construction. The fast-paced schedule for the Courthouse design supports the fact that Holland's courthouse designs were based on one or two common plans used in multiple locations throughout the state. The corner stone of the Riley County Courthouse was laid on April 19th, 1906 by the Lafayette Lodge No. 16, assisted by the other Masonic Lodges of Riley County. The building was completed at a cost of \$50,000 and was occupied by the Court in February of 1907. (Riley County Courthouse Nomination to the National Register of Historic Places, B. Spencer 2005)

Integrity: The Courthouse continues to serve as the County's Courthouse, housing all court functions. The transfer of other County offices to adjacent buildings did result in major remodeling of the Courthouse. However, despite the changes in use of specific spaces, the original corridor configuration, public spaces, and circulation patterns have been maintained. Significant original features and finishes are also extant. The Courthouse retains sufficient character to reflect the original Holland and Squires' design and remains representative of typical early twentieth century Kansas courthouses. The Courthouse is individually listed on the National Register of Historic Places (2005); it is a contributing member of the downtown historic district.

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|---|-----------------------------------|
| <p>35. Wareham Hotel
418 Poyntz
Date of Construction: 1925
Architect: Carl Boller; Clarence Johnson-Builder
Current Function: COMMERCE/TRADE: restaurant
DOMESTIC: multiple dwelling
Architectural Classification: LATE 19th AND 20th CENTURY REVIVALS: Classical Revival
Two-Part Vertical Block
Documentation: Figure #7, 10-12, Photo #19-21</p> | <p>Status-Contributing</p> |
|---|-----------------------------------|

Description: The hotel is a six-story steel frame structure with brown brick veneer and Classical terra cotta detailing. The south and west facades are exposed and detailed with regularly-spaced two-light casement windows with transoms. Balconies with terra cotta scroll brackets and balustrades are located on the end bays on the front (south) facade and on the central and north bays on the west facade. A simple cornice band is inscribed "H.P. Wareham 1926" and an ornate balustrade caps the building. A one-story penthouse is inset from the main building, also capped by an ornate cornice and balustrade. The ground level is distinguished from the rest of the building with tan terra cotta veneer with a granite base. There are two storefront display windows flanking a recessed central entrance than has an arched, ornate metal awning. The transoms over the display windows are seven lights; the center panel is frosted with a "W" inscribed. Similar "storefront" display windows span the west facade and a secondary entrance is located in the center bay.

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History: During the 1890s, these lots were occupied by two free-standing businesses buildings, a blacksmith shop and harness shop – and by a small dwelling at the alley. By 1897, the westernmost commercial building was a second hand store (identified in the 1895 City Directory as the G.W. Southern Second Hand Store). Between 1897 and 1905, the easternmost building was demolished. By 1912, all three of the buildings had been demolished and the Wareham Airdome had been constructed at 414-416 Poyntz. The airdome operated until at least 1914, when it was last listed in the City Directory. By 1923, however, it was vacant. In 1925, Harry Wareham commissioned Carl Boller, whom he had hired to design his theater, to design the six-story Wareham Hotel at this location (Western Contractor 15 October 1925). The building was constructed by local contractor Clarence Johnson ("Johnson is a City Builder," Manhattan Mercury, 5 October 1929), who began the work in 1926 and completed it in 1928. Like the theater building, this building was designed to include a storefront at street level. In 1930, this store was occupied by a Piggly Wiggly. In its heyday, the hotel was one of Manhattan's finest. The building was a prominent physical and social presence in downtown Manhattan. By the late 1970s, the hotel was run down and had numerous long-term tenants. The building was converted to apartments in the 1980s and continues in that function today. The ground floor has been occupied by a restaurant(s) since the 1980s rehabilitation project.

Integrity: The Wareham hotel continues to dominate downtown's skyline. The building retains a high degree of architectural and historic integrity. It is a contributing member of the historic district.

36. Wareham Office Building
414 Poyntz

Status-Contributing

Date of Construction: 1912/1980s remodel/1990s storefront
Architect: Carl Boller; Bowman and Associates (1990s storefront)
Current Function: HEALTH CARE: Medical Business
DOMESTIC: Multiple Dwelling
Architectural Classification: LATE 19th AND 20th CENTURY REVIVALS: Classical Revival
Three-Part Vertical Block
Documentation: Figure #7, 10-12, Photo #20-21

Description: The four-story masonry building has a tan brick facade with cut stone detailing. The building form is comprised of three parts: the ground floor or base, the body (central two floors), and the cap (fourth floor). Brick piers frame the upper facade. The second and third floors have three windows per floor with stone pilasters between the windows and stone panels between the floors such that the two floors read as a single feature. A stone cornice separates the top floor from the body of the building. The "cap" features a detinculated shallow arch spanning between stone pilasters and a pedimented parapet caps the building. The upper facade features elaborate Classical details and was obviously designed to complement the adjacent theater built two years prior to this building. An ornate stone shield with an inscribed "W" is repeated on the facade of this building. The storefront was remodeled c.1950. The existing storefront is a contemporary replacement constructed of wood for Barry's Drug Center in the 1990s. The storefront retains traditional components and proportions with a recessed central entrance, display windows, transom, and bulkhead.

History: The building at 412 Poyntz was constructed as a two-story building between 1897 and 1905. Shops in the annex included Wareham's mother's millinery shop (1905). In the 1910s, this was the location of the College Inn Caf  and Bakery, a business that was owned by H.P. Wareham and managed by A.S. Wolfe (Manhattan Mercury, 7 May 1913). The building was later expanded to four stories – The Wareham Four Flat Office was constructed 1911-1913, designed by Carl Boller (Manhattan Mercury 31 October, 1912 and Western Contractor 10 July, 1912). It maintained a retail storefront throughout. In 1930, it housed the Meseke Radio Shop. A long-time Manhattan business, Barry's Drug Store moved into the storefront in the early 1990s (from 407 Poyntz) and continues to occupy the retail space. The upper floors of the building were converted to apartments in the 1980s.

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Integrity: The three buildings comprising "The Wareham Block" are among the most distinguished structures in downtown Manhattan. This building retains a high degree of architectural and historic integrity. It is a contributing member of the historic district.

37. **Wareham Theater** **Status-Contributing**
408-412 Poyntz
Date of Construction: 1910/1988 remodel
Architect: Carl Boller; Bowman and Associates (1988)
Current Function: RECREATION/CULTURE: Auditorium and COMMERCE/TRADE: Specialty Store
Architectural Classification: LATE 19th AND 20th CENTURY REVIVALS: Classical Revival
Two-Part Commercial Block
Documentation: Figure #7,10-12, Photo #20-21

Description: This two-story structure was built as a theater in 1909. The facade is tan brick with cut stone Classical detailing. The upper facade is three bays wide, each defined by a pair of double-hung windows with an ornate stone surround. The windows have opaque stained glass transoms with diamond-shaped tracery. An ornate carved stone shield with an inscribed "W" is located between each pair of windows. The building is capped by a stone cornice with brackets and dentils, and a parapet with balustrade panels flanking a center stone panel inscribed "Wareham 1910." The existing theater marquee was installed and the storefronts were remodeled in 1938. The lower facade is comprised of two small storefronts and a recessed central entrance to the theater. Display cases for playbills flank the entrance. The storefronts have tall aluminum bulkheads that curve back to recessed storefront entrances. The transom is flush with the upper facade and has been covered with opaque panels.

History: This lot housed the Coliseum, (constructed ca. 1882) until it was replaced by the stone opera house/theater constructed by H.S. Moore in 1884 (Manhattan Mercury, 11 June 1884). Moore's Opera House occupied a 1 ½ story building until H.P. Wareham purchased the building for \$10,000 in 1893. (Ruth Wareham RCHS NR nom) Wareham also owned the lot next door where, in 1905, his mother operated a millinery shop. Wareham constructed the current theater building in 1910 according to the plans of renowned theater designer Carl Boller (Manhattan Republic 10 March 1910). Carl was one of the Boller Brothers who designed theaters throughout the Midwest from 1902, when Carl opened an office in St. Joseph, Missouri, to 1950. They opened a practice in Kansas City, Missouri in 1905. Boller Brothers specialized in the design of theaters and commercial buildings. Carl Boller also designed Manhattan's Marshall Theater in 1909 (S. 4th Street). Capitalist Harry Wareham had offices for his telephone and ice enterprises on the second floor. Two stores flanked the centered theater entrance at the front of the building at 408 and 410 Poyntz. In 1911, these included the Economy Racket. By 1929, theater mogul Glen Dickinson owned the theater. The Dickinson chain also owned the Marshall Theater ("Theaters are Pioneers Here" Manhattan Mercury, 5 October 1929). The Wareham Theater was remodeled in 1938. After more than a decade of competing with a new multi-plex theater at Westloop Shopping Center, the Wareham Theater closed in 1986. The building was converted to a dinner theater/rental hall through an extensive rehabilitation project. It re-opened under its original name, Wareham Opera House in 1988.

Integrity: Although the storefronts were remodeled and the theater marquee added in 1938, the upper facade retains its historic form. The theater was the first of the structures built that would come to be known as "The Wareham Block." The building retains significant historic and architectural character. It is a contributing member of the historic district.

38. **Smith Building** **Status-Contributing**
406 Poyntz
Date of Construction: 1909/1940s storefront
Architect: H.B. Winter and J.D. Walters; Miller and Kahl-Builders

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Current Function: RECREATION/CULTURE: Museum; DOMESTIC: Single Dwelling; VACANT
Architectural Classification: LATE VICTORIAN: Queen Anne detailing
Two-Part Commercial Block
Documentation: Figure #12, Photo #20-21

Description: This two-story tan brick structure is distinguished by the arched tripartite windows on the upper facade. The original prism glass transoms are extant on these windows. A pressed metal cornice with brackets caps the top of the building. The storefront has been remodeled on multiple occasions. In the 1940s, the transom was covered and used as a signboard. The existing storefront is aluminum-framed display windows and an aluminum bulkhead. The display windows angle back to a deeply recessed central entrance. In the 1980s, a paneled glass "shadow-box" was installed at the transom area to resemble the historic transom (a suspended ceiling had formerly been installed on the building's interior). A canvas awning spans the storefront below the transom and a signboard is located between the sill of the upper windows and the transom.

History: In 1885, the building on this lot was one of a series associated with the Kimble Pump Company. Sam Kimble was listed in the 1886 City Directory as an Attorney with offices at this location. By 1890, it was part of a one-story building tied to 404 ½ Poyntz, with offices at the front and a "hall" in the back. By 1897, the hall at the back of the building no longer appears on the Sanborn map, and 404 ½ and 406 were split into offices and a cobbler's shop. In 1905, 406 Poyntz was a plumber's office. 1909 newspaper articles identify this as the Smith Building, designed by architects Winter and Walters (see "Architects in Kansas" 2004 [Cultural Resource Survey](#)) and built by contractors Miller and Kahl ([Manhattan Republic](#) 23 March 1909, [Manhattan Nationalist](#) 25 March 1909). The 1911 City Directory identifies this as the location of Paine Furniture store and Smith's Real Estate (upstairs). By 1920, the building had been converted to Hull Hardware, which remained in business there until at least 1930. The building was occupied by the Parisien Clothing Store later in the 1930s, Waters Hardware in the 1940s-1950s, Town and Country Hardware in the 1970s-1980s, and Mid-America Piano Sales 1980s-2002. The building was purchased by its current owners in 2002 and extensively remodeled as a Rehabilitation Tax Credit Project. The upper floor is a loft gallery with rear apartment and a retail storefront space remains at street level. The storefront is currently vacant.

Integrity: Although the storefront has been remodeled on multiple occasions, the building generally maintains its 1909 appearance including the leaded glass transoms on the upper windows and the metal cornice. It underwent interior rehabilitation in 2003 through a Federal Tax Credit project. The building is a contributing member of the historic district.

39. **Askren Building**
404 Poyntz

Status-Non-Contributing

Date of Construction: 1911/expanded c.1924/remodeled 1970s
Architect: Unknown
Current Function: COMMERCE/TRADE: Specialty Store
Architectural Classification: LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS:
Commercial Style
Two-Part Commercial Block
Documentation: Figure #12, Photo #21

Description: This two story brick structure has two pairs of upper windows and originally had a simple stepped parapet. Old photos illustrate a stone panel inscribed, "Askren" in the center of the parapet. The upper facade and transom have been covered with wood panels and painted white. A red shingle mansard roof caps the top of the building and wood trim has been applied to the transom and storefront giving the building a "Tudor" theme. The alterations to the facade date to the 1970s. The storefront has also been remodeled. The display windows angle back to a deeply recessed central

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entrance. The bulkhead has wood panels and trim, matching the upper facade. A flat aluminum awning divides the storefront from the upper facade.

History: In 1885, the building on this lot was part of a series of buildings occupied by the Kimble Pump Company. By 1890, 404 Poyntz was occupied by a shoemaker – and a milliner by 1897. According to the Certified Local District nomination, this building was constructed in 1911. At the time of its completion, Wolfe's Bakery occupied the space. In 1914, the building housed Gold Medal Baker, Morris Brothers Barber Shop, and Paine Furniture. Between 1923 and 1930, the building was expanded from one story to two stories with a 24' front that was divided into two storefronts. The remodeling likely occurred in 1923-24, when the Sheraton Shoppe moved from 328 Poyntz to this location (City Directories). The building housed Burke's Shoes for twenty years, from the early 1970s until the early 1990s; it has housed a variety of retail and service businesses since that time.

Integrity: Given the existing facade covering, the building bears no resemblance to its historic counterpart. It is a non-contributing member of the historic district. If the existing facade covering were removed and the historic brick facade is intact and were restored, the building could be a contributing member to the district.

40. **Brownbilt Shoe Store (Reed & Elliot Jewelers)** **Status-Non-Contributing**
402 Poyntz
Date of Construction: 1908/1937 and 1975 remodels
Architect: Wolfenbarger and Ware (1937)
Current Function: COMMERCE/TRADE: Specialty Store
Architectural Classification: LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS:
Commercial Style
One-Part Commercial Block
Documentation: Figure #12, Photo #21

Description: This one-story commercial structure originally had a simple, unadorned brick facade. The facade was remodeled in 1938 and again in the 1970s; the existing storefront and facade date to the 1970s remodeling. The upper facade is covered with black metal panels and used as a large signboard with applied gold lettering. A flat metal awning divides the upper facade from the storefront. The storefront has white brick veneer on the piers and bulkhead, and dark-framed contemporary glass display windows and entrance.

History: The 1 ½ story building on this lot in 1885 served as the offices of the district court and a band room. By 1897, it was a cobbler's shop. A new commercial building was built in 1908 to house Mrs. Maier's bakery (Manhattan Republic, 10 January 1908). In 1911, it served Manhattan Barber Shop. In 1920, it was the R.E. Lofinck's shop. Lofinck earlier occupied space at 304 Poyntz. By 1930, the building housed the Cook-Dillinham Shoe Store. In 1937, architects Wolfenbarger and Ware (see "Architects in Kansas" 2004 Cultural Resource Survey) were hired to remodel the storefront for Brownbilt Shoe Store (Manhattan Mercury, 30 July 1937). Reed and Elliott Jewelers, a local company founded in 1938, has been at this location since 1975 ("Jewelry Biz: More than Gems," Manhattan Mercury, 13 November 2000).

Integrity: The existing facade covering and storefront date to the 1970s remodeling. The building is a non-contributing member to the historic district.

41. **Manhattan State Bank (Otto Building)** **Status-Contributing**
400 Poyntz
Date of Construction: 1906/1937 remodel
Architect: J.D. Walters; C.A. Deere and C.A. Sponberg-Builders

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Current Function: COMMERCE/TRADE: Professional
Architectural Classification: LATE VICTORIAN: Romanesque detailing
Documentation: Photo #21

Description: This two-story limestone structure was constructed as a bank in 1906. Its appearance conveys its original non-retail function. The front (south) facade is three bays wide with a tripartite window with arched stone lintel in the center bay on each floor. The center bay is further defined by stone pilasters that extend from the parapet to the arch of the ground floor window. The end bays are comprised of a single opening, 1/1 double-hung windows on the upper floors and single doors on the lower floors. A stone cornice band defines the top of the building and the parapet rises to form a pediment over the center bay. The east facade is divided into five bays; the southern four bays are each defined by a single 1/1 double-hung window. The northern bay is a single door at ground level with no openings on the upper floor. The bank was converted to offices in 1937 but retains original interior features of the bank. The windows were replaced in 1978; the existing windows are contemporary, dark-framed tinted glass.

History: There has been a two-story building on this lot since before 1885 when it housed the A.J. Whitford Hardware Store. Whitford had the hardware store until at least 1904 (City Directory), after which the Manhattan State Bank constructed a new building. Organized in 1906, the Manhattan State Bank was the "first state bank in Manhattan chartered under the Kansas banking legislation passed in 1897." (NR Nom) According to the 2004 inventory form, the bank commissioned Professor J.D. Walters (see "Architects in Kansas" 2004 Cultural Resource Survey) in 1903 to design the new building. Contractors C.A. Deere and C.A. Sponberg constructed the Manhattan limestone building, which was completed in 1906 at a cost of \$20,000 (Manhattan Nationalist 7 June 1906, Manhattan Nationalist, Semi-Centennial Edition, 1910). In the years immediately following the construction of the bank, a variety of offices, from real estate to insurance to attorney offices, were located upstairs. By 1920, however, the bank occupied the entire building. The bank closed in 1931 due to "inability to collect loans" during the Great Depression. In 1937, abstractor Henry Otto purchased and remodeled the building (City Clerk's Scrapbook, 29 March 1937). The building remains in the Otto family and was listed on the Register of Historic Kansas Places in 1978. A plaque on the building identifies it as the Henry Otto Building. Otto also owned buildings at 401 Poyntz and 431 Poyntz.

Integrity: The building was listed on the Register of Historic Kansas Places in 1978. Although the replacement windows and doors are clearly contemporary and not consistent with the historic character, the building retains significant architectural and historic integrity. It is a contributing member of the historic district.

42. **Willard Building** **Status-Contributing**
103-105 N. 4th
Date of Construction: 1906 /c.1920s storefront
Architect: Unknown
Current Function: COMMERCE/TRADE: Business and EDUCATION: Library
Architectural Classification: LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS:
Commercial Style
One-Part Commercial Block
Documentation: Photo #21-22

Description: This building is an excellent example of a one-story Progressive Era/Commercial Style structure in downtown Manhattan. Bi-color subtle brick trim and a simple stepped parapet provide the only ornament on the blond brick facade. The existing storefront likely dates to the 1920s and is divided into two retail spaces with two doors recessed in the center bay. The bulkhead is blond brick and there is no transom over the display windows.

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History: This property shares a parcel with 400 Poyntz. These storefronts first appear as east-facing storefronts between 1905 and 1912, when they housed a one-story lunchroom, a 2-story office building, and a 1-story office building. The 1982 Downtown Manhattan District Nomination to the National Register states that the building was constructed in 1906 for H.S. Willard. Mr. Willard was a druggist who operated the Upper Drug Store at 331 Poyntz and Willard's Lower Drug Store at 231 Poyntz. In 1911, building occupants included the Opera House Cafe at 105 N. 4th. Although the building may have been constructed at the same time as 400 Poyntz, it appears to have been remodeled; its blond brick storefront appears to date from the 1920s when 105 N. 4th was listed as Meseke Radio Shop. The building has housed a variety of businesses over the years; it is now occupied by the Christian Science Reading Room and American Eagle Investigation.

Integrity: The building is an excellent example of a one-story Commercial Style structure typical of the Progressive Era. The building retains its c. 1920s appearance; it is a contributing member to the historic district.

43. **Charlson & Wilson Abstract Co.**

Status-Contributing

111 N. 4th

Date of Construction: c.1955

Architect: Unknown

Current Function: COMMERCE/TRADE: Business

Architectural Classification: MODERN MOVEMENT

Documentation: Photo #21-22

Description: Constructed in c.1955, this one-story steel frame structure has blond brick and cast concrete veneer. The facade is brick, set in vertical panels and capped by a row of concrete panels at the top of the building. The entrance is recessed on the north half of the east facade and there are no windows in the building.

History: Charlson and Wilson Abstract was listed at 405 Poyntz in 1954 (City Directory). Between 1954 and 1956 the company relocated to its present location at 111 N. 4th. Evidence suggests that the building at 111 N. 4th was constructed c.1955 for Charlson and Wilson Abstract. They continue to occupy the building.

Integrity: Built in 1955, this building is the latest constructed contributing structure in the downtown Manhattan historic district. The building is a good representative of the Modern Movement. It is a contributing member of the historic district.

44. **Eames Building (First National Bank and Keller's Department Store)**
326-330 Poyntz

Status-Contributing

Date of Construction: 1890/1911/1941/1983

Architect: Theodore Lescher; D.C. Hulse-BUILDER; Architect- Frank Squires First National Bank (1911)

Current Function: COMMERCE/TRADE: Financial Institution and Specialty Store

Architectural Classification: LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS:

Commercial Style

Two-Part Commercial Block

Documentation: Figure #13-14, 19, Photo #23-24, 32

Description: Constructed in 1890, the two-story limestone building has cut stone trim. The west 25' of the building was remodeled in 1911 for the First National Bank. Covered by an aluminum slipcover in the 1970s, the metal facade was removed from the bank in the 1980s and the facade restored to its 1911 appearance. The west storefront (the east 50' of the south facade) was remodeled in 1941. The upper facade was also covered by metal in the 1970s and removed in the 1990s. The cornice and upper windows were restored at that time but the storefront maintains the black structural pigmented glass transom sign dating to the 1941 alterations. The upper facade is defined by regularly-spaced 1/1 double

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–hung windows with single-light transoms. The east storefront has a black carrara glass sign over the transom and a granite bulkhead. The storefront is uniquely configured with two recessed entrances and a free-standing display case in the center. A single door provides access to the upper level, between the two storefronts. The bank "storefront" features red granite columns with stone bases and capitals and a metal lower-cornice dividing the ground floor from the upper facade. The primary entrance is a set of double doors on the west end of the south facade. A display window with a frosted glass transom and stone base is located east of the entry on the south facade. The west facade is similarly configured with columns framing eight bays with entrances in the center bay and north end bay.

History: The Eames Block was commissioned by Frank Ames, a New York broker and son of Manhattan pioneer Asa Eames, in 1890. The Ames family purchased the property that would become the Eames Block in 1875. In 1885 (Sanborn map), the three lots contained a 1 ½ story doctor's residence at 330 and a small one-story commercial building at 326. The residence was the 1858 home of pioneer John Pipher. In 1886 (City Directory), the building housed the millinery of Mrs. Belle Oyler. Eames commissioned Topeka architect Theodore Lescher (see "Architects in Kansas" 2004 Cultural Resource Survey) to design the building. Eames hired D.C. Hulse as the contractor and the Ulrich Brothers as stonemasons for the facade (Manhattan Republic, 9 January 1890, Manhattan Nationalist, 7 February 1890, 5 June 1890). According to a January 22, 1892 article in the *Nationalist*, the columns on the storefront were replaced in 1892. The First National Bank remodeled the west 25' of the Eames Block in 1911 according to plans by architect Frank Squires (see "Architects in Kansas" 2004 Cultural Resource Survey), who had designed the Riley County Courthouse with Holland (Manhattan Republic, 13 July 1911, Daily Mercury, 21 July 1911). First National Bank occupied the corner location until the 1990s; it is now occupied by Manhattan Trust Co.

Among the building's original occupants was Spot Cash, which offered goods "cheaper than any other store in Riley County" (Manhattan Nationalist, 5 September 1901). The owners created an addition in 1894 to accommodate the growing business (Manhattan Nationalist, 8 June 1894). The storefront at 326-328 Poyntz was remodeled in 1919 for the store (Manhattan Republic, 5 June 1919, Riley County Democrat, 19 August 1919). At its peak, Spot Cash occupied three levels and 28,000 square feet of space including Manhattan's first bargain basement accessed by two exterior stairs. Spot Cash operated at this location until 1933, when it became the Comb's-Keller store. Ward Keller purchased the building from the L.R. Eakin family and opened Keller's Dry Goods in 1933. Keller likely added the popular carrara glass transom sign as part of a 1941 storefront remodel (Manhattan Chronicle, 22 August 1941). Ward Keller operated the store until his death in 1969. The Keller family maintained the business until 1983 (Manhattan Mercury, 6 July 1983). The east storefront has housed a variety of businesses in the past twenty years; it is now occupied by an office supply store. Like Spot Cash, the YMCA was an original occupant of the building (Manhattan Nationalist, 3 October 1890). Later, the second floor of the building was divided into offices, including those of various physicians, dentists, attorneys and realtors. The building also housed the offices of the Western Land and Loan Company and the meeting hall of the Manhattan Commercial Club.

Integrity: Despite the multiple former modifications, the building retains a significant degree of architectural and historic significance. It is a contributing member of the historic district.

- | | |
|--|-----------------------------------|
| <p>45. Duckwalls Building
320-324 Poyntz
Date of Construction: 1946
Architect: Unknown; Green Construction Co.-Builder
Current Function: COMMERCE/TRADE: Specialty Store
Architectural Classification: MODERN MOVEMENT
One-Part Commercial Block
Documentation: Figure #14, 19, Photo #23-24, 32</p> | <p>Status-Contributing</p> |
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Description: This one-story structure was built by Duckwall's in 1946 after their former store in this location (that occupied 3 buildings) was destroyed by fire. The building is a concrete and steel structure with a cut stone veneer facade. The storefront is aluminum-framed display windows with metal panels on the bulkhead. The storefront has two recessed entrances. A flat metal awning spans the facade and there is no transom.

History: There has been a two-story building at 324 Poyntz since before 1885, when it was identified on the Sandborn map as a grocery store and storehouse. In 1890 and 1897, the same building was a bakery and lunch room. Between 1897 and 1905, the building was extended to the alley and identified as the Murdock Building on the 1905 Sandborn map when it was occupied by a clothing store on the first floor and undertaker upstairs. By 1912, the lower-level housed a grocery. Two-story buildings appeared on the west two lots in the 1885 Sanborn Map. In 1886, Ballard and Murdock Furniture occupied 320 and 322 Poyntz. The Nationalist Newspaper was upstairs. In the 1900s and 1910s, 320 was home to the Big Racket Mercantile. Racket stores, the predecessors of five and dime stores, sold "A Little of Everything." C.B. Harrison purchased the Big Racket in 1903. In 1910, Harrison added 60' to the back of 320 Poyntz (Manhattan Nationalist, 16 June 1910). By 1920, National Clothiers occupied the building – and Romig-Grossman in 1930. 322 Poyntz was a furniture store in the early twentieth century (J.W. Beck Furniture). Duckwalls partnered with local merchant S.L. Wageman; the store was listed as the Duckwall/Wagaman Racket Store in the 1920 City Directory. By 1930, the name had been shortened to Duckwalls. The Abilene, Kansas-based Duckwall chain first opened its Manhattan Store, the third Duckwalls' store in the nation, in 1909. In the 1911 City Directory, it was listed as The New Racket/Duckwalls. It later opened a second Manhattan store in Aggieville. By 1936, there were 40 Duckwall's stores nationwide. Duckwalls completely remodeled the storefront at 320-324 Poyntz in 1936. The new store boasted three entrances (Manhattan Chronicle, 30 April 1936). In 1945, less than a decade after the store had been completely remodeled, a tragic fire destroyed the Duckwalls store (Manhattan Mercury, 27 December 1945). Soon after the blaze, however, Duckwalls announced plans to rebuild. In 1946, the company hired Green Construction Company to build a 48' X 146', \$33,000 one-story concrete and steel building. Duckwalls occupied the building into the 1970s; it has now been occupied by So-Fro/ Joann's Fabric for more than twenty years.

Integrity: Although atypical of the commercial structures in downtown Manhattan, this building is a good example of a Modern Movement commercial structure, dating to its reconstruction after the fire in 1946. The building retains significant integrity and is a contributing member to the historic district.

- 46. **Higinbotham Store/Woolworths #2** **Status-Contributing**
318 Poyntz
Date of Construction: c.1880/c.1930s remodel
Architect: Unknown
Current Function: COMMERCE/TRADE: Specialty Store
Architectural Classification: LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS:
Commercial Style
One-Part Commercial Block
Documentation: Figure #14,19, Photo #24

Description: The one-story stone building has a simple, unadorned brick facade and traditional storefront. The storefront dates to a 1930s remodel when the building was occupied by Woolworth's and combined with the storefront to the east. The storefront is comprised of display windows flanking a recessed central entrance. The piers framing the storefront and the bulkhead are granite matching the adjacent storefront on the west. Both storefronts also have mosaic tile in the recessed entrances, with an inlaid "W" for Woolworths. The original five pane transom is covered with wood and used as a signboard. A canvas awning spans the storefront.

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History: A one-story building spanning this entire lot was constructed prior to 1885. It is identified in the 1885 as an agricultural implements and carriage store. The 1886 City Directory identifies this as the address for George W. Higinbotham Grain and Feed. Higinbotham, a Pennsylvania native born in 1829, came to Kansas from Indiana in 1856 to join in the free-state cause. He and his brothers had a freighting business in Leavenworth until they moved to Manhattan and began a mercantile business in 1859. When their brother Uriah died in 1864, the remaining brothers sold their stock to merchant E.B. Purcell. Although George began a private banking house after selling his mercantile stock, he returned to the mercantile business in 1867 – and continued until 1875 (“Blue Ribbon County”). By the 1880s, George was in the feed business. Between 1905 and 1912, the one-story building was converted from a feed store to a clothing store. In the 1911 City Directory, it was listed as H and M Clothing and in 1920, it was Halstead Clothing. The Spic and Span Store occupied the location in 1930. After 1930, this building was part of the Woolworth’s Store that also occupied 316 Poyntz (see below). Woolworths occupied the building until the 1960s when they built a new store on S. 4th Street. The building was later occupied by Crowell’s Hallmark for several years and is now part of Mr. P.’s Party Outlet, combined with the storefront to the east.

Integrity: The existing facade dates to the 1930s remodeling by the Woolworth’s store. The building is a contributing member of the historic district.

47. **Woolworths Building**
316 Poyntz

Status-Contributing

Date of Construction: c.1880/expanded to two stories c.1900/1916 and c.1930 remodels

Architect: Unknown

Current Function: COMMERCE/TRADE: Specialty Store

Architectural Classification: LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS:
Commercial Style
Two-Part Commercial Block

Documentation: Figure #14, 19, Photo #24

Description: This building was expanded to two stories around the turn of the century. The existing red brick facade generally dates to a 1916 remodel by Woolworth. Woolworths maintained a store in this location for years, expanding into the storefront on the west. The existing storefront dates to a c.1930s remodel by Woolworths. It is comprised of aluminum-framed display windows flanking a recessed central entrance. The bulkhead and piers are granite, matching the building on the west. Mosaic tile in the entrance has an inlaid “W,” that stood for Woolworths. A flat metal awning spans the storefront and the transom is covered by metal panels. The upper facade may have been covered with aluminum in the 1960-1970s; metal grills remain over the upper windows. When the building was occupied by Ghere’s Appliance in the 1970s-80s, a large sign projected from the upper facade. That sign has been removed and the upper facade has since been painted. The facade retains its basic form with three masonry openings for upper windows and a stepped parapet with a central pediment and a simple concrete cap. The building has a gable roof with a dormer and chimney at the rear.

History: In 1885, this lot housed a 1 ½ story feed store and warehouse. John Winne Merchant Tailor was listed at this address in the 1886 City Directory. In 1890, a drug store occupied the front of the building and a feed house was at the rear. In 1897 it was a grocery store. The building was expanded to two stories between 1897 and 1905, when it was identified in the Sanborn map as an office (front) and hay storage (rear). Fleming Pharmacy occupied the space in 1911. In 1916, the building was remodeled at a cost of \$700 for Woolworth’s (Manhattan Times, 6 July 1916). Woolworth’s remained in the building until the mid-1960s when they built a new store on South 4th Street. The building has housed a variety of businesses since that time; it is currently occupied by Mr.P.’s Party Outlet, combined with the storefront on the west.

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Integrity: Although the upper windows and transom are covered, the upper facade retains its basic form dating to the 1916 remodel. The storefront dates to a c.1930s remodel by Woolworths, and matches the adjacent storefront on the west. The building is a contributing member of the historic district.

48. **Stingley and Company Hardware Building**

Status-Contributing

314 Poyntz

Date of Construction: c.1880/1938-1951 remodel

Architect: Unknown

Current Function: COMMERCE/TRADE: Specialty Store

Architectural Classification: MODERN MOVEMENT

Two-Part Commercial Block

Documentation: Figure #19, Photo #24

Description: The original two-story limestone facade had simple Italianate details of cut stone, a pressed-metal cornice, and three tall upper windows with arched lintels. The windows had been downsized by 1938 but the stone facade was still in place at that time. By 1951, the existing facade was in place (the building was occupied by Gibbs Clothing Co. at that time). The existing facade is blond brick with a simple stone cap and single, wide masonry opening on the upper facade. The opening originally had two pairs of 1/1 double-hung windows flanking an opaque center panel. A projecting sign was mounted at the center panel in a 1951 photo. Since that time, the upper windows have been covered (or replaced) by a metal grill; wood siding covers the center panel. A flat metal canopy spans the storefront beneath the transom area which has been infilled with brick and covered with wood. A flat plastic sign is mounted on the upper facade between the transom and upper window opening. Blond brick piers frame the storefront comprised of a wide recessed center bay flanked by display windows with metal panels on the bulkhead. A one-story rear addition has a gable roof and stucco coating on the rear facade.

History: There has been a two-story building on this lot since before 1885. The building became a hardware store between 1890 and 1897. The 1904 City Directory documents that the building served Stingley and Company Hardware. The company was housed in this building for decades, until at least 1930 (City Directory). The Stingley name was associated with the Stingley and Huntress Mercantile and Stingley Bros, who built 401 Poyntz in 1905. The current facade is Modern and may have been designed by Floyd Wolfenbarger (see "Architects in Kansas" 2004 Cultural Resource Survey). The Modern facade may have been designed for Gibbs Clothing, which occupied the space during the 1930s, 1940s and 1950s. The building has housed a variety of businesses since that time; it is now occupied by Weisner's Sew Unique.

Integrity: The existing facade dates to 1938-1951 and is representative of the Modern Movement. The building is a contributing member of the historic district.

49. **Elliott and Garretson Building**

Status-Contributing

312 Poyntz

Date of Construction: c.1887/post-1938 facade/2006 remodel

Architect: Unknown

Current Function: COMMERCE/TRADE: Specialty Store

Architectural Classification: MODERN MOVEMENT

Two-Part Commercial Block

Documentation: Figure #19, Photo #24

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Description: The original two-story limestone structure had cut stone trim, a metal cornice, and three double-hung windows on the upper facade. Like the adjacent building at 314 Poyntz, the facade was remodeled between 1938 and 1951. The existing facade dates to that remodeling and is Modern in design with cut stone veneer panels and a single horizontal band of windows on the upper facade. Occupied by Grave's Drug Store in a 1951 photo, a large projecting sign extended from the storefront to the top of the upper window. The building was covered with a red, projecting metal facade in the 1960s-1970s that was removed in the 1990s. A flat metal canopy separated the metal upper facade from the storefront and remains in place. The storefront was contemporary aluminum-framed display windows flanking a recessed central entrance. The building is under rehabilitation and the storefront is current covered by plywood, likely indicating installation of a new storefront. A one-story stone addition is located at the rear.

History: In 1885, this lot was occupied by carpenter Oscar Fay's dwelling and a millinery shop. Between 1885 and 1890, the house and millinery were demolished and replaced by a two-story clothing store. According to the 1982 Manhattan Downtown District Nomination to the National Register, the building was built in 1887 for W.S. Elliott and Charles C. Garretson. The company was not listed in the 1886 City Directory but the building was identified on the 1890 Sandborn Map (as well as 1897, 1905 and 1912) as a clothing store. The building was expanded in 1894 (Manhattan Nationalist, 29 June 1894). Although the name of the clothing store cannot be confirmed for the last years of the nineteenth century, it was W.S. Elliot Clothing during the 1900s, 1910s, and 1920s. By 1930 (City Directory), it was the Jerry Wilson Clothing Store. The current facade is Modern and, according to the 2004 inventory form, may have been designed by architect Floyd Wolfenbarger (see "Architects in Kansas" 2004 Cultural Resource Survey). The building housed a variety of businesses in modern times including "The Shoe Center" in the 1980s and 1990s. The building was recently purchased and is undergoing rehabilitation as a Federal Tax Credit project.

Integrity: The storefront is currently being replaced. The facade dates to the remodeling between 1938 and 1951 and is a good example of a Modern Movement commercial structure. It is a contributing property to the historic district.

50. **Shaw Jewelry/Little Building**
308-310 Poyntz

Status-Contributing

Date of Construction: c.1880/1934 and c.2000 remodels

Architect: Unknown

Current Function: COMMERCE/TRADE: Specialty Store

Architectural Classification: LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS:
Commercial Style
Two-Part Commercial Block

Documentation: Figure #17, 19, Photo #24-25

Description: This two-story brick building has been extensively remodeled on numerous occasions. The original two-story structure had seven upper windows with stone lintels and a metal cornice. The existing upper facade dates to a 1934 remodeling for the Scott-Burr Variety Store. A 1938 photo illustrates the new brick facade with four pairs of upper windows and a simple parapet cap. By 1951, a narrow metal mansard roof had been installed on the top of the building and a large sign projected from the center of the upper facade (occupied by Cook's Paint at the time). In the late 1960s or 1970s, the upper facade was covered with aluminum and a flat metal canopy installed. The metal slipcover was recently removed exposing the 1930s brick facade. A slurry coating has been installed over the transom area and painted white. The upper windows have been replaced (and do not match the style or profile of the 1934 windows) and a white vinyl or metal cap has been installed on the parapet. The existing storefront likely dates to the 1950s and is comprised of two storefronts; the storefront on the east end is approximately 25' wide, the west storefront is approximately 50' wide and a recessed door on the west end of the facade provides access to the upper floor. The bulkhead and piers are covered with a ribbed aluminum and the display windows are aluminum-framed. Both storefronts have recessed entrances. The two-story portion of the building has twin gable roofs and one brick and one concrete block rear addition.

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History: 308-310 Poyntz comprises what were originally three one-story storefronts, 308, 308 ½, and 310 Poyntz. The buildings pre-date the 1885 Sanborn map. Between 1885 and 1890, all three addresses were expanded to two stories. In 1886 (City Directory), 308 Poyntz was the millinery and jewelry shop of E.K. Shaw and his wife (Mrs. Shaw's millinery was at the back of the jewelry salesroom). Sources indicate that 308 Poyntz was built between 1877 and 1881. "Blue Ribbon County" (1881) states that jeweler Mr. Shaw had started his business "about four years ago" (ca. 1877). The pamphlet indicates that some time between 1877 and 1881 he moved into a new building that was constructed for his business: "The rooms [Mr. Shaw] now occupies, on Poyntz Avenue, were erected for that special purpose [to house his jewelry shop]." The building continued to serve jewelers for many decades. In the 1910s and 1920s, jeweler O.D. Shide, and later he and his partner Riddlebarger, occupied the space. In 1930, the building housed the jewelry store of Bangs and Company. 308 ½ Poyntz - In 1886, 308 ½ was the T.E. Williams and Co. drug store and offices of dentist C.F. Blachly and physician/surgeon C.F. Little. C.F. Little was still in practice in 1914 (along with Dr. Belle Little), when the City Directory listed him at 308 Poyntz. Little was also listed at 310 Poyntz in 1911. The Little family was tied to these three storefronts until at least 1934 when they remodeled the building for the Scott-Burr Variety Store (Manhattan Chronicle, 13 March 1934, Western Contractor, 23 May 1934). 310 Poyntz - In 1886, 310 Poyntz housed the "Fancy Jewelry" shop (1886 Sanborn) of J.Q.A. Sheldon and offices of attorney Hy W. Stackpole. By 1911, E.L. Askren had taken over the jewelry shop. In 1890, this was the Post Office. Between 1890 and 1897, the storefront was converted to a barbershop, listed as the Elk Palace Barber Shop in 1914. The two storefronts were unified into one building by the time of the 1934 remodel. The building has housed a variety of businesses in the past fifty years including Cook Paint and Ady's Appliance. It is now occupied by the Salvation Army Thrift Store.

Integrity: The existing facade reflects the 1934 remodel and the storefronts likely date to the 1950s. Although the upper windows are contemporary replacements that do not fill the original masonry openings, the building retains a fair degree of integrity. It is a contributing member of the historic district.

51. **Robinson Building**
306 Poyntz

Status-Contributing

Date of Construction: c.1880/1909 metal facade/1935 and 1990s storefront remodels.

Architect: Unknown; Clarence Johnson-Building (1935 Storefront); Bowman and Associates (1990s remodel)

Current Function: COMMERCE/TRADE: Specialty Store

Architectural Classification: LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS:
Commercial Style
Two-Part Commercial Block

Documentation: Figure #17, 19, Photo #9, 25

Description: This two story limestone building originally had a brick facade with cut stone trim, a metal cornice, and three upper windows with arched lintels. The existing ornate stamped metal was installed on the upper facade in a 1909 remodeling by K & M Pharmacy. By the early 1980s, a raised center section had been removed from the metal cornice and the upper windows had been covered. The upper windows were restored in a 1990s remodeling. The storefront has been remodeled on at least three occasions, in 1935, c.1950s, and 1990s. This storefront has been combined with the storefront at 304 Poyntz since 1966, occupied originally by Kaup Furniture and now by The Pathfinder. The existing storefront dates to the 1990s remodeling in which the storefront entrance was removed from this building. A door on the west end of the facade provides access to the upper floor. The transom area is covered by a signboard and a canvas awning spans the two storefronts. The stone building has a gable roof and a one-story block addition (with wood siding on the south facade) on the rear.

History: Evidence suggests that this building was constructed by Dr. J. Robinson in 1879. A feature on photographer George Burgoyne in the 1881 pamphlet "Blue Ribbon County" states that Burgoyne's studio was located in "Dr. Robinson's new block on Poyntz." Both Burgoyne and Dr. Robinson were listed at 306 Poyntz in the 1886 City Directory.

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The pamphlet also states that the Robinson building was a 2-story brick 25' X 60' building with a brick front and that Burgoyne occupied the second story of the building. This description matches that of the building in the 1885 Sanborn map. "Blue Ribbon County" states that Robinson's Central Drug Store was established in 1879. It is likely that Robinson built the building in 1879 for his enterprise. George Burgoyne was one of the first settlers to photograph Kansas, establishing his Manhattan photo gallery in 1859. After Robinson's time, the first floor of the building housed a series of other drug stores. These included K & M Pharmacy (1911 City Directory) and King Drug Store (1914, 1920 and 1930 City Directories). K & M remodeled the building in 1909 (Manhattan Nationalist, 15 April 1909). In 1935, King Drug Store hired contractor Clarence Johnson for \$800 to remodel the storefront (Manhattan Chronicle, 17 April 1935); they occupied the building into the 1950s. By 1966, Kaup Furniture who had occupied 304 Poyntz adjacent on the east, expanded into this building. Kaups closed their downtown store in 1991 and the buildings were sold to The Pathfinder. The two buildings were remodeled in the early 1990s and have been occupied by The Pathfinder since that time.

Integrity: Although the center raised parapet is missing, the facade reflects the 1909 remodeling in which the pressed-metal front was installed. The storefront and upper windows were remodeled in the 1990s. Although the storefront no longer retains a street level-entrance, and the signboard and awning span the two buildings, the storefront maintains the proportions of a historic commercial facade. The building is a contributing member of the historic district.

52. **Moses Building**
304 Poyntz

Status-Contributing

Date of Construction: 1890/c.1950s and 1990s remodels
Architect: Unknown; Bowman and Associates (1990s remodel)
Current Function: COMMERCE/TRADE: Specialty Store
Architectural Classification: LATE VICTORIAN: Italianate
Two-Part Commercial Block
Documentation: Figure #17, 19, Photo #9, 25

Description: The two-story limestone building features cut stone trim and a pressed metal cornice; the facade is in near-original condition with simple Italianate details. The storefront was remodeled the Modern style in the 1950s. The building was occupied by Kaup Furniture from 1944-1991. Kaups expanded their store from this building into the adjacent storefront on the west in 1966. The two storefronts have been combined since that time. The existing storefront dates to an early 1990s remodeling with a simple stone base and wood-framed display windows. A signboard and canvas awning span the storefronts on the two buildings. There is a one-story addition on the rear of the building.

History: In 1885, a 1 ½ story printing office for a local newspaper, *The Republic*, was on this lot. In 1890, owner George Moses built a large two-story structure here (2004 Inventory form). In 1890, the building housed the business of R.E. Lofink (also spelled Lofinck). According to an 1890 source, Lofink had been in business for ten years in the building at 302 Poyntz and had recently moved to the new 30' X 80' building (Lethem). Lofink remained in the building at 304 Poyntz until sometime between 1911 and 1914. At some point before 1911, Lofink's shop changed from a Music and Stationery store to a Jewelry store. The store closed between 1914 and 1920, when the City Directory identifies this address as that of Paine Furniture Company and offices. Lofink was listed at 402 Poyntz in 1920. Moses built a \$3000 addition to the building in 1916 (Inventory). The building housed Diehl and Hedge Furniture (City Directory) from 1930 until the building and business were purchased by Kaup Furniture in 1944. Kaup Furniture remained at this location for nearly fifty years. The Pathfinder, a bicycle/sports shop now occupies this building and the adjacent storefront to the west.

Integrity: The building retains its 1890 appearance clearly portraying its original Italianate design. The existing storefront dates to a 1990s remodel but maintains traditional components and proportions. The building retains significant architectural and historic integrity. It is a contributing member to the historic district.

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53. **Commercial Building** **Status-Non-Contributing**
302 Poyntz
Date of Construction: 1909/1950s and 1990s remodels
Architect: Unknown
Current Function: COMMERCE/TRADE: Specialty Store
Architectural Classification: LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS:
Commercial Style
One-Part Commercial Block
Documentation: Figure #17, 19, Photo #9, 25

Description: Located on same parcel as 300 Poyntz, this one story building was extensively remodeled in the early 1950s as an expansion of the Firestone Tire Company store at 300 Poyntz. The original structure was simple in design with a traditional three bay storefront with a recessed central entrance and transom flush with the upper facade. A pressed-metal cornice defined the top of the facade. The 1950s remodel included the installation of metal sheathing over the upper facade and removal of the cornice. The existing storefront dates to a 1990s remodeling; it has a recessed central entry flanked by display windows. Brass panels have been installed on the bulkhead and a canvas awning spans the transom area over the storefront. The upper facade has metal sheathing and is unadorned with no cornice or cap.

History: A building first appeared at 302 Poyntz prior to 1885. In 1886, this building housed Leslie E. Smith's Low Price Boot and Shoe Store and R.E. Lofnick Music and Stationery (1886 City Directory). In 1905 (Sanborn map), it was a barber shop. According to the Certified Local District nomination, the current building was constructed in 1909 as an addition to 300 Poyntz. The 1909 remodel and addition were credited to the Leader Mercantile Company, which listed its address in the 1911 City Directory as 300-302 Poyntz (Manhattan Nationalist, Semi-Centennial Edition, 1910). The Leader Company, which specialized in "women's fabrics and dainty apparel," was founded by a man named Souders in 1900 and moved to this building in 1903 (Manhattan Nationalist, Semi-Centennial Edition, 1910). By 1920, the building was home to the Theo. Georges Candy Company and St. Elmo Candy Kitchen and the Curie and Blakeslee Hardware in 1930 (City Directories). In the early 1950s, the Firestone Tire Company expanded from their adjacent building at 300 Poyntz into this building and continued to occupy the space into the 1990s. The building now houses a floral shop.

Integrity: Although the building was originally simple in design, the metal sheathing obscures the original facade and the cornice has been removed. The building is a non-contributing member of the historic district.

54. **Orville Huntress Building** **Status-Contributing**
300 Poyntz
Date of Construction: c.1881-83/1913/1950s/1990s remodel
Architect: Unknown; Hulse and Moses-Builders; Architect: H.B. Winter (1913 remodel)
Current Function: COMMERCE/TRADE: Specialty Store; INDUSTRY: Communications Facility
Architectural Classification: LATE VICTORIAN: Italianate
Two-Part Commercial Block
Documentation: Figure #15, 17, 19, Photo #9, 25

Description: This two-story limestone structure has cut stone details and an ornate metal cornice that features brackets and dentils. It is one of the few remaining examples of 1880s Italianate architecture in downtown Manhattan. The storefront has been modified on numerous occasions. It was combined with the adjacent building to the west in the 1950s for the Firestone Tire Company. The existing storefront dates to a 1990s remodeling and spans the Poyntz Avenue facade and the south end of the 3rd Street facade. The wood storefront is contemporary but maintains the proportions of a historic commercial storefront. A canvas awning spans the storefronts on Poyntz and 3rd Street. A large stone addition was built on the rear in 1900 (see 105 N. 3rd below).

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History: Although various sources give this building a construction date of 1883, evidence suggests construction may have begun prior to 1881, when the firm Stingley and Huntress was profiled in "Blue Ribbon County." According to the pamphlet, the two-story 25' X 100' brick and stone building was "planned and erected expressly for the convenience of the firm." Stingley and Huntress were listed as the building's occupants in 1886. Stingley, a Virginia native, came to Kansas following the Civil War. Until 1869, he was a salesman for Higinbotham Brothers mercantile, a Manhattan institution since 1859. His partner, Maine native Orville Huntress, also got his start working for the Higinbothams. The pamphlet may have exaggerated the building's level of completion in 1881, as the construction of a building in this location, commissioned by Orville Huntress, was reported in an article in the Manhattan Nationalist on June 29, 1883. According to the article, the stonework was completed by the Ulrich Brothers, with carpentry completed by Hulse and Moses. The building was occupied by the post office in 1894. The owners expanded the building between 1885 and 1890. In 1886 (City Directory), the building also housed the IOOF Hall and Knights of Honor on its second floor. The storefront was remodeled in 1913 according to plans by architect H.B. Winter (see "Architects in Kansas" 2004 Cultural Resource Survey) and (Manhattan Republic, 13 July 1913). At that time, the building was occupied by the Leader Mercantile Company (see 302 Poyntz above). In 1920, the building housed the Manhattan Gas and Electric Company and Rocky Ford Milling and Power Company and in 1930, the First National Bank, Gibbs Clothing and a dentists' office (City Directory). The IOOF lodge was also still in the building at that time. According to the 2004 inventory form, the building was remodeled after World War II for the Firestone Company who occupied it until the 1990s. The building is now occupied by a yarn company. A radio station and local newspaper are located on the second floor.

Integrity: The storefront has been remodeled on multiple occasions; the existing storefront dates to a 1990s remodel and features obvious contemporary elements. However, the storefront does retain the primary components and proportions of a historic commercial storefront. The upper facade is in near-original condition. The building retains significant integrity and is a contributing member of the historic district.

55. **Commercial Building**

105 N. 3rd

Date of Construction: c.1888

Architect: Unknown

Current Function: COMMERCE/TRADE: Restaurant

Architectural Classification: LATE VICTORIAN: Queen Anne detailing
Two-Part Commercial Block

Documentation: Figure #15, Photo #26

Status-Contributing

Description: This two-story limestone building is distinguished by its tripartite upper windows with arched stained glass transoms. The top of the building is capped by a simple tile parapet cap with no cornice. The building fronts North 3rd Street; the south facade is three bays wide. The storefront bays are framed by stone piers and a tripartite window defines each bay on the upper facade. The storefront is a contemporary wood replacement but retains the components and proportions of a traditional historic commercial storefront.

History: This building shares a lot with 300 Poyntz. 300 Poyntz was expanded to the alley to the north between 1885 and 1890. In 1890, it was a printing shop, grocery and crockery, with offices on the second floor. The 1897 Sanborn map identifies four storefronts that face North 3rd Street. This storefront configuration was in place until at least 1923. At that time, the various storefronts were listed as 101, 105, 107, 107 ½, 109, and 111 N. 3rd. The upper level remained a print shop until at least 1923. A Manhattan tradition, Mel's Tavern, relocated to this building after its former location in the 200 block was demolished through eminent domain for the construction of Manhattan Town Center. Mel's continues to occupy the space today.

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Integrity: The building is an excellent example of a late 19th century commercial structure with Queen Anne detailing. It retains a high degree of integrity with tripartite upper windows that have the original stained glass transoms. The building is a contributing member of the historic district.

56. **Green and Hessin/Limbocker Building(s)**

Status-Contributing

226-230 Poyntz

Date of Construction: 1884/1913 remodel of corner storefront/1985 rehabilitation

Architect: George Ropes; Bowman and Associates (1985)

Current Function: COMMERCE/TRADE: Professional

Architectural Classification: LATE VICTORIAN: Romanesque
Two-Part Commercial Block

Documentation: Figure #16, Photo #27-28

Description: More ornate than most commercial structures in downtown Manhattan, the building(s) feature cut stone detailing at the upper windows including pilasters between the windows and arched lintels with stone infill panels. The building is capped by a pressed-metal cornice with dentils and brackets. The east "half" of the building is three bays wide and the west "half" is four bays wide. Paired pilasters are located at the end bays and center party wall framing the two facades. The storefronts are separated from the upper facade by a lower cornice that is more ornate on the west facade, likely dating to the 1913 bank remodeling. The west storefront has been remodeled on multiple occasions. It was first occupied by the First National Bank c.1887 and remodeled at that time. The building was then purchased by the Citizen's Bank in 1913 and the existing facade dates to that remodeling. The granite columns with ornate Corinthian capitals and arched surround that frame a recessed corner entrance were installed at the time. The corner entrance is flanked by plate glass windows with Classical cut stone surrounds. Both storefronts were replaced in a 1985 Rehabilitation Tax Credit project. The building(s) reflect their original design and the 1913 bank remodeling. The west facade retains its corner entrance. Each storefront has a separate entrance to the upper floor, located between the two storefronts. The east storefront has a recessed central entry. The west facade is similarly appointed on the upper facade with arched lintels at the upper windows with smooth cut stone infill in contrast to ornate infill and stone pilasters on the front (south) facade. The ground floor of the west facade is asymmetrical with a plate glass window with Classical stone surround flanking the corner entrance and a single window with arched lintel to the north. At the north end of the west facade, a single window with arched lintel is located between two doors; one door provides a second means of access to the upper floor and one door provides access into the corner storefront space. This building was the last historic commercial structure retained (in the 300 block of Poyntz) with the construction of Manhattan Town Center. The building fronts the plaza on the east side of the mall and the mall abuts this building on the east.

History: The corner building was constructed in 1884 by law partners Green and Hessin, who in March 1884 announced plans for a new commercial building in order to attract possible lessees. Attorney George Green, according to the 1881 business directory, was an Ohio native who came to Riley County in 1867. His partner John Hessin, also an Ohio native, came to Manhattan in 1870. The pair contracted with Topeka architect George Ropes (see "Architects in Kansas" 2004 Cultural Resource Survey) who, according to the *Nationalist* was the superintending architect at the Kansas statehouse, and with Smith and Sargent, who constructed the \$7000 edifice. The Ulrich Brothers, who operated a local stone quarry, were awarded the contract for the stone work. The two-story limestone structure was apparently built as two buildings for two separate owners, J.N. Limbocker and Green and Hessin but both were designed by George Ropes and built c.1884, obviously as twin buildings. The Riley County Historical Museum staff said that Limbocker had his building designed to match the Green and Hessin building on the corner.

According to reports during construction, Long, Brown and Allen Dry Goods and General Store planned to occupy the main space (Manhattan Nationalist, 21 March 1884, 11 April 1884, 2 May 1884, 9 May 1884, 30 May 1884, 20 June 1884, 25 July 1884, 19 September 1884, 10 October 1884). However, the 1886 City Directory lists the following occupants:

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Brown, Baker and Company Groceries; Crump and Hungerford Land, Loan and Insurance; and Green and Hessin Attorneys. Limbocker's Real Estate and Loan Broker office was located on the second floor of 228 in 1886. According to "Blue Ribbon County," Crump and Hungerford started their Manhattan business in 1879. Crump, who was born in Indiana in 1843, also served as Riley County Register of Deeds. Hungerford, a New York native who came to Manhattan via Illinois, was an attorney and judge. Although the law firm, later known as Hessin and Hessin, continued to occupy the building until at least 1920, Green and Hessin sold the building for \$12,000 to the First National Bank in 1887 or 1890. The bank remodeled the building for its use (Manhattan Mercury, 3 August 1887, Manhattan Nationalist, 3 January 1890). The building was purchased in 1913 by Citizen's Bank (Manhattan Nationalist, 16 January 1913). Other occupants at that time included S.J. Pratt, H.M. Leonard, and Manhattan Mutual Life Offices. Brinkly Broadcasting Studios occupied the upper floor for a period and Manhattan Mutual Life remained in the building until the late 1950s (City Directories). The building was occupied by Manhattan Camera until the 1984 when it was purchased and rehabilitated by Brent Bowman and Associates Architects for their offices. The east storefront is currently vacant and the west is occupied by an Engineering Office; Bowman, Bowman and Novack continue to occupy the upper level of both buildings.

Integrity: The building underwent an extensive remodeling in a 1985 as a Rehabilitation Tax Credit project. The storefronts and upper windows are contemporary replacements but compatible with the historic character of the building. The building retains a high degree of integrity, reflecting its 1884 and 1913 designs. It is a contributing member of the historic district.

57. Commercial Building

106 N. 3rd

Date of Construction: c.1880

Architect: Unknown

Current Function: COMMERCE/TRADE: Specialty Store

Architectural Classification: LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS:
Commercial Style
Two-Part Commercial Block

Documentation: Photo #27-28

Status-Non-Contributing

Description: This two-story limestone building has cut stone trim. Details on the upper facade have been removed and a stucco-veneer applied to the stone facade. Red brick is visible at the parapet on the ends of the building; given the limestone facade, the brick may reflect a former repair prior to the stucco covering. The upper windows also appear to have been altered. The existing windows are dark-framed contemporary windows with dark glass that are smaller than most traditional upper windows. It appears that the openings may have previously been downsized. The storefront is a contemporary wood replacement with wood covering the transom panel. A door on the south end of the storefront provides access to the upper floor. Manhattan Town Center, constructed in 1987, abuts this building on the east.

History: This building was constructed between 1897 and 1905 as a one-story barber shop, which was managed by Condray and Remmele in 1911. Between 1912 (City Directory) and 1923 (Sandborn Map), the building was expanded to two stories and housed the offices for the adjacent sheet metal works at 108-110 N. 3rd. By 1942, the building was occupied by the Calvert Electric Company, which remained at 106-108 until owner Paul Calvert's death in the early 1970s. The building was home to L & L Saddlery in the 1980s and is now occupied by an alterations shop.

Integrity: Because both the upper facade and storefront have experienced significant alteration, the building retains little historic integrity and is therefore a non-contributing member of the district.

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58. **Commercial Building** **Status-Contributing**
108-110 N. 3rd (formerly 108-112)
Date of Construction: c.1910
Architect: Unknown
Current Function: COMMERCE/TRADE: Specialty Store
Architectural Classification: LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS:
Commercial Style
Two-Part Commercial Block
Documentation: Photo #27-28

Description: This two-story limestone structure has simple cut stone trim and is generally unadorned. The upper facade is comprised of six double-hung windows (contemporary replacements) and a simple cut stone cap. The lower facade is comprised of two storefronts that are asymmetrical in composition. Cut stone columns frame the northern-most storefront and frame three bays on the south storefront, as well as a separate entrance to the upper floor on the south end of the facade. The storefronts appear to reflect minor former alterations. The north storefront is wood with the door located on the south end of the storefront bay. Wood covers the transom panel. The south storefront is comprised of three bays, a recessed central entrance flanked by display windows with transoms. A canvas awning is in place at the center bay. Manhattan Town Center, constructed in 1987, abuts this building on the north and east.

History: The southern portion of this building was constructed between 1885 and 1890 (Sandborn Map). Between 1905 and 1912, a pre-1885 one-story building at 110 N. 3rd was demolished and this building was expanded to the north. Vacant in 1912, the building was converted to a Sheet Metal Works by 1923. The building later housed a barbershop. Prior to the construction of the current city hall, the city water department was located in this building (City Hall was built at 112-114 N. 3rd in 1903-now demolished). Through the balance of the 1950s and early 1960s, the building housed the LAB Television and Radio Store (1954-63 City Directories). In 1964, Dunn's Barbershop opened at this site. By 1975, the building was occupied by Roy's Barber Shop, then Now Hair Styling in 1981. It is now occupied by a pet grooming shop and a salon.

Integrity: Although the upper windows are former replacements, the building retains a fair degree of integrity and is a good example of an early 20th century Commercial Style structure. It is a contributing member to the historic district.

59. **Community House** **Status-Contributing**
120 N. 4th
Date of Construction: 1917-18/1987 renovation
Architect: H.B. Winter; Mont Green-Builder; Bowman and Associates (1987)
Current Function: SOCIAL: Civic
Architectural Classification: LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS:
Commercial Style
Documentation: Figure #18, Photo #23, 29

Description: This two and a half-story masonry building was built in 1917 as a Community House and continues to serve that function. It is a free-standing structure located at the southeast corner of Humboldt and 4th Street, one block north of Poyntz Avenue. The building has a natural-faced limestone foundation and red brick upper facade with cut stone detailing. Cut stone frames brick panels as a cornice band or frieze beneath a projecting cornice near the top of the building. A brick parapet with simple stone cap extends above the cornice and is crenulated on the front (west) facade and features diamond-shaped stone panels on the north and west facades. The front facade is comprised of three bays; the center bay is recessed with stone pilasters and an entablature inscribed, "Community House" framing the entrance. A horizontal band of four 4/1 double-hung windows is located on the second floor of the recessed central bay, over the

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entrance. The end bays of the front facade have one window per floor, the style of windows vary with each floor. The basement windows are 1/1 double-hung windows with pedimented lintels that extend above a cut-stone water table capping the stone foundation. The first floor windows are 4/1 double-hung windows with stone sills and stone label lintels. The upper floor windows are 1/1 double-hung windows on the east two-thirds of the north facade and horizontal 4/1 double-hung windows on the front third of the building (north and west facades). A secondary entrance is located at the east end of the north facade. Wood-framed screens are in place on most upper windows. The front entrance is a contemporary replacement comprised of two pairs of doors with an arched transom.

History: The Manhattan Community House was built by Mont Green from H.B. Winter's 1917 plans (see "Architects in Kansas" 2004 Cultural Resource Survey). It was the first permanently constructed community house in the United States, built to serve the soldiers during the war and the community afterward ("The First Permanent Community House," Manhattan Mercury, 18 June 1918). A plaque on the building is inscribed, "1917 Manhattan Camp Funston-Community Building-A Tribute from the Citizens of Manhattan and the Rotarians of Kansas, Missouri and Oklahoma-To Our Soldiers He profits most who serves best" (Camp Funston is the name of the WWI camp at neighboring Fort Riley). The building was federally owned until after World War I. The city owned it between the war years. During World War II, the federal government purchased the building from the city and used it as a USO building. A variety of clubs and organizations have used the building for meetings throughout the years and it continues to function as a Community Building. The building underwent a renovation project in 1987 (Brent Bowman and Associates). The building was recently listed on the Register of Kansas Historic Places and the National Register of Historic Places.

Integrity: The building is in near-original condition and clearly portrays its 1917 design. The Community House retains a high degree of architectural and historic integrity. It is a contributing member of the historic district.

60. **Manhattan Telephone Company Building**
115 N. 4th

Status-Contributing

Date of Construction: 1925/1962 expansion/1997 remodeling

Architect: C.W. Shaver

Current Function: GOVERNMENT: Government Office

Architectural Classification: MODERN MOVEMENT: Art Deco

Documentation: Photo #30

Description: This three-story Art Deco building has a blond brick facade with cut stone foundation and detailing. The front (east) facade is comprised of three bays; the center bay projects slightly and is further defined by its parapet that extends above the roofline of the remainder of the building. The center bay is comprised of three windows on each floor, two 6/6 double-hung windows flanking a pair of 4/4 double-hung windows. Wood-framed screen panels are in place on most windows. A panel with patterned brick work and a central sunflower rosette is located between the windows on each floor. Brick pilasters extend from the foundation to the top of the third floor windows between the windows creating a vertical orientation of the center bay. The parapet above the upper windows is a tan brick, slightly darker than the blond brick facade. A narrow bullnose cornice is located between the upper windows and parapet cap, accented by three carved stone figures on the center bay. A stone cap with sunflower rosettes tops the center bay. A metal cap has been installed on the remainder of the building but a simple scalloped stone pattern is visible beneath the metal cap. Twin building entrances are located on the end bays, with a single 1/1 double-hung window on the upper floors over the entrances. The entries have a cut stone surround with a broken pediment topped by an urn. The door opening is defined by carved stone egg-and-dart molding.

The building was almost doubled in size with a rear addition in 1962. The addition extends above the original building by approximately four feet and north of the original building. The addition is blond brick exterior walls with cut stone panels. The windows are 1/1 double-hung set in horizontal bands of three windows (in distinct contrast to the original 6/6 and 4/4

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windows. The north and rear facades of the addition have been stuccoed. A one-story garage with blond brick exterior walls is located north of the rear addition, likely built at the time of the addition.

History: The Manhattan Telephone Company building was built in 1925 from drawings by Salina architect Charles W. Shaver, a 1915 graduate of the KSAC architecture program who practiced in Salina (see "Architects in Kansas" 2004 Cultural Resource Survey) and (Kansas Construction News, 22 August 1925). The building later served the Southwestern Bell Telephone Company. Southwestern Bell expanded the building in 1962, at a cost of \$66,000 (building permit). Following remodeling of the Riley County Office Building/Courthouse Annex at 417 Humboldt, all non-court offices were moved from the Courthouse to the annex in 1984. The Courthouse then underwent a major renovation project in 1984-86 designed to accommodate all county court functions. County office facilities were further expanded when the County purchased this building for additional office space in 1997. The building continues to house County offices today. (*Riley County Commission Minutes*, April 16 and May 17, 1984; *Riley County Commission Minutes*, December 1, 1997).

Integrity: Although the 1962 expansion contrasts the character of the original building, the original building is clearly visible and in near-original condition. The building retains significant architectural and historic integrity; it is one of only three Art Deco buildings in downtown Manhattan. It is a contributing member of the historic district.

61. **Riley County Courthouse Annex**
417 Humboldt (110 Courthouse Plaza)
Date of Construction: 1928/1983 remodel
Architect: Unknown
Current Function: GOVERNMENT: Government Office
Architectural Classification: OTHER
Enframed Block
Documentation: Photo #31

Status-Non-Contributing

Description: The Riley County Office Building/Courthouse Annex is located at the northeast of the Courthouse Plaza (1985), behind the Courthouse and Wareham Hotel. The two-story brick structure has a natural-faced limestone facade that fronts a parking lot on the west. The front facade is three bays wide; the center bay projects from the facade and is taller than the rest of the building. The center bay is defined by a series of four full-height, narrow arches with round cut stone columns and framed by natural-faced rectangular stone piers. Recessed behind the arches and flush with the facade is a two-story glass entrance. The end bays are plain stone walls with small rectangular window openings that have cut stone lintels. The upper windows are 2/2 double-hung; the lower windows are 1/1 double-hung. The building footprint is 'L' shaped with a rear ell. The east and south walls are red brick; the south wall has been painted. The west/front facade dates to the 1983 remodel for county offices.

History: This building was built in 1928 as a garage, ballroom and storage space for the Wareham Hotel. The second floor ballroom and the basement storage space were connected to the Wareham Hotel with an overhead walkway and an underground tunnel. The building was renovated for county offices in 1983. All non-court offices were moved from the Courthouse to the new County Office Building/Annex in 1984. County offices were later expanded after the purchase of the Telephone Company Building located east of this building in 1997 (Manhattan Republic, March 3 and June 21, 1928; *Riley County Commission Minutes*, April 16 and May 17, 1984; *Riley County Commission Minutes*, December 1, 1997).

Integrity: The existing front facade dates to the 1983 remodeling for county offices and has no historic precedent. The building is a non-contributing member to the historic district.

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STATEMENT OF SIGNIFICANCE

INTRODUCTION

A historic context of Manhattan, including a discussion of prominent architectural styles and architects practicing in Manhattan, was included in the Cultural Resources Survey prepared for the City of Manhattan by Historic Preservation Services in 2004. This district nomination, meant as a companion to the Cultural Resources Survey, provides information specific to the growth and development of downtown Manhattan. Data on the history of individual buildings is provided (by address) in Section 7 – Physical Description.

The Downtown Manhattan Historic District is being nominated to the National Register of Historic Places under Criterion A for its association with the growth and development of Manhattan, Riley County, Kansas (pop. 44,831) and under Criterion C as a collection of buildings representing a wide range of commercial architectural styles from vernacular two-part commercial blocks to 1950s modern designs.

ELABORATION

Early Settlement

The story of permanent white settlement in the Manhattan area began with the establishment of Fort Riley in 1852. The Fort was located at the junction of the Smoky Hill and Republican Rivers. Its original name, Camp Center, referred to its central location which allowed those stationed there to protect travelers on both the Oregon and Santa Fe Trails and to serve as a supply center for other western forts. After the Kansas-Nebraska Act opened Kansas Territory to settlement in 1854, areas near both Fort Riley and Fort Leavenworth were logical choices for pioneer settlement.

The Kansas-Nebraska Act left the slavery status of both territories to popular sovereignty, initiating the organized settlements of both pro-slavery and anti-slavery factions. Northern Freestaters established the New England Emigrant Aid Company to assist the settlement of citizens who would support the abolition cause and secure the state's anti-slavery status. During the mid 1850s, the aid company established the communities of Lawrence, Topeka, Council City, Hampton, and Manhattan.

Like Fort Riley, Manhattan was deliberately located. Town founders platted the town at the junction of the Kansas and Big Blue Rivers. The location in a river valley was significant not only because it provided for quality farmland that would supply a built-in trade region, but also because rivers were lifelines to the outside world in the years before the railroad. At the height of the steamboat age, in 1858, 100 different steamboats traveled along the Missouri River. Manhattan was located along a steamboat route which supplied Fort Riley.¹

In March and April 1855, the New England Emigrant Aid Company sent three groups to the proposed town site, which they called Boston. Before the town was formerly platted, the river brought unexpected cargo. In June 1855, the steamboat *Hartford* carrying 75 Cincinnati-based passengers bound for Ogden, serendipitously ran aground in Boston. The *Hartford* passengers joined the New Englanders who agreed to change the town's name to Manhattan to fulfill a requirement of the *Hartford* settlers' charter.

Representatives from both emigrant groups purchased land in the summer of 1855 from members of the Wyandotte tribe. New England Emigrant Aid agent S.C. Pomeroy purchased 1280 acres north of the main street from John Tennery. Johnston Lykins purchased the second float from Jared Dawson. The townsite was platted by Abram Barry in July 1855. The town founders named the east-west street that separated the two floats "Poyntz Avenue" after Colonel John Poyntz, financier of the *Hartford*. They named the street south of Poyntz for Sam Houston, the first white settler in the Manhattan area (1853) who was the only freestater elected to the 1855 legislature. The north-south streets were assigned numbers (the numbers shifted in 1908 to correspond to buildings' street numbers). The town was divided into 350 blocks with 15'-

¹ James Shortridge, Cities on the Plains (Lawrence, Kansas: University Press of Kansas, 2004), 69-70.

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wide alleys, 60'-wide streets and 100'-wide avenues. In addition, the plat provided for a 45-acre city park and 21-acre Battery Park. The town was incorporated on February 14, 1857, the same date Atchison and Topeka were incorporated.²

In the months following its incorporation, Manhattan became embroiled in a county seat war with Ogden. Although Ogden originally received a majority of votes in a county-wide election, Manhattan became the county seat when an appeal revealed that over 50 of the Ogden votes were fraudulent. At a time in the state's history when county politics overshadowed city politics, rural interests dominated local economies, and the livelihoods of fledgling communities were not assured, county seat designation signified permanence and stability for the new city.

Surrounded by fertile farmland and armed with its hard-won county-seat designation, Manhattan continued to grow in prominence. By the time Kansas gained its statehood in 1861, Manhattan was poised to vie for a role in the new state government. Early on, Manhattan was one of ten towns competing to be state capital. By 1860, Lawrence and Topeka were competing for capital designation and Leavenworth had been named location for the state prison. Manhattan, whose Bluemont College had been incorporated in 1858, seemed to be the logical location for the state university. Although a motion to place the university in Manhattan passed both the House and Senate in 1860, the state's first governor, Charles Robinson, who headed the New England Emigrant Aid Association's settlement of Lawrence, vetoed it. The legislature, unable to override his veto, did not vote again on the measure until 1861, when the bill failed to pass the Senate. The matter remained unresolved until 1862, when the federal government, through the Morrill Act of 1862, offered 90,000 acres of public land for each state to establish an agricultural college. In 1863, Lawrence, which lost its bid for state capital, was granted the state university, the University of Kansas, and Manhattan became home to the Kansas State Agricultural College, the first land grant college created under the Morrill Act.³

City Building

The same year Manhattan gained the State Agricultural College, it saw the beginning stages of construction of a rail line that would help secure its future as a regional hub. In 1863, the Union Pacific Eastern Division began construction of its line across Kansas. When it arrived in Manhattan in 1866, it connected the growing city to both Lawrence and Topeka. As it extended west, it tied Manhattan by rail to Fort Riley. The railroad supplanted steamboats as transportation lifelines in 1864, when, to guarantee the railroad's success, the Kansas Legislature declared the Kansas River unnavigable.⁴

With the arrival of the railroad and the establishment of the agricultural college, the town had secured a stable future. By the mid 1860s, a commercial district had begun to take shape along Poyntz Avenue. Although a stonemason (L.E. Woodman) and architect (D.W. Lane) (see "Architects in Kansas" 2004 *Cultural Resource Survey*) counted themselves among the town's first businessmen, (advertised in 1860 Kansas Express),⁵ an 1867 map of Manhattan shows principally a series of free-standing buildings, most of which were small wood-framed structures with false fronts.⁶

Wood was the most common construction material used in early Manhattan commercial buildings. This is due in part to the availability of local lumber from riparian stands of trees and the equipment necessary to mill it. The town's first business was a mill, one of nine steam-operated mills brought to the state by the New England Emigrant Aid Association, and one of two combination grist sawmills.⁷ Wood was later supplied by the Chicago Lumber Company, established in

² Carolyn Jones, The First One Hundred Years: A History of the City of Manhattan, Kansas, 1855-1955 (Manhattan: Manhattan Lumber Companies, 1955), 12-13.

³ Shortridge, 85-87.

⁴ Ibid, 97-103.

⁵ Advertisements, Kansas Express (Manhattan), 4 February 1860.

⁶ "Map of Manhattan City Kansas," Riley County Historical Society, map #867.52.1, 1867.

⁷ Jones, 21.

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1866.⁸ By this time, it was no longer necessary to mill lumber locally as it could be inexpensively shipped via railroad. Soon lumber dealers supplanted wood mills.

Wood was commonly used for early buildings in early western settlements because it was lightweight, inexpensive, and provided for fast construction, particularly after the development of the balloon-frame method. But wood construction was quickly abandoned in dense commercial districts throughout the west because of its susceptibility to catching and spreading fires. Recognizing the threat fire posed to their developing commercial district, the city council took action to prevent it. In 1866, City Ordinance #11 legalized the stacking of hay between Humboldt and Houston east of Fourth Street (now Fifth Street).⁹ In 1871, a city ordinance prohibited the erection of "stove pipes through the roof or side of any building."¹⁰ The city council discouraged the construction of wood commercial buildings as early as 1876, when it declined to issue a permit to G.W. Harrop to construct a wood building on Poyntz. The press supported the council's decision: "This was right. It would be very unwise to destroy the enviable reputation of our town for solidly [sic] and safety merely to have a few cheap structures put up. The difference between the cost of a stone and wooden building is very slight."¹¹ The construction of wood buildings in downtown was banned altogether by an 1881 ordinance, which prohibited wood construction within 275' of the center of Poyntz Avenue east of Fourth Street (now Fifth Street). The 1881 ordinance banned construction between two wood buildings or between wood and stone without a brick firewall in between and moving any wood building into downtown.¹²

Fortunately, Manhattan had the natural resources to provide for high-quality fire-proof construction. The rivers gave Manhattan the necessary ingredient for brick. And quality limestone was quarried in the surrounding flint hills. The town's first stone building was a home in the 400 Block of Vattier, constructed in 1857.¹³ In the first commercial applications, stone was used in combination with brick, as in the case of four large buildings documented as being built on "Main Street" in July 1867.¹⁴ Later, it was used as the finish material on the facades of buildings, such as the Bower Building, an Italianate building at 425 Poyntz that pre-dates 1885. By 1890, the stone was being used elsewhere, according to one source, "The Manhattan building stone is getting a great reputation, not only for its durability, but for retaining its clear and beautiful white color."¹⁵ Unfortunately, stone buildings were not immune to fire. In 1884, fire consumed the stone building at 201 Poyntz.¹⁶

Between 1860 and 1870, the young state's population ballooned from 100,000 to 364,000.¹⁷ Most of the state's residents lived in the eastern part of the state, but the population spread west with the expansion of the Union Pacific and Atchison, Topeka and Santa Fe rail lines, both of which had crossed the state by the early 1870s. Manhattan's 1870 population was 1173.¹⁸ In that year, there were 50 businesses listed in the business directory, all of which were located on Poyntz Avenue.¹⁹

⁸ Jno. Lethem, Historical and Descriptive Review of Kansas (Topeka: J. Lethem, 1890), 184.

⁹ "Compilation of the Ordinances of the City of Manhattan" (Manhattan, 1870), 10.

¹⁰ "Revised Ordinances of the City of Manhattan and Rules of the Council" (Manhattan, 1887).

¹¹ Manhattan Nationalist, 9 June 1876.

¹² "Revised Ordinances."

¹³ "Nomination of Manhattan's Downtown Historic District to the National Register of Historic Places," 1983.

¹⁴ 1867 Business Ads, Riley County Historical Society, 27 July 1867.

¹⁵ Lethem, 182.

¹⁶ 1885 Sanborn Map.

¹⁷ Robert Richmond, Kansas: A Land of Contrasts, 3rd ed. (Arlington, Illinois: Forum Press, 1989), 322. John Reys, Town Planning in Frontier America (Columbia, Missouri: University of Missouri Press, 1980), 425.

¹⁸ 1870 U. S. Census.

¹⁹ 1870 Kansas Gazetteer Directory (Lawrence: Blackburn and Company, 1870).

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The Panic of 1873, an economic depression exacerbated by drought and a grasshopper plague caused 6000 banks nationwide to fail.²⁰ Manhattan survived the recession to see the most rapid population spurt in its history between 1870 and 1880, when it grew 79.45% to 2105.²¹ In these years, Manhattan's downtown evolved from a smattering of wood free-standing false-front buildings to a series of continuous brick and stone stores that lined its sidewalks and shared party walls. Between 1870 and 1880, the number of downtown businesses ballooned from 50 to 136.²² By 1885, nearly every lot in the 200 and 300 Blocks of Poyntz had been improved. Two hotels were located on the south side of the 100 Block of Poyntz. The hotels were located near transportation-related businesses, including liverys, feed barns, and wagon shops. The 400 Block, dominated by the Moore's Opera House, also was beginning to fill in.²³

Boom and Bust

Business buildings evolved to accommodate increasingly sophisticated businesses. Early merchants were craftsmen who sold goods that they produced. Among them were shoemakers, milliners, harnessmakers, bakers, candymakers and tanners. However, the industrial revolution, with its ability to mass produce inexpensive goods and inexpensively ship them via the railroad, created the climate for a new business type to thrive. These businesses were operated by dealers – who bought goods from makers or mass manufacturers to sell. The concept of a dealer in Manhattan is best illustrated by E.B. Purcell, who operated a store in a row of Italianate buildings at 305 Poyntz. According to his advertisements, E.B. Purcell was a "Dealer in Everything." He came to Manhattan in 1866 and commenced business in a wood-frame building. Between 1866 and 1881, his business expanded rapidly:

"[He] built a large stone building beside the one he was occupying. Then he moved the frame he had been occupying and put another large stone and brick structure. Next he purchased and remodeled it entirely, putting in a brick front. This is now occupied by the Manhattan Bank ... The main buildings front on Poyntz Avenue and Second Street [now Third] and are 74 X 137 feet, containing over 7000 feet of floor space ... the whole block of buildings is now filled with goods from basement to garret."²⁴

By 1881, Purcell's mercantile housed a long list of departments that among them sold dry goods, notions, clothing, hats, caps, boots, shoes, books, toys, produce, hardware, stoves, paint, glass, grain, feed, livestock and agricultural implements. Unlike the chain stores to come, Purcell's not only sold to but also bought from local producers: "A farmer can sell there everything he raises, and he can buy there everything he needs in the pursuit of happiness and comfort."²⁵

Expanding businesses relied on a growing number of contractors, masons and stonecutters, who earned a respectable daily salary averaging \$2.00 to \$2.50.²⁶ In 1881, contractors included P. Cool, W.H. Smith, H. Hougham, Earl and Housekeeper, Chas. Waring, and Jere. Haines. Residents J. Winne, B.W. Powers, A. Flanders, N. Sandel, P. Sandel, C. Sponberg and Levi Woodman were all master masons. There were three stone dealers: Ulrich Brothers, Henry Strong, and E. Colburn. Between 1879 and 1881, two miles of streets in town had been macadamized or graveled – and the town had five miles of stone sidewalks.²⁷

1880s Kansas was marked by a real estate boom. Between 1885 and 1890, Manhattan businesses constructed several new buildings in downtown, including an addition to the hardware store at 400 Poyntz, the Eames Block at 326-330 Poyntz, a clothing store at 312 Poyntz, a hardware store at 327 Poyntz, and a lunch and billiards hall at 207 Poyntz.²⁸

²⁰ Painter, xxix.

²¹ Shortridge, 384-385.

²² 1880 Kansas Gazetteer Directory (RL Polk, 1880).

²³ 1885 Sanborn Map.

²⁴ "An Illustrated Sketch Book of Riley County, Kansas, the 'Blue Ribbon County,'" (Manhattan: The Nationalist, 1881) 46.

²⁵ Ibid.

²⁶ Ibid., 25.

²⁷ Ibid.

²⁸ 1885 and 1890 Sanborn Maps.

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Several commercial architectural trends emerged in the boom years of the late nineteenth century. Among the styles that proliferated in the 1870s and 1880s was the Italianate Style. Italianate commercial buildings were generally three bays wide with tall narrow windows (sometimes with arched window openings), decorative lintels or hood molds, bracketed cornices, and tall narrow cast-iron or wood storefronts. This was the style employed by E.B. Purcell for his sprawling mercantile complex (later destroyed by fire). The Stingley and Huntress Building at 300 Poyntz (1881 or 1883) and the Bower Building at 425 Poyntz (1884) still portray the Italianate Style.

Like most 1880s town boosters, Manhattan publishers persuaded their readers that Manhattan's boom would not bust:

"Ordinarily booms are the front end of boomerang. They are bets and calls in real estate, by some termed gambling. The suckers are usually the gentlemen from down East. They are the lambs to which Uncle Rufus Hatch referred in describing the victims of Wall Street. The boom lasts so long as the money holds out and the victims are rich in their minds until the bubble is pricked. This is not true of Manhattan. Her green fields and rich valleys, richer than the Nile, want only to be tickled by the hand of toil and under an Italian sky, provided with modern appliances, the toil of yore becomes but recreation."²⁹

Unfortunately, the inevitable bust that followed spared no town. An 1887 drought devastated farmers, many of whom had over-expanded in the abundant preceding years. By 1890, creditors held mortgages for more than 60% of the state's taxable acres. Kansas creditors reported 11,000 mortgage foreclosures in the late 1880s and early 1890s.³⁰ Among Manhattan's bust casualties was E.B. Purcell's Banking House, founded 1870, which was forced to close its doors in 1890 when the British Land and Mortgage Company, from which it had borrowed \$20,000, called its loans. Purcell's mercantile business was able to survive the scandal.³¹ After two decades of exponential growth (79.45% between 1870 and 1880 and 42.71% between 1880 and 1890), the town's population growth slowed to 14.45% in the last decade of the nineteenth century.³²

Recovery

By the turn of the century Manhattan was building again. Between 1900 and 1910, the population grew by 66.43% to 5722 residents, a growth rate that almost matched that of the years between 1870 and 1880.³³ Like those in many recovering communities inspired by the City Beautiful movement, Manhattan's leaders promoted the construction of civic buildings. Although Manhattan had served as the county seat of Riley County since 1857, the town had never had a proper courthouse. In the 1890s, courtrooms and county offices were housed in the second floor of the Ulrich Block at 329-331 Poyntz.³⁴ After much discussion and controversy, a new courthouse was constructed at 420-430 Poyntz in 1905. The Carnegie Library had been completed in 1904 immediately west of the courthouse site. City Hall, at 112-114 North 2nd (now 3rd - demolished) was completed in 1903,³⁵ and the post office, at 401 Houston, was completed in 1909.

Business owners were also building downtown. Property owners quickly recovered from the 1903 flood, which caused \$25,000 in damage to downtown stores.³⁶ Between the years of 1897 and 1905, many commercial buildings were constructed or remodeled. These included the Fielding Block and Manhattan Marble and Granite Works at 113-119 N. 2nd (now 3rd), a photo studio at 114 N. 4th (now 5th), a millinery at 412 Poyntz, an addition to the Murdock bldg at 324 Poyntz, an addition to 322 Poyntz, a remodel of 220-224 Poyntz, construction of 202, 124, and 112 Poyntz, construction of

²⁹ "Boom the Boom," Manhattan Republic, 10 March 1887.

³⁰ Craig Miner, West of Wichita: Settling the High Plains of Kansas, 1865-1890 (Lawrence, Kansas: University Press of Kansas, 1986), 46. Richmond, 143, 191.

³¹ Manhattan Nationalist, 11 April 1890.

³² Shortridge, 384-385.

³³ *Ibid.*

³⁴ 1897 Sanborn Map.

³⁵ "City Hall 35 Years Old," Manhattan Chronicle, 10 July 1938.

³⁶ Jones, 78-79.

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buildings at 409, 411 and 415 Poyntz, the remodel and expansion of the Union National Bank, the re-facing and remodel of the Wharton Block at 323-325 Poyntz, an addition to 321 Poyntz, the remodel of 317 Poyntz, and the remodel of the Briggs Block at 313 Poyntz.³⁷ Although some of these buildings featured elements of various architectural styles such as hints of Sullivanesque in the Wharton Block and Richardsonian Romanesque in the Manhattan State Bank, the majority of the buildings remained vernacular.

A new brand of store, the racket store, emerged in the first years of the twentieth century. Like Purcell's Mercantile, racket stores sold "A Little of Everything;" they were the predecessors to five and dime stores. The Economy Racket, a locally owned business, had opened at 408-410 Poyntz by 1911.³⁸ The Big Racket was an early racket store in Manhattan, located at 320 Poyntz. C.B. Harrison purchased the store in 1903 and expanded the building in 1910. Soon, the concept was franchised. In 1909, Abilene-based racket franchise Duckwalls had partnered with S.L. Wageman to open its third store at 322 Poyntz. Duckwalls was the first of a long-list of chain stores that would locate in downtown Manhattan.³⁹

By the early twentieth century, architectural tastes had evolved from the Romantic and Victorian schools to revival styles and the streamline look of the Progressive Era. Examples of the Late 19th and Early 20th Century Revival Style include the U. S. Post Office at 401 Houston, the Green and Hessin Building at 230 Poyntz (1884), the Wareham Opera House at 412 Poyntz (1910), the Wareham Hotel at 418 Poyntz (1925), the Marshall Theater at 121 S. 4th (1909), and the Barber Building at 318-322 Houston (1916-1917). These buildings, all architect-designed, featured high-quality materials including tooled limestone and applied ornament such as terra cotta. The style was applied to prominent public and commercial buildings. The majority of the buildings from this time period are vernacular one or two-part commercial blocks or Commercial Style buildings. These buildings generally had rough brick exteriors, limestone or concrete caps, stepped parapets, brick corbelling, geometric stone accents, and square window openings with multi-light sashes. Examples of one and two-part vernacular buildings include 316 Poyntz (remodeled 1916) and 417 Poyntz (1911). A prominent architect-designed Progressive Era building is the Community House (1917).

Services and Transportation

By 1910, Manhattan's population had ballooned to 5722.⁴⁰ The development of other commercial areas began to pull business away from downtown. One of the commercial alternatives that emerged during this era was Aggieville. The 2500 students and faculty of Kansas State Agricultural College had become an economic force in the community. The college and surrounding residences were inconveniently located two miles from downtown. In 1904, a grocery store opened near the college. By 1916, multiple grocery stores, a candy store and a bookstore made up a commercial district that came to be known as Aggieville. The commercial district grew in the following decades and by 1955, it housed 87 businesses.⁴¹

The city and local businesses made efforts to reach out to students and faculty as early as the 1880s, when the city council authorized the construction of a street railway from Wyandotte Avenue (now Tuttle Creek Boulevard/First Street) to Kansas State Agricultural College.⁴² The effort was not fully funded and promoted until the early twentieth century. The Manhattan City and Interurban Railway was incorporated in 1908 and was operational by 1909. By 1911, there were 4.5 miles of track along two lines, the first from the Union Pacific Depot to KSAC and the second from the Rock Island Depot, "north to Fremont, west to 6th, north to Vattier, and west along Eureka Electric Park." Promoters touted the line for

³⁷ 1897 and 1905 Sanborn Maps.

³⁸ 1911 City Directory.

³⁹ Manhattan Nationalist, 16 June 1910.

⁴⁰ Shortridge, 384-385.

⁴¹ "Aggieville - Metropolitan City and Supply Center Located Near the College," Manhattan Clippings, Kansas State Historical Society, 978.1 -R45 M314, p. 96.

⁴² "Revised Ordinances of the City of Manhattan."

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its ability to bring the city to the country and country to the city.⁴³ In 1910, the community approved a \$20,000 bond to construct an electric railway to Fort Riley. The line provided transportation to Manhattan for the soldiers who were stationed at Fort Riley during World War I.⁴⁴

At the same time the community was investing in rail lines, good-roads advocates were encouraging the improvement of city streets and highways. Between 1910 and 1917, the number of vehicles in Kansas had increased from 10,490 to 134,000. In 1913, the Kansas Legislature passed road legislation that funded road improvements; federal legislation in 1916 provided federal funding for roads projects.⁴⁵ By the 1920s, street and highway construction was the government's second largest expenditure.⁴⁶ In 1911, the City of Manhattan began a \$137,000 paving project that resulted in the brick paving of Poyntz Avenue from Wyandotte to 5th Street. By 1929, Manhattan had 40 miles of paved streets and 50 miles of brick and concrete walks.⁴⁷

The auto economy quickly affected downtown Manhattan as the blocks that once housed Manhattan's horse-powered transportation-related businesses shifted to accommodate the automobile. Poyntz Avenue was paved with brick in 1911. Between 1912 and 1923, a filling station replaced an implement store on the southeast corner of Poyntz and Second. The first auto owners stored their cars in public garages, like those located at 113 S. 3rd, 210 Poyntz, and the rear of 207 Poyntz. Between 1912 and 1923, a commercial building at 224 Poyntz was converted from a harness shop to an auto storage building. A large complex of buildings on the northeast corner of 2nd and Poyntz, constructed between 1912 and 1923, housed an auto dealership, auto repair shop, auto storage and carwash. Another, at 113-117 S. 3rd, included a 20-car garage and auto repair shop.⁴⁸ So many auto-related businesses, like the Brewer Building and Davis Garage, sprouted up in the 300 Block of Houston that it was dubbed "motor row."⁴⁹ Small filling stations appeared between 1912 and 1923 on both the southwest and northwest corners of 3rd and Houston. Adjacent to one was a building at 112-118 S. 3rd that was converted from a buggy shop to auto repair/painting and tire shop. A livery at 300-318 Houston had been converted to two 80-car garages, an auto dealership and auto repair shop.⁵⁰ By 1920, the Schaubel Harness Shop at 222 Poyntz, was the only harness shop left in downtown.

Quality streets, roads and highways, along with inexpensive automobiles, made obsolete not only harness shops, but also rail lines. By 1930, Manhattan's streetcar system had been abandoned.⁵¹ When a paved highway opened between Manhattan and Fort Riley, the electric railway was closed.

Boom and Bust Redux

Economists attribute the massive public and private investment in roads and cars with the economic boom of the 1920s. Regional trade centers, like Manhattan, also benefited from the economic well-being of Kansas farmers, who had profited from record-high grain prices during World War I. Manhattan also enjoyed a boost from the war-time expansion at neighboring Fort Riley. The resulting time of prosperity set off a building boom the likes of which had not been seen since the 1880s – and an effort to attract new residents and students to the community. In 1920, the Chamber of Commerce allied with a group of students "Representing and Reporting College Student Sentiment" to identify improvements that

⁴³ "Interurban Facts," (Manhattan: Manhattan City and Interurban Railway, ca. 1911), Kansas State Historical Society, K978.1 –R45, pam v. 2, no. 9.

⁴⁴ WPA Writers Project, Kansas: A Guide to the Sunflower State Compiled and Written by the Federal Writers' Project of the Works Projects Administration for the State of Kansas (New York: Viking Press, 1939), 251. The line was abandoned prior to 1939 after a paved highway between Manhattan and Fort Riley had been completed.

⁴⁵ Shortridge, 288.

⁴⁶ James Fink, The Car Culture (Cambridge: MIT, 1975), 141.

⁴⁷ "Manhattan Recognized as a Model Town Due to the Many Improvements," Manhattan Mercury, 5 October 1929.

⁴⁸ 1912 and 1923 Sanborn Maps.

⁴⁹ Manhattan Mercury, 5 October 1929.

⁵⁰ 1912 and 1923 Sanborn Maps.

⁵¹ "City Once Took Pride in Street Car System," Manhattan Clippings, Kansas State Historical Society, 56.

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could attract students to the community, and to downtown. The resulting report represented findings from a survey of 1000 KSAC students and made a wide range of recommendations from the creation of public restrooms to the regulation of businesses in residential areas. Two of the recommendations related specifically to improvements to downtown commercial buildings:

Enforce modern building regulations to make Manhattan homes, business houses, and public buildings fire-proof, architecturally beautiful, and sanitary, the most modern building regulations should be strictly enforced.

Modernize the storefronts. As a means of effectively displaying and advertising commodities and of beautifying the business streets, modernized storefronts should be encouraged.⁵²

Armed with these recommendations and with cash to invest, a number of downtown Manhattan property owners improved their properties through remodeling, construction and expansions during the 1920s. For example, 317-319 Poyntz and 404 Poyntz were expanded to two stories between 1923 and 1930. The facade of the Ulrich Block at 329-331 Poyntz was remodeled in 1922.⁵³ Owners expanded and remodeled 409 Poyntz between 1923 and 1930. JC Penney's opened its first Manhattan store at 327 Poyntz in 1924, where it remained until moving to 409-411 Poyntz in 1937.⁵⁴ The style of choice for storefront updates during the late 1910s and 1920s was the one and two-part commercial block, simple Progressive Era designs with little architectural detailing or ornament.

Although storefront improvements contributed to the local economy and likely attracted new business downtown, they were overshadowed by three large construction projects: the Wareham Hotel (414-418 Poyntz), the United Telephone Company Building (115 N. 4th), and the Brewer Building (313-319 Houston). H.P. Wareham, who had begun buying land on the north side of the 400 Block of Poyntz in 1893, built his Wareham Theater in 1910, an office building in 1912, and expanded his empire in 1925 with the construction of the six-story Wareham Hotel.⁵⁵ Whereas the Wareham Hotel, replete with an opulent terra-cotta facade, drew on a traditional architectural vocabulary, the United Telephone Building and Brewer Building, with their verticality and geometric lines, employed the tenets of the Art Deco Style. Art Deco provided a new modern style for these modern businesses. Both the United Telephone Building and the Brewer Building were designed by young KSAC architecture alumni Charles Shaver and A.H. Brewer, respectively.⁵⁶

After a decade of expansion, not unlike the 1880s boom, the nation's economy soured, beginning with the stock market crash in October 1929 and worsening with the passing of the Smoot-Hawley Tariff Act, which quadrupled tariff rates slowing international trade. As a result of the tariff act, American goods, particularly farm exports including wheat, drastically declined causing crop prices to plunge up to 60%.⁵⁷ Rural trading centers, like Manhattan, were particularly hard hit during the early years of the Great Depression. Farmers defaulted on loans, forcing small banks to close their doors. Among the casualties was the Manhattan State Bank, which closed in 1931 due to its "inability to collect loans."⁵⁸ Manhattan's population growth slowed from 39.62% in the 1910s and 26.87% in the 1920s to 15.03% in the 1930s.⁵⁹

⁵² "Better Manhattan: A Report Respectfully Submitted to the Manhattan Chamber of Commerce by a Group of College Students Representing and Reporting College Student Sentiment," (Manhattan, 1920). Kansas State Historical Society, 978.1 -R45, pam v. no.7.

⁵³ Manhattan Republic, 26 January 1922.

⁵⁴ Manhattan Mercury, 27 May 1924 and 23 August 2000.

⁵⁵ Ruth Wareham, National Register Nomination: Wareham Theater, Riley County Historical Society.

⁵⁶ Kansas Construction News, 22 August 1925. Manhattan Mercury, 5 October 1929.

⁵⁷ Willard W. Cochrane, Farm Prices, Myth and Reality (Minneapolis: Minnesota University Press, 1958), 15; League of Nations, World Economic Survey 1932-33, 43.

⁵⁸ Manhattan City Clerk's Scrapbook, 29 March 1937, Riley County Historical Society. National Register Nomination: Manhattan State Bank, Kansas State Historical Society.

⁵⁹ Shortridge, 384-385.

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Downtown businesses went to great lengths to stand out in an increasingly competitive environment. Among the businesses that thrived during the Great Depression were theaters, as they provided an inexpensive escape from the dim realities of the times. In a desperate effort to keep local dollars, Manhattan lifted the ban on Sunday theaters in 1933.⁶⁰ The Wareham Theater added a large vertical lighted sign in 1938. To attract attention, downtown businesses remodeled storefronts, adding Vitrolite structural glass and creating inset walk-thru storefronts to bring vast displays of goods to window shoppers who were less apt to enter the stores. In the waning years of the depression, owners hired architect Floyd Wolfenbarger to design new storefronts for several of the buildings in the 300 and 400 Blocks of Poyntz Avenue. Wolfenbarger, who began his Manhattan practice in 1935, was Manhattan's only private full-time architect in the late 1930s. For his storefront designs, he employed the Modern/International Style, with ribbon windows, dressed limestone or concrete facades, and aluminum storefronts. As downtown businesses relied more and more on auto traffic, large vertical signs replaced intricate architectural details as the most prominent features on facades.

World War II, the 1950s, and Suburban Development

Historians credit America's investment in World War II, which doubled the gross national product, with the end of the Great Depression. During the war years and those that immediately followed, Manhattan continued to benefit from its proximity to Fort Riley, now accessible via paved highway. Between 1940 and 1950, the town's population exploded by 63.44%, an increase not seen since the years between 1900 and 1910.⁶¹ Although businesses felt the squeeze of rationing during the war, they also reaped the benefits of pent-up consumer demand in the post-war years. Manhattan's post-war rebound was touted as a model of downtown revitalization:

Already boasting of more modern storefronts than any other place of like size in the state, business leaders of the city have started a remodeling and building program that is putting many men, including returned war veterans, to work ... Considerable remodeling in the business section has been done recently or is now in progress. An expansion program of a drug firm on Fourth and Poyntz made necessary an enlargement at that corner. An appliance store in the 200 Block on Poyntz Avenue has just finished remodeling its quarters.⁶²

Just as downtown businesses had begun to recover from the Great Depression and the War, disaster struck in the form of the 1951 flood. Although floods had stricken the town before – including in 1903, 1908, 1915 and 1935 – the 1951 flood wrought the greatest havoc. The water from the flood covered 220 blocks on the east side of town. Among the areas flooded was the city's entire central core, where water covered the parking meters. Officials estimated the flooding damages at \$20 million.⁶³

Downtown business owners, many of whom had been affected by earlier floods, wasted no time recovering. With the help of city officials, they made repairs to their damaged buildings. Most changes to downtown buildings at this time related to the storefronts rather than to overall facades or upper stories. Among the changes that occurred was the application of corrugated aluminum to kickplates. In 1952, the City of Manhattan was named one of 11 All-American Cities by the National Municipal League and Look Magazine in recognition for its rapid flood recovery.⁶⁴

The flood recovery was facilitated by the post-war economic boom. Ironically, the boom also facilitated an unprecedented expansion that would ultimately draw business from downtown. In the years immediately following the war, "North Third Street appear[ed] to be the choice location for new buildings."⁶⁵ But soon businesses began looking west. Rivers and

⁶⁰ WPA Writers' Project, 250.

⁶¹ Shortridge, 384-385.

⁶² "Manhattan is Leading in New Construction," Service, v. 2 no. 7 (November 1945), 1.

⁶³ White and Ward quoting Albert Horlings, ed., A Picture Record of the Great Flood of 1951 (Manhattan: Manhattan Tribune-News, 1951). Jones, 73.

⁶⁴ "Manhattan Named All-American City of 1952," Kansas Government Journal, v. 39 no. 3 (March 1953), 136.

⁶⁵ "Manhattan is Leading ..."

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creeks on the north, east and south required that Manhattan expand westward – farther out of reach of the floodwaters. The growth was fueled in part by the GI Bill affordable housing program which increased the percentage of families who owned their own homes from 16% in 1940 to 60% in 1961. Manhattan's expanding city limits were not indicative of a growing population; after the 1940s growth spurt, growth slowed considerably during the 1950s, 1960s and 1970s.

Cheap land and cheap cars allowed nationwide expansion that would have been imprudent in a pedestrian culture – and the pattern of commerce changed. Throughout the nineteenth and early twentieth centuries, traditional commercial districts nationwide consisted of a collection of buildings of varied architectural detail dictated by individual owners who independently updated and modified their buildings over time to suit tenants and consumer expectations. This process resulted in commercial districts that represented a wide range of architectural styles and time periods. As cars increased the mobility of consumers, communities spread out. No longer tied to a central core, developers were free to create an entire homogeneous suburban shopping center over night. The first suburban shopping center in the United States, marked by a unified design and simultaneous development, was Kansas City's Country Club Plaza, which opened in 1922. In the 1950s, developers built the nation's first enclosed shopping malls. Topeka's White Lakes Mall, completed by 1960, was constructed just a few short years after the first enclosed mall in the nation was built.

Downtown business owners nationwide took drastic measures to compete in the new auto-bound suburban order. Buildings were modified to create both a uniform appearance and enhanced visibility from fast-moving cars. Town boosters and business owners in many Kansas downtowns, including Parsons, McPherson and Atchison, pursued extensive downtown overhauls (with varying degrees of success), which ranged from covering buildings with matching aluminum siding to closing off car traffic to create outdoor pedestrian malls. Signs, with characteristic stylized or cursive lettering that spanned the width of the facade, often became a building's only exterior architectural feature.

By 1962, the trend had reached Manhattan. Westloop Shopping Center, the city's first suburban shopping center, capitalized on the westward residential development.⁶⁶ At a time when downtown was flooded with parking meters, heavy highway traffic, and small storefronts, Westloop, located at K113 between Anderson Avenue and Claflin Road, could boast of free parking, easy access, and a liberal selection of goods. Some downtown businesses chose to ride the suburban current away from the central core. In 1968, Stevenson's Clothing Store, a downtown institution since 1867, opened a store in West Loop shopping center. Other downtown businesses chose to stay downtown and adapt their buildings to meet consumer expectations. The underutilization of the upper levels of two-story buildings facilitated the application of aluminum facades to many of the buildings during the 1960s and 1970s.

Despite development pressures, the City of Manhattan pledged its support for downtown by adopting a 1968 Land Use Plan that committed it to maintaining the central core as a regional shopping area. This policy would ultimately culminate in a major downtown redevelopment and revitalization.

Downtown Redevelopment and Revitalization

During the 1970s, Westloop grew from a "small group of stores" to a "town within a town."⁶⁷ By 1977, suburban commercial development posed a serious threat to the livelihood of downtowns nationwide, precipitating concern among preservationists including the National Trust for Historic Preservation, which created its National Main Street Center to head off the decline of historic commercial districts. In Manhattan, developers presented proposals throughout the 1970s that tested the city's pro-downtown policy. In 1971, 1972, 1976, and 1977, the city commission denied requests to establish a regional shopping center on the west side of town. By the end of the decade, believing the development of an enclosed mall was inevitable, city officials chose to manage the change rather than risk being forced to take the

⁶⁶ As noted above, Aggieville, which served residents who lived near the university beginning in the early twentieth century, was the first commercial district outside the central core. By 1955, Aggieville served 87 businesses. Some of the businesses in Aggieville, such as Duckwalls, were chains of those located in downtown.

⁶⁷ Riley County Historical Society Shelf List "Shopping Centers – Westloop."

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defensive. Their solution was to avert the possibility of an outskirts mall detracting business from the city core by pursuing a comprehensive downtown approach that included both the revitalization of the historic central core and the development of an enclosed regional shopping center *in* downtown. In 1979, after a study by a private consulting group indicated that a downtown shopping center was feasible, the city issued a request for proposals for developers. With the selection of the Forest City development company, the city launched an ensuing process to develop a downtown mall.⁶⁸

The proposed new development was part of a comprehensive effort to revitalize downtown. While city officials pursued funding for the new mall, they were also working with architecture students, designers, committee persons, and representatives from the State Historic Preservation office to study the existing buildings downtown. As part of the process, the City of Manhattan and the KSU College of Architecture and Design received a matching grant from the National Endowment for the Arts (NEA) to analyze downtown and explore design options. The study culminated in a report entitled "Poyntz Avenue: Rediscovery of Manhattan's Main Street" (February 1981). The NEA grant initiated the Manhattan Design Project, which provided design assistance for historic buildings in both downtown and Aggieville.

The various studies identified an eight-block area on the east end of Poyntz as the most logical area for a downtown shopping center. As part of a review in accordance with federal preservation laws, the affected buildings were ranked according to architectural significance, historical significance, and condition. None of the buildings in the eight-block area were given the highest rating.⁶⁹ The eight-block area proposed for the mall development included buildings on both the north and south sides of the 100 and 200 Blocks of Poyntz, as well as adjacent properties on side streets. Throughout the town's history, this eastern sector of downtown had served as both a commercial and industrial center, with shops, auto-related businesses (after liverys), warehouses, and various industries. In 1947, during the first years of the post-war commercial revitalization, the north and south sides of the 200 Block of Poyntz featured a solid line of business buildings. The buildings on the east end of the 200 Block and the west end of the 100 Block housed auto-related businesses, including an auto showroom and shop, and two filling stations. The east end of the north side of the 100 Block of Poyntz was occupied by the Perry Packing Company, a hatchery and egg production facility that had been a cornerstone of Manhattan's agriculture-related economy for decades. The packing company's main building was a three-story brick industrial building. South of the Perry Packing Plant across Poyntz Avenue was the Western Grocery Company and Warehouse. On the west end of the south side of the 100 Block, in a location that had served various hotels since before 1885, was the Baltimore Hotel.⁷⁰

In 1981, the city applied to the U.S. Department of Housing and Urban Development (HUD) for an Urban Development Action Grant to help finance the downtown mall. Funding was confirmed in 1983 and negotiations with property owners commenced. The redevelopment plan required the acquisition and demolition of seventy-three businesses to create an enclosed mall for 80 stores, including the two original anchor spaces for Dillard's and JC Penney's. When negotiations with businesses were completed, twelve of the 73 affected businesses closed their doors. Two of the businesses moved to Westloop. Many of the industrial and auto-related businesses moved to the city's outskirts, to U.S. 24 East, east of the Manhattan Airport, and to McCall Road. Some service-related businesses relocated in new developments on the south and west edges of downtown. Six of the affected businesses, of the relatively few that were commercial rather than industrial in nature, relocated on Poyntz. Penney's vacated the Marshall Theater building (on S. 4th Street) to occupy anchor space in the mall (doubling its square footage). Sears, which came to Manhattan in 1952, also moved to the mall in a later expansion.

⁶⁸ "Making the Mall," Manhattan Mercury October 1987; "Mall site cleared, ready for construction," Manhattan Mercury 1986. "Shopping Centers - Manhattan Town Center" Shelf List, Riley County Historical Society.

⁶⁹ "Downtown Design Project Underway in Manhattan," Kansas Preservation v. 3, no. 4 (May/June 1981). "Historic Preservation Clearance, Downtown Development Project." Manhattan: June 1981. Kansas State Historical Society. According to these reports, the preservation office reviewed 93 buildings in the development area, ranking them A, B, C. No buildings were given an "A" rating. 45 buildings were ranked "B" and 48 buildings were given a "C" rating.

⁷⁰ 1930 City Directory.

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In an effort to document the history of downtown and qualify downtown business owners for preservation funding, the City prepared a National Register district nomination for downtown in 1982. Although the 1982 document was never submitted to the National Park Service for consideration of National Register listing, it became part of a process for establishing a historic preservation ordinance to protect properties in a Certified Local District downtown. In 1985, Manhattan became one of the first five Kansas cities to join the Kansas Main Street program. With funding from the federal rehabilitation tax credit program and support from the Main Street Program (and its predecessor, Manhattan Design Project), property owners began to revitalize the historic downtown buildings. One by one, the 1960s and 1970s aluminum facades and large signs were removed and the historic storefronts revealed.

The Manhattan Town Center, the state's only enclosed downtown mall, opened in 1987. As chain stores of all sizes, from Penney's and Sears to Brass Buckle and Maurices, opened stores in the mall, the complexion of the historic commercial core changed. Before the proliferation of chain stores and discount stores in the late nineteenth and early twentieth centuries, downtown had been home to a variety of small shops that specialized in specific products, such as hats or stationery. As buildings grew to two and three stories, offices occupied the upper stories. As consumer expectations changed, medical offices moved from downtown to free-standing office and medical buildings outside of the central core. Still, other professional offices stayed. As shops opened in the mall, the ratio of office space to retail space increased in downtown outside of the mall. Today, downtown Manhattan seems to have found its niche market with a concentration of specialty stores ranging from house wares and to unique gift shops and art galleries to sporting goods. Downtown maintains its traditional market to a certain degree with a variety of basic goods and services including restaurants, beauty salons, a shoe store, fabric store, pharmacy, florist, in addition to numerous professional offices. Offices are primarily located on the upper floors, but are also located in storefront locations and large buildings such as Sears and the Elks Club that have been converted to office buildings. The conversion of the Wareham Hotel and Office Building to apartments in the 1980s established a successful housing market in downtown. A few loft apartments have been created on the upper floors above storefront retail spaces since that time. Downtown Manhattan has proven adept at adaptation. The mix of uses has evolved over the years but the Manhattan's central business district remains viable with only approximately ten percent vacancy.

The effects of the Manhattan Town Center and related developments have been mixed. One initial effect of the mall development was the separation of the town's commercial center from the industrial center, with the demolition of historic industrial and agricultural buildings such as Perry Packing Plant and the Farmers Co-op, formerly located on the east side of downtown. Another effect was the interruption of traffic circulation through downtown. Poyntz Avenue was the town's main thoroughfare from its earliest history through much of the twentieth century. In 1952, Poyntz Avenue became a part of U.S. Highway 24-40, bringing those who entered or left the city through a then-thriving downtown. The mall development called for the blocking of Poyntz Avenue on the east side, diverting traffic away from Poyntz. Today, Highway 24 connects to Highway 177 to form Tuttle Creek Boulevard, a major thoroughfare that lies east of downtown on the eastern edge of town. When Tuttle Creek Boulevard was connected to Fort Riley Boulevard or Highway 18 in the mid 1980s after the Rock Island Railroad abandoned its tracks, traffic was diverted away from downtown altogether, impacting all downtown businesses and providing a new corridor for strip commercial development, and bypassing downtown.⁷¹ The highways also eased access from the north and east sides of town to new developments on the south and west. Despite efforts to head-off development on the outskirts of town through the development of Manhattan Town Center, outskirt development has continued at a rapid pace. In spite of the challenges posed by outskirt development, the community remains committed to downtown. A dedicated city government, strong Main Street program, array of funding sources, and protective local ordinance has all helped to ensure the long-term preservation of the historic commercial core. It is hoped that designation as a National Register historic district will bring new recognition and attention to the buildings that interpret the early history of Manhattan.

⁷¹ Alyson Raletz, "Manhattan Main Street Undergoes Changes During City History," Kansas State Collegian, 31 August 2001.

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Architectural Styles

A complete summary of commercial architectural styles and information on the designers of many downtown buildings can be found in the 2004 Cultural Resources Survey. Commercial buildings are generally classified by a typology developed by Richard Longstreth and detailed in his book The Buildings of Main Street. The types found in Manhattan include one-part commercial blocks, two-part commercial blocks, two-part vertical blocks, three-part vertical blocks, enframed window walls, and vaults. These types provide a way of classifying both vernacular buildings and buildings that are examples of high-style architecture, as enumerated in National Register Bulletin #16. Among the architectural styles represented in downtown Manhattan are Italianate, Late Nineteenth and Early Twentieth Century Revival Styles, Late Nineteenth and Early Twentieth Century American Movements, and Modern Movement. Manhattan has intact commercial buildings that interpret many decades of the city's growth and development. Buildings of the earliest style, Italianate, interpret the first years of permanent construction during the 1870s and 1880s when property owners replaced 1 and 1 ½ story false-front wood buildings with 2-story stone and brick structures. Late Nineteenth Century and Early Twentieth Century Revival Styles proliferated during the boom years of the mid 1880s and the first two decades of the twentieth century. There are a number of extant examples of Modern Movement architecture in Manhattan, many of which were designed in the International Style by local architect Floyd Wolfenbarger during the 1930s and 1940s. The Modern Movement also encompasses the few Art Deco buildings in downtown Manhattan. Some additional buildings were constructed in downtown through the 1970s but most construction during this time was remodeling of existing buildings. Through participation in the National Main Street Program, downtown Manhattan has focused on preservation-based revitalization that has resulted in reversal of many of the former building alterations and implementation of new storefronts and facades that are more in keeping with the buildings' historic character. Manhattan architect, Brent Bowman and Associates has been responsible for at least nine of these rehabilitation projects since the mid-1980s.

Historic Alterations

The "modernization" of traditional commercial storefronts was viewed as a sign of progress throughout the twentieth century. Common alterations included the installation of aluminum-framed display windows, structural glass or other cladding, the replacement of original wood bulkheads with concrete, brick or tile, and the application of stucco to achieve a smooth, clean finish. Many businesses remodeled the interior of their stores and offices at the same time and lowered ceilings. This alteration often resulted in the covering of transoms on the building's exterior, typically with a business sign or cladding. At several times in their one hundred plus-year history, a number of buildings in downtown Manhattan installed new facades on traditional historic commercial buildings. In many cases, the replacement facades have gained significance in their own right as representatives of the period in which they were installed. The replacement of upper windows and storefronts are the most common alteration of historic commercial buildings. The style and profile of replacement windows vary greatly throughout the district. Some replacements resemble the style of the original windows but many do not. Many replacement windows are dark-framed, dark or reflective glass that drastically alters the appearance of the historic facades. However, most all replacement windows retain the original masonry openings which are an important and character-defining feature. Although there are exceptions in which the building's proportions have been significantly altered, most replacement storefronts retain the traditional components including transom area, base, and large display windows. Due to the common nature of storefront modifications, as long as the replacements maintain the traditional components and proportions, these changes will be considered acceptable and are included in the district's period of significance.

SUMMARY

The buildings in downtown Manhattan interpret the history of the community's permanent commercial development, from the construction of the first business buildings in the 1860s to the development and expansion of an enclosed regional shopping mall in the 1980s and 1990s. Throughout its history, Manhattan has remained committed to the livelihood of its downtown. This commitment has resulted in a living breathing downtown that represents a continuum of local history. The Downtown Manhattan Historic District is being nominated to the National Register of Historic Places under Criterion A for its association with the growth and development of Manhattan and Criterion C for its architectural significance.

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GEOGRAPHICAL DATA

Verbal Boundary Description

The historic district is approximately 6 blocks (25.8 acres) in area encompassing the concentration of historic commercial buildings within the central business district. Following is a description of the boundary:

Beginning at the midpoint of Poyntz Avenue and 5th Street and proceed:
South to the midpoint of the alley between Houston and Pierre;
East down the alley to the east boundary of the public parking lot
South along the east boundary of the public parking lot to the midpoint of Pierre
East on Pierre Street to the east boundary of the garage at 322 Pierre
North to the midpoint of the alley between Pierre and Houston Streets
East along alley to the east boundary of 311 Houston Street
North to the midpoint of Houston Street
West along Houston Street to the east boundary of 318 Houston Street
North to the midpoint of the alley between Houston Street and Poyntz Avenue
East along the alley to the midpoint of Third Street
North along Third Street to the north side of Poyntz Avenue
East along the south boundary of 230-228 Poyntz Avenue
North to the north boundary of 110 N. Third Street
West along the alley between Poyntz Avenue and Humboldt Street to the east boundary of the Community Building
North to the midpoint of Humboldt Street
West along Humboldt Street to the west boundary of 110 Courthouse Plaza
South to the midpoint of the former alley between Humboldt Street and Poyntz Avenue (now Courthouse Plaza)
West to the west boundary of the Carnegie Library
South to the midpoint of Poyntz Avenue
East to the midpoint of Poyntz Avenue and 5th Street (point of beginning).

Boundary Justification

The district boundary encompasses the concentration of extant historic commercial and civic buildings in downtown Manhattan that retain their historic and architectural integrity.

UTM COORDINATES, CONT'D

5. 14 / 710775 E / 4339248 N

6. 14 / 710726 E / 4339185 N

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7. 14 / 710726 E / 4339131 N
8. 14 / 710694 E / 4339080 N
9. 14 / 710582 E / 4339080 N
10. 14 / 710492 E / 4339118 N
11. 14 / 710463 E / 4339301 N
12. 14 / 710461 E / 4339356 N

OTHER

The list of owners of property within the district is attached.

DOCUMENTATION

Photo and Figure (Historic Views) references are provided by individual property under Section 7.

Figures

Numerous historic images of the district are included under Section-'Additional Documentation'. The scanned images were provided by the Riley County Historical Museum and from the author's personal postcard collection. Sources are noted for each image and reference numbers are provided where available.

Photographs

Photographer: Brenda R. Spencer

Date: July, 2006

Original Files: Kansas State Historic Preservation Office and author hold digital image files

<u>Photo #</u>	<u>Camera Direction</u>	<u>Description [building(s) and/or address]</u>
1	SW	Brewer Building and former Sears building (Buildings #1 & 2) South side of 300 block Houston Street
2	NE	Marshall Building (Building #3), east side of 200 block S. 4 th Street
3	NW	Former Bus Depot, now VFW Plaza (Building #4) East side of 200 block S. 4 th Street
4	SW	Former U.S. Post Office, now known as Federal Building (Building #5) Southwest corner of 4 th and Houston
5	E	Looking east at intersection of 5 th and Houston; Ball Clinic (Building #7) on left Former Elks Building, now Houston Street Center (Building #6) on right
6	NW	Powers residence and Ball Clinic (Buildings #7 & 8), north side of 400 block Houston
7	N	Looking north from 4 th and Houston; Former Woolworths Building on left Marshall Theater on right (Buildings #9 & 10)
8	NE	Marshall Theater and Barber Building (Buildings #10 & 11) North side of 300 block Houston
9	W	Looking west from 3 rd and Poyntz
10	SW	South side of 300 block Poyntz (Buildings #13-20)
11	SE	South side of 300 block Poyntz, from 4 th and Poyntz (Buildings #20-14) Ulrich Building (Building #20) on corner
12	SW	Looking southwest from 4 th and Poyntz; south side of 400 block Poyntz Avenue (Buildings #21-24) Old Union National Bank Building on corner.
13	SE	Former J.C. Penney's and Montgomery Wards Buildings (Buildings #23-24) South side of 400 block Poyntz Avenue
14	SW	Allington, Fredrich & Cooper Buildings, south side of 400 block Poyntz Avenue (Buildings #25-27)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Downtown Manhattan Historic District
Riley County, Kansas

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15	SE	Looking southeast from 5 th and Poyntz (Buildings #31-21)
16	SE	Buildings on east side of 100-200 blocks S. 5 th Street, from 5 th and Poyntz (Buildings #31, 32, 7, and 6)
17	W	Carnegie Library Building, now County offices, northwest corner of 5 th and Poyntz (Building #33)
18	N	Riley County Courthouse, 500 Poyntz Avenue (Building #34)
19	E	Looking east from 5 th and Poyntz; Manhattan Grange Building (Building #31) on right, Wareham Hotel (Building #35) on left
20	NE	The Wareham Block--The Wareham Hotel, Office Building, and Theater and Smith Building (Buildings #35-38), north side of 400 block Poyntz
21	NW	Northwest corner of 4 th and Poyntz; Manhattan State Bank on corner (Buildings #41-35)
22	SW	West side of 100 block N. 4 th Street; Charlson Wilson and Willard Buildings (Buildings #43 & 42)
23	SE	Northeast corner of 4 th and Poyntz; Eames Building/First National Bank and Duckwalls Building, (Buildings #44 & 45), north side of 300 block Poyntz
24	NW	North side of 300 block Poyntz Avenue (Buildings #50-44)
25	NW	Northwest corner of 3 rd and Poyntz (Buildings #54-50)
26	W	Building #55 on west side of 100 block N. 3 rd Street
27	NE	Green & Hessin and Limbocker Building(s) at northeast corner of 3 rd and Poyntz (Building #56)
28	SE	Buildings on east side of 100 block N. 3 rd Street (Building #57 & 58)
29	SE	Community House (Building #59) at southeast corner of 4 th and Humboldt
30	SW	Manhattan Telephone Co. Building on southwest corner of 4 th and Humboldt (Building #60)
31	NE	Riley County Office Building/Courthouse Annex (Building #61) on south side of 400 block Humboldt north of the Courthouse
32	E	Looking east at 4 th and Poyntz toward Manhattan Town Center; Ulrich Building (Building #20) on right, Eames block (Building #44) on left

United States Department of the Interior
National Park Service

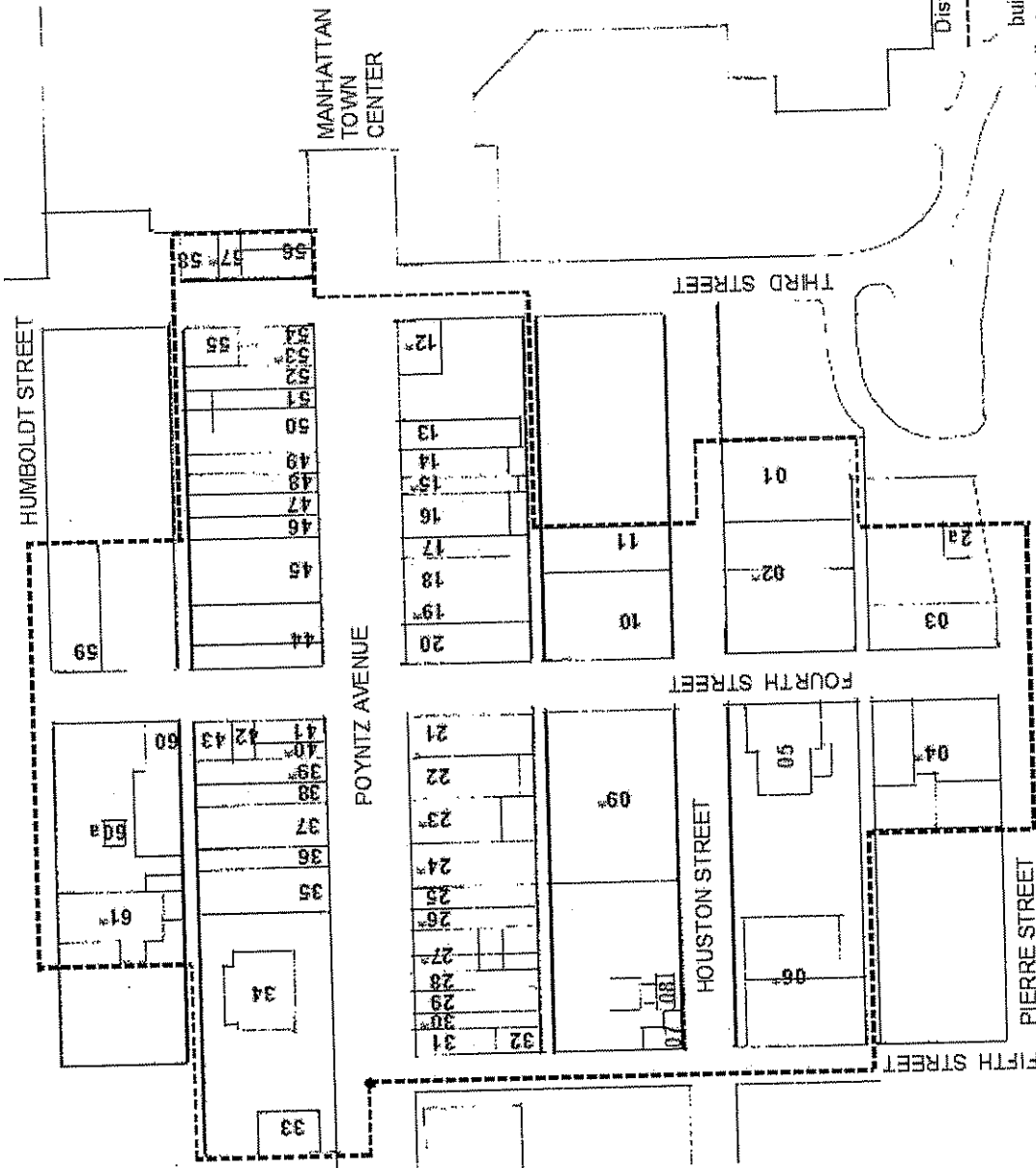
National Register of Historic Places
Continuation Sheet

Downtown Manhattan Historic District
Riley County, Kansas

Section 9-10 Page 69

DOWNTOWN
MANHATTAN
HISTORIC
DISTRICT

District Sketch Map not to scale
----- Proposed district boundary
#s correspond to
building numbers in nomination
* indicates non-contributing properties
63 total resources, 46 (73%) contributing



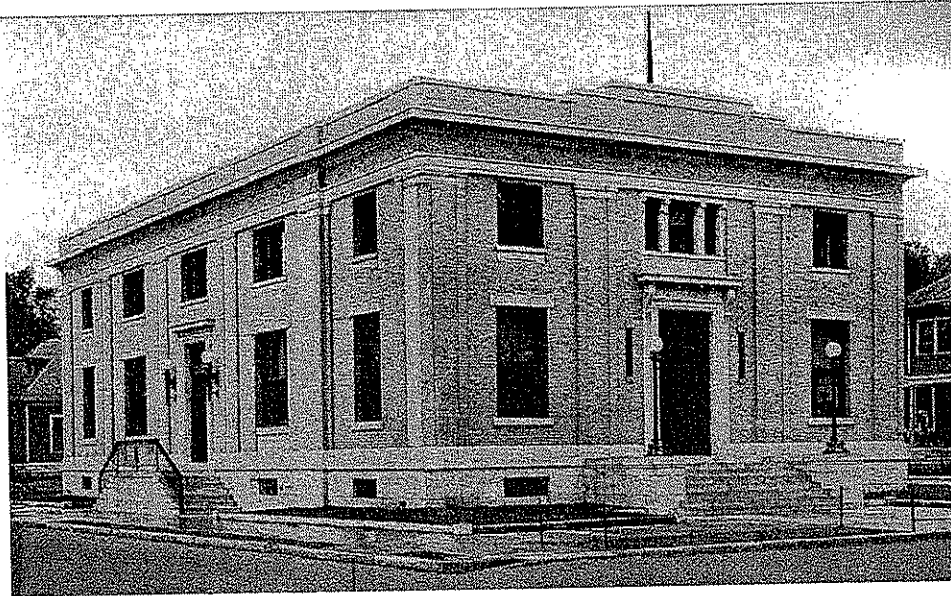


Figure 1 (above)
United State Post Office Building,
now known as the Federal Building,
Southwest corner of 4th and Houston
Source: postcard, undated



Figure 2 (left)
Northeast corner of 4th and Houston:
Marshall Theater and Barber Buildings,
c. 1940s
Source: Riley County Historical Society
(RCHS 977.17.18 EE)



Figure 3 – Poyntz Avenue, south side of 300 block; KSAC Parade c.1917-1923
Source: Riley County Historical Society (RCHS 987.83.465c)



Figure 4 – View of Poyntz Avenue from roof of Wareham Hotel (south side of 300 block), c. early 1950s
Source: Riley County Historical Society (RCHS 987.83.52)



Figure 5 – South side of 400 Block Poytnz Avenue

*Top-c. 1940s
Source: Riley County Historical Society
(RCHS 977.17.18 00)*

*Left-View from Courthouse, c. 1950
Source: Riley County Historical Society
(RCHS 977.17.18u)*

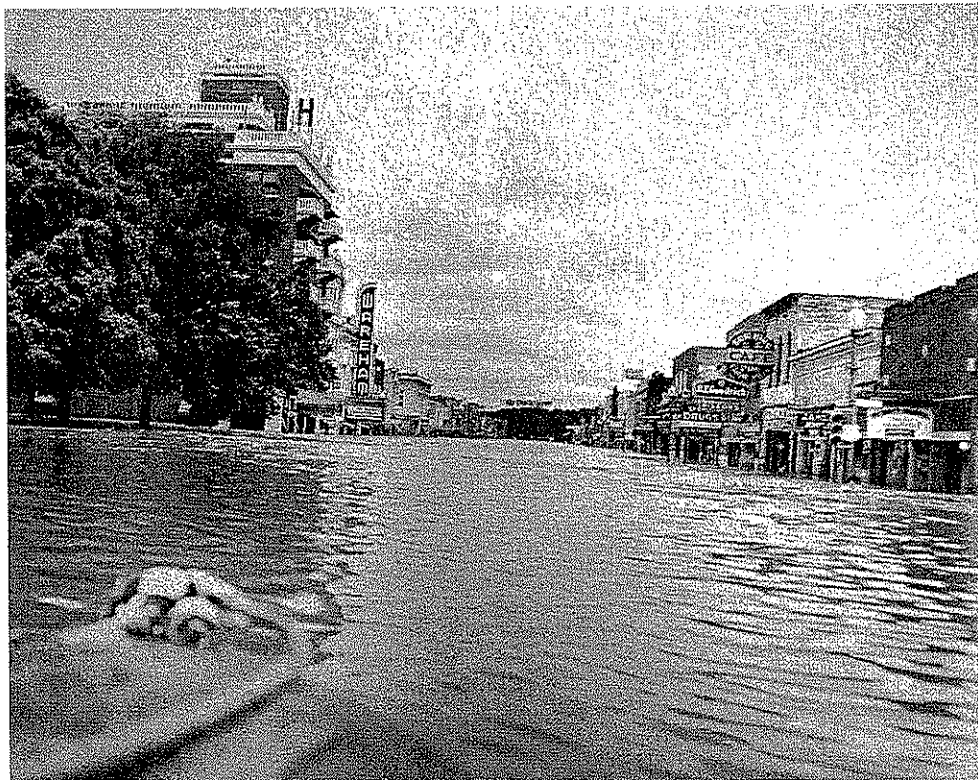


Figure 6 – Poytnz Avenue, looking east from 5th Street, 1951 Flood
Source: Riley County Historical Society (RCHS 655)

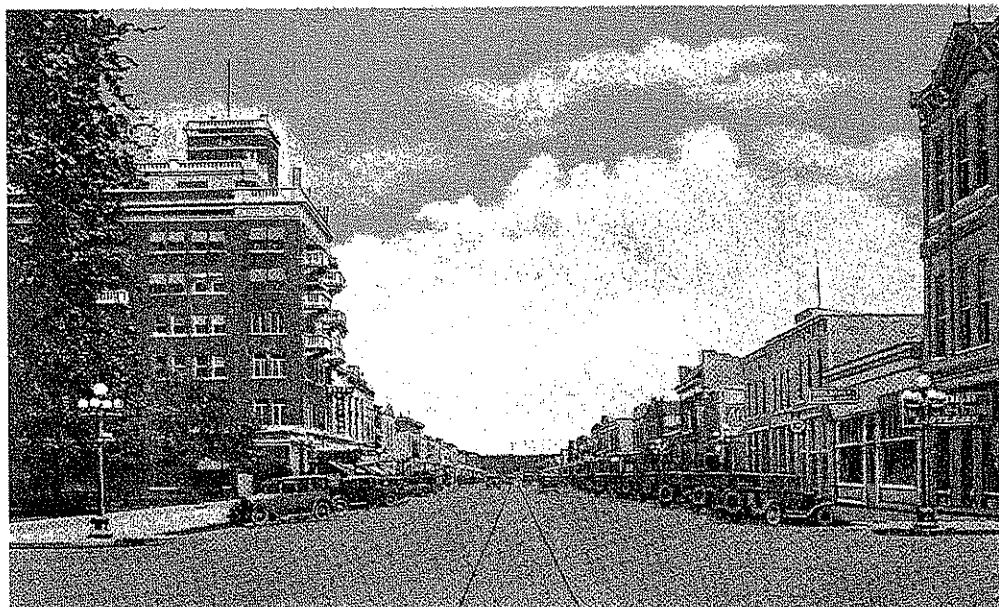


Figure 7 – Poytnz Avenue, looking east from 5th Street
Source: postcard, undated

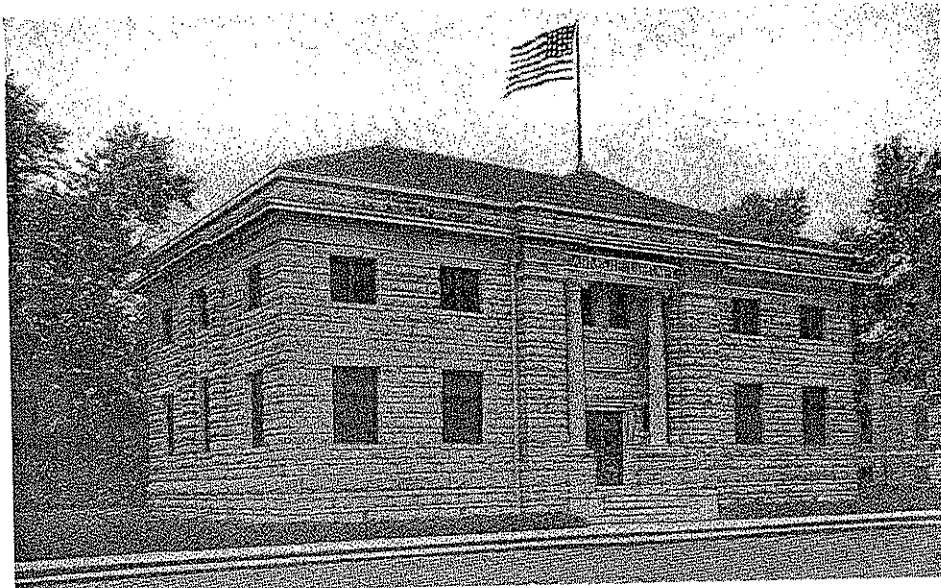


Figure 8 – Carnegie Library
Source: postcard, undated

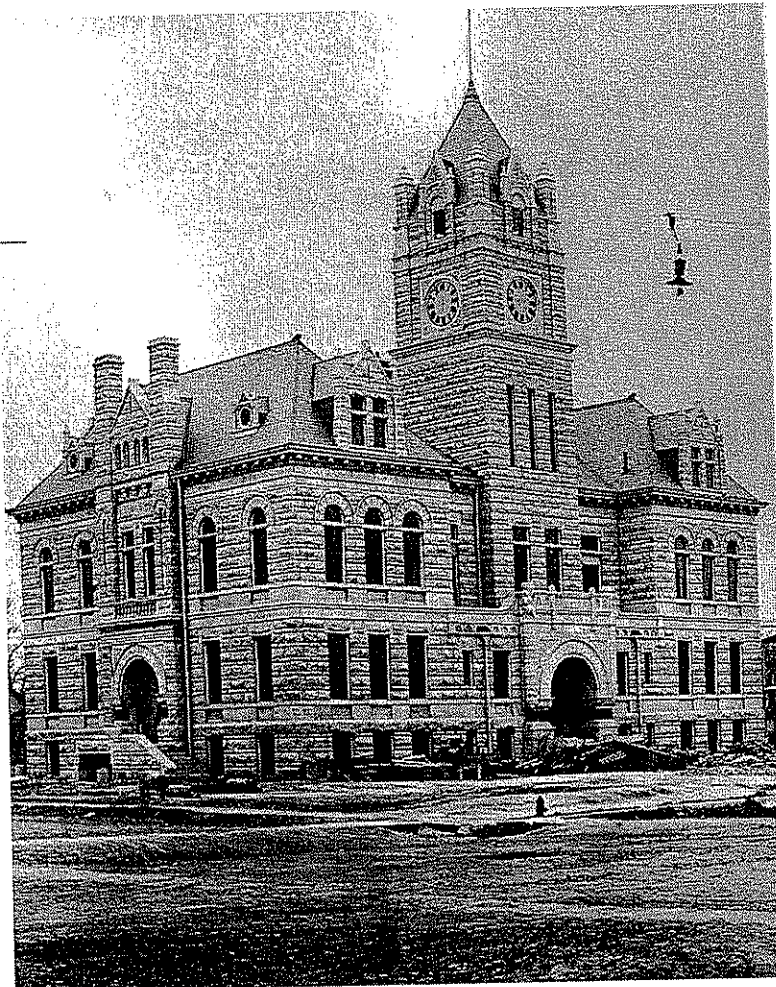


Figure 9 – Riley County Courthouse
Early 1907
Source: Riley County Historical Society
(RCHS CP 988.1.35 001)

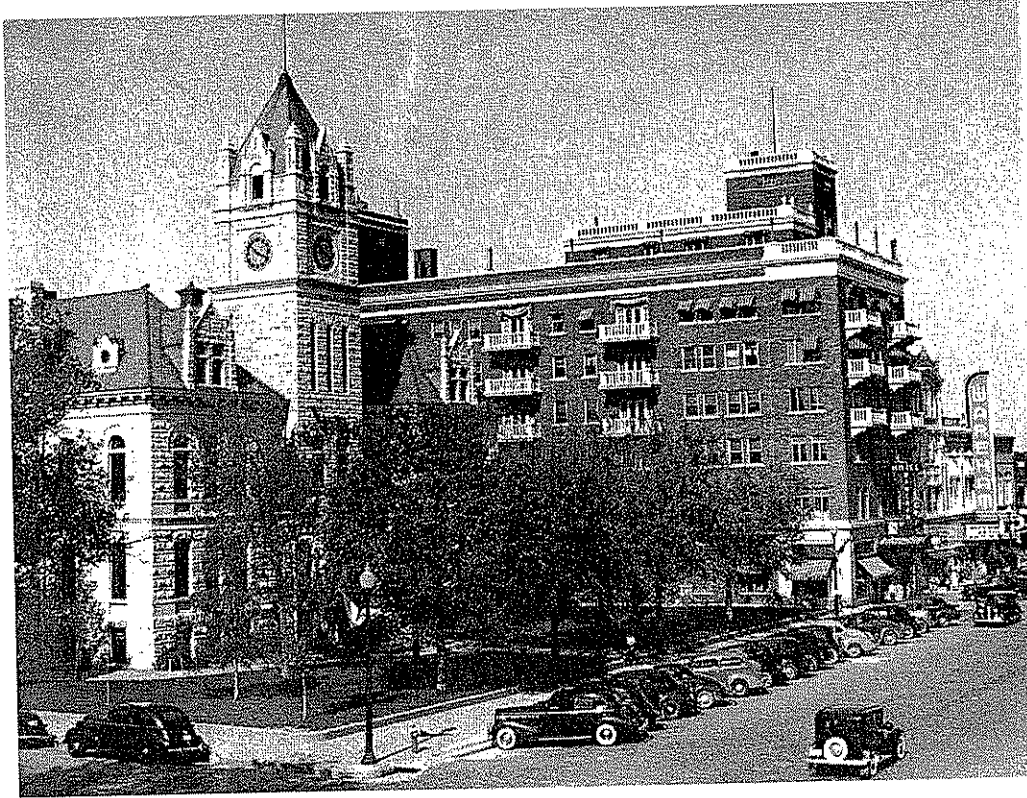


Figure 10 (above)
Riley County Courthouse
and Wareham Block, north side of 400
block Poytnz Avenue, c.1939
Source: Riley County Historical Society
(RCHS 977.17.10 0000)

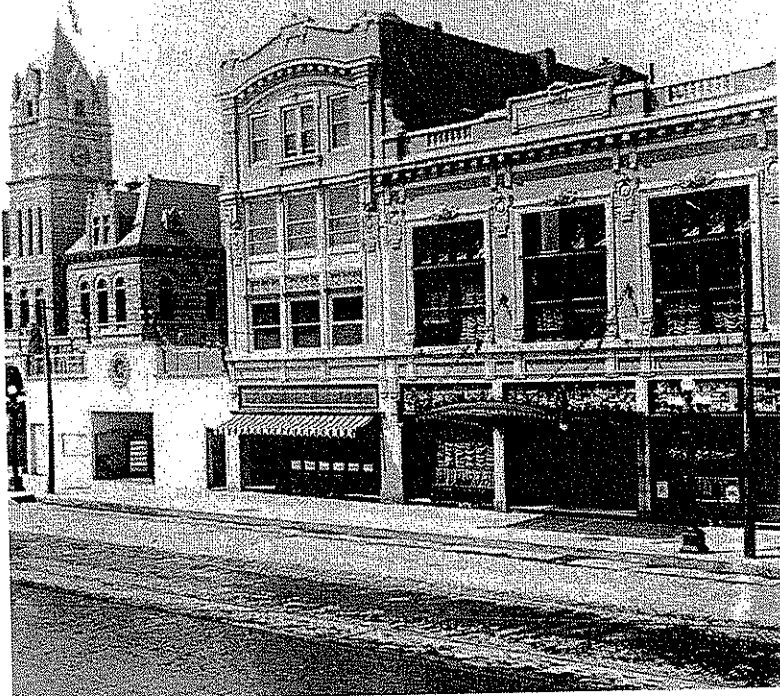


Figure 11 (left)
Wareham Office Building and Theater,
North side of 400 block Poytnz Avenue
1913
Source: Riley County Historical Society
(RCHS 980.74.310)



Figure 12 (below)
North side of 400 Block Poyntz Avenue, Wareham Block, 1953
Source: Riley County Historical Society (RCHS 987.83.53)

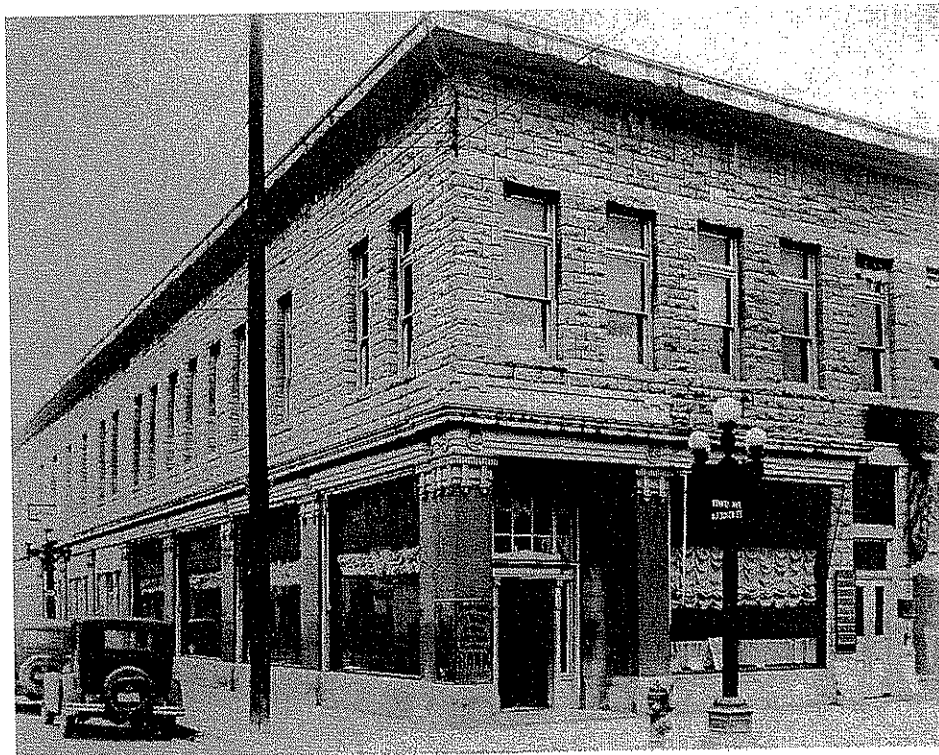


Figure 13
Eames Block
First National Bank
Building
c. 1920s
Source: Riley County
Historical Society
(RCHS 977.17.18L.g001)

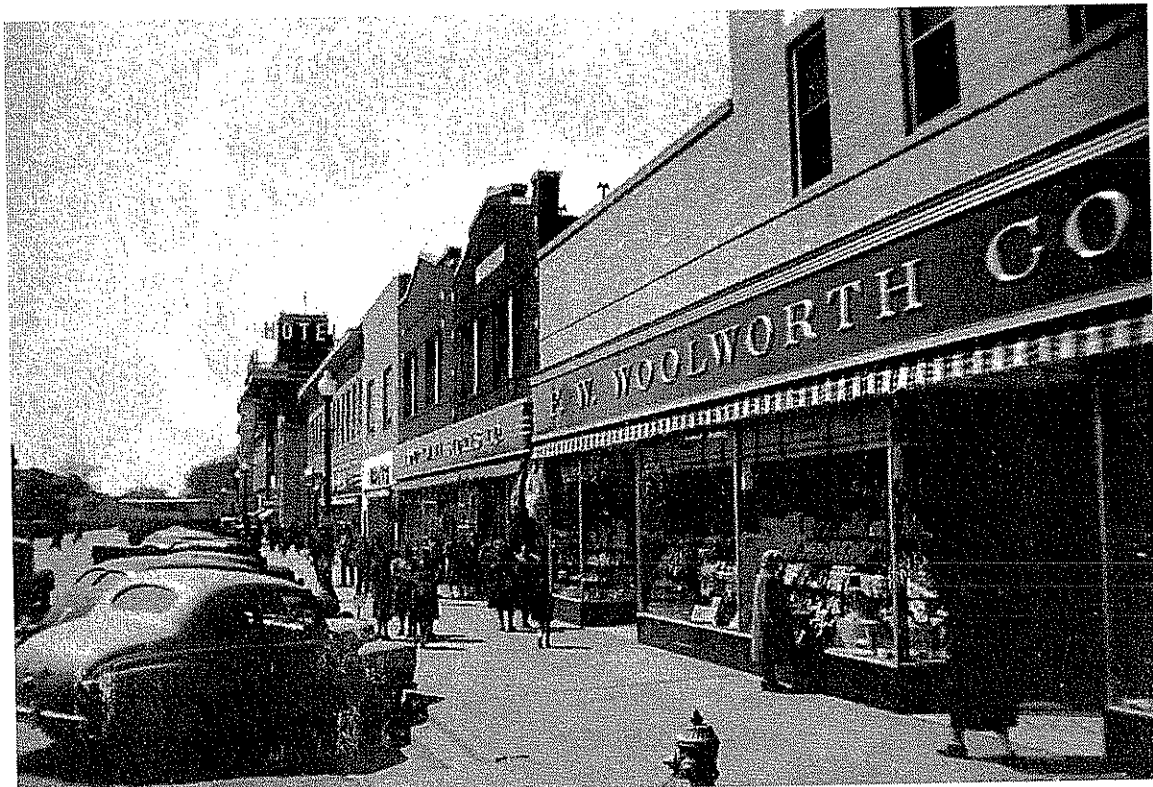


Figure 14 – North side of 300 Block Poytnz Avenue, F.W. Woolworth Co., c. 1950s
Source: Riley County Historical Society



Figure 15 – Northwest Corner of 3rd and Poytnz Avenue, Orville Huntress Building, c. 1910s
Source: Riley County Historical Society (RCHS 673.B.3)



Figure 16- Northeast corner of 3rd and Poytnz
Green & Hessin/Limbocker Buildings
Source: Riley County Historical Society (RCHS 977.17.18P)

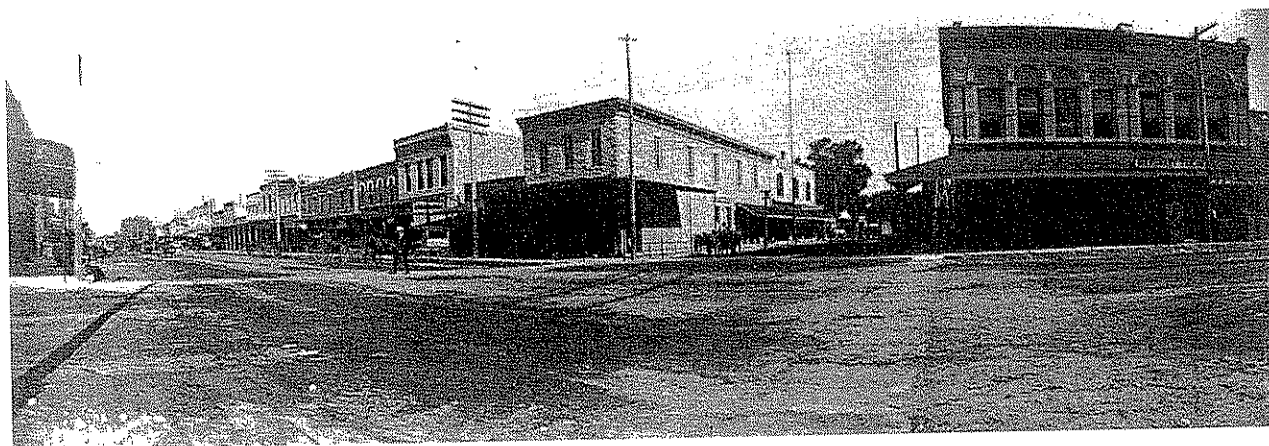


Figure 17 – 3rd and Poytnz Avenue, looking northwest
Green & Hessin/Limbocker Buildings on right; Orville Huntress Building on left
1898
Source: Riley County Historical Society (RCHS) 988.2.90a)



Figure 18 – Community House, Southeast corner of 4th and Humboldt
Source: postcard, no date

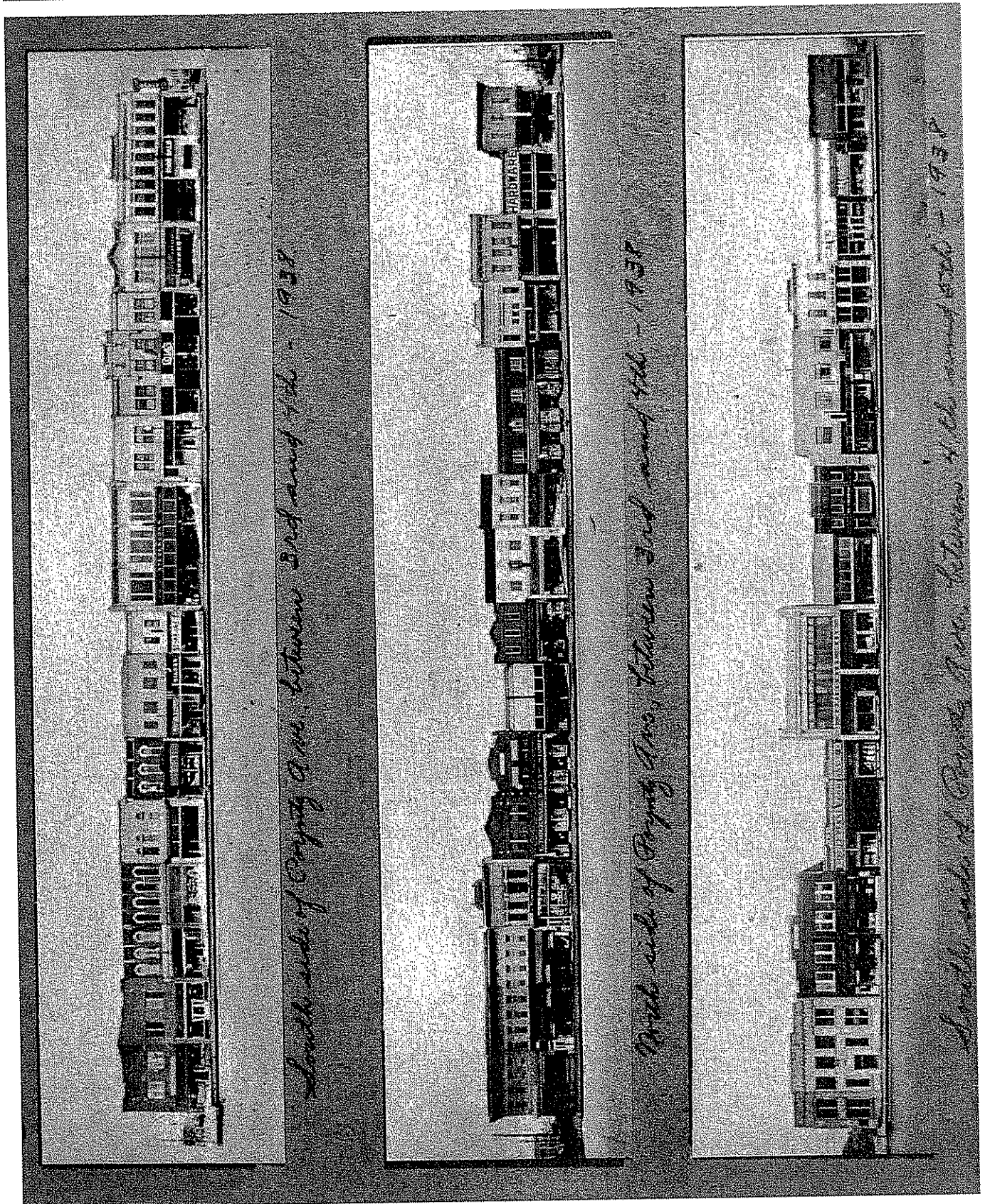


Figure 19 – Block Views: North and South sides of 300 Block and South side of 400 Block, Poytnz Avenue, 1938
Source: Riley County Historical Society (RCHS 673-S-6)

OWNERS OF BUILDINGS IN DOWNTOWN MANHATTAN HISTORIC DISTRICT
August 2006

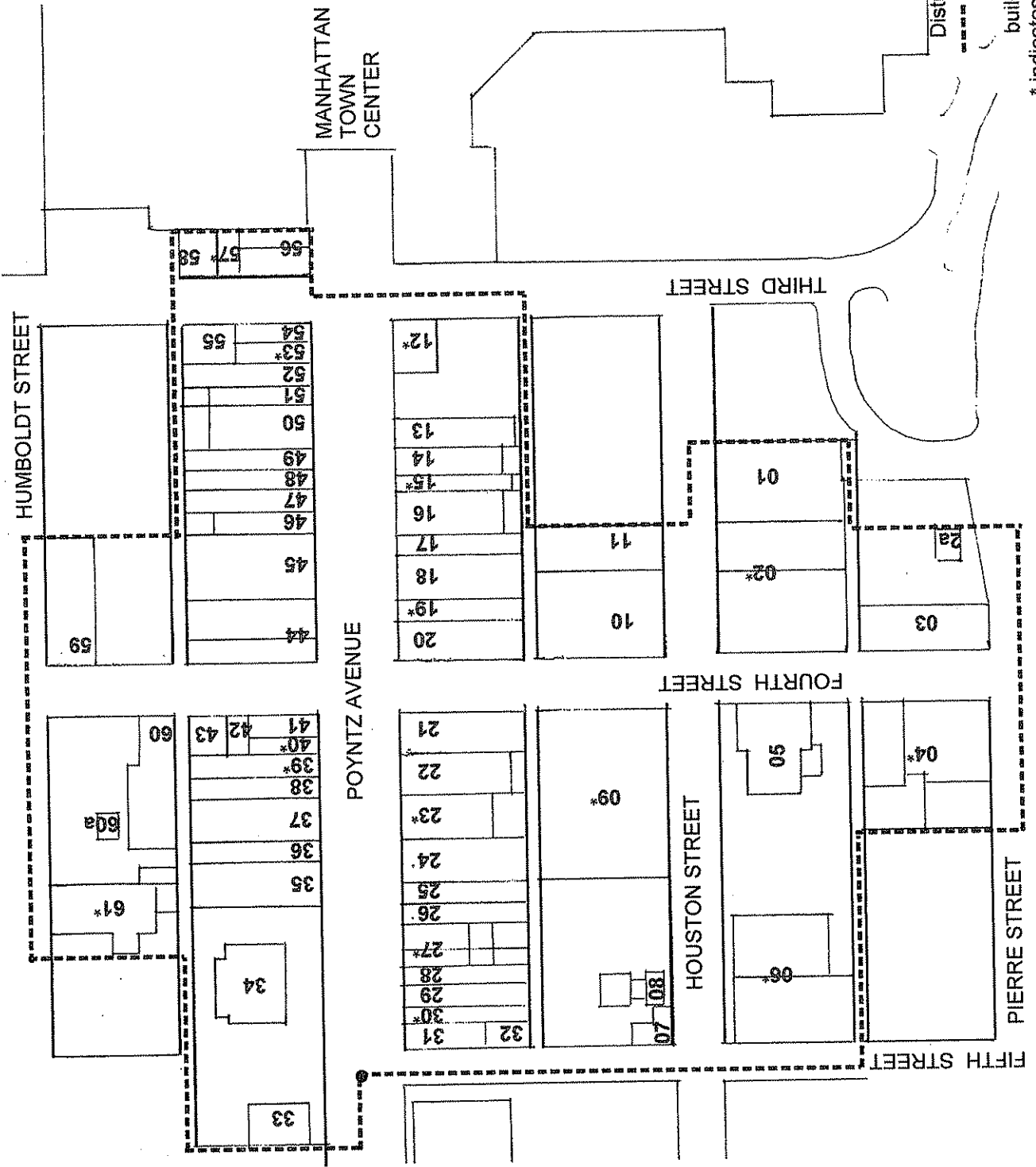
#	Bldg/Bus Name	Property Address	Owner Name	Owner Address	City, State	Zip
1	Brewer Motor Co. Bldg	313-319 Houston	Tillman Partners, LP	1328 Sharingbrook	Manhattan, Kansas	66503-7527
2	Sears Bldg	321-331 Houston	Tillman Partners, LP	1328 Sharingbrook	Manhattan, Kansas	66503-7527
3	Marshall Bldg	201-205 S. 4th	Tillman Partners, LP	1328 Sharingbrook	Manhattan, Kansas	66503-7527
4	Bus Terminal/VFW Plaza	213-223 S. 4th	American Portfolio Investment Group	217 S. 4th	Manhattan, Kansas	66502-6111
5	U.S. Post Office	212-218 S. 4th	Lee, Pierson Post #1786	212 S. 4th	Manhattan, Kansas	66502-6112
6	Elks Bldg/Houston Street Center	401 Houston	North Central-Flint Hills Area Agency on Aging	437 Houston	Manhattan, Kansas	66502-6169
7	Ball Clinic Bldg	415-429 Houston	Pawnee Comp Mental Health Center Endowment Assn	2001 Claflin Rd	Manhattan, Kansas	66502-3415
8	Powers Residence	428 Houston	Daniel Winter Trust	9275 Blue River Hills Rd	Manhattan, Kansas	66503-9016
9	Mid-Town Plaza	426 Houston	Daniel Winter Trust	9275 Blue River Hills Rd	Manhattan, Kansas	66503-9016
10	Marshall Theater	116 S. 4th	Tillman Partners, LP	1328 Sharingbrook	Manhattan, Kansas	66503-7527
11	Barber Bldg	121 S. 4th	Agape Family Church	121 S. 4th, Suite 205	Manhattan, Kansas	66502-6109
12	Burger King Bldg	318-322 Houston	Lafayette Masonic Assn	322 Houston	Manhattan, Kansas	66502-6134
13	Fox Bldg	301 Poyntz	Lindemuth Inc	4530 NW Green Hills Pl.	Topeka, Kansas	66618
14	Briggs Block	311 Poyntz	Calvin Emig	1431 Anderson Ave.	Manhattan, Kansas	66502-4030
15	Commercial Bldg	313 Poyntz	Calvin Emig	1431 Anderson Ave.	Manhattan, Kansas	66502-4030
16	Knotsman/Stevenson Bldg	315 Poyntz	Calvin Emig	1431 Anderson Ave.	Manhattan, Kansas	66502-4030
17	Shortridge Bldg	317-319 Poyntz	Calvin Emig	1431 Anderson Ave.	Manhattan, Kansas	66502-4030
18	Wharton/Coles Bldg	321 Poyntz	Gwyn and Gina Riffel	1109 Hylton Heights Rd	Manhattan, Kansas	66502-4030
19	Commercial Bldg	323-325 Poyntz	Calvin Emig	1431 Anderson Ave.	Manhattan, Kansas	66502-4030
20	Ulrich Bldg	327 Poyntz	Siegmund Meier Trust	103 S. 4th, Suite 1	Manhattan, Kansas	66502-4030
21	Union National Bank Bldg	329-331 Poyntz	K. Glenn Axelson Trust	4250 Christl Ln	Manhattan, Kansas	66502-4030
22	Higinbotham Bldg	401 Poyntz	Strecker Trust	1733 Laramie	Manhattan, Kansas	66502-4030
23	Ballard/Penneys Bldg	405-407 Poyntz	Thomas & Sharon Bowles	1950 S. West St	Manhattan, Kansas	66502-4030
24	Montgomery Wards Bldg	409 Poyntz	K. Glenn Axelson Trust	413 Poyntz	Manhattan, Kansas	66502-6165
25	G.Allington Meat Market	411-413 Poyntz	Clark & Kellstrom Real Estate Co	417 Poyntz	Manhattan, Kansas	66502-4050
26	Fredrich Bldg	417 Poyntz	G. Thomas Jewelers	419 Poyntz	Manhattan, Kansas	66502-4050
27	Cooper Bldg	419 Poyntz	Poyntz Avenue Properties	1430 Vista Ln	Wichita, Kansas	67213-1108
28	Bower Bldg	421-423 Poyntz	Janet Danenberg Trust	425 Poyntz	Manhattan, Kansas	66502-0115
29	Commercial Bldg	425 Poyntz	Four and Twenty Blackbirds	3103 Harshay Ridge	Manhattan, Kansas	66502-0115
		427 Poyntz	Ruth Morgan Trust	427 1/2 Poyntz	Manhattan, Kansas	66502-6088
		427 1/2 Poyntz			Manhattan, Kansas	66502-0115

OWNERS OF BUILDINGS IN DOWNTOWN MANHATTAN HISTORIC DISTRICT
August 2006

30 Credit Bureau	429 Poyntz	B. Dale and Lois Thierolf	PO Box 965	Manhattan, Kansas	66505-0965
31 Manhattan Grange Bldg	431 Poyntz	Suzanne Otto	1208 Houston	Manhattan, Kansas	66502-4355
32 Commercial Bldg	111-115 S. 5th	Suzanne Otto	1208 Houston	Manhattan, Kansas	66502-4355
33 Carnegie Library Bldg	510 Poyntz/105 CHP	Riley County	110 Courthouse Plaza	Manhattan, Kansas	66502-4355
34 Riley County Courthouse	500 Poyntz	Riley County	110 Courthouse Plaza	Manhattan, Kansas	66502-4355
35 Warehouse Hotel	418 Poyntz	Wareham Co Inc	PO Box 1088	Manhattan, Kansas	66502-1088
36 Wareham Office Bldg	414 Poyntz	Wareham Opera House Part.	727 Poyntz, Suite 505	Manhattan, Kansas	66502-6077
37 Wareham Theater	408-412 Poyntz	Wareham Opera House Part.	727 Poyntz, Suite 505	Manhattan, Kansas	66502-6077
38 Smith Bldg	406 Poyntz	Terra Rosa Fine Art Inc	406 1/2 Poyntz	Manhattan, Kansas	66502-6039
39 Askren Bldg	404 Poyntz	James and Lola Mathewson	8709 Eagles Landing Dr	Manhattan, Kansas	66502-1455
40 Brownbuilt Shoe Bldg	402 Poyntz	Charles Elliott Trust	1501 Williamsburg Dr	Manhattan, Kansas	66502-0409
41 Manhattan State Bank Bldg	400 Poyntz	Suzanne Otto	1208 Houston	Manhattan, Kansas	66502-4355
42 Willard Bldg	103-105 N. 4th	Suzanne Otto	1208 Houston	Manhattan, Kansas	66502-4355
43 Chatson Wilson	111 N. 4th	Roy Worthington Trust	PO Box 339	Manhattan, Kansas	66505-0339
44 Eames Bldg	328 Poyntz	Fred & Nancy Schurle	328 Poyntz	Manhattan, Kansas	66505-6038
45 Duckwalls Bldg	330 Poyntz	The Trust Company of Manhattan	PO Box 66	Manhattan, Kansas	66505-0066
46 Higinbotham Store Bldg	320-324 Poyntz	Tillman Partners, LP	1328 Sharningbrook	Manhattan, Kansas	66503-7527
47 Woolworths Bldg	318 Poyntz	Pesari Trust	3039 Conrow Dr	Manhattan, Kansas	66503-2460
48 Stingley Hardware Bldg	316 Poyntz	Pesari Trust	3039 Conrow Dr	Manhattan, Kansas	66503-2460
49 Elliott & Garretson Bldg	314 Poyntz	Kevin Weisner	3308 Abbey Cir	Manhattan, Kansas	66503-0327
50 Shaw/Little Bldg	312 Poyntz	Three Twelve, LLC	121 N. 8th	Manhattan, Kansas	66502
51 Robinson Bldg	308-310 Poyntz	Salvation Army	PO Box 412577	Kansas City, Missouri	64141-2577
52 Moses Bldg	306 Poyntz	Riley Trust	4555 Meadow Crest	Manhattan, Kansas	66502-8834
53 Commercial Bldg	304 Poyntz	Riley Trust	4555 Meadow Crest	Manhattan, Kansas	66502-8834
54 Orville Huntress Bldg	302 Poyntz	Douglas & Jinna Long	PO Box 126	Manhattan, Kansas	66505-0126
55 Commercial Bldg	300 Poyntz	Douglas & Jinna Long	PO Box 126	Manhattan, Kansas	66505-0126
56 Green & Hessin/Limbocker Bldg	105 N. 3rd	Brent Bowman	228 Poyntz	Manhattan, Kansas	66502-0102
57 Commercial Bldg	226-230 Poyntz	Brent Bowman	228 Poyntz	Manhattan, Kansas	66502-0102
58 Commercial Bldg	106 N. 3rd	Douglas & Jinna Long	PO Box 126	Manhattan, Kansas	66505-0126
59 Community House	108-110 N. 3rd	Robert Goode	3955 Eagle Ridge	Manhattan, Kansas	66503
60 Telephone Co. Bldg.	120 N. 4th	City of Manhattan	1101 Poyntz Ave	Manhattan, Kansas	66502-5497
61 Riley County Office Bldg	115 N. 4th	Riley County	110 Courthouse Plaza	Manhattan, Kansas	66502
	417 Humboldt/110 CHP	Riley County	110 Courthouse Plaza	Manhattan, Kansas	66502

DOWNTOWN MANHATTAN HISTORIC DISTRICT

District Sketch Map not to scale
 ----- Proposed district boundary
 #s correspond to building numbers in nomination
 * indicates non-contributing properties
 63 total resources, 46 (73%) contributing



HUMBOLDT STREET

MANHATTAN
TOWN
CENTER

THIRD STREET

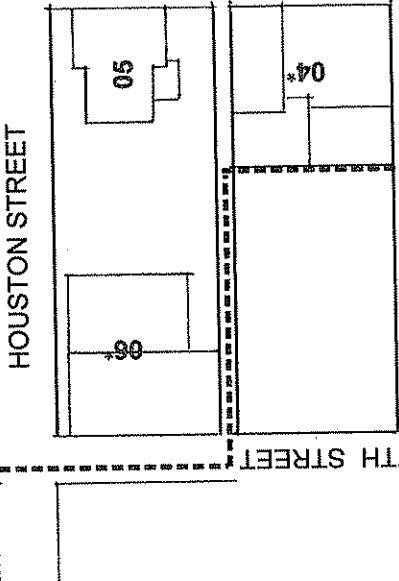
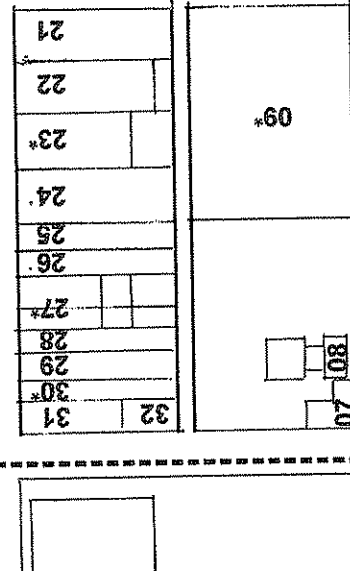
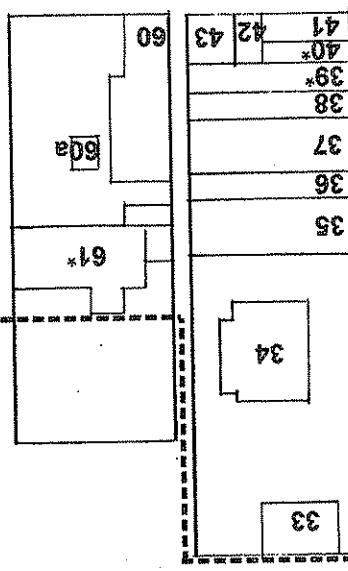
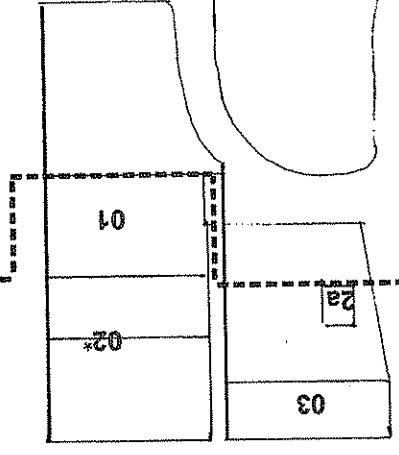
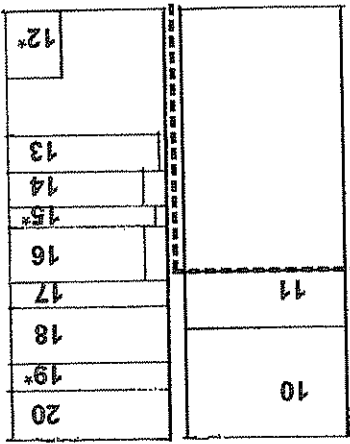
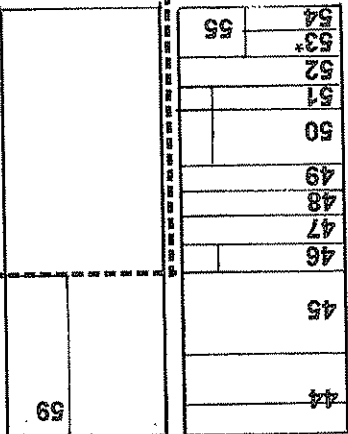
POYNTZ AVENUE

FOURTH STREET

HOUSTON STREET

PIERRE STREET

FIFTH STREET

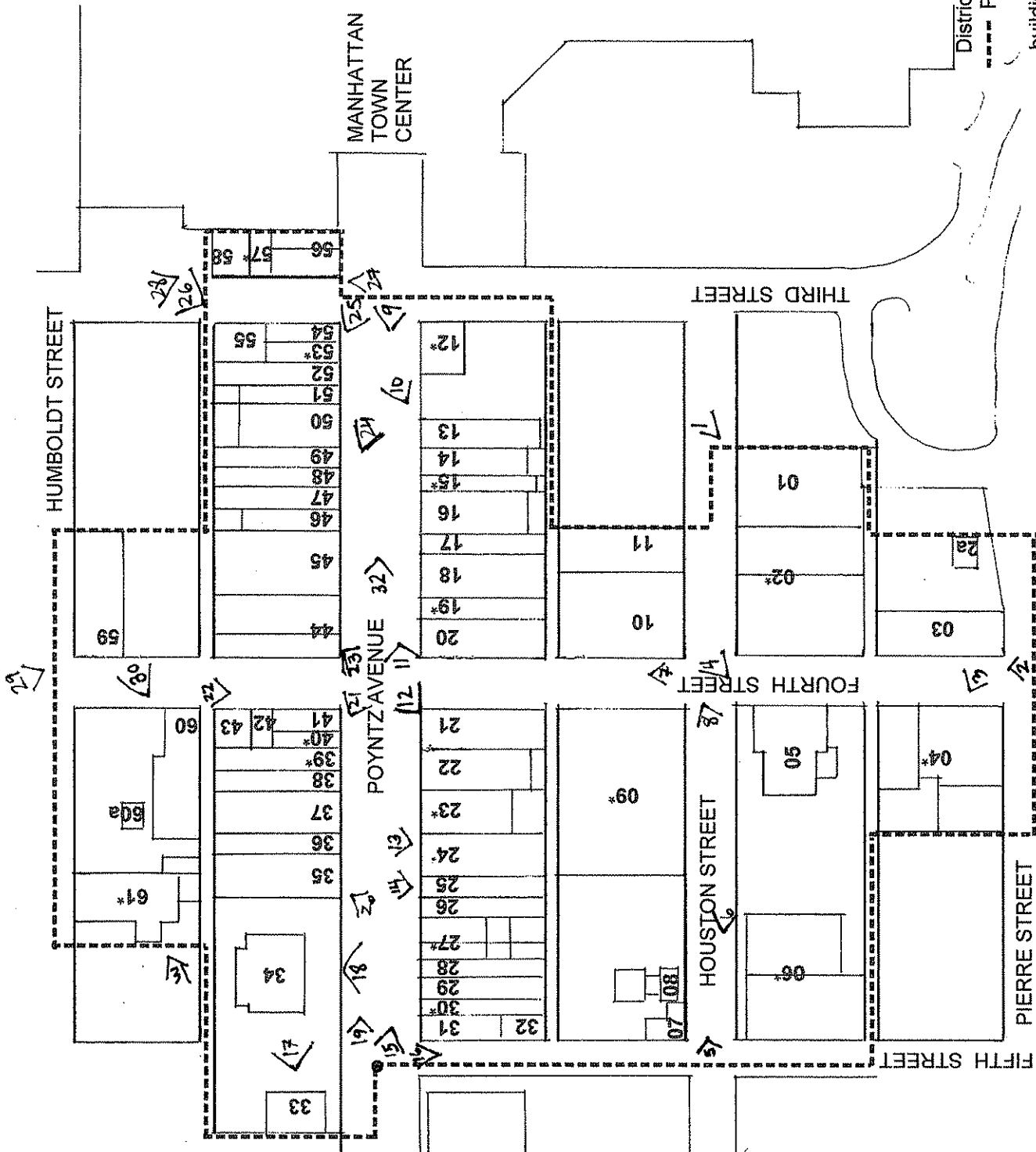


< Photo Vantage Points
1-32

DOWNTOWN MANHATTAN HISTORIC DISTRICT



District Sketch Map not to scale
----- Proposed district boundary
#s correspond to building numbers in nomination
* indicates non-contributing properties
63 total resources, 46 (73%) contributing



12' 30"

4342

4341

4340

Downtown Manhattan
Historic District
Riley County, Kansas

UTM Coordinates

Zone 14

1- 710537E 4339425N

2- 710678E 4339425N

3- 710797E 4339379N

4- 710797E 4339311N

5- 710775E 4339248N

6- 710726E 4339185N

7- 710726E 4339131N

8- 710694E 4339080N

9- 710582E 4339030N

10- 710492E 4339118N

11- 710463E 4339301N

12- 710461E 4339356N

10' 00"

