NPS Form 10-900
Oct. 1990

OMB No. 10024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER
LISTED
JUL 09 2008

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 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 (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Chestnut Street Historic District
Other name/site number

2. Location

Street & number Main, W. 9th, W. 10th , W. 11th , E 11th, E. 12th Streets ☐ not for publication
City or town Hays ☒ vicinity
State Kansas Code KS County Ellis Code 051 Zip code 67601

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ 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 ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Patrick Zollner DSHPO 5/16/08

Signature of certifying official/Title 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 official /Title Date

State or Federal agency and bureau

4. National Park Service Certification

I herby certify that the property is — Signature of the Keeper — Date of Action

☐ 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:)

Chestnut Street Historic District
Name of Property

Ellis County, Kansas
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
- ☒ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
48 49	29 26	buildings
		sites
		structures
		objects
48 49	29 26	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

3

6. Function or Use

Historic Functions
(Enter Categories from instructions)

COMMERCE/Business
COMMERCE/Specialty Store
COMMERCE/Department Store
COMMERCE/Financial Institution
GOVERNMENT/Post Office
RELIGION/Religious Facility
RECREATION & CULTURE/Theater

Current Functions
(Enter categories from instructions)

COMMERCE/Business
COMMERCE/Specialty Store
COMMERCE/Restaurant
RECREATION & CULTURE/Museum
VACANT

7. Description

Architectural Classification
(Enter categories from instructions)

SECOND EMPIRE
COMMERCIAL STYLE
NEOCLASSICAL
MISSION
ART DECO
ITALIANATE
OTHER

Materials
(Enter categories from instructions)

Foundation: STONE
BRICK
Walls: BRICK
STONE
Roof: ASPHALT
Other:

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

8. Statement of Significance

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

- ☒ **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 likely to yield, information important in prehistory or history.

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 it 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 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.)

Areas of Significance
(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1874-1958

Significant Dates

1895

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Speck Woods

Samuel W. Bihr, Jr.

9. Major Bibliographical References

Bibliography
(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 #

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

Chestnut Street Historic District
Name of Property

Ellis County, Kansas
County and State

10. Geographical Data

Acreage of Property Approximately 14 acres

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1	14	472828	4307713
2	14	471422	4302781
3	14	471479	4302605
4	14	471093	4302625

☒ See continuation sheet

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 August 16, 2006

Street & number 3628 Holmes Street Telephone 816-531-2489

City or town Kansas City State Missouri 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 SHPO or FPO for any additional items)

Property Owner

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 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 Projects (1024-0018), Washington, DC 20503

Architectural Description

The Chestnut Street Historic District consists of 80 buildings in downtown Hays, Kansas. The extant buildings within the district were built between 1874 to 1964, with most constructed between 1901 and 1938. The district's period of significance is 1874-1958. It is nominated to the National Register of Historic Places under Criterion A in the area of COMMUNITY PLANNING AND DEVELOPMENT, as an outstanding collection of buildings that show the development of a western Kansas town.

Overview

The district contains extant buildings from various phases of Hays' development, ranging from early stone buildings to mid-20th century storefronts. The district includes 80 buildings, 49 contributing, 28 non-contributing and three listed on the National Register. This count includes three buildings that are currently listed individually on the National Register. District boundaries encompass buildings located on either side of Main Street[1] along a five-block span from 7th Street to 12th Street. The district also includes groups of buildings located on West 9th Street, West 10th Street, West 11th Street, East 11th Street and East 12th Street.

Most of the district's buildings were constructed during the first half of the 20th century. Their close proximity to one another and available materials—primarily brick and stone—led to today's streetscape of one- and two-part commercial blocks designed in the Commercial style. Twenty-eight of the district's 80 buildings are designed in this style. Brick streets were installed in this area beginning in 1917. George Philip Jr. was mayor of the city when the ordinance passed for the excavating, paving, and guttering of Hays' streets. Areas of the historic brick streets are extant, however, many have been removed and replaced with modern brick cement pavers. They are not included in the resource count.

Railroad tracks running parallel to 9th and 10th Streets bisect the district. Hays City was founded when the Union Pacific Railroad reached the site in 1867. A freight depot was once located west of Chestnut Street (now Main Street.) In the block east of Chestnut Street stood the Schwaller Lumber Yard and Hays City Flour Mill and Grain Elevator. Most of these buildings were demolished, except for the Schwaller Lumber buildings at 900 Main (#35.) The areas are now landscaped and contain diagonal parking, which was completed in 1996 as a joint project between the City of Hays and the Kansas Department of Transportation. This project included "soil excavation and replacement, landscaping, lighting, and fencing along the Union Pacific Railroad corridor from Fort Street to the east edge of the Union Pacific Park."

A few notable exceptions to the Commercial style can also be found. Two buildings—the Post Office Building at 1008 Main (#55) and the A.P. Stainer & Son Building at 1012 Main (#57)—still retain their original Italianate appearances. The Philip Hardware Store at 719 Main (#11) and the Schyler Store Building at 806 Main (#33) retain Italianate

[1] Today's Main Street, a north-south corridor through Hays, was named Chestnut Street until streets were renamed and addresses renumbered in 1929.

details. The district includes three buildings—the 1874 Philip Hardware Store, the 1878 Krueger Building and the 1879 stone portion of the First Presbyterian Church—that predate Hays' disastrous 1895 fire that burned many city blocks. The 1878 Krueger Building at 811 Fort (#28) is a simple version of the Second Empire style sited at the juncture of two historic transportation corridors. The grand Neoclassical style can be seen in the 1926 addition to the First Presbyterian Church at 100 W. 7th (#1) and the Citizens State Bank at 1001 Main (#36).

Later architectural styles within the district include a handful of Art Deco buildings. The Standard Oil Service Station at 700 Main Street (#2), the Schwaller Lumber building at 900 Main (#35), the Scheuler/Huser building at 116 E. 11th (#60) and the Fox Theater at 1202 Main (#79) are all examples of the Art Deco style. The Masonic Hall at 1101 Main (#49) is designed in a later version of this style that incorporates Art Moderne elements.

The district contains two warehouses. Although designed to serve in a utilitarian purpose, they are adorned with prominent parapets. These buildings—126 E. 11th (#61) and 129 E. 11th (#62)—also served as storefronts that likely needed ornamentation to distinguish their purpose.

The extant historic styles of contributing buildings within the Chestnut Street Historic District are as follows:

Commercial	26
Modern	12
Italianate	4
Art Deco	5
Neoclassical	2
Second Empire	1
Mission	1

This count includes the three listed NRHP properties.

As is typical of historic commercial structures, a number of the downtown buildings have experienced alterations over the years. Modifications range from the application of metal, brick or stucco siding to the attachment of wood-shingled "Buckaroo Revival"[2] awnings. Some of the alterations do detract from and obscure historic character. Many of the alterations, however, represent changes common to historic commercial buildings and are reversible. Reversing modern alterations could change a building's status within the district from non-contributing to contributing. Significant fabric and character are still present within the district, portraying the commercial and architectural development of Hays' central business district.

[2] A term popularized by Kansas State Historical Society architectural historian Patrick H. Zollner.

INVENTORY

Buildings are listed by number corresponding to the attached district map. Addresses listed in parentheses correspond to addresses on 1926 Sanborn maps before the 1930 change in street names. If two addresses are listed in parentheses, the first address is the original address; the second address is the 1926 address.

1. First Presbyterian Church, 100 W. 7th Street, 1879, 1913, 1926, Contributing, Listed on National Register in 1973.

The church consists of two distinct buildings that abut each other. The original one-story vernacular church building is hand-hewn stone with a steeply pitched roof. Most window openings have simple arched headers, but two on the north wall have pointed Gothic-inspired headers. An east wing and large square stair tower with a crenellated parapet, added in 1913, are also stone. The building's 1926 two-story Neoclassical addition is fronted by a two-story portico supported by massive stone columns. The brick building sits on a raised basement and has a stone watercourse and a stone stringcourse at the parapet. The building has six-over-six windows on the façade, plus secondary entrances and two-story stained glass windows on the east and west sides.

The First Presbyterian Church congregation was organized in 1873 and built the small stone church in 1879. An annex and stair tower were added to the east side of the building in 1911-1913, built of stone from an Episcopal church in Victoria, Kansas. Much of the annex was removed when construction began on the new sanctuary in 1922. The new building was dedicated in 1926 and the old church continued to be used for Sunday school classes. The congregation left in the early 1970s and the building now houses the Ellis County Historical Society.

2. Standard Oil Service Station, 700 Main Street (220 S. Chestnut St.), **circa 1930, Contributing.**

This oblong box-with-canopy[3] Art Deco filling station has two former garage bays in the north portion and an entrance with two multi-paned window openings in the south portion. The filling station's original canopy extends from the south portion of the façade. The building is clad in stucco and the roof is flat.

A filling station first appears at this location on the 1926 Sanborn map, but the footprint of this building first appears on the 1938 Sanborn map. The 1923 telephone directory lists the Standard Oil Service Station here. The building currently houses a restaurant.

3. Hill's Store Building, 706 Main Street (214 S. Chestnut St.), **1926, Contributing.**

The façade of this dark red brick one-part[4] Commercial style building has a central entrance surrounded by multi-paned windows. The transom space is filled with a modern store sign. A terra cotta plaque in the upper portion of the

[3] Typology for this building is from John A. Jakel & Keith A. Sculle, *The Gas Station in America*, (Baltimore: The Johns Hopkins University Press, 1994), 134.

[4] Typology for most commercial buildings is from Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture*, (Walnut Creek, CA: AltaMira Press, 2000).

building reads "Hill's" and a terra cotta plaque in the parapet reads "1926". Stone capping tops the parapet, fronting a flat roof. The south side of the building is of lighter red brick and has three windows and a stepped parapet.

This building first appears on the 1926 Sanborn map as a store. The building is listed in the 1940 telephone directory as Krysl's Grocery & Market. It currently houses a printing company.

4. Hill Building, 708 Main Street (212 S. Chestnut St.), **circa 1926, Contributing.**
The façade of this dark red brick one-part Commercial style building has a north entrance and large storefront windows topped with a metal awning. The bulkheads and transom are covered with modern metal. The north side of the building is of lighter red brick and has three windows and a stepped parapet. The roof is flat.

This building first appears on the 1926 Sanborn map as a store. Hill reportedly expanded his business into this space shortly after construction of his storefront at 706 Main St. By 1940, Brock Funeral Home was located here. The building currently houses a printing company.

5. Store Building, 701-705 Main Street, circa 1939, Non-contributing.
The façade of this two-part Modern commercial building has a north entrance and storefront windows, surrounded by wide, horizontal wood siding and topped with a metal awning. The red brick second story has four new double-hung windows. The south side of building is now coated with metal but reportedly contains some original Hays brick. The roof is flat.

The building does not appear on the 1938 Sanborn map but appears on a 1940 Union Pacific aerial photograph. The first story contained two storefronts and the second story had several apartments. The building, located adjacent to the site of the former Brunswick Hotel, houses an antique mall.

6. Haigler Building, 707 Main Street, circa 1955, Contributing.
The façade of this one-part red brick Modern commercial building has two entrances surrounding a large window. The roof is flat.

The building does not appear on a 1940 Union Pacific aerial photograph. The property was purchased by James P. Haigler in October 1954 and owned by him until 1980. Herman's Barber Shop was located here in the 1960s. The building is currently vacant.

7. Quality Bakery Building (213 S. Chestnut St.), **709 Main Street, circa 1920, Contributing.**
The façade of this blonde brick one-part Modern commercial building has two recessed entrances surrounding a large window, topped with a metal awning. The north side of the building is coated with concrete and contains a stepped parapet, one entrance and two windows. The roof is flat.

The building first appears on the 1926 Sanborn map as a store constructed of tile brick. The 1930 telephone directory lists Quality Bakery here. The building appears in its current form, minus the awning, on a 1940 Union Pacific aerial photograph. It currently houses a shoe store.

8. Meringer's Tailor Shop Building, 711 Main Street, circa 1928, Contributing.
The façade of this blonde brick one-part Modern commercial building has two recessed entrances surrounding a large shop window, topped with a flat metal awning. Transoms above the awning have been covered with metal and bulkheads contain glass block. The south side of the building is a darker shade of blonde brick and has a stepped parapet, an entrance and six windows (three covered with wood.) The roof is flat.

The building first appears on the 1938 Sanborn map as a store constructed of tile brick and the 1938 city directory lists Meringer's Tailor Shop here. The building appears in its current form, minus the awning, on a 1940 Union Pacific aerial photograph. It currently houses an artist's studio.

9. George S. Grass Building, 715 Main Street, circa 1947, Non-contributing.
The façade of this one-part commercial building is clad in modern metal. A central recessed entrance is surrounded by rounded corners of glass block and two large windows, all topped by a flat metal awning. The roof is flat.

The building does not appear on a 1940 Union Pacific aerial photograph. George Grass purchased the property in 1937 and took out a $1200 mortgage in 1939. The building probably achieved its present appearance in 1950, when Grass took out a $7000 mortgage on the property. The Harkness Pharmacy is listed here in the 1964 City Directory. The building currently houses a beauty supply company.

10. Philip Hardware Building, 717 Main Street, 1953, Contributing.
The façade of this blonde brick two-part Modern commercial building has a recessed central entrance surrounded by two store windows on the first story. Three double-hung windows are located on the façade of the second story and the south wall of the second story also has two small windows. The roof is flat.

The building does not appear on the 1938 Sanborn map or on a 1940 Union Pacific aerial photograph. A 1961 newspaper advertisement shows the original Philip Hardware building (719 Main St.) and the 1953 addition. The building currently houses an artist's studio.

11. Philip Hardware Store Building (510 Chestnut; 201 S. Chestnut St.), **719 Main Street, 1874, Contributing, Listed on National Register of Historic Places in 1982.**
The façade of this stone two-part Italianate commercial building has a recessed central entrance surrounded by columns and multi-paned windows on the first story. The second story of the façade contains three 2/2 windows, topped by a dentilled wood cornice with brackets. The north side of the building has six windows in the second story and an entrance in the west side of the first story. The roof is flat.

The building was listed on the National Register of Historic Places in 1982. It appears on the 1899 Sanborn map as a hardware and hand printing business. The building appears with an awning on a 1940 Union Pacific aerial photograph. It is currently vacant.

12. Wiesner Building (111-113 S. Chestnut St.), **801 Main Street, 1913, Non-contributing.**
The buildings at 801 and 805 Main Street are spanned by a common circa 1961 turquoise facade that consists of turquoise glazed tile on the first story and turquoise fiberglass on the second story. A zigzag metal awning spans both buildings above two recessed entrances and windows. The south side of the building is red brick with five small glass block windows and corbelling in the parapet. Historic photographs show a red brick one-part commercial building with transoms above an awning. Around 1937, the lower section of the façade was covered with black glass or marble tiles and a flat metal awning was added to both buildings. The roof is flat.

The building first appears on the 1918 Sanborn map as General Merchandise. Historic photographs show "1913" displayed on the façade. Wiesner's Department Store was advertised in a 1946 promotional booklet as "the largest department store in Kansas." The building appears on a 1940 Union Pacific aerial photograph close to its original form. It expanded into 805 and 807 Main Street very early and closed in 1991. The building is currently vacant.

13. Grocery Store Building, 805 Main Street (109 S. Chestnut St.), **circa 1911, Non-contributing.**
The buildings at 801 and 805 Main Street are spanned by a common circa 1961 turquoise facade that consists of turquoise glazed tile on the first story and turquoise fiberglass on the second story. A zigzag metal awning spans both buildings above two recessed entrances and windows. The north side of the building is red brick with four double-hung second-story windows. Historic photographs show a stone two-part commercial building with windows in the second story of the façade. Around 1937, the lower section of the façade was covered with black glass or marble tiles and a flat metal awning was added to both buildings. The roof is flat.

The building first appears on 1918 Sanborn map as a grocery store. Wiesner's Store soon expanded into this building, using the building in the early 1960s as Wiesner's Grocery. Wiesner's Department Store closed in 1991. The building is currently vacant.

14. Zieglar Dry Goods Store, 807 Main Street (303 Chestnut; 103-105 S. Chestnut St.), **1910, Non-contributing.**
The façade of this one-part commercial building has a central double entrance and large store windows, topped by a circa 1965 wood shingle overhang. Wood board and batten siding covers the first story and the parapet. Around 1937, the lower section of the façade was covered with black glass or marble tiles, topped with a flat metal awning and a plain brick parapet. The south side of the brick building is now coated in concrete. The roof is flat.

Isaac Zieglar took out a $10,000 mortgage in 1910 to build this building for his dry goods store. The building first appears on the 1911 Sanborn map as a Dry Goods and Clothing store. It contained Wiesner's Furniture and Appliance Store into the early 1960s. The building currently houses a music store.

15. Speck Woods Building, 809 Main Street, 1952, Contributing.
The façade of this eclectic red brick two-part Modern commercial building has large store windows and a recessed north entrance topped with a flat metal awning. The second story façade is wood with four small south windows and one large north corner window. A concrete awning extends from the base of the second story. The north side of the building has a narrow horizontal strip of five second-story windows. A west doorway located in the north side is placed below a strip of four windows. The roof is flat.

The building was constructed in 1952, designed by local architect Speck Woods. Al's Bootery and Shoes was located here in the 1960s. The building currently houses a mercantile shop.

16. Wolf Building, 104 W. 9th Street, circa 1952, Contributing.
The façade of this red brick one-part Modern commercial building is dominated by a central double entrance surrounded by large store windows. The roof is flat.

The building does not appear on a 1940 Union Pacific aerial photograph. The Wolf family acquired the property in November 1948, retaining it until March 1992. The 1964 City Directory lists Davis Paint and Wallpaper in this location. The building currently houses a dance school located at 106 W. 9th Street.

17. Dreiling Building, 106 W. 9th Street, circa 1954, Contributing.
The façade of this red brick one-part Modern commercial building has an angled recessed entrance surrounded by a squared bulkhead with cornered windows on the east and two large angled store window on the west. Decorative limestone squares are present in the bulkheads. The roof is flat.

The building does not appear on a 1940 Union Pacific aerial photograph. The 1964 City Directory lists Dreiling's Men's Wear in this location. The building currently houses a dance school.

18. Store Building, 108-110 W. 9th Street (108-110 W.S. Main), **1914, Contributing.**
The façade of this red brick one-part Commercial style building has a central double entrance surrounded by sidelights and sections of store windows. Brick runs between the three sections of windows. Limestone accents are present on the façade at ground level surrounding the entrance, and in the angular parapet, in a stringcourse and as ornamental blocks above and below the stringcourse. The parapet also has a limestone medallion that reads "(1)914" and protruding ornamental brick in geometric patterns. The roof of the building is arched.

The building in its present form first appears on the 1926 Sanborn map as a store constructed of tile and on the 1938 Sanborn map as a Machine Shop and store. In the 1926 telephone directory John M. Miller Cleaner/Tailor and J.M. Denning Groceries are listed at 110 W.S. Main. In the 1940 directory the Service Tire Shop is listed at this address. Northwestern Printers now occupies 108-112-114 W. 9th St.

19. Tipton Baking Company Building, 112 W. 9th Street (112 W.S. Main), **circa 1920, Non-contributing.**
The façade of this one-part commercial block is clad in circa 1970 wood siding with a wood shingle overhang. Red brick with limestone foundation stones can be seen at the east and west edges of the building. A central recessed doorway is placed between two store windows. Bulkheads are wood and the roof is flat.

This building first appears on the 1926 Sanborn map as a store constructed of tile and also appears on a 1940 Union Pacific aerial photograph. The 1926 telephone directory lists the Tipton Baking Co. here. Northwestern Printers occupies 108-112-114 W. 9th St.

20. Western Auto Store, 114 W. 9th Street, circa 1954, Contributing.
The façade of this red brick one-part Modern commercial building has an east entrance and large display windows. The roof is flat.

No building appears in this location on a 1940 Union Pacific aerial photograph, but the Western Auto Associate Store was this space in the 1960s. Northwestern Printers occupies 108-112-114 W. 9th St.

21. Store Buildings, 120 W. 9th Street (310, 311 S. Main; 116, 118, 120 W.S. Main), **circa 1922, Non-contributing.**
Several façades are combined and covered with stucco to make this building. The east portion of the building is one story and the west portion is two stories. The east wall of the west portion is covered with metal. The façade has two entrance doors and three display windows. Fabric awnings run across the façade and wood planters are located below each window.

The former buildings at this address first appear on lots 16, 18 and 20 on the 1926 Sanborn map as two stores. The 1923 telephone directory lists the Chocolate Shop at 116 S. Main. The 1940 directory lists three businesses at 116 W. 9th—Leiker's Fruit Market, Manhattan Billiards and Decker's Cash Grocer. The combined buildings currently house a church.

22. Larzalere Building, 124 W. 9th Street, circa 1949, Non-contributing.
The façade of this one-part commercial building has a central entrance surrounded by large store windows, topped by a wood shingle overhang. Wood siding covers the parapet and sections in the center and outsides of the lower façade. The roof is flat.

The building does not appear on a 1940 Union Pacific aerial photograph but may be present on the 1943 Sanborn map. A.W. Larzalere purchased the property in 1935 and took out a $40,000 mortgage in 1949. Larzalere owned the property until 1975 and Walter's Tap Room was located here in the 1960s. The building currently houses an audio-video store.

23. Hoch Monument Building, 126 W. 9th Street (126 W.S. Main), **1927, Contributing.**
The façade of this two-part reinforced concrete Italianate building is faced with Quaker gray marble, commonly known as Carthage stone. The façade's first story is faced in glass windows with an entrance in the west portion topped with a fabric awning. The façade's second story has four non-original windows and a central stone plaque that reads "F.J. Hoch". The west side of the building is coated with concrete and the roof is flat.

The building was constructed in 1927 for the Hoch Monument Company (*Ellis County News*, 9 June 1927). The building is identified in the 1938 City Directory as the Hoch Laundry and Dry Cleaners and in the 1964 City Directory as Kessler Cleaning Company. It currently houses a pottery shop.

24. Kessler Building, 128 W. 9th Street, circa 1944, Contributing.
The façade of this one-story Commercial building has a central entrance surrounded by two small three-paned windows. The building's parapet is wood and wood clapboards cover the façade. The east side of the building is clad in vertical metal siding and the roof is gabled.

The building does not appear on the 1943 Sanborn map, but Ellis County title records show many transactions for this property between November 1943 and February 1944, when S.R. Kessler took out a $7500 mortgage. Kessler owned the property until 1971. The 1964 City Directory lists Bollig Barber Shop here. The building currently houses a shoe repair store.

25. Denning's Barber Shop Building, 130 W. 9th Street, circa 1968, Non-contributing.
The façade of this one-part commercial building has an entrance in the east portion and store windows in the west portion, topped with a wood shingle overhang. The lower portion of the façade is clad in red brick. The building is constructed of concrete block and has a flat roof.

The building does not appear on a 1940 Union Pacific aerial photograph. Denning's Barber Shop was located here in the late 1960s. The building currently houses a pizza shop.

26. Bogue Building, 132 W. 9th Street, circa 1957, Non-contributing.
The façade of this one-story building has an entrance in the east portion and windows in the west portion, topped with a wood shingle overhang that extends along the building's west side. Three windows are located on the west side and the building is coated with stucco. The roof is flat.

The building does not appear on a 1940 Union Pacific aerial photograph. Alva Bogue purchased the property in July 1956 and operated a chiropractor's office here. The building currently houses a travel agency.

27. Treat and Schaffer Sash and Door Building, 803 Fort Street (805 S. Fort St.), **1917, Contributing.**
The façade of this one-part red brick Commercial style building has a central garage door. An entrance and store window fills the south portion and a double store window fills the north portion. The façade's parapet is raised in the center and has stone coping. The north wall of the building is molded concrete block and the roof is gabled.

Treat and Schaffer lumber company acquired this lot in 1917. The building first appears on the 1926 Sanborn map as a Sash & Door business. The building appears on a 1940 Union Pacific aerial photograph in its current configuration. It currently houses a bicycle shop.

28. Krueger Building, 811 Fort Street (112-114 Fort, 211 S. Main; 101 S. Fort), **1878-79, Contributing, Listed on National Register in 2005.**
This three-story rectangular stone Second Empire style building has rusticated stone on the east side and smooth stone on the north side. The east side of the first story has two entrances and two store window openings. The north side of the first story has one entrance in the far east side. The second story has five windows on the east side and round windows on the north side. The third story is a mansard roof. The stone was covered with buff brick in 1954, but this has been removed. The roof is flat.

The building appears on the 1899 Sanborn map as a dwelling. It was purchased from a poultry merchant and remodeled by the Essex Club in 1907. (*Hays City*, 10 October 1907.) The first story accommodated dancing; the second story contained a billiard room, library, parlor and bathrooms. The third story contained a kitchen and banquet hall. The stone on the north side of the building is smooth, reportedly so that a sign could be painted on it facing the railroad tracks. A few operas were performed in the building and today it is known as the Opera House. It is listed in the 1940 telephone directory as Midwest Tobacco & Candy. The building is currently vacant.

29. Treat-Shaffer Warehouse Building, 208 W. 9th Street (208 E.S. Main), **circa 1928, Contributing.**
This one-story red brick Commercial style warehouse has a central garage door and a business entrance surrounded by windows in the eastern portion. The façade has a stepped parapet. The roof over the central portion of the building is arched and clad in metal; the roof over the eastern portion is flat.

The building first appears on the 1938 Sanborn map and also appears in the 1938 City Directory as the Treat-Shaffer Lumber Company. The building currently houses a plumbing and heating supply company, located here since 1991.

30. Classic Store Building, 800 Main Street (110 S. Chestnut St.), **1925, Non-contributing.**
The façade of this red brick one-part commercial building is covered with a circa 1974 common metal façade with 802 and 804 Main. A recessed door and windows are located under the south metal overhang. The south wall of the

building is red brick with stone string courses and has several small windows. The building's L shape extends to the north in the rear. The roof is flat.

The store was built in 1925 for the Classic Store, a high-end clothing store for men, women and children. The shop's previous location was at 113 W. 10th St. Owner Alex Bissing reportedly oversaw the design and construction of this L-shaped store. The building currently houses a store selling office supplies and a copy shop.

31. Tholen Building, 802 Main Street (108 S. Chestnut St.), **circa 1922, Non-contributing.**
Before receiving its circa 1974 metal façade, this two-part commercial building was faced with dark red brick and terra cotta ornament. The ornament was destroyed during the installation of the modern siding. The first story of the building contains windows, but no door. The roof is flat.

The building does not appear on the 1918 Sanborn map, but appears on the 1926 map as a store. The 1923 telephone directory lists Tholen's Jewelry Store here and the 1940 directory lists Home Furniture Co. here. The building currently houses a card shop.

32. Tholen Building, 804 Main Street (106 S. Chestnut St.), **circa 1917, Non-contributing.**
Before receiving its circa 1974 metal façade, this two-part commercial building was faced with dark red brick and terra cotta ornament. The ornament was destroyed during the installation of the modern siding. The first story façade contains windows, but no door. The north wall of the building is red brick with two boarded entrances on the first story and several double-hung windows on the second story. The roof is flat.

The building first appears on the 1918 Sanborn map as a jewelry store. The Tholen Jewelry Store was still operating out of this building in the 1940s. The building currently houses a café.

33. Schyler Store Building, 806 Main Street (324-325 Chestnut; 102-104 S. Chestnut St.), **circa 1900, Contributing.**
The façade of this two-part commercial Italianate building has a recessed central entrance surrounded by large store windows. An additional doorway that leads to the second story is located on the south end of the façade. Dressed stone blocks are present on the first story at the outer edges of the building and on a central support pier. A sign now covers the building's transom. The second story of the façade is stone with a pressed metal string course and a metal cornice topping six double-hung windows. The north and south sides of the building are rough stone blocks, with several windows located in the second story of each side and stepped parapets. An entrance is located in the first story of the south side. The roof is flat.

The building first appears on the 1911 Sanborn map, built for the Schyler General Store and a photography studio. The building continued as the Schyler hardware store in the 1940s. It currently houses a gym.

34. Winter's Hardware Building, 810 Main Street, circa 1925, Non-contributing.
The façade of this one-part commercial building is clad with blonde brick and has a recessed central entrance with large store windows. The building has a fabric awning and a parapet clad in wood siding. The north side of the building is covered with wide horizontal wood siding. The roof is flat.

This building is present on the 1926 Sanborn map as a shop and it is listed in the 1938 City Directory as Winter's Hardware and Gifts. It currently houses a clothing and skateboard store.

35. Schwaller Lumber Building, 900 Main Street, 1941, Contributing.
This one-story stucco Art Deco building has a curved northeast corner filled with windows. The façade's entrance is in the south portion and the south façade is topped by a narrow awning. The bulkhead is clad in blue glazed tiles. The south side of the building has several inset glass bricks and several small windows. The roof is flat.

The building appears on the 1943 Sanborn map as constructed in 1941 with concrete floors and roof, as well as brick and tile walls. It replaced an earlier Schwaller Lumber building at this location. The building is currently vacant.

36. Citizen's Bank Building, 1001 Main Street (101 N. Chestnut), **1911, Contributing.**
The temple façade of this red brick two-story Neoclassical building has a central recessed entrance framed in stone and approached by a half-flight of stairs. Two-story Ionic columns support the façade's triangular wood and brick pediment. Windows surround the entrance on the first and second stories. The building's foundation is smooth stone and the roof is flat. The south side of the building has tall, narrow windows on the first story, smaller windows on the second story and half-windows at the basement level. A dentilled wood cornice is present on the east façade, as well as the south side. A brick parapet rises above the south cornice and brick pilasters extend from the foundation to the cornice on the south side. Two entrances sheltered by pedimented overhangs are present on both ends of the south side.

The building first appears on the 1911 Sanborn map as a bank with a barber shop on the first story. Early telephone directories show that the building also housed several offices. A 1920 Chamber of Commerce publication identifies the building as Citizen's State Bank and the building later became the 1st National Bank. The façade was covered by a glass wall circa 1961, but has since been restored to its original appearance. The building currently houses real estate offices.

37. Brenner/Morrison Building, 1003-1005 Main Street (103-105 N. Chestnut), **circa 1919, Contributing.**
The façade of this one-part Commercial style building has a recessed central entrance with four doors, surrounded by display windows and topped with a fabric awning. Wood siding clads the building's outer edges, bulkheads and a center support post. The façade's parapet is brick with raised geometric designs and an ornamental center stone plaque, now disfigured. The roof is flat.

A 1920 Chamber of Commerce publication identifies 1003 Main as the J.G. Brenner Department Store and 1005 Main as the J.T. Morrison Jewelry Store. A 1929 Hays Library photograph shows a "J.B. Byars Co." sign on the building. The two buildings combined to house the J.C. Penney Store from 1930 until at least 1955. The building currently houses a sporting goods store.

38. King Brothers Drug Store Building, 1007 Main Street (107 N. Chestnut), **circa 1917, Contributing.**
This Commercial style building is part of a common block that includes 1007, 1009 and 1011 Main Street. The façade of this red brick one-part commercial building is dominated by a central entrance surrounded by side and transom windows. The parapet has raised geometric designs and corbelled brick. Brick piers are located at either edge of the façade and the roof is flat.

The building first appears on the 1918 Sanborn map as a drug store and the 1923 telephone directory lists King Bros. Druggist here. The building housed the ABC Rexall Drugstore for many years. During the late 1940s or early 1950s the façade was covered with orange panels of enameled steel, which have been removed. The building's façade was restored in 2003 and it currently houses a salon.

39. W.S. Miles Bakery Building, 1009 Main Street (108 N. Chestnut), **circa 1917, Contributing.**
This Commercial style building is part of a common block that includes 1007, 1009 and 1011 Main Street. The façade of this red brick one-part commercial building has a recessed entrance in the lower portion surrounded by stucco-clad piers and display windows, topped with a fabric awning. The stucco extends above the awning to cover the transom and the bulkheads are tan brick. The parapet has raised geometric designs and corbelled brick. Brick piers are located at either edge of the façade and the roof is flat.

The building first appears on the 1918 Sanborn map as a restaurant. The 1923 and 1926 telephone directory lists the W.S. Miles Bakery/Café here. The building housed a clothing store in the early 1940s and the House of Color in the 1940s through the 1960s. By 1967, Vernon Jewelers operated out of the building featuring a modernized façade, which has been altered. The building continues to house a jewelry store.

40. Store Building, 1011 Main Street (111 N. Chestnut), **circa 1917, Contributing.**
This Commercial style building is part of a common block that includes 1007, 1009 and 1011 Main Street. The façade of this red brick one-part commercial building is dominated by a central entrance surrounded by side and transom windows. The parapet has raised geometric designs and corbelled brick. Brick piers are located at either edge of the façade and the roof is flat.

The building first appears on the 1918 Sanborn map as a barber shop and on the 1926 map as a drug store. The building housed Ware & Bissing Electrical Supply Shop in 1923, a drug store during the 1930s and 1940s, Bissing Clothes in the early 1950s and Havener's Shoes in the early 1960s. The building's façade was restored in 2003 and it currently houses a bead store.

41. Reeder Building, 1013 Main Street (113 N. Chestnut), **circa 1917, Contributing.**
The façade of this two-part Commercial style building has a recessed central entrance surrounded by large display windows and topped with transom windows. The façade's second story has three double-hung windows. The north side of the building has a west entrance surrounded by windows and topped with a transom window. The second story of the north side has seven pairs of double-hung windows. The east façade and the north side both have a stone stringcourse and a corbelled cornice that is capped with stone. The roof is flat.

The building first appears on the 1918 Sanborn map and served as the C.W. Reeder Law Office in the early 1920s. The building housed Hays City Drug from 1930 until the late 1950s and the Penslar Drugs in the early 1960s. The building's façade was restored in 2003. It is currently vacant.

42. Citizen's State Bank Office Building, 107 W. 10th Street (107 W.N. Main), **1911, Contributing.**
The façade of this red brick two-part Commercial style building has an all-glass first story consisting of a central entrance and large store windows. The windows are topped with a flat metal awning and the transom is filled with fiberglass. The second story has two pairs of windows topped with an ornate parapet that has raised geometric brick designs and a stone plaque that reads "CSB". Second-story sills and the parapet cap are stone. The roof is flat.

The building was constructed to house shops on the first story and offices on the second story, in conjunction with the Citizen's State Bank at 1000 Main. Morrison's Jewelry store was here in the 1930s and 1940s, as well as a radio store and a beauty salon. The building is currently vacant.

43. Sahli Building, 109 W. 10th Street, circa 1935, Non-contributing.
The façade of this blonde brick one-part commercial building has a recessed central entrance surrounded by large display windows and topped with a flat metal awning. The roof is flat and the parapet is capped with stone.

W.W. Oshart acquired this property in November 1934 and took out a mortgage in February 1936 for $6203.45. The building was sold in October 1936 to John T. Sahli and it stayed in the Sahli family through the early 1970s. A 1961 newspaper photograph shows the building faced with dark brick and a 1967 photograph with the building faced in light brick. Both photographs show the building as housing the Purdy Drug Store. The building currently houses offices.

44. Doctors Office Building, 111 W. 10th Street, 1963, Non-contributing.
The façade of this one-part commercial building has blonde brick in the upper portion and brown brick in the lower portion. Pebble rock faces the east and west edges of the façade, as well as the area east of the recessed central entrance. Horizontal narrow windows are located below a metal awning. The roof is flat.

The building opened in September 1963 as the office for four doctors. (*Hays Daily News*, 21 September 1963.) A 1967 photograph shows the building in its current configuration. It currently houses offices.

115 W 10th Contributing SJM 10-2008

45. Judd Building, 113 W. 10th Street ~~(211 N. Main; 115 W.N. Main),~~ **circa 1895.** ~~**Non-contributing.**~~
The façade of this two-part stone commercial building has a central entrance surrounded by metal columns and large display windows. Stone blocks are present below the windows. A modern wood portico projects from the first story, supported by bracketed piers and topped with a short balustrade. The façade's second story is clad in composite horizontal wood siding and has three false window openings filled with shutters. A metal cornice is supported by metal brackets. The building's side walls are irregular blocks of stone and the roof is flat. "The Classic Store/Alex E. Bissing" is inlaid in the sidewalk in front of the building's entrance.

The building, likely constructed after a fire in 1895 swept this block, was built on the site of Tommy Drum's saloon. The property was sold in January 1896 to L. Judd for $1000 and then to Alex E. Bissing in 1913. The building first appears on the 1899 Sanborn map as a General Store. Telephone and City directories list a variety of businesses here— The Classic Store in 1923, the Harkness Pharmacy in 1926, a jewelry store in 1930, a shoe service store in 1938, the Cozy Lunch restaurant in the 1940s and a hardware store in the 1950s and 1960s. The building was owned by the Bissing family into the 1950s. Historic photographs show the building with a stone façade, ornate metal cornice and simple wood awning. The building currently houses a photography studio.

46. Zimmerman Building, 114 W. 11th Street (114 W. 2nd Ave.), **circa 1926, Non-contributing.**
The façade of this variegated red brick one-part commercial building has a west entrance and three windows within a recessed angle. The lower portion of the façade is coated with stucco and the west side of the building is covered with metal. The roof is flat with a stepped side parapet.

The building first appears on the 1938 Sanborn map as a store. Telephone directories list D.G. Zimmerman plumbing and heating here in the late 1920s and the 1930s, Havener's clothing in 1940 and the Montgomery Ward department store here in the 1950s. The building currently houses law offices.

47. Middlekauff Building, 110-112 W. 11th Street (110-112 W. 2nd Ave.), **1925, Contributing.**
This one-part Commercial style building is divided into two matching storefronts faced with dark red brick. The façade of each storefront has a central recessed entrance surrounded by large windows and transoms. Bulkheads are modern metal. The upper portion of each façade has raised geometric brick patterns and brick pilasters are placed at the edges and in the center of the façade. The roof is flat.

The building was constructed as two stores for Dr. Middlekauff in 1925 (*Ellis County News*, 21 May 1925) and first appears on the 1926 Sanborn map. Telephone directories list the Czesbkleba Music Co. at 110 W. 11th during the 1920s and 1930s, Nick Arnhold & Sons Refrigerators in 1940, a USO in 1945 and Humbug Hardware in the 1950s. Telephone directories list an IGA grocery store in 112 W. 11th in the 1930s and 1940s. The building currently houses a children's store in the west portion and a coffee shop in the east portion.

48. Sack Building, 106 W. 11th Street (106 W. 2nd Ave.), **circa 1918, Contributing.**
The façade of this red brick one-part Commercial style building has an entrance on the west edge and three large windows filling the remaining portion. The windows and the entrance are topped with transom windows. Geometric brick patterns are present in the parapet. The west side of the building has a south entrance and two small windows. The roof is flat. The bulding is connected to 1011 Main in the southwest corner.

The property was purchased by John S. Sack in July 1918 for $10,000 and the building first appears on the 1926 Sanborn map as a store. Telephone directories list H.R. Bryan, optometrist here from the 1930s until 1950. Dentists are also listed here in the 1930s, 1940s and 1950s. The building currently houses a bead store that connects to 1101 Main.

49. Masonic Hall, 1101 Main Street, circa 1947, Contributing.
This two-story Art Deco blonde brick building wraps around the northwest corner of 11th and Main Streets. The building's chamfered entrance is topped with an asphalt shingle awning that wraps around one bay on the south side and the length of the east side. On the first story, two windows are located on the south side and windows fill the east side, all surrounded by vertical wood siding and granite tile bulkheads. An angled entrance surrounded by store windows is present in the north portion of the building's east side. Casement windows are located on the second story on the south side, at the chamfered corner and on one bay of the east side. The roof is flat, with a slightly raised section on the north portion of the building. The building has a two-and-a-half-story blonde brick side entrance that provides access to the upper story of the building. The recessed entrance is surrounded with windows, sheltered by a flat metal awning. Five narrow horizontal windows are placed at regular intervals above the awning in the tower. A metal sign extends from the east side of the building from the awning to the roofline. The foundation is concrete and the roof is flat.

The building does not appear in the 1940 Union Pacific aerial photograph. After construction, the first story housed shops and the second story housed Masonic offices. Duckwall's and the Masonic Hall appear at this location in 1948 telephone directories. The building currently houses the Masons and an office supply store.

50. Felten Block, 109-117 W. 11th Street (109, 111, 113, 115, 117 W. 2nd Ave.), **circa 1910, Contributing.**
The façade of this one-story red brick Commercial style building has a widely stepped parapet with raised brick rectangles, corbelled brick and pilasters separating each of the five storefronts. Each of the storefronts has received a different updated entrance. Storefronts 109 and 113 have recessed entrances and large single-paned store windows. 111 is fronted by metal in the lower portion and has three central narrow vertical windows. 115 and 117 have multi-paned windows and an entrance between the two storefronts. Fabric awnings extend from 113, 115 and 117. A flat metal awning extends from 109. The west side of the building is clad in wood and the roof of the building is flat.

The building first appears on the 1918 Sanborn map as four storefronts within the common building. This building was constructed after a fire burned Felten's Livery Stable at this location. The circa 1910 building housed several businesses, as it does today. The 1911 businesses sold produce, meat, furniture and also included a restaurant. Later

businesses included P.V. Gottschalk Furniture at 109 in the 1920s and 1930s and several food stores in 113 and 117 from the 1930s through the 1950s. The building currently houses a general store, offices and a sporting goods store.

51. Oddfellow's Block, 1107 Main Street (313 Chestnut; 207 N. Chestnut), **circa 1896, Contributing.**
This red brick two-part Commercial style building is the southern section of a common block that houses three storefronts. The façade's first story has a recessed entrance surrounded by large display windows, topped with a flat metal awning and all surrounded by beige glass tiles. The façade's second story has three pairs of double-hung windows. Patterns of raised brick and a stone stringcourse are present in the uppermost parapet. The south side of the building is red brick and has a west entrance on the first story and nine windows on the second story.

The building appears on the 1899 Sanborn map, when it was owned by James Reeder and then George Philip. This block became known in the 1920s as the Oddfellow's Building. The Safeway grocery store was located here in the late 1930s and it is likely that the building's appearance changed at this time. Offices were located here in the 1940s and 1950s. The building is currently vacant.
Combine with 51 to be counted as 1 contributing bldg.

52. Oddfellow's Block, 1109 Main Street (314 Chestnut; 209 N. Chestnut), **circa 1896. ~~Non-contributing.~~**
This red brick two-part commercial building is the center section of a common block that houses three storefronts. The façade's first story has a recessed entrance surrounded by large windows and topped with a flat metal awning. Above the awning, the transom space and the second story are now clad in stucco with false half-timbering covering the transom. The second story windows have diamond lattices topped with gabled overhangs and a wood shingle pent roof. Patterns of raised brick and a stone stringcourse are present in the uppermost portion of the façade. The roof is flat.

The building appears on the 1899 Sanborn map, when it was owned by James Reeder and then George Philip. This block became known in the 1920s as the Oddfellow's Building. Reed's Grocery and Meats was located here in the 1930s and 1940s. It is likely that the building received its current appearance in the 1970s. Offices were located here in the 1950s. The building currently houses a storefront.
Combine with 51 to be counted as 1 contributing bldg.

53. Oddfellow's Block, 1111 Main Street (315 Chestnut; 211 N. Chestnut), **circa 1896, ~~Non-contributing.~~**
This red brick two-part Commercial style building is the north section of a common block that houses three storefronts. The façade's first story has been filled with brick and has a north entrance and a central window, topped with a flat metal awning. The transom is filled with wood siding. The second story is painted brick and has raised ornament surrounding two small replacement windows. Patterns of raised and recessed brick are present in the uppermost portion of the façade. The north side of the building is red brick with pilasters that run from the ground to the parapet, intersected horizontally with a course of raised brick. The first story of the north wall has six bricked-in windows and a door. "ODDFELLOWS" is painted on the second story in nine second-story bricked-in windows and one door. The roof is flat.

The building appears on the 1899 Sanborn map, when it was owned by James Reeder and then George Philip. This block became known in the 1920s as the Oddfellow's Building. It is likely that most alterations to the façade occurred in the 1970s. The IOOF Hall was located here in the 1920s and 1930s. The building currently houses a uniform shop.

54. Sears Store Building, 106 W. 12th Street, circa 1953, Contributing.
The façade of this red brick one-part Modern commercial block has an east entrance and two pairs of small windows all surrounded by wood siding. The west side of the building is coated in stucco and the roof is flat.

The building does not appear in the 1940 Union Pacific aerial photograph. Sears & Roebuck came to this location in 1953 and stayed here into the late 1960s. The building is currently vacant.

55. Post Office Building, 1008 Main Street (329 Chestnut; 108 N. Chestnut), **circa 1909, Non-contributing.**
The façade of this two-part Italianate commercial building has a recessed central entrance surrounded by large windows on the first story and four double-hung windows with arched headers in the second story. The first and second stories of the façade are clad in circa 1980 wood siding and the cornice is original pressed metal. The south side of the building is stone with two pedimented doors and two pedimented windows (all boarded over) on the first story and two windows on the second story. The original façade was rusticated stone with pressed metal ornament. The roof is flat.

The building first appears on the 1911 Sanborn map as a Post Office. Telephone directories list Leiker's Market from the mid 1930s through the late 1950s. The building is currently vacant.

56. Markwell Building, 1010 Main Street (330 Chestnut; 110 N. Chestnut), **circa 1909, Contributing.**
The red brick façade of this one-part Commercial style building has a central recessed entrance surrounded by large windows, topped with a fabric awning. The lower portion of the façade is coated with stucco and the upper portion has a raised rectangle in the brick. The roof is flat.

The building first appears on the 1911 Sanborn map as a Books and Stationary store. J.H. Spratt purchased the property in November 1908 and took out a mortgage in June 1912. He sold it to George Philip in February 1913, who sold it to R.S. Markwell in February 1921. Telephone directories list Markwell Books here through the 1960s. The façade was covered in 1935 with "black glass and black carara" for Markwell Books and Stationary. (*Ellis County News*, 1 August 1935, p.1) This façade was eventually removed. The 6 July 1961 *Hays Daily News* shows a photograph of the building as light brick with the "Markwell's" sign in light letters on black. The building currently houses a fabric store.

57. A.P. Stainer & Son Building, 1012 Main Street (331 Chestnut; 112 N. Main), **1904, Contributing.**
The façade of this two-part painted brick Italianate building has an off-center entrance surrounded by large windows that wrap around the northwest corner of the building, topped with a wood awning. The first-story storefront is clad in

narrow horizontal brick tiles. The second story of the façade has three double-hung windows separated by narrow brick pilasters that extend to a corbelled cornice. The first story transoms are covered with wood. The north side of the building has five bricked-in window openings in the first story and six double-hung windows in the second story; a narrow brick pilaster that runs from the sidewalk to the corbelled brick cornice separates every two windows. The roof is flat.

The building was built for the A.P. Stainer & Son harness and saddlery store with offices in the second story (*The (Hays) Republican*, 7 October 1904.) The rear eastern bay of the building was added after initial construction. The building is often referred to as the Building and Loan building, as the Hays Savings and Loan/Hays Building and Loan was located here from 1935 until the mid 1940s. The 6 July 1961 *Hays Daily News* shows the building as the Sweetbriar store with painted brick and a large awning. The building currently houses a bookstore and gift shop.

58. News Publishing Company Building, 112 E. 11th Street (108-112 E. 2nd Ave.), **circa 1920, circa 1946, Contributing.**
The façade of this one-part Commercial style building consists of three entrances in four city lots. The building is faced with glazed terra cotta tile and the eastern bay varies slightly in the color of the terra cotta cladding. The foundation level is clad in terra cotta tile with granite coloration. Entrances at 108 and 110 have glazed terra cotta surrounds, topped by flat pediments. The entrance at 112 is a metal door. Large windows surround the doors; transom windows top the windows and entrances. Terra cotta pilasters separate the windows within 108 and 110. The parapet has modillion molding and reads "News Publishing Company". The roof is flat.

The buildings are present on lots 8, 10 and 12 of the 1926 Sanborn map, identified as a printer. The eastern bay of the building is not present in the 1940 Union Pacific aerial photograph. The building currently houses an art gallery and frame shop.

59. Brass Rail Building, 114 E. 11th Street, circa 1946, Contributing.
The façade of this one-part blonde brick Modern building has a west entrance and a central portion consisting of a large window surrounded by glass brick. Glass brick fills the transom and a neon and metal sign projects from the building. The roof is flat.

The building does not appear in the 1940 Union Pacific aerial photograph. A.J. Sheuler acquired the property in November 1946 and began leasing it to Regina Scheuler in November 1954, who also took out a $20,000 mortgage on the property that year. The building currently houses the Brass Rail bar.

60. Scheuler/Huser Building, 116 E. 11th Street, 1937, Contributing.
The façade of this two-story light brick Art Deco building has two side entrances, each topped with vertical brick overhangs that end at the roofline. Two large windows are placed in the center of the façade at street level. Brick corbelling is present on either side of the entrances and rows of raised brick extend horizontally across the façade. The

building is L-shaped to accommodate an original bowling alley. The east side of the building is brick and the roof is flat.

A.J. Scheuler and Fred J. Huser acquired the property in spring 1937 and took out several mortgages in 1937 and 1938. The building first appears on the 1938 Sanborn map as a Restaurant in the west portion and Billiards and a Bowling Alley in the east portion. The building is shown in the 1940 Union Pacific aerial photograph. It currently houses a thrift store.

61. Citizens' Lumber Building, 126 E. 11th Street (126-134 E. 2nd Ave.), **1917, Contributing.**
This red brick Commercial style warehouse is five bays wide with pilasters separating each bay under a widely stepped parapet. The lower portions of the façade have windows in the first bay, an entrance and windows in the second bay, a garage door in the third bay, a boarded over entrance in the fourth bay and two windows in the fifth bay. A stone plaque in the center bay reads "1917" and the roof is flat, with a raised flat center portion.

The building first appears on the 1918 Sanborn map as Citizens' Lumber & Supply Co. The 1940 telephone directory lists Citizens' Lumber & Supply Co. here. Hardman Lumber Company was here in the 1960s. The building currently houses an air conditioning and heating company.

62. H.W. Fellows Building, 129 E. 11th Street (129, 131, 135 E. 2nd Ave.), **circa 1923, 1926, Contributing.**
Three buildings have been combined to make up this Commercial style building. The west portion is a red brick rectangular warehouse. Its façade has a garage door in the western portion and two entrance doors surrounded and topped by large windows. Its stepped parapet has a central stone plaque that reads "H.W. Fellows" and the roof is flat. The north portion of the building is a rectangular red brick garage with a flat roof that extends perpendicularly from the warehouse. This portion of the building has two garage doors located on the south side and two boarded over windows on the east side. The building's ell is filled with an angled cube that has a door and boarded over windows in the façade, plus a door and window on the southwest and northeast sides. All of these openings in the former service station are boarded over and the building has a gabled roof.

The building first appears on the 1926 Sanborn map as an auto repair shop and filling station. The small southeast corner building was likely constructed in 1923, while the main portion was likely built in 1926. The building appears in its current footprint in the 1940 Union Pacific aerial photograph. The 1935 telephone directory lists the building as the Fellows Coal Co., Fellows Motor Co. and Hays Service Station. The building served as a motor company and service station through the 1950s. It currently houses a motor supply company and community assistance center.

63. Safeway Building, 121 E. 11th Street, circa 1937, Contributing.
The façade of this one-part blonde brick Modern building has wood siding on its lower portion, topped with a metal awning. Glass blocks are located above the awning, surrounded by darker blonde brick. The parapet has three horizontal bands of dark blonde brick. The east side of the building is red brick and the roof is flat.

The building first appears on the 1938 Sanborn map as a store and is listed in the 1938 telephone directory as a second location for Safeway Stores. The building is currently vacant.

64. Western Auto Building, 119 E. 11th Street, circa 1938, Contributing.
The lower façade of this one-part light red brick Modern building is dominated by a central entrance surrounded by large windows and topped with transom windows. Bands of black brick ornament the upper façade and the window space is surrounded by glazed mosaic tile. The roof is flat.

The building first appears on the 1938 Sanborn map as a store. It is listed in the telephone directories during the 1940s and early 1950s as Western Auto and in 1955 as Hayes Dechant Hardware. The building houses a brewery and restaurant.

65. Haffemeier Building, 115-117 E. 11th Street (115-117 E. 2nd Ave.), **circa 1919, Contributing.**
The façade of this one-story dark red brick one-story Commercial style warehouse has two entrances separated by and surrounded by windows. Transoms are located above the doors and windows, topped with a metal stringcourse. The windows have stone sills and geometric stone designs are present in the parapet. The roof is arched.

Joseph Haffemeier acquired this property in 1919. The building first appears on the 1926 Sanborn map as a Garage and Auto Repair shop. The building's façade was restored in 2003. It houses a restaurant.

66. Hays Hardware Building, 113 E. 11th Street (113 E. 2nd Ave.), **circa 1922, Contributing.**
The façade of this red brick one-part Commercial style building has a central entrance surrounded by large windows, topped with transoms and a metal stringcourse. The upper portion of the parapet is textured brick. The roof is flat.

The building first appears on the 1926 Sanborn map as a store. A 1933 Hays library photograph identifies the building as Hays Hardware and the 1940 telephone directory lists the Western Union Telegraph at this address. The building's façade was restored in 2003. It now houses a restaurant.

67. Store Building, 111 E. 11th Street (111 E. 2nd Ave.), **1922, Contributing.**
The façade of this red brick one-part Commercial style building has a central recessed entrance surrounded by large windows with transoms and topped with a metal stringcourse. Raised brick ornaments the parapet, which has a central stone plaque that reads "1922". The roof is flat.

The building first appears on the 1926 Sanborn map as a store. The 1923 telephone directory lists Bemis & Stein Garage at this address, the Brummit Tire Shop is listed here in 1926 and the Central Gas Utilities Co. is listed here in 1940. The building's façade was restored in 2003 and it currently houses a restaurant.

68. Store Building, 109 E. 11th Street (109 E. 2nd Ave.), **1922, Non-contributing.**
The lower portion of this red brick one-part Commercial building has been filled in with brick, except for a recessed entrance in the east portion topped with a fabric awning. Raised brick ornaments the parapet, which has a central stone plaque that reads "1922". The roof is flat.

The building first appears on the 1926 Sanborn map as a store. The Central Gas and Utilities Company was here in the 1930s. The building currently houses offices.

69. Basgall Building, 1100 Main Street (200 N. Chestnut), **1917, Contributing.**
This two-story Commercial style building wraps around the northeast corner of 11th and Main Streets. The first story entrance is chamfered, surrounded by brick and stone piers, large windows and transoms. The first story of the façade's south side has a large window in the first bay, an expanse of brick wall with two small windows and an entrance surrounded by a windows and transoms in the east portion. The first story of the façade's west side has a large window and a north doorway that leads up to the second story. Paired and tripled double-hung windows are located in the building's second story, which curves around the corner. Terra cotta stringcourses are present above the first story and in the parapet. The building's corner has two plaques: one reads "1917" and one reads "Basgall". The roof is flat.

The building first was constructed in 1917 for the J.B. Basgall Grocery and Queensware, located here through 1950. The building also housed several offices upstairs and smaller shops in the rear at 105 or 107 E. 11th St. The building currently houses a clothing store.

70. Strand Theater, 1102 Main Street (202-204 N. Chestnut), **1917, Contributing.**
This two-story building is constructed of red tile brick. The Mission style façade has buff brick on the second story with an angled parapet. Ornamental terra cotta tiles are located on the outer edges of the parapet. The seven second-story window openings are set within geometric ornament of glazed terra cotta tiles. The first story has a recessed central entrance surrounded by large display windows and modern red brick bulkheads. The roof is arched.

The building was constructed in 1917 as the Strand Theater, with a capacity of 700 seats. The Strand Theater operated here until the late 1950s. The building served as The Village Shop in the 1960s and more recently as the Goodwill Store. It is currently vacant.

71. Hays National Bank, 1110 Main Street, 1964, Non-contributing.
This two-story building has a central entrance topped with narrow vertical windows and surrounded by panels of decorative stone. The building is clad in concrete and has inset strips of metal on its north side. The roof is flat.

The building, located on the site of the former Mulroy Hotel, is vacant.

72. Wasinger Building, 110 E. 12th Street, 1946, Non-contributing.

The façade of this two-story building is clad with variegated brick that was applied in 1999. The first story has a recessed west entrance under an arch and a chamfered east window. The second story has two pairs of windows topped with two inset stone strips that read "WASINGER" and "BUILDING". The stepped parapet has a central cutout ornament. The sides of the building are painted brick. The roof is flat.

F.S. Wasinger acquired this lot in 1931 and took out a $25,000 mortgage in 1946. The building does not appear in the 1940 Union Pacific aerial photograph. The 1955 city directory lists the Ellis Co. Abstract & Loan Co. here with several other offices, including F.F. Wasinger, attorney. The building currently houses offices.

73. Singer Store Building, 114 E. 12th Street, 1946, ~~Non-Contributing.~~ Contributing – PTC Part 1 - 7/2011
The one-story red brick building has a west entrance and is fronted with three large display windows, topped with wood in the transoms and separated by brick piers. The cornice has modern wood dentil molding and the roof is flat.

Otis H. True acquired the property in May 1946 and took out a $10,000 mortgage in July 1946. The 1950 telephone directory lists the Singer Sewing Machine Co. here. The building currently houses a hobby shop.

74. Shop Building, 116-118 E. 12th Street, circa 1928, Contributing.
The façade of this one-part red brick Commercial style building has an entrance surrounded by two windows (all boarded over) in the west portion. The east portion has an entrance surrounded by a large window on the west and a garage door on the east. The upper portion of the façade has raised brick rectangles. The roof is flat.

This lot was acquired by Miles H. Mulroy between 1902 and 1909. The building first appears on the 1938 Sanborn map as a brick and tile building housing Electrical Repair in 116 and Upholstering in 118. Telephone directories list City Auto Top Works here during the 1940s and 1950s. The building is currently used for storage.

75. Office Building, 120 E. 12th Street, circa 1946, Non-contributing.
The façade of this one-part commercial building has a central recessed entrance surrounded by two casement windows. Wood siding covers the upper portion of the façade and surrounds the entrance. The entrance and windows have rectangular wood overhangs and the roof is flat.

Rudolph Ruder acquired the lots for 120 and 122 E. 12th Street in 1946 and took out a $6000 mortgage for each lot in that year. The building does not appear on the 1943 Sanborn map. It currently houses an office.

76. Office Building, 122 E. 12th Street, circa 1946, Non-contributing.
The two-part commercial building is constructed of red brick. The façade and sides are clad with stucco. The façade has a central recessed entrance surrounded by two narrow horizontal windows. Circa 1980 wood siding surrounds the entrance and windows and covers the façade's second story. The roof is flat.

Rudolph Ruder acquired the lots for 120 and 122 E. 12th Street in 1946 and took out a $6000 mortgage for each lot in that year. The building does not appear on the 1943 Sanborn map. It currently houses offices.

77. Middlekauf Office Building, 124 E. 12th Street, circa 1952, Non-contributing.
This one-part commercial building is of concrete block construction. The blonde brick façade has an east entrance and two multi-paned windows. A former west entrance is now filled with dark blonde brick. The roof is flat.

Casper Middlekauf acquired this lot in 1950 and took out a $15,000 mortgage in that year. The building does not appear on the 1943 Sanborn map. The building currently houses offices.

78. Lamer Hotel Building, 1200 Main Street, circa 1930, Non-contributing.
The six-story blonde brick building is fronted by a circa 1967 red brick Colonial Revival first story. It has a west entrance located beneath a slight overhang and double-hung windows in the west, north and south sides. A plain frieze with dentilled molding encircles the first story, brick quoins are located at the corners and a canopied drive-through is located on the east side. The upper stories are buff brick with rows of double-hung windows on all sides of each story. Stone coursing is present on the north, west and south sides above the second story and on all side above the sixth story. Blocks of carved stone are placed in the parapet on the north, west and south sides. The roof is flat.

The building was constructed around 1930 as the Lamer Hotel. The former hotel was gutted and renovated around 1967 to become a bank and office building. It currently houses a bank, offices and a restaurant.

79. Fox Theater Building, 1202 Main Street, 1950, Contributing.
This two-story Art Deco movie theater is clad in blonde brick. The façade has a central entrance under a concrete and metal overhang. A perpendicular brick wall and marquee extend from the north portion of the façade. Limestone bricks fill the first story and a limestone wall extends from the theater's north wall. Stone panels fill the area between the brick and stone walls. The central upper portion of the façade is filled with stone panels that surround three sets of double doors and a ticket booth. The north and south walls of the theater angle in and extend out at regular intervals.

The building opened on April 12, 1950 as the Fox Theater. Samuel W. Bihr, Jr., midwest architect for the Fox Theater chain, designed the building, which retains its original appearance. The theater is currently vacant.

80. Hays Bottling Works, 201 E. 12th Street, 1918, Contributing.
The brick Commercial style building consists of a southwest two-story section and one-story sections on the east and north. The two-story section is two bays wide on the west side and three bays wide on the south side; rectangular window openings with stone sills fill most of these bays. The building's main entrance is located in the third bay on the south side. The one-story east projection has a central garage door surrounded by two windows with arched bricks headers with stone sills. The one-story east projection has a garage door, three windows with arched bricks headers

with stone sills and a door with an arched header. Corbelled brick cornices are present on the west and south sides of the building.

The building was constructed in 1918 as the Hays Bottling Works. It became the Coca-Cola bottling plant around 1925 and remained so until it closed in 1976. It stood vacant until 1980 when Vitztum Decorating Center used it as a warehouse. In 1987 Hays Janitorial Disaster Service (later named HJ Disaster) took residence for several years. The building was acquired by The Planing Mill, LLC in January 2004.

Sidenote

The buildings at 1000 & 718 Main Street are not included within the boundaries of this district. First, their construction dates (mid-1960s and 1984 respectively) fall well outside the Period of Significance. The building at1000 Main Street has been altered and is covered with artificial siding. Second, the property owners were not notified as part of the required notification process. Amending the boundaries to include these properties, which would be non-contributing, would require additional review and approval by the Kansas Historic Sites Board of Review.

Statement of Significance
The Chestnut Street Historic District (built 1874-1964) consists of 80 buildings in downtown Hays, Kansas. With a period of significance from 1874 to 1955, the district is nominated to the National Register of Historic Places under Criterion A in the area of COMMUNITY PLANNING AND DEVELOPMENT, as an outstanding collection of buildings that show the development of a western Kansas town.

History of Downtown Hays
The construction of the historic buildings of present-day downtown Hays can be traced to three specific building periods centered around 1895, 1917 and post-World War II. In 1895, much of the downtown was destroyed by fire, necessitating the first period of major rebuilding. The city streets were paved in 1917, encouraging a second wave of construction. The Depression and droughts of the 1930s brought construction to a halt in the area, followed by World War II, a time when materials and manpower were scarce. The availability of both of these resources following the war led to a third wave of construction.

Hays City, located in the center of Ellis County, became the permanent county seat in 1870. The railroad had reached the site of Hays in 1867 and by 1871 the population had grown to 1000. The railroad is credited with bringing the rowdy characters that often preceded civilization in the West, and early Hays City included the requisite boarding houses, saloons and billiard halls. The troublemakers moved on, many to Dodge City, by 1872. The new, stable population focused on building a respectable town that supported the area's farming potential. Large groups of Germans from the Volga region of Russia migrated to Hays, bringing with them the hardy variety of Turkey Red wheat. The Volga Germans are frequently credited for their contributions in helping the region flourish agriculturally.

Hays City was incorporated in 1885, establishing a mayor, police justice, city commissioners, a city clerk and city marshal. The country experienced an economic slump in the late 1880s and 1890s, and Hays was no exception. The nearby Fort Hays was abandoned in 1889 and a devastating fire hit downtown Hays City in 1895. Block after block of frame buildings were gutted and the fire crew was nearly helpless with virtually no fire equipment. Eighty-seven buildings on both sides of the town's central railroad tracks were burned. More than 60 businesses downtown were destroyed and many more were damaged. The people of the town were determined to overcome this disaster and construction began. Bricks were manufactured in Hays for approximately 18 months around 1896. The soft, orange bricks were little more than baked mud, but can still be found in the walls of a few downtown buildings. Only two of the buildings within the district—719 Main (#11) and 811 Fort (#28)—predate the devastating fire of 1895.

The town's fortunes began improving with the turn of the century. In June 1902 the Western Branch of the Kansas State Normal School opened, bringing students and instructors. Crops flourished and the 1908 *Souvenir of Hays City & Ellis County Kansas* stated that the area farmers were the richest in the country, raising wheat, alfalfa and corn. The town began a full recovery from the fire of the 19th century.

The largest percentage of buildings within the district falls into the 1901-1938 building boom era. Hays made steady capital improvements and by 1914 could boast citywide telephone service, electric lights, municipal water and sewer and fifteen miles of concrete sidewalk to service its population of 2500.

The 1920s were an especially optimistic time for Hays. The paving of the dirt streets with brick in 1917 promoted construction along Main (Chestnut) Street. Nine buildings were added to the downtown streetscape between 1917 and 1918. Large streetlamps were also installed in the middle of the paved intersections. According to lifetime native and sculptor Pete Felten, these proved to be traffic hazards and prone to vandalism and were removed in 1923. The new streets aided local farmers in getting their crops to the flour mill or grain elevator. The town prospered, supporting flour production, oil well drilling, machinery, dairy products, cooking extracts and furniture and cabinet production.

The Hays street names changed to their present configuration in 1929. Chestnut Street, running north and south, became Main Street and the names of the east-west avenues were replaced with numbered streets. Normal Avenue became 7th Street, Juniata Avenue became 8th Street, South Main became 9th Street, North Main became 10th Street, 2nd Avenue became 11th Street and Crawford Avenue became 12th Street.

The grand opening of the six-story Lamer Hotel at 1200 Main Street in 1930 started the decade with a two-day celebration. This high point could not offset Hays' introduction, along with the rest of the country, to the Great Depression. The town's population in the early 1930s hovered around 4770. The dustbowl conditions severely affected the local economy and many downtown businesses were forced to close. The crops of the early 1930s failed to bring good prices because market values were below cost. When the prices climbed due to drought, not enough grain was available to seed the fields the following year.

New Deal programs came to Hays in 1933 due to U.S. Representative Kathryn O'Laughlin. Local roads were covered with gravel that year and in 1935 several buildings were constructed with the help of local labor. These buildings, which included a new courthouse and municipal swimming pool, lie outside of the downtown core.

The worst of the dust storms hit western Kansas in February 1935 and peaked in March, leaving streets, porches and buildings covered with dirt. The drought ended with rainstorms in May, coinciding with the discovery of oil in the area. The 1939 *WPA Guide to Kansas* describes Hays as "a neat town, with a long main street lined with two- and three-story brick and limestone buildings." The guide describes the activity brought on by the new oil wells: "The once quiet streets and hotel lobbies are crowded with oil-field workers and oil speculators, and each new well brings a period of feverish activity and excitement."[5]

As Hays recovered from the Depression, World War II began. Local men and women entered the military service and left the town. The construction of nearby Walker Army Air Field, however, brought an estimated 1500-2000 people to

[5] *The WPA Guide to 1930s Kansas, 1984 ed.* (Lawrence, KS: University Press of Kansas, 1984), 363.

Hays. The city experienced a severe housing shortage, but downtown businesses thrived, especially on Saturdays, when shops and theaters were full.

Hays' third building boom began at the end of World War II. Residences, a new grade school and several churches were all part of the new construction throughout the city. Hays continued to grow in the 1950s, thanks in part to the strong activity at local oil wells. The town was even featured in "Hays, Kansas, at the Nation's Heart" in the April 1952 *National Geographic Magazine*, when the population had reached 8500. Within the district, 20 buildings are attributed to the era of modern Hays, 1940-1960. Three buildings within the district were constructed after 1960, when the population reached 11,784. By 1970, Hays had 15,396 residents. Hollywood came to the town's scenic streets for the filming of "Paper Moon" in September 1972. The movie starred Ryan and Tatum O'Neal and premiered in July 1973 at the Fox Theater, 1202 Main Street. Buildings within the district built after 1955 are currently listed as non-contributing. The status of these could be reconsidered at a later date.

Architecture

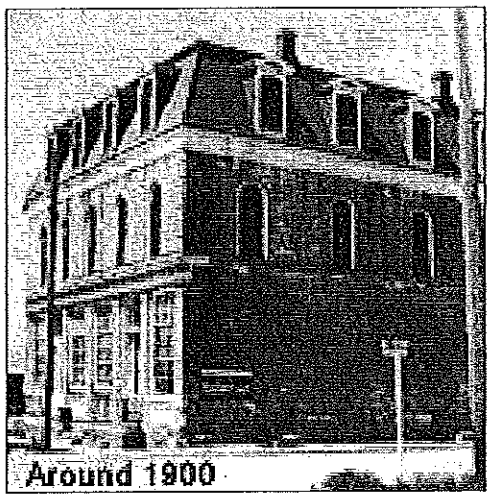
The Chestnut Street Historic District is comprised primarily of brick buildings meant to be part of a larger whole. The Commercial style that dominates downtown Hays reflects the early-20th Century focus on an academic approach to architecture. Leaving the highly adorned styles of the Victorian era behind, storefronts were designed in a simple, useful style that applied not only to individual buildings, but also to groups of structures. The Commercial style is based on a classical sense of order, but results in façades that are fairly plain. Display windows typically fill the first stories and façades are usually clad in brick with minimal stone or tile ornament. Most of the district's buildings bear these traits, with 28 of the 80 buildings designed in this style. Parapets with geometric designs or corbelling are the most common decorations for these buildings. Modern style storefronts constructed in the 1930s and later reflect the same functional design of the Commercial style but with less ornamentation.

Downtown Hays has historically encompassed a core of city blocks that stretches from the intersection of 7th and Main (formerly Chestnut Street) to 13th and Main. Businesses that served every need—from household supplies to building needs to entertainment—could be found within this area that spread outward from Main Street. The downtown core also provided an important source of employment within the city, not just in the stores, but in the lumber yards (#29, #35) garages (#62, #65) and the Hays Bottling Plant (#80.) Although building styles evolved during the eight decades described in the period of significance, the nominated district retains a cohesive whole. Most of the buildings within the district are significant to the development of downtown Hays, either as commercial, employment or entertainment destinations.

The development of the one- and two-part commercial blocks is described in *The Buildings of Main Street* by Richard Longstreth (AltaMira Press.) A horizontal division between the first story and upper stories characterizes the two-part commercial block. This division often reflected different uses in the spaces, usually a storefront in the first story and offices or living quarters on the second story. The one-part commercial block is a smaller version of this—typically a

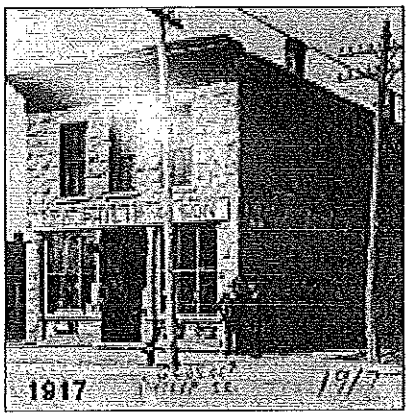
simple box with a decorated façade and clearly meant to be part of a larger streetscape. These types of buildings were plentiful in small towns across the country and also flourished in Hays.

Early exceptions to the Commercial style include designs in the Second Empire, Italianate and Neoclassical styles. The 1878 Krueger Building (#58), listed on the National Register of Historic Places in 2005, is the only extant example of the Second Empire design in Ellis County. The large building originally housed a store on the first story and space for social events on the upper stories. Considered very modern for its time, the Second Empire style was designed to imitate the latest mode of French building. In this country, the Second Empire style was used for many important public buildings, commercial buildings and opulent homes. Most popular between 1869 and 1880, the style quickly passed from favor following the financial panic of 1873.



Krueger Building, circa 1900 (www.chestnutstreetdistrict.com)

The Italianate style can be seen on five contributing buildings within the district— the Philip Hardware Store (#11), the Hoch Monument Building (#23), the Schyler Store Building (#33), the Post Office Building (#55) and the A.P. Stainer & Son Building (#57). The style, present on buildings within the district that date from 1874 to 1927, was extremely popular for commercial buildings for decades during the late 1800s to the early 1900s. On commercial buildings, the style typically includes tall, narrow window openings, brackets, dentil molding and prominent cornices. These elements, often ordered from catalogues, were freely applied to buildings in downtown buildings of nearly every American town.



Philip Hardware Store, circa 1917 (www.chestnutstreetdistrict.com)

The Neoclassical style is seen on two buildings within the district—the First Presbyterian Church (#1) and the Citizens State Bank (#36). The style, most popular between 1900 and 1920, usually includes monumental pillars, a temple front and quoins applied to a symmetrical building.

Art Deco is the latest historical style found within the Chestnut Street District on buildings with construction dates from 1930 to 1947. The style is present on five buildings that include the Standard Oil Service Station (#2), the Schwaller Lumber building (#35), the Scheuler/Huser building (#60), the Fox Theater (#79) and the Masonic Hall (#49). The Art Deco style was most popular in this country between 1925 and 1940. The style emphasized geometric forms through the use of angular lines, set-backs, stylized decoration, low-relief ornamentation and metal detailing, details found in one form or another on these buildings.

Some of the buildings within the district are listed as non-contributing due to inappropriate alterations applied during the last decades of the 20th Century or because of their post-1955 construction dates. Many of the alterations are reversible, including the application of siding over the original façades and the filling in of windows in the second stories. Groupings of these buildings, important to the commercial development of Hays, are included within the district. Simply reversing modern alteration would change the status of many of these buildings from non-contributing to contributing. The non-contributing status of buildings constructed after 1955 may also be reconsidered at a later date. The inclusion of both of these types of non-contributing buildings within the district reflects the cohesive collection of Hays' downtown buildings from eight decades of development.

Sources

Abstract of Title Records. Ellis County Courthouse, Hays, Kansas.

At Home In Ellis County, Kansas. Hays: Ellis County Historical Society, 1991.

Business and Profession Directory of Hays. United Telephone Company, 1926.

Ellis County News:
"Build On West Second." 21 May 1925.
"New Building 90 Days." 9 June 1927.
"New Front For Store." 1 August 1935.

Ellis County Historical Society photographic files.

Hays, Kansas Classified Telephone Directory. October, 1940.

Hays Public Library photograph files.

Hays Daily News:
"New Doctors' Office Building Having Its Official Opening." 21 September 1963.

The Hays Republican:
"New Store Building of A.P. Stainer & Son." 1 October 1904.

Indians to Industry, Maureen Winter, ed. Hays: Ellis County Star, 1952.

Liberty Group photographic files.

The National Geographic Magazine, April 1952.

National Register of Historic Places Inventory-Nomination Forms: Krueger Building; Philip Hardware Store

Sanborn Maps for Hays, Kansas. Sanborn-Perris Map Co., December 1899. Sanborn Map Co., July 1911; January 1918; July 1926.

Reflections: Ellis County, Kansas, 1867-1998. Hays, KS: Hays Daily News, 1998.

Souvenir of Hays City & Ellis County Kansas, compiled by John H. Freese. Hays City, April 1908.

The WPA Guide to 1930s Kansas, 1984 ed. Lawrence, KS: University Press of Kansas, 1984.

10. Geographical Data

UTM References, Continued
Point 5. Zone:14 Easting: 471093 Northing: 4302625

Verbal Boundary Description
The boundary of the Chestnut Street Historic District is described as follows:
Beginning at the southeast corner of the intersection of Main and 13th Streets, proceed east to the northeast corner of the property at 1202 Main Street; then proceed south to the midpoint of 12th Street; then proceed east to the northeast corner of the intersection of Oak and 12th Streets; then proceed north one-half block; then proceed east to the northeast corner of the property at 201 East 12th Street; then proceed south to the midpoint of 12th Street; then proceed west to the northeast corner of the property at 124 East 12th Street; then proceed south one-half block to the midpoint of the alleyway; then proceed east one-quarter block to the northeast corner of the property at 129 East 11th; then proceed south one block to the alleyway between 10th and 11th Streets; then proceed one block west to the midpoint of Main Street; then proceed south to the northwest corner of the property at 900 Main Street; then proceed east one-quarter block to the northeast corner of the property at 900 Main Street; then proceed south along the rear (east) property lines of 800, 802, 804, 806, and 801 Main Street; then proceed west to the midpoint of the intersection of Main and 8th Streets; then proceed south one-half block to the midpoint of the intersection of Main Street and the alleyway between 7th and 8th Streets; then proceed east to the northeast corner of the property at 708 Main Street; then proceed south along the rear (east) property lines of 700 and 706 Main Streets to the midpoint of 7th Street; then proceed west to the northeast corner of the property at 100 West 7th; then proceed south one-half block to the southeast corner of the property at 100 West 7th; then proceed west one-quarter block to the southwest corner of the property at 100 West 7th; then proceed north 1 ½ blocks along the rear property lines of 701-705, 707, 709, 711, 715, 717, 719, 801, and 805 Main Street to the midpoint of the alleyway between 8th and 9th Streets; then proceed west for ¾ block to the northeast corner of the property at 803 Fort Street; then proceed south to the southeast corner of the property at 803 Fort Street; then proceed west to the southwest corner of 803 Fort Street; then proceed north to the midpoint of the alleyway between 8th and 9th Streets; then proceed west to the southwest corner of the property at 208 West 9th Street; then proceed north to the midpoint of 9th Street; then proceed east 1 ¼ blocks to the midpoint of the intersection of 9th and Main Streets; then proceed north 1 block to the southeast corner of the property at 1001 Main Street; then proceed west ½ block to the southwest corner of the property at 113 West 10th Street; proceed north 1 ½ blocks to the midpoint of the alley between 11th and 12th Streets; then proceed east to the southwest corner of the property at 106 West 12th Street; then proceed north ½ block to the midpoint of 12th Street; then proceed east ½ block to the midpoint of the intersection of 12th and Main Streets; then proceed north 1 block to the point of beginning.

Boundary Justification
The boundaries of the Chestnut Street Historic District include the blocks of historic downtown Hays associated with the development of Hays, Kansas that have retained a high number of extant historic buildings and the highest degree of integrity.

Photographic Information

The following information is consistent for all photographs:

1. Chestnut Street Historic District
2. Ellis County, Kansas
3. Photographer: Susan Jezak Ford
4. July 2005
5. Negatives retained by the Kansas State Historical Society

The following information is applicable to specific photographs:

6. West side, 700 block of Main; southwest view.
7. #1

6. East side, 700 block of Main; southeast view.
7. #2

6. West side, 700 block of Main; northwest view.
7. #3

6. South side, West 9th Street; southwest view.
7. #4

6. South side, West 9th Street; southwest view.
7. #5

6. Southwest corner, W. 9th and Fort; southwest view.
7. #6

6. East side, 800 and 900 blocks of Main, southeast view.
7. #7

6. 1001 Main; northwest view.
7. #8

6. North side, West 10th Street; northwest view.
7. #9

6. West side, 1000 block of Main; southwest view.
7. #10

6. South side, West 11th Street; southeast view.
7. #11

6. 1101 Main Street; northwest view.
7. #12

6. North side, West 11th Street; northeast view.
7. #13

6. East side, 1000 and 1100 blocks of Main; northeast view.
7. #14

6. South side, East 11th Street; southeast view.
7. #15

6. North side, East 11th Street; northwest view.
7. #16

6. East side 1100 and 1000 blocks of Main; southeast view.
7. #17

6. 1202 Main; northeast view.
7. #18

Property Owners
Property owners are listed for each building in the Chestnut Street Historic District by the address of the building and according to the property inventory numbers listed in Section 7.

1. 100 W 7 Street
Ellis County Historical Society
100 W. 7 Street
Hays, KS 67601

2. 700 Main Street
Vivian Meckel Trust
700 Main Street
Hays, KS 67601

3. 706 Main Street
Robert Stecklein
706 Main Street
Hays, KS 67601

4. 708 Main Street
Ellis County Farmer Inc.
708 Main Street
Hays, KS 67601

5. 701 Main Street
Fishingdog LLC
701 Main Street
Hays, KS 67601

6. 707 Main Street
Christopher Copelan
2101 Ash
Hays, KS 67601

7. 709 Main Street
Deborah & Karl Schmidtberger
709 Main Street
Hays, KS 67601

8. 711 Main Street
Michael Jilg
711 Main Street
Hays, KS 67601

9. 715 Main Street
Peel Brothers LLC
715 Main Street

10. 717 Main Street
Liberty Group LLC
308 W. Mill St.
Plainville, KS 67663

11. 719 Main Street
Liberty Group LLC
308 W. Mill St.
Plainville, KS 67663

12. 801 Main Street
Thomas Schlotterback
716 12th Street
Bellingham, WA 98225

13. 801 Main Street
Thomas Schlotterback
716 12th Street
Bellingham, WA 98225

14. 807 Main Street
Blackim LLC
807 Main Street
Hays, KS 67601

15. 809 Main Street
Fishingdog LLC
809 Main Street
Hays, KS 67601

16. 104 W 9th Street
Gary & Becky Schaeffer
106 W 9th Street
Hays, KS 67601

17. 106 W 9th Street
Gary & Becky Schaeffer
106 W 9th Street
Hays, KS 67601

18. 108-110 W 9th Street
Marvin & Jennifer Rack
114 W 9th Street
Hays, KS 67601

19. 112 W 9th Street
Marvin & Jennifer Rack
114 W 9th Street
Hays, KS 67601

20. 114 W 9th Street
Marvin & Jennifer Rack
114 W 9th Street
Hays, KS 67601

21. 120 W 9th Street
Liberty Christian Fellowship of Hays Inc.
P.O. Box 566
Hays, KS 67601

22. 124 W 9th Street
Alan & Janet Kohl
124 W 9th Street
Hays, KS 67601

23. 126 W 9th Street
Leon Staab
115 W 10th Street
Hays, KS 67601

24. 128 W 9th Street
Donald Becker
128 W 9th Street
Hays, KS 67601

25. 130 W 9th Street
United Pentecostal Church
130 W 9th Street
Hays, KS 67601

26. 132 W 9th Street
Edmund & Georgia Moore
132 W 9th Street
Hays, KS 67601

27. 803 Fort Street
Liberty Group LLC
308 W. Mill St.
Plainville, KS 67663

28. 811 Fort Street
Liberty Group LLC
308 W. Mill St.
Plainville, KS 67663

29. 208 W 9th Street
Gary Schmidt
208 W 9th Street
Hays, KS 67601

30. 800 Main Street
Jim Keller
800 Main Street
Hays, KS 67601

31. 800 Main Street
Jim Keller
800 Main Street
Hays, KS 67601

32. 800 Main Street
Jim Keller
800 Main Street
Hays, KS 67601

33. 806 Main Street
Scott Biskie
806 Main Street
Hays, KS 67601

34. 810 Main Street
Cissel Partnership #1 LLLP
3425 Hipsley Mill
Woodbine, MD 21797

35. 900 Main Street
First of Kansas Corp
1500 Vine St.
Hays, KS 67601

36. 1001 Main Street
Patty Stull
1001 Main Street
Hays, KS 67601

37. 1003 Main Street
CP Partnership
1003 Main Street
Hays, KS 67601

38. 1007 Main Street
Allenbaugh Trust
1530 Smokey Hill River Rd.
Hays, KS 67601

39. 1009 Main Street
LK Inc.
1009 Main Street
Hays, KS 67601

40. 1011 Main Street
Liberty Group LLC
308 W. Mill St.
Plainville, KS 67663

41. 1013 Main Street
Liberty Group LLC
308 W. Mill St.
Plainville, KS 67663

42. 107 W 10th Street
Liberty Group LLC
308 W. Mill St.
Plainville, KS 67663

43. 109 W 10th Street
Sam Sander
109 W 10th Street
Hays, KS 67601

44. 111 W 10th Street
Joseph & Linda Braun
111 W 10th Street
Hays, KS 67601

45. 115 W 10th Street
Leon Staab
115 W 10th Street
Hays, KS 67601

46. 114 W 11th Street
Oller & Johnson LLC
1 Hays, KS 67601
Hays, KS 67601

47. 110- 112 W 11th Street
Cheryl Orton/Jennifer Allenbaugh
Liberty Group LLC
308 W. Mill St.
Plainville, KS 67663

48. 106 W 12th Street
Liberty Group LLC
308 W. Mill St.
Plainville, KS 67663

49. 1101 Main Street
Hays Masonic Board of Trustees Inc.
1101 Main Street
Hays, KS 67601

50. 109 W 11th Street
Terry Bright
109 W 11th Street
Hays, KS 67601

113-117 W 11th Street
Pineapple Post
308 W. Mill St.
Plainville, KS 67663

51. 1107 Main Street
Downtown Hays Dev. Corp.
1301 Pine St.
Hays, KS 67601

52. 1109 Main Street
Downtown Hays Dev. Corp.
1301 Pine St.
Hays, KS 67601

53. 1111 Main Street
Downtown Hays Dev. Corp.
1301 Pine St.
Hays, KS 67601

54. 106 W 12th Street
Liberty Group LLC
308 W. Mill St.
Plainville, KS 67663

55. 1008 Main Street
Liberty Group LLC
308 W. Mill St.
Plainville, KS 67663

56. 1010 Main Street
Marvin Rack
114 W 9th St.
Hays, KS 67601

57. 1012 Main Street
Normadine Noone
1012 Main Street
Hays, KS 67601

58. 112 E 11th Street
Hays Arts Council
112 E 11th Street
Hays, KS 67601

59. 114 E 11th Street
Eric Schuette
209 W. 10th Street
Hays, KS 67601

60. 116 E 11th Street
Central Plains Association for Retarded Children Inc.
116 E 11th Street
Hays, KS 67601

61. 126 E 11th Street
Tom Wasinger
126 E 11th Street
Hays, KS 67601

62. 129 E 11th Street
Vernon Herrman
129 E 11th Street
Hays, KS 67601

63. 121 E 11th Street
Liberty Group LLC
308 W. Mill St.
Plainville, KS 67663

64. 119 E 11th Street
Liberty Group LLC
308 W. Mill St.
Plainville, KS 67663

65. 115-117 E 11th Street
Liberty Group LLC
308 W. Mill St.
Plainville, KS 67663

66. 113 E 11th Street
Liberty Group LLC
308 W. Mill St.
Plainville, KS 67663

67. 111 E 11th Street
Liberty Group LLC
308 W. Mill St.
Plainville, KS 67663

68. 109 E 11th Street
Linda Donlay
109 E 11th Street
Hays, KS 67601

69. 1100 Main Street
Liberty Group LLC
308 W. Mill St.
Plainville, KS 67663

70. 1102 Main Street
Liberty Group LLC
308 W. Mill St.
Plainville, KS 67663

71. 1108 Main Street
Liberty Group LLC
308 W. Mill St.
Plainville, KS 67663

72. 110 E 12th Street
WTC Enterprises
110 E 12th Street
Hays, KS 67601

73. 114 E 12th Street
Darrell Keberlein
114 E 12th Street
Hays, KS 67601

74. 116 E 12th Street
Liberty Group LLC
308 W. Mill St.
Plainville, KS 67663

75. 118-120 E 12th Street
Norman Staab
118-120 E 12th Street
Hays, KS 67601

76. 122 E 12th Street
Planned Parenthood of Kansas Inc.
122 E 12th Street
Hays, KS 67601

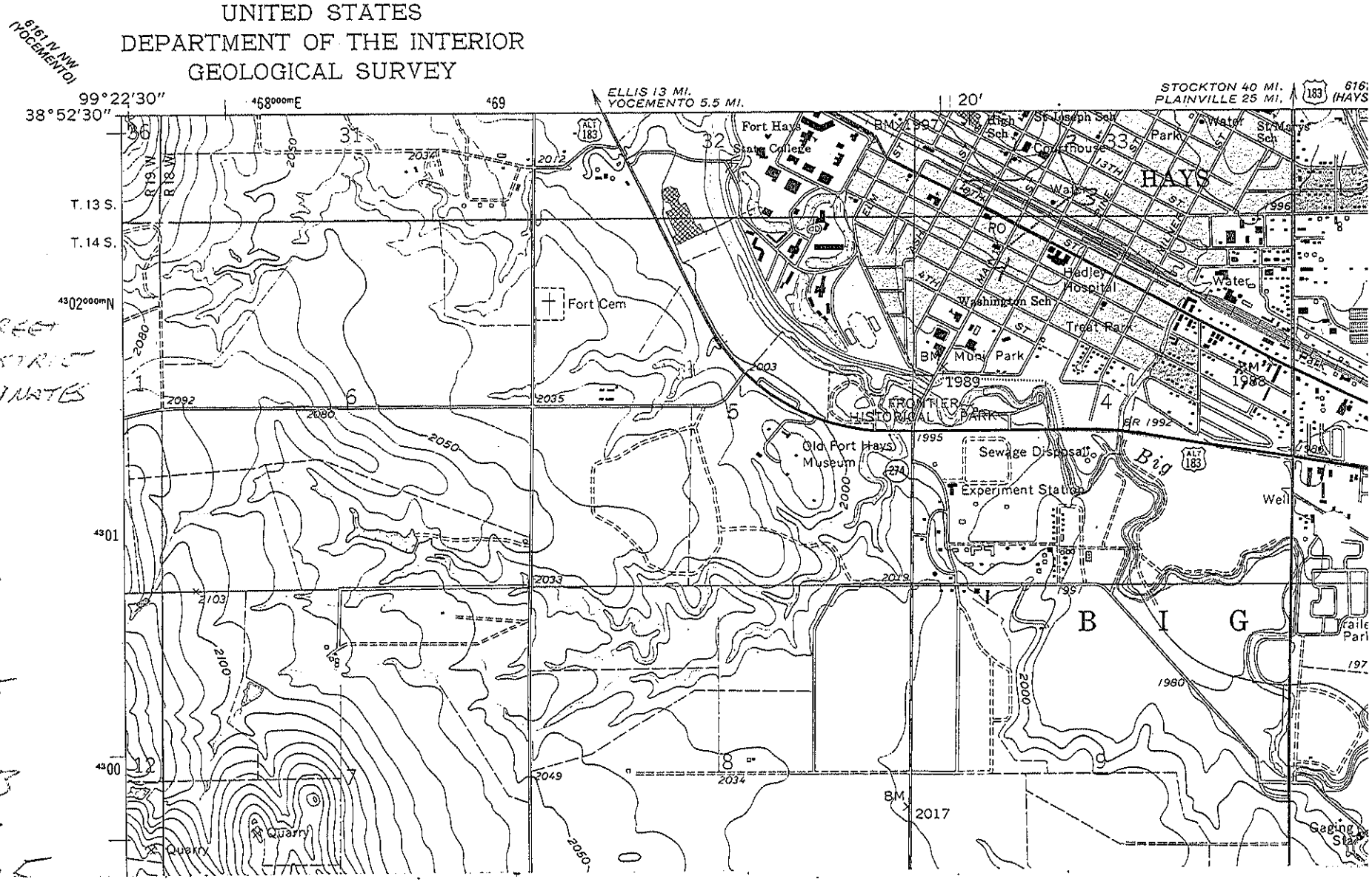
77. 124 E 12th Street
Ruby Davis
124 E 12th Street
Hays, KS 67601

78. 1200 Main Street
Emprise Bank
1200 Main Street
Hays, KS 67601

79. 1202 Main Street
City of Hays
PO Box 490
Hays, KS 67601

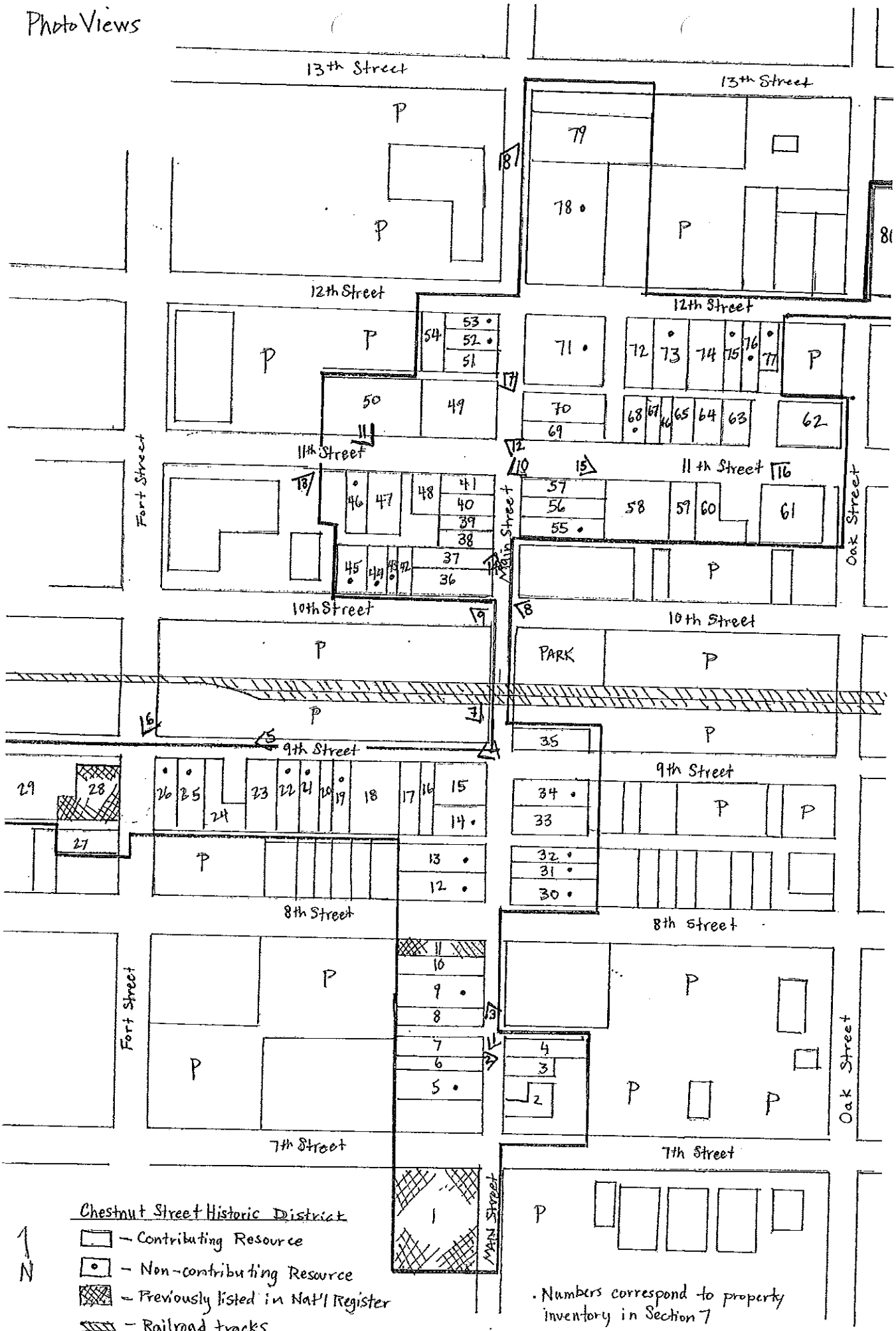
80. 201 E. 12th Street
Liberty Group LLC
308 W. Mill St.
Plainville, KS 67663

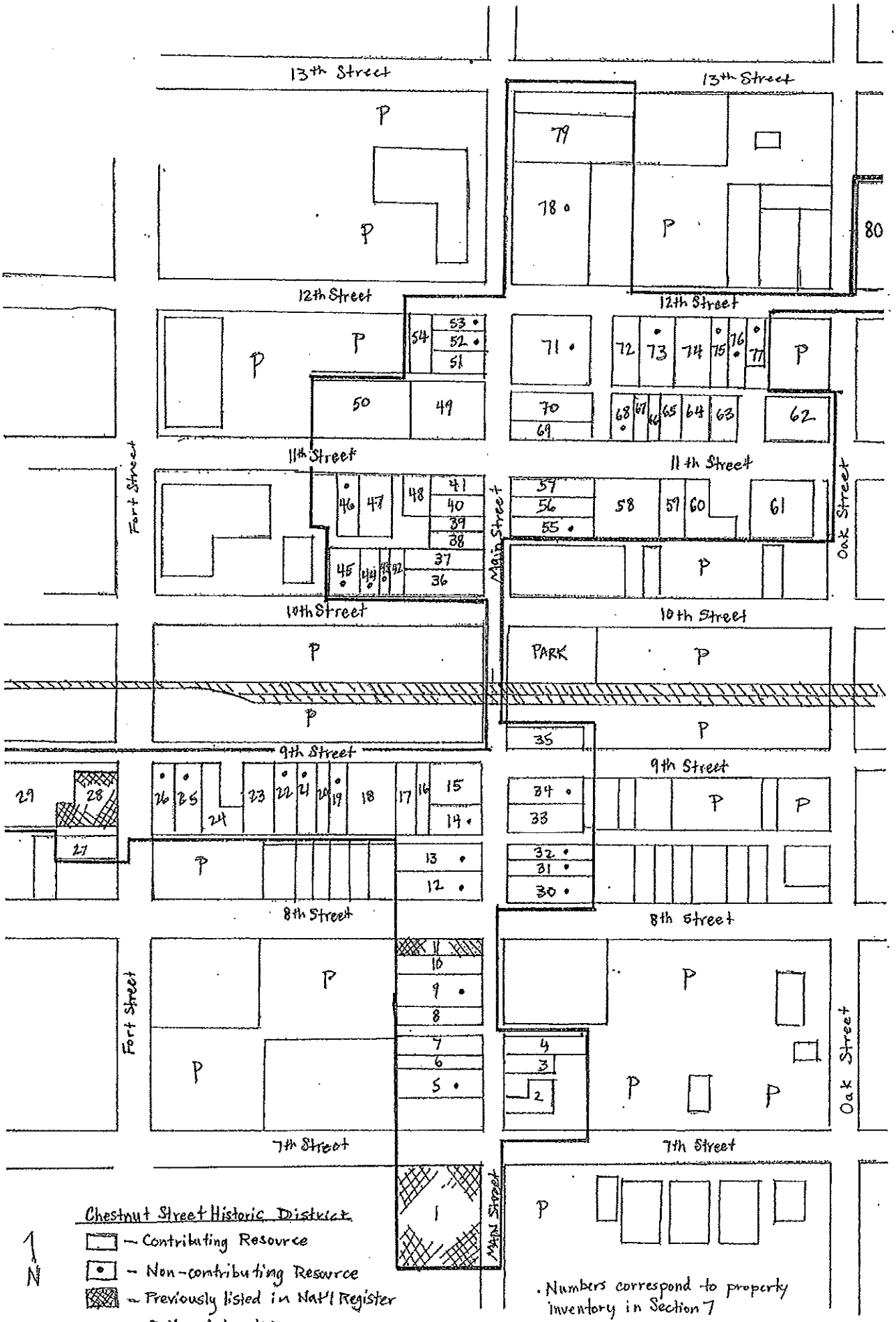
UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



Chestnut Street
Historic District
(...) Coordinates
Zone 14
1: 471282
4301713
2: 471422
4302781
3: 471479
4302605
4: 471184
4302353
5: 471093
4302625

Photo Views


13th Street
13th Street
12th Street
12th Street
11th Street
11th Street
10th Street
10th Street
9th Street
9th Street
8th Street
8th Street
7th Street
7th Street
Fort Street
Fort Street
Main Street
Main Street
Oak Street
Oak Street
P
PARK
79
78
71
72
73
74
75
76
77
70
69
68
67
66
65
64
63
62
54
53
52
51
50
49
48
47
46
45
44
43
42
41
40
39
38
37
36
57
56
55
58
59
60
61
35
34
33
32
31
30
29
28
27
26
25
24
23
22
21
20
19
18
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1
Chestnut Street Historic District
– Contributing Resource
– Non-contributing Resource
– Previously listed in Nat'l Register
– Railroad tracks
P – Parking Lot
Nat'l Register district boundary.
N
. Numbers correspond to property inventory in Section 7
< Photo View


13th Street
13th Street
12th Street
12th Street
11th Street
11th Street
10th Street
10th Street
9th Street
9th Street
8th Street
8th Street
7th Street
7th Street
Fort Street
Main Street
Oak Street
P
PARK
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
Chestnut Street Historic District
— Contributing Resource
— Non-contributing Resource
— Previously listed in Nat'l Register
— Railroad tracks
P — Parking Lot
— Nat'l Register district boundary.
N
. Numbers correspond to property inventory in Section 7