

Intro and Methodology

In 2019, the City of Pittsburg was awarded a Historic Preservation Fund Grant through the Kansas State Historic Preservation Office. Funds were allocated toward hiring a consultant to perform a historic resources survey of Downtown Pittsburg. The City contracted with Ben Moore Studio and Davis Preservation to carry out the work in September of that year.

An initial public meeting was held on October 29th. Ben Moore and Kristy Johnson of Ben Moore Studio along with Christy Davis of Davis Preservation presented the goals of the survey project. Brittan Brenner represented the City of Pittsburg at the meeting. Members of the public who attended, of whom a large number own downtown properties, were eager to learn more about the project and the downtown area's history. The consultants were met with wide support of the project.

Johnson and Davis remained in Pittsburg on October 30th to begin field work. The team made a quick windshield survey of the downtown area early in the morning before getting out on foot and taking photographs and notes of each building. The survey area included buildings facing Broadway Street between Euclid Street at the south boundary and 11th Street at the north boundary of the area (see Survey Boundary map). One-hundred and twenty-seven (127) properties were photographed beginning at the west side of Broadway on Euclid, heading north, crossing Broadway at 11th Street and heading back south on the east side of Broadway. During the field work, the consultants noted that there were many resources outside of the agreed upon survey area on side streets stemming from Broadway with good historic integrity. Many hand-painted historic signs are also extant throughout the survey area. These items will be further discussed in the recommendations included with this report.

Following the field work, the consultants began work organizing and detailing resources in a spreadsheet for upload into the Kansas Historic Resources Inventory (KHRI). A meeting was held November 14th at the SHPO between consultants, SHPO representatives and the City to finalize project requirements and goals for the report.

A number of resources in the survey area were found to already have records on the KHRI. These properties were updated and new forms were created for those not previously surveyed. The survey area included seven (7) properties that were already either individually listed on the NRHP or were contributing to the existing Fourth and Broadway Historic District. Properties were updated or uploaded in two batches and the work done on KHRI was completed in April 2020. Consultants provided historic and architectural analysis of each property along with photos, while the City provided site plans and mapping for each property.

Historic Context

Introduction

More than any other city in Kansas, the story of Pittsburg is the story of industry. Before the city's platting in 1875, the die was cast. Everything in Pittsburg – its economy, ethnicity, politics, and built environment - had its genesis in the black fuel that was found in this place before Kansas even became a state. It's been nearly a half century since coal was mined in Crawford County. But Pittsburg's commercial business district remains the physical embodiment of a local economy that was built by coal, of coal, and for coal.

Establishment of Crawford County

When Kansas's original thirty-three counties were established in 1855, present-day Crawford County was a part of a larger county named after pro-slavery state representative Mabilion W. McGee.¹ Like many places in southeast Kansas, the area was settled first by Missourians who crossed the newly opened border in search of cheap land. By 1860, McGee County boasted a population of 320.²

With the passage of the free-state Wyandotte Constitution, the Kansas legislature adjusted county boundaries and changed the name of McGee County to Cherokee. In 1867, Cherokee County was divided to create a new county named after Governor Samuel J. Crawford.³ The county's population grew quickly in the years following the Civil War. According to one contemporary source, as many as $\frac{3}{4}$ of the county's 1870 population were men who'd been soldiers in the Union Army.⁴ Like the first round of white pioneers, these veterans came to Kansas for one reason: to farm. Crawford County's population had ballooned to 8160 by 1870 – with the vast majority of workers employed as farmers. But there was a hint of change to come in 1870 when one resident, Henry Shraller, identified his profession as both "Farmer and Coal Miner."⁵

New Pittsburgh

Euro-American settlers first discovered coal in Southeast Kansas in 1857.⁶ Before and during the Civil War, farmers supplemented their incomes by strip or surface mining coal from their land and selling it in the nearby trading centers of Fort Scott, Kansas and Carthage, Missouri. But a full-blown coal industry would require infrastructure. There would be no industry without railroads. And there would be no railroads until the Civil War was over.

¹ https://www.kshs.org/geog/geog_counties/view/county:MM

² Ancestry.com. *1860 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2009. Images reproduced by FamilySearch.

³ https://www.kshs.org/geog/geog_counties/view/county:CR

⁴ James Shortridge, *Cities on the Plains: The Evolution of Urban Kansas* (Lawrence: University Press of Kansas, 2004).

⁵ Ancestry.com. *1870 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2009. Images reproduced by FamilySearch.

⁶ https://www.kshs.org/geog/geog_counties/view/county:CR

In the 1870s, three rail lines forged paths through southeast Kansas, connecting what was then an agricultural landscape to larger markets. This provided the infrastructure needed to shift from coal as supplemental income for farmers to a full-fledged industry. In 1874, Scammon, in nearby Cherokee County, witnessed the construction of the state's first underground mining shaft. This set in motion the conditions that led to the establishment of Pittsburg.⁷

In contrast with most Kansas towns, Pittsburg, Kansas [first dubbed "New Pittsburgh"] was conceived as an industrial city, named for Pittsburgh, Pennsylvania, a long-standing industrial powerhouse located in the heart of one of the nation's most productive coal fields. In 1875, Joplin lead and zinc magnates John B. Sargent and E. R. Moffett platted the 160-acre town as a coal-loading station on the Joplin Railway, which connected Joplin to Girard.⁸ By 1880, there were 16,831 citizens in Crawford County; and just five years after it was platted, the town of Pittsburg boasted a population of 624.⁹

Only ninety-three of the county's residents in 1880 identified mining as their profession. But Pittsburg quickly filled with merchants who supplied the city's growing population. The town's first building, a wood-framed business house at Fourth and Broadway, was commissioned in 1876 by Girard attorney, land agent, and banker Franklin Playter. In anticipation of the arrival of the Joplin and Girard Railroad, which reached Pittsburg in early Fall 1876, a number of Girard businesses established branch locations in Pittsburg. Among the first was Mr. L. Brown's lumber yard. In just two years, Pittsburg contractor E. P. Dyer alone had built more than two hundred homes and businesses in Crawford County.

Between 1880 and 1885, the fledgling town's population had more than quadrupled to 2605 – and these early enterprises were joined by merchants from all over the country and world. By 1883, Pittsburg merchants hailed from Sweden, Canada, Scotland, Pennsylvania, Missouri, Ohio, New York, Kentucky and Germany. Native Swede John Lindburg had a drugs, books and stationery store. And others left the coal business to start their own retail outlets. Among them was John Anderson, a Scot, who entered the grocery, hotel and milling business in Pittsburg in the early 1880s.¹⁰

By 1885, these merchants had built a business district along Broadway stretching from the Frisco Depot on the south end north past 5th Street. Many of these were one-story false-front wood-framed buildings. But there was a growing number of masonry buildings radiating from Third and Broadway – many of them two stories in height. Drug Stores, Groceries, Hardware Stores, General Stores, Furniture Stores and Butcher Shops catered to the every day needs of

⁷ William E. Powell, "Former Mining Communities of the Cherokee-Crawford Coal Field of Southeastern Kansas," *Kansas Historical Quarterly*, Summer 1972 (Vol. 38, No. 2), 187-199.

⁸ William G. Cutler, *History of the State of Kansas* (Chicago: A. T. Andreas, 1883). "Crawford County: New Pittsburg."

⁹ Ancestry.com. *1870 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2009. Images reproduced by FamilySearch.

¹⁰ Cutler, "Crawford County: Biographical Sketches."

Pittsburg's residents. Billiards Halls, Skating Rinks, and an Amphitheatre kept folks entertained. And all these businesses were ringed with livery stables lumberyards, feed stores, and offices.¹¹ In the late 1880s, the city's merchants joined forces to create the Commercial Club, an organization whose purpose was to attract even more investment. Among the projects they promoted was the construction of the Romanesque Revival-Style Stillwell Hotel (1889) from plans by St. Louis architect W. C. Lindsey. By 1890, Pittsburg was a burgeoning industrial city that boasted eight smelting companies and a population of 6697.¹² The intersection of Fourth and Broadway had taken center stage with the city's first three-story masonry buildings. These included the Opera House and Hotel on the northeast corner and Masonic Lodge on the southwest corner.¹³

At the time Pittsburg began constructing its first permanent masonry buildings, the predominant style for commercial buildings was Italianate. Among the extant examples are 509 N. Broadway (ca. 1900), 311-313 N. Broadway, and 205 N. Broadway (ca. 1880). Pittsburg's industrial economy – not dependent on crippled ag markets and relatively removed from the railroad overexpansion that precipitated financial panic - helped it weather the economic crisis that plagued most Kansas communities in the late 1880s and early 1890s. And, whereas many Kansas towns and cities faced a precipitous drop in population between 1887 and 1900, Crawford County's population ballooned to 39,046 (by comparison, Wichita's population was 24,000 at the time), with more than 3000 men employed as miners.¹⁴ But Pittsburg could not escape the political upheaval that characterized much of the 1890s – both in Kansas and nationwide.

Revolt and Reform

It started with farmers. Farmers who mortgaged their financial futures to take their place in a new industrial economy. As they transitioned from subsistence farming to commodities producers, farmers were increasingly more beholden to banks to finance equipment/land and railroads to transport their goods to eastern markets. In the late 1880s, faced with drought, blizzards, and eroding prices, farmers were unable to make ends meet. So, agitators like Mary Elizabeth Lease urged them to "raise less corn and more hell." In Kansas, farmers took the lead in the Populist Movement that took hold after the 1880s boom busted.

But the platform of the Kansas People's Party – that everyone was entitled to earn a living and a government that protected their right to earn a living – rang true for many wage earners, including miners. In 1893, coal miners in Southeast Kansas went on strike; and, according to the *Pittsburg Weekly Smelter*, "The great strike in this district has about resolved itself into a Populist campaign."¹⁵ In fact, the miners – the vast majority of them English speakers from

¹¹ 1885 Sanborn Map.

¹² 1890 U. S. Census.

¹³ 1892 Sanborn Map.

¹⁴ 1900 U. S. Census.

¹⁵ *Pittsburg Weekly Smelter*, 4 August 1893.

throughout the United States and Great Britain – had the support of Populist Governor Lorenzo Lewelling. They struck again in 1899.¹⁶

Despite labor struggles, downtown construction continued in the late 1890s and resumed in full force in the first years of the twentieth century. In fact, the entire north side of Broadway from Fifth to Seventh Streets – and south side from Sixth to Seventh - was developed with permanent buildings between 1897 and 1902.¹⁷ Many of these buildings were under construction in 1901, when photographs were taken downtown for a Commercial Club pamphlet that included contrasting photos of downtown taken from the same point in 1887 and 1901.¹⁸

Progressive Pittsburg

Populist ideals moved into the mainstream in the early twentieth-century Progressive Era. By 1902, Pittsburg boasted a population of 15,000, including 4000 miners whose payroll exceeded \$3 million per year and 700 railroad workers with a payroll of \$50,000 per month. Advances in science and hygiene – as well as improved built environments – would uplift all citizens.¹⁹ In Pittsburg, Progressive-Era ideals took many forms. There were new public schools, a public library, and public transportation. The mining industry became increasingly technical, spurring the establishment of Pittsburg State University in 1903 as an industrial education program to train a skilled workforce for the mining industry. In 1909, Pittsburg adopted a city commission form of government, designed to create structure for skilled municipal employees under the leadership of a paid city manager.²⁰

There were a lot of new commercial buildings – and a lot of new storefronts – constructed in downtown Pittsburg during the first decade of the new century. And the architecture of these buildings illustrated the lofty ideals of the period. Unlike the Victorian-era downtown buildings that preceded them, these buildings took their cues from classical architecture – with emphases on unity, order and balance. They were symmetrical, often with stepped parapets and classical details, such as pilasters, supporting a center bay on the upper façade. In Pittsburg, these were generally executed in stone and brick; although some were terra cotta. There are many examples in the 600 Block of North Broadway – where the central business district marched northward in the 1900s: Beasley and Miller (610 N. Broadway, 1905); AC Block (601 N. Broadway, 1905), 605 N. Broadway (terra cotta, ca. 1910); 612 N. Broadway (ca. 1910). Other examples include the J. L. Ontkowsky Building (209 N. Broadway, 1906), Robberson Block (113 N. Braodway, 1906), and New Grand Theatre (307 N. Broadway, 1914).

¹⁶ Powell.

¹⁷ 1902 Sanborn Map.

¹⁸ "Pittsburg, Kansas: Its Business and its Beauties as Seen Through the Camera," Pittsburg Commercial Club, 1902. Kansas Historical Society, K978.1 -C85, Pam. V. 1, no. 2.

¹⁹ Ibid.

²⁰ "Pittsburg, Kansas: Comprehensive Master Plan," City of Pittsburg, 1963. Kansas Historical Society, K711.5 P687.

But the Progressive Era is perhaps best expressed in the free-standing buildings that outlined the central business district. Among these were a handsome Beaux Arts YMCA building (1910, demolished 1980s), a Classical Revival U. S. Post Office (1910), and a Prairie Style Carnegie Library designed by Chicago Architects Patton and Miller (1911).

In the second decade of the new century, building codes and architects began addressing safety concerns in the wake of industrial accidents such as the 1911 Triangle Shirtwaist Factory tragedy. As a result, commercial architecture became more streamlined as designers dispensed with unnecessary architectural details, such as pilasters and cornices.²¹

Shifting Sands

The reforms of the early twentieth century aligned with the peak years of coal production in Crawford County – from 1900 to World War I. By World War I, there were 10,000 miners in the Pittsburg area – and half of them were European born. As in most Kansas communities, immigrants had long made significant contributions to the community of Pittsburg. What made the first two decades of the twentieth century different were the number of immigrants from the Balkans – particularly from Italy. By 1910, there were 79 Italian immigrants living in Pittsburg; by 1920, there were 114.²² Mass migration was precipitated by major political, social and economic upheaval in Italy. In 1912-1913 alone, 1.5 million Italians, mostly from the south, left their homeland – many of them immigrating to the United States.

Fortunately, this new wave of immigrants was crucial in keeping industry moving forward during the peak years. But with changes in technology affected labor, they became a target. In 1910, 35,000 coal miners walked off the job at Central Coal and Coke Company. This was the Progressive Era - at the height of anti-corporate sentiment; and, like Populist Governor Lewelling in 1893, Governor Walter Stubbs refused to supply the mines with a militia of “scabs.”²³

But Progressive Republicans like Stubbs were too moderate for the people of Crawford County, where Socialists swept the election of 1912. The Socialist Party of America, founded in 1901, took root in southwest Kansas where it filled “the power vacuum left by the Populist Party.” Girard, the county seat of Crawford County, became a hub for the movement - the headquarters for the socialist newspaper *Appeal to Reason*.²⁴

By then, however, Pittsburg's coal industry was beginning to evolve. In 1911, just one year after 35,000 coal miners went on strike, area mining companies introduced the first fully revolving steam shovel. By 1916, there were thirty-seven steam shovels operating in the area.

²¹ Arthur F. McEvoy, “The Triangle Shirtwaist Factory Fire of 1911: Social Change, Industrial Accidents, and the Evolution of Common-Sense Causality,” *Law and Social Inquiry*, V. 20, No. 2 (Spring 1995), 621-651.

²² 1910 US Census; 1920 US Census.

²³ Powell.

²⁴ <https://www.kshs.org/p/socialism-history-collection/14117>

Eighteen mines closed in 1917, causing 2500 workers to lose their jobs. Between April 1916 and December 1918, there were more than 364 mine strikes in Kansas. Support for striking miners had waned by 1919. When the United Mine Workers called for a nationwide strike in November 1919, President Woodrow Wilson declared it illegal. Although the United Mine Workers backed off, Kansas miners, under leadership of Alexander Howat, ignored the order and closed down the coal fields.²⁵

Suddenly, especially in southeast Kansas, coal miners became fuel for a new age of nativism in post-war America. In response to the 1919 strike, Kansas Governor Allen established the Court of Industrial Relations. Touted as "The remedy for bolshevism, anarchy and IWW," it was seen by some as thinly veiled government-sponsored nativism.²⁶ Its goals were not unlike those of the KKK, which arrived in Pittsburg at about the same time; they included "Preventing unwanted strikes by foreign labor agitators."²⁷ The so-called Amazon Army, made up of women who supported the striking miners, drew national attention to the plight of miners in Pittsburg.²⁸

But the reactions of all sides may have been too little too late.

A Glimmer of Hope

Despite economic blows, Pittsburg's downtown had continued to march northward in the late 1910s and early 1920s. Among the significant commercial buildings constructed in the immediate post-war years was the Smith Clinic at 902 N. Broadway (ca. 1920) and the Colonial Fox Theater at 407-409 N. Broadway (façade 1919).

The Colonial Fox Theater opened in May 1920. Ironically, the building's façade took its cues from Italian Renaissance architecture, just at a time when anti-Italian sentiment was heating up throughout the state. By then, however, there were a number of Italian immigrant retailers downtown. In 1920 alone, these included men's clothing store proprietor Dick Friggeri, auto supply merchant George Margiotta, furniture store owner Nick Frasco, and grocer Guglieho Masoero.²⁹

Other commercial buildings embraced the style of the machine age. Art Deco made its debut in Kansas downtowns in the 1920s with buildings like the gem at 123 N. Broadway in Pittsburg. Although there were few Art Deco buildings built from the ground up in Kansas, many

²⁵ Craig Miner, *Kansas: A History of the Sunflower State* (Lawrence: University Press of Kansas, 2002).

²⁶ <https://www.kshs.org/kansapedia/court-of-industrial-relations/12017>

²⁷ *Pittsburg Sun*, 1922 October 22. The *Pittsburg Sun* reported that 5000 people attended a KKK rally west of Pittsburg in 1922 where 700 new members were initiated. *Pittsburg Sun*, 1922 September 9.

²⁸ *Topeka Daily Capital*, 20 December 1921.

²⁹ 1920 US Census.

commercial buildings were remodeled with Art Deco fronts. Among those that had overall design changes were the Art Deco facades at 606-608 N. Broadway and 604 N. Broadway. Two other major buildings from this time period deserve mention. The first was the Memorial Auditorium, constructed in 1925. A rare example of Egyptian Revival Architecture, this building was one of a brand of multi-purpose building constructed in communities throughout the country to memorialize casualties of World War I. The second was the Besse Hotel, built in 1926. Large convention hotels like the Besse were built in many Kansas towns and cities in the 1920s. The Pittsburg Chamber of Commerce raised money to purchase the site. When their original plan to donate the site to a developer failed, stockholders banded together to complete the project.³⁰

Recession and Relief

As in many Kansas communities, Pittsburg's Great Depression began early – as record-high oil and wheat prices plunged after World War I. In 1923, there were thirty-one mining companies in Pittsburg. But the introduction of the electric steam shovel in 1925 was the death knell for the labor-intensive mining that was the backbone of Crawford County's economy for its first half century. Even the *Appeal to Reason* shuttered its doors in 1922.

Although Crawford County's population plummeted after 1920 (from more than 60,000 in 1920 to fewer than 40,000 in 1960), the population of Pittsburg remained steady at just under 20,000.³¹ But changes in industry had significant effects on Pittsburg's economy. By 1940, 20% of the city's residents were unemployed.³²

Although a few buildings were "updated" with applications of stucco, few commercial buildings were constructed or remodeled between 1930 and the end of World War 2. New Deal-era government relief programs did not directly impact downtown businesses; but they did provide significant community enhancements. The Civilian Conservation Corps (CCC) funded cleanup of industrial lands, including reclaiming coal mining pits. Other projects – like the construction of new bridges, public buildings, and recreation/park facilities, were funded by the Works Progress Administration (WPA).³³

Post-War Pittsburg

Pittsburg experienced a small bump in population in the years immediately following World War 2. Some of the growth may have been due to an increased student population owing to the GI Bill. As a result, there were a handful of new buildings built downtown in the 1940s, including Otto's Café, which was designed as an annex to the Hotel Stillwell.

A 1963 Master Plan offers clues about land use in the community in the two decades following the war. At that time, commercial uses were still "generally concentrated in the central

³⁰ National Register Nomination, Besse Hotel.

³¹ 1920 US Census.

³² 1963 Master Plan.

³³ Kansas SHPO WPA Project Database.

business district, bounded by Pine, Locust, Second and Tenth Streets.” In addition, a large percentage of land, even in the commercial business district, was still devoted to industrial uses:

The larger industrial areas included the Kansas City Southern shops in the northeast section, the Dickey Clay Products located in the east central section of the City. Light industrial uses were generally confined to an area east of the central business district between Locust Avenue and the Kansas City Southern Railroad tracks. Smaller industrial areas were located west of Broadway between Eighteenth Street on the north, and Eleventh Street to the south.³⁴

Just as the community was experiencing its most significant period of population decline, between 1970 and 1990, commercial activity became increasingly de-centralized. Among the projects that impacted the health of the commercial business district was the development of The Mall (now known as Meadowbrook Mall) on the south side of town.

As the community’s resources were spread increasingly thin, it was difficult to preserve many of downtown’s most beloved buildings. Among the landmark downtown buildings that have been lost are the YMCA (1910-1980s), Masonic Temple (1910-1999), City Hall (1900-1950s).

Downtown Pittsburg Architectural Analysis

The survey area exhibits a wide range of styles spanning a consistent period of downtown development lasting nearly 70 years. Many still representing styles of their period of construction, the persistence of new downtown buildings and remodels during early years can be attributed to the coal industry in the City, while later years of development reflect the town’s post-war economic dependence on the university.

Architectural Styles

Italianate

The properties built in this style in downtown Pittsburg exhibit corbeled intricate cornices and windows with limestone sills, lintels and jamb surrounds. Buildings of this style often have limestone quoins at their corners. There are three (3) building in the survey area with its primary style being Italianate and five (5) with Italianate secondary features.

Late 19th Century/Early 20th Century Classical Revival

Within the survey area, there are two (2) buildings of the Late 19th Century/Early 20th Century Classical Revival. These buildings often draw inspiration from multiple preceding styles, as the

³⁴ Ibid.

style grew out of a desire to return to historic and classical architecture in America at the turn of the 20th century.³⁵ They are characterized by masonry construction, ornamented cornices and large masonry openings. The two buildings in downtown Pittsburg of the style are the National Bank Building and the Professional Building both prominent anchors at the intersection of 4th and Broadway. These properties are already listed on the National Register as contributors to the 4th and Broadway Historic District. Buildings of this style in the survey area draw from multiple revival styles versus being of a more specific revival style, such as Beaux Arts.

Neoclassical

Neoclassical buildings celebrate grandeur of scale and simplicity of classical forms, utilizing large columns and simple masonry materials.³⁶ The First State Bank Building at 417 N Broadway Street is a good example of this style and is the single representative of this style within the survey area.

Beaux Arts

The Beaux Arts Style, created by L'ecole des Beaux Arts in France, was introduced to the United States in the late 19th century. Representative of wealth and success, the style emphasizes classical architectural orders, balustrades and symmetry in highly ornate manners.³⁷ There are five (5) Beaux Arts resources within the survey area with one (1) resource utilizing it as a secondary style.

Queen Anne

Queen Anne architecture rose in popularity in the United States in the early 1880s. The one (1) resource representative of this style at 520 N Broadway is a commercial-use interpretation of this style, which is typically found on residential buildings. It is highly ornamental and brightly colored. Typical building elements of this style are ornamented with corbeling, intricate pilasters and decorative relief friezes.³⁸

Italian Renaissance Revival

This style is highly ornate and is a later interpretation of 16th Century Italian architecture. First seen on the east coast in the late 1800s, it moved to the Midwest over the first few decades of the 20th century. Characterized by large stone arch entries and masonry construction, these buildings are highly ornamented and celebrate symmetry, grand scale and ornate detailing.³⁹ 607

³⁵ McAlester, Virginia & Lee. *A Field Guide to American Houses*, (New York, Alfred A. Knopf, Inc., 1984), 318.

³⁶ McAlester, Virginia & Lee. *A Field Guide to American Houses*, (New York, Alfred A. Knopf, Inc., 1984), 342.

³⁷ McAlester, Virginia & Lee. *A Field Guide to American Houses*, (New York, Alfred A. Knopf, Inc., 1984), 378.

³⁸ McAlester, Virginia & Lee. *A Field Guide to American Houses*, (New York, Alfred A. Knopf, Inc., 1984), 262.

³⁹ McAlester, Virginia & Lee. *A Field Guide to American Houses*, (New York, Alfred A. Knopf, Inc., 1984), 396.

N Broadway is an interesting variation of this style, as it utilizes brick typically seen with Commercial Style buildings along with Italian Renaissance stone detailing and features. There are a few other examples of the style in the survey area, including the Colonial Fox Theatre.

Commercial Style

The Commercial Style, an offshoot of Chicago Style skyscrapers of the late nineteenth century, was inspired at the turn of the century by innovative American architects such as Louis Sullivan and created a path for later Modern Movement styles to manifest in America.⁴⁰ The Commercial Style came to prominence in Pittsburg between the years of 1910 and 1925. Commercial Style buildings generally feature brick or concrete block as the primary- façade material, glass storefronts with leaded transoms and brick ornamented, stepped or flat parapets. There are fifty-seven (57) Commercial Style properties in the survey area.

Prairie

The Prairie Style, made famous by the innovative Frank Lloyd Wright, was typically used in residential design from 1900-1920. These structures commonly exhibit deep overhangs, hipped roofs, heavy anchoring elements such as masonry chimneys and ribbon windows. The one (1) example of the Prairie Style within the survey area, at 1018 N Broadway, includes two freestanding Prairie Style structures built for use as a car sales business.

Art Deco

Three (3) buildings in the survey area are examples of the Art Deco style. This style was made popular in the late 1920s and was prevalent up until the 1940s. Inspired by the Machine Age, it is characterized by smooth surfaces and vertical lines ornamented with bold geometric forms.⁴¹

Streamlined/Art Moderne

This movement depicts more horizontal massing, architectural block and rounded forms. This style first emerged in the 1930s with two (2) examples of this style in the downtown Pittsburg area. 516 N Broadway Street was built around the turn of the century, but the façade underwent a Streamlined remodel around 1940.⁴²

Modern/Modern Movement

There are fifteen (15) buildings in the survey area of the Modern Style. This style was developed in Europe and rose in popularity in the United States around the time of WWII, when many European architects and designers emigrated to America. Its beginnings in Pittsburg came in the form of storefront remodels and new construction around 1940-1950. Many of these buildings downtown have flat roofs, minimalistic ornamentation and horizontally-oriented

⁴⁰ Longstreth, Richard. *The Buildings of Main Street: A Field Guide to American Commercial Architecture*, (AltaMira Press, 1987), 39-42.

⁴¹ Davis, Christy. *Emporia: Downtown Historic Survey*, Historic Survey Report (2011), 4.

⁴² Davis, Christy. *Emporia: Downtown Historic Survey*, Historic Survey Report (2011), 4.

characteristics. Primary materials seen in this style in downtown Pittsburg include plainly coursed concrete block and brick, glass block at windows and unornamented cornices.⁴³

Brutalist

This architectural style arose from the Modern Movement, emphasizing monolithic forms and often poured concrete. Two (2) examples of this style exist within the survey area. However, both are later interpretations of the style and are not considered contributors to a potential district.⁴⁴

Historic Status and Recommendations

In the KHRI, properties surveyed in this project are placed into three categories: 1) eligible for individual listing on the National Register of Historic Places (Yes), 2) not eligible for listing (No), or 3) would contribute to a potential national register historic district (Contributing). In the spreadsheet on the following page, the status is abbreviated as Listed "date listed", NC and C. *** Chart included at end of this document.*

A building's potential to contribute to a national register district does not mean that it is located in a geographic area that qualifies as a historic district. A historic district is a geographically definable area that includes a concentration of buildings, structures or objects that have significance.

In order to be designated as a potential contributor to a potential historic district, a property must be at least 50 years old and possess historic integrity. The following is a list of reasons a property may have been designated above as a non-contributor to a potential historic district:

1. The building was built fewer than 50 years ago.
2. The building has been covered with non-original siding, such as steel, vinyl, EIFS, or wood.

Exception – The added materials were installed within the potential historic district's proposed period of significance, represent part of an overall design change, and the building remodel has gained significance in its own right.

3. The storefront, which is integral in interpreting a commercial building, has been enclosed.

Exception – An enclosed storefront will not render a building non-contributing when the building's second floor retains a high level of architectural integrity.

Please note that only the State Historic Preservation Office and National Park Service make final

⁴³ Davis, Christy. *Emporia: Downtown Historic Survey*, Historic Survey Report (2011), 5.

⁴⁴ Davis, Christy. *Emporia: Downtown Historic Survey*, Historic Survey Report (2011), 5.

recommendations as to historic status and the existence of potential historic districts. There are two properties within the survey boundaries that are already individually listed on the National Register of Historic Places—Hotel Stilwell and the Colonial Fox Theatre—and five (5) buildings that currently contribute to the Fourth and Broadway Historic District.

Including the formerly designated properties and those that appear to be eligible for individual listing, eighty-three (83) of the 127 properties (65%) in the survey area are identified as “Contributing.” Historic status, contributing or non-contributing, is identified in the enclosed maps. The recommendations related to contributing/non-contributing status of properties are the professional opinions of Ben Moore Studio and Davis Preservation. Boundaries for a potential historic district match the outline of the survey area and are proposed on these maps located on the following pages.

*** Survey map provided at end of this document.*

Recommendations

The recommendations outlined on the following pages were developed from the project team’s survey findings.

1. Nominate a National Register District for Downtown Pittsburg.

With a high percentage of buildings within the survey area retaining integrity, the City of Pittsburg may move forward with nominating the designated historic area as a Historic District in the National Register of Historic Places. See map on the following pages showing the outline of the recommended district and potential contributors/non-contributors. However, noting many extant historic resources with good integrity on the streets flanking the survey area, *the project team strongly encourages the City to expand the potential district through additional survey efforts of the blocks to the east and west of Broadway.*

2. “Design Charrettes” for Downtown

To give downtown property owners and stakeholders an idea of what could be for the district, an architecture or design firm could be hired to create “charrettes” or quick sketches of encouraged design guidelines for buildings and streetscapes downtown. Sketches could include ideas for sidewalk improvements, historically appropriate façade remodels for specific buildings or design ideas for downtown infill projects at lots that are currently vacant.

3. Provide Technical Assistance for Property Owners.

In order to maintain the integrity of the Historic District, should a Historic District be established, any work done to buildings should be performed in accordance with the Secretary of the Interior’s Standards for Rehabilitation. To better educate owners on what

these standards are when planning a project, guidelines can be summarized and provided to them in the form of a booklet or online delivery method with ease of access from the City.

4. Explore Options for Local Incentives

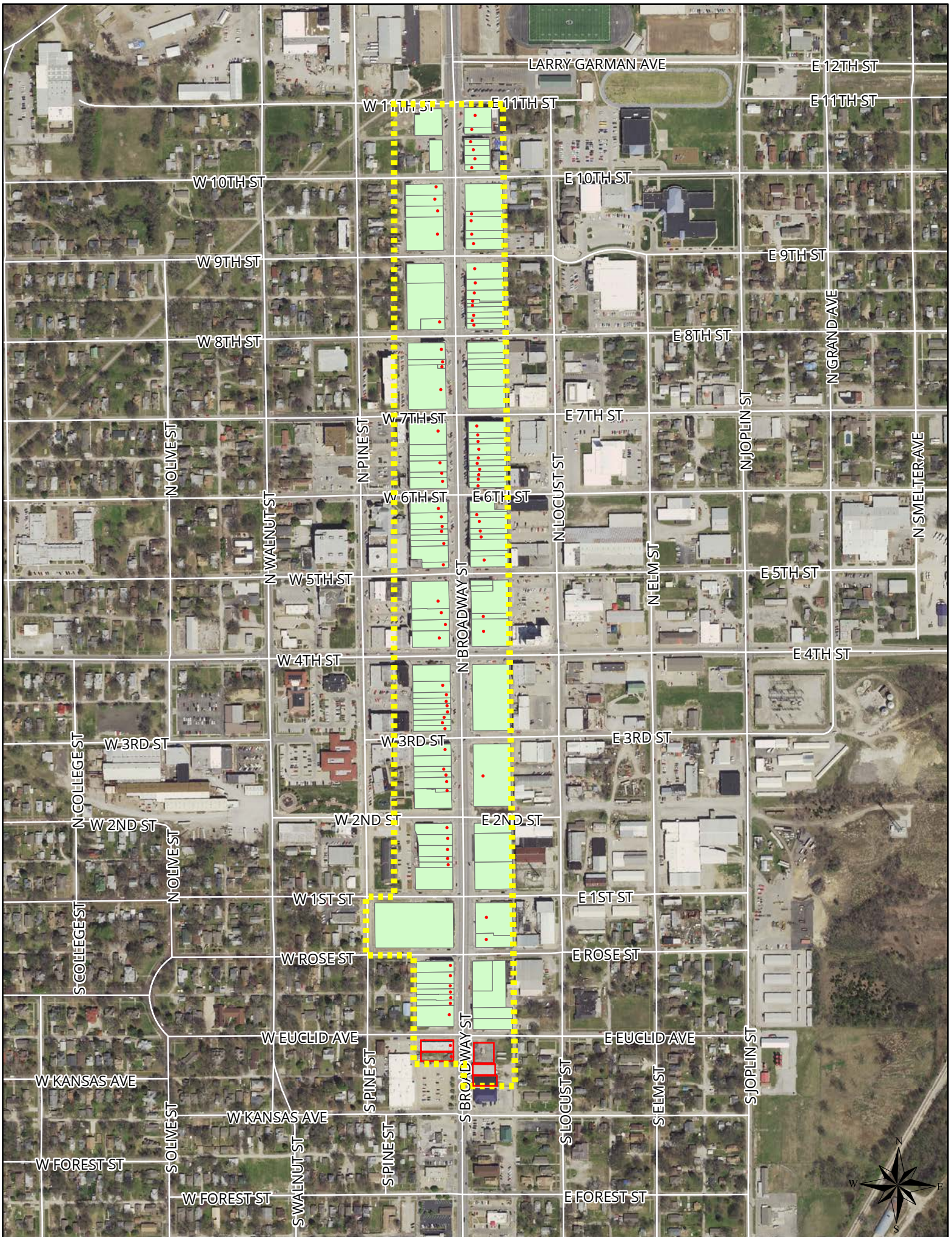
If a Historic District is established, options should be researched as to what help can be provided to property owners for rehabilitation work with integrity. There are examples that can be seen in other Kansas communities with Historic Districts as well and are often offered by local Chambers of Commerce and private Economic Development groups. Incentives can include a number of things, one example being small grants from an annually allotted fund. Incentives of this nature should be focused on specific aspects of work, such as storefront rehabilitation, historic window repair and other maintenance focusing on character-defining features.

5. Document Hand Painted Signs in the Downtown Area

The project team noted a large number of highly skilled hand painted signs while surveying the downtown area. Historic hand painted signs should be documented with photographs and archived for accurate future preservation and rehabilitation work. The City or a local downtown group could consider hiring an expert and providing a hands-on workshop for property owners who are interested in learning more about painted signs and their rehabilitation.

6. Consider Nominations for Outlying Buildings with Significant Integrity and History

During the survey work, the project team also noted a few outstanding works of architecture that warrant individual nomination to the National Register of Historic Places. One example is the Memorial Auditorium, an Egyptian Revival style building of which is a rarity in the state.



Inventory Number	Address Number	Historic Name	C/NC
037-4460-00007	211 N Broadway St	Biles Brothers	C
037-524	1015 N Broadway St	Bowlus School Supply	NC
037-450	202 S Broadway St	Bozich Building	C
037-429	520 N Broadway St	Branaman's Photo Studio	C
037-521	1014 N Broadway St	C and C Grill	C
037-474	1012 N Broadway St	Church's Grocery	C
037-389	606-608 N Broadway St	Clayton Block	C
037-407	303 N Broadway St	Beck and Hill Meat Market	C
037-531	111 S Broadway St	B&M Auto Trim Seat Cover Manufacturers/Bozick Service Station	C
037-344	405 N Broadway St	Baxter Building	Contributing to Fourth & Broadway Historic District 2016
037-483	610 N Broadway St	Beasley & Miller	C
037-375	716 N Broadway St	Frasco Bros Furniture (Demolished)	NC
037-432	515 N Broadway St	Frohlich's Style Shop	C
037-373	804 N Broadway St	G. G. Van Hall - Shoemaker	Not Assessed
037-4460-00004	601 N Broadway St	Hotel Leland	C
037-455	117 N Broadway St	Hotel Mattox	C
037-4460-00014	707 N Broadway St	Hotel Stilwell	Individually Listed 1980
037-501	813 N Broadway St	Great Atlantic and Pacific Tea Co.	C
037-370	910-912 N Broadway St	Hagman Candy Company	Not Assessed
037-512	1018 N Broadway St	Hailey Motor Co Used Cars	C
037-427	516 N Broadway St	Helen's Children's	C
037-4460-00078	409 N Broadway St	Colonial Fox Theatre	Individually Listed 2008, Contributing to Fourth & Broadway Historic District 2016
037-424	508-510 N Broadway St	Culter-McGuire Men's Clothing Store	C
037-494	915-917 N Broadway St	D&S Garage	C

037-510	122 N Broadway St	Dobbs Parts and Service/Gas Station	NC
037-497	1002 N Broadway St	DuBois and Wickware Restaurant	C
037-505	906-908 N Broadway St	Edward Venard's Restaurant, Thompson Ice Cream	C
037-402	417 N Broadway St	First State Bank	C
037-518	914 N Broadway St	Murray's Household Appliances	C
037-317	105 E 4th St	National Bank Building	Contributing to Fourth & Broadway Historic District 2016
037-405	307 N Broadway St	New Grand Theatre	C
037-391	612 N Broadway St	Norine's Gifts	C
037-514	1004 N Broadway St	NuGrape Bottling Company	C
037-346	408-410 N Broadway St	Opera House Hotel	Contributing to Fourth & Broadway Historic District 2016
037-410	209 N Broadway St	J. L. Ontkowsky Building	C
037-477	810-812 N Broadway St	Jefferson Highway	C
037-479	816 N Broadway St	Jefferson Highway Cafe and Candy	C
037-513	1010 N Broadway St	Kirkwood Blacksmith Shop	C
037-380	621 N Broadway St	Kirkwood Block	C
037-485	806 N Broadway St	Manfre Grocery	C
037-515	1001 N Broadway St	Montee Service	C
037-430	524 N Broadway St	Mousny Block	NC
037-4460-00019	401 N Broadway St	Professional Building	Contributing to Fourth & Broadway Historic District 2016
037-478	913 N Broadway St	Ray Ryan Electric Company	C
037-454	113-115 N Broadway St	Robberson Block	C
037-491	706 N Broadway St	Ryan's Cleaners (Non-Historic)	NC
037-480	916 N Broadway St	Sheward Chevrolet Used Cars	C
037-509	424 N Broadway St	Williams Jewelry Co	NC

037-371	902 N Broadway St	Smith Clinic	Not Assessed
037-504	311 S Broadway St	Smith's Sporting	NC
037-520	919 N Broadway St	Soward Tire Company	C
037-4460-00035	622 N Broadway St	The Daily Headlight Building	C
037-519	514 N Broadway St	Tinder Office Supply	C
037-487	711 N Broadway St	Otto's Cafe	C
037-438	502 N Broadway St	Palace Clothing Company	C
037-496	422 N Broadway St	Paris Hat Works/Brinkman's Flowers (Non-Historic)	NC
037-486	105 S Broadway St	Pittsburg Lumber Company	C
037-378	614-616 N Broadway St	Ramsay's Department Store	C
037-388	604 N Broadway St		C
037-392	618 N Broadway St		C
037-403	311-313 N Broadway St		C
037-408	219 N Broadway St		C
037-404	309 N Broadway St		C
037-406	305 N Broadway St		C
037-345	412 N Broadway St		Contributing to Fourth & Broadway Historic District 2016
037-372	818 N Broadway St		C
037-374	802 N Broadway St		Not Assessed
037-377	620 N Broadway St		C
037-381	611 N Broadway St		NC
037-382	607 N Broadway St		C
037-383	605 N Broadway St		C
037-384	523 N Broadway St		C
037-385	602 N Broadway St		C
037-409	217 N Broadway St		NC
037-411	205 N Broadway St		C
037-425	512 N Broadway St		C
037-428	518 N Broadway St		C
037-431	517 N Broadway St		C
037-433	513 N Broadway St		C
037-434	511 N Broadway St		NC
037-435	509 N Broadway St		C
037-436	505 N Broadway St		NC

037-437	501 N Broadway St		C
037-445	216 S Broadway St		C
037-446	214 S Broadway St		C
037-447	212 S Broadway St		C
037-448	210 S Broadway St		C
037-449	206-208 S Broadway St		C
037-451	219 S Broadway St		NC
037-453	111 N Broadway St		C
037-468	301 N Broadway St		NC
037-470	315 N Broadway St		NC
037-471	319 N Broadway St		NC
037-472	417 N Broadway St		NC
037-473	613 N Broadway St		NC
037-476	306 N Broadway St		NC
037-481	822 N Broadway St		C
037-482	307 S Broadway St		NC
037-484	105 S Broadway St		C
037-456	123 N Broadway St		C
037-460	306 S Broadway St		C
037-461	302 S Broadway St		C
037-462	220 S Broadway St		C
037-463	100 S Broadway St		NC
037-464	101 N Broadway St		NC
037-465	109 N Broadway St		C
037-466	106 W 2nd St		NC
037-467	203 N Broadway St		C
037-488	216 N Broadway St		C
037-489	124 N Broadway St		NC
037-490	801 N Broadway St		C
037-492	416 N Broadway St		NC
037-493	901 N Broadway St		C
037-499	722-724 N Broadway St		NC
037-503	102 N Broadway St		NC
037-506	201 S Broadway St		NC
037-507	924 N Broadway St		NC
037-508	710 N Broadway St		NC
037-511	101 E Euclid Avenue		C
037-516	821 N Broadway St		NC
037-517	504 N Broadway St		NC
037-522	720 N Broadway St		NC
037-523	718 N Broadway St		NC
037-525	808 N Broadway St		NC

037-526	717 N Broadway St		C
037-527	723 N Broadway St		
037-532	219 S Broadway St		C