

PROPOSAL

Updated National Register Nomination

Arkansas City Downtown Commercial Center Historic District

Mr. Josh White

Principal Planner

c/o City Clerk, City of Arkansas City

118 W. Central Ave

Arkansas City, KS 67005



715 First Street

Cottonwood Falls, Kansas 66845



April 30, 2025

Mr. Josh White
Principal Planner
c/o City Clerk, City of Arkansas City
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Arkansas City, KS 67005

Re: **Proposal, Updated National Register Nomination, Arkansas City Downtown Commercial Center Historic District**

Mr. White:

Thanks for the opportunity to submit a proposal for updating Ark City's Downtown Historic District nomination. Below you will find a summary of my qualifications, a proposed project methodology, and proposed budget. I have also attached my resume for your review and consideration.

Qualifications

Over a two-decade-long career, **Christy Davis** has worked in every one of the state's 105 counties. After serving as the first preservation planner for the City of Newton, Kansas, she joined the staff of the Kansas State Historic Preservation Office, where she rose to the role of Deputy SHPO. In 2006, she established a historic preservation firm, which assists property owners, architects, non-profits, community leaders and government officials in incorporating historic preservation into planning efforts, evaluating historic structures, nominating properties to the National Register of Historic Places, applying for preservation-related funding, and complying with federal and state preservation laws. *Davis Preservation* has completed historic property surveys for tens of thousands of buildings, written national register nominations for seven of the state's 26 downtown historic districts, and completed numerous plans, including the Kansas State Preservation Plan, Campus Heritage Plan for the University of Kansas, the General Management Plan for Freedom's Frontier National Heritage Area, Preservation Plan for Harrisonville (MO), Rural Preservation Plan for Willow Springs Township, various economic impact studies, and a business plan that has become a model for Wichita businesses.

Davis has also been involved in historic preservation advocacy and property development. She was instrumental in establishing and protecting Kansas's historic tax credit program. Through the years, she has served on the boards of Preservation Action, National Conference of State Historic Preservation Officers, Kansas Preservation Alliance, Kansas Downtown Development Association, Friends of Historic Preservation, Topeka Landmarks Commission, Topeka Turnaround Team, and Chase County Chamber of Commerce. From 2013-2019, Davis served as Executive Director of Symphony in the Flint Hills, a non-profit whose mission is to heighten appreciation and knowledge of the Flint Hills tallgrass prairie, one of the world's most endangered cultural landscapes. Davis also enjoys developing her own buildings in rural communities. Recent projects include Washorama Laundromat in Cottonwood Falls and the State Bank Building in Council Grove. Until January 2025, Davis served as USDA Rural Development Director for Kansas.

Project-Related Qualifications

There are 26 downtown historic districts in Kansas. Davis Preservation has written 7 of these nominations (Collyer, Council Grove, Dodge City, Wellington, El Dorado, Sedgwick and Emporia) and assisted Spencer Preservation with two (Manhattan and Ellsworth) of the others.

Christy Davis meets the **Secretary of the Interior's Professional Qualifications** in the areas of History and Architectural History:

History – Davis holds an MA in Public History with an emphasis in Historic Preservation from Wichita State University. She has been researching, writing, and teaching history and historic preservation for more than 25 years.

Architectural History – Davis's undergraduate studies included advanced coursework in Architectural History. She has been contributing to the field of architectural history through research and publication for more than 25 years.

Because Davis Preservation is taking on a selected few consulting projects for 2025 and 2026, we will be able to exceed the city's proposed timeline for this project.

For more information on qualifications, please see attached resume.

Project Methodology/Scope

Davis Preservation proposes the following methodology for meeting the city's desired Scope of Work and Timeline in compliance with the Kansas SHPO's guidelines for HPF-funded projects:

July 2025	Contract negotiation and Execution Review of Existing Survey Records and Report Meet with Kansas SHPO Meet with City Staff
August 2025	Public Meeting #1 Review Survey Project Review National Register Process Discuss SHPO map recommendations Respond to public questions
September 2025	First Draft Nomination for City and SHPO Review Update and collate survey data for nomination Identify district boundaries based on SHPO recommendations Prepare and draft nomination, including detailed historic context with statement of significance
October 2025	Public Meeting #2 Present Draft Nomination to City Discuss project findings with public
November 2025	Second Draft Nomination to SHPO for review and placement on agenda of Historic Sites Board of Review

Compensation

Consultant proposes to complete the above scope of work for a total fee of **\$20,000.00**, to be billable at completion of the following scope items:

- | | | |
|----|---|--------------------|
| a. | Completion of Report from Public Meeting #1 | \$3000.00 |
| b. | First Draft Nomination for SHPO Review | \$4000.00 |
| c. | SHPO Approval of Final Draft | \$13,000.00 |

Compensation shall cover consulting services and travel for two in-person visits, two in-person community meetings, and in-person presentation to Historic Sites Board of Review. Consultant shall submit an invoice in writing at completion of the above phases. Payment shall be due 30 days following submission of invoice.

I look forward to the opportunity to work with the community of Arkansas City. Should you have any questions, please do not hesitate to call or text me at 785-213-1369.

Thank you for your consideration.



Christy Cauble Davis
Davis Preservation

References:

Brenda Spencer

Spencer Preservation
10150 Onaga Rd.
Wamego, Kansas 66547
brenda@spencerpreservation.com
785-456-4471

Joined forces on downtown district nominations for Manhattan (2007) and Ellsworth (2007).

Casey Woods

Emporia Main Street
727 Commercial St.
Emporia, Kansas 66801
director@emporiainmainstreet.com
620-794-2957

Coordinated Downtown District project (2012/2016, see enclosure) in Emporia (pop. 24,105) and we've worked on many projects since (through 2025).

Don Mackey

Florence Community Foundation
343 W. 8th St.
Florence, Kansas 66851
316-215-1036

Individual NR nomination for Battey House (2025) and Downtown District nomination for Florence (pop. 384) (2025).

CHRISTY DAVIS

Storyteller, Collaborator, Navigator, Changemaker



Experience

White House Appointee

2022-Present

USDA Rural Development
1301 Independence Ave, SW
Washington, DC

Managed \$700 million in new federal investments in rural Kansas and led a national team that improved processing times for major infrastructure and green energy projects in rural America.

President/Owner

2006-Present

Davis Preservation
715 First Street
Cottonwood Falls, KS

Assist nonprofits, businesses, and individuals in accessing federal and state funding for community development and historic preservation. Own and manage two historic buildings that I rehabilitated.

Candidate, US House of Reps.

2019-2020

Christy Davis for Kansas

Executive Director

2013-2019

Symphony in the Flint Hills
331 Broadway
Cottonwood Falls, KS

Led a small staff and boards to advocate for one of the world's most endangered landscapes through education programming, high-profile events, and fundraising.

Director, Cultural Resources Division

1999-2006

Kansas Historical Society
6425 SW Sixth Avenue
Topeka, KS

Established state and federal preservation policy and managed a staff of architects, archeologists, and preservation specialists.

Education

MA, Wichita State University

Public History
(Historic Preservation/
Museum Administration)

BS, Kansas State University

History
(Architecture, Arch Engineering,
Historic Preservation)

Contact

715 First Street
Cottonwood Falls, Kansas 66845
785.213.1369 (cell)
christykdavis@gmail.com



Storyteller.

Great stories happen to those who can tell them. Ira Glass

Every place has a story. As Executive Director of **Symphony in the Flint Hills**, a 501c3 with a mission to “heighten appreciation and knowledge” of one of the world’s most endangered landscapes, I used annual themes to synchronized year-round education programming, Signature Event (5000+ attendees), and fundraising efforts. Below are examples of ways we used storytelling to identify and inspire partners and funders.



2019 Ad Astra/JumpStar

I secured funding from the National Endowment for the Arts and built partnerships with Wichita’s Harvester Arts, The Land Institute, and many other collaborators to explore culture-related “constellates” that imagined a future celebration of the transition to the next North Star.

Section Intros:

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1251&context=sfh>

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1249&context=sfh>

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1250&context=sfh>

Articles:

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1271&context=sfh>

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1262&context=sfh>

2018 WaterWays/Sea of Grass

I spent years nurturing partnerships with and securing funding from the Smithsonian Institution, Humanities Kansas, Nature Conservancy, and others to explore water in the Flint Hills. In conjunction with the Smithsonian’s travelling exhibition WaterWays, we developed “Sea of Grass,” a companion exhibit that told the story of how a giant inland sea gave way to the region’s iconic rolling landscape. Our theme-related work included a pioneering event called “Cut Down a Tree for Earth Day,” where volunteers worked to restore grassland waterways by removing invasive Eastern Red Cedars.

Introduction:

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1226&context=sfh>

Section Intros:

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1228&context=sfh>

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1233&context=sfh>

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1241&context=sfh>

Articles:

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1238&context=sfh>

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1246&context=sfh>

2017 Chisholm Trail

With corporate funding from Flint Hills Design and Lost Trail Soda, along with partnerships with government and cultural institutions statewide, we commemorated the 150th anniversary of the Chisholm Trail. Our award-winning touring exhibition and programming expanded public understanding of the trail beyond the dance halls and gunfights depicted in dime novels and western films. This included a diversity symposium about Black Cowboys in partnership with the Federal Home Loan Bank.

Introduction:

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1203&context=sfh>

Section Intros:

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1204&context=sfh>

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1214&context=sfh>

Article:

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1215&context=sfh>

2016 Future of the Flint Hills

In 2016, SFH explored the region's future in the face of economic, environmental, and cultural changes.

Section Intros:

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1182&context=sfh>

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1190&context=sfh>

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1195&context=sfh>

Article:

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1191&context=sfh>

2015 Grasslands of the World

For our tenth anniversary, we partnered with The Nature Conservancy to host a symposium featuring an impressive slate of international grasslands experts. We also collaborated with the Tallgrass Film Festival to present screenings of two international films: "The Cave of the Yellow Dog" and "Rams."

Introduction:

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1124&context=sfh>

2014 Flint Hills Land, Sky, People

My articles in 2014's Field Journal focused on the hyper-local stories of the area surrounding our annual Signature Event. They included a short biography of Perry Lowery, a nationally renowned bandleader from the black farming community of Reece and a short history of the region's oil boomtowns.

Articles:

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1102&context=sfh>

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1094&context=sfh>

Other

My work was featured in publications of The Nature Conservancy, Smithsonian, and Kansas Leadership Center:

<https://www.nature.org/en-us/magazine/magazine-articles/tallgrass-serenade-1/>

<https://www.smithsonianmag.com/arts-culture/american-rhapsody-180970545/>

<https://klcjournall.com/the-unlikeliest-composition-the-symphony-in-the-flint-hills/>

Collaborator.

Everything you're sure is right can be wrong in another place. **Barbara Kingsolver**

The key to collaboration is exchanging information. Because each place, person, and organization is unique, listening is essential to identifying and solving problems. I apply this approach to managing staff, working with communities, gathering perspectives to inform planning documents, and establishing creating funding partnerships.



Management

For twenty-five years I have been managing both people and projects through a fine balance of trust and accountability. My approach to managing other managers is to give most the room they need to succeed, motivate those who need it, and hold everyone accountable for meeting goals and expectations.

Planning

President Eisenhower famously said, "Plans are worthless, but planning is everything." Over the years, I've collaborated with governments, institutions, and nonprofits to gather and incorporate feedback from stakeholders into planning documents. I've prepared plans for organizations, places, and programs. I've also negotiated and executed many cooperative agreements, including one with the National Park Service to present an event for 6000 attendees at the Tallgrass Prairie National Preserve. Below are links related to some of these plans (those without links are available upon request).

<https://freedomfrontier.org/wp-content/uploads/2022/03/FFNHA-Management-Plan.pdf>

https://www.ci.harrisonville.mo.us/DocumentCenter/View/9466/FINAL_historicpreservationplan

https://kansasalumnimagazine.org/wp-content/uploads/2022/05/kansasalumni_2008_06.pdf

<https://www.calameo.com/read/000572473c4ca837e720b>

https://khri.kansasgis.org/photos_docs/117-3560-00002_16.pdf

Community Engagement

I've given hundreds of presentations on countless topics to every size of audience. However, I also love to engage in person with individuals and small groups. I've worked in every one of my state's 105 counties.

<https://www.hutchnews.com/story/news/local/2020/07/28/candidate-davis-emphasizes-rural-connections/114838822/>

Fundraising

I have worked closely with funders to identify projects that align organizational goals with their brands. For instance, at Symphony in the Flint Hills, we worked with local favorite Lost Trail Root Beer as a presenting sponsor for our travelling Chisholm Trail exhibit. We worked closely with The Nature Conservancy to sponsor travel for international experts to speak on Grasslands of the World. In my role at USDA Rural Development, I have coordinated with federal funders, state government, and foundations to bridge funding gaps on crucial infrastructure, conservation, and healthcare projects.

<https://symphonyintheflinthills.org/exhibits/>

Navigator.

Efforts and courage are not enough without purpose and direction. John F. Kennedy

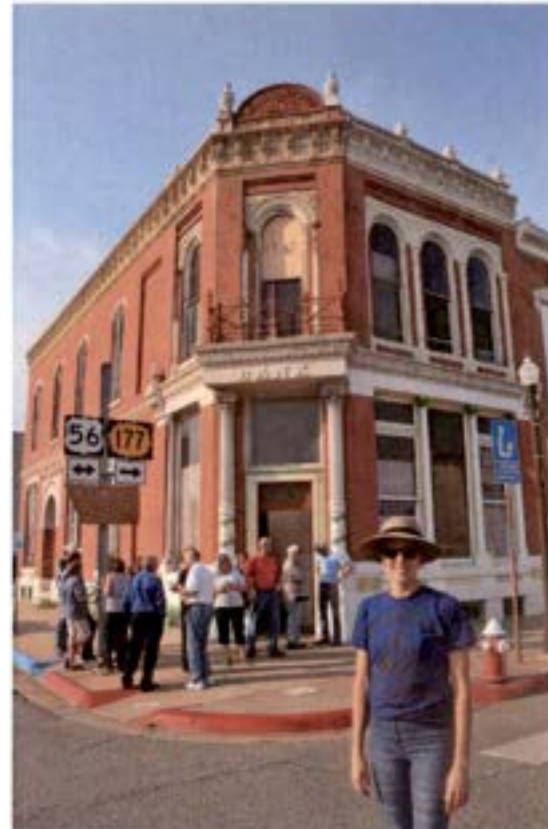


In the case of government programs, every election brings new opportunities and challenges. I have experience navigating an ever-changing funding landscape to get projects done.

In the past two years, I've managed \$700 million in new federal investment in rural Kansas communities. These projects address rural food deserts, build water and broadband infrastructure, supply sustainable energy, and celebrate unique places and underrepresented communities. Through the years, my efforts to develop and access government funding programs have leveraged billions of dollars in investments for community development and conservation. https://x.com/RurDev_Kansas

Selected Boards and Awards

Groundbreaking Task Force, USDA Rural Development, 2023-2024
Kansas Preservation Alliance, Excellence Award, Morris County Bank, 2019
Kansas Preservation Alliance, Excellence Award, Washorama, 2017
Friends of Historic Preservation (Founder, Convener, Organizer), 2010-2013
Topeka Landmarks Commission (Chair), 2006-2012
Board of Directors, Preservation Action (PA, National Board), 2007-2009
Legislative Chair, Kansas Downtown Development Association, 2005-2009
Board of Directors, NCSHPO
Topeka Turnaround Team, 2005-2006
Amer Soc of Landscape Architects, Merit Award, Freedom's Frontier GMP
Kansas Preservation Alliance, Award for Preservation Advocacy, 2010
Kansas Main Street, Award for Leadership in Preservation, 2010
National Trust for Historic Preservation, Kansas Army National Guard, 2008



Changemaker.

If you don't like something, change it. Maya Angelou

I've made a career of doing things thought to be impossible. I established and advocated for the Kansas rehabilitation tax credit program, including recent changes that increased the incentive for projects in rural communities. The program has saved countless historic buildings and resulted in billions in economic impact. When USDA's cumbersome environmental review processes were miring efforts to break ground on sustainable energy projects, I led an effort to cut the red tape. I've personally rehabilitated two threatened rural buildings to serve community needs. If you don't like something, change it.

<https://apnews.com/decb3a1aa1354ea98792c0b85f1f8bf8>

<https://americancoinop.com/node/83319>

https://savingplaces.org/stories/clean-history-laundromat-that-anchors-a-kansas-town?fbclid=IwZXh0bgNhZW0CMTEAAR1ui5JVfLmOeqXk0hjSJB8SWxxuao1nS2y1rXj6J6D_yEW_P2ffiF7OzE_aem_UW-F2dMUIRI3RCIjQj5RkQ#.WjKuxkNpkpw.facebook



Bio.

Ad Astra Per Aspera.



Christy Cauble Davis is a fifth-generation Kansan who has been working to strengthen Kansas communities for more than two decades. She spent her childhood on a dairy farm, where she experienced first-hand the farm crisis of the 1980s. Davis's influences include her grandmothers – one a social reformer, art collector, and Kansan of the Year who baked whole-wheat bread every morning, the other a trailblazing businesswoman who overcame gender barriers to sell Kansas farmland in skirts and heels. From her grandfathers, she learned two mottos: “first, do no harm” from the steady-handed surgeon and “measure twice, cut once” from the cowboy-booted oil-rigger.

Davis found her passion for the state's cultural landscapes while studying history and historic preservation at Kansas State University. While in graduate school at Wichita State, Davis laid the foundation for the City of Newton's historic preservation program by surveying 1,700 historic properties and documenting the history of the railroad town. From 1999 to 2006, Davis worked for the state historic preservation office, where she established funding programs that have generated billions of dollars in economic impact for Kansas communities. Davis successfully led a grassroots campaign to restore these critical programs after they were cut during the Brownback Administration.

Through the years, Davis has worked in every county in Kansas. She has served as Legislative Chair for the Kansas Downtown Development Association, Chair of the Topeka Landmarks Commission, on the Board of Directors for the Topeka Turnaround Team and Chase County Chamber of Commerce – and on the national boards of Preservation Action and National Conference of State Historic Preservation Officers. From 2013 to 2019, Davis was Executive Director of Symphony in the Flint Hills, an organization whose mission is to “heighten appreciation and knowledge of the Flint Hills tallgrass prairie.” In January 2019, after serving on Governor Laura Kelly's transition team, Davis resigned her position at Symphony in the Flint Hills to run for Congress. In 2022, President Biden appointed her to serve as Kansas State Director for USDA Rural Development.

Christy, her husband Luke Davis, and their 12-year-old son Jack live in Chase County, where they continue to revitalize rural communities in their home state. In 2016, they adapted a historic building in Cottonwood Falls to meet a community need for a laundromat. In 2019, they spurred downtown revitalization in Council Grove by rehabilitating a historic bank building to create much-needed housing and space for a new bookstore. When she is not working, Davis likes to hike, swim, read, and attend cultural events with her family. Her favorite reading subjects are political biographies and art history.

United States Department of the Interior
National Park Service

National Register Listed
May 2, 2012 (rev. 12/05/2016)

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Emporia Downtown Historic District

other names/site number 111-472

2. Location

street & number Generally bounded by 10th Ave. on the North, 3rd Ave. on the South,
Mechanic St. of the East, and Merchant St. on the West

☐ not for publication

city or town Emporia

☐ vicinity

state Kansas code KS county Lyon code 111 zip code 66801

3. State/Federal Agency Certification

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

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

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

 national statewide X local

SEE FILE

Signature of certifying official

Date

Title

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:

 entered in the National Register

 determined eligible for the National Register

 determined not eligible for the National Register

 removed from the National Register

 other (explain:)

Signature of the Keeper

Date of Action

7. Description

Architectural Classification

(Enter categories from instructions)

ITALIANATE; RICHARDSONIAN ROMANESQUE

LATE 19TH/EARLY 20TH CENTURY CLASSICAL

REVIVAL; GOTHIC REVIVAL; BEAUX ARTS;

COMMERCIAL; NEOCLASSICAL; MISSION/

SPANISH ECLECTIC; TUDOR REVIVAL; ART

DECO; ART MODERNE; MODERN; RANCH;

BRUTALISM; POSTMODERN; OTHER

Materials

(Enter categories from instructions)

foundation: CONCRETE; STONE

walls: STONE; BRICK; TERRA COTTA; GLASS

STUCCO; METAL; SYNTHETICS

roof: ASPHALT; TILE; RUBBER

other:

Narrative Description

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

Summary

Emporia (population 24,916), the county seat of Lyon County, is located in east central Kansas, approximately ninety miles northeast of Wichita and approximately one hundred miles southwest of Kansas City. The town was sited at the junction of the Neosho and Cottonwood Rivers in the Flint Hills region of Kansas, a location that afforded ample timber and limestone. The Emporia Downtown Historic District encompasses the heart of Emporia's central business district. Commercial Street (Highway 99), the main north/south thoroughfare, terminates in the campus of Emporia State University to the north. The main east/west thoroughfare is 6th Avenue, or Highway 50. In recent decades, these two highways have been eclipsed by two major U. S. Highways, Interstates 35 and 335, which connect Emporia to Kansas City and Wichita.

The downtown historic district includes approximately eighteen city blocks. The district is generally bounded on the south by 3rd Avenue, also the east/west-running Atchison, Topeka, Santa Fe Rail Line (now Burlington Northern Santa Fe). It is bounded on the north by 10th Avenue. The western boundary, which generally follows Merchant Street, the north/south street west of Commercial Street, extends west along 6th Avenue to include two school buildings, Emporia High School and Lowther Junior High. The eastern boundary, which generally follows along Mechanic Street, extends east along 6th Avenue to include the Civic Auditorium and historic auto garage on the east.

In addition to the traditional commercial blocks, the district includes a number of stand-alone buildings, including post office buildings, churches, banks, and county government structures.

Narrative Description

Overview

The architecture of downtown Emporia is reflective of various periods of development. Emporia was founded in 1857. As evidenced by historic photographs, downtown was already showing signs of permanency in the late 1860s, by which time two- and three-story masonry Italianate buildings had already been built. As evidenced in historic Sanborn Fire Insurance Maps, downtown expanded outward from its historic center at 6th and Commercial, the location of the town's original building.

Although some of the downtown buildings still represent their original appearance to a degree, most were modified over time. It was not uncommon for commercial buildings to have been built and updated many times through the years, particularly during boom years, such as in the 1910s and 1920s. For purposes of this nomination, a building's construction date reflects the original construction date as evidenced by primary documentation, including Sanborn maps and

governmental buildings, such as courthouses. However, its characteristic heavy massing and wide masonry (usually stone) arches, were often applied to commercial buildings.

Late 19th Century/Early 20th Century Classical Revival (6)

Six (6) of the buildings in the district are classified as "Late 19th Century/Early 20th Century Classical Revival." Unlike the high-style, often free-standing, Neoclassical buildings that post-date them, these buildings generally lack prominent columns. Classical details include dentilled cornices, entablatures, and keystones above windows. These buildings are contemporaries of Richardsonian Romanesque buildings.

Gothic Revival/Collegiate Gothic (2)

Gothic Revival and Collegiate Gothic architecture, generally reserved for free-standing educational and religious buildings on the outskirts of commercial cores, is identified by pointed arches and crenellated towers. Two (2) of the buildings are Gothic Revival or Collegiate Gothic. These include the Episcopal Church (Property #66) and Presbyterian Church (Property #67).

Beaux Arts (2)

Beaux Arts, which takes its cues from classical architecture as well as French and Italian Renaissance design, proliferated between 1890 and 1920. Architects generally applied the style to free-standing public buildings, such as city halls and county courthouses, and to financial institutions, including early twentieth-century banks. Most examples are symmetrical in massing with flat, low-pitched or mansard roofs. Commercial examples often use terra cotta. There are two (2) Beaux Arts buildings in the district.

Commercial Style (62)

The predominant commercial architectural style in the early twentieth century (1910s to 1930s) was the Commercial Style. This style is characterized by simple designs with square window openings, as opposed to tall, narrow ones. They have few architectural details. They generally have no cornices – and instead have parapets or stepped parapets, sometimes punctuated by corbelling. Most are red brick. Reflecting the county's second major period of growth, this is the most prolific of the commercial architectural styles. Sixty-two (62) of the properties in the historic district are categorized as Commercial Style.

Neoclassical (5)

Five (5) buildings in the district are classified as Neoclassical. As its name implies, Neoclassical architecture draws on the influences of Classical architecture from ancient Greece and Rome. Character-defining features include columns, pediments, entablatures, dressed stone, dentiling and shallow hipped or flat roofs. The style was often employed in the 1910s and 1920s, after the City Beautiful Movement popularized free-standing buildings for public and institutional uses.

Mission/Spanish Eclectic (7)

Like Tudor Revival, Spanish Eclectic architecture takes its cues from old-world architecture. There are four (4) examples in the district. The style, popular nationwide from 1915-1940, was adopted for both residential and commercial architecture. Character-defining features include low-pitched roofs with clay tiles or pan (metal made to look like clay tile) tiles, arched openings, multi-pane windows, and stucco or blond brick exteriors with polychromatic terra cotta. In addition to those classified as Spanish Eclectic, three (3) buildings in the district are identified as Mission. These tend to be more subdued, without the use of terra cotta. Sometimes the only thing that distinguishes a Mission Style building from a Commercial Style one is a bell-shaped parapet.

Tudor Revival (1)

One (1) building, the apartment building at 822 N. Merchant (Property #168) is classified as Tudor Revival. Common in 1920s residential architecture, Tudor Revival is distinguished by steeply pitched gabled roofs, half timbering and asymmetry. It takes cues from traditional English architecture.

Art Deco (3)

Three (3) buildings in the district are classified as Art Deco. Characterized by its verticality and rigid geometric patterns, Art Deco was popular in the late 1920s and early 1930s. In large cities, it took the form of skyscrapers, like the Chrysler Building. On commercial buildings in smaller towns like Emporia, architects executed Art Deco design through applied elements. The best example in Emporia is the Hardcastle and Kenyon Building (Property #88), which was remodeled in 1932.

23	511	N	COMMERCIAL	ST	Commercial Style	1870	Doc	C
24	519	N	COMMERCIAL	ST	Italianate	1880	Est	C
25	521	N	COMMERCIAL	ST	Modern/Modern Mvmt	1880	Est	NC
26	525	N	COMMERCIAL	ST	Other	1985	Doc	NC
27	527	N	COMMERCIAL	ST	Neoclassical	1923	Doc	C
28	603	N	COMMERCIAL	ST	Late 19 th /20th C Class Rev	1915	Est	C
29	605	N	COMMERCIAL	ST	Richardsonian Romanesq	1880	Est	C
30	609	N	COMMERCIAL	ST	Late 19 th /20th C Class Rev	1880	Est	C
31	611	N	COMMERCIAL	ST	Commercial Style	1880	Est	NC
32	615	N	COMMERCIAL	ST	Commercial Style	1885	Est	C
33	617-23	N	COMMERCIAL	ST	Late 19 th /20th C Class Rev	1910	Est	C
34	625	N	COMMERCIAL	ST	Beaux Arts	1890	Est	NC
35	627	N	COMMERCIAL	ST	Commercial Style	1915	Est	C
36	701	N	COMMERCIAL	ST	Art Deco	1910	Est	C
37	703	N	COMMERCIAL	ST	Other	1915	Est	NC
38	705	N	COMMERCIAL	ST	Commercial Style	1915	Est	C
39	709	N	COMMERCIAL	ST	Spanish Eclectic	1925	Est	C
40	713	N	COMMERCIAL	ST	Other	1915	Est	NC
41	715	N	COMMERCIAL	ST	Commercial Style	1915	Est	C
42	717	N	COMMERCIAL	ST	Commercial Style	1915	Est	NC
43	719	N	COMMERCIAL	ST	Other	1925	Est	NC
44	723-25	N	COMMERCIAL	ST	Commercial Style	1925	Est	C
45	727	N	COMMERCIAL	ST	Streamli/Art Moderne	1952	Doc	C
46	801	N	COMMERCIAL	ST	Mission	1915	Est	NC
47	803	N	COMMERCIAL	ST	Other	1980	Est	NC
48	807	N	COMMERCIAL	ST	Spanish Eclectic	1929	Doc	NR
49	815	N	COMMERCIAL	ST	Other	2010	Doc	NC
50	821	N	COMMERCIAL	ST	Other	1930	Est	NC
51	823	N	COMMERCIAL	ST	Commercial Style	1925	Est	C
52	825	N	COMMERCIAL	ST	Commercial Style	1915	Est	C
53	827	N	COMMERCIAL	ST	Other	1915	Est	NC
54	831	N	COMMERCIAL	ST	Other	1900	Est	NC
55	901	N	COMMERCIAL	ST	Craftsman/Bungalow	1915	Est	C
56	907	N	COMMERCIAL	ST	Commercial Style	1929	Est	NC
57	909	N	COMMERCIAL	ST	Streamli/Art Moderne	1958	Doc	C
58	911	N	COMMERCIAL	ST	Modern/Modern Mvmt	1950	Est	C
59	915	N	COMMERCIAL	ST	Modern/Modern Mvmt	1958	Doc	C
60	923	N	COMMERCIAL	ST	Other	1970	Doc	NC
61	928	N	COMMERCIAL	ST	Craftsman/Bungalow	1925	Est	C
62	924	N	COMMERCIAL	ST	National Folk	1895	Est	NC
63	920	N	COMMERCIAL	ST	Modern/Modern Mvmt	1950	Est	C
64	912	N	COMMERCIAL	ST	Streamli/Art Moderne	1950	Est	C
65	906	N	COMMERCIAL	ST	Other	1970	Est	NC
66	828	N	COMMERCIAL	ST	Collegiate Gothic	1925	Est	C
67	802	N	COMMERCIAL	ST	Gothic Revival	1895	Est	C
68	726	N	COMMERCIAL	ST	Other	2009	Doc	NC
69	724	N	COMMERCIAL	ST	Spanish Eclectic	1925	Est	C
70	714	N	COMMERCIAL	ST	Commercial Style	1923	Doc	C
71	710	N	COMMERCIAL	ST	Other	1915	Est	NC
72	708	N	COMMERCIAL	ST	Other	1915	Est	NC
73	706	N	COMMERCIAL	ST	Other	1940	Est	NC

2014

124	105	W	FIFTH	AVE	Italianate	1880	Doc	C
125	115	W	FIFTH	AVE	Modern/Modern Mvmt	1960	Doc	C
126	215	W	SIXTH	AVE	Neoclassical	1925	Doc	C
127	501	N	MERCHANT	ST	Neoclassical	1903	Doc	C
128	20	E	FIFTH	AVE	Streamli/Art Moderne	1895	Est	C
129	24	E	FIFTH	ST	Commercial Style	1930	Est	C
130	522	N	MECHANIC	ST	Streamli/Art Moderne	1940	Doc	C
131	115	E	FIFTH	AVE	Commercial Style	1940	Est	C
132	517	N	MERCHANT	ST	Late 19 th /20th C Class Rev	1900	Doc	C
133	109	W	SIXTH	AVE	Commercial Style	1930	Est	C
134	111	W	SIXTH	AVE	Streamli/Art Moderne	1880	Est	C
135	115	W	SIXTH	AVE	Commercial Style	1915	Est	C
136	127	W	SIXTH	AVE	Other	1930	Est	NC
137	520	N	CONSTITUTION	ST	Commercial Style	1915	Est	C
138	216	W	SIXTH	AVE	Neoclassical	1914	Doc	C
139	446	W	SIXTH	AVE	Modern/Modern Mvmt	1965	Est	NC
140	110	W	SIXTH	AVE	Commercial Style	1923	Doc	C
141	201	E	SIXTH	AVE	Other - Industrial	1928	Doc	C
142	512	N	MARKET	ST	Modern/Modern Mvmt	1965	Est	C
143	23	E	SIXTH	AVE	Commercial Style	1880	Est	C
144	19	E	SIXTH	AVE	Commercial Style	1925	Est	C
145	15	E	SIXTH	AVE	Spanish Eclectic	1925	Est	NC
146	13	E	SIXTH	AVE	Commercial Style	1930	Est	C
147	7-11	E	SIXTH	AVE	Italianate	1880	Est	C
148	628	N	MERCHANT	ST	Other-Classical Revival	1915	Est	NC
149	622	N	MERCHANT	ST	Commercial Style	1930	Est	NC
150	614-616	N	MERCHANT	ST	Commercial Style	1915	Est	C
151	610	N	MERCHANT	ST	Commercial Style	1885	Est	C
152	625	N	MERCHANT	ST	Modern/Modern Mvmt	1959	Doc	C
153	115	W	SEVENTH	AVE	Craftsman/Bungalow	1920	Est	C
154	628	N	CONSTITUTION	ST	National Folk	1900	Est	NC
155	620	N	CONSTITUTION	ST	Modern/Modern Mvmt	1957	Doc	C
156	701	N	MERCHANT	ST	Modern/Modern Mvmt	1960	Est	C
157	18	E	SEVENTH	AVE	Commercial Style	1950	Est	C
158	20	E	SEVENTH	AVE	Commercial Style	1925	Est	NC
159	24	E	SEVENTH	AVE	Commercial Style	1925	Est	C
160	702	N	MECHANIC	ST	Commercial Style	1925	Est	C
161	616	N	MECHANIC	ST	Commercial Style	1935	Est	C
162	727	N	MERCHANT	ST	Mission	1925	Est	C
163	715	N	MERCHANT	ST	Brutalism	1972	Doc	NC
164	801	N	MERCHANT	ST	Modern/Modern Mvmt	1965	Doc	C
165	28	W	EIGHTH	AVE	Modern/Modern Mvmt	1959	Doc	C
166	10	W	EIGHTH	AVE	Commercial Style	1925	Est	NC
167	11	W	NINTH	AVE	Commercial Style	1925	Est	C
168	822	N	MERCHANT	ST	Tudor Revival	1925	Est	C
169	823	N	MERCHANT	ST	Modern/Modern Mvmt	1961	Doc	C
170	611	N	MERCHANT	ST	Commercial Style	1923	Doc	C

Demo'd
2012

12/2/2016

002. Commercial Building

Status: Non-Contributing

Address: 315 N COMMERCIAL ST
Date of Construction: 1890 (Estimated)
Parcel ID: 195-15-0-20-15-006.00-0
Historic Function: Commerce/Trade - Specialty Store
Current Function: Commerce/Trade - Restaurant
Architectural Classification: Other
Photos: 16

Description: This one-part commercial block has non-historic wood siding concealing both the east and south elevations. Single-light, high-set, fixed display windows flank the flush center-bay entrance, which contains a non-historic multi-light wood door. A secondary entrance and a non-historic round-arch window penetrate the side (south) elevation. A vacant lot is to the south.

History: A one-story building on this parcel was built between 1888 and 1893, as evidenced in the Sanborn maps. The building originally housed county offices. In 1905, after the construction of the new courthouse, the building was vacant. It was used for storage in 1911. There was a feed store here in 1946. Although much modified, evidence suggests that the extant building is the same as that which was built about 1890.

Integrity: Major modifications, including the covering with wood siding, have affected the building's integrity and rendered it non-contributing.

003. IOOF Hall

Status: Contributing

Address: 319 N COMMERCIAL ST
Date of Construction: 1880 (Estimated)
Parcel ID: 195-15-0-20-15-007.00-0
Historic Function: Social - Clubhouse
Current Function: Commerce/Trade
Architectural Classification: Italianate
Photos: 16

Description: This load-bearing stone, two-part commercial block is seven bays wide and six bays deep. Upper-story fenestration defines the bays. Round arches characterize each upper-story window opening in the primary façade. Three of these openings contain the historic tall, narrow, one-over-one double-hung wood windows; non-historic multi-light vinyl windows occupy the remaining window openings in the front façade. The street-level entrance to the second floor occupies the center bay, which contains non-historic painted wood infill. The second-floor entrance is flanked on each side by a storefront. The south storefront has a center-bay recessed entrance flanked by a display windows. The north storefront has a flush entrance and a three-part display window. Both storefront transom openings contain non-historic painted wood infill. Additional character-defining features include: the pressed metal cornice; the quarry-faced stone on the primary and secondary (south) elevations, which has regular courses on the front façade and irregular courses on the side elevations; the full-height engaged stone piers flanking the center bay and at each end of the front façade; the modest pier capitals at the top of each storefront; and the round arch ashlar stone second-story window hoods with decorative keystones and springers. The secondary elevation window openings feature segmental arches with stone lintels and contain non-original one-over-one windows with plywood infill above.

History: This building was built by 1884, when it housed a "99-cent Variety Store" on the first floor and offices on the second floor. By 1888, there was a furniture/undertaking business on the first floor and IOOF hall on the second floor. In 1893 and 1899, there was a second-hand store on the north, grocery on the south, and IOOF hall upstairs. By 1905, the first floor was occupied by a wholesale grocery.

- History:** In 1884, there were three small shops on this parcel - a fish shop, barber and lunch counter. These three small shops remained until the years between 1911 and 1923, when the current building housed a fruit warehouse.
- Integrity:** This building is classified as non-contributing because the storefront and transom have been infilled. If the infill was removed and a compatible storefront installed, the building's status could be re-evaluated.

006. Jones Block

Status: Contributing

- Address:** 325 N COMMERCIAL ST
Date of Construction: 1884 (Documented); 1925 (Estimated)
Parcel ID: 195-15-0-20-15-010.00-0
Historic Function: Transportation - Road-Related (Vehicular)
Current Function: Commerce/Trade - Specialty Store
Architectural Classification: Commercial Style
Photos: 16

Description: This brick two-part commercial block has non-original stucco cladding on each elevation. The primary façade is four bays wide. Upper-story fenestration defines the bays, with each opening containing paired, one-over-one wood windows. A broad storefront occupies the street-level bays and features a central recessed entrance flanked by large, two- and three-part display windows. The second-floor entrance is at the south end. The storefront transom contains non-historic infill. An aluminum visor awning spans the full width above the storefront. Original decorative brickwork at cornice level is visible through in the form of bands of square blocks and a "+" motif.

History: The Jones Block was identified in the 1884 Sanborn map as "being built." By 1888, there was a clothing store on the north half of the first floor, a restaurant on the south half, and boarding rooms on the second floor. The south half of the first floor, with an office, dining room and kitchen, had developed into the "Emporia Hotel" by 1893. By 1899, however, the south half of the first floor had been converted into a grocery and the second floor was identified as "Tenements." The south half of the first floor was vacant in 1905 and 1911, by which time the north half housed a cigar factory. By 1923, the south half was an auto paint shop. Between 1923 and 1929, the first floor was opened up to house a 50-car capacity garage and repair shop. The building's current exterior appearance interprets the ca. 1925 auto garage remodel.

Integrity: This building's exterior reflects a ca. 1920s overall design change, with ca. 1925 features including stucco façade, geometric parapet features, and square window openings. Therefore, it has sufficient integrity from the period of significance to classify as a contributor.

007. Commercial Building

Status: Non-Contributing

- Address:** 329 N COMMERCIAL ST
Date of Construction: 1890 (Estimated); 1970 (Estimated)
Parcel ID: 195-15-0-20-15-011.00-0
Historic Function: Commerce/Trade - Specialty Store
Current Function: Commerce/Trade - Specialty Store
Architectural Classification: Other
Photos: 16

Description: This brick two-part commercial block has a single bay defined by a rectangular, horizontal metal screened opening centered in the non-historic metal siding that covers the upper-façade wall. The first-story storefront has a recessed, off-center entrance and a three-part display window. The historic pressed metal cornice is intact across the top of the parapet wall.

historic recessed entrance. Historic character-defining features present include: the cast stone parapet coping; the courses of contrasting dark brick that form belt courses at cornice and lintel level on the upper-façade wall; the three-over-one light wood windows intact in the upper-story openings; the header brick windowsills; the original cast iron storefront lintel that retains remnants of historic painted signage; and the historic storefront transom opening that currently contains non-historic painted plywood. The south side elevation has fifteen bays, defined by asymmetrically arranged upper-story fenestration comprised of single and paired windows beneath segmental arches. Large square window openings and a secondary entrance penetrate the first-story of the south elevation. A vacant lot is adjacent to the south.

History: There was a one-story building on this parcel in 1923. The current two-story building was built between 1923 and 1929, when the first floor housed a bakery. By 1946, the first floor had been divided into two commercial spaces, a restaurant in the southeast corner of the south half and a print shop in the remainder of the first floor. By the time this two-story building was built, the adjacent buildings to the south had been demolished for the construction of a small filling station on the northwest corner of 4th and Commercial. This allowed for windows on the south facade of this building. The former filling station lots now house a parking lot.

Integrity: Although the storefront has been partially infilled, the side elevation and upper level retain a high degree of integrity. Therefore, it has been classified as a contributor to the district.

010. Commercial Building

Status: Contributing

Address: 407 N COMMERCIAL ST
Date of Construction: 1880 (Estimated)
Parcel ID: 195-15-0-20-14-010.00-0
Historic Function: Commerce/Trade - Specialty Store
Current Function: Commerce/Trade - Specialty Store
Architectural Classification: Richardsonian Romanesque/Romanesque Revival
Photos: 17

Description: This two-part commercial block is three bays wide. Upper-story fenestration defines the bays. Each upper-story window opening features a segmental arch formed of three header brick courses with rough-cut stone keystones and springer blocks. All upper-story windows are currently partially covered with non-historic pressed wood siding. The mid-twentieth century aluminum-framed storefront has two large display windows resting on a brick bulkhead, a full-width transom with non-historic infill material, and a recessed entrance. Opposite the retail entrance, the historic second-story entrance is intact. Additional, character-defining features include: the pressed metal cornice; the projecting brick piers under the cornice; the corbel and recessed brick courses embellishing the upper façade wall; and the quarry-faced stone belt course below the upper-story windows that forms a continuous windowsill.

History: There was a two-story building on this location by 1884, when the first floor was occupied by a hardware and stove shop. There was an elevator in the building by 1888. It continued to house a hardware and stove shop until the years between 1899 and 1905 when it was converted to a grocery and meat shop. There was a tin shop on the second floor. There was still a grocery store there in 1911.

Integrity: Although the upper-story windows have been partially covered, the building has an open storefront with large display windows and recessed entrance, original cornice, and historic upper-story windows, and, therefore, retains sufficient integrity to be classified as a contributor.

Integrity: This building has been classified as a non-contributor because the upper-story windows have been enclosed and storefront and transom have been enclosed. The building's contributing status could be re-evaluated if the storefront was opened a compatible storefront was installed.

013. Commercial Building**Status: Non-Contributing**

Address: 413 N COMMERCIAL ST
Date of Construction: 1930 (Estimated); 2000 (Estimated)
Parcel ID: 195-15-0-20-14-013.00-0
Historic Function: Commerce/Trade - Specialty Store
Current Function: Commerce/Trade - Professional
Architectural Classification: Other
Photos: 17

Description: This one-part commercial block building has non-historic EIFS cladding and a non-historic cornice. Non-historic pilasters define the three façade bays. Non-historic display windows flank a non-historic flush, center-bay entrance. A cloth awning spans the top of the storefront.

History: There was a one-story book and jewelry store, as well as a very small barber shop, on this lot by 1884. In 1888, 1893, and 1899, the southernmost building housed a barber shop. There was an office in the northernmost building until the 1890s. By 1899, there was a grocery in the small northernmost building - a cobbler's shop in 1905, a lunch counter in 1911. There was an office here in 1911 and a store in 1923. The current configuration dates to the years between 1929 and 1946. The current facade dates to ca. 2000.

Integrity: This building is classified as a non-contributor because its exterior appearance reflects a ca. 2000 façade renovation. Unfortunately, these changes appear to be irreversible.

014. Commercial Building**Status: Contributing**

Address: 415 N COMMERCIAL ST
Date of Construction: 1915 (Estimated)
Parcel ID: 195-15-0-20-14-014.00-0
Historic Function: Commerce/Trade - Specialty Store
Current Function: Commerce/Trade - Professional
Architectural Classification: Commercial Style
Photos: 17

Description: This one-part commercial block has a non-historic aluminum-framed storefront with a flush center entrance flanked on each side with two-part display windows. The transom opening is covered with painted plywood. Stone blocks accent the piers that frame each end of the primary façade. Otherwise, belt courses of soldier and header brick provide the only other embellishment to the primary façade.

History: There was a one-story millinery here in 1884, 1888, 1893. By 1899, the building had been converted to a lunch counter, later a bakery. It remained in 1905 and 1911. The building had been expanded to the west by 1923. The expansion likely corresponded with modifications to the facade, which remain today.

Integrity: This building is classified as a contributor because it retains an open storefront.

017. Commercial Building

Status: Contributing

Address: 423-425 N COMMERCIAL ST
Date of Construction: 1880 (Estimated); 1910 (Estimated)
Parcel ID: 1951502014017000
Historic Function: Commerce/Trade - Specialty Store
Current Function: Commerce/Trade - Professional
Architectural Classification: Late 19th & Early 20th Century Classical Revival
Photos: 17

Description: This brick two-part commercial block occupies a double-width lot. The upper-story fenestration defines four bays, each containing the historic paired one-over-one wood windows with transoms above. The two original first-story storefront openings each reflect mid-to-late twentieth century remodels. The north storefront has a high-set narrow, horizontal window and an aluminum-framed entrance door at the south end surrounded by salmon-colored brick infill distinguished by long, narrow brick units that project slightly in an asymmetrical pattern. The south storefront has polished granite panels cladding the transom opening and buff brick infill surrounding a high-set narrow, horizontal window and a flush entrance at the south end. A visor awning spans the top of the south storefront. Historic character-defining features present include: the cream-colored projecting terra cotta cornice; the decorative brick work in the form of dentils and rectangular panels over each window; the five short, engaged brick piers with stone capitals and bases between each bay on the upper-façade wall; the ashlar stone window lintels and keystones and flared corner blocks; the beige and brown brick facing on the upper-façade wall; the vertical brick recesses flanking each upper-story window; and the continuous stone windowsills forming a belt course below the upper-story windows.

History: There were two two-story buildings here by 1884, a boot and shoe store with dentist's office on the south end and a drug store and offices on the north. By 1888, by which time the south building had been expanded west to match the west elevation of the building to the north, the buildings housed a drug store and dry goods store. There was a drug store on the south and music store on the north in 1893. The drug store remained in 1893, 1905, 1911 at which time the north store housed a millinery. The drug store was still there in 1946. The ca. 1910 construction date derives from this building's design, which falls in the evolution between the Italianate, Richardsonian Romanesque and Queen Anne styles of the late nineteenth century and the Commercial Style that predominated from 1910 to 1930.

Integrity: This building is classified as a contributor because the upper level retains a high degree of integrity. Although the lower level has been infilled, the infill itself falls within the district's period of significance.

018. Bank

Status: Contributing

Address: 427 N COMMERCIAL ST
Date of Construction: 1880 (Estimated); 1925 (Estimated); 1960 (Estimated)
Parcel ID: 1951502014001000
Historic Function: Commerce/Trade - Financial Institution
Current Function: Commerce/Trade - Professional
Architectural Classification: Modern/Modern Movement
Photos: 17

Description: This brick two-part commercial block occupies a corner lot and has two primary elevations - east and north. The building reflects a mid-twentieth century Modern Movement remodel whose character-defining elements include: buff brick facing; the stone parapet coping; a horizontal band of aluminum screen panels spanning both primary elevations covering the upper-story window openings; the applied metal band over the first story and spanning both elevations; polished stone panels cladding on the first-story walls; and the visor awning over the canted corner entrance.

was remodeled in 1962 after a fire. Emporia's Palace Clothing Store closed in 1963 following Morton Guettel's death in 1962. (*Emporia Gazette*, 8 January 1931; 9 January 1931; 3 June 1931; 28 October 1938; 4 May 1940; 6 September 1940; 6 February 1950; 18 February 1960; 25 June 1962; 6 July 1963. *Northern Lyon County Journal*, 26 February 1936.)

Integrity: This building is classified as a non-contributor because the storefront is infilled with brick and a shingled awning. If the infill was removed and a compatible storefront installed, the building's contributing status could be re-evaluated.

020. Perry Shoe Store/Lyric Theater

Status: Contributing

Address: 505 N COMMERCIAL ST
Date of Construction: 1880 (Estimated); 1954 (Documented)
Parcel ID: 195-15-0-20-01-006.00-0
Historic Function: Commerce/Trade - Specialty Store
Current Function: Commerce/Trade - Professional
Architectural Classification: Commercial Style
Photos: 18, 19

Description: This brick two-part commercial block is two bays wide, defined by upper-story fenestration that is comprised of two paired window openings currently containing non-historic two-part fixed sash windows. The original first-story storefront opening contains non-historic brick infill around a non-historic narrow, horizontal high-set window and a non-historic recessed entrance. Historic character-defining features present include: the salmon-colored brick wall facing; the red brick work providing decorative contrast in the form of corbel courses of brick at cornice level that suggest dentils, the soldier brick belt course below the cornice, the header brick rectangular enframement on the upper-façade wall, and the soldier brick window surrounds.

History: Morton Guettel, who owned the Palace Clothing Store in the adjacent building to the south, purchased this building in 1954 and extensively remodeled it, with work including truncating the building to two stories and building a new façade, soon thereafter for the Perry Shoe Store. Before the shoe store moved in, the building housed the Lyric Theater. There was a three-story building here by 1884, with a dry goods store on the first floor, offices on the second, and lodge room on the third. In 1888 and 1893, the third floor was a ballroom and the first floor was a drug store. In 1899, there was a restaurant on the first floor; a clothing store in 1905; a barber shop in 1911. The Lyric Theater occupied the building by 1946. According to the 1946 Sanborn map, the building was still three-stories in height then.

Integrity: This building is classified as a contributor because although the storefront is infilled with brick, the upper façade retains its 1954 appearance.

021. Commercial Building

Status: Contributing

Address: 507 N COMMERCIAL ST
Date of Construction: 1880 (Estimated); 1950 (Estimated)
Parcel ID: 195-15-0-20-01-007.00-0
Historic Function: Commerce/Trade - Specialty Store
Current Function: Commerce/Trade - Specialty Store
Architectural Classification: Commercial Style
Photos: 18, 19

Description: This brick two-part commercial block is two bays wide, defined by upper-story fenestration comprised of two paired window openings. Each opening currently contains a non-historic one-over-one window and plywood infill. The first-story storefront features an aluminum-framed three-part display window resting on a brick bulkhead and a recessed entrance at the north end. A non-

features present include the dark brown brick facing, the white terra cotta parapet coping and projecting cornice, and the soldier brick courses surrounding each window and storefront opening.

History: Although the current façade dates to a 1919-1920 overall design change, this building evolved over a long period of time, beginning in 1874 when Newman Dry Goods Company bought the building at 513 Commercial Street. Newman Dry Goods Company was founded by Albert Augustus Newman in 1868. In May 1870, the company moved to a new two-story stone building at 6th and Mechanic. Newman Dry Goods moved to 513 Commercial in 1874. In 1879, Newman's purchased the adjacent building to the north, expanding the first-floor showroom to 50' X 120'. In 1901, the business, which was known as G. W. Newman & Co. (the name of Augustus Newman's brother, who took over the store), expanded again into the Bruner building to the north. The company completed another major renovation in 1910. It renovated again in 1919-1920, following the death of G. W. Newman, when the store expanded into the building to the south and received a new front. The renovation expanded the store's floor space to 40,000 square feet. In 1926, Newman merged with the Rorabaugh-Paxton Dry Goods Company. Like many other companies in the Great Depression, the Rorabaugh store went into receivership in 1932. Soon thereafter, the *Emporia Gazette* announced that the store would re-open under the Newman name, with Mrs. G. W. Newman as president. But the store continued to face financial woes. It reorganized again in 1935-36, after Mrs. Newman became ill and died, placed under the control of Fort Scott merchandisers W. K. and W. G. Calhoun. The building was updated again in 1937.

In 1888, 1893 and 1905, these middle parcels were labeled "Union Block." The Union Block was a massive brick Italianate structure with limestone details. The building was modernized with a metal facade in the 1960s. In 1998, the building was purchased by Antique Mall Co., LLC. Soon thereafter Den Calhoun announced that Newman's Department store would close after 130 years. The antique mall closed in 2001. In 2003, Jean Woods purchased the building, removed the metal facade, installed new aluminum storefronts, and remodeled the interior for her bridal store, Madelynn's. Madelynn's was closed in 2009. (*Emporia Gazette*, 13 October 1926; 18 July 1932; 21 April 1932; 20 July 1932; 30 September 1932; 1932 October 20; 8 November 1932; 21 November 1932; 5 November 1932; 29 November 1932; 26 November 1932; 29 November 1932; 3 December 1932; 13 October 1926; 5 December 1932; 19 February 1920; 6 September 1935; 5 November 1935; 14 November 1935; 30 December 1936; 16 January 1937; 28 January 1937; 24 February 1937; 25 February 1937; 11 March 1937; 26 February 1937; 31 October 1940; 12 October 1968; 13 April 1973; 2 September 1997; 17 October 1998; 24 December 1998; 3 June 1998; 20 October 1998; 9 July 1999; 23 July 2001; 22 February 1919; 23 March 1960; 29 March 1960; 14 April 1903; 9 March 1922; 5 May 1939; 9 November 1936)

Integrity: New windows, which fill the original masonry openings, were installed after the metal façade was removed in 2003. The building retains its overall form, window openings and integrity from its 1920 overall design change and, therefore, is classified as a contributor.

024. Commercial Building

Status: Contributing

Address: 519 N COMMERCIAL ST
Date of Construction: 1880 (Estimated); 1910 (Estimated)
Parcel ID: 195-15-0-20-01-012.00-0
Historic Function: Commerce/Trade - Specialty Store
Current Function: Commerce/Trade - Professional
Architectural Classification: Italianate
Photos: 18, 19

Description: This brick two-part commercial block is four bays wide. Upper-story fenestration defines the bays, where each opening contains a non-historic single fixed-sash window. The storefront opening contains non-historic brick infill around non-historic display windows and a center-bay recessed entrance. Standing seam metal fills the storefront transom opening. Applied metal awnings surmount each storefront display window. Historic character-defining features present include the

Integrity: This building is classified as a non-contributor because its construction post-dates the district's period of significance.

027. Citizens National Bank

Status: Contributing

Address: 527 N COMMERCIAL ST
Date of Construction: 1923 (Documented)
Parcel ID: 195-15-0-20-01-001.00-0
Historic Function: Commerce/Trade - Financial Institution
Current Function: Commerce/Trade - Financial Institution
Architectural Classification: Neoclassical
Photos: 18, 19

Description: This brick two-part vertical block occupies a corner lot and has two primary elevations - east and north. This five-story building has a two-story base supporting a three-story shaft. The building is four bays wide and seven bays deep. Upper-story fenestration, arranged single and in pairs, defines the bays. Non-historic anodized aluminum window units occupy all window openings. The primary entrance is centered in the first story of the east elevation and features a stone surround with a stepped, shouldered architrave. Additional historic character-defining features present include: the projecting terra cotta cornice with modillions; the two projecting terra cotta belt courses between the second and third stories, defining the transition between the base and the shaft; the two-story, engaged round Corinthian columns set within the recessed façade wall of the east elevation; the two-story, engaged brick pilasters with terra cotta capitals between each bay on the north elevation; the decorative brick work around the windows in the building's two-story base; and the stone water table spanning each elevation. A clock sign projects from the northeast corner at the second story.

History: There has been a bank on this corner since before 1884. The telephone office on the second floor from 1884 until at least 1905. The current building was built in 1923 as the Citizens National Bank.

Integrity: Although the windows and storefronts have been replaced, the historic openings remain and the building retains its overall integrity. Therefore, it is classified as a contributor.

028. Commercial Building

Status: Contributing

Address: 603 N COMMERCIAL ST
Date of Construction: 1915 (Estimated)
Parcel ID: 192-10-0-30-42-006.00-0
Historic Function: Commerce/Trade - Specialty Store
Current Function: Commerce/Trade - Specialty Store
Architectural Classification: Late 19th & Early 20th Century Classical Revival
Photos: 20, 21

Description: This brick two-part commercial block occupies a double-width corner lot and has two primary elevations - east and south. The building is three bays wide and eight bays deep. Upper-story fenestration defines the bays. The window openings are arranged singly, in pairs, and in a band of three, and contain non-historic one-by-one sliding windows with plywood infill above. Stone hoods over each window and window group enunciate each bay. A non-historic storefront occupies the first story of the east elevation and includes: a metal pent roof awning, uncoursed rough-cut uncoursed stone cladding on the end piers and bulkheads, and a recessed entrance porch. Historic character-defining features present include: the tall parapet wall with stone cap visible above the cornice; the projecting cast-stone or terra cotta cornice spanning both primary elevations; the stone belt course below the upper-story windows that forms a continuous sill; and the stone belt course above the first-story windows on the south elevation. A second, non-historic

168. Apartment Building

Status: Contributing

Address: 822 N MERCHANT ST
Date of Construction: 1925 (Estimated)
Parcel ID: 192-10-0-30-28-003.00-0
Historic Function: Domestic - Multiple Dwelling
Current Function: Domestic - Multiple Dwelling
Architectural Classification: Tudor Revival
Photos:

Description: This walk-up apartment building has a gable-front roof aligned perpendicular to the street. Paired windows and a center-bay entrance define the five façade bays. The entrance occurs within a gabled-projection that rises 1.5 stories. Additional architectural elements present include: the wide eaves overhang with decorative knee brackets and exposed rafter tails; historic stucco wall cladding with faux half-timbering on the upper-story walls; the brick cladding of the first story, including header brick windowsills; the soldier brick courses spanning the top and bottom of the first story walls on each elevation; the glass block sidelights that curve to wrap the corners of the entrance projection; and the historic six-over-one light wood windows.

History: This apartment building was built between 1923 and 1929.

Integrity: This building retains its original 1920s appearance, with features including 6/1 wood windows. It is classified as a contributor.

169. First United Methodist Church

Status: Contributing

Address: 823 N MERCHANT ST
Date of Construction: 1961 (Documented)
Parcel ID: 192-10-0-30-27-001.00-0
Historic Function: Religion - Religious Facility
Current Function: Religion - Religious Facility
Architectural Classification: Modern/Modern Movement
Photos:

Description: This church building has an irregular plan comprised of a central two-story gabled block with a one-story gabled wing at the south east corner and a flat-roof two-story wing extending from the northwest corner. The main block has a shallow-pitch gabled roof with the ridgeline aligned northeast-southwest. The main entrance is through four central doors in the north elevation. Character-defining features include: the salmon-colored brick cladding; the five full-height piers that define the bays of the north elevation; the wide eaves overhang; and the five tall, narrow full-height leaded glass windows centered in the east elevation and surrounded by ashlar stone panels. A free-standing bell tower structure is adjacent to the north of the main block. The northwest wing features engaged concrete piers defining the first-story bays, each of which contain four-part aluminum fixed windows with salmon-colored brick cladding below. Ashlar stone clads the second story of this wing.

History: The Methodist Episcopal Church held its first services in Emporia in 1857. The congregation started construction on its first building in 1860. Delayed by the Civil War, the congregation was unable to complete the building in 1864. The Emporia Methodist Church's first permanent building was destroyed by fire in 1901 and replaced by a building dedicated in 1903. The 1903 building burned on September 14, 1957. The current building was completed in 1961 from plans by architect J. Trevor Lewis (Sachs and Ehrlich, 109; for more on J. Trevor Lewis, see Brandy Nance, "Retired Architect Trevor Lewis Dies," *Emporia Gazette* 24 November 2010.).

Integrity: The building retains a high degree of integrity from its 1961 construction date. It is classified as a contributor to the district.

Criteria Considerations (explanation, if necessary)

The district includes four buildings that were constructed as churches. Three of these buildings, the Episcopal Church, Presbyterian Church, and Methodist Church, continue to be used by religious institutions. All derive their primary significance from their architectural importance. The Presbyterian Church is significant as an example of Gothic Revival architecture. The Episcopal Church is a great example of Collegiate Gothic. The First United Methodist Church is an example of Modern design.

Narrative Statement of Significance

Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

The Emporia Downtown Historic District is nominated to the National Register of Historic Places for local significance under Criterion A in the areas of Community Planning and Development and Commerce for its association with the growth and development of Emporia. It is also being nominated under Criterion C in the area of Architecture as a collection of commercial buildings from various periods in the community's development. The downtown retains a high degree of integrity, with 68% of the buildings being classified as contributors.

Narrative Statement of Significance

A Brief History of Emporia

Emporia, the county seat of Lyon County, is located in the Flint Hills region of Kansas, at the junction of the Cottonwood and Neosho Rivers. The area was the traditional home of the Kansa and Osage Indians. In the 1840s, following Indian Removal, the area also came to be home to the Sac and Fox Indians of Mississippi. Charles Withington, the first Euro-American to live in the area, arrived in 1846 and worked as a gunsmith for the Sac and Fox.

Breckenridge County, the precursor to Lyon County, was established in 1855 by the so-called "Bogus Legislature," which was dominated by pro-slavery delegates from Missouri. Permanent white settlers arrived in the Emporia area by 1855, founding a pro-slavery community at present-day Neosho Rapids.¹

By the time Emporia was founded in 1857, the territory's political allegiances had shifted, due in part to the influence of the New England Emigrant Aid Company, which established a stronghold in Lawrence. Of the five members of the Emporia Town Company, four were Lawrence residents. The fifth, Preston Plumb, made his home in Emporia and thus earned the title of town founder.²

George W. Brown, editor of Lawrence's free-state newspaper *Herald of Freedom*, sited the town during a 10-day excursion.³ The town company purchased the land for \$1800 from the Wyandotte Indians and named it Emporia ostensibly after a Greek market center known as "a place of great wealth and importance."⁴ The original town plat stretched between present-day 6th and 18th Avenues South Avenue and 12th Avenue.⁵ The entire incorporated town was also different in that it stretched to 18th Avenue even though that half section was not platted as part of the original town. It was later platted as additions and subdivisions. [Corrected 2-17-2014 SJM]

The new town grew quickly. In 1857, John Hammond built the town's first building (no longer extant), a wood-framed structure on the northwest corner of 6th and Commercial that not only housed Hammond's boarding house and a broker's office, but also served as the town's religious, educational and governmental headquarters. Other buildings, including the Hornsby and Fick store and the Emporia House hotel, soon followed.⁶ As soon as he arrived, Preston Plumb, who had

¹ Centennial Celebration Committee, *Historical Booklet: Centennial, 1857-1957. 100 Years of Progress, Emporia, Kansas, Centennial Celebration, June 30-July 6, 1957* (Emporia, KS: Emporia Centennial Inc., 1957), 17.

² Federal Writers' Project of the Works Projects Administration, *The WPA Guide to 1930s Kansas* (Lawrence, KS: University Press of Kansas, 1984), 186.

³ *Centennial*, 5.

⁴ WPA, 186.

⁵ Lyon County Bicentennial Commission, *Our Land A History of Lyon County Kansas* (Emporia, Kansas: Emporia State Press, 1976), 143.

⁶ Frank Blackmar, *Kansas: A cyclopedia of State History....* vol. II. (Chicago: Standard Publishing Company, 1912).

lights in 1885, and a new sewer system in 1890.¹⁶ These public improvements were matched with cultural and educational advances. In 1882, the Presbyterian Church established the city's second institution of higher learning, the College of Emporia. When the Whitley Opera House opened in 1881, boosters took to calling Emporia the "Athens of Kansas."¹⁷ Between 1880 and 1886, the city's population more than doubled to 9107. By 1888, there was a solid row of commercial buildings between 4th and 7th Avenues. Among the major intact Italianate buildings from the 1880s is the Moore's Block (Property #100).

Drought, crop failure and railroad overexpansion devastated the national, state and local economies and propelled a decade-long recession. In 1898, the First National Bank, which had survived the nationwide Panic of 1893 only to be embroiled in a scandalous fraud, failed. Both the bank's disgraced president Charles S. Cross and bank investor and booster editor Charles Vernon Eskridge committed suicide. A downtown fire added insult to injury. In 1893, the entire 600 Block between Commercial and Mechanic was destroyed. In addition to the \$75,000 in damage to the buildings, the fire killed twenty-five horses.¹⁸ The economy did not show signs of recovery until 1899 when the area finally had a productive harvest. By then, enrollment at the Kansas Normal School had recovered to the point that it was not only the largest institution of higher learning in the state, but also the nation's largest normal school.

In the first two decades of the twentieth century, with *Emporia Gazette* editor William Allen White as its tireless promoter, Emporia took on the mantle of the ideal Midwestern town, a place that valued fairness, sanitation, moderation, and other progressive values. In 1906, Emporia boasted that it was the largest town (the population then was about 8000) in Kansas without a saloon.¹⁹ The town's Midwestern charm was on full display in ornate buildings in the Richardsonian Romanesque and Late 19th/Early 20th Century Classical Revival Styles, the majority of them on the west side of the 400, 500 and 600 Blocks of Commercial.

In addition to the downtown commercial blocks, a great number of imposing free-standing educational and institutional buildings worthy of the City Beautiful Movement were built in the first decades of the twentieth century. In 1904, the imposing Neoclassical post office (Property #127) was completed. In 1912, Emporia constructed a new high school. The junior high school, also an imposing Neoclassical structure, was built in 1925. The more subdued YMCA, which was built in 1916, became a center for Red Cross activities during World War I.²⁰ The courthouse at 4th and Commercial, completed in 1901, included a women's rest room, a place where farmers' wives and children could gather while they conducted business in town, which often consumed entire Saturdays.

Rest rooms would become less necessary as automobiles made trips to town less taxing. By 1907, there were already twenty-four cars on the roads of Emporia. Emporia boasted 8.5 miles of paved streets by 1910; and there were \$60,000 in road improvements in 1915 alone.²¹ Ironically, in 1911, just as cars were becoming ubiquitous, Emporia installed electric street cars downtown. Other civic improvements, completed under the direction of Emporia's new city commission/city manager form of government, including new water pipelines, were more practical.²² In 1913, after \$60,000 in fire losses that included the destruction of the beloved Whitley Opera House, the city finally established a fire department.²³ Unfortunately, firefighting was complicated by the growing community's water shortages. The water problem attracted national attention in 1920 when the public utilities commissioner demanded that Emporians use no more than four inches of water in their baths.

All of the Progressive-Era improvements gave Emporia ample bragging rights as it marketed itself to tourists in the new auto age. In the early 1920s, the New Santa Fe Trail (designated U. S. Highway 50 in 1926), which generally followed the historic route of the Santa Fe Trail, stretched from coast to coast and connected Emporia to Kansas City and Newton. Recognizing the highway's economic potential, Emporia boosters took action. Under the leadership of Emporian O. M. Wilhite, president of the New Santa Fe Trail, the Emporia Chamber of Commerce distributed thousands of pamphlets aimed at luring auto tourists and potential residents. The promotional materials touted the city's "up-to-date" schools, well-maintained churches, a "well-lighted white way in the business district," institutions from the YMCA to the Country Club, twenty hotels and a free auto tourist camp. The 1921 pamphlet included photos of the new Emporia High School, the

¹⁶ Coulter and Ramaley, 72; French, *History of Emporia*.

¹⁷ Lyon County Bicentennial Commission, *Our Land: A History of Lyon County Kansas* (Emporia, Kansas: Emporia State Press, 1976), 72.

¹⁸ French.

¹⁹ *Emporia Gazette*, *The Blue Book of Lyon County* (Emporia, KS: Emporia Gazette, 1906).

²⁰ French, 110.

²¹ *Ibid.*, 87, 97.

²² *Ibid.*, 94.

²³ *Ibid.*, 102.

In 1952, the Chamber of Commerce established the Industrial Park on the northwest side of town. Among the businesses that located there were Dolly Madison, Iowa Beef Packing Plant, and Detroit Diesel. New industries brought new residents. Between 1940 and 1970, the population nearly doubled to 25,287. Despite the industrial and commercial development in the outskirts, new construction continued in downtown. In 1951, Lyon County completed construction of a new courthouse (Property #96) to replace the 1901 building. Emporia Masonic Lodge #12 built its Modern building (Property #120) in 1952. Both Southwestern Bell (Property #165) and the U. S. Post Office (Property #152) built new buildings in 1959 (Property #165).

Still other new buildings were constructed between the historic core of the central business district and the Kansas State Teachers College. The northward march of downtown was likely due not only to the increased overall population growth, but also to the growth of the college owing to the success of the GI Bill, which provided support for World War II veterans to attend college. This growing part of downtown was closest to new student housing, such as the 96-unit ESU Apartments, built as married student housing in 1963.

The explosion of the auto culture in the post-war years also shaped downtown. In the late 1940s, 1950s and 1960s, the city's population grew and the city limits expanded. But the majority of the city's shops and services were still located in the central business district. An increasing number of downtown shoppers traveled from greater distances by car and required parking. Downtown businesses, competing with an ever-increasing number of stores with free parking, explored ways to provide the off-street parking their customers had come to expect. On December 5, 1962, the Emporia City Council held a public hearing on its resolution to acquire and "improve" downtown properties for the creation of five new off-street parking zones. The city paid 70% of the cost with temporary notes. Property owners within the downtown improvement district were assessed for the remaining 30%. Much of the land assigned to downtown parking was residential. For instance, the east side of the 700 Block of Merchant had been occupied by six homes and an auto repair shop. The commercial buildings on the north side of Seventh west of Mechanic were spared. But to their north, five homes were demolished. Elsewhere, industrial buildings were destroyed. For instance, a mismatched collection of buildings on the west side of the 600 Block of Mechanic had served as warehouses for Haynes Hardware and the Kansas Lumber Company.²⁶

In the past thirty years, Emporia has had little to no population growth. As new businesses opened on the outskirts of town, many downtown businesses closed. In an effort to recruit new businesses and revitalize downtown, the City of Emporia established a Main Street program in 1991. Among the recent developments in Emporia's downtown is the rehabilitation of the Granada Theater. Emporia Main Street is working to continue the downtown revitalization.

Community Planning and Development

Downtown Emporia is locally significant in the area of Community Planning and Development as a district that interprets the community's development over a period of nearly 150 years. Commercial Street, originally platted as the main north/south thoroughfare – a linear design that takes its cues from New England planning methods, remains a nearly uninterrupted row of commercial buildings terminating in a courthouse that faces the street. The intersection of Sixth and Commercial was designed as the town's principal junction, the corner where the town's competing financial institutions used elaborate architecture to vie for attention. The designation as the principal intersection continued as Highway 50 followed the path of Sixth Street. Churches, which traditionally could not afford prime commercial real estate – or whose benefactors donated less-desirable lots – were located on the north end of downtown, a distance from the core of the central business district and Santa Fe railway. Four historic churches, three of them still used for their original purpose, remain on the north side of downtown. During the early twentieth century, downtown expanded east and west. Among the first non-residential buildings constructed on the west side, along Merchant and Constitution, were free-standing institutional, educational and governmental buildings such as Emporia High School, Junior High, U. S. Post Office, YMCA and Emporia Welfare Association. These buildings were quickly joined by an array of auto-related structures along Highway 50, Merchant and Mechanic Streets, as well as in the theretofore residential area along Commercial Street to the north. The northward march of businesses continued in the post-war years as the Kansas State Teachers College took on more prominence and attracted non-traditional students who lived independently.

Commerce

Downtown Emporia is locally significant in the area of Commerce. The extant buildings interpret a broad array of historic business-related uses, from banks, telegraph offices and department stores to warehouses, garages and drive-thrus. Downtown buildings interpret the community's evolution from railroad shipping point and wholesale center to regional trading center to self-proclaimed auto tourist destination. In addition to these early developments, downtown reflects the

²⁶ *Emporia Gazette*, 1962 December 13; 1946 Sanborn Map.

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Zone	Easting	Northing	Zone	Easting	Northing
11 14	746225	4254911	25 14	746403	4254359
Zone	Easting	Northing	Zone	Easting	Northing
12 14	746162	4254928	26 14	746403	4254261
Zone	Easting	Northing	Zone	Easting	Northing
13 14	746283	4255062	27 14	746353	4254261
Zone	Easting	Northing	Zone	Easting	Northing
14 14	746295	4254678	28 14	746353	4254208
Zone	Easting	Northing	Zone	Easting	Northing
			29 14	746299	4254208
			Zone	Easting	Northing
			30 14	746299	4254106
			Zone	Easting	Northing

Verbal Boundary Description (describe the boundaries of the property)

The downtown historic district includes approximately eighteen city blocks. The district is generally bounded on the south by 3rd Avenue, also the east/west-running Atchison, Topeka, Santa Fe Rail Line (now Burlington Northern Santa Fe). It is bounded on the north by 10th Avenue. The western boundary, which generally follows Merchant Street, the north/south street west of Commercial Street, extends west along 6th Avenue to include two school buildings, Emporia High School and Lowther Junior High. The eastern boundary, which generally follows along Mechanic Street, extends east along 6th Avenue to include the Civic Auditorium and historic auto garage on the east.

More specifically, the boundary begins at the southwest corner of 301 S. Merchant (Property #1, Point #1), continues north along the alley between Commercial and Merchant to the southeast corner of 17 W. 4th (Property #110, Point #2), thence west to the western boundary of 331 N. Merchant (Point #3), thence north to the southeast corner of 115 W. 5th Avenue (Property #125, Point #4), west along the southern boundary of 115 W. 5th Avenue (Point #5) to the property's western boundary, north along the western boundary of 115 W. 5th Avenue to 5th Avenue (Point #6). From there, the boundary extends west along 5th Avenue to Congress Street (Point #7), thence north along Congress to 7th Avenue (Point #8), thence east along 7th Avenue to the alley between Merchant and Constitution (Point #9), thence north to 9th Avenue (Point #10), thence east to the alley between Merchant and Commercial Streets (Point #11), thence north to 10th Avenue (Point #12), thence east to the alley between Commercial and Mechanic (Point #13), thence south to the northern boundary of Properties #157, 158, and 159 (Point #14), thence east to the alley between Mechanic and Market Streets (Point #15), thence south to the southeast corner of 616 N. Mechanic (Property #161, Point #16), west to Mechanic (Point #17), south to Sixth (Point #18), east to alley between Market and Union (Point #19), thence south along the alley to the southeast corner of 512 N. Market (Property #142, (Point #20), thence west to Market Street (Point #21), thence south to 5th Avenue (Point #22), thence west to the eastern boundary of 115 E. 5th (Property #131, Point #23), thence south to the southern boundary of 115 E. 5th (Property #131, Point #24), thence west to the alley between Market and Mechanic (Point #25), thence south to 4th Avenue (Point #26), thence west to Mechanic (Point #27), thence south to the southern boundary of 319 S. Mechanic (Property #116, Point #28), thence west to the alley between Mechanic and Commercial (Point #29), thence south to 3rd Avenue (Point #30), thence west to the point of beginning (Point #1).

Boundary Justification (explain why the boundaries were selected)

These boundaries were selected because the area is at the heart of Emporia's downtown commercial business district. To the south, the Atchison, Topeka and Santa Fe rail line provides a southern boundary, south of which falls an incongruous smattering of commercial and industrial buildings that do not convey an intact commercial district. West of the west boundary on the southwest, along Constitution Street, is a core residential neighborhood with single-family dwellings. North, south and west of the historic middle school and high school is a residential neighborhood interrupted by non-historic construction related to Highway 50. West of the properties along Merchant Street, between 7th and 9th Avenues, are a series of parking lots that provide a clear dividing line between the commercial business district and the residential

- 12 of 28 East side of 800 Block of North Commercial, north half, looking southeast.
 13 of 28 East side of 900 Block of North Commercial, south half, looking northeast.
 14 of 28 East side of 900 Block of North Commercial, north half, looking southeast.
 15 of 28 West side of 300 Block of North Commercial, looking southwest at Poehler Building.
 16 of 28 West side of 300 Block of North Commercial, looking northwest.
 17 of 28 West side of 400 Block of North Commercial, looking northwest.
 18 of 28 West side of 500 Block of North Commercial, south half, looking northwest.
 19 of 28 West side of 500 Block of North Commercial, north half, looking southwest.
 20 of 28 West side of 600 Block of North Commercial, south half, looking northwest.
 21 of 28 West side of 600 Block of North Commercial, north half, looking southwest.
 22 of 28 West side of 700 Block of North Commercial, south half, looking northwest.
 23 of 28 West side of 700 Block of North Commercial, north half, looking southwest.
 24 of 28 West side of 800 Block of North Commercial, south half, looking northwest.
 25 of 28 West side of 800 Block of North Commercial, north half, looking southwest.
 26 of 28 West side of 900 Block of North Commercial, south half, looking northwest.
 27 of 28 West side of 900 Block of North Commercial, north half, looking southwest.
 28 of 28 South side of 100 Block of West Fourth Avenue, looking southwest.

Property Owner:

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

name See SHPO file for property owner 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. 460 et seq.).

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