



Register of Historic Kansas Places Registration Form

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

1. Name of Property

historic name Seybold Building

other names/site number Fuller Hardware Building; Trefz Building; KHRI #045-3578

2. Location

street & number 720 & 722 Main Street not for publication

city or town Eudora vicinity

state Kansas code KS county Douglas code 045 zip code 66025

3-4. Certification

I hereby certify that this property is listed in the Register of Historic Kansas Places.

SEE FILE

Signature of certifying official _____

Date _____

Title _____

State or Federal agency/bureau or Tribal Government

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only **one** box)

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

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
2		buildings
		district
		site
		structure
		object
2		Total

Seybold Building
Name of Property

Douglas County, Kansas
County and State

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

Number of contributing resources previously listed in the State Register

NA

NA

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE

Current Functions

(Enter categories from instructions)

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions)

Vernacular

Late 19th and Early 20th Century American

Movements: Commercial Style

Materials

(Enter categories from instructions)

foundation: STONE, BRICK

walls: BRICK

WOOD

roof: ASPHALT

other:

Narrative Description

(Describe the current physical appearance of the property.)

Summary Paragraph *(Briefly describe the overall characteristics of the property and its location, setting, and size.)*

The Seybold building at 720-722 Main Street in Eudora consists of two storefronts that now share a common first-story interior. The north portion of the building is clad in wood clapboards and has a gable peak. The south portion has a flat roof and a façade that is primarily brick. The L-shaped building fills lot 5 of block 145 on the east side of Eudora's Main Street. The lot slopes slightly south and to west so that the first story of the building's south portion is entered at street level but the rear entrance is nearly underground.

Elaboration *(Provide a detailed description of the building's exterior, interior, and any associated buildings on the property. Note any historic features, materials, and changes to the building/property.)*

The Seybold building's north façade storefront is two-and-a-half stories tall with clapboard siding and a gable peak. The asphalt shingle gable roof was replaced in early 2014 with a TPO membrane roof. This portion of the building measures 16'10" in width and 24'4" in depth. Construction is a combination of rough stone and brick in the first story and wood framing in the second and third stories. The rear walls of the north story, possibly added later, are brick. The first story has a central doorway surrounded by two display windows. The second story has three double-hung metal-clad wood windows. The gable peak contains one small double-hung window. The south portion of the façade is two stories. This portion of the building is a 26' by 26' cube with a stone foundation and a brick second story. Downsized display windows are metal and surround a central doorway in the first story. The second story contains three double-hung metal-clad wood windows with stone lintels and brick sills. The south cornice is corbelled brick. The facades were updated with new materials and modern windows in 2009. The storefronts abut the sidewalk that fronts Eudora's historic Main Street.

The building's north wall is stone on the first story and sided with clapboards on the second story. The north wall of the northeast extension is brick and contains a large double-hung window and a small window opening. The south wall is coated with concrete on the first story. The second story is brick and contains two double-hung windows. The west window matches those in the south façade. The double-hung east window is smaller.

The east rear of the building displays the depths of the two former storefronts. The north portion is deeper, consisting of brick walls atop a stone foundation. A wood gable tops this portion of the building midway. The second-story south wall of the north portion has a door in the juncture and two two-over-two double-hung windows. The cornice of this wall has a brick corbel. Two basement windows are in the foundation, which is coated with concrete. The rear east wall of the north portion has a stone foundation fronted by a new cellar entrance. The solid wall contains a single wood entrance door with a stone lintel and stone threshold. The rear east wall of the building's south portion is coated with concrete. The upper story has two four-over-four double-hung windows surrounding a small, central new window. A single door is located in the building's juncture topped with a wood awning. The steps leading to the door are currently missing, allowing no access to this upper story. The rear lower story of the building's south portion contains a rectangular window opening fronted by a mesh grate. A basement-level doorway is located beneath ground level, inaccessible due to a missing stairway.

The first story of the interior is accessed via either of the two entrances on Main Street. The space is open with exposed stone walls in the south portion and plastered walls in the north portion. The floor has been removed and is now bare dirt. The space's west walls reveal new framing to hold the modern display windows and doorways. The south portion of the west wall contains three brick piers separating the fenestration. The south portion of the room has a tongue-and-groove ceiling. The ceiling has been removed from the north section, leaving exposed beams. A back wall of the north portion contains a window and a doorway leading to two rear rooms with plastered stone walls. The floors in these rooms are also dirt.

The exterior rear door in the north portion of the building leads to the second and third stories of the north portion.¹ The second story has rough wood floors and open stud walls and ceiling with a central partition. The north wall is random rubble limestone coated with plaster and vintage wallpaper. The third story, accessed via spiral stairs on the north wall, has rough wood floors and a low sloped ceiling. The front wall and most of the ceiling on this story are covered with tongue-and-groove wood paneling.

The building appears to be in stable condition, but has no plumbing, HVAC system or electricity.

¹ The second story of the south portion of the building is separated from the north portion and is currently inaccessible.

8. Statement of Significance

Applicable Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for State 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.

Areas of Significance

(Enter categories from instructions)

Commerce

Period of Significance

1880-1962

Significant Dates

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Criteria Considerations

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

Property is:

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

Period of Significance (justification)

The Period of Significance is 1880-1962, the probable years that the property contained buildings occupied by Eudora merchants.

Criteria Considerations (explanation, if necessary)

N/A

Narrative Statement of Significance

Summary Paragraph *(Provide a summary paragraph that notes under what criteria the property is nominated.)*

The Seybold Building is significant under Criterion A at the local level in the area of Commerce as one of the oldest commercial buildings of continual use in downtown Eudora. The buildings were owned by the Seybold family for decades and have housed locally important businesses. The façade of the joined buildings continues to contribute to the historic streetscape of the town.

Elaboration *(Provide a brief history of the property and justify why this property is locally significant.)*

History of the Building

John A. Seybold acquired Lot 5 around 1870 according to Douglas County tax records. According to the 1870 Census, Seybold was 27 years old and a tinner (sic) from Wurtemberg, Germany. He had a wife and two small children. The property was assessed taxes of \$300 in 1867 and \$500 in 1870, indicating probable construction on the lot. Seybold's taxes then dropped to \$325 through 1880. The property rose in value in the mid-1880s, indicating more construction. The taxes are listed in Douglas County records as paid by the Seybold estate and signed by Bertha Seybold through 1900.

Study of the buildings' stone masonry indicates that the northwest portion of the building slightly predates the northeast and south portions, according to a structural report by Hernly Associates. It is likely that the buildings at 720 and 722 were built in phases in the 1800s. The report reads:

The structure reflects the trends of turn-of-the-century retail architecture in its exterior design and use of materials. Based on site observations, it is assumed that there have been some major alterations to the property that likely took place in the late 1800s and early 1900s. It has been difficult to trace these alterations in history. But based on the building structure, we see that the northwest portion of the 720 building was likely built first. The 722 building and the northeast portion of the 720 address were added at a slightly later date and possibly at the same time. There is evidence that the interior spaces were altered as the building changed usages.²

According to local history, J.A. Seybold built a stone building on the north side of the lot in 1883 that later connected to a brick building on the south side. The side-by-side first floors of the buildings may have been connected as early as the 1880s for Seybold's hardware store. Seybold died in 1884. His wife and children continued to manage the Hardware store after his death until 1888. The Seybold's story in Eudora is indicative of other immigrant German families that settled the Eudora area in the mid-19th century.

In 1888 W.A. "Yankee" Fuller took over the site. Fuller purchased the store's stock from Bertha Seybold and began selling tinware and hardware. He later added implements.³ One of his slogans was, "We sell goods, sure to please you."⁴ Fuller ran the Yankee Fuller Hardware Store from the building from 1888 until 1892, when he outgrew the locations and moved the business to the southwest corner of 8th and

² Hernly Associates, "Historic Structure Report 720-722 Main Street", on file at Eudora Area Historical Society, 12 April 2012.

³ Eudora Bicentennial Commission Historic Department, "Eudora Community Heritage of Our USA Bicentennial" (1976), 193.

⁴ Cindy Higgins, "Where the Wakarusa Meets the Kaw," accessed online at <http://eudorakshistory.com/by-decade/1880/1881-to-1890.htm>.

Main. The building was used by the John Schubert family, owner of a furniture store at 700 Main, from 1892 until 1897. The Eudora Post Office moved into the building in 1897 and operated there until 1916. The 1912 Sanborn map corroborates this fact, identifying the north portion of the building as a store and the south half as a post office. The Seybold estate sold the property to Henry Abels, the Eudora postmaster, in 1902. The building changed hands again in 1913 and 1920. In 1920 William Trefz, Jr. purchased the property. Trefz operated a plumbing, electrical and sheet metal shop in the building until his death in 1930. His brother, Herman Trefz, operated his Plumbing, Heating and Electric Store in the location until he had a stroke in 1962.⁵ The "Eudora Business Review" wrote of the Trefz Tin Shop in 1936, "Herman Trefz, proprietor, does tin work of all kinds, plumbing, pump work and electrical work of every description. We've never heard of any inferior work by 'Humpty,' as he is commonly called by nearly everyone."⁶

The Trefz family continued to operate businesses out of the building until the 1990s, including the Herman Trefz Plumbing, Heating and Electric Store until 1962 and Trefz Plumbing into the 1990s. The 1927 Sanborn map identifies the north portion of the building as a tin shop and the south portion as a store. The building has been acquired by the Eudora Area Historical Society for use as a museum. At the time of nomination, a major rehabilitation is planned.

Eudora History

The town of Eudora has deep German roots, dating to an 1857 search party from Chicago with the goal of settling in the Great West. The group acquired 800 acres of Shawnee Indian territory for the town site through the Shawnee chief, Pascel Fish. The town was platted near the Santa Fe and Oregon trails, named Eudora in honor of the chief's daughter. Upon returning to Chicago, the search party recommended to the 600 members of the settlement company that a group should return to Kansas territory to populate the area. Pioneers with varying trades were sent to the region for that purpose. The settlement was incorporated as a city under Territorial laws on February 8, 1859.

The town and its businesses grew. Eudora's first post office opened in 1857. The 1860 census shows 599 people living in Eudora Township. According to township records, that number jumped to 1,774 by 1875, with 516 township residents listed as farmers. By 1883 the town had a train station associated with the Atchison, Topeka and Santa Fe Railroad. The town also included five churches, several lodges, two mills, three doctors, a blacksmith, an agricultural implements store and two hardware stores.⁷ By 1895, the town was self-sufficient, thriving with amenities to serve every business and social need. Two downtown halls provided venues for concerts and entertainment. Main Street was lined with stores and businesses supplying items and services for domestic, business and farm use.

Eudora was a stable town that relied on surrounding farmers for business into the 20th century. The local railroad facilitated the town's role as a shipping and supply point for the agricultural products. Local grocers purchased eggs, butter and chickens for shipping to larger cities. Eudora's population leveled in the early 1900s. The 1910 census listed a population of 640 residents and businesses that included several general stores, hardware and implement houses, two banks, a drug store, wagon and blacksmith shops, a money order post office, express and telegraph facilities, 2 banks, as well as "many beautiful homes (and) good public schools."⁸

⁵ Eudora Bicentennial Commission Historic Department, "Eudora Community Heritage of Our USA Bicentennial," 1976, 204.

⁶ *Eudora News*, 50th Anniversary Edition, 30 April 1936. Douglas County Clippings, KSHS Archives, Topeka, KS.

⁷ William Cutler, *History of the State of Kansas* (Chicago: Andreas Publishing Co., 1883).

⁸ Frank W. Blackmar, ed., *Kansas: A Cyclopaedia of State History* (Chicago: Standard Publishing Co., 1912).

Transcription accessed online at <http://skyways.lib.ks.us/genweb/archives/1912/e/eudora.html>.

Seybold Building
Name of Property

Douglas County, Kansas
County and State

Downtown Eudora continued to provide amenities to local and rural citizens well into the mid-1900s. Main Street businesses over the decades included at least one drug store, hardware store, restaurant, gas station and several markets or grocery stores. The 720-722 Main Street building played its part in town life. Its owners were some of Eudora's most notable families. These families maintain ties to the community. The storefronts have housed several important businesses, making a significant contribution the Eudora's commercial thoroughfare.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form)

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

Blackmar, Frank W., editor. *Kansas: A Cyclopedia of State History*. Chicago: Standard Publishing Co., 1912. Accessed online at <http://skyways.lib.ks.us/genweb/archives/1912/e/eudora.html>.

Eudora Bicentennial Commission Historic Department. "Eudora Community Heritage of Our USA Bicentennial." 1976.

Eudora News, 50th anniversary edition, 30 April 1936. (Douglas County Clippings on file at KSHS archives, Topeka, KS).

Hernly Associates, "Historic Structure Report 720-722 Main Street", on file at Eudora Area Historical Society, 12 April 2012.

Higgins, Cindy. "Where the Wakarusa Meets the Kaw." Accessed online at <http://eudorakshistory.com/by-decade/1880/1881-to-1890.htm>.

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67 has been Requested)

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: **Eudora Area Historical Society**

Historic Resources Survey Number (if assigned): 045-3578

10. Geographical Data

Acreage of Property Less than 1 acre
(Do not include previously listed resource acreage)

Latitude/Longitude Coordinates
Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1	<u>38.946170</u>	<u>-95.098699</u>	3	_____	_____
	Latitude:	Longitude:		Latitude:	Longitude:
2	_____	_____	4	_____	_____
	Latitude:	Longitude:		Latitude:	Longitude:

Verbal Boundary Description (describe the boundaries of the property)

The boundaries include all the property located on Lot 5, Block 145 in the town of Eudora. The property is bounded on the north and south by property lines, on the west by Main Street and on the east by an alley.

Boundary Justification (explain why the boundaries were selected)

The boundaries include all of the property historically associated with the Seybold building.

11. Form Prepared By

name/title Susan Ford
organization Citysearch Preservation date June 26, 2012
street & number 3628 Holmes Street telephone 816-531-2489
city or town Kansas City state MO zip code 64109
e-mail citysusan@gmail.com

Property Owner:

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

name Eudora Area Historical Society (C/O Ben Terwilliger)
street & number PO Box 158 telephone 785-690-7900
city or town Eudora state KS zip code 66025

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

Photographs:

Please check with SHPO staff before completing photographs.

Name of Property: Seybold Building
City or Vicinity: Eudora
County: Douglas County **State:** Kansas
Photographer: Susan Jezak Ford
Date Photographed: 23 February 2012
Description of Photograph(s) and number:

- 1 of 9:** West façade, southeast view
- 2 of 9:** West façade, northeast view
- 3 of 9:** East elevation, northwest view
- 4 of 9:** Interior first story, southeast view
- 5 of 9:** Interior first story, northeast view
- 6 of 9:** Interior first story, southwest view
- 7 of 9:** Interior second story, east view
- 8 of 9:** Interior second story, southwest view
- 9 of 9:** Interior third story, west view



Figure 1. Undated photograph of Eudora's Main Street with 720-722 Main.
(Courtesy Wichita State University Special Collections)

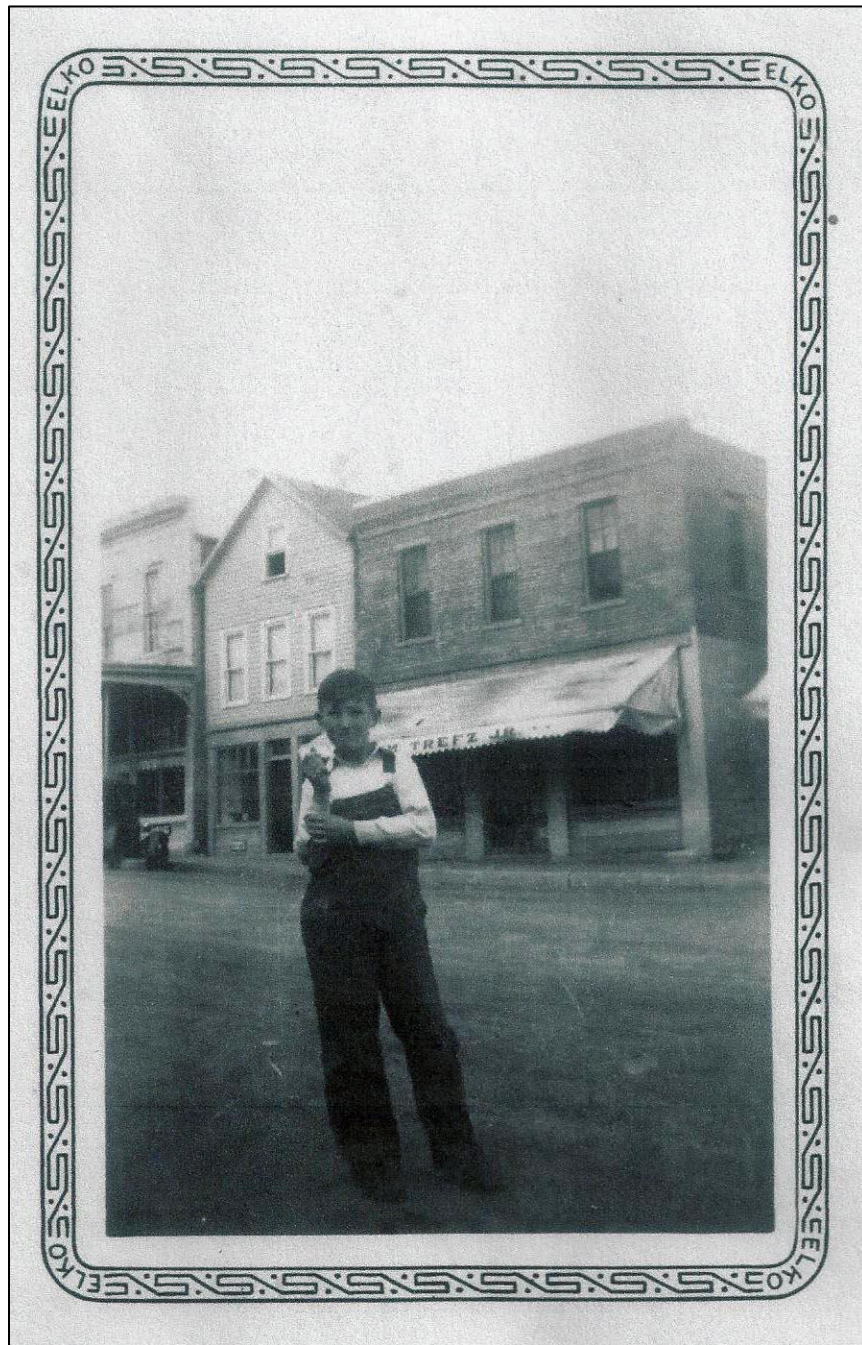


Figure 2. 1930 photograph (Courtesy Eudora Area Historical Society)

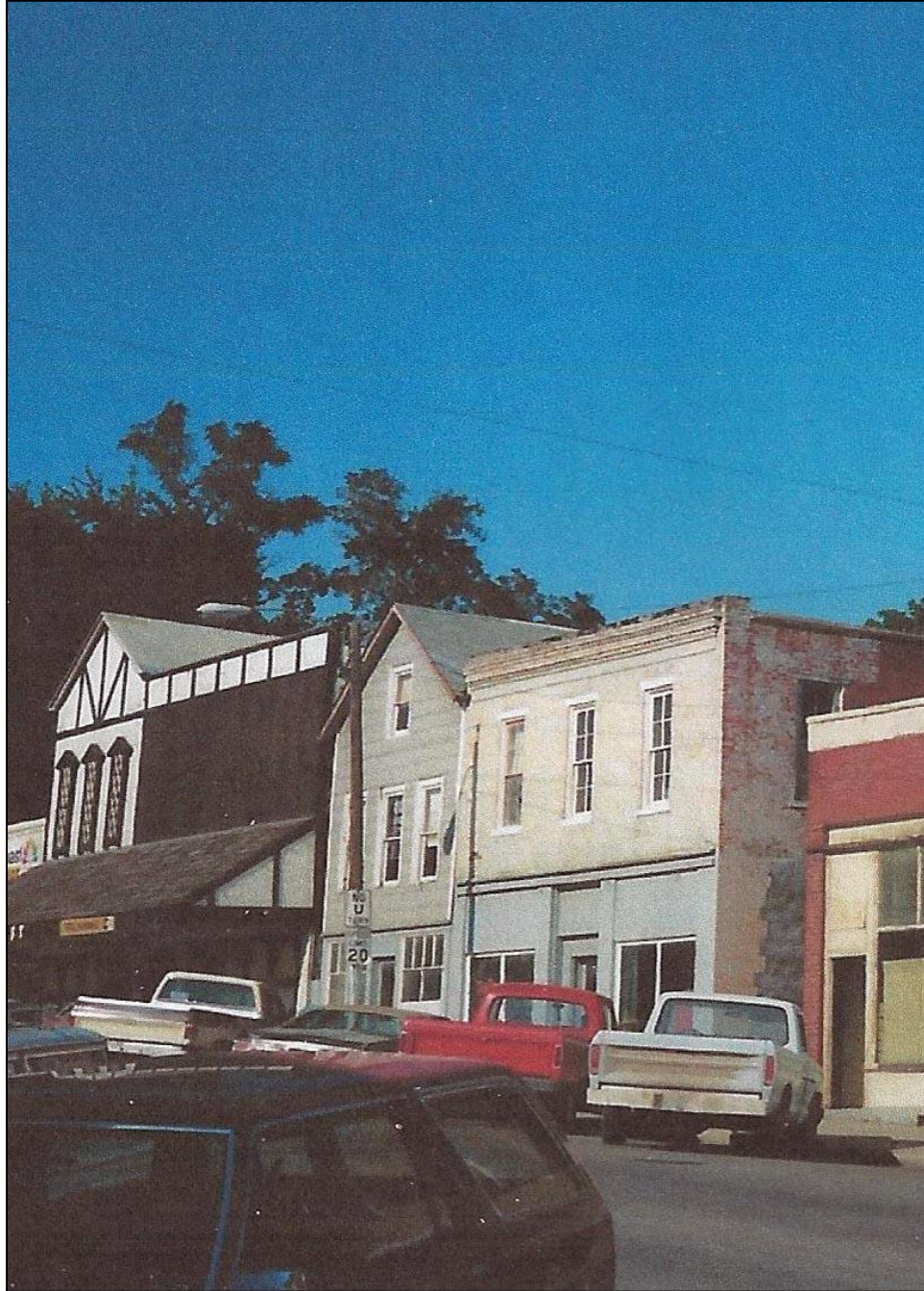


Figure 3. 1980s photograph (Courtesy Eudora Area Historical Society)