

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Doniphan County Courthouse Square Historic District

other names/site number _____

2. Location

street & number Roughly bound by E. Walnut, E. Chestnut, S. Main, S. Liberty Streets not for publication _____

city or town Troy

vicinity _____

state Kansas code KS county Doniphan code 043 zip code 66087

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this XX nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property XX meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide XX locally. (____ See continuation sheet for additional comments.)

Richard D. Pinkney
Signature of certifying official

5-14-02
Date

Kansas State Historical Society

State or Federal agency and bureau

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

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

____ entered in the National Register _____
____ See continuation sheet.

____ determined eligible for the
National Register _____
____ See continuation sheet.

____ determined not eligible for the
National Register _____

____ removed from the National Register _____

____ other (explain): _____

Signature of Keeper _____ Date of Action _____

5. Classification

| Ownership of Property <small>(Check as many boxes as apply)</small> | Category of Property <small>(Check only one box)</small> | Number of Resources within Property | |
|--|---|-------------------------------------|--------------------|
| | | Contributing | Noncontributing |
| <input checked="" type="checkbox"/> private | <input type="checkbox"/> building(s) | <u>17</u> | <u>4</u> buildings |
| <input checked="" type="checkbox"/> public-local | <input checked="" type="checkbox"/> district | <u>1</u> | sites |
| <input type="checkbox"/> public-State | <input type="checkbox"/> site | _____ | structures |
| <input type="checkbox"/> public-Federal | <input type="checkbox"/> structure | _____ | objects |
| | | <u>18</u> | <u>4</u> Total |

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

Number of contributing resources previously listed in the National Register
1

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling
COMMERCE/business
COMMERCE/specialty store
COMMERCE/department store
DOMESTIC/hotel
GOVERNMENT/courthouse
COMMERCE/financial institution
RECREATION AND CULTURE/
music facility

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling
COMMERCE/business
COMMERCE/specialty store
GOVERNMENT/courthouse
GOVERNMENT/correctional facility
VACANT

7. Description

Architectural Classification

(Enter categories from instructions)

Italianate
Queen Anne
Colonial Revival
Commercial Style
Gothic Revival
Romanesque

Materials

(Enter categories from instructions)

foundation Limestone, Brick
 roof Asphalt, Concrete
 walls Brick, Wood
 other _____

Narrative Description

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

See continuation sheets.

Doniphan County Courthouse Square Historic District
Property Name

Doniphan County, Kansas
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

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

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

Narrative Statement of Significance

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

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

- Architecture
- Community Planning & Development
- _____
- _____
- _____

Period of Significance

1856-1928

Significant Dates

1899

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary Location of Additional Data:

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

Name of repository:

Kansas State Historical Society

Doniphan County Courthouse Square Historic District
Property Name

Doniphan County, Kansas
County and State

10. Geographical Data

Acreage of Property 4.6 acres

UTM References

(Place additional UTM references on a continuation sheet)

| | Zone | Easting | Northing | Zone | Easting | Northing |
|---|-------|---------|----------|------|---------|----------|
| 1 | 15 | 321110 | 4405900 | 3 | _____ | _____ |
| 2 | _____ | _____ | _____ | 4 | _____ | _____ |

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Susan Jezak Ford

organization Citysearch Preservation date March 11, 2002

street & number 3628 Holmes St. telephone 816-531-2489

city or town Kansas City state MO zip code 64109

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

- Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

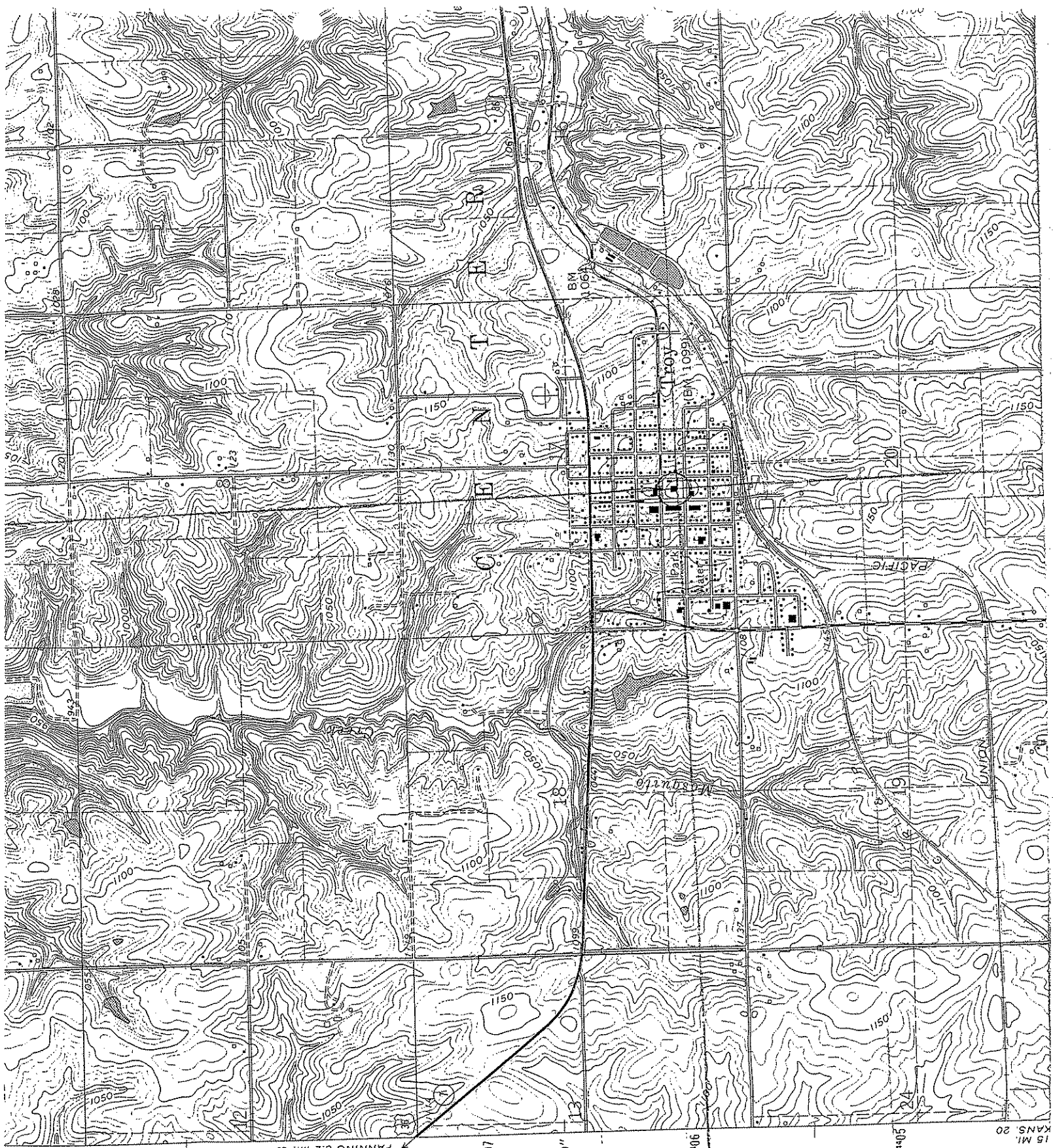
name (see continuation sheet)

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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



6963 1 SW
(SPARKS)

HIGHLAND 9.3 MI.
FANNING 3.2 MI.

407

47'30"

406

408

15 MI.
KANS. 20

Doniphan County
Courthouse Square
Historic District
UTM Coordinates
15 32110
4405700

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1

Doniphan County Courthouse Square Historic District
Doniphan County, Kansas

Section 7—Overview

The Doniphan County Courthouse Square Historic District is located in the city limits of Troy, Kansas. Doniphan County, situated in the extreme northeast corner of Kansas, is near the junction of the states of Kansas, Nebraska, Iowa and Missouri. The county is bound on the south by the Missouri River, the State of Missouri and Atchison County, Kansas, on the west by Brown County, on the north by the Kansas-Nebraska state line and the Missouri River, and on the east by the Missouri River and the State of Missouri. The original town site of Troy, incorporated in 1860, is located two miles east of the geographical center of the county in the southwest quarter of Section 17, Township 3 South (Center Township), Range 21 East. The area is surrounded by hills of fertile farmland, which have historically produced apples, tobacco, corn and other crops. The town of Troy, population approximately 1,000, is located just south of U.S. Highway 36 along State Highway K-7. The Doniphan County Courthouse Square is placed in the center of Troy.

The Doniphan County Courthouse is placed within a public square that creates an orderly and historic focal point for the town of Troy. The town site of Troy was established on the gently sloping topography in 1855. County commissioners ordered James F. Forman to plat eighty acres of the quarter section into town lots that included a central public square of three hundred feet on each side¹. This plat is laid square with the four compass points. The central Square resembles the Shelbyville plan, consisting of streets placed on each side of the Square, a central Courthouse and right-angle entrances to the Square at the northeast, northwest, southeast and southwest corners.² The area slopes slightly to the south and east, so that the central Square and a portion of the south side of the Square are raised above the street level. Low limestone walls are placed on the four sides of the Courthouse, fronted by a concrete sidewalk on the north side and brick sidewalks on the west and south sides. The four sides of the Courthouse Square contain commercial, residential and religious buildings. East Walnut Street on the north side of the Square and South Main Street on the west are filled primarily with commercial buildings, with the exception of the Nelson Rodgers house (#9). East Chestnut Street on the south side of the Square contains two commercial and three residential buildings. South Liberty Street on the east side of the Square contains one commercial building, three residential buildings and one church. The grand Doniphan County Courthouse, placed on the National Register of Historic Places in 1974, is located in the center of the Square. A non-contributing sheriff's office and jail sits on the northeast portion of the central square block. Sidewalks are laid on the perimeter of the Square, as well as on the north, west and south sides of the central block. The wide streets surrounding the Courthouse Square measure approximately 45 feet wide and are paved with brick.

The nominated Doniphan County Courthouse Square Historic District consists of all of the buildings on the north and south sides of the Square, the brick streets on all four sides of the Square, the Courthouse and two corner buildings on the west side of the Square. The proposed district, seen in Figure 1, is a combination of commercial and residential buildings, all fronting the public sidewalks. The commercial buildings are brick one-

¹ William G. Cutler, *History of the State of Kansas* (Chicago: A.T. Andreas, 1883), chap. 7.

² Richard V. Francaviglia, *Main Street Revisited* (Iowa City: University of Iowa, 1996), 94.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 3

Doniphan County Courthouse Square Historic District
Doniphan County, Kansas

Non-contributing Buildings

8. **Grocery Store**, 134 E. Walnut, circa 1901.
10. **Office Building**, 206 S. Main, unknown.
11. **Commercial/Apartment Building**, 107 E. Chestnut, circa 1878.
19. **Sheriff's Office and Jail**, 1957.

In addition to the Doniphan County Courthouse District, there may be other buildings on or adjacent to the Square that are individually eligible for listing on the National Register of Historic Places in the areas of Architecture or City Planning. The proposed district is a near intact collection of residential and commercial buildings centered around the county Courthouse, representing a unique representation of small-town development. The contributing buildings are described individually below.

1. Cyrus Leland Store Building, 102 E. Walnut, 1911, contributing.

This two-story red brick building is located at the northwest corner of the Square, presenting buff brick detailing on its front (south) and west façades. The building is three bays wide. The edges of the front façade are accented by pilasters of combined red and buff brick topped with stone finials. The top edge of the parapet is outlined in buff brick and the bottom of the parapet is accented by a band of coffered buff brick. The second story windows have stone lintels which are tied together by a narrow band of buff brick. The windows and doors of the west side and the second story windows of the south façade have been boarded over. The first story of the main façade was covered with brick and metal in the 1960s.

2. Opera House, 106 E. Walnut, 1900, contributing.

This three-story, five-bay brick building shares party walls with 102 and 116 East Walnut. The parapeted gable is accented with pattern laid buff brick. Windows on the third story are stepped in height to match the gable; they have flat arch headers accented with a stepped band of buff brick. The second story windows have stone lintels with pattern laid brick above and a continuous stone sill. The first story façade is divided 2/5 and 3/5, with a brick pilaster between the two sections. The westernmost bay contains a doorway providing access to the upper floors; this is flanked by a small display window topped by a three-panel transom light. The eastern portion of the façade contains two display windows topped with single paned transom windows surrounding an inset center double doorway.

3. Cyrus Leland Commercial Building, ~~116~~ ¹¹⁰ E. Walnut, 1900, contributing.

This three-story, three-bay brick building shares party walls with 106 and 120 E. Walnut. An ornate parapet has several patterns of laid buff brick. The edges of the façade are accented by pilasters of combined red and buff brick topped by stone finials. Third story windows have semi-circular buff brick voussoirs tied together with a band of soldier laid buff brick. Chain laid buff brick trim divides the second and third stories. Second floor windows have stone lintels with pattern brick above them and a continuous sill. Second and third story windows are boarded over. Access to the upper stories is located at an altered doorway on the west portion of the façade. The storefront on the eastern portion of the façade has the original double leaf door. This doorway was

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 2

Doniphan County Courthouse Square Historic District
Doniphan County, Kansas

and two-part commercial blocks³ with flat roofs. Most retain their original appearance, in styles representing small-town commercial development in the late 19th and early 20th Century. The four residential buildings in the district are of frame construction, primarily in vernacular styles that include expansions and alterations beyond original construction. They range in age from Troy's oldest house, (#9) an 1856 cabin, to a 1912 high style Colonial Revival (#12). All houses are placed on large lots oriented toward the Square with fairly deep setbacks. The variety of ages and styles of the buildings of the proposed district provide a near intact physical record of the development of the town of Troy.

The following list of contributing and non-contributing buildings is categorized by historic name, address and construction/alteration dates. Numbers correspond to the accompanying map found at the end of Section 7.

Contributing Buildings

1. **Cyrus Leland Store Building**, 102 E. Walnut, 1911.
2. **Opera House**, 106 E. Walnut, 1900.
3. **Cyrus Leland Commercial Building**, ¹¹⁰~~116~~ E. Walnut, 1900.
4. **James W. McClellan Mercantile Building**, ~~120~~ E. Walnut, 1900.
5. **Hotel Avon**, 122 E. Walnut, 1900. ¹¹⁶⁻¹¹⁸
6. **M.L. Kemp Undertaking Establishment**, 128 E. Walnut, 1905, new façade added circa 1928.
7. **Cordonier Office Building**, 130 E. Walnut, 1924.
9. **Nelson Rodgers Residence**, 138 E. Walnut, 1856.
12. **Dr. William B. and Mabel Perry Campbell House**, 115 E. Chestnut, circa 1912.
- 12a. **Campbell House Garage**.
13. **Daniel Sinclair/A.B. and Lulu Zimmerman House**, 129 E. Chestnut, circa 1881, remodeled circa 1912.
- 13a. **Sinclair/Zimmerman House Garage**.
14. **Residence**, 137 E. Chestnut, circa 1895.
- 14a. **Outbuilding**, circa 1910.
15. **Sol Miller Building**, 101 S. Main, circa 1870, addition circa 1890.
16. **Boder Brothers Bank/First National Bank**, 137 S. Main, 1872.
17. **Doniphan County Courthouse**, 120 E. Chestnut, 1906.

Contributing Sites

18. **Brick streets, sidewalks and stone walls** on north, south, west and east sides of Courthouse Square, consisting of the East 100 blocks of Walnut and Chestnut Streets and the South 100 blocks of Main and Liberty Streets; laid 1920.

³ Richard Longstreth, *The Buildings on Main Street*, 2nd ed. (Walnut Creek, CA, 2000), 24.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 4

Doniphan County Courthouse Square Historic District
Doniphan County, Kansas

originally flanked by display windows; the western window remains in its original configuration but the eastern window was boarded over in the 1980s. The original second-story iron balcony was removed prior to 1920. New metal awnings have been placed over the second-story windows.

¹¹⁶⁻¹¹⁸
4. James W. McClellan Mercantile Building, ~~120~~ E. Walnut, 1900, contributing.

This two-story brick building culminates what is known as the "Leland-McClellan" block. Also red brick with buff brick detailing, the five-bay building features a cornice of soldier laid buff brick above chain laid and rectangular buff brick ornamentation. A pilaster on the eastern corner has buff brick quoining. Windows are framed by soldier and sailor coursing of red and buff brick, topped by two continuous bands of buff brick and resting on a continuous sill of buff brick. The first story is divided into six bays separated by iron columns. The western three bays contain a double door flanked on either side by display windows. The central bay provides access to the second story and the eastern portion of the first story consists of a single doorway flanked by a display window on the east. A modern canvas awning extends across the full width of the first story.

5. Hotel Avon, 122 E. Walnut, 1900, contributing.

This two-story brick structure is five bays wide with considerable pattern-laid brick detailing on the façade. The bottom of parapet is coffered; below this is a band of chain laid brick. The second story windows, central second story door and three central first story doors all contain arched semi-segmental rusticated voussoirs. First story tripartite windows flanking the three entrance doors contain flat lintel courses. The building has been painted and the original two-story wood porch was removed after 1930.

6. M.L. Kemp Undertaking Establishment, 128 E. Walnut, 1908, new façade added circa 1928, contributing.

This one-story building originally had a large metal cornice placed above the recessed entrance door flanked by canted display windows. This façade was altered in the late 1920s and faced with red tile brick. The stepped parapet is topped with an end course and the upper portion of the building contains geometrical inlaid red brick ornament. The brick extends down either side of the first story to the lower portion of the recessed entrance. The original entrance and display windows have been covered with wood.

7. Cordonier Office Building, 130 E. Walnut, 1924, contributing.

This two-story red tile brick building is five bays wide and features tapestry brick ornamentation. The cornice contains a soldier laid brick design and an ornamental rectangle in the upper portion of the second story. The five windows on the second story have no lintels and contain stone sills; the four-part window on the east side of the first story also has no lintel and contains a continuous stone sill. A small square window with a stone sill is located in the first bay and a single doorway is located in the second bay, topped by an overhanging brick header.

9. Nelson Rodgers Residence, 138 E. Walnut, 1856, contributing.

This one-and-a-half-story center-gable house is constructed of hand-hewn timbers. The corner posts are hand-hewn cottonwood, with mortise and tenon joinery. Floor joists, studs, rafters and ceiling joists are mortised into

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 5

Doniphan County Courthouse Square Historic District
Doniphan County, Kansas

the sills and plates. The house is three bays wide, side gabled and contains six-over-six windows, with at least some original hand made glass. A central peaked gable containing a shaped lintel may have been an early modification to house. The northern rooms of the house were also likely added to the original two front rooms. A central chimney extends from the main gable. The roof is of wood shingles and the house is clad in clapboard.

12. Dr. William B. and Mabel Perry Campbell House, 115 E. Chestnut, 1912, contributing.

This two-and-a half-story home combines the Colonial Revival style with Prairie style elements. The clapboarded residence is nearly symmetrical, with the exception of the front porch that extends into a porte cochere on the west. This porch contains an open pediment over the entrance steps, paired ionic columns on brick pedestals and an ornate balustrade. First-story windows and the main entrance contain entablature headers. Second-story windows extend into the cornice frieze. Hip roof dormers extend from north and west roof slopes and the wide eaves contain decorative brackets. The hipped roof of the house is of asphalt shingles.

12a. Campbell House Garage, 1912, contributing.

The garage for the Campbell house is a frame, one-and-one-half story cube structure. It contains sliding garage doors and a gable dormer on the north side and is topped by a pyramidal roof.

13. Daniel Sinclair/A.B. and Lulu Zimmerman House, 129 E. Chestnut, circa 1881, remodeled circa 1912, contributing.

A two-story T-plan residence was built on this property in 1880. The house was remodeled and enlarged circa 1912. The current two-story L-plan house has a clapboard exterior and an asphalt shingle roof. The windows on the east portion of the house have plain headers, while windows on the west wing feature entablature headers. A gable-front wall dormer extends from the north side of the west wing, which has gambrel roof. The L-shaped porch on the front (north) side of the house contains obelisk columns on brick pedestals and a plain balustrade. The west façade contains a central one-story bay window.

13a. Sinclair/Zimmerman House Garage, circa 1915, contributing.

The carriage house for the Sinclair/Zimmerman house is one-and-one-half story with a gambrel roof that runs east-west. The building has a vehicle entrance on the west side and a single doorway entrance on the north side. Gable dormers are placed on the north and south sides of the building.

14. Residence, 137 E. Chestnut, circa 1895, contributing.

This irregular two-story Queen Anne residence features a cross-gable plan and a clapboard exterior. The east side features a two-story bay window. All windows contain flat entablature headers and the north gable end features oversized windows. The wide plain cornice frieze is supported by corner pilasters. The front porch is placed in the eastern juncture of the cross gable and contains turned posts and ornate bracketing.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 6

Doniphan County Courthouse Square Historic District
Doniphan County, Kansas

14a. Outbuilding, circa 1910, contributing.

This red brick structure is labeled on the 1922 Sanborn map as housing an automobile, but the building today contains no entrance large enough for a vehicle. Instead, it resembles a small house, with an entrance door and windows. Although the brick has been painted on portions of the building, buff brick quoining is visible.

15. Sol Miller Building, 101 S. Main, circa 1870, contributing.

This two-story brick building sits on the northwest corner of the Square facing Main Street. Its design is very similar to that of the original Cyrus Leland store, built on the adjacent corner circa 1870 (not extant.) The building is four bays wide on the front (east) façade and eleven bays long on the north side. The building was originally five bays long; the rear portion was added circa 1890. The addition includes a full basement with basement-level windows. The parapet contains rectangular ornamental designs in the brick. Second-story and side windows have semi-segmental arched brick voussoirs with painted stone keystones and stone sills. The first-story flat display windows and double entrance door (located in the third bay) are topped by half-round arches containing fanlights. The arches are topped by segmental brick voussoirs with painted stone keystones. A metal addition is located at the rear of the building and building's brick has been painted.

16. Boder Brothers Bank/First National Bank, 137 S. Main, 1872, contributing.

This building was constructed on the southwest corner of the Square of brick in 1872. It is likely that concrete cladding was added to the building near the turn of the century. This cladding is formed to resemble stone block. The two-story building contains a full basement that once housed a business with a separate lower entrance. The corner of the structure is canted, emphasizing the arched entranceway. The cornice frieze is trimmed with dentils and a metal cornice extends from the plane of the structure. Window headers on the second story and on the south side of the first story are formed to resemble semi-segmental headers with keystones. Large bank lobby windows flank the entrance on the east and south sides and resemble flat stone headers with keystones. The building is currently painted white.

17. Doniphan County Courthouse, 120 E. Chestnut, 1906, Key Contributing, Listed on the National Register of Historic Places in 1974.

The Courthouse is located in the center of the Square. It is a three-story Romanesque structure with a full basement and an attic. A circular tower is located on each corner and the building is topped by a ten-sided cupola with windows on all sides and a flared dome roof. The foundation is of native limestone and the upper stories are red brick. The roof is a modified hip with gables placed on each side. The main entrances to the building are located on the north and south sides; these have first-story native limestone porches with iron railings placed at the second-story level. All windows have stone sills, but only those on the basement and first story have stone lintels. The third story windows contain arched lintels.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 7

Doniphan County Courthouse Square Historic District
Doniphan County, Kansas

Contributing Sites

18. Brick streets on north, south, west and east sides of Courthouse Square, consisting of the East 100 blocks of Walnut and Chestnut Streets and the South 100 blocks of Main and Liberty Streets; laid in 1920. The wide streets surrounding the Courthouse Square are laid in a running bond that intersects at street junctions in a herringbone pattern.

Non-contributing buildings located within the district are described below.

8. Grocery Store, 134 E. Walnut, circa 1901, non-contributing.

This long, narrow building is one story tall and constructed of brick. It has a modern façade, consisting of a false mansard roof/overhang, altered window openings and wood siding.

10. Office Building, 206 S. Main, unknown, non-contributing.

This one-story brick building is sited on South Main Street and East Chestnut, with large windows located on each of these sides. The entrance is located on South Main.

11. Commercial/Apartment Building, 107 E. Chestnut, circa 1878, non-contributing.

This two-story apartment building was originally a house and office of brick construction, but has since been covered with stucco. The main façade is three bays wide, containing modern windows on both stories and a modern entrance door in the first story's east bay. An exterior wood staircase is attached to the east side of the building to provide access to the upper apartment.

19. Sheriff's Office and Jail, 1957, non-contributing.

This framed brick county building resembles a ranch style house. The ridge of the gable roof runs north-south and a double garage is located under the south portion of the building.

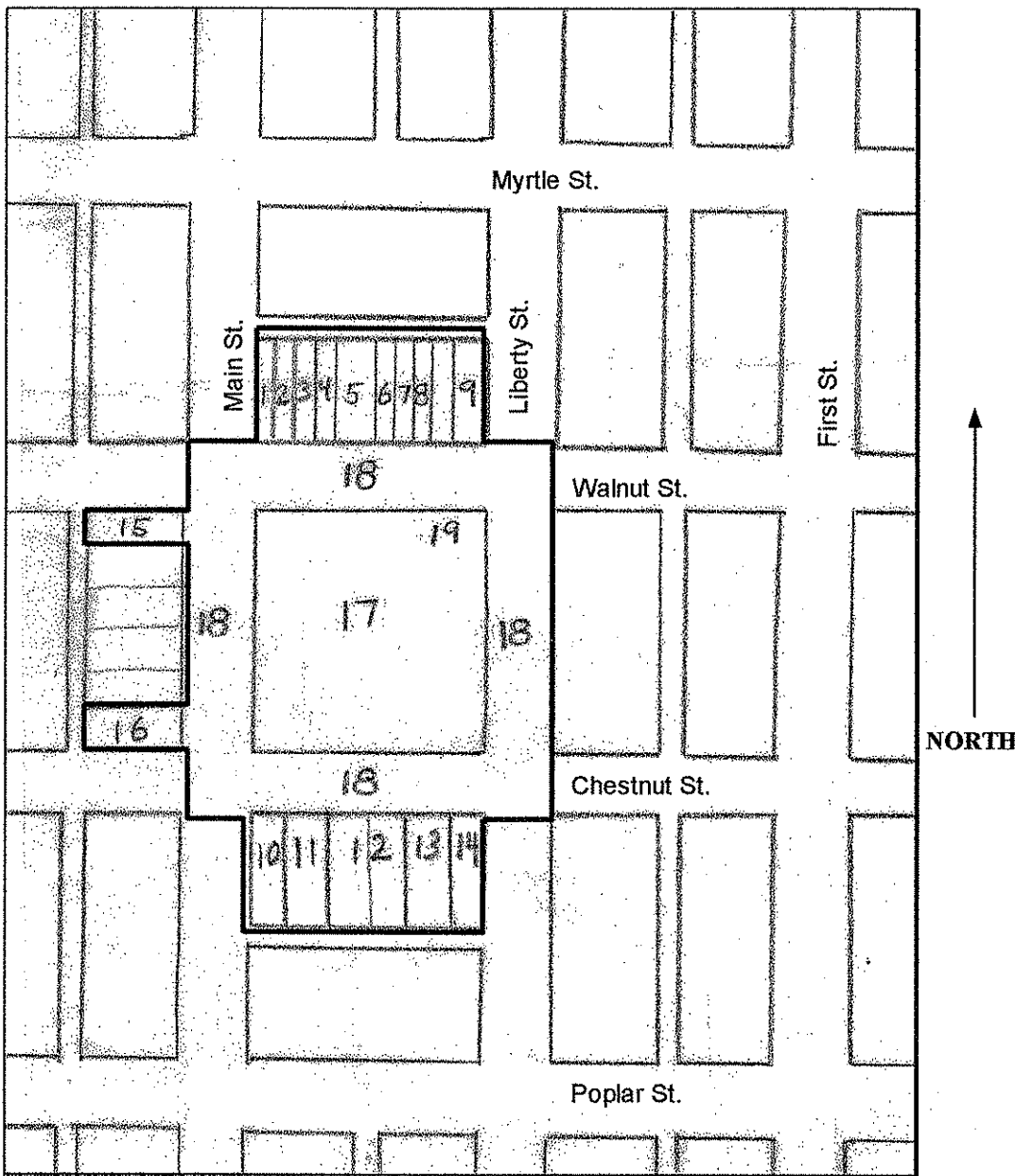
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 8

Doniphan County Courthouse Square Historic District
Doniphan County, Kansas

**Boundary Map of Doniphan County
Courthouse Square Historical District**
Figure 1



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 9

Doniphan County Courthouse Square Historic District
Doniphan County, Kansas

Section 8—Overview

The Doniphan County Courthouse Square Historic District is significant under Criterion A in the area of Community Planning and Development, and Criterion C in the area of Architecture. In **Community Planning and Development**, it serves as a nearly intact example of a turn-of-the-century town. With the opening of the Kansas Territory, locations for county seats were selected by commissioners and the site of Troy, Kansas was chosen as the Doniphan County Seat. The ensuing development of commercial and residential properties around the Courthouse Square from the 1870s through the 1920s is well preserved in the buildings of the district. The current Courthouse Square provides an extant example of development that was instigated by the designation of the town as the county seat. In the area of **Architecture**, the Doniphan County Courthouse Square contains buildings from the most significant era of the town's development. Included in the proposed district are vernacular dwellings, very early commercial buildings, high style designs and commercial styles representative of the 1920s. The period of significance extends from 1856, the construction date of Troy's first house, to 1928, the last significant alteration date of a commercial structure on the Square.

Community Planning and Development

An act of Congress in 1824, approved by President James Monroe, granted counties in each state and territory the right of pre-emption to a quarter section of land to be laid off in lots for a county seat. The act stipulated that each county seat should be within six miles of the geographical center of the county. The 1854 Kansas and Nebraska Act opened Doniphan County to development. When the territorial legislature met in the summer of 1855, Thomas J. B. Cramer and A. Payne were appointed as commissioners to inspect a number of potential spots throughout the county for the Doniphan County Seat. The present site of Troy was chosen on October 12, 1855 and named in honor of the Troy of ancient Greece.

The platting of Troy overlaid the prairie landscape with a typically midwestern grid, siting the public square as a node for the city, as well as the county. Placing the Courthouse on the central square itself created a "closed" public square, a planning concept common throughout the Midwest. With this plan, the Courthouse becomes the town's most prominent feature, usually peaked with a dome, and buildings on the Square's surrounding streets are oriented to the Courthouse. The prototype for the Doniphan County Courthouse Square is in Shelbyville, Tennessee. The Shelbyville plan consists of a central Courthouse with streets on all four sides, with right-angle entrances to the square at each corner. Of America's 3,066 county seats, approximately a third contain a Courthouse prominently situated on the central square.⁴ The platting of the Courthouse Square, ostensibly for the location of county government, was also likely seen as a public space and focal point of social and cultural activity.⁵ Doniphan County's Square, measuring 300 feet on each side, retains its integrity of placement on a large, lawn-covered expanse.

⁴ Richard V. Francaviglia, *Main Street Revisited* (Iowa City: University of Iowa, 1996), 88,89.

⁵ Edwin T. Price, "The Central Courthouse Square in the American County Seat," *Geographical Review*, vol. 58 (January 1968), 30-60. (As referenced by David J. Russo, *American Towns, An Interpretive History*, Chicago: Ivan R. Dee, 2001, 68.)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 10

Doniphan County Courthouse Square Historic District
Doniphan County, Kansas

The first auction of lots in Troy was ordered to take place on January 1, 1856. A large crowd assembled to bid on the choicest lots. The earliest city lots sold were those surrounding the Courthouse Square and on adjacent blocks. As first laid out, Troy covered the southwest quarter of Section 17, Township 3 South, Range 21 East. East Troy was laid out on the southeast quarter of the same section in 1857 and both portions were included when the town was incorporated in 1860.⁶ Further additions were platted, until Troy eventually covered the area it occupies today.

The first house in Troy was erected in the spring of 1855 by Nelson Rodgers, who also built the first blacksmith shop. The Rodgers home still stands on the northeast corner of the Square. Commercial development of the north and west sides of the Square began in 1857, with the building of mercantile stores, as well as a hotel on the west side of the Square. Professionals soon arrived in the town; Albert Heed, who came in 1856, was the first lawyer to locate in Troy and Sidney Tennant followed in 1857.⁷ (Tennant purchased the Rodgers home.)

Troy grew very gradually, but the town and its amenities served a population that reached beyond the city limits. The 1880 population of Troy was 694, but the population of Center Township was 2177.⁸ According to an 1882 plat book of Doniphan County, numerous businesses came to Troy between 1855 and 1862, but these are only identified by name, not location. By 1882, the town contained five general stores, three restaurants, two hotels, one bank, one livery stable, two jewelry stores, one furniture store, one hardware store, two drugstores, two millinery shops, two boot and shoe stores, one harness shop, one barber, two billiard halls, five blacksmith and wagon shops, one carriage factory, one grist mill, one elevator, one lumberyard, one packing house, one cooper shop, one carpenter shop, one printing office, one meat market, six physicians, six lawyers, one insurance agent, one sewing machine agent, two painters, eight carpenters, two tanners, one drayman, four teamsters, one ice dealer, three secret societies, four church organizations and one ladies library.⁹ By 1898, Troy had 967 residents and the rest of Center Township claimed 1873 residents.¹⁰ Troy's population eventually reached 1,000, where it has consistently remained.¹¹

Troy's first commercial buildings were built on the west and northwest sides of the Square. These early frame buildings did not survive long. An 1872 fire swept the west side of the Square, prompting their replacement with brick structures. According to Sanborn maps, most of the west side of the Square and the western portion of the north side were lined with wall-to-wall commercial structures by 1893. Even these masonry buildings, however, were susceptible to flames.

⁶ "The Town of Troy." *Illustrated Doniphan County, Supplement to The Weekly Kansas Chief* (Troy, Kansas: The Weekly Kansas Chief, 16 April 1916), 270.

⁷ William G. Cutler, *History of the State of Kansas* (Chicago: A.T. Andreas, 1883), chap. 7.

⁸ A.T. Andreas, *History of the State of Kansas*, (Chicago: A.T. Andreas, 1883), 472.

⁹ *Historical Plat Book of Doniphan County, Kansas*, Chicago: J.S. Bird, 1882.

¹⁰ *Eleventh Biennial Report of the Kansas State Board of Agriculture 1897-1898*. Topeka: Kansas Department of Agriculture, 1899.

¹¹ Troy's population was listed in the 1939 *WPA Guide to 1930s Kansas* as 1,093. The 2000 census lists the town's population as 1054.

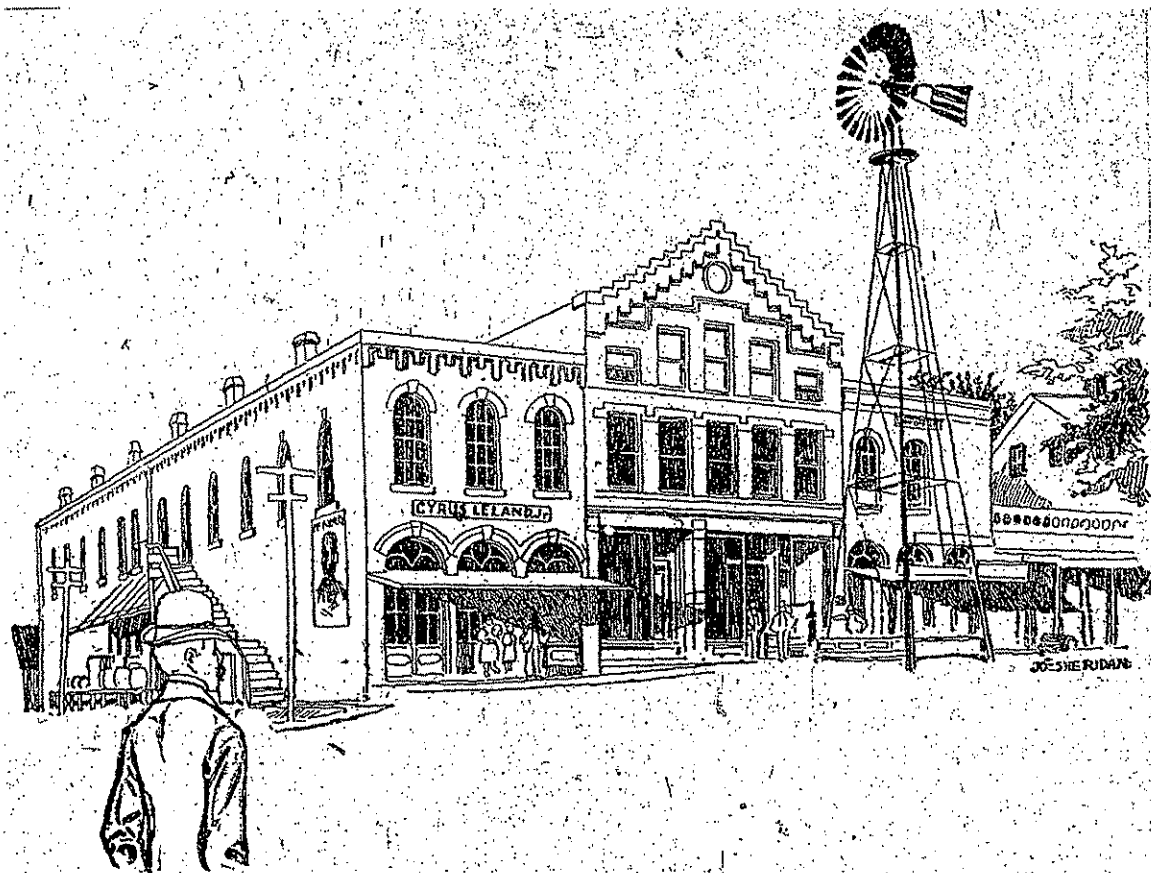
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 11

Doniphan County Courthouse Square Historic District
Doniphan County, Kansas

On the evening of November 15, 1899, fire destroyed most of the buildings on the north side of the Square. Lost were the town's Opera House, several stores, the Higby House hotel and lodges and offices located above the businesses. More substantial buildings quickly replaced the burnt structures, creating an impressive streetscape worthy of prominent placement on the Courthouse Square. Fire again struck the Square's most northwest building, Cyrus Leland's store, in February 1911. The new building in its more modern style blended nearly seamlessly with the 1900 buildings on the Square. By 1930, the west and north sides of the Courthouse Square were in their present configurations.



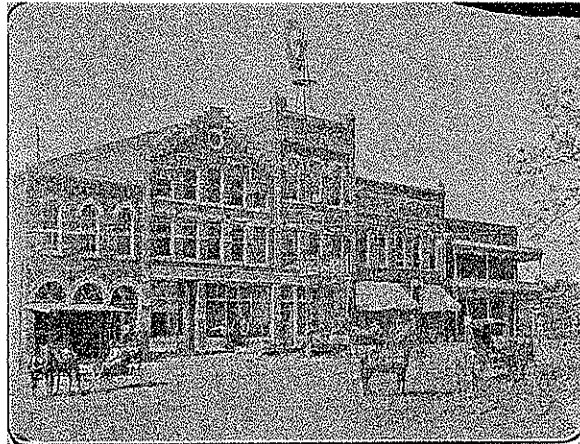
Northwest corner of Courthouse Square before 1899 fire
(*The Weekly Kansas Chief*, 16 November 1899)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 2 Page 12

Doniphan County Courthouse Square Historic District
Doniphan County, Kansas



Rebuilt northwest corner of courthouse square before 1911 fire

(Courtesy of the Kansas State Historical Society)

The first Doniphan County Courthouse was built in 1856 and located on the north side of the Courthouse Square. A second Courthouse built directly on the central Square replaced this facility in 1858. The second Courthouse was destroyed by fire in March 1867. By the turn of the century, the third Courthouse was considered too small for county business. In 1905, the county commissioners selected George Washburn's design for a replacement and demolition of the old structure proceeded. The current Courthouse opened on July 4, 1906, amid a day of oratory, a parade and fireworks.

From the day the town of Troy was platted, the courthouse square was surely recognized as the town's most notable location. The designation of the central square for the county courthouse ensured that any buildings facing it would be prominently placed. The early commercial development of the north and west sides of the square allowed those businesses to interact with the day-to-day courthouse activities. This prestige and continual business growth translated into noteworthy buildings, bringing stature to the individual owners as well as the town as a whole.

Most of the south side of the Square remained steadfastly residential. This may be due to the fact that several of the town's prominent citizens—Cyrus Leland, the Sinclair-Zimmerman family, Dr. Campbell and Albert Perry—owned these properties. These houses were set well back from the street, emphasizing their placement. The residences were altered or rebuilt (#12) to accommodate the owners and their families, but retained their grandeur in the process. Commercial development encroached upon the west corner of the south side of the Square, but this did not detract in any way from the prominent residential location.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 13

Doniphan County Courthouse Square Historic District
Doniphan County, Kansas

Architecture

The Doniphan County Courthouse Square Historic District contains an excellent collection of architectural styles associated with the development of midwestern towns. The commercial and residential buildings oriented to the Courthouse provide a compilation of very early commercial buildings, vernacular and high style residences, commercial Victorian designs and simple, compact 1920s designs. Each contributing building speaks of its individual owner, as well as the status of the town as the county seat. The collection of buildings is significant in the fact that it contains a variety of intact styles from several eras, representative of the growth of Troy and the architectural changes that occurred due to that growth.

Commercial Buildings

Commercial development of the Doniphan County Courthouse Square occurred primarily on the north, west and southwest west sides of the Square, eventually filling in most of these blocks. This type of development is typical in towns where the street serves as an anchor, leading to buildings abutting the sidewalk and filling as much of the width of the lot as possible.¹² Troy storefronts were primarily two-part commercial buildings as defined by architectural historian Richard Longstreth, consisting of commercial space on the first story and alternative space on the second story.¹³ The upper floors of the earliest commercial buildings (#15, #16) were used by the first-story proprietor, but later buildings utilized this space as offices, lodge space or for entertainment (#2.)

The designs of the buildings are representative of national trends in architectural design. By the mid-19th century, commercial buildings across the country retained uniform characteristics. Despite local influences, people in towns wanted their commercial buildings to look urban. Commercial architecture was a common language that transcended size and location,¹⁴ and Troy was no exception. The prestige of facing the county courthouse undoubtedly encouraged business owners to strive for architectural prominence. As fireproof brick replaced early wood buildings, pride was taken in building in the latest styles. The permanent legacy is an excellent collection of commercial buildings of various styles of architecture, from early Italianate to 1920s commercial.

The earliest extant commercial buildings, the Sol Miller Building and Boder Brothers Bank, are of simplified Italianate design, featuring masonry construction and tall, arched windows and doors. Both buildings contain individualized details specific to their occupants, with large display windows in the Sol Miller Building and a canted entrance in the Boder Brothers Bank. The four buildings known as the Leland-McClellan block form a Victorian commercial streetscape, incorporating columns, parapets, corbels and contrasting brick patterns. Freed from the need to ornament the sides of the buildings, Victorian architects and builders tended to lavish

¹² Richard Longstreth, *The Buildings on Main Street*, 2nd ed. (Walnut Creek, CA, 2000), 14.

¹³ Richard Longstreth, *The Buildings on Main Street*, 2nd ed. (Walnut Creek, CA, 2000), 24.

¹⁴ Richard Longstreth, *The Buildings on Main Street*, 2nd ed. (Walnut Creek, CA, 2000), 16.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 14

Doniphan County Courthouse Square Historic District
Doniphan County, Kansas

attention on the façade.¹⁵ This practice resulted in this block of Troy's most striking buildings. Adjacent to the Leland-McClellan block, the Avon Hotel also included ornate brickwork, but was fronted by a two-story wood porch, now removed.

The north side of the Square also contains two 1920s facades. The adjoining buildings are fronted with red brick tile, featuring simple, geometric designs common during this decade. Interestingly, the original ornate metal façade of the M.L. Kemp Undertaking Establishment (#6, 1908) was altered in 1928 to match the two-story office building (#7, 1924) to the east.

Historical information on the individual commercial buildings of the Doniphan County Courthouse Square Historic District follows. The number of each building corresponds to the accompanying map, found at the end of Section 7.

1. Cyrus Leland Store Building, 102 E. Walnut, 1911, contributing.

Cyrus Leland, Jr., Troy's most prominent citizen and a turn-of-the-century representative to the state legislature, acquired this property in 1869 and began a mercantile business on the site. Cyrus Leland was born in Wisconsin in 1841 and came to Doniphan County with his family at the age of 17. By 1872, he had built a massive brick structure on this corner for the business. The building escaped the 1899 fire that destroyed nearly the entire block on the north side of the Square, but was not spared in February 1911, when Leland's corner building was destroyed. The building was soon rebuilt and reopened as a general store with offices on the second story. According to Sanborn maps, the building served as an armory in 1922 and as a Masonic hall in 1930. It is currently used as storage space. The original recessed entrance, display windows and multi-paned transom windows on the south and west sides of the first story were bricked over in the 1960s

2. Opera House, 106 E. Walnut, 1900, contributing.

Troy's first Opera House burned to the ground during the fire of November 15, 1899, but was rebuilt by Cyrus Leland, Jr., nearly identical to its original appearance.¹⁶ The first story of the building has traditionally housed retail space, including a furniture store, a farm implement store and a grocery. The second story served many years as a gathering spot for the local citizenry, accommodating a theater, social gatherings and a movie theater. The first story of the building is currently used as a day care center and living quarters; the second story contains two apartments. The building has had few exterior alterations and retains its integrity.

3. Cyrus Leland Commercial Building, ¹¹⁰~~116~~ E. Walnut, 1900, contributing.

This building was also originally owned by Cyrus Leland, Jr., and was built after the 1899 fire. The first story of the building has housed a hardware store, a bakery, grocery and Doniphan County's electrical cooperative. The

¹⁵ Richard V. Francaviglia, *Main Street Revisited* (Iowa City: University of Iowa, 1996), 26.

¹⁶ "A Most Destructive Fire." *The Weekly Kansas Chief*, 16 November 1899. Illustration entitled "As It Looked Before The Fire" shows the Opera House in its current configuration.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 15

Doniphan County Courthouse Square Historic District
Doniphan County, Kansas

second story has served as a space for meetings, offices and an apartment. The first story now contains a printing shop and the upper stories are used as apartment space. The building retains much of its integrity.

4. **James W. McClellan Mercantile Building**, ¹¹⁶⁻¹¹⁸~~120~~ E. Walnut, 1900, contributing.

James Woodruff McClellan erected this building for his hardware and implement dealership following the 1899 fire. McClellan, born in 1840 in Pennsylvania, came to Doniphan County in 1856. He worked as a farmer and as a schoolteacher before establishing himself in the hardware and implement business in Troy in 1885. He established a reputation as an enterprising and fair merchant, working in his trade until he retired. Upon retirement, McClellan leased his building to a grocery. A 1911 Sanborn map identifies the two storefronts as a grocery and a creamery; the 1922 map places a tin shop and an office in the two storefronts. The building is currently empty, but is in very good condition.

5. **Hotel Avon**, 122 E. Walnut, 1900, contributing.

The 1899 fire destroyed Troy's hotel, the Higby House, located on this site. The disaster provided an opportunity to build a hotel befitting of the town's status as a successful county seat. A July 12, 1900 copy of *The Weekly Kansas Chief* touted the new building as "a credit to the town and county. Messrs. Graves and Briggs have spared neither time, labor nor expense to make everything comfortable, convenient and up-to-date." The newspaper article went on to draw attention to hot and cold running water throughout the building, linoleum floors in the public spaces, oak furniture, heavy carpet in the bedrooms and a porcelain bathtub in the bathroom. Rates advertised for the hotel in 1901 were \$2 per day. By 1922, the business was renamed the New Transit Hotel. The building eventually operated as a resident hotel and was converted to offices 20 years ago by the current owner. The first story has been divided into two offices, and the second story retains its rooming house configuration. The two-story wood front porch was eventually enclosed and was removed in 1980 due to severe rotting. Although the building has been painted and the front porch is missing, the structure remains in good condition.

6. **M.L. Kemp Undertaking Establishment**, 128 E. Walnut, 1908, new façade added circa 1928, contributing.

The property was sold by the Thomas Triplett estate to James Triplett in 1908; the Triplett family profited by speculating in Troy properties. James Triplett promptly sold the east half of the lot to S.M. Brewster, the county attorney and a probable land speculator. This building does not appear on a 1904 plat map, but is present on a 1911 Sanborn map, listed as an undertaker. This building is shown in the 1916 compilation *Illustrated Doniphan County* as the undertaking establishment of L.T. Hargis, purchased in 1912 from M.L. Kemp. The original ornate metal façade is present in a 1927 photograph; it is likely that the façade was altered between 1927 and 1930, when a telephone exchange business moved into the building. The red brick tile matches the façade of the building attached to the east, which was built in 1924. The building now serves as a local base for the Sprint Company. Although the newer façade has been altered, the building retains much of its historic integrity.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 16

Doniphan County Courthouse Square Historic District
Doniphan County, Kansas

7. Cordonier Office Building, 130 E. Walnut, 1924, contributing.

This property was sold in 1924 to Dr. Alfred Cordonier. Cordonier was born in 1882 and came to Troy in 1906 to practice medicine. This building housed his offices and his estate sold the building to Robert Guier, an abstractor, in 1964. The building still served as office space and is in excellent condition.

8. Grocery Store, 134 E. Walnut, circa 1901, non-contributing.

This building does not appear on the 1900 Sanborn map but is present on a 1904 plat map. It is identified on Sanborn maps as a grocery store and local residents remember the building housing a grocery store into the 1950s. A new façade was added to the building during the 1960s. The building currently serves as the First National Bank.

10. Office Building, 206 S. Main, unknown, non-contributing.

The 1911 and 1922 Sanborn maps place a one-story brick veneered real estate office on the northern portion of this building's current footprint. The 1930 Sanborn map shows two separate but joined buildings in the present location of this building—an unidentified shop in the northern portion and a one-story battery shop in the southern portion. These two spaces were eventually joined and now share interior space.

11. Commercial/Apartment Building, 107 E. Chestnut, circa 1878, non-contributing.

This building is identified on Sanborn maps as either a dwelling or office, with no consistent timeline for either use. Local residents have identified the building as the location of the office of Albert Perry, a prominent abstractor, attorney and mayor of Troy. The 1916 *Illustrated Doniphan County* compilation states, "The brick house in which Al Perry's office is located on the south side of the court house square was built in May and June 1878," indicating that the building may have served a dual purpose. The building has been converted to two apartments; none of the building's integrity remains.

15. Sol Miller Building, 101 S. Main, circa 1870, addition 1890, contributing.

Banker Henry Boder acquired this property in 1863 for \$425; when he sold it in 1872, it was worth \$1600. This substantial increase in value, coupled with other construction on this block around 1870, provides evidence that this building was constructed at this time. Boder again purchased the building in 1878 from the sale of a defaulted mortgage and sold it to Solomon Miller in 1883.

Sol Miller, editor and publisher of the *White Cloud Kansas Chief*, moved his publication from White Cloud, Kansas to Troy in July 1872. The newly named *Weekly Kansas Chief* was first located over a drug store on the southwest corner of the Square, but later moved to this building. From that point on, the building was known for many years as the Sol Miller or Chief building. Miller expanded the rear (west) of the building—probably in 1890, according to title information—to accommodate his printing operation and eventually leased first story space to merchants and the second story to the I.O.O.F. Baled hay in the basement of the building caught fire in January 1899. According to the *Weekly Kansas Chief*, "Some baled hay in the basement of Swinney's store in The Chief building caught fire, Tuesday evening, a short time after the store was closed for the night. Sol

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 17

Doniphan County Courthouse Square Historic District
Doniphan County, Kansas

Wilson and J.W. Calvert, who were in the I.O.O.F. hall, smelled the smoke and gave the alarm. In a few minutes the boys had broken in the doors, chopped holes in the floor, and were pouring on the water. The damage to the building is about \$75. The Chief lost about \$50 worth of cases and stands stored in the cellar. Mr. Swinney's damage is about \$200, caused by the smoke. It was a close call for The Old Thing." The November 1899 fire on the north side of the Square was so intense that it blew out the windows of the building.

Emil, William and Oscar Winzer purchased the building in 1910 from Sol Miller's children and moved their hardware store from the Leland Building on the north side of the Square to this location in 1911. Upon purchasing the Miller building, they updated the first story interior for their stock of hardware, buggies, wagons, implements and cook stoves. The second story was used to display paints, varnishes, furniture and carpets. The current owner purchased the building from Oscar Winzer's son Ralph and also operates a hardware store here. The building is in good condition.

16. Boder Brothers Bank/First National Bank, 137 S. Main, 1872, contributing.

Brothers Henry and Louis Boder organized the Boder Brothers Bank in a frame building on this location in 1870. The organization thrived, but burned to the ground in a February 1872 fire. Within a week, the brothers began the construction of a brick building that would total \$7000 in construction costs. Henry Boder took over the business in 1890, reorganizing it under state law as the Bank of Troy. The building received new interior fixtures in 1898 and it is possible that the building was also clad in cement at that time. The bank passed into the hands of Charles and John Norman in 1906 and became the First National Bank of Troy.

Advertisements from the early 1900s ran in the *Weekly Kansas Chief* for a barbershop and bathing rooms in the basement of the building. The building currently houses a law office, purchase by the present owner in 1969 from the First National Bank, which was formerly the First Bank of Troy. The building is in good condition.

Residences

The Doniphan County Courthouse Square Historic District contains four houses. Despite the small number, these houses are representative of residential building patterns in Troy. The town's earliest building period is characterized by the Nelson Rodgers house (#9) on the north side of the Square, identified as Troy's oldest residence. The three contributing houses on the south side of the Square represent vernacular tradition and high style design. The Sinclair-Zimmerman house (#13) began as a vernacular T-plan, but was expanded to the impressive form seen today. The dwelling built by Cyrus Leland (#14) retains its original Queen Anne appearance, now rather modest in comparison to the other houses in this block. The Campbell house (#12) is of a grand design, a symbol of prosperity and prominence, built in 1912 to replace an earlier dwelling.

Historical information on the individual residential buildings of the Doniphan County Courthouse Square Historic District follows. The number of each building corresponds to the accompanying map found at the end of Section 7.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section P Page 18

Doniphan County Courthouse Square Historic District
Doniphan County, Kansas

9. Nelson Rodgers Residence, 138 E. Walnut, 1856, contributing.

Nelson Rodgers, a blacksmith and the town's first postmaster, built this house in 1856. A rear kitchen space was added in 1863. Regional history identifies the house as the first house in Troy.¹⁷ The Troy post office was established March 16, 1857, and Nelson Rodgers was the first official and duly authorized postmaster of the town. He also had the distinction of being Troy's first blacksmith. The house was built of oak, walnut and pine cut on the Missouri River bluffs and hauled by oxcart to the sawmill in Geary, Kansas. Shortly after its construction, the house was sold to Sidney Tennant, a prominent lawyer. Local legend states that when Abraham Lincoln came to Troy in December 1859 to give a speech at the Higby House, he walked down the street to visit his acquaintance, Sidney Tennant, at the home. The house served as a residence until it was deeded to Doniphan County in the mid-1990s. The building has been restored to excellent condition and is maintained by the Doniphan County Historical Society.

12. Dr. William B. and Mabel Perry Campbell House, 115 E. Chestnut, circa 1912, contributing.

A two-story frame dwelling is located at this site on Sanborn maps dating from 1885 through 1911. Post 1911 Sanborns show the current footprint of the house, and the current owners possess specifications for the present house, indicating that the previous house was demolished and the current house built on its site.

The houses on the south side of the Courthouse Square, likely the most prominent residential location in Troy, provide an excellent sample of the social history of a small town. This property was owned by Albert and Mildred Perry from 1890 until they sold it to their daughter, Mabel Perry Campbell in 1906. Albert Perry also owned the house/office building next door to the west at 107 E. Chestnut. Mabel married Dr. William Campbell in 1890, so the couple may have lived in the former house on the site, possibly with Mabel's parents. William B. Campbell, born in 1856, was raised in Ontario and came to Troy in June of 1882. He began the practice of medicine and surgery from an office on the west side of the Square, according to advertisements placed in the *Weekly Kansas Chief*. He continued his practice until his death in February 1916. A photograph of the house in its present form appears in the 1916 compilation *Illustrated Doniphan County* with a biography of Dr. Campbell that states, "He owns one of the best residences in the town and with Mrs. Campbell is enjoying life in Troy." The couple raised one daughter, Veda (Ward), in the house. The house is currently in excellent condition.

13. Daniel Sinclair/A.B. and Lulu Zimmerman House, 129 E. Chestnut, circa 1881, remodeled circa 1912, contributing.

Daniel Sinclair came to Troy from Michigan in 1872, with his wife, Sarah Elizabeth. He immediately set up a drug store with partner C.B. Bickford. Sinclair purchased this property from Bickford in 1880 and built a two-story T-plan house. The couple had two children, Edward and Lulu. Edward studied pharmacy and eventually took over his father's store. Lulu married A.B. Zimmerman, co-owner of Zimmerman & Williamson Mercantile Company. The property was deeded to Lulu Zimmerman in 1911 and in that year the house was expanded into

¹⁷ *The Atchison Globe*, 11 July 1944.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 19

Doniphan County Courthouse Square Historic District
Doniphan County, Kansas

the larger L-plan of today. The Zimmermans lived in the house until their deaths. The house is currently in excellent condition.

14. Residence, 137 E. Chestnut, circa 1895, contributing.

According to Sanborn maps, this house was built between 1893 and 1900 and altered between 1900 and 1911. Cyrus Leland, Jr. owned this property from 1869 until his death in 1917, but did not live here. Upon Leland's death, it was purchased by a daughter, Fannie Finley. Leland, one of Troy's preeminent merchants and manufacturers had left the house in trust for a son who predeceased his father. The house is in good condition.

Community Buildings and Sites

The focal node of the Doniphan County Courthouse Square is, obviously, the Courthouse. Raised above street level and standing three stories tall, the Courthouse is the grandest structure in Troy, possibly in all of Doniphan County. Its placement gave rise to the status of the buildings around the Square, promoting the commerce and growth of the town, as well as up to date architectural styles.

Historical information on the Doniphan County Courthouse, the brick streets of Troy and the Sheriff's Office are listed below. The number of each building corresponds to the accompanying map.

17. Doniphan County Courthouse, 120 E. Chestnut, 1906, Key Contributing, Listed on the National Register of Historic Places in 1974.

This Courthouse is the fourth to serve Doniphan County in Troy and was built in 1906. The county offices outgrew the temporary first Courthouse by 1858; the second building was destroyed by fire; by 1900 the third Courthouse was deemed too small and was razed for this building. The building was designed by George P. Washburn, one of the best-known architects in Kansas; the construction contract was given to J.H. Wagenknecht of Wathena. Designed in the Romanesque Revival style, it took nearly a year to build. The building is an excellent example of the Romanesque influence on government buildings in Kansas. The Courthouse was dedicated on July 4, 1906 before one of the largest crowds to ever gather in Troy. Besides providing a site for county government, the building has also provided office space for attorneys. The building is in excellent condition.

18. Brick streets on north, south, west and east sides of Courthouse Square, consisting of the East 100 blocks of Walnut and Chestnut Streets and the South 100 blocks of Main and Liberty Streets; laid in 1920. A March 18, 1920 edition of the *Weekly Kansas Chief* announced that a car of cement, a cement mixer and steamroller had arrived in town to begin paving the streets of Troy. Following the laying of sewer tile, the brick streets were laid at the rate of 200 to 300 feet per day. The project began at the north end of Main Street. Local resident Ben Williamson, then a high school student, was hired as a "brick turner," to turn the flawed sides of the bricks to the underside. The streets are in good condition.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 20

Doniphan County Courthouse Square Historic District
Doniphan County, Kansas

19. Sheriff's Office and Jail, 1957 non-contributing.

A jail was located on this site as early as 1900. This county building was built in 1957 to replace an earlier structure.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 9 Page 21

Doniphan County Courthouse Square Historic District
Doniphan County, Kansas

Sources

A.T. Andreas, *History of the State of Kansas*, (Chicago: A.T. Andreas, 1883).

Atlas of Doniphan County Kansas. (Des Moines, Iowa: Anderson Publishing Co., 1927).

J.S. Bird, *Historical Plat Book of Doniphan County, Kansas*, (Chicago: J.S. Bird, 1882).

J.S. Calnan, *Illustrated Doniphan County, Supplement to The Weekly Kansas Chief* (Troy, Kansas: The Weekly Kansas Chief, 16 April 1916).

William G. Cutler, *History of the State of Kansas* (Chicago: A.T. Andreas, 1883).

Doniphan County Tax Records, Doniphan County Courthouse and Doniphan County Abstract Company, Troy.

Richard V. Francaviglia, *Main Street Revisited* (Iowa City: University of Iowa, 1996).

Genealogical and Biographical Record of North-Eastern Kansas. Chicago: The Lewis Publishing Company, 1900.

Kansas Department of Agriculture, *Eleventh Biennial Report of the Kansas State Board of Agriculture 1897-1898*. (Topeka: Kansas Department of Agriculture, 1899).

Kansas Department of Education, *The WPA Guide to 1930s Kansas*. Lawrence, KS: University of Kansas, 1939.

Richard Longstreth, *The Buildings on Main Street*, 2nd ed. (Walnut Creek, CA, 2000).

Richard Pankratz and Charles Hall, "Doniphan County Courthouse." National Register of Historic Places Inventory Form. 17 October 1973.

Plat Book of Doniphan County, Kansas. (Minneapolis, Minn.: Northwest Publishing Co., 1904).

John W. Reps, *The Forgotten Frontier: Urban Planning in the American West Before 1890*. Columbia, MO: University of Missouri Press, 1981.

David J. Russo, *American Towns, An Interpretive History* (Chicago: Ivan R. Dee, 2001).

Sanborn Map Company. *Troy, Doniphan County, Kansas*. New York: Sanborn Map Company, 1885, 1893, 1900, 1911, 1922, 1930.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 22

Doniphan County Courthouse Square Historic District
Doniphan County, Kansas

Nancy Sandhen, "Kansas Historic Resources Inventory Forms: Doniphan County Towns." Summer 1985.

The Weekly Kansas Chief

- "Short Orders of Troy," 15 September 1898.
- "I.O.O.F. Dedication," 6 October 1898.
- "Leland's Big Store," (advertisement) 29 December 1898.
- "Troy Firefighters," 19 January 1899.
- "A Most Destructive Fire," 16 November 1899.
- "Aftermath of the Fire," 23 November 1899.
- "New Hotel, Sure," 18 January 1900.
- "Work has been commenced," 18 January 1900.
- "Arrangements have been completed," 1 March 1900.
- "J.W. McClellan has begun grading," 22 March 1900.
- "Bank of Troy," 12 April 1900.
- "Advertisements," 9 May 1900.
- "Lawyer A.C. Bell," 16 May 1900.
- "Troy's New Hotel," 12 July 1900.
- "The dance at the Opera House," 22 November 1900.
- "A New Business for Troy," 27 December 1900.
- "Advertisements," 4 April 1901.
- "Professional Cards," 12 January 1911.
- "The Moving Picture Show," 19 January 1911.
- "Advertisements," 2 February 1911.
- "Leland's Store Burned," 23 February 1911.
- "Advertisements," 13 July 1911.
- "McLaren Drug Store Moves," 26 September 1911.
- "Troy Improvements," 4 January 1912.
- "Death of Cyrus Leland, Jr.," 30 August 1917.
- "Getting Ready to Pave," 18 March 1920.
- "Cyrus Leland Jr.," 5 May 1932.

Atchison Globe, 11 July 1944.

The Kansas City Star, "Old Kansas House Dates Back One Hundred Years," 26 December 1954.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 10-11 Page 23

Doniphan County Courthouse Square Historic District
Doniphan County, Kansas

Verbal Boundary Description.

The boundaries of the Doniphan County Courthouse Square Historic District are represented by the bold line on the map in Figure 1, Section 7, entitled "Boundary Map." The district can be described as all of the streets encompassing the Doniphan County Courthouse Public Square, the south half of Block 11 of the original Town of Troy, the north half of Block 23 of the original Town of Troy, the north half of Lot 1 of Block 22 of the original Town of Troy and the south half of Lot 6 of the original Town of Troy.

Boundary Justification

The boundaries of the Doniphan County Courthouse Square Historic District are the city lots adjacent to the Courthouse Square containing most of the extant buildings from Troy's most significant time of development. These boundaries include the north side, south side and two buildings on the west side of the Courthouse Square. Alterations to the remaining buildings on the west and east sides of the Square have affected their integrity; these remaining buildings, therefore, are not included in the District. The district includes the extant resources surrounding the Courthouse Square that have retained their integrity.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section _____ Page 24

Doniphan County Courthouse Square Historic District
Doniphan County, Kansas

Additional Documentation: Photographs

The following information is the same for each photograph:

Name of photographer: Susan Jezak Ford

Date of photograph: August 2, 2001.

Location of original negative: Kansas State Historical Society

The remaining information is arranged as follows:

Photograph number

Description of view indicating direction of camera

- #1 Buildings 1-5, Cyrus Leland Store Building, Opera House, Cyrus Leland Commercial Building, James W. McClellan Mercantile Building, Hotel Avon; facing northwest
- #2 Buildings 6-9, M.L.Kemp Undertaking Establishment, Cordonier Office Building, Grocery Store, Nelson Rodgers Residence; facing northeast
- #3 Buildings 10-11, Office Building, Commercial/Apartment Building; facing southwest
- #4 Building 12, Dr. William B. and Mabel Perry Campbell House; facing south
- #5 Building 13, Daniel Sinclair/A.B. and Lulu Zimmerman House; facing south
- #6 Building 14, Residence; facing southeast
- #7 Building 15, Sol Miller Building; facing southwest
- #8 Building 16, Boder Brothers Bank/First National Bank; facing northwest
- #9 Building 17, Doniphan County Courthouse; facing south

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section _____ Page 25

Doniphan County Courthouse Square Historic District
Doniphan County, Kansas

Property Owners

The property owners are listed for each privately owned building in the proposed Doniphan County Courthouse Square Historic District by the address of the building and according to the numbers listed on the map in Figure 1, Part 7.

- | | | |
|--|---|--|
| 1. 102 E. Walnut William E. Orcutt P.O. Box 97 Wathena, KS 66090 | (address currently unknown) | 12.115 E. Chestnut Rebecca Ann Bond P.O. Box 535 Troy, KS 66087 |
| 2. 106 E. Walnut Elaine M. Johnson P.O. Box 444 Troy, KS 66087 | 7.130 E. Walnut Robyn Euler & Craig S. Johnson 107 Willow Lane Bendena, KS 66008 | 13.129 E. Chestnut Barry D. & Debra L. Mendell P.O. Box 281 Troy, KS 66087 |
| 3.110 E. Walnut Larry D. & Carol L. Barnthson P.O. Box 417 Troy, KS 66087 | 8. 134 E. Walnut First National Bank of Onaga 301 Leonard St. Onaga, KS 66421 | 14. 137 E. Chestnut Gary R. & Mary K. Simpson P.O. Box 311 Troy, KS 66087 |
| 4.116 E. Walnut Paul W. Whittaker 398 Mineral Point Rd. Atchison, KS 66002 | 9. 138 E. Walnut Doniphan County, Kansas P.O. Box 278 Troy, KS 66087 | 15. 101 S. Main Gary Simpson P.O. Box 311 Troy, KS 66087 |
| 5.120 E. Walnut Dennis T. Myers P.O. Box 586 Troy, KS 66087 | 10. 206 S. Main Robert Reeder P.O. Box 399 Troy, KS 66087 | 16. 137 S. Main Jack R. Euler 801 Harding Wathena, KS 66090 |
| 6. 126 E. Walnut American Telephone Company | 11. 107 E. Chestnut First Bank of Troy P.O. Box 517 Troy, KS 66087 | |