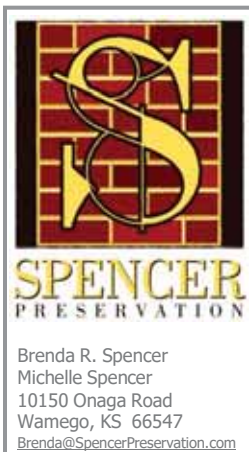


KANSAS HISTORIC RESOURCES INVENTORY SURVEY REPORT

Aggieville Commercial District Historic Survey May 2020



K-State parade in Aggieville, 1939 Royal Purple



Prepared for the
City of Manhattan
May 2020

The survey report and inventory forms, which are the subject of this project, have been financed in part with federal funds from the National Park Service, a division of the United States Department of the Interior, and administered by the Kansas State Historical Society. The City of Manhattan received a Historic Preservation Fund Grant through the Kansas State Historical Society for the project.



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Historic Preservation Fund Grant
2019-05
Kansas State Historical Society

All photos illustrating existing conditions were taken by Spencer Preservation in 2020 unless otherwise noted.

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Aggieville Commercial District

HISTORIC SURVEY REPORT

MAY 2020

I. OVERVIEW

The *Aggieville Community Vision* was adopted in the spring of 2017. Lead by the public input of over 4,200 participants, stakeholders, and Manhattan citizens, it identifies several redevelopment and public improvement opportunities in the district. The plan included a recommendation to preserve the historic character of Aggieville's historic core and this survey project resulted in part from that commitment. The plan's implementation is now underway including construction of a hotel and planning for a parking garage.

The City of Manhattan was awarded a Historic Preservation Fund Grant by the Kansas State Historical Society in May 2019. Spencer Preservation was hired by the City of Manhattan through a competitive bid process in November 2019 to conduct a historic resource survey of the Aggieville Commercial District. Ben Chmiel, Planner in the Community Development Department, City of Manhattan was the City point of contact. Brenda Spencer was the contact from Spencer Preservation. Additional assistance was provided by Aggieville Historian Dan Walter and by Linda Glasgow of the Riley County Historical Museum. Chmiel and Spencer met with Kansas State Historical Society staff on October 24, 2019 to kick off the project.

The boundary for the survey area was identified prior to applying for the HPF grant and included commercial and residential properties in the area bounded by Anderson/ Bluemont Avenue on the north, Fremont Street on the south, 14th Street on the west and 11th Street on the east. The commercial center at 702 N. 11th Street, on the east side of the 11th Street was the only property surveyed outside of the defined boundary. Triangle Park at the northwest corner of the district was included in the survey. The defined area totaled ninety resources and each was assigned a sequence number used on report maps and lists, as well as an inventory number in the Kansas Historic Resources Inventory (KHRI) database. Only two of the resources had previously been surveyed and therefore had existing records in KHRI; these records were updated as a part of current project. One of the surveyed properties – the YMCA/St. Mary's Hospital Building at 11th and Fremont Streets is listed in the Register of Kansas Historic Places. A map of the Survey Area with sequence number of each resource is provided on page 4.

The survey was completed in May 2020 in the midst of the Covid 19 pandemic. The findings and recommendations were reviewed with the City of Manhattan project representative. The project was to include a public meeting with Aggieville business and property owners. Given the public health concerns and current assembly challenges, the City of Manhattan opted to delay the public meeting until a more suitable time for the business community. With concurrence from Kansas State Historical Society staff, it was agreed that Spencer will work with the City of Manhattan to host a public meeting as a part of this project within the next 12 months.

II. METHODOLOGY

A. Field Work

Spencer Preservation surveyed a total of 90 properties during initial field work conducted January 5-7, 2020. During this process Spencer examined each property in the survey area. Spencer took digital photos of each resource that conform to KSHS standards for survey documentation, noting architectural style, primary and secondary materials, configuration and materials, windows and storefronts, condition, present use, and significant alterations or additions.

Each property in the survey area was given a sequence number generally working from the northeast corner of the survey area at 11th Street and Anderson Avenue clockwise through the area ending at Triangle Park in the northwest corner of the survey area.

Riley County GIS maps were used for the survey. The City of Manhattan Community Development Department prepared a map with the survey resources individually numbered. Spencer Preservation developed the block maps used as site plans for each surveyed property.

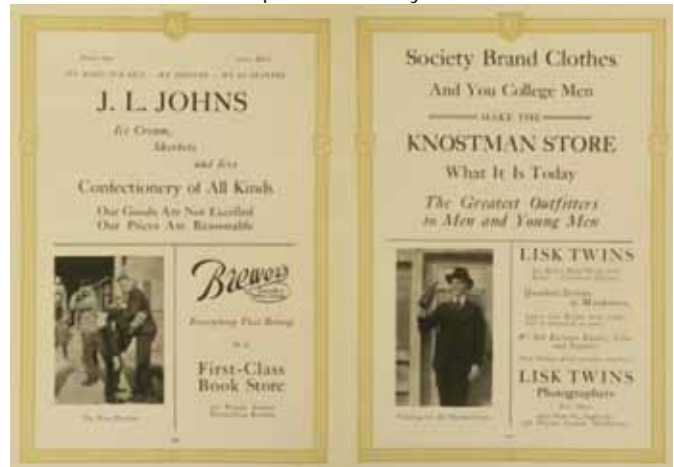
B. Research and Data Collection

Between November 2019 and March 2020 Spencer Preservation integrated field research and archival data. The Riley County GIS Database, accessed through Open Records for Kansas Appraisers (ORKA) online database, was used to collect basic property information including parcel numbers, addresses, legal descriptions, and contact information for current owners.

Sanborn Fire Insurance Maps for the City of Manhattan were used to assist with dating building construction and additions. The Aggieville area was first shown, with the north side of Moro Street only, on the 1905 Sanborn Map. The 1923 map was the first to show the entire Aggieville commercial area and the 1930 map was the first to include the blocks west of N. Manhattan Avenue. The 1930 map was updated in 1947 providing the final fire insurance map. The Sanborn Fire Insurance Maps, accessed online through Kansas City Public Library, often confirmed building dates of construction or narrowed the dates to a period between mappings or after the final map in 1947. The maps were closely scrutinized for alterations in building footprints to determine date of additions and when new buildings were built replacing former structures.

The Riley County Historical Museum has a booklet titled Fire Insurance Rates, Manhattan, Riley County, Kansas dated July 16, 1926, with 1929 and 1930 updates/overlays. This booklet provided valuable data on individual buildings including current owners and businesses.

Spencer Preservation conducted archival research using the extensive collections of Kansas State University Morse Department of Special Collections (KSU SC) and the Riley County Historical Society and Museum (RCHM). The museum provided a wealth of information in clipping files, notes, photographs, Manhattan Telephone Directories, and Polk City Directories, the latter also available at the Manhattan Public Library. Kansas State University Royal Purple Yearbooks, available at KSU Libraries Digital Collections online and the Manhattan Public Library, provided photographs and business advertisements that helped date many businesses.



The 1917 Royal Purple Yearbook contains advertisements for number of Aggieville businesses including J.L. John's Confectionery (1123 Moro Street) and Lisk Twin Photos (1212 Moro Street).

The earliest local phone directory available from the Riley County Historical Museum was 1911 with directories available for most years after 1920. The early Royal Purple yearbooks documented Aggieville's first commercial businesses. The first available Polk City Directory at RCHM or online is 1938. The phone directories and Polk Directories were helpful in determining occupancy and longevity of businesses.



The 1923 Sanborn Map illustrates the Aggieville commercial area developing along Moro St. and N. Manhattan Ave. (Sheet 13).

The Riley County Historical Museum is the repository of a Historic Survey conducted in 1979 by volunteers including KSU students and community members. This survey provided valuable photos of buildings forty years ago thus helping to document alterations since that time. Linda Glasgow, Curator of Archives and Library at RCHM assisted with research at the museum and supplemented our research during the Covid 19 shutdown. Glasgow also provided a connection to David Fiser, two-term Mayor of the City of Manhattan, who grew up in the 1300 block of Fremont Street. Fiser provided useful information on residents of the block and the Aggieville area. Another valuable source of information on Aggieville businesses was long-time Varney's employee and historian, Dan Walter. Walter is author of several Aggieville books and operates the Aggieville Archives website. He generously shared his memories, research and personal collection to supplement our research. Finally, newspapers.com online was used to fill gaps in research on individual buildings, particularly those built in the past 50 years.

Property histories found in the "Historic Function Remarks" field of the database/survey forms reflect a record of data found in the above named sources. The sources of historic data in the survey forms are noted in parentheses using the abbreviations listed below. A complete bibliography is provided at the end of this report.

- RCHM-Riley County Historical Society and Museum
- KSU SC – Kansas State University Morse Department of Special Collections
- KAC/KSU RP – Kansas Agricultural College/KSU Royal Purple Yearbook
- MPL – Manhattan Public Library
- SB – Sanborn Maps
- TD – Telephone Directories
- PD – PolK City Directories
- FI – 1926 Fire Insurance Booklet at RCHM
- O'Brien – Architects & Buildings of Manhattan KS by Dr. Patricia J. O'Brien
- Walter – Dan Walter and Aggieville Archives website
- Local newspapers including:
 - MC – Morning Chronicle
 - MR – Manhattan Republic
 - MT – Manhattan Tribune
 - MM – Manhattan Mercury
 - MN – Manhattan Nationalist
 - Col – K-State Collegian
 - CN – Construction News

C. Data Entry

Survey data was entered into a spreadsheet from which it was uploaded to the Kansas Historic Resource Inventory (KHRI) database. The KSHS Survey Coordinator merged the database populating survey forms for each individual building. Spencer Preservation then uploaded current photos, site plans, and available historic views to each survey form. Following approval by KSHS, the individual survey forms are now available in the public database online at <http://khri.kansasgis.org/> Select: *Manhattan – Aggieville Commercial District Survey (HPF 2019)* under 'Survey Project.'



North side of 1200 block of Moro Street. Dan Walter, Aggieville Archives (1950 Royal Purple).

D. Data Analysis and Evaluation of Historic Integrity

In May 2020, the team completed an analysis of the survey data, identified primary periods of historical and architectural development and prominent characteristics of the surveyed properties. A map illustrating dates of construction of surveyed resources is provided in Section IV – Survey Results.

Few buildings surveyed retain their original appearance; most have experienced multiple former alterations. In order to be deemed eligible for listing on federal or state historic registers, a property must generally retain the physical features and original materials that define both why a property is significant and when it gained significance. Replacement of storefronts, windows, and even entire facades were common alterations of historic commercial buildings particularly during local boom years when merchants had money and were reinvesting in their buildings to attract new customers. It is the degree to which the past modifications were in keeping with the building's historic character that determines the level of historic integrity a property retains, or whether the past modifications reflected a major design change that has gained significance in its own right (reflecting the period of the alterations). An analysis of the historic integrity of each building was made based on existing appearance and obvious alterations, compared to historic views when possible. Results are summarized below. The contributing status of each surveyed resource can be found on the map and list in Sections IV and V.

E. Recommendations and Report

Spencer Preservation analyzed the survey results, summarized the survey project, and provided recommendations for future actions in this Survey Report. Ben Chmiel of the Community Development Department, City of Manhattan prepared and provided the maps for the survey report. The report was submitted to the City of Manhattan and the Kansas State Historical Society. The City of Manhattan and Spencer Preservation will share the survey findings in a local public meeting within the next year.

MAP OF SURVEY AREA

AGGIEVILLE COMMERCIAL DISTRICT—HISTORIC SURVEY BOUNDARY



III. HISTORIC CONTEXT

by Michelle Spencer.

A College Town on the Prairie

Manhattan was founded at the junction of the Big Blue and Kansas Rivers by two anti-slavery groups: the New England Immigrant Aid Society and Hartford Steamboat Colony. The town was incorporated in 1857 and the arrival of the Union Pacific Railroad in 1866 made it a regional hub between Lawrence, Topeka and Ft. Riley. Even as the town was being settled discussions among the founders arose about the establishment of an agricultural college.¹ Washington Marlatt, Isaac Goodnow, Samuel Houston, Joseph Denison, and others joined together in support of a Methodist college called Bluemont College in Manhattan. When the town companies agreed, Houston and Goodnow bought fifty shares of Manhattan town stock & 100 building lots.²

The original Bluemont campus was located about three miles west of downtown surrounded by farmland. A three-story stone building was erected in 1859 and courses were offered in 1860 at a cost of \$3 to \$5 each. At the end of the first year Bluemont College had fifteen students; not enough to fund living expenses for more than one overworked instructor.³ The founders, committed to the idea of a college in Manhattan, were determined to convince the legislature that the state college should be located in Manhattan; however, others in Lawrence and Emporia had similar plans. Goodnow rallied support and by May 1861 a bill was introduced to locate the state university in Manhattan. It passed both houses but was vetoed by the governor. Then in 1862, the U.S. Congress passed the Morrill Act, which provided grants of land for the endowment of agricultural colleges. The supporters of a Manhattan-located college saw their chance to obtain their initial goal: an agricultural institution. Shortly thereafter the Trustees of the Bluemont Central College Association gifted the State of Kansas the Bluemont College building, the library, and one hundred acres of land.⁴ Established as the first land-grant college in the state, Kansas State Agricultural College (KSAC) admitted men and women equally; only the second college in the United States to do so.⁵

The college's location and specifically the distance from

downtown required students to board at the college as only a few farm houses were extant in the school's vicinity.⁶ A poorly-constructed boarding hall was hastily added to the new campus. Boarding students was not the only problem; the land was not well-suited for farming; the paramount necessity for agricultural learning. The Board of Regents and the Town of Manhattan began to consider how to resolve the problems of the college's location. A March 1871 editorial in the *Manhattan Nationalist* detailed the issues and proposed solutions. A \$12,000 bond issue was placed before town residents that would fund the purchase of a "college farm" comprised of fertile farm land near the town site. In return for the land, the college regents would expend in one year \$25,000-\$30,000 in improving the land in order to establish a large experimental farm that included fencing, farm structures, and stock. The newspaper argued that the result would be the infusion of nearly \$40,000 into the local economy with the employment of numerous local carpenters, masons and farm laborers.⁷ Additionally, the resulting college close to town would be a permanent draw of students desiring a quality education and cement Manhattan's role as one of the premier locations in the state.⁸ On April 20th the bond issue was passed by the 1,173 town residents to fund the purchase of 160 acres of farmland where the college could prosper, nearer to the city. At the same time the coursework was revised to reflect the mandates of the Morrill Act by which courses other than agriculture were required to be offered.⁹ Four departments: Agriculture, Military, Literary and Mechanical offered instruction in scientific and classical studies in addition to practical and industrial pursuits.¹⁰ New courses were offered in veterinary science, ornithology, entomology, horticulture, silvaculture (forestry), and mechanics, many of which utilized the improved college farm that had been funded by the bond issue.¹¹

In 1873 the school moved permanently to the new college farm (the existing site of KSU). The location was still rural, two miles northwest of the Union Pacific Railway station downtown and a mile from the western edge of the community's core residential and commercial areas.¹² The influence of the college on the town was readily apparent. In 1875, there were approximately 120 students enrolled when the college established a weekly newspaper, the *Industrialist*

¹ Julius Terrass Willard. "Bluemont Central College: The Forerunner of Kansas State College." *Kansas Historical Quarterly (KHQ)*. May 1945 (Vol. 13 No. 6), 323-357. Transcribed and digitized at <https://www.kshs.org/p/bluemont-central-college/12997>.

² Willard, *KHQ*, quoting Isaac Goodnow's diary, dated Sunday, 8 Feb 1857.

³ *Ibid.*

⁴ *Ibid.*

⁵ Kevin G.W. Olson. *Frontier Manhattan: Yankee Settlement to Kansas Town, 1854-1894*. Lawrence, KS: University Press of Kansas, 2013, 145. Olson is quoting *Manhattan Independent*, 29 Jun 1867.

⁶ Willard, *KHQ*.

⁷ "Kansas State Agricultural College." *Manhattan Nationalist*. 19 May 1871. 2.

⁸ *Ibid.*

⁹ *Manhattan Mercury*. 17 Feb 1863. 32.

¹⁰ *Manhattan Nationalist*. 19 May 1871. 2.

¹¹ *Ibid.*

¹² Brenda R. Spencer and Christy Davis. *Downtown Manhattan Historic District Multiple Property Submission*. Washington, DC: National Park Service, 2006. National Parks Service, 2006.

(1875-1929).¹³ After only two issues downtown businesses were advertising in its pages. The 1875 *Annual Report of the State Board of Agriculture* includes an artist's rendering of the college campus. The area surrounding campus included a single boarding house and a few private residences in a vast open area with a few trees. Two years later the residence of George Evans was the only building standing on Moro Street from 11th Street to N. Manhattan Avenue.¹⁴ Enrollment continued to grow, more than doubling to 303 by 1877.¹⁵ On campus, Anderson Hall, the main college building, constructed in 1879, was expanded twice in the early 1880s.

As the regional rail hub, Manhattan was the business center for Riley County. The town did not become a railroad or even a western town; rather it was described as having "the distinct character of older eastern cities."¹⁶ The greatest influence on the nature of the town was the college and its students. With over 2,100 residents, historian William Cutler described the town of Manhattan in 1883: "Scattered over the town are modest cottages and palatial residences, tasty church edifices, store buildings of large and small proportions, banks, hotels, mills and elevators, while in the suburbs are many most beautiful and desirable homes."¹⁷ One such home, designed by architect George Ropes for local attorney John E. Hessin at 519 N. 11th Street in 1886, is one of the few remaining single-family dwellings located in the area that would become Aggieville. Hessin opened a law practice in the 1870s with George S. Green. Hessin later served as County Attorney and City Attorney, as well as a member of the Board of Regents of KSAC from 1890 to 1896, when he was elected to the state senate. He made an unsuccessful bid for Governor in 1898.¹⁸ By 1899, his son John Clarke joined the firm, named Hessin & Hessin.¹⁹ By 1890 Manhattan had installed electricity and improved sidewalks as residential neighborhoods continued to expand housing for the city's 3,000 residents.²⁰

By 1890 enrollment at KSAC had risen to almost 600.²¹ Faculty began to establish homes near the college. Among

¹³ In 1896 students felt they were not well represented in the *Industrialist* so they formed their own paper the *Student Herald*. The *Herald* was replaced by the *Kansas Aggie* in 1913 and finally the *Kansas State Collegian*, one year later.

¹⁴ Daniel R. Walter. *Aggieville 1889-1989: 100 years of the Aggieville tradition*. Manhattan, KS: Custom Family Stories, 2001. 9.

¹⁵ *Manhattan Nationalist*. 9 Feb 1877.

¹⁶ Olson, 185. Olson is quoting *An Illustrated Sketchbook of Riley County, Kansas: 'The Blue Ribbon County.'* Manhattan, KS: *The Manhattan Nationalist*, 1881. 32.

¹⁷ William G. Cutler. *History of the State of Kansas*. Chicago: A.T. Andreas Publishing Co, 1883.

¹⁸ *Manhattan Mercury*. 27 Apr 1898.

¹⁹ *Manhattan Nationalist*. 16 Jun 1929. 10, 41.

²⁰ Olson. 188.

²¹ James E. Sherow. *Manhattan*. Charleston, SC: Arcadia Publishing, 2013. 41.

the first houses built by faculty were Professor George Failyer's who built at 11th and Moro Streets, followed by Professor H.M. Cottrell on the opposite corner. Dean Julius Terrass Willard built on the south side of Moro St. in the 1890s followed by Engineering Professor O.P. Hood at the intersection of N. Manhattan Ave. and Moro St. Secretary Graham then moved in next door to Hood. W.H. Sanders built the largest residence at N. Manhattan Avenue and Kearney Street two blocks to the north, east of campus.²² The college was surrounded by vast open land that was prone to flooding and was often referred to as the swamp. Students traversed this area daily with a wood walkway connecting the college and the town where most roomed in boarding houses and private homes. The original road from campus to town was unpaved and impassable much of the year. For those who could afford it, the Manhattan Transfer Company provided horse-drawn coach services between downtown and the campus. The trip took thirty minutes and cost five cents.²³



View of Kansas State Agricultural College (Yearbook titled *College Symposium of the Kansas State Agricultural College for the year 1891*).

An Emerging College Center

Seeds of Aggieville were planted with events that occurred in the 1890s. First, KSAC began competing in intercollegiate sports with teams in football (1893), baseball (1894) and basketball (1901).²⁴ Sporting events in the twentieth century would help to shape the character of Aggieville. Initially, however, two seminal events began on campus - the construction of a Domestic Science Building housing a basement kitchen completed in time for the 1897-98 winter term. Meals were offered to students and faculty at the rate of twenty-one meals a week for \$1.75.²⁵ The second change

²² "From Swamp to City in 20 Years." *Morning Chronicle*. 16 Dec 1923, Aggieville Section. 1.

²³ "Manhattan Transfer Company Timecard." *The Student's Herald*. 21 Sep 1899. 8.

²⁴ Olson. 190-191.

²⁵ Julius Terrass Willard. *History of Kansas State College of Agricultural and Applied Science*. Manhattan, KS: Kansas State College Press, 1940. 115.

occurred on July 1, 1898, when a bookstore was opened on campus. The store was heralded by students but local businesses were not happy with the competition. When the college presidency changed hands a year later, the bookstore and dining hall were closed.

In September 1899, students took the matter into their own hands forming a cooperative just off campus that offered textbooks and school supplies. Stock sold for \$2 a share which entitled the holder to a five percent discount on books.²⁶ Soon the Student Co-op added food providing morning and evening meals with a lunch on campus.²⁷ The die was cast; the area near campus provided commercial opportunities with a captive student audience to enterprising Manhattan residents.

A few businesses claim to be the first commercial enterprise in what would become Aggieville. It is likely that some nearby residents offered meals, laundry and rooms in the 1880s. One source claims that as early as 1889 a student named Hansen operated a laundry service in a small two-room frame building constructed by George W. Evans on Lot 390 in Ward Four on the south side of the alley directly north of Moro Street.²⁸ According to the source, Hansen soon added a barber and retail goods, selling pencils, books and other student necessities; meanwhile Hansen and Evans lived in the back room. The first advertisement found for Hansen's Laundry is in January 1899.²⁹ The first advertisement found for a barbershop in the *Student's Herald* was in November 1897.³⁰ James Lee's College Barber Shop offered deals to students and acted as an agent for the Manhattan Steam Laundry located downtown. Lee remained for only a year and was not connected with the firm of the same name that began on campus in 1919 with Joseph Cooper as proprietor. Later John Harrison's College Grocery and Meat Market (1902) and W.P Barber's Cleaning and Dye Works (1906) both located on Moro Street, would each claim to be the first Aggieville business.³¹ Barber's cleaning concern began in a one-room shop with a bicycle for deliveries, but the business clearly post-dates the Student Cooperative and James Lee's

²⁶ Daniel R. Walter. *Aggieville 100 Years*.

²⁷ Walter, *100 Years*, and Blake Gumprecht. *The American College Town*. Boston, MA: University of Massachusetts Press, 2013, 112.

²⁸ "Dr. J. W. Evans Remembers Manhattan of Early Days." *Manhattan Chronicle*. 2 Aug 1945. 5.

²⁹ *Student's Herald*. 5 Jan 1899. 2.

³⁰ *Student's Herald*. 24 Nov 1898. 4. The other Manhattan newspapers, particularly the *Manhattan Industrialist*, which catered to student news, were thoroughly searched. Similar results were reported in Blake Gumprecht, "Campus Corners and Aggievilles: The Distinctive Nature of College Town Commercial Districts." Department of Geography, University of New Hampshire, n.d. 4.

³¹ "The Barber Cleaners Old Aggieville Firm." *Manhattan Mercury*. 5 Oct 1929. Riley County Historical Society & Museum (RCHM) History of Aggieville Vertical File.

College Barber Shop. Regardless of whether it began as a laundry and barber shop in 1889 or with the Student Co-op and a barber shop a decade later, Aggieville soon would blossom. As the sun set on the nineteenth century, a commercial center outside downtown began to take shape.

With a population of over 3,400 the City of Manhattan seized the initiative of the new century by modernizing its infrastructure with the construction of a new electric light plant (1901), the first artificial ice plant (1903), and a Carnegie Library and county courthouse (1904). Street signs and numbering on houses and businesses were installed in order to deliver mail.³² The first flagstone sidewalk started in downtown and went to the east entrance of the college.³³ The center of activity in Manhattan was Kansas State Agricultural College. The town had begun to operate on the rhythm of the college.³⁴ It was in this era that several businesses opened near campus and before the end of the decade the area would be known as Aggieville.

The 1905 Sanborn Map illustrates the earliest development of Aggieville along Moro Street and near the intersection of N. Manhattan and Bluemont Avenues. Dwellings in the area were used as boarding houses, while others took in laundry or offered meals to students. The Midland Home, operated by C.L. Evans at 1104 Moro St., was in business by 1905. Evans sold to M.C. Knight in 1909. Four other boarding houses (1110 Moro St., 710 and 922 N. Manhattan Ave. and 1201 Bluemont Ave.) were extant on the 1905 Sanborn Map.³⁵ Scattered among residences were two restaurants, and three groceries, Hanson's Laundry, and J.R. Sommer's College Barber Shop that operated on the second floor of N.S. Cloud's grocery concern named "The New Store." The Student Cooperative Bookstore and dining hall was first located on N. Manhattan Ave. and moved to 1214 Moro St. into a structure built by Mr. Correll in 1903. Five years later the Co-op would move to a new building and the College Tailor Shop replaced the Co-op at 1214 Moro Street.³⁶

The Student Cooperative was described as a "God-send to the students who were forced to go through college with a limited amount of capital."³⁷ It was a successful endeavor

³² Historic Preservation Services, LLC. *Cultural Resources Survey Wards 1 and 2 Manhattan, Kansas, Manhattan, KS: City of Manhattan*. 2004. 40.

³³ "Dr. J.W. Evans Remembers Manhattan of Early Days." *Morning Chronicle*. 29 Jul 1945.

³⁴ Olson. 189.

³⁵ Kansas City Public Library. *Sanborn Fire Insurance Maps for Manhattan, Riley County, Kansas*. 1905, Sheet 4. Accessed online at www.kclibrary.org/.

³⁶ *Student's Herald*. 4 Nov 1908. 5.

³⁷ Gladys Jackson. "Aggieville Past." *Dimensions*. 29 Apr 1983. Jackson is quoting the 1913 industrial version of the *Daily Mercury*. RCHM History of Aggieville Vertical File.

and in 1908, the Student Co-op built a new brick building at the corner of N. Manhattan Avenue and Moro Street- the first permanent commercial building in Aggieville. The same year, the Y.M.C.A. building at the corner of Fremont and 11th Streets was dedicated after more than a year under construction. Two other commercial businesses established a foothold near campus in 1908; each would become stalwart Aggieville merchants. A devastating flood provided opportunity for Aggieville. In late May 1908, the Big Blue topped its banks flooding parts of downtown; the *Manhattan Republic* noted that "boating was very fine along Second Street all day."³⁸ O. William Holt, an enterprising grocer moved his stock from his downtown location to an empty building at 1202 Moro Street. After receiving an overwhelming response he decided to stay.³⁹ One year later his grocery concern was bought out by L.C. Shafer. In October 1889, Joseph "Guy" Varney had opened a store on Poyntz Ave. with his uncle John W. Swingle. Varney soon bought out his uncle and took over the Fox Bookstore downtown. In 1908 Varney opened a branch location in Aggieville.⁴⁰ Another business central to students was the Fink Electrical Company at 1126 Moro Street. Fink was known as "the heart of the student section of the city," by providing electric light for studying and was the first place to sell phonographs and records.⁴¹



First known masonry business building in Aggieville built for Student's Cooperative Bookstore in 1908 (replaced by existing stone building in 1941 (now Dusty Bookshelf). 1912 Royal Purple.

It was around this time that Aggieville got its name; although there are conflicting stories regarding its origin. One is that a Chicago cookie salesman sent a letter to a local merchant and not knowing his address simply wrote, "Aggieville, Manhattan, Kansas."⁴² The merchant was amused and placed the card in his store window and the name caught on.

³⁸ *Manhattan Republic*. 9 Jun 1908. 1.

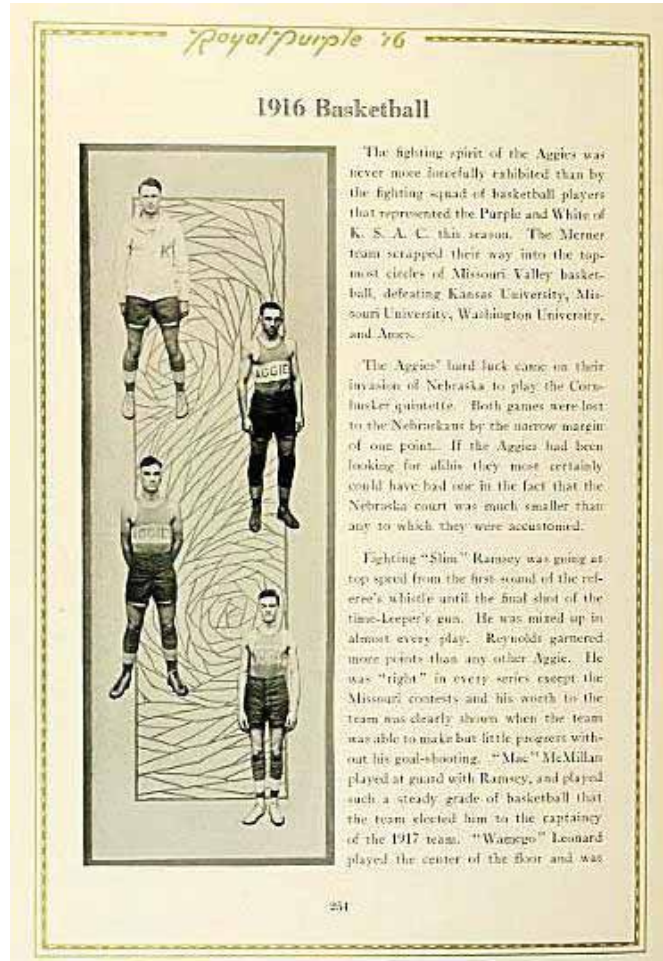
³⁹ *Manhattan Mercury*. 3 Jun 1909. 7.

⁴⁰ *Manhattan Nationalist*. 11 Oct 1889, 1, and *Manhattan Mercury*. 5 Oct 1929. 43.

⁴¹ Jackson.

⁴² "Aggieville History: A Walk Down Memory Lane." *Royal Purple*. 1998.

Another is that the name simply evolved from the early KSAC mascot, the "Aggie." Clearly the name was extant by 1912 when G.E. Robinson opened the Aggieville Laundry. The KSAC mascot changed from Aggies to Wildcats in 1917, but Aggieville was here to stay.



"Aggies" Basketball Season, 1916 Royal Purple.

As the first decade of the century came to a close KSAC could boast doubling of their facilities to approximately twenty buildings with functions ranging from halls containing classrooms, laboratories and a gymnasium to greenhouses, barns and a plant museum.⁴³ In addition, during commencement week in 1909, a new streetcar line opened improving access to the college. The following year KSAC had 2,400 students enrolled and a six-week summer school was added.⁴⁴ Aggieville was well positioned to serve students year round.

Aggieville Comes of Age

By 1910 city residents approved a \$20,000 bond to construct an interurban railway between Manhattan and Fort Riley

⁴³ Willard. *History of KSAC*. 157.

⁴⁴ *Ibid*. 544.

increasing trade with soldiers from the base.⁴⁵ In 1913, the Manhattan Commercial Club placed a full-page ad in local newspapers outlining the city's virtues as reasons for home ownership in Manhattan.⁴⁶ During this time billiard halls became illegal as did skating rinks; both were considered undignified. Blue laws prohibited sporting events and movies on Sunday until a city referendum in 1934.⁴⁷

In the early years tuition at the college was free leading many Kansas residents to move to the city to allow their children to get a college education. Rather than sending their children alone, advertisements in local newspapers indicate that families often moved with their children, likely to further their own economic opportunities in Manhattan.⁴⁸ Manhattan's 1911 City Directory indicates that approximately one in five households had at least one student sharing the last name of the head of household and many had three or four attending KSAC or Manhattan's business college.⁴⁹

Although businesses were clearly established prior, it was the 1910s when Aggieville began to take its current form. With the exception of the Student Co-op brick building (later replaced); most early businesses were located in former dwellings or frame commercial buildings. The Hessin House and YMCA on N. 11th Street are the only existing buildings that predate 1910.

In 1910, Aggieville and other "west-side" merchants came together to form the West End Commercial Club with the goal of mutual improvement of members and the promotion of good fellowship and high business ideals. The first business agenda for the eleven charter members was to gain access to fire protection and postal service; they achieved both. In November 1910, the group elected J.F. Harrison, president; Roy Wilson, vice president; L.C. Shafer, secretary and treasurer; and J.B. Freeman, sergeant at arms.⁵⁰ The Club was renamed Aggieville Commercial Club by 1915.

Local businessman Barney Youngcamp played an important role in the early development of the business district. He sold his Elk Barber Shop on Poyntz Avenue in January 1912 and

purchased the Manhattan Bottling Works downtown a few months later while partnering with J.C. Brannan to build a new building on Moro Street east of the Co-op Bookstore. The \$12,000 two-story brick building at 1220-1224 Moro St. would house the "best dance hall in this area of Kansas," as well as four business storefronts first occupied by Palace Drug Store, Kittel's Varsity Shop, W.H. Hout Tailors, and Askren Optometrist and Jewelry Store.⁵¹ Over the years the building would become an integral part of the history of numerous Aggieville businesses. By 1924 the dance hall had become apartments that remained into the early 1960s.



Aggieville business advertisements, Morning Chronicle 6 June 1910.

Others building in 1912 included G.E. Robinson and J.L. John. Robinson built an up-to-date laundry on the south side of Moro Street which appears to be the first business to adopt the Aggieville name.⁵² A laundry would remain in the building at 1219 Moro St. for the next seventy years. John established his confectionary and ice cream store at 1123 Moro Street, expanding to a larger corner location at 1201 Moro Street in 1918. The growth of automobile ownership led the city to pave major roads in the city, moving outward from

⁴⁵ Nancy Capace. Encyclopedia of Kansas. St. Clair Shores, MI: Somerset Pub. Inc., 2000. 225.

⁴⁶ *The Morning Chronicle*, 30 Aug 1913.

⁴⁷ Capace. 225.

⁴⁸ For example, when M.M. West desired to sell the home at 417 Fremont Street the advertisement stated, "This property is very desirable particularly for persons who intend sending their children to Agricultural College." *Abilene Daily Reflector*, 27 Oct 1904. 3. House advertisements noted their proximity to the college. *Manhattan Nationalist*, 30 Sep 1897. 6; and *Manhattan Mercury*, 31 July 1891.

⁴⁹ *Manhattan City Directory*. 1 May 1911. Accessed on 30 Mar 2020 on Ancestry.com.

⁵⁰ *Manhattan Republic*. 10 Nov 1910.

⁵¹ *Manhattan Mercury*. 6 Mar 1912. 3.

⁵² *Manhattan Republic*. 11 Apr 1912. 1.

downtown.⁵³ In 1913, the first public garage was built in Aggieville at 1125 Moro St. by Alvin Miller to house the E.B. Millard Garage.⁵⁴ In the same year, Mrs. A.S. Wilson had the existing building at 1127 Moro St. built, occupied by Jennings and King Plumbing and Heating and the Moore Brothers built the existing brick building at 1130 Moro St. for Coons' Grocery. As classes began in the fall of 1913 Aggieville businesses included: four grocery stores, two bookstores, a candy kitchen and ice cream store, one clothing store, a department store, jewelry store, racket store, furniture shop, steam laundry, bakery, an electrical supply house, one shoe shop and two tailors.⁵⁵

A few years earlier, Aggieville businessmen had founded their own fire department located in a small building in the alley behind 1218 Moro Street and furnished it with a hose cart, 900 feet of hose, and ladders.⁵⁶ Fourteen men volunteered without pay. The fire equipment is seen on the 1912 Sanborn Map.⁵⁷ In July 1913, in recognition of the growth and importance of Aggieville, Manhattan City Council agreed to expand the fire boundary to include most of Aggieville.⁵⁸ One of the first significant fires to occur started in the middle of the night of November 23, 1914, when a gasoline stove caught fire at the Thomas Bakery at 1216 Moro Street. The Aggieville and Manhattan fire departments responded and were able to keep the fire from spreading to other buildings. With the expansion of the city's fire limits and the rapid response time, the Aggieville fire department was disbanded in 1917.⁵⁹

Prior to WWI Aggieville expanded with new and bigger businesses and permanent buildings constructed using the most modern materials available. Brick and stone were chosen for fire prevention; a primary reason that many of those early buildings remain at the heart of Aggieville today. L.C. Shafer had established his grocery in Aggieville in 1909 and expanded the business to include a meat market. He built the existing building at 1203 Moro St. in 1915 to house his business (adding a second floor in 1923). By 1926, Shafer sold the business to W.F. Long and got into the real estate business.⁶⁰

⁵³ "Manhattan Recognized as a Model Town Due to Her Many Modern Improvements." *Manhattan Mercury*. 5 Oct 1929.

⁵⁴ *Manhattan Republic*. 24 Jul 1913. 1.

⁵⁵ "Aggieville, the Thriving College Suburb." *The Daily Mercury Industrial Edition*. 30 Aug 1913.

⁵⁶ Charles R. Tannehill. *An Early History of the Manhattan Fire Department: The Volunteer Period*. Manhattan, KS: Falling Wood Press. 40.

⁵⁷ *Sanborn Fire Insurance Maps for Manhattan, Riley County, Kansas*. 1912, Sheet 10.

⁵⁸ *Manhattan Republic*. 24 Jun 1913.

⁵⁹ Tannehill. 41.

⁶⁰ *Manhattan Mercury*. 6 Aug 1926.



J.L. John's Confectionery built at 1201 Moro St. in 1918 and L.C. Shafer's Grocery at 1203 Moro St. was built in 1915 as a one-story building (R) and expanded to two-story in 1923 (Dan Walter, Aggieville Archives).

Several early businesses built new buildings during this time. John F. Harrison who had the biggest grocery store in Aggieville "felt the need" to expand in early 1911 into an adjacent lot and put new fronts on his existing stores. Four years later, Harrison built a two-story masonry building to replace the frame structure. The new building named Harrison Hall, would house his grocery and meat market on the ground floor and a dance hall on the second floor. Dances were sponsored by university clubs and civic groups. The Avalon Ballroom, as it was called by the 1930s, would host every kind of dance from sock hops and swing dances to big bands.

The Olson Brothers expanded their downtown shoe repair business by adding a shoe repair department in Elmer Kittell's Varsity Shop located in the north room of the Student Co-op building. The Olson's kept two men in their 3rd Street shop and added one for the Varsity location. Olson's Shoe Repair had expanded to 1214 Moro St. by the late 1930s; the fourth and fifth generations continue to operate the business in Aggieville, constructing a new building in 1983.

Guy Varney had expanded his business to Aggieville in 1908 and in 1916, built the existing building at 623 N. Manhattan Avenue to house his College Bookstore.⁶¹ The following year Varney sold his downtown location and the Aggieville store would expand to meet the needs of the Aggieville and KSU communities for the next one hundred years. The 1913 Industrial Edition of the *Manhattan Mercury* noted that the bookstore carried stationery, wallpaper, pictures, cut glass and china, Eastman Kodak supplies and Spalding Sporting Goods, all in addition to books. The new building was designed for apartments above but was converted to offices on the upper floor early on. When Guy Varney died in 1920

⁶¹ *Manhattan Republic*. 23 Feb 1911.

⁶² *Manhattan Republic*. 12 Jan 1911.

⁶³ *Manhattan Republic* 17 Aug 1916. 1.

his wife Grace ran the store for the next sixteen years until her son Ted took over the business. Throughout the history of the store, Varney's was adept at fulfilling the customers' needs and wants with extra goods and services that included offering public school books; a lending library of over 500 fiction books and a picture framing service during the late 1920s and early 1930s; office furniture and equipment necessary for a "modern office;" as well as everything a college student desired.⁶⁴

While single family homes were being replaced by business structures on Moro Street and N. Manhattan Avenue, the 1300 block of Fremont Street south of the City Park saw extensive residential development. The land belonged to Albert Dickens, a graduate of KSAC (1893), who joined the Horticulture Department faculty in 1899. After the college established a Forestry Division in 1909, Dickens was named State Forester, in addition to his other departmental duties.⁶⁵ Upon his death in 1930, the horticultural building was renamed Dickens Hall in his honor.⁶⁶ Beginning in 1911, lots were sold in the Dickens Place Addition, many to college faculty to build single family homes. Extant houses in the 1300 block of Fremont Street that were built during this time include the following:

1314- The first house on the block was constructed in 1911 at 1314 Fremont Street by Professor J.W. Searson. Searson was a renowned English Professor at KSAC and author of numerous *Kansas Readers* used for elementary school instruction. The house had a number of residents and owners over the next few decades before having another long-term resident. Professor Homer E. Socolofsky, a KSAC alumnus, taught history for forty-five years, living at 1314 from at least 1960 until 1982. Even after it was converted to apartments in 1965, the Socolofsky family remained.⁶⁷ His son Robert was Riley County Attorney in the early 1980s.⁶⁸

1320- The second home built along Fremont St. occurred at 1320 in 1911 by John L. Coons, Aggieville grocer, who sold the property to V.L. Polson in 1912.⁶⁹ The house changed ownership frequently in its early history. Some of the owners worked at the university including Dean of the Music Department Ira Pratt, who bought the house in 1923 from A.M. Patterson.⁷⁰

⁶⁴ "A Book Store of Departments." *Manhattan Mercury*. 5 Oct 1929. 43.

⁶⁵ Willard, *History of KSAC*. 165.

⁶⁶ Ibid.

⁶⁷ Open Records for Kansas Appraisers (ORKA) accessed online at <https://www.kansasgis.org/orka/> and *Manhattan Mercury*. 29 Aug 1982. 41.

⁶⁸ *Manhattan Mercury*. 7 Dec 1980. 1.

⁶⁹ Riley County. Tax Records for Manhattan, Kansas. Riley County Historical Society & Museum.

⁷⁰ *Manhattan Republic*. 29 Mar 1923. 1.

1326- R.J. Barnett, principal of the K-State Publicity Department, and his wife owned the house at 1326 Fremont Street in 1911. By 1915, Bernice Houser had bought the property and ran a boarding house there until 1952 when her health failed.⁷¹ The house was later converted to apartments.

1328- The house at 1328 Fremont Street was built in 1911 by Andrey Abraham Potter. Potter joined the KSAC faculty in 1905 as Assistant Professor of Mechanical Engineering, becoming the Dean of Engineering and Director of KSAC's Engineering Experiment Station in 1913.⁷² Potter left Manhattan for Purdue University in 1920, after having "developed cleaner coal for state institutions in Kansas with a method that removed sulfur from coal in one of the country's first clean-air programs."⁷³ After several short-term owners, Basketball Coach Jack Gardner moved his family to 1328 by January 1950, selling after Gardner resigned in the summer of 1953 to take a coaching job in Utah.⁷⁴ In 1939, Gardner was named KSU Basketball Coach in a move that excited basketball fans and helped to spur the movement for the building of a new field house.⁷⁵ After the successful 1947-1948 season when the team won the Big 7 Championship, the team became known as "Jack Gardner's Cats."⁷⁶

1318- Frances Hertslet built the home at 1318 Fremont Street in 1912. By 1913, Mary P. Van Zile owned the house and lived there until at least 1920. Mrs. Van Zile, a graduate of KSAC, returned to the school to become the head of the Domestic Science Department in August 1908.⁷⁷ By 1911, she was named Dean of Women, a position she held until 1940.⁷⁸ Van Zile was known as a confidant and cupid, but also determined a dress code for women on campus, established female curfews and was well-liked by male and female students.⁷⁹ In 1926, the first women's dormitory was christened Van Zile Hall in her honor. The house at 1318 Fremont St. had multiple owners following Mrs. Van Zile until it was purchased by Lud Fiser in 1948.⁸⁰ Fiser, Manhattan High School Football and Track Coach, was named interim Head Coach of K-State Football in 1945. He remained as

⁷¹ Manhattan: Aggieville Commercial District Survey. 2020. Accessed online at <https://khri.kansasgis.org/index.cfm> and "Bernice Houser." *Manhattan Mercury*. 1 Aug 1955. 2.

⁷² Willard, *History of KSAC*. 139.

⁷³ "Andrey Potter, 97; An Aide at Purdue." *The New York Times*. 7 Nov 1979. B7.

⁷⁴ *Manhattan Mercury*. 10 June 1953. 10.

⁷⁵ *Manhattan Mercury*. 20 Jul 1939. 1, and *Manhattan Republic*. 26 Dec 1940. 5.

⁷⁶ *Manhattan Mercury*. 3 Aug 1948. 1.

⁷⁷ *Manhattan Nationalist*, 6 Aug 1908. 6.

⁷⁸ *Manhattan Mercury*. 10 May 1911. 1.

⁷⁹ Marien Makemson. "If It Wasn't for George Evans..." *Manhattan Mercury*. 17 Aug 1986. 92.

⁸⁰ *Manhattan Mercury*. 15 Jun 1948. 7.

assistant coach the following year as well as head Baseball Coach until 1948. He then served as Director of the Manhattan Chamber of Commerce for 28 years (1948-1975). His son Dave grew up in the house and after college, made Manhattan his home. Dave Fiser served the Manhattan community in various roles including City Commissioner and Mayor in the 1980s. The house remains a single-family residence today.

1310- The house at 1310 Fremont was built in 1921 by Rev. R.A. Edson at a cost of \$6,000.⁸¹ Roger Allerheilgen, a long-time barber in Aggieville lived here ca. 1970s and walked to work each day. Allerheilgen worked for seventeen years at two Aggieville barbers (Ray's and Campus Barber Shop) before opening his own shop. He retired in 2013 from his shop, Campus Hair Styling at 1206 Moro, having cut hair in Aggieville for forty-eight years.⁸²

509 N. Manhattan – Located just north of the corner of N. Manhattan Avenue and Fremont Street, this parcel was one of the last in the Dickens Place Addition to be built upon. Dickens still owned the lot in 1920. By 1923 Sanborn Maps illustrate the house had been built. Mrs. Grace C. Creighton is listed at this address by 1921 and remained in 1940. The house was converted to apartments at an unknown date.

WWI and the Roaring '20s

The U.S. entry into war in April 1917 led to a few changes on campus and Aggieville. At KSAC new hastily-constructed frame buildings appeared on campus to house the newly-formed Student Army Training Corps. These facilities included barracks, a mess hall, and other necessities including a barber shop.⁸³ Following the war enrollment grew to 3,400; a thirty percent increase over 1910.⁸⁴ In 1919, Anderson Hall was remodeled to include a basement "recreation center" that in addition to providing students a place to gather in small groups, was large enough for dances and social events.⁸⁵ Space in the recreation center was leased to Joseph Cooper for a barber shop and to alumni Elmer F. Kittell, who ran a canteen – a "lunch counter and soda fountain" for a year before selling to KSAC senior N. S. Spangler.⁸⁶ In August 1924, the business concerns were evicted from campus, leading Spangler to build his own building at 1421 Anderson Avenue across from campus, where he operated the College Canteen until at least 1959.⁸⁷

⁸¹ *Manhattan Mercury*. 30 Dec 1921. 4.

⁸² *Manhattan Mercury*. 25 Nov 1974. 2, and 07 Apr 1996. 23.

⁸³ Willard, *History of KSAC*. 252.

⁸⁴ "Enrollment Summary by Academic Year." Office of the Registrar. Kansas State University. Accessed online at <https://www.k-state.edu/registrar/statistics/enrbyyr.html>.

⁸⁵ Willard, *History of KSAC*. 258.

⁸⁶ *Kansas Industrialist*. 28 Jun 1920. 1, and *Manhattan Republic*. 28 Apr 1921. 1.

⁸⁷ Willard, *History of KSAC*. 252 and Gumprecht. 119.

The 1920s were a boom time for Manhattan and Aggieville. Manhattan was serviced by four bus lines with twenty-five buses daily. In 1922, the city grew faster than any other urban area in Kansas to a population of 10,000, without students.⁸⁸ The previous year, the city had issued 150 building permits for residences valued at \$262,535.⁸⁹ Manhattanites enjoyed twenty-five miles of asphalt-paved streets with fifty miles of paved sidewalks.⁹⁰ Aggieville got its first service station constructed by H.P. Wareham at 1231 Moro Street in 1922, and leased to Long Oil until 1927, when Long built a new superstation down the block.⁹¹ Another firm, the Wilson/Gillman Brothers Garage was built at 1111-1113 Moro Street in 1924.



Looking east on Moro Street from N. Manhattan Avenue in 1923. Trolley track and lines remained at the time and new street lights were in place (Riley County Historical Museum).

In May 1923, it was reported that \$40,000 worth of construction was underway in Aggieville.⁹² Streets were widened to accommodate street car service and electric lighting while students were away and businesses readied for fall including W.C.A. Meseke who built a modern one story brick building at 1121 Moro Street to house his new furniture store.⁹³ Walter's Plumbing built a new building adjacent at 1119 Moro St. and L.C. Shafer added a second story to his grocery building to accommodate four apartments at 1203 Moro Street.

New businesses provided all forms of necessities for modern life. The S.S. Prentice Dry Goods Company opened in the Wilson Building at 1127 Moro in 1924. Four years earlier, George W. Given opened the Given Clothing Company in the Youngcamp Building while construction was underway on his new building at 1205 Moro. Given Clothing Co. was an upscale men's store featuring Ed V. Price & Co. clothing

⁸⁸ *Manhattan Republic*. 4 Oct 1923. 5.

⁸⁹ *Manhattan Mercury*. 30 Dec 1921. 1.

⁹⁰ *Royal Purple*. 1919.

⁹¹ *Manhattan Republic*. 25 May 1922. 2.

⁹² *Manhattan Republic*. 23 May 1923.

⁹³ *Manhattan Nationalist*. 8 Feb 1923.

“made to individual measure.”⁹⁴ O. M. Hixson’s photographic studio, named the Royal Studio, established in Manhattan in 1898, was located at 1101 Moro St. in the 1920s and early 1930s. The business occupied three subsequent locations on Moro Street and was purchased by Laurence Blaker in 1939.

Not all businesses in the district were focused on college clientele. In 1924, W.H. Schellenberger announced the opening of Aggieville Hardware and Electric Company. One of the biggest hardware stores in the city created the motto, “If you can’t get something at Aggieville Hardware, it can’t be bought.”⁹⁵ I.W. Johnsmeyer built the existing building at 610 N. 12th Street at a cost of \$4,000 to house the Gold Medal Bakery relocating from a frame structure on Moro Street.⁹⁶ Later named Brumm’s Gold Medal Bakery, the business remained into the 1950s. In August 1923, Aggieville got its first bank at 1131 Moro Street. J.L. John, owner of the Creamery and Confectionery at 1201 Moro Street, had a building constructed for the College State Bank with a club room for the I.O.O.F. on the second floor.⁹⁷

Other new business buildings included W.P. Barber’s modern cleaning and dyeing plant on N. 12th Street and Harry Miller’s new building on N. Manhattan Avenue, both buildings designed by H.B. Winter. Paul Dooley, a jeweler who moved into the Miller Building, planned to focus on college trade. Next door was barber Joe Cooper, who continued his focus on the college clientele while Larsen’s Tailor and Cleaners, hoped to capitalize on both students and local residents. Abernathy Grocery, also in the Miller Building, kept a complete stock to entice all customers.

As 1923 came to a close, Aggieville was a thriving four-block business district comprised of brilliantly lighted streets with sixty-eight flourishing businesses. The *Morning Chronicle* boasted Aggieville had grown from a swamp to a shining city.⁹⁸ The district remained nestled in a residential area illustrated by the 1923 Sanborn Map, which shows four dwellings remaining in the 1100 and 1200 blocks of Moro Street. Those two business blocks were flanked by Laramie Street and Bluemont Avenue, largely residential streets, making it clear why businesses catered to local residents as well as students. In September 1924, the *Morning Chronicle* declared that Aggieville had grown from a “few straggling little sickly businesses a half dozen years ago to a flourishing business district with nearly every line of business enterprise

represented.”⁹⁹ Downtown businesses including Stevenson’s Clothing, Palace Drug, Duckwall’s and R.H. Brown Music Co., seized the opportunity to broaden their market and opened branch stores in Aggieville. Duckwall’s noted that in addition to students, they expected to reach households in the western residential district.¹⁰⁰ One newspaper crowed, “There are enough eating places in Aggieville to take care of the entire population of Manhattan, comfortably.”¹⁰¹



Aggieville article and business advertisements, *The Morning Chronicle*, September 9, 1924.

By 1925, the city’s population had reached 10,112.¹⁰² Manhattan experienced its greatest building spurt in history – over \$1M for the year including \$200,000 for a new dormitory and five new business buildings in Aggieville. Brick buildings continued to replace frame structures as seen by the new J.A. Cress building at 1218 Moro Street and Dr. LaShelle’s building down the block at 1204. C. A. Swenson built the existing building at 1206 Moro St. in 1925; initially designed and constructed to house W.B. Roper’s Barber Shop and Duckwall’s.¹⁰³

One of the biggest signs of modernization was announced in October 1925. Aggieville was getting a movie theater. Harry Miller bought the land south of the College Bookstore and College Drug Store and asked Manhattan architect H.B. Winter to prepare plans for the \$100,000 theater.¹⁰⁴ The Miller Theater opened May 1, 1926, with a special section in the *Morning Chronicle* boasting the new theater was one of five like it in the United States and would feature first run movies, opening with “Paris at Midnight.”¹⁰⁵ The theater had

⁹⁴ Royal Purple Ads 1920, 1923, & 1927.

⁹⁵ *Manhattan Chronicle*. 11 Dec 1924. 4.

⁹⁶ *Manhattan Republic*. 22 Feb 1923. 5 and *Manhattan Tribune*. 22 Feb 1923. 4.

⁹⁷ Independent Order of Odd Fellows. *Manhattan Republic*. 1 Jan 1931. 1.

⁹⁸ “From Swamp to City in 20 Years.” *Morning Chronicle*. 16 Dec 1923. Aggieville Section, 1.

⁹⁹ “Aggieville Definitely Dons Long Pants.” *Morning Chronicle*. 9 Sep 1924. 4.

¹⁰⁰ *Ibid*.

¹⁰¹ *Ibid*.

¹⁰² *Manhattan Republic*. 1 Oct 1925. 7.

¹⁰³ *Manhattan Mercury*. 24 Apr 1925. 1 & 28 Jul 1925. 1.

¹⁰⁴ *Manhattan Mercury*. 2 Oct 1925. 1.

¹⁰⁵ *Morning Chronicle*. 1 May 1926.

800 seats and a live orchestra that played before and after the movie. KSAC football games were broadcast live, attracting local sports fans. In 1927, Miller sold the theater to W.R. and Ella C. Browning, who remodeled the interior adding a balcony to seat 400 and raising the height of the loft to better accommodate scenery.¹⁰⁶ The name was changed to the Varsity Theater in 1931 and to the Sosna Theater in 1935, when Sam Sosna bought the business. Sosna added a marquee with electric neon sign.¹⁰⁷

In 1926, H.P. Wareham built a one-story commercial building at 1221-1227 Moro Street east of his service station. Designed to house four businesses, initial occupants included an Aggieville branch of Kenney and Petrich Drugs called Aggieville Rexall, the Rogers and Bell Clothing Company, and the Piggly Wiggly Grocery Store. The Walters Brothers built a one-story building on N. 12th Street extending the bank building south to the alley. Other new construction included two buildings built by brothers Forrest and Harold Forrester. The first at 1216 Moro Street housed a clothing and shoe store and then in 1929, the second at 704 N. Manhattan Avenue, housed their drug store.¹⁰⁸ The Forresters owned the Palace Drug Store then located at 1224 Moro Street in the Youngcamp Building, a sister store to the Downtown Palace Drug located in the Gillett Hotel Annex.¹⁰⁹ In 1929, Palace Drug moved to the new building. Called The Uptown Palace, the grand opening was held January 7, 1930.¹¹⁰ The *Morning Chronicle* called the Palace the "official rendezvous of both faculty members and students."¹¹¹

New construction was not limited to private enterprise. In 1926, KSAC got a new library building, the first dormitory and spent \$40,000 on improvements repairing and repainting several buildings and building new sidewalks.¹¹² Two years later, streetcars were replaced by buses and by 1931, all the tracks were removed.¹¹³ Aggieville hosted KSAC events beginning with the annual Ag Fair, which was held on the first Saturday in May during the 1920s. Local businesses sponsored the event including White House Grocery & Market, A.V. Laundry, Fink Electric Co, the Elite Textile Shop, and Palace Drug Store.¹¹⁴ Sadly, the fair would be a casualty

¹⁰⁶ RCHM History of Aggieville Vertical File, 23 Jun 1927 and Aggieville Commercial District Survey.

¹⁰⁷ *Manhattan Mercury*. 29 Jan 1936. 1.

¹⁰⁸ *Manhattan Republic*. 4 Oct 1923. 5.

¹⁰⁹ *Manhattan Daily Mercury*. 1913 Industrialist edition. RCHM History of Aggieville Vertical File.

¹¹⁰ Daniel R. Walter and Ralph L. Miller. 2012. *The drug stores of Aggieville: ... and a few other tangents along the way*. Manhattan, KS: Able Printing Company. 2012.

¹¹¹ *Morning Chronicle*. Aggieville Section, 3.

¹¹² *Manhattan Mercury & Daily News*. 31 Aug 1926.

¹¹³ Willard. *History of KSAC*. 347.

¹¹⁴ Official Fair Book of the Third Annual Ag Fair. 5 May 1923. RCHM History of Aggieville Vertical File.

of the Depression, but would be replaced by other events such as the Aggieville Jamboree in the 1950s. As the 1920s drew to a close, Manhattan celebrated her Diamond Jubilee, boasting of forty miles of paved roads and fifty miles of brick or asphalt sidewalks although it was noted that the west side of town lacked storm sewers requiring the city to undertake mud removal on streets including Moro.¹¹⁵

From Financial Struggle to Post-War Stability

As the 1930s began, Manhattan residents had begun to experience financial strain that would deepen in the decade to come. Building costs soared to seventy-five percent above what they had been in 1929, forcing most businesses to delay new construction or remodeling.¹¹⁶ Residential construction, including fraternity and sorority houses, continued. Eighty-nine building permits were issued in 1930; only fifteen of which were non-residential structures.¹¹⁷ As cars gained importance, more space was needed to house and repair automobiles. Wilson/Gillman Brothers Garage at 1111-1113 Moro Street expanded to the adjacent lot at 1115-1117 Moro St. adding a 50' by 100' garage to the service station. Nearby, Floyd McKowan opened a filling station at the southwest corner of 11th and Moro Streets one year later.¹¹⁸ The station changed owners but would remain an Aggieville staple through the 1970s.



The first bank opened in Aggieville in 1923 but failed in the Great Depression (Dan Walter, Aggieville Archives).

The Depression hit Aggieville and affected students as it did everyone across the United States. On January 1, 1931, the seven-year old College State Bank went into receivership, affecting local business loans and capital. The bank was

¹¹⁵ "Manhattan Recognized as a Model Town Due to Her Many Modern Improvements." *Manhattan Mercury*. 5 Oct 1929.

¹¹⁶ *Manhattan Republic*. 1 Jan 1931.

¹¹⁷ Ibid.

¹¹⁸ Ibid.

founded by L.E. Grigg, W.C. Grigg, F.E. Freudenberg, F.H. Walters, B. Youngcamp, S. Wagaman and H.S. Ramey.¹¹⁹ With the election of President Franklin D. Roosevelt came new programs such as the National Youth Authority, which employed 2,289 KSAC students and provided the college with over \$232,000 worth of funding.¹²⁰ Other New Deal programs funded art and building projects on campus. By 1939 the campus had grown to thirty-four buildings including greenhouses and pavilions. But when war came in the next decade all construction at the college, and most in Aggieville, would cease.

Recreational and social pursuits were important even during the Depression. Team sports became popular and leagues were formed. Aggieville's baseball team, cheered on by locals, won the city league in 1938. As the 1930s came to a close the city of 11,000 inhabitants had nearly six million dollars in annual retail sales, creating an optimistic outlook for the future.¹²¹ The 1940s would bring many changes to Aggieville, including a new chapter for one of the district's first businesses. The Student Co-op Bookstore that opened in 1899 was sold to long-time manager Ray Pollum. Pollum built a new building (the existing stone facade) on the same corner site and changed the name to Campus Bookstore.¹²² The building housed a bookstore until 1970. Then in 1991, Dusty Bookshelf, a used bookstore, would revive the tradition in the same building.

Many changes occurred on campus after the declaration of war in December 1941. Most courses were abbreviated so that students could finish their degrees in two or three years, allowing them to support the war industry or join the military. By 1943, there were 1,400 Reserve Officer Training Corps Cadets and 500 Air Force trainees at KSAC.¹²³ The Home Economics Department achieved its highest enrollment and the Van Zile Dormitory housed soldiers.¹²⁴

Following the war, as veterans returned and took advantage of the GI Bill, money was still tight and local veterans formed a grocery co-op.¹²⁵ Other GIs opened new businesses on Moro Street including George Hampton's City Typewriter Co. at 1206, Hill's Linoleum and Rug Co at 1123, McNeil Music Store at 1112, Brownie's Coffee Shop at 1108, Fran Schneider's School of Dance at 1203, Chef Café No. 2 at 1201 and Marshall Stover's Rent-a-Bike south of the theater on N.

¹¹⁹ Ibid.

¹²⁰ Willard. 1940. 332.

¹²¹ R.L. Polk & Co. Polk's Manhattan (Riley County, KS) City Directory. Kansas City, MO: R.L. Polk & Co., 1939.

¹²² In 1967 Pollum sold to William Kammer III, who changed the name to Bill's Campus Book Store. The name was changed back to Campus Book Store in 1970 with new owners.

¹²³ *Manhattan Mercury*. 17 Feb 1963. 34.

¹²⁴ Ibid.

¹²⁵ Ibid.

Manhattan Avenue.¹²⁶ Other established businesses such as the Royal Studio, moved into new, expanded, or remodeled spaces. Owner Lawrence Blaker who bought the business in 1939 was an Army veteran and built the existing building at 1201 Moro St. in 1946. Jim and Tom Farrell bought the Sinclair Station at 1215 Moro St., later building a new station on the same site (1955). DeYoung's Electrical Shop moved to 1127 Moro St.; Bottger's IGA moved to 1223 Moro St.; and Duckwall's expanded to occupy the entire building at 617-619 N. Manhattan Ave. where it remained until closing in 1969. By 1946 at least ten veteran-owned firms had opened in Aggieville.¹²⁷

In 1946 George Scheu bought the bank building at 1131 Moro Street undertaking a major remodeling for the National Cash Register Co., a branch of their district office in Topeka.¹²⁸ Gillman's Garage at 1111 Moro St. became Watson Transfer Co. in 1946, a year later moving next door to 1115-1117 Moro St., where it remained through 1965.¹²⁹ Mayflower Transit took Watson's place in 1111 Moro Street.¹³⁰



1947 view of N. Manhattan Avenue with Sosna Theater, Bottger's IGA, Duckwall's and College Drug Store with Manhattan Transit Bus on street (Dan Walter, Aggieville Archives).

The mood of community was high as the 1950s began. The summer of 1951 would bring a devastating flood to many downtown Manhattan businesses. Aggieville retailers immediately offered help including storing and "hosting" downtown retailers' goods for sale, as Backman-Ballard Sporting Goods did for Stevenson's Clothing.¹³¹ Friendly

¹²⁶ "More than 20 New Businesses in Aggieville." *Morning Chronicle* [likely source]. 5 Sep 1946. RCHM Aggieville History Vertical File.

¹²⁷ Ibid.

¹²⁸ Ibid.

¹²⁹ Manhattan: Aggieville Commercial District Survey. 2020.

Accessed online at <https://khri.kansasgis.org/index.cfm>.

¹³⁰ R.L. Polk & Co. Polk's Manhattan (Riley County, KS) City Directory. 1965.

¹³¹ *Manhattan Mercury*. 20 Jul 1951. 5.

competition took place between the downtown district and Aggieville, often supporting benevolent organizations such as the March of Dimes. In January 1956, Aggieville and Downtown squared off to see who could raise the most money in a Mile of Dimes event.¹³²

New businesses continued to open in Aggieville and a few new buildings were constructed. Miller's Launderette, the first "help-yourself" laundry in Aggieville, built a new building at 1129 Moro.¹³³ The building continued as a self-serve laundry through the early 1980s. Aggie Barber Shop opened at 613 N. 12th Street in 1956 and remains in Aggieville today. In 1952 Phil and Billie Woodward who had Woodward's Department Store downtown, established Woody's Men's Store in Aggieville. It later changed locations, but remained in the district until 1988.

The post-war boom seemed to offer unlimited opportunities for Aggieville businesses. The population of Manhattan almost doubled from 11,359 in 1940 to 19,056 in 1950.¹³⁴ In the following decades growth rates slowed from the post-war high, but would continue to rise by almost twenty percent between 1960 and 1970, then 18.4 percent from 1970 to 1980.¹³⁵ Enrollment at KSAC would almost triple in the five years following the war, from 2,206 in 1945 to 5,907 by 1950; the number continued to increase every year until 1981.¹³⁶ But difficult times were coming. Although the Aggieville area had been spared physical damage in the 1951 flood, Manhattan residents looked to the suburbs where flooding was less likely and cheap land was prevalent.¹³⁷ As auto-bound Manhattanites moved westward, developers followed with new shopping options. Big competition would arrive soon from campus and the suburbs.

The Era of Change

In 1955 Manhattan had 556 businesses in the city of Manhattan, eighty-seven of which were in Aggieville and 422 were downtown. The other sixty-seven were in outlying areas.¹³⁸ In 1961, the West Loop Shopping Center opened, anchored by a new Dillion's Grocery Store. The area was annexed by city in 1962.¹³⁹ Heavy traffic, limited parking and



DeYoung's Radio Service moved to 1127 Moro St. from the Wareham Building and Henry Miller built the existing building at 1129 Moro St. in 1947 to house a launderette (Riley County Historical Museum).

small storefronts were inherent in downtown and Aggieville, while West Loop offered free parking, easy access, and large stores with a liberal selection of goods.¹⁴⁰ Within a decade, West Loop would grow from a small group of stores to a "town within a town."¹⁴¹ Then in October 1971, Walmart opened off East Highway 24, offering discount shopping for everything from fashionable clothes to colorful household accessories, brand name appliances and sporting goods.¹⁴²

In response, the City of Manhattan adopted a Land Use Plan in 1968 committing to maintain downtown as the central shopping core as opposed to allowing development of suburban shopping malls. The plan would lead to redevelopment and revitalization programs in downtown and Aggieville. One of the first steps was the alleviation of traffic congestion throughout the city. The plan called for the widening of N. Manhattan Avenue linking Anderson and Bluemont Avenues on the north edge of Aggieville. The University granted an easement to the City for the creation of a park comprised of a triangular parcel resulting from the new road across the southeast corner of campus. The easement prohibited use of the parcel for roadway or buildings, requiring it be maintained as a park and that the stone fence along the south and east borders of campus be re-laid to reflect the new campus boundary. Triangle Park, a green space with mature trees, remained largely undeveloped at the time but would become the setting for Aggieville and community events in the coming years.

In further attempt to compete with new suburban centers and chain retailers boasting free on-site parking, a number of the existing public parking lots were created by the City of

¹³² *Manhattan Mercury*. 20 Jan 1956. 1.

¹³³ *Manhattan Mercury*. 13 May 1947. 3 Aug 1947, & 13 Aug 1947.

¹³⁴ U.S. Census Bureau, Decennial Census, 1900-2010. Online at Kansas University Institute for Policy and Social Research, <http://www.ipsr.ku.edu/ksdata/ksah/population/2pop33.pdf>

¹³⁵ South Arterial Construction, Ft. Riley Blvd to US-24, Manhattan: Environmental Impact Statement. United States: n.p., 1985.

¹³⁶ "Enrollment Summary by Academic Year." Office of the Registrar. Kansas State University. Accessed online at <https://www.k-state.edu/registrar/statistics/enrbyyr.html>

¹³⁷ Spencer & Davis. 60.

¹³⁸ *The First One Hundred Years: A History of the City of Manhattan, Kansas 1855-1955*.

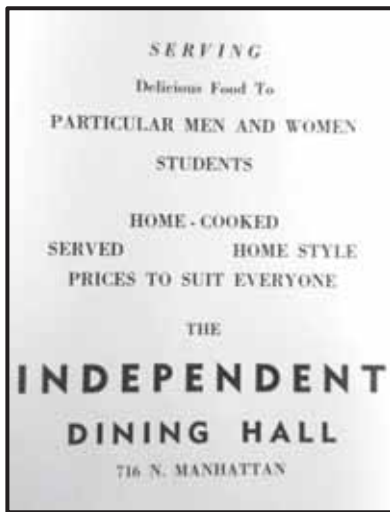
¹³⁹ *Manhattan Mercury*. 3 May 1962. 1.

¹⁴⁰ Spencer & Davis. 60.

¹⁴¹ Spencer & Davis. 60 and RCHM Vertical File "Shopping Centers-West Loop."

¹⁴² *Manhattan Mercury*. 25 Aug 1971 and 12 Oct 1971. 8.

Manhattan by use of eminent domain in the 1960s and 70s. The first lot located in the 1200 block of Anderson Avenue was created in 1960 (now under construction for a hotel). This lot included the mid-block walkway on the north side of Moro Street by Olson's Shoe Shop. Three additional lots including the north side of the 1100 block of Moro St., the south side of the 1200 block of Moro St., and the northwest corner of Laramie Street and N. Manhattan Avenue (south of theater) were acquired in 1978 and developed as public parking lots.¹⁴³ These lots vastly expanded the district's available parking.



Advertisement for "Independent Dining Hall" in Aggieville, 1940 Royal Purple.

The Board of Regents announced in 1950 that it would begin to raise funds for a Student Union on campus. A committee was formed and an architect hired, but it would be two years before ground was broken and four more before the Union was open on March 8, 1956. For decades prior, Aggieville had essentially functioned as the student union catering to students' every need and desire. In 1950, most students still lived off campus and ate many of their meals in Aggieville restaurants who offered weekly meal plans taking over from boarding houses in previous decades. Other restaurants catered to the lunch crowd including: AV Snack Shack, Wildcat Grille, Mar Café, and Dolly's K-Lunch, where waiting lines sometimes were longer than lunch time breaks allowed.¹⁴⁴

The first known chain restaurant to open in Aggieville was Dairy Queen who opened in 1949 in the former Yeager Dairy building at 712 N. Manhattan Avenue.¹⁴⁵ However, nationally Americans were still as yet unaccustomed to the concept of

¹⁴³ City of Manhattan records, Community Development Department.

¹⁴⁴ Gumprecht. 119.

¹⁴⁵ *Manhattan Mercury*. 1 May 1949. Dairy Inn replaced Dairy Queen at this location by 1956.

casual dining. While Aggieville had long been home to numerous diners, cafés and lunch counters, students and local residents alike were increasingly attracted to new options in ethnic cuisine and convenience alternatives such as pizza and burgers. Pizza Hut was founded in Kansas in 1958 in Wichita after a local woman had read an article in the *Saturday Evening Post* about the growing popularity of pizza.¹⁴⁶ Prior to WWII there had been less than 500 pizza restaurants in the U.S.; by 1957 there were more than 20,000.¹⁴⁷ Aggieville got its first pizzeria in the late 1950s - Pizza Villa at 712 N. Manhattan Avenue. Then, Bernie Butler opened Pizza Hut in the existing building at 1121 Moro Street in 1960.¹⁴⁸ The restaurant would celebrate its 30th, 40th, and 50th anniversaries as the oldest Pizza Hut still in its original location. Other casual dining and fast food restaurants would follow including House of Burgers, Rusty's Drive-in, JD's Pizza, Raoul's Mexican Restaurant, Hibachi Hut, Piñata Mexican Restaurant, and Hardees in the 1970s.¹⁴⁹ Between the opening of the Student Union, new dorms that offered meal plans, and changing eating habits, the culinary landscape forever changed in Aggieville.



1968 view of Moro Street, looking west with pizza and hamburger signs prominently displayed (KSU Morse Department of Special Collections).

Other social norms were related to the changing role of women and expanding popularity of alcoholic beverages. During the 1950s and early 1960s there were three taverns in Aggieville. Their manner was genteel and generally, they were patronized by men. The bars catered to fraternities and sorority girls were forbidden to enter. Not only were women not seen in bars; they were rarely seen in establishments

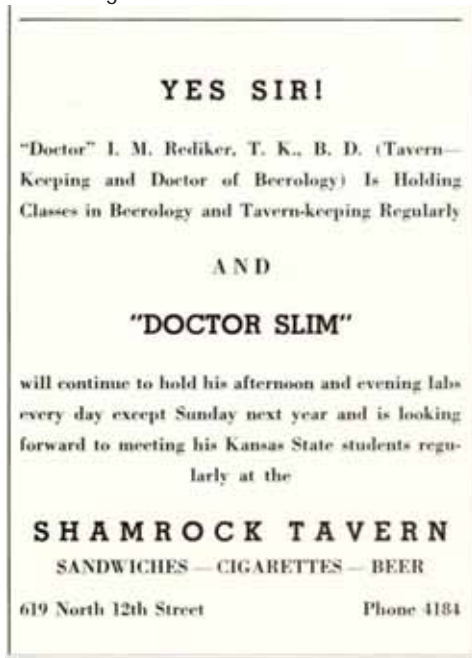
¹⁴⁶ Wichita Entrepreneur Marguerite Mollohan suggested to brothers Dan and Frank Carney that they should open a pizza restaurant in one of her rental buildings. Brenda Spencer and Michelle Spencer. Grandview Terrace Apartments National Register Nomination. Washington, DC: National Parks Service, 2016.

¹⁴⁷ Richard Gehman. "Crazy about Pizza." *The Saturday Evening Post*. 30 Nov 1957. 54.

¹⁴⁸ Polk's Manhattan City Directory. 1966.

¹⁴⁹ Polk's Manhattan City Directories. 1970s.

such as recreation clubs or pool halls.¹⁵⁰ Women formerly had to be in their rooms by ten p.m. and were forbidden to leave town without permission but these restrictions changed in the 1960s. By 1965 ROTC was no longer mandatory for men and women no longer had a curfew.¹⁵¹ In 1969, a co-ed dorm opened on campus.¹⁵² In Aggieville the greatest change would come from an acceptance of college men and women consuming alcohol.



Opening in 1939, Slim's Shamrock Tavern (later became Kite's) was among Aggieville's first bars (1940 Royal Purple).

The number of bars in Aggieville was steady from 1950 through the late 1960s. The bar at 1201 Moro Street has changed colorful owners numerous times since it opened as the Shamrock Tavern, Aggieville's first bar in 1939. Initially operated by Slim & Marie Redeker, Shamrock Tavern was bought by Keith "Kite" Thomas and in 1954 Shamrock's turned into Kite's.¹⁵³ Murphy's Bar opened 712 N. 12th Street 1950 becoming Aggie Lounge, a cowboy western bar serving exclusively Budweiser beer in 1963. The bar remains today, owned by Brian Gieber, son of original owner Tony Gieber.¹⁵⁴ The recreational Hole-in-One Club formerly on Moro Street had moved to 710 N. Manhattan Avenue and in 1959 became The Open. A year later Keith Thomas bought it and it was renamed The Dugout. Thomas remodeled the building in 1968 and changed the name to Mr. K's.¹⁵⁵

¹⁵⁰ Gumprecht. 121.

¹⁵¹ Gumprecht. 125.

¹⁵² Kansas State University Housing and Dining Services Historical Timeline. Accessed online at <https://housing.k-state.edu/about-us/history/index.html> and Gumprecht. 125.

¹⁵³ Ibid.

¹⁵⁴ *K-Stater Magazine*. Fall 2016. 16.

¹⁵⁵ RCHM Aggieville Vertical Files.

By 1970, Me and Ed's Tavern opened at 712 N. Manhattan Avenue, later called Spanky's Bar and then Rockin K's in 1980. Auntie Mae's Parlor opened at 616 N. 12th Street in the 1970s. The bar survived changes in drinking laws and student trends, staying true to its speakeasy-style since 1974.¹⁵⁶ Reflecting the social change occurring across the country, Aggieville's role transitioned from a full service neighborhood to a student-centric nighttime entertainment district. By 1978, the number of bars in Aggieville had increased to thirteen.¹⁵⁷ Many of the bars replaced long-time businesses. Duckwall's, College Cleaners, Dodd's Furniture and Courson Chiropractic all closed and were replaced with bars.¹⁵⁸

The district would begin to feel the heat of the social issues boiling up across the country. Political protests were held on campus and would spill over into Aggieville. Acts of vandalism such as breaking windows became more prevalent.¹⁵⁹ In December 1968, arsonists burned Nichols Gymnasium on campus. Aggieville's image was further altered when the drug scene arrived. A few new businesses opened that sold drug paraphernalia while traditional businesses struggled to survive amid harassment and petty crime. As the atmosphere became tense, families chose not to shop in Aggieville and the neighborhood became almost exclusively a student hangout. With the growing number of bars came an increase in public drunkenness and violence.

The counterculture era was redolent with highs and lows for Aggieville businesses. Some firms chose to relocate such as Reed and Elliott's Jewelry Store in 1975, which had been in Aggieville since 1938. Others like Doebele's IGA (1976) simply closed. In contrast, one of the success stories was when Woody's Ladies Shop joined Woody's Men's Shop in Aggieville. Woodward's purchased Roth Rock's Lady Shop 619 N. Manhattan in 1960. In March 1963, Woody's Ladies Shop moved to 1225 Moro. The store would remain in Aggieville, later under different ownership, until 2002.

Aggieville businesses did not give up. They tried to cater to locals as well as students through advertising and promotions. In the early 1950s, a group of Aggieville businesses labeled "Uptown Shopping Center in Aggieville" offered free parking and extended hours on Thursday evenings¹⁶⁰ to broaden shopping opportunities for working families. In 1978, a St. Patrick's Day Parade and Road Race was started to draw customers into Aggieville at a time when

¹⁵⁶ *K-Stater Magazine*. Fall 2016. 16.

¹⁵⁷ Gumprecht. 127.

¹⁵⁸ Manhattan: Aggieville Commercial District Survey. Accessed online at <https://khri.kansasgis.org/index.cfm> and Gumprecht.

¹⁵⁹ *Manhattan Mercury*. 5 Mar 1968. 2.

¹⁶⁰ Two full-page advertisements were in one of the local Manhattan papers (untitled and undated) and included Backman-Ballard Sporting Goods, which was in business 1951-1954.

KSU students were gone on spring break. The tradition still holds today. In 2014, the event attracted 10,000 people with over 1,000 runners participating.¹⁶¹ Some stalwart businesses survived the upheaval. Aggieville bookstores remained popular. The newsstand then bookstore at 1131 Moro St. changed hands but remained in business through the mid-1980s. Varney's Bookstore changed its name from the University Bookstore in the early 1970s when the university opened its own bookstore. The business continued to grow expanding to the rear in 1963 and adding floor space from adjacent business buildings on the south in 1975, 1989 and again in 1991.

Where students lived was also changing. At the start of the 1950s, most students lived in boarding or rental houses or fraternity or sorority houses. Only one permanent dormitory, the 130-bed women's Van Zile Hall, existed on the 1947 Sanborn Map. In 1957, Jardine Hall opened, providing married student housing and within a decade several campus buildings were added for new dorms.¹⁶² In Aggieville, only a handful of apartment houses were listed in the 1951 City Directory, two of which were the on second-floor of the Youngcamp Building and above the Shamrock Tavern at 1201-1203 Moro Street. Three apartments listed on Laramie Street were likely converted single-family homes; however apartment listings south and east of campus were growing.¹⁶³



1965 Aerial view of Aggieville prior to connection of Bluemont and Anderson Avenues. The area south and west of the core are still largely residential (KSU Morse Department of Special Collections).

The first known purpose-built apartment building in Aggieville, The Lamplighter Apartments, opened in December 1964.¹⁶⁴ Other multi-unit apartment buildings followed in the 1970s including Villa II Apartments at 526 N. 14th Street;

¹⁶¹ Dan Walter, *125 Years of Aggieville Tradition*. Manhattan, KS: Able Printing Company, 2014. 50.

¹⁶² Kansas State University Housing and Dining Services Historical Timeline. Accessed online at <https://housing.k-state.edu/about-us/history/index.html>

¹⁶³ R.L. Polk & Co. Polk's Manhattan City Directory. 1951.

¹⁶⁴ *Manhattan Mercury*. 5 Nov 1964.

Kimberley Gold Key Apartments (1972) at 1200 Fremont Street; Schumann Apartments (1971) at 1119 Laramie; and The Villager (1975) at 1114 Fremont Street.¹⁶⁵



Lamplight Apartments constructed in 1964 on N. Manhattan Avenue (1979 Historic Survey Photo, RCHM).

Modern Times: the 1980s and 1990s

The decades of the 1980s and 1990s brought further change to the face and character of Aggieville largely through new development following the 1978 adoption of the Manhattan's new Land Use Plan that included an Aggieville Improvement Plan. The plan assigned C-3 (commercial) zoning to a defined area that spanned generally from Bluemont Avenue to Laramie Street and 11th Street to N. Manhattan Avenue AND identified a targeted area for future expansion to include the south side of Laramie Street between 11th and 14th Streets and west to 14th Street between Anderson Avenue and Laramie Street.¹⁶⁶

After development of several purpose-built apartment buildings in the 1970s, the rezoning led to commercial development in the areas south and west of Aggieville's traditional core. Many of the new buildings were concentrated around Laramie Street including a mixed-use building at 12th & Laramie Streets in 1980. The 25,000 square foot commercial center called the Laramie Plaza Shopping Center opened in 1985 with space for 15-20 businesses. Also new individual business buildings included a billiard hall/bar and Pizza Hut offices at the 12th and Laramie Streets intersection.

New construction on the edge of the historic core included a small commercial center on the east side of 11th Street in 1983 and Nautilus Towers on the northwest corner of 11 and Moro Streets in 1984. The 1922 gas station at N.

¹⁶⁵ *Manhattan Mercury*. 19 Apr 1971. 14; 11 Dec 1972. 8; and 26 Oct 1975. 38.

¹⁶⁶ *Manhattan Mercury*. 16 Oct 1983. C1.

Manhattan Avenue and Moro Street, long occupied by a liquor store, was demolished and a new multi-business building constructed in 1986. Toward the end of the decade, development pushed west with construction of a new strip center on Anderson Avenue west of Varney's Bookstore, anchored by Kwik Shop and Kinko's. These commercial centers provided an opportunity for small businesses to offer goods and services to the growing student population that topped 20,000 by 1990.¹⁶⁷



1987 construction of commercial center at 14th Street and Anderson Avenue (KSU Morse Department of Special Collections).

Some long-term businesses closed during the 1980s including Aggieville Hardware and Blaker Studio Royal. Additionally, two devastating fires occurred in the district. The Sigma Chi Fraternity in the 1200 block of Fremont St. was destroyed by fire resulting in construction of the existing brick building in 1982. The Youngcamp Building at 1220-1224 Moro St. the first two-story masonry building in Aggieville (built in 1914), had a devastating fire in 1987 that resulted in loss of the roof and second floor. The ground floor was salvaged and a new roof installed, resulting in the existing one-story building.

Two challenges that came from outside the district would have bearing on Aggieville for years to come. The first came when Congress passed the National Minimum Drinking Age Act. When it took effect on July 1, 1987, many KSU students could no longer be served alcohol, dramatically affecting the local bar scene.¹⁶⁸ In 1983, there were thirteen bars in Aggieville, eight of which served the eighteen-year-olds; four clubs and the Last Chance Saloon that did both. By mid-August 1986, there were six private clubs, the Last Chance Saloon and five bars serving 3.2 beer.¹⁶⁹ The change in drinking age occurred on the heels of two embarrassing events when out-of-control students crowded Aggieville following K-State football victories over in-state rival KU resulted in vandalism and property damage. Ultimately

¹⁶⁷ "Enrollment Summary by Academic Year." Office of the Registrar. Kansas State University. Accessed online at <https://www.k-state.edu/registrar/statistics/enrbyyr.html>

¹⁶⁸ "Where Have All the Kids Gone...Aggieville." *Manhattan Mercury*. 17 Aug 1986. 93.

¹⁶⁹ *Ibid.*

student attitudes towards drinking and a new generation raised amid anti-drug campaigns would reduce or at least moderate the market for alcohol consumption.

Simultaneous with the change in drinking age, Aggieville was forced to call on their experiences competing with suburban development of the 1960-1970s again with the opening of Manhattan Town Center, a downtown mall, in 1987.

As bars closed or turned into private clubs and customers had numerous new shopping options, Aggieville businesses looked for ways of marketing to customers, new and old. The Aggieville Business Association, long-dedicated to promoting business in the district, knew they needed a plan to help combat these new challenges. The City-supported Aggieville Redevelopment Plan was designed by local architect Ken Ebert to enhance the district's streetscape with new decorative sidewalks and street lighting.¹⁷⁰ The project included improvements to Triangular Park, a prominent physical and social component of the Aggieville district. The park received picnic tables, benches, bike racks, and trash receptacles, and expanded seating areas along the N. Manhattan Avenue sidewalk to encourage regular use of the green space.¹⁷¹ The improvements maintained most mature trees and green space while adding a small plaza in the center of the park and a wood pergola with backdrop to accommodate Aggieville and community events. In addition to physical improvements, the Business Association amplified their marketing efforts to present a cohesive image. They continued long-established events like the St. Patrick's Day Parade and hosted new events including a 100th birthday celebration in 1989 to attract residents and visitors.



St. Patrick's Day Parade (Dan Walter, 1990s).

¹⁷⁰ Marien Makemson. "If It Wasn't for George Evans..." *Manhattan Mercury*. 17 Aug 1986. 92 and Aggieville Seeks Aid in Upgrading. *Manhattan Mercury*. 25 Nov 1985. RCHM History of Aggieville Vertical File.

¹⁷¹ Walter, Dan. "How Triangle Park Came to Be." *Manhattan Mercury*, 7 Oct 1999. Kansas State University Morse Department of Special Collections Aggieville Vertical File.

When Aggieville celebrated its 100th birthday the *Manhattan Mercury* quoted Aggieville Historian Dan Walter, remarking on the wide variety of businesses that have called the district home through the years:

You could buy a car, bicycle, skateboard, surfboard or boat...You could get your eyes checked, teeth fixed, hair styled, or nails polished...You could pick up a hammer and nails or get groceries for the week...You could buy a pizza or a snack or a waterbed....no one can question that many businesses have come and gone, but each one, in its own special way, added to the richness of the Aggieville tradition---a tradition of strength through diversity.¹⁷²



Special Aggieville Tabloid, October 1990 (KSU Morse Department of Special Collections).

Rather than traditional goods and services, the area moved toward an eclectic mix of businesses that included Krystallos, Accessories on the Park, Pathfinder, and The Palace, the former drugstore turned gift boutique, which kept the booths from the soda fountain, the ice box and original ceramic tile floor.¹⁷³ Espresso Royale, a specialty coffee shop opened at 616 N. 12th Street in 1987, Aggieville's first in a new type of drinking establishment. There was a concerted effort to move from conventional retail shops and bars to a diversified

mix with a broader appeal.¹⁷⁴

The new Aggieville was not without loss. On Valentine's Day 1998, a fire broke out in the 1100 block of Moro destroying three businesses as well as damaging others. Harrison Hall, built 1915 by John F. Harrison to house his grocery business, was destroyed by the fire. The former two-story brick building housed a number of prominent businesses over the years including Pines Cafeteria, the Avalon Ballroom, Roberts Furniture and Brothers Tavern. At the time of the fire, the building was occupied by Club Karrigan, Greek's Pizzeria and Adventure Travel. The two buildings flanking Harrison Hall, housing the Futon Store and Speed-Wash were heavily damaged. Both businesses replaced their storefronts within the year. The lot where Harrison had stood would remain vacant for the nearly a decade. Then in the summer of 1998 more than seventy years of movies in Aggieville came to an end when the Campus Theater closed.¹⁷⁵ The theater had been in operation since 1926 as the Miller, Varsity and Sosna Theater. Another Varsity Theater opened in 1969 at 1215 Moro and had closed in the mid-1980s, although briefly showing independent films in the mid-1990s.

The New Millennium and Beyond

The Aggieville Business Association remains strong. A new tradition was established in 2003 with a New Year's Eve ball drop that drew 8,000 its first year. The Mayor's Christmas tree continues to be located in Triangle Park and the area's holiday season kicks off with an annual lighting ceremony. A large housing development, Laramie Village, was constructed on the south side of the 1200 block in 2004 and New Hope Community Center was built at N. Manhattan Ave. and Fremont St. in 2013. The east end of Moro St. was transformed with new buildings including the decade-long vacant site of Harrison Hall. Additionally, Cozy Inn Hamburgers constructed a new building in 2009, a mixed-use development was built on the southwest corner of 11th and Moro Streets in 2011 and Popeye's Restaurant was built on Bluemont Ave. in 2016.

A few Aggieville cornerstones have been lost in recent years. Woody's Ladies Shop closed in 2002 after forty-two years and three owners.¹⁷⁶ Long-time bar, Aggie Station, and Krystallos, a popular specialty shop, were lost when the building at 710 N. Manhattan burned in 2003. A new multi-use building was constructed on the site housing Eighteen Sixty-Three, a new club with living units above. The Hibachi Hut, established by John & Margaret Anderson in 1959, closed in 2013. Ballard's Sporting Goods, opened in Aggieville in 1961 also closed its doors in 2013. The business began as a partnership between

¹⁷² Dan Walter. "Aggieville: Strength through Diversity." *Manhattan Mercury*. Special Aggieville 100th Anniversary section. 1989.

¹⁷³ Karen Rainey. "Shopping Bag Appeal." *Dimensions*. 29 Apr 1983. RCHM History of Aggieville Vertical File.

¹⁷⁴ Becky Howard. "Economics Change in Aggieville." *Manhattan Mercury*. 17 Aug 1986. 93.

¹⁷⁵ K-State Collegian, 22 Jul 1998.

¹⁷⁶ *Manhattan Mercury*. 11 Aug 2002.

Eddie Backman and Charlie Ballard in 1951, later returning to Aggieville operated by Sonny Ballard. Pizza Hut, the longest in its original location shuttered in 2015 and Varney's Bookstore, a cornerstone in Aggieville since 1908, closed in 2016.

Two early Aggieville businesses remain: Haynes Beauty Salon (formerly Campus Barber and Beauty Shops) and Olson's Shoe Repair. Also beating all the odds in the modern marketplace is the used bookstore, The Dusty Bookshelf. In business since 1986, the store overcame a massive fire in 2017, rebuilding in the same location and retaining the 1941 stone facade, surviving as a mainstay in the district.

In 2017, more than 4,000 local stakeholders created a new plan for the future called the *Aggieville Community Vision*. The plan identified several redevelopment and public improvement opportunities in the district including a recommendation to preserve the historic character of Aggieville's core. The district continues to foster new commercial ventures. Property values in the area have soared amidst new development that has included a luxury hotel at N. Manhattan and Bluemont Avenues. A second hotel is currently under construction on Bluemont Ave. and a parking garage is planned south of the old theater on N.

Manhattan Avenue, both projects emerging from the *Community Vision*.

Considered the first shopping center in Kansas, Aggieville has experienced monumental change since its advent more than a century ago. One thing that has not changed in the district is the uniqueness. Aggieville is not just a collection of neighborhood stores, bars, and restaurants that happen to sit near a college campus. It is a place where Kansas State students, alumni, and the Manhattan community come to embrace the district's historic past and a prosperous vibrant future.



2017 View from east end of Moro Street (Dan Walter, Aggieville Archives).

IV. SURVEY RESULTS

A. Dates of Construction

Surveyed properties reflect construction in all but one decade from the 1880s to the 2010s. The oldest resource surveyed is the Hessin House at 519 N. 11th Street built in 1886; the newest is Popeye's Restaurant at 1115 Bluemont Avenue in 2016. A map illustrating the dates of construction follows this Section on page 24.



Hessin House at 519 N. 11th Street built in 1886 (1936 Royal Purple).

The limestone residence built in 1886 for local attorney John E. Hessin is not only the oldest resource in the survey area, it is the only existing building constructed before 1900. Elaborate stone homes are located throughout Manhattan's historic Wards 1 & 2 but are rarer in Ward 4. In 1907 the YMCA building was constructed at 1100 Fremont Street later becoming Parkview then St. Mary's Hospital (Listed on KHR in 2019). Both of these early structures later served as fraternity houses.

The first permanent masonry commercial structure built in Aggieville was a brick building at N. Manhattan Ave. and Moro St. for the Student's Cooperative Bookstore in 1908 however that building was replaced in 1941. No commercial buildings remain from the first decade of the twentieth century.

Existing buildings reflect the growth and development of Aggieville with a majority of historic resources built in the 1910s and 1920s as Aggieville transitioned into a viable commercial center with permanent buildings built to house businesses that provided all types of goods and services.

Sixteen percent of the buildings surveyed were built in the 1910s including five of the frame houses in the 1300 block of Fremont St., six commercial buildings on Moro St. and one on N. Manhattan Ave. Commercial buildings included the Wilson and Miller Buildings at 1125-1127 Moro St., Aggieville Laundry at 1219 Moro St., and Varney's College Bookstore at 623 N. Manhattan Ave.

Reflecting the area's largest period of growth, thirty-one percent of the surveyed resources were built in the 1920s. This era saw development not only along Moro St. and N. Manhattan Ave. but included existing buildings on N. 12th Street - W.P. Barber's Cleaners (712) and Gold Medal Bakery (610). The Great Depression and WWII all but brought new construction to a halt. Four existing buildings were constructed 1930-1941 and three in the post-war period from 1946-1955. Among them were the new Co-op Bookstore (now Dusty Bookshelf building) in 1941, Blaker Studio Royal in 1946, and Farrell's new Sinclair Station in 1955.

The 1960s also saw the addition of four existing resources, each a prominent addition to Aggieville. The first purpose-built apartment building – The Lamplighter, was constructed in 1964 on N. Manhattan Avenue. Aggieville saw the establishment of Triangle Park and the first permanent commercial building fronting Bluemont Avenue with Cinderella Dry Cleaners built in 1967 (now Coco Bolos). Perhaps most representative of the changing times was construction in 1968-69 of Handi-Corner Shopping Village, Aggieville's first shopping center in the 1100 block of Laramie Street.

Modern development continued into the 1970s with ten existing buildings constructed including four additional apartment buildings, two commercial buildings, a bank, and Shop Quick Convenience Shop were all built fronting Bluemont Avenue (replacing former dwellings). Nineteen percent of the existing buildings were constructed in the final twenty years of the twentieth century. Much of this development followed adoption in 1983 of a new land-use plan that expanded the Aggieville "district" south to Fremont Street and west to 14th Street. Aggieville has continued to grow, albeit more slowly than the 1980s-1990s, with nine percent of the existing buildings built since 2000. Thirty-nine percent of the surveyed resources were constructed after 1970 and thus less than fifty-years old, the basic threshold for historic consideration.



Triangle Park was established in 1966 when KSU granted an easement to the City of Manhattan for use as a community park. Manhattan Mercury, October 1990 (KSU Morse Department SC).

MAP ILLUSTRATING DATES OF CONSTRUCTION

AGGIEVILLE COMMERCIAL DISTRICT — BUILDING CONSTRUCTION DATES



B. Architectural Styles - Properties in the survey area reflect a variety of architectural styles although like many Kansas buildings, architectural designs are often not classic examples of a style but rather a Midwestern or local interpretation of popular styles. Spencer Preservation assigned each surveyed building an architectural style and where appropriate, a commercial building form/classification. Richard Longstreth's *The Buildings of Main Street, A Guide to Commercial Architecture* provides the industry standard for classification of commercial building types based on form and was used to guide these selections. National Register Bulletin 16A– *How to Complete the National Register Registration Form* provides guidance for identifying architectural style and building function. The KHRI inventory form also provides a listing of styles based generally on National Register typology to identify architectural styles. Following is an overview of the primary architectural styles found in the survey area.

Late Victorian and Late 19th and 20th Century Revival Styles

The two oldest surveyed resources were both architect-designed buildings representative of the periods in which they were constructed. The Hessin House, designed by architect George Ropes, was constructed in 1886 in the Late Victorian style common among stone houses of this era. South of the Hessin House on 11th Street, is the YMCA building, designed by Holland and Squires and built in 1907. The symmetrical facade with cut stone detailing and formal central entrance are features typical of the Classical Revival style. No commercial buildings in the survey area reflect the Late Victorian or Revival Styles.



This photo of the YMCA was published in the 1910 Royal Purple Yearbook. The building later became Parkview then St. Mary's Hospital and served that function until a new hospital was built on Sunset Avenue in the 1950s. The building became home to Delta Sigma Phi fraternity in 1955 who built the existing Modern addition on the west. The building continues to serve the fraternity today.

Late 19th and Early 20th Century American Movements Commercial Style

The prominent style of commercial buildings built in the early decades of the twentieth century is classified as the Commercial Style. The Commercial Style became popular during the Progressive Era and is characterized by its simplicity compared to its predecessors built in the Victorian era. This distinction is usually seen in storefront materials that included brick or tile bulkheads and masonry piers instead of cast-iron columns, wood storefronts and ornate metal cornices and window hoods. Commercial Style buildings typically had brick facades with a stepped or shaped parapet. Aggieville has lost two prominent two-story buildings to fire and only five two-story buildings remain on Moro St. or N. Manhattan Ave. One-story Commercial Style buildings are the predominant style of historic commercial buildings in the core area. Reflecting Aggieville's primary development into a commercial district in the early decades of the twentieth century, thirty-nine of the surveyed resources (42%) are classified under the Commercial Style, by far the most common in the core commercial area.



These three one-story brick buildings located at 1123- 1127 Moro St. are among the district's earliest existing commercial buildings built in 1912. They are classic representatives of the Commercial Style with brick facades featuring corbelling on the upper facade as the only ornament.



The two-story brick buildings at 1201 -1203 Moro St. are among the few two-story buildings in the core area. Both are classic representatives of the Commercial Style built in 1918 and 1923 respectively.



Built in 1926, the Miller Building on N. Manhattan Ave. is also a Commercial Style building with multiple storefronts designed to house several separate businesses.



Miller Launderette built in 1938 at 1129 Moro St. reflects the Minimal Commercial style with its blond brick facade, minimal ornamentation, and punched storefront opening.



Built in 1926, the Wareham Building in the 1200 block of Moro St. exhibits the classic form of a Commercial Style building with brick piers framing multiple storefront bays. The use of green clay tile at the parapet illustrates Spanish/Mission Revival style influences.

Minimal Commercial (Early to Mid-Twentieth Century)

This classification used in the KHRI database represents simple buildings with plain facades one to three stories in height. Similar to Commercial Style buildings, this sub-type is characterized by lack of ornament, not even the brick corbelling or shaped parapets seen in Commercial Style resources. The brick facades can be asymmetrical in composition and were often blond or tan brick versus red. Storefronts and other masonry openings were typically punched openings with embedded steel lintels (not visible) or very plain brick lintels and concrete sills.

Commercial buildings built in this style were often concrete block with brick or stone veneer facades and had aluminum storefronts. Masonry veneer typically surrounded the storefront, door, and window openings often without defined piers or base. Only two existing commercial facades reflect this style.

Modern Movement

This general architectural classification reflects a rejection of the classically-ordered compositions and detailed ornamentation that distinguished the Late Victorian and Revival styles that preceded it. The style began in the 1920s with Art Deco and continued into the 1970s. The movement looked to completely new forms that embraced advancements in construction techniques and materials such as aluminum and masonry cladding.

Art Deco was defined by its use of stylized ornament that incorporated geometric forms on simplified building forms with smooth facades and linear accents. Later Modern styles that coincided with the Great Depression saw a complete rejection of all form of ornament seen in styles such as International and Brutalism. Few of these early Modern styles are currently represented in Aggieville but one building stands out – The Palace Drug Store built in 1929.



The Palace Drug Store was designed by Salina architect Charles Shaver and built in 1929. It is classified as a Commercial Style building but embodies Art Deco detailing with its sunburst transom surround (repeated in glass of transom) and shaped parapet (1979 Historic Survey, RCHM).

Post WWII - Other Modern Movement

Many of the simplified designs built in the cautious period following World War II fall under the Modern Movement stylistic classification. Most of the post-WWII buildings reflecting the Modern Movement incorporate simple clean lines with plain parapets and no cornice. Many utilize a change in materials or textures for articulation of the facade. Window openings are commonly small individual windows or bands of horizontal windows. Designs utilize banding and canopies to create horizontal emphasis on otherwise unadorned facades.

Given the National Park Service's basic age threshold of fifty years for initial consideration for historic designation, the Post-WWII-era Modern buildings are one of the largest growing stylistic categories among preservation efforts nationally. However, there are only three examples of this style among the commercial buildings in Aggieville including the Cinderella Dry Cleaners building, now Coco Bolos, the Lamplighter Apartments and Blaker Studio.

Other

Although the Modern Movement spanned into the 1970s, the Postmodern/Neoelectic Style emerged around that time and continued into the twenty-first century. Many postmodern designs returned to traditional building forms and Classical detailing. As new materials and technology entered the construction market, new products such as fiberglass, EIFS (Exterior Insulated Finish System), and metal sheathing made reproduction of traditional forms and detailing affordable. However while contemporary buildings often borrow from established styles, they rarely reflect the underlying ordering and articulation of historic styles. Other historic forms such as the mansard roof also reemerged in the 1970s as a popular form in commercial buildings. Aggieville has four small apartment buildings in this style.



Schuman Apartments at 1119 Laramie St. was built in 1971 and retains its original form and detailing today. It is a typical example of the Mansard style seen throughout the Midwest in the 1970s.



Blaker Studio Royal at 1200 Moro St. was built in 1946. This concrete block building features an asymmetrical facade of smooth ashlar stone and light-colored brick. The design had glass block bays on the east street facade, likely to provide indirect lighting in the photo studio. The building retained its historic appearance in this 1979 photo but has since been remodeled, losing much of its mid-century character (1979 Historic Survey, RCHM).

Residential

While most of Aggieville's purpose-built apartment buildings are not yet fifty years old, the resources that were constructed as single-family dwellings reflect earlier styles. The residences along Fremont Street are all frame structures dating to the 1910s-1920s. The exception is the duplex at 1124-1126 Fremont St., a one-story dwelling built in 1938. The dwellings in the 1300 block are all two-story and reflect a variety of stylistic influences including Craftsman/Bungalow, Stick, National Folk, and Queen Anne. Some of these original dwellings have been converted to apartments and most of the dwellings have experienced physical modifications that have compromised their historic integrity.



ca. 1960s view of dwellings in 1300 block of Fremont St. from SW corner of City Park (Manhattan Christian College Photo, Dan Walter).

C. Commercial Building Types - In addition to architectural style, historic commercial buildings are often classified by a typology based on building form that was developed by Richard Longstreth and detailed in his book *The Buildings of Main Street*. The most common of these classifications are the One-Part Commercial Block and Two-Part Commercial

Block, referring to one- and two-story buildings with traditional commercial storefronts and having distinct first and second floors. These classifications are based on the building form, the configuration of the parts of the building facade versus the type of detailing and ornament that defines architectural style. The building forms are identified for the surveyed historic commercial resources and noted in the KHRI survey record.



These three buildings on the north side of the 1200 block of Moro St. illustrate the common One- and Two-Part Commercial Block building classifications based on building form (1955 Centennial Parade Photo, RCHM).

D. Architects – Manhattan has long benefitted in many ways from having Kansas State University as a part of the community and that influence is seen by faculty in the College of Architecture designing buildings in the community. Dr Patricia J. O’Brien wrote the book *The Architects & Buildings of Manhattan, Kansas* (Riley County Historical Society, 2008), which outlines numerous local architects with ties to the university and prominent regional and state architects all who designed buildings in Manhattan. Designers of existing Aggieville buildings include Holland & Squires, George Ropes, Charles Shaver, and local architect Henry B. Winter. Contemporary firms include Ken Ebert and BBN Architects of Manhattan. Known builders of existing Aggieville buildings include William Bates, Mont Green, Chas (Dutch) Hooper, Fred S. Hopper, Clarence Johnson, O.D. Milligan, the Moore Brothers, and McCullough Construction.

E. Integrity/Eligibility for Listing

After analyzing the survey results based on dates of construction and architectural styles, each surveyed property was evaluated for its level of historic integrity – the degree to which the building continues to portray its historic design and function. Generally a property must retain the physical features and original materials that define both why a property is historically significant and when it gained significance in order to be eligible for listing in the National

Register of Historic Places or Register of Kansas Historic Places. Using this evaluation of integrity, combined with the National Park Service’s basic fifty-year age threshold for historic consideration, a preliminary determination of eligibility was made for listing in federal and state historic registers. The 1970 date of construction was used as the first basic threshold for historic significance.

There are a variety of reasons that a building could be identified as a non-contributor to a historic district or not eligible for listing including: built less than fifty years ago; removal or infill of glass storefront on traditional historic commercial building thereby changing the relationship of the building to the street front and passersby; infill or downsizing of upper windows on the front facade altering the proportions of the historic facade; or installation of siding covering street facades (obscuring historic fabric).



The J.L. John’s Building at the corner of 12th and Moro Streets is a good example of a traditional historic commercial building. The building retains its historic shaped parapet and brick corbelling on the parapet as well as paired windows on the upper facades. The 1918 building was constructed with multiple storefronts at street level and apartments on the upper floor. The storefronts have been modified and replaced on numerous occasions, the latest introducing operable vertical bi-fold and horizontal-light operable windows which are not compatible with the building’s historic character. However, the storefronts maintain historic proportions and fill the original openings. With the intact upper facade, the building retains sufficient integrity to convey its historic commercial design and function. Similar windows on a one-story building may diminish the historic character to a degree that the building is not eligible for historic listing.

Many of the commercial buildings have received new storefronts and a few have received entire new facades. When new facades reflect an overall design change such that a 1920s building now reflects a 1990s design, the potential historic status is based on the date of the replacement facade. Replacement storefronts that do not maintain the components and proportions of traditional historic commercial buildings can compromise integrity to a level that makes a building ineligible for historic listing.

Two-story buildings can often tolerate storefront modifications that might render a one-story building ineligible for listing because an intact upper facade with original windows can overshadow alterations such as replacement storefronts still conveying a significant level of historic integrity.

Although seemingly cosmetic, two common alterations among Aggieville buildings have altered or obscured the historic character of individual historic commercial buildings. The first is use of operable windows at the storefront, often with horizontal lights. The number and orientation of glass panes in a storefront is historically significant reflecting the transition from float to plate glass and technological developments including tempered and tinted glass. Horizontal glass lights have no historic basis in commercial storefronts and therefore negatively impacts the historic integrity of storefronts. Secondly, it has long been common practice for Aggieville businesses to expand into neighboring buildings occupying two or more multiple storefronts. While this practice alone does not affect historic integrity, the elimination of doors on storefronts and prominent signs or awnings that span multiple buildings, changes the scale of individual buildings and diminish the degree to which these buildings reflect their historic character.

Photos on the left illustrate the progression throughout the one hundred-year history of the Cress and Forrester Buildings at 1218 A & B Moro Street



2020 street view of three buildings (1210-1214 Moro St.) occupied by a single business (with the center building shared by Campus Barbershop). The business signs and awnings align with each individual storefront/building yet the commonality conveys that all of the buildings are occupied by one business.



View of north side 1200 block Moro St. (1926 Royal Purple)



Aluminum slipcover extant in 1979 Historic Survey photo (RCHM).



2013 view after slipcover was removed (Dan Walter).



2020 view with awnings spanning four buildings (occupied by a single business) and operable storefront windows installed, most having small horizontal lights.

If the non-contributing designation is based on age of the building or reversible changes such as removal of siding that is covering historic fabric, a building's contributing status can be re-evaluated by the Kansas State Historic Preservation Office. The contributing/non-contributing designation applies only within a potential historic district; it does not mean that a historic district is currently in place. An official determination of eligibility for individual listing on historic registers requires assessment of a building's interior as well as exterior. Although interior investigation was not included in the scope of this survey, a few of the buildings may be eligible for individual listing in the Register of Kansas Historic Places. None of the existing buildings appear to be eligible for individual listing on the National Register of Historic Places.

The contributing status of surveyed properties is based on the professional evaluation and opinion of Spencer Preservation. These determinations were reviewed by the Kansas State Historic Preservation Office as a part of the survey project.

A total of ninety resources were surveyed and fifty-three percent were deemed to potentially be contributors to a historic district including those potentially eligible for individual listing. The survey area included forty-one contributing, thirty-seven non-contributing and the old YMCA/St. Marys Hospital which is already listed on Register of Kansas Historic Places.



Built for Coons' Grocery in 1912, the corner building (on left) is one of the earliest extant buildings in Aggieville and retains a high degree of integrity. The brick facades to the east are contemporary facades and buildings constructed after the 1998 loss of Harrison Hall to a fire. The new construction is generally compatible in scale and materials with area historic commercial buildings.



1964 View looking SW on N. Manhattan Ave. (Dan Walter, Aggieville Archives).



Current view looking SW on N. Manhattan Ave. with former Varney's buildings and theater. Prior to closing in 2016, Varneys had expanded into three buildings on the south. The existing storefronts and first-floor facades on the northern three buildings date to a 1989 remodel that compromised the historic integrity of the buildings. The building(s) between the theater and the bookstore were originally two separate buildings occupied by College Drug/Miller Pharmacy and Duckwall's/Bottger's IGA. Other than replacement of the stone panel on the parapet, the remodeling of the theater for Varney's bookstore in 2013 retained the upper facade and theater marquee – historic features that distinguish the original theater building. Even though these buildings have lost some historic integrity, the bookstore and theater would be contributors to a historic district and are long-time businesses that hold an important place in Aggieville's history.

Not Eligible/Non-contributing status means only that a building is not yet 50 years old and/or it does not retain a level of historic integrity to convey its original design and construction or that former historic alterations that have gained historic significance in their own right. This does not mean that the buildings or the Aggieville area as a whole possess no historic value, they just do not meet the established criteria for listing in the state or national registers. The Aggieville area and many of its buildings are locally significant as an important part of the Manhattan and Kansas State community and are an integral part of our heritage that is worth preserving.

MAP ILLUSTRATING ELIGIBILITY & CONTRIBUTING STATUS FOR HISTORIC LISTING

AGGIEVILLE COMMERCIAL DISTRICT — ELIGIBILITY/CONTRIBUTING STATUS OF SURVEYED BUILDINGS



V. LIST OF SURVEYED PROPERTIES

#	KHRI Number		Address	Historic Name	Date	Status
1	161-2902	1101	Bluemont	Kansas State Bank	1978	Not Eligible
2	161-2903	1115	Bluemont	Popeye's Restaurant	2016	Not Eligible
3	161-2904	1127-31	Bluemont	Shop Quik (1973)/Strip Center	1973	Not Eligible
4	161-2905	714	N 12 th	W.P. Barber Cleaners	1924	Not Eligible
5	161-2906	1219	Bluemont	Piñata Mexican Restaurant	1979	Not Eligible
6	161-2907	1227	Bluemont	Cinderella Dry Cleaners	1967	Contributing
7	161-2908	718-22	N Manhattan	Miller Building	1924	Contributing
8	161-2909	716	N Manhattan	Lutz Building	1924	Not Eligible
9	161-2910	712	N Manhattan	Paul Dooley Jewelers	1924	Not Eligible
10	161-2911	708	N Manhattan	Eighteen 63 (Non-Historic)	2004	Not Eligible
11	161-2912	706	N Manhattan	Porter's (Non-Historic)	1997	Not Eligible
12	161-2913	704	N Manhattan	Palace Drug	1929	Eligible
13	161-2914	700	N Manhattan	Student's Cooperative Bookstore	1941	Contributing
14	161-2915	1224	Moro	Youngcamp Building	1912	Not Eligible
15	161-2916	1218	Moro	Cress Building	1925	Contributing
16	161-2917	1218	Moro	Forrester Building	1925	Contributing
17	161-2918	1218	Moro	Royal Café	1920	Not Eligible
18	161-2919	1212	Moro	Olson's Shoe Repair Building	1920	Not Eligible
19	161-2920	1214	Moro	Olson's Shoe Repair	1983	Not Eligible
20	161-2921	1210	Moro	Smart Shop (1930s-70s)	1920	Not Eligible
21	161-2922	1208	Moro	Aggieville Grocery	1920	Not Eligible
22	161-2923	1206	Moro	C.A. Swenson Building	1925	Contributing
23	161-2924	1204	Moro	LaShelle Building	1925	Contributing
24	161-2925	1202	Moro	College Tailor/Royal Studio	1920	Eligible
25	161-2926	1200	Moro	Blaker Studio Royal	1946	Not Eligible
26	161-2927	1130	Moro	Moore Building	1913	Eligible
27	161-2928	1128	Moro	Backman Cleaners	1940	Contributing
28	161-2929	1126	Moro	Hill Building	1978	Not Eligible
29	161-2930	1120	Moro	Commercial Building	2007	Not Eligible
30	161-2931	1118	Moro	Fair Building	1998	Not Eligible
31	161-2932	1116	Moro	Hunam Building	2011	Not Eligible
32	161-2933	702	N 11 th	Strip Center	1983	Not Eligible
33	161-2934	1231	Moro	McCullough Building	1986	Not Eligible
34	161-2935	1127	Moro	Wareham Building	1926	Eligible
35	161-2936	1219	Moro	Aggieville Laundry	1912	Not Eligible
36	161-2937	1215	Moro	Commercial Building	1992	Not Eligible
37	161-2938	1209-13	Moro	Farrell's Aggieville Station	1955	Not Eligible
38	161-2939	1207	Moro	Shafer Building	1922	Not Eligible
39	161-2940	1205	Moro	Given Clothing Co.	1920	Not Eligible
40	161-2941	1203	Moro	L.C. Shafer Grocery Building	1915	Contributing
41	161-2942	1201	Moro	J.L. John's Creamery Building	1918	Eligible
42	161-2943	1131	Moro	College State Bank	1923	Contributing
43	161-2944	616	N 12 th	Walters Bros. Building	1926	Contributing
44	161-2945	1129	Moro	Miller Launderette	1947	Contributing
45	161-2946	1127	Moro	Wilson Building	1913	Not Eligible
46	161-2947	1125	Moro	Alvin Miller Building	1913	Contributing
47	161-2948	1123	Moro	Original John's Candy Shop	1912	Contributing
48	161-2949	1121	Moro	Meseke Building	1923	Contributing
49	161-2950	1119	Moro	Walter's Plumbing Building	1923	Contributing
50	161-2951	1115	Moro	Gilman Garage/Service Station	1930	Not Eligible
51	161-2952	1111	Moro	Wilson Garage	1924	Contributing
52	161-2953	1109	Moro	Cozy Inn Hamburgers	2010	Not Eligible
53	161-2954	1101	Moro	Mixed Use Building	2011	Not Eligible
54	161-2955	1100-30	Laramie	Handi Corner Shopping Village	1969	Contributing

#	KHRI #			Address	Historic Name	Date	Status
56	161-2956	606	N	12 th	Gold Medal Bakery	1923	Contributing
57	161-2957	606	N	Manhattan	Hardees	1973	Not Eligible
58	161-2958	1215		Laramie	Laramie Village Apartments	2004	Not Eligible
59	161-2959	1201		Laramie	Mixed Use Building	1980	Not Eligible
60	161-2960	513	N	12 th	Pizza Hut Offices	1984	Not Eligible
61	161-2961	1125		Laramie	Laramie Plaza	1984	Not Eligible
62	161-2962	1119		Laramie	Schumann Apartments	1971	Contributing
63	161-3490-00020	519	N	11 th	John Hessin House	1886	Eligible
64	161-2897	1100		Fremont	St. Mary's Hospital	1907	Eligible
65	161-2963	1114		Fremont	The Villager Apartments	1975	Not Eligible
66	161-2964	1124-26		Fremont	Duplex	1938	Contributing
67	161-2965	500-08	N	12 th	Five-Plex	1999	Not Eligible
68	161-2966	1200		Fremont	Kimberly Gold Key Apartments	1972	Not Eligible
69	161-2967	1224		Fremont	Sigma Chi Fraternity House	1982	Not Eligible
70	161-2968	623	N	Manhattan	College Book Store	1916	Contributing
71	161-2969	621	N	Manhattan	College Drug Store	1923	Not Eligible
72	161-2970	617-19	N	Manhattan	Duckwall's/Bottger's IGA	1928	Not Eligible
73	161-2971	613	N	Manhattan	Miller Theater	1926	Eligible
74	161-2972	531	N	Manhattan	Ken's/Gilly's Restaurant	1971	Not Eligible
75	161-2973	525	N	Manhattan	Lamplighter Apartments	1964	Eligible
76	161-2974	519	N	Manhattan	Westbrook Apartments	1982	Not Eligible
77	161-2975	509	N	Manhattan	Grace C. Creighton House	1920	Not Eligible
78	161-2976	1300		Fremont	New Hope Community Center	2013	Not Eligible
79	161-2977	1310		Fremont	Rev. R.A Edson House	1921	Not Eligible
80	161-2978	1314		Fremont	Prof. J. W. Searson House	1912	Contributing
81	161-2979	1318		Fremont	Frances Hertslet House	1912	Contributing
82	161-2980	1320		Fremont	V.L. Polson House	1912	Not Eligible
83	161-2981	1326		Fremont	R.J. Barnett House	1911	Not Eligible
84	161-2982	1328		Fremont	Dean A.A. Potter House	1911	Not Eligible
85	161-2983	1334-36		Fremont	Duplex	1998	Not Eligible
86	161-2984	516	N	14 th	Seneca Apartments	1985	Not Eligible
87	161-2985	526	N	14 th	Villa II Apartments	1971	Not Eligible
88	161-2986	1315		Laramie	Fast Eddy's Billiard Parlor	1983	Not Eligible
89	161-2987	1328		Laramie	Burger King	1988	Not Eligible
90	161-2988	1317-37		Anderson	Commercial Strip Center	1987	Not Eligible
91	161-2989	1399		Anderson	Triangle Park	1966	Yes
					90 resources surveyed including YMCA/St. Mary's Hospital that is listed in Kansas Register	34	Contributing Resources 38% Total

KEY:

Eligible for listing on Register of Kansas Historic Places AND contributing to district

Contributing to significance of potential historic district

Not Eligible for individual listing on state register or contributing to district due to level of historic integrity

VI. RECOMMENDATIONS

The primary purpose of the survey project was to document Aggieville’s historic resources. The following recommendations identify opportunities to protect and capitalize on the area’s historic character balancing historic preservation and future development.

A. Designation of Local or Kansas Register Historic District

It is recommended that consideration be given to establishing a state or local historic district in Aggieville’s historic core. The proposed district is illustrated on the map at the end of this section and a list of the properties in the proposed district follows in Section VII. The distribution of contributing properties in the survey area helped to define the proposed boundary. The period of significance for the district could span from the earliest contributing structure in 1912 to 1970, picking up the 1960s developments including Triangle Park and Handi-Corner Shopping Village, Aggieville’s first strip center. However, if local support is lacking for the inclusion of the modern resources, the district boundary could be limited to the traditional core.

The recommended boundary for the proposed historic district encompasses forty-eight resources, twenty-six of which were deemed to be eligible for individual listing in the Register of Kansas Historic Places or contributors to a state register historic district. The proposed boundary results in the required majority of contributing buildings at fifty-four percent based on the 2020 analysis. The contributing status and proposed boundary is the professional opinion of Spencer Preservation and has been reviewed with the Kansas State Historical Society prior to publication. The boundary for a designated historic district should meet municipal objectives and local support. Consensus of a majority of property owners is highly recommended prior to official submission of a nomination. The Historic Preservation Fund that helped to finance this survey project is also a source for the development and submission of a district nomination to the state register.

Typically, the prime motivation for formation of a historic district is to provide property owners access to financial incentives that are available through the Kansas State Historical Society for designated historic buildings. Buildings that have been determined to be contributors to a historic district, as well as buildings that are individually listed in the state register, are eligible for the incentives which include the Heritage Trust Fund Grant Program and Kansas 25 percent Historic Tax Credit that can help finance required maintenance and rehabilitation projects.¹⁷⁷

¹⁷⁷ No resources in the survey areas were deemed eligible for listing on the National Register of Historic Places therefore, the Federal Historic Tax Credit is not available as a financial incentive.

It is recommended that the City of Manhattan work with the Aggieville Business Association to determine the level of interest and support among local building owners within the proposed district. If access to state financial incentives is not a primary motivation for Aggieville property owners, a locally-designated historic district would also be a consideration. Local districts can be used to provide recognition and protection of historic resources but would not make contributing resources eligible for KSHS financial incentives. Most local districts include some form of regulation including guidelines for demolition, infill construction and rehabilitation of historic buildings. The City has already made some modifications to Aggieville zoning to help preserve the scale and building materials in the historic core. Additional parameters and specific incentives can be customized to meet local enthusiasm and acceptance.



Manhattan has formerly made some zoning modifications regarding building materials and scale; additional guidelines, parameters and incentives could be a part of a district or overlay.

B. Conservation Overlay District

If the City and Aggieville community do not support designation of a state or local historic district, consideration should be given to the establishment of a conservation district that can be used to protect the historic character of Aggieville without placing a higher level of regulatory review that comes with designation of traditional historic districts. A Conservation Overlay District (COD) is a planning strategy designed to help ensure preservation of the historic and culturally significant areas in a community while promoting economic development. Conservation Overlay Districts are typically established in areas with distinctive physical characteristics that have preservation or conservation as a primary goal. These areas might not merit designation as a historic district but are priorities based on their economic

potential, significance to the community and character.¹⁷⁸

The City of Topeka uses Neighborhood Conservation Districts as a means to protect neighborhood character by addressing the appropriateness of design of new construction and the compatibility of exterior improvements and additions.¹⁷⁹

Preservation North Carolina defines Neighborhood Conservation Overlay Districts (NCOD) as a zoning tool used to preserve, revitalize, protect and enhance significant older areas. Both conservation and historic districts are overlay districts; however, a NCOD typically regulates fewer aspects and focuses more on significant character-defining features such as lot size, building height, setbacks and streetscapes. Unlike historic districts, NCODs rarely consider specific elements such as buildings materials, colors, and decorative details.¹⁸⁰

The National Trust has published a report on Neighborhood Conservation Districts (NDC) available separate from this survey report. The report summarized common elements of successful conservation programs:

- 1) making sure NCDs offer a clear alternative to stricter forms of historic preservation regulation;
- 2) developing guidelines with neighborhood participation and acceptance;
- 3) a streamlined, flexible review process that is user-friendly; and
- 4) predictability about outcomes through consistent application and enforcement.¹⁸¹

The conservation overlay may be an effective tool to preserve and protect Aggieville's unique characteristics through a more flexible alternative than traditional historic districts. While some conservation overlay districts include incentives such as property tax abatements for substantial rehabilitation, technical assistance and waivers of local taxes and permitting fees, the conservation overlay does not make properties within the district eligible for state preservation incentives outlined above.

C. Design Guidelines

It is recommended that consideration be given to establishing a set of design guidelines for future rehabilitation and new

¹⁷⁸ Rebecca Lubens and Julia Miller. (2002-2003). Protecting Older Neighborhoods Through Conservation District Programs, *Preservation Law Reporter*. 1001-1042.

¹⁷⁹ City of Topeka website accessed online-20 May 2020 at <https://www.topeka.org/planning/neighborhood-conservation-districts/>

¹⁸⁰ Preservation North Carolina Website accessed online 17 May 2020 at <https://www.presnc.org/neighborhood-conservation-overlay-districts/>

¹⁸¹ Neighborhood Conservation Districts: Planning and Administrative Practices. National Trust for Historic Preservation, prepared for the City of Detroit December 2018, 12.

construction in Aggieville's historic core. Guidelines are an effective way to protect character of historic buildings and manage infill/new construction. The Historic Preservation Fund is a source of potential funding for the development of design guidelines.



Terracotta detailing on Forrester Building at 1218 Moro Street.

D. Capitalize on Rich History and Alumni/Community Interest

Aggieville was likely a part of every K-State graduate's university life. The survey project recorded not only physical information on the buildings, but also a history of businesses that occupied the buildings. This part of the survey data could be used as a fun trivia game targeting alumni. Scavenger hunts for historic details on buildings focus the community and visitors attention to Aggieville's built environment. Pursuing new marketing activities based on architectural character of the historic buildings and on the history of long-time businesses is a good way to promote recognition and appreciation.

Sample Trivia Questions:

- What is the oldest existing structure in the Aggieville survey area? The George Hessin House was built in 1886, occupied by Kappa Sigma Fraternity in the 1920s-40s.
- Which Aggieville building was built by H.P. Wareham, the same year that he built the Wareham Hotel downtown? The Wareham Building at 1121 – 1127 Moro St. was built in 1926 with original occupants including: Rogers & Bell Clothing, Aggieville Rexall Drug, Vermont Luncheonette, and Piggly Wiggly Grocery Store.
- Did you know that Reed & Elliot Jewelers started in Aggieville as Reed's Time Shop? What year did they move downtown? 1975.
- What was Aggieville's first strip center and when was it built? Handi Corner Shopping Village built in 1968-69 in 1100 block of Laramie St.



This image is from a 1963 advertisement is an sample of Aggieville's long-standing cooperative marketing (Manhattan Mercury, 17 February 1963).

MAP ILLUSTRATING PROPOSED HISTORIC DISTRICT

AGGIEVILLE COMMERCIAL DISTRICT — PROPOSED HISTORIC DISTRICT with BUILDING STATUS



VII. LIST OF PROPERTIES IN POTENTIAL HISTORIC DISTRICT

#			Address		Historic Name	Present Function	Status
6	1227		Bluemont Ave.		Cinderella Dry Cleaners	CoCo Bolos	Contributing
7	718-22	N	Manhattan Ave.		Miller Building	Haynes Salon, Rock-a-Belly Deli	Contributing
8	716	N	Manhattan Ave.		Lutz Building	Bombay Bites	Not Eligible
9	712	N	Manhattan Ave.		Paul Dooley Jewelers	Gyroville	Not Eligible
10	708	N	Manhattan Ave.		Eighteen 63 (Non-Historic)	Eighteen 63: 4 loft apartments	Not Eligible
11	706	N	Manhattan Ave.		Porter's (Non-Historic)	Porter's (Bar)	Not Eligible
12	704	N	Manhattan Ave.		Palace Drug	Varsity Donuts	Eligible
13	700	N	Manhattan Ave.		Student's Cooperative Bookstore	Dusty Bookshelf	Contributing
14	1224		Moro St.		Youngcamp Building	Chartier Building	Not Eligible
15	1218	A	Moro St.		Cress Building	Johnny Kaw Sports Bar	Contributing
16	1218	B	Moro St.		Forrester Building	Johnny Kaw Sports Bar	Contributing
17	1218	C	Moro St.		Royal Café	Johnny Kaw Sports Bar	Not Eligible*
18	1212		Moro St.		Olson's Shoe Repair Building	Jimmy John's	Not Eligible*
19	1214		Moro St.		Olson's Shoe Repair (Non-Historic)	Olson's Shoe Repair/Sister of Sound	Not Eligible
20	1210		Moro St.		Smart Shop (1930s-70s)	O'Malley's Alley Bar	Not Eligible*
21	1208		Moro St.		Aggieville Grocery	O'Malley's Pub	Not Eligible*
22	1206		Moro St.		C.A. Swenson Building	Campus Hair/Jameson Irish Whiskey	Contributing
23	1204		Moro St.		LaShelle Building	Part of O'Malley's	Contributing
24	1202		Moro St.		College Tailor/Royal Studio	Alm's Group RE	Eligible
25	1200		Moro St.		Blaker Studio Royal	Tanners Bar & Grill	Not Eligible
26	1130		Moro St.		Moore Building	So Long Saloon/Taco Lucha	Eligible
27	1128		Moro St.		Backman Cleaners	On the Wild Side	Contributing
33	1231		Moro St.		McCullough Building (Non-Historic)	Buffalo Wild Wings/Radinas	Not Eligible
34	1127		Moro St.		Wareham Building	Acme//Cold Stone	Eligible
35	1219		Moro St.		Aggieville Laundry	Bluestem Bistro	Not Eligible
36	1215		Moro St.		Commercial Building (Non-Historic)	former Keltic Star	Not Eligible
37	1209-13		Moro St.		Farrell's Aggieville Station	Johnny Kaw's Yard Bar	Not Eligible
38	1207		Moro St.		Shafer Building	Orange Sky Yoga	Not Eligible*
39	1205		Moro St.		Given Clothing Co.	Public Hall	Not Eligible*
40	1203		Moro St.		L.C. Shafer Grocery Building	Juicy's Vapor Lounge/Apts	Contributing
41	1201		Moro St.		J.L. John's Creamery Building	Kite's/Aggie Barber/apts	Eligible
42	1131		Moro St.		College State Bank	Fat Shack/Lofts	Contributing
43	616	N	Moro 12 th St.		Walters Bros. Building	Auntie Maes/Shaggeville	Contributing
44	1129		Moro St.		Miller Launderette	Tubby's #2	Contributing
45	1127		Moro St.		Wilson Building	Tubby's	Not Eligible
46	1125		Moro St.		Alvin Miller Building	Aggieville Office	Contributing
47	1123		Moro St.		Original Johns Candy Shop	Former Goose Restaurant #1	Contributing
48	1121		Moro St.		Meseke Building	Former Goose #2	Contributing
49	1119		Moro St.		Walter's Plumbing Building	Hi Lo/Al's Pizzeria #1	Contributing
50	1115		Moro St.		Gilman Garage/Service Station	Al's/Hi Lo in front/Tate's in rear	Not Eligible
51	1111		Moro St.		Wilson Garage	Tate's on Moro/police station	Contributing
54	1100-30		Laramie St.		Handi Corner Shopping Village	Handi-Corner Strip Center	Contributing
56	606	N	Laramie 12 th St.		Gold Medal Bakery	formerly Fuzzy's Tacos	Contributing
70	623	N	Manhattan Ave.		College Book Store	Former Pie Five	Contributing
71	621	N	Manhattan Ave.		College Drug Store	Part of Rally House	Not Eligible
72	617-19	N	Manhattan Ave.		Duckwall's/Bottger's IGA	Part of Rally House	Not Eligible
73	613	N	Manhattan Ave.		Miller Theater	Rally House	Eligible
91	1399		Anderson Ave.		Triangle Park	Triangle Park	Eligible

KEY:

Eligible for listing on Register of Kansas Historic Places AND contributing to potential historic district

Contributing to significance of potential historic district

Not Eligible for individual listing or contributing to district due to level of historic integrity

Not Eligible* Non-contributing status based on reversible changes and could be re-evaluated

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