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**Late Nineteenth Century and Early Twentieth Century
Residential Resources in Manhattan, Kansas
Riley County, Kansas**

ASSOCIATED PROPERTY TYPES

(Provide description, significance and registration requirements.)

National Folk House: 1855-1940

High Style House: 1855-1940

Multi-Family Building: 1900-1940

Ancillary Buildings and Structures: 1855-1940

Commercial/Residential Building Functional Property Type: Circa 1880-Circa 1940

LISTING OF ASSOCIATED PROPERTY TYPES

I. PROPERTY TYPE: National Folk House: 1855-1940

Description

This property type includes buildings designed and constructed specifically to function as single-family dwellings. They feature detached stand-alone buildings and, with a few exceptions, they are one to two-and-a-half stories in height. This functional and architectural property type is found in vernacular adaptations of national folk house building forms. Only a few of these property types appear to be the work of architects; the majority are popular utilitarian plans erected by contractors, master carpenters, and masons. This property type may have been erected in rural areas outside of the Manhattan city limits at the time of its construction or in undeveloped and developed additions platted at the time of the establishment of the City by the town company. Depending on their location and original associated land use, there are often extant historic ancillary farmstead buildings or ancillary structures adjacent to the residences.

These residential buildings retain sufficient integrity of historic characteristics to enable identification with the property type, including the façade appearance, significant character-defining features, and preferably, although not necessarily, the basic configuration of the original floor plan outlining the public and private spaces. They share the following common characteristics.

- The original brick, wood, or asbestos shingle wall cladding¹⁸⁶

¹⁸⁶ Vernacular Stone Houses are excluded. See Multiple Property Documentation Form "Late Nineteenth Century Vernacular Stone Houses in Manhattan, Kansas" on file with the Cultural Resources Division of the Kansas State Historical Society.

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- One to two-and-a-half stories in height
- Located within the current city limits of Manhattan, Kansas
- Constructed primarily between 1855 and 1940
- Retaining sufficient architectural integrity and historic characteristics to enable identification of associations with a national folk house form or a vernacular adaptation thereof, including the character-defining elements of the primary façade and the basic configurations of the original plan

Significance

The National Folk House Property Type is significant for its associations with the historic contexts identified and documented in Section E of this Multiple Property Documentation Form, specifically for the information they impart as to the continuum of single-family dwellings erected in Manhattan in the late nineteenth and early twentieth centuries. These buildings have associations with significant residential architectural and urban development patterns relating to Manhattan's history as a county seat, site of the Bluemont Central College and, later, the Kansas State Agricultural College,¹⁸⁷ and as a regional agricultural railroad market center. The residences reflect the work of owners and builders who responded to the availability of local building materials and utilized practices, forms, plans, and treatments associated with their cultural traditions and experiences and incorporated these influences into a National Folk House form that, due to the expansion of the nation's railroad network, enjoyed widespread use beginning in the late nineteenth century. This property type also reflects the presence of skilled builders, architects, and craftsmen. Therefore, the residences classified under this property type derive their architectural significance from shared architectural traditions and from the number and variety of modest residential building types and styles that collectively represent an important facet in the evolution of the City's residential architecture. In addition to these significant architectural associations, many of these homes were erected by and/or were the dwelling places of some of the community's earliest settlers and/or community leaders who, through specific contributions to the community, had considerable influence on the historical development of Manhattan.

¹⁸⁷ Today named Kansas State University.

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This property type has significance associations primarily in the area of ARCHITECTURE, COMMUNITY PLANNING AND DEVELOPMENT, ETHNIC HISTORY, EXPLORATION / SETTLEMENT, and SOCIAL HISTORY.

The National Folk House Property Type may be listed under the National Register Criteria A, B, and/or C. The significance of this property type is for its local significance and, therefore, its contribution to the history of Manhattan, Kansas, and includes, but is not limited to, the following.

- A-1 Single-family residences that illustrate the initial settlement period of Manhattan
- A-2 Single-family residences that are part of neighborhoods that illustrate the patterns of development of the City
- A-3 Single-family residences that have associations with Bluemont Central College and/or the Kansas State Agricultural College
- B-1 Single-family residences that have associations with individuals whose success, talent, and/or ingenuity contributed to the historic development of Manhattan and that were the place of residence during the time these contributions were made
- B-2 Single-family residences that are recognized for the ownership or contributions of one family over a long period of time when the accomplishments of one or more family members is exceptional in the community, state, or nation
- C-1 Single-family residences whose size, form, and design treatment reflects finite time periods in the development of the property type
- C-2 Single-family residences that illustrate expressions of National Folk House forms and vernacular adaptations thereof that are rare, notable, or influential to the aesthetic development of the City's architecture
- C-3 Single-family residences that reflect the influences of European-trained masons and craftsmen
- C-4 Single-family residences that are the work of skilled architects, builders, and/or craftsmen
- C-5 Single-family residences that include notable work of a master craftsman

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Registration Requirements

To be eligible for listing in the National Register of Historic Places, the building must retain sufficient architectural integrity and physical historic characteristics to enable identification of associations with a National Folk House form, including the presence of the original character-defining elements. The physical characteristics and qualities described above must be sufficiently illustrated and the degree of integrity required must be sufficient to support the significance of the building's specific contribution to one or more of the historic contexts identified in Section E. Aspects of integrity to be considered include location, setting, design, workmanship, materials, associations with established historic contexts, ability to convey feelings of its significant time period, and ability to convey its associative value.

Generally, this requires that these domestic buildings retain the architectural composition, ornamental treatments, and materials of their original primary exterior elevation(s) and a high degree of the materials and original design of their secondary elevations. In particular, the retention of the original roof form, wall materials, and fenestration patterns and their component parts is required. Because of the modest sizes of some of these buildings, many reflect the addition of historic extensions and wings on the rear elevations and, consequently, multiple public entrances that may have achieved historical significance in their own right and do not necessarily diminish the building's ability to communicate its period(s) of construction and significant associations. Due to the age of these buildings and their continued use, a certain degree of deterioration and loss is to be expected. Alterations, such as the loss or removal of minor ornamental detailing or the replacement of wood doors and window units (while retaining the original openings, sills, and lintels) are common and do not necessarily diminish a building's visual associations with the historic contexts. Over time, building owners may have added historic or non-historic front porches and/or other additions on secondary elevations. When these elements are subservient in appearance to the historic building and additions and can be removed without damaging or altering the original/historic opening(s) and wall, such alterations are not considered to be serious integrity issues unless the alterations visually obscure significant historic features. Because the original exterior materials may be important character-defining elements of the National Folk House Property Type, the presence of non-original or non-historic wall covering may impact the integrity of the buildings. The extensive use of non-original wall materials that cannot be reversed can negate the historic architectural integrity of the building. The use of reversible wall materials may not impact the property's historical integrity. For

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example, the National Park Service allows buildings with non-original siding to contribute to a historic district if: (1) it can be ascertained that the original wall material is intact beneath the non-original siding; and (2) if the non-original wall material does not cover or require the removal of character-defining architectural elements. Consultation with the Cultural Resource Division, Kansas State Historical Society will be required to ascertain the impact of non-original siding over original siding on the building's overall historic/architectural integrity.

Interior changes, including the loss of ornamental detailing and trim, specific architectural elements, and even the wholesale rearrangement of floor plans may not be significant to the building's perceived contribution to certain historic contexts if the defining exterior design elements (location, setting, siting, or contribution to the streetscape) remain intact. Buildings that are nominated for their contribution to the understanding of interior spatial arrangements should retain significant character-defining interior architectural features.

For a building to be listed individually in the National Register of Historic Places under Criterion A for significant associations with an event or pattern of events, it must:

- have existed at the time of the event or pattern of events and have a documented and important specific association;
- retain its appearance from the time of the event or pattern of events, maintaining the overall feeling or character of the building for the time period in which it was erected or enlarged;
- retain the majority of the original openings on the primary façade and, with the exception of historic additions, secondary side elevations are unaltered or are altered in a sensitive and appropriate manner using materials, profiles, and proportions similar to the original building elements;
- retain and expose a high percentage of the original wall cladding;
- retain significant character-defining architectural elements; and
- retain visible design elements intrinsic to the building's form and plan.

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For a building to be listed individually in the National Register of Historic Places under Criterion B for associations with a person or persons significant in Manhattan's history, it must:

- be documented as directly associated with a person whose activities are demonstrably important within at least one of the contexts established in Section E at or during the time when the person achieved significance and, after comparison with other extant historic properties associated with the individual, it is ascertained that the property best represents the person's historic contributions; and
- retain its appearance and the overall feeling or character of the building for the time period in which it has significant associations, including the period of the person's significant activities.

For a building to be listed individually in the National Register of Historic Places under Criterion C for its significance in architecture, it must:

- retain the majority of its openings on the primary façade and, with the exception of historic additions, its secondary side elevations are unaltered or are altered in a sensitive and appropriate manner, using similar materials, profiles, and proportions as the original building elements;
- retain and expose a high percentage of the original or historic exterior wall cladding;
- retain significant character-defining architectural elements;
- retain design elements intrinsic to the building's form and plan; and
- retain the overall feeling or character of the building for the time period in which it has significant associations.

For a building to be listed in the National Register of Historic Places as a contributing element to a historic district, some alteration of the original building openings or spaces using new materials and profiles is permitted if it does not cause irreversible damage to the original fenestration and spatial arrangement. Moreover, the building should:

- retain significant portions of the original exterior materials;

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- retain significant character-defining elements that are intact and visible;
- have non-historic alterations that are reversible; and
- confine non-historic additions to the rear elevation or set back on the side elevations; execute alterations in a manner that respects the materials, scale, and character of the original building design, and that, if removed, would allow the essential form of the building to remain intact.

A National Folk House Property Type that has suffered a serious loss of integrity is not eligible for listing in the National Register of Historic Places when:

- the majority of the building's openings were altered in an irreversible manner using different materials, profiles, and sizes than the original;
- character-defining architectural features are missing;
- original wall cladding has been altered, covered, or is missing on the primary façade and on major portions of secondary elevations;
- non-historic cladding has been added;
- exterior alterations are irreversible or would be extremely difficult, costly, and possibly damaging to the building to reverse; and
- non-historic additions do not respect the materials, scale, or architectural character of the original building design.

II. PROPERTY TYPE: High Style House: 1855-1940

Description

This property type includes buildings designed and constructed specifically to function as single-family dwellings. They feature detached stand-alone buildings and, with a few exceptions, they are one- to two-and-a-half- stories in height. This functional and architectural property type is found in adaptations of popular residential architectural styles. Because of the early and continued presence of architects in Manhattan due to associations with Kansas State University, many of these property types appear to be the work of architects; others are plan book adaptations of popular residential architectural styles erected by contractors, master carpenters, and masons.

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This property type may have been erected in rural areas outside of the Manhattan city limits at the time of its construction; or in undeveloped or developed additions platted at the time of the establishment of the City by the town company. Depending on their location and original associated land use, there are often extant historic ancillary farmstead buildings or ancillary structures adjacent to the residences.

These residential buildings retain sufficient integrity of historic characteristics to enable identification with the property type, including the façade appearance, significant character-defining features, and preferably, although not necessarily, the basic configuration of the original floor plan outlining the public and private spaces. They share the following common characteristics.

- The original brick, wood, or stone wall cladding
- One to two-and-a-half stories in height
- Located within the current city limits of Manhattan, Kansas
- Constructed primarily between 1855 and 1940
- Retaining sufficient architectural integrity and historic characteristics to enable identification of associations with an architectural style as outlined in *National Register Bulletin 16A: How to Complete the National Register of Historic Places Registration Form*, including the character-defining elements of the primary façade and the basic configurations of the original plan.

Significance

The High Style House Property Type is significant for its associations with the historic contexts identified and documented in Section E of this Multiple Property Documentation Form, specifically for the information they impart as to the continuum of single-family dwellings erected in Manhattan in the late nineteenth and early twentieth centuries. These buildings have associations with significant residential architectural and urban development patterns relating to Manhattan's history as a county seat, site of both the Bluemont Central College and, later, the Kansas State Agricultural College,¹⁸⁸ and as a regional agricultural railroad market center. The residences reflect the work of

¹⁸⁸ Today named Kansas State University.

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architects, builders, and craftsmen who, influenced by contemporaneous popular residential architectural styles, designed and erected houses that are part of a long continuum of Euro-American residential architecture. At the same time, they each represent associations with the materials, technology, and preferences of a particular era in national and regional history. This property type also reflects the presence of skilled builders, architects, and craftsmen. Therefore, the residences classified under this property type derive their architectural significance from shared architectural traditions and, for the number and variety of styles that collectively represent, important facets in the evolution of the City's residential architecture. In addition to these significant architectural associations, many of these homes were erected by and/or were the dwelling places of some of the community's earliest settlers and/or community leaders who, through specific contributions to the community, had considerable influence on the historical development of Manhattan.

This property type has significance associations primarily in the area of ARCHITECTURE, COMMUNITY PLANNING AND DEVELOPMENT, EXPLORATION / SETTLEMENT, and SOCIAL HISTORY.

The High Style House Property Type may be listed under the National Register Criteria A, B, and/or C. The significance of this property type is for its local significance and, therefore, its contribution to the history of Manhattan, Kansas, and includes, but is not limited to, the following.

- A-1 Single-family high style residences that illustrate the initial settlement period of Manhattan
- A-2 Single-family high style residences that are part of neighborhoods that illustrate the patterns of development of the City
- A-3 Single-family high style residences that have associations with Bluemont Central College and/or the Kansas State Agricultural College
- B-1 Single-family high style residences that have associations with individuals whose success, talent, and/or ingenuity contributed to the historic development of Manhattan and that were the place of residence during the time these contributions were made

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- B-2 Single-family high style residences that are recognized for the ownership or contributions of one family over a long period of time when the accomplishments of one or more family members is exceptional in the community, state, or nation
- C-1 Single-family high style residences whose size, form, and design treatment reflects finite time periods in the development of the property type
- C-2 Single-family high style residences that are rare, notable, or influential to the aesthetic development of the City's architecture
- C-3 Single-family high style residences that reflect the influences of European-trained masons and craftsmen
- C-4 Single-family high style residences that are the work of skilled architects, builders, and/or craftsmen
- C-5 Single-family high style residences that include notable work of a master craftsman

Registration Requirements

To be eligible for listing in the National Register of Historic Places, the building must retain sufficient architectural integrity and physical historic characteristics to enable identification of associations with a recognized architectural style listed in *National Register Bulletin 16A: How to Complete the National Register of Historic Places Registration Form*, including the presence of the original character-defining elements. The physical characteristics and qualities described above must be sufficiently illustrated and the degree of integrity required must be sufficient to support the significance of the building's specific contribution to one or more of the historic contexts identified in Section E. Aspects of integrity to be considered include location, setting, design, workmanship, materials, associations with established historic contexts, ability to convey feelings of its significant time period, and ability to convey its associative value.

Generally, this requires that these domestic buildings retain the architectural composition, ornamental treatments, and materials of their original primary exterior elevation(s) and a high degree of the materials and original design of their secondary elevations. In particular, the retention of the original roof form, wall materials, and fenestration patterns and their component parts is required. Because of the modest sizes of some of these buildings, many reflect the addition of historic extensions and wings on the rear elevations and, consequently, multiple

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public entrances that may have achieved historical significance in their own right and do not necessarily diminish the building's ability to communicate its period(s) of construction and significant associations. Due to the age of these buildings and their continued use, a certain degree of deterioration and loss is to be expected. Alterations, such as the loss or removal of minor ornamental detailing or the replacement of wood doors and window units (while retaining the original openings, sills, and lintels) are common and do not necessarily diminish a building's visual associations with the historic contexts. Over time, building owners may have added historic or non-historic front porches and/or other additions on secondary elevations. When these elements are subservient in appearance to the historic building and additions and can be removed without damaging or altering the original/historic opening(s) and wall, such alterations are not considered to be serious integrity issues unless the alterations visually obscure significant historic features. Because the original exterior materials may be important character-defining elements of the High Style House Property Type, the presence of non-original or non-historic wall covering may impact the integrity of the building. The extensive use of non-original wall materials that cannot be reversed can negate the historic architectural integrity of the building. The use of reversible wall materials may not impact the property's historical integrity. For example, the National Park Service allows buildings with non-original siding to contribute to a historic district if: (1) it can be ascertained that the original wall material is intact beneath the non-original siding; and (2) if the non-original wall material does not cover or require the removal of character-defining architectural elements. Consultation with the Cultural Resource Division, Kansas State Historical Society will be required to ascertain the impact of non-original siding over original siding on the building's overall historic/architectural integrity.

Interior changes, including the loss of ornamental detailing and trim, specific architectural elements, and even the wholesale rearrangement of floor plans may not be significant to the building's perceived contribution to certain historic contexts if the defining exterior design elements (location, setting, siting, or contribution to the streetscape) remain intact. Buildings that are nominated for their contribution to the understanding of interior spatial arrangements should retain significant character-defining interior architectural features.

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For a building to be listed individually in the National Register of Historic Places under Criterion A for significant associations with an event or pattern of events, it must:

- have existed at the time of the event or pattern of events and have a documented and important specific association;
- retain its appearance from the time of the event or pattern of events, maintaining the overall feeling or character of the building for the time period in which it was erected or enlarged;
- retain the majority of the original openings on the primary façade and, with the exception of historic additions, secondary side elevations are unaltered or are altered in a sensitive and appropriate manner using materials, profiles, and proportions similar to the original building elements;
- retain and expose a high percentage of the original wall cladding;
- retain significant character-defining architectural elements; and
- retain visible design elements intrinsic to the building's form and plan.

For a building to be listed individually in the National Register of Historic Places under Criterion B for associations with a person or persons significant in Manhattan's history, it must:

- be documented as directly associated with a person whose activities are demonstrably important within at least one of the contexts established in Section E at or during the time when the person achieved significance and, after comparison with other extant historic properties associated with the individual, it is ascertained that the property best represents the person's historic contributions; and
- retain its appearance and the overall feeling or character of the building for the time period in which it has significant associations, including the period of the person's significant activities.

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For a building to be listed individually in the National Register of Historic Places under Criterion C for its significance in architecture, it must:

- retain the majority of its openings on the primary façade and, with the exception of historic additions, its secondary side elevations are unaltered or are altered in a sensitive and appropriate manner, using similar materials, profiles, and proportions as the original building elements;
- retain and expose a high percentage of the original or historic exterior wall cladding;
- retain significant character-defining architectural elements;
- retain design elements intrinsic to the building's form and plan; and
- retain the overall feeling or character of the building for the time period in which it has significant associations.

For a building to be listed in the National Register of Historic Places as a contributing element to a historic district, some alteration of the original building openings or spaces using new materials and profiles is permitted if it does not cause irreversible damage to the original fenestration and spatial arrangement. Moreover, the building should:

- retain significant portions of the original exterior materials;
- retain significant character-defining elements intact and visible;
- have non-historic alterations that are reversible; and
- confine non-historic additions to the rear elevation or set back on the side elevations; execute alterations in a manner that respects the materials, scale, and character of the original building design, and that, if removed, would allow the essential form of the building to remain intact.

A National Folk House Property Type that has suffered a serious loss of integrity is not eligible for listing in the National Register of Historic Places when:

- the majority of the building's openings were altered in an irreversible manner using different materials, profiles, and sizes than the original;

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- character-defining architectural features are missing;
- original wall cladding has been altered, covered, or is missing on the primary façade and on major portions of secondary elevations;
- non-historic cladding has been added;
- exterior alterations are irreversible or would be extremely difficult, costly, and possibly damaging to the building to reverse; and
- non-historic additions do not respect the materials, scale, or architectural character of the original building design.

III. PROPERTY TYPE: Multi-Family Building: 1900-1940

Description

This property type includes buildings designed and constructed specifically to function as multiple-family dwellings. Because of the early and continued presence of architects in Manhattan due to associations with Kansas State University, many of these property types appear to be the work of architects. With only a few exceptions, these buildings are at least two stories in height, contain at least two self-sufficient apartment dwelling units (i.e., with private kitchen and bath facilities), and date from circa 1900 to 1940. They are brick and/or frame buildings. They are stand-alone buildings with either a single exterior entrance or multiple entrances into each unit, or a combination of the two. There are a number of stylistic variations and vernacular interpretations of this property type. These buildings retain sufficient integrity of historic characteristics to enable identification with the property type, including the façade appearance, significant character-defining features, and preferably, although not necessarily, the basic configuration of the original floor plan outlining the public halls, corridors, and apartment units. Thus, apartment buildings designed and built specifically to function as multiple-unit dwellings are defined by the following.

- Brick and/or wood wall cladding
- Contain at least two self-sufficient units
- Between two to four stories in height
- Located within the City limits of Manhattan, Kansas

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- Constructed primarily between the years circa 1900 and 1940
- Retain sufficient architectural integrity and historic characteristics to enable identification with the property type including the primary façade appearance and preferably, although not necessarily, the basic configurations of the original floor plan delineating public halls and apartment units or historic alterations thereof.

Significance

This property type is significant to the historic contexts identified and documented in Section E of this Multiple Property Documentation Form specifically for: (1) its role in the changing domestic living patterns of the residents of Manhattan, Kansas; (2) for its impact on the appearance of the City's evolving residential neighborhoods in the early twentieth century; and (3) its associations with the development patterns of the City. Although hotels, boarding houses, college-related dormitories, and fraternal organization houses, as well as the early conversions of single-family buildings into multiple dwellings served a number of different housing demands, the purpose-built apartment building that emerged in Manhattan in the first decade of the twentieth century reflected the growth of the City to the point that the market existed for diverse housing options. Outside the demands created by the college, it was the purpose-built apartment building, erected during the first decades of the twentieth century, which was a significant departure from the previous residential patterns of Manhattan. This property type provided housing solutions for a rapidly expanding working- and middle-class population. Erected as a speculative investment, the purpose-built apartment building permitted maximum use of land in locations already served by public transportation and utilities, directly affecting patterns of population growth.

This property type has significance primarily in the area of ARCHITECTURE, COMMUNITY PLANNING AND DEVELOPMENT, and SOCIAL HISTORY.

The Multi-Family Building Property Type may be listed under the National Register Criteria A and/or C. The significance of this property type is for its local significance and, therefore, its contribution to the history of Manhattan, Kansas and includes, but is not limited to, the following:

- A-1 Multi-family buildings that illustrate the need for affordable housing for the City's working- and middle- classes as well as students, including the introduction of the

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specific building forms and plans as seen in this early apartment-building period in the development of the City

- A-2 Multi-family buildings that reflect changes in the development of social attitudes towards multi-unit living as expressed through their interior architectural and spatial organization
- C-1 Multi-family buildings that introduced or illustrate technological achievements in the development of self-sufficient multi-family dwellings
- C-2 Multi-family buildings that reflect changes in form, plan, and design of the building type in response to health and safety trends and/or specific regulations
- C-3 Multi-family buildings that illustrate types of multi-unit buildings (e.g. flats, walk-ups, efficiency units, and luxury units)
- C-4 Multi-family buildings whose size and stylistic treatment reflects definite periods in the development of the property type specifically, and of apartment buildings in general in Manhattan
- C-5 Multi-family buildings that illustrate expressions of architectural styles and vernacular adaptations thereof that are either rare, notable, or influential to the aesthetic development of the City's apartment architecture
- C-6 Multi-family buildings that are the work of skilled architects, engineers, builders, and/or developers, particularly those noted for their work in relation to apartment buildings
- C-7 Multi-family buildings that include notable work of craftsmen

Registration Requirements

To be eligible for listing in the National Register of Historic Places, the characteristics and qualities described above must be sufficiently illustrated and the degree of integrity required must

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be sufficient to support the significance of the building's specific contribution to one or more historic contexts identified in Section E. Aspects of integrity to be considered include location, setting, design, workmanship, materials, associations with established historic contexts, and ability to convey feelings relating to its associative, artistic, and/or information value.

Generally, this requires that multi-family buildings retain the architectural composition, ornamental details, and materials of its original primary exterior elevation. Due to the age of these buildings and their continued use as multi-family rental housing, a certain degree of deterioration and loss is to be expected. Reversible alterations, such as the loss or removal of ornamental detailing, replacement of doors, window sashes and framing elements, and scarring of architectural elements are common and do not necessarily diminish a building's contribution to the historic contexts. In particular, loss of original window sashes and exterior doors is not unusual. Nor is the loss of back porches and stairways. In addition, when these buildings have projecting porches that flank the central entrance bay, over time, building owners have screened or installed windows in the porch openings. When this infill can be removed without damaging or altering the original opening and framing elements, such alterations are not considered to be serious integrity issues in and unto themselves.

Interior changes, including the loss of ornamental detailing and trim, specific architectural elements, and even the wholesale rearrangement of floor plans may not be significant to the building's perceived contribution to certain historic contexts if the defining exterior design elements, location, setting, siting, or contribution to the streetscape remains intact. Buildings that are identified for their contribution to the understanding of interior spatial arrangements should retain significant character-defining interior architectural features.

For a building to be listed individually under Criterion C for its significance in architecture,

- the majority of the building's openings on the primary façade should be unaltered or altered in a sensitive and appropriate manner using similar materials, profiles, and sizes as the original building elements;
- the exterior original wall cladding should remain intact and exposed;
- significant character-defining decorative elements should be intact;
- design elements intrinsic to the building's style and plan should be intact;

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- the overall feeling or character of the building for the time period in which it was erected should be intact; and
- changes over a period of time should be sympathetic and compatible to the original design.

For a building to be listed under Criterion A individually or as a contributing element to a district under Criterion C, some alteration of original building openings or spaces using new materials and profiles is permitted if it does not cause irreversible damage to the original fenestration openings and spaces. Moreover, the following conditions must be met:

- the building should retain and expose significant portions of the original exterior wall cladding, in particular on the primary façade and secondary side elevations;
- significant character-defining elements should remain intact;
- alterations to the building should be reversible so that any historic architectural characteristics could be easily restored;
- additions are confined to the rear elevation and should be executed in an appropriate manner respecting the materials, scale, and character of the original building design and, if removed, the essential form of the building remains intact; and
- change or lack of maintenance should only slightly weaken the historic feeling or character of the building.

Multi-family buildings in Manhattan that reflect a serious loss of integrity are not eligible for listing in the National Register if:

- the majority of the building's openings were altered in an irreversible manner using different materials, profiles, and sizes than the original;
- the exterior cladding material has been altered or is missing on the primary façade and on major portions of secondary elevations;
- exterior alterations are irreversible or would be extremely difficult, costly, and possibly damaging to the building to reverse; and

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- non-historic additions do not respect the materials, scale, or architectural character of the original building design.

In addition to the above requirements, each building must be evaluated individually to ensure that the physical characteristics that contribute to the historic context are sufficiently intact to merit listing in the National Register and that no building is rejected inappropriately.

IV. PROPERTY TYPE: Ancillary Buildings and Structures: 1855-1940

Description

Some of the residential buildings erected in Manhattan in the late nineteenth century and early twentieth century were originally part of an assembly of farm buildings once integrally related by function, design, spatial arrangement, and setting. Some of these associated buildings and structures retain sufficient integrity of their design and materials to enable identification of their original function. Other ancillary structures and buildings associated with specific residential buildings that were part of the original platting of the town include carriage houses, small barns, root cellars, storage facilities, and detached garages. All of these buildings and structures are functional property types.

These function-specific ancillary buildings retain sufficient architectural integrity and historic characteristics to enable identification of associations with their original function, including the character-defining architectural and structural elements and the basic configurations of their original plans. Common characteristics of the Ancillary Buildings and Structures Property Type are as follows:

- Materials and/or design treatments similar to those of the original primary residential structure
- One to two stories in height
- Located within the current city of the City of Manhattan, Kansas
- Constructed primarily between 1855 and 1940

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Significance

The Ancillary Buildings and Structures Property Type is significant for its associations with late nineteenth and early twentieth century residential property types in Manhattan and their related historic contexts as identified and documented in Section E of this Multiple Property Documentation Form. Those associated with historic farmsteads are significant for the information they impart about the evolution of agriculture in the region. By virtue of their various forms, features, and materials, these buildings are repositories of the trades and expertise associated with local building materials and techniques. They also may represent the ideas, skills, and knowledge related to a variety of agricultural practices in the region.

Those ancillary buildings and structures erected on residential lots as part of a streetscape of residences (e.g. automobile garages) provide critical evidence of the development of Manhattan's residential enclaves and neighborhoods. Their functional clues augment the visual character of the setting and an understanding of the primary structure.

This property type has significance in the following areas:

- **Agriculture**, where the land use included cultivating crops, raising livestock, and other activities that contributed to the growth, development, and economy of a community during particular periods of its history.
- **Architecture**, where a collection of outbuildings has an integral relationship to large areas of landscape by historical association, function, design, spatial arrangement, or setting; and is indicative of the physical development, materials, or land uses of the City of Manhattan.
- **Community Planning and Development**, where the spatial organization and character of the landscape are the result of local patterns of land use or land division.
- **Exploration/Settlement**, where the primary residence continues to reflect the exploration, establishment, or early development of the City of Manhattan.

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Registration Requirements

To be eligible for listing in the National Register of Historic Places as contributing buildings or structures to a historic district because of their associations with a primary residential building, the characteristics and qualities described above for this specific property type and in Section E must be sufficiently illustrated and the degree of integrity required must be sufficient to support the significance of the property type's specific contribution to one or more of the historic contexts identified in Section E. Aspects of integrity to be considered include location, setting, design, workmanship, materials, associations with established historic contexts, and ability to convey feelings relating to its associative and/or information value.

Historic integrity requires the retention of the spatial organization and physical components that have important associations that the residence and its associated property attained during its period of significance. The ancillary building or structure must contribute to the general character and feeling of the historic period of significance of the primary residence and must retain a high percentage of its materials and functional design elements. Each building or structure must contribute to a cumulative effect of retaining the historic setting, design, materials, and workmanship that evokes feelings of a past period of time and associations with the important events, persons, and/or architectural practices that shaped it. Alterations dating from the historic period add to integrity of feeling, while later changes may not.

The following changes, when they occur after the period of significance, may reduce the historic integrity of ancillary buildings and structures found in the City of Manhattan.

- Deterioration, abandonment, and relocation of historic buildings and structures
- Substantial alteration of buildings and structures (remodeling, siding, additions)
- Construction of new buildings and structures on the site that interfere with the spatial relationship of the ancillary building to the residence

Buildings and structures are classified as contributing or noncontributing based on their historic integrity and association with a period and area of significance. Those not present during the historic period of significance, not part of the property's documented significance, or no longer reflecting their historic character are noncontributing.

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V. PROPERTY TYPE: Commercial/Residential Building Functional Property Type: Circa 1880-Circa 1940

Description

Commercial/Residential buildings found in Manhattan's residential neighborhoods are small two-story buildings that incorporate storefronts, sales, and services commercial space on the first floor and have one or more residential apartment units on the upper floor. They feature symmetrical façades that are two to three bays wide and are either stand-alone buildings or identical conjoined buildings with separate entrances. Due to their functional nature, these buildings are distinguished by building form and exhibit restrained architectural details. The first-story storefront is the most prominent and distinctive feature of the building and key design elements visually relate to the storefront. Important character-defining elements of the storefront are a sign frieze over the display windows, a storefront lintel/cornice, transom windows above the display windows, and a bulkhead below the windows and entrances. Defining the upper stories are the roof/parapet, cornice, and windows. These buildings usually occupy deep, narrow, rectangular corner lots that extend back to an alley. Their façades abut the sidewalk.

These buildings retain sufficient integrity of historic characteristics to enable identification with the property type, including the façade appearance, significant character-defining features, and preferably, although not necessarily, the basic configuration of the original floor plan outlining the public and private spaces. They share the following common characteristics.

- Brick walls
- Two stories in height
- Façades that are one to four bays wide
- Symmetrical fenestration
- Located primarily in residential neighborhoods in the city limits of Manhattan, Kansas
- Constructed primarily between the years of circa 1880 and circa 1940
- Retain sufficient architectural integrity and historic characteristics to enable identification with the property type, including the primary façade appearance and preferably, although

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not necessarily, the basic configurations of the original plan delineating public and private spaces or historic alterations thereof.

Significance

An important component of the development patterns of Manhattan's neighborhoods in the late nineteenth and early twentieth century are small enclaves of commercial/residential buildings that are related to the surrounding neighborhood by association and share a common period of historic significance. These facilities supported and enhanced suburban domestic life and contributed to the visual and functional characteristics of the City's residential streetscapes

The Commercial/Residential Building Functional Property Type found in Manhattan are significant for their associations with the historic contexts identified and documented in Section E. In particular, they impart information about the patterns of development in the late nineteenth and early twentieth centuries. They also reflect the types of commercial supporting resources erected for middle-class and working-class families. These buildings have associations with significant urban development patterns relating to the working and middle classes.

This property type has significance primarily in the area of ARCHITECTURE, COMMUNITY PLANNING AND DEVELOPMENT, and COMMERCE.

The Commercial/Residential Building Functional Property Type may be listed under National Register Criterion A and/or C. The significance of this property type is for its contribution to the history of Manhattan, Kansas and includes, but is not limited to, the following:

- A-1 Commercial/residential buildings that illustrate the initial and subsequent evolution of residential neighborhoods in the late nineteenth and early twentieth centuries
- A-2 Commercial/residential buildings that are part of neighborhoods that developed along streetcar lines or major thoroughfares that illustrate the patterns of development of the City
- C-1 Commercial/residential buildings that illustrate the variety of building types associated with the development of residential neighborhoods

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- C-2 Commercial/residential buildings whose size and stylistic treatment reflect definite periods in the development of the property type
- C-3 Commercial/residential buildings that illustrate expressions of architectural styles and vernacular adaptations thereof that are either rare, notable, or influential to the development of the City's architecture

Registration Requirements

To be eligible for listing in the National Register of Historic Places, the characteristics and qualities described above must be sufficiently illustrated and the degree of integrity required must be sufficient to support the significance of the building's specific contribution to one or more historic contexts identified in Section E. Aspects of integrity to be considered include location, setting, design, workmanship, materials, associations with established historic contexts, and ability to convey feelings relating to its associative and/or information value.

Generally, this requires that these buildings retain the architectural composition, ornamental details, and materials of their original primary exterior elevation(s). Because wall materials, a façade symmetry, brick and stone work, and roof design either individually or in various combinations often define the property type, the retention of these types of defining elements and their component parts is important. Nevertheless, due to the age of these buildings and their continued use, a certain degree of deterioration and loss is to be expected. Alterations such as the loss or removal of minor ornamental detailing and/or the replacement of door and window units (while retaining the original openings) is acceptable when this infill can be removed without damaging or altering the original opening and framing elements. The installation of wooden or metal awnings over the transom area is reversible and when the original window is intact beneath, does not compromise the integrity of the building. Covering transom windows, which is also reversible, does not significantly impact the integrity of the storefront.

Because the exterior materials are important character-defining elements, the use of non-original wall covering impacts the integrity of the buildings. Interior changes, including the loss of ornamental detailing and trim, specific architectural elements, and even the wholesale rearrangement of floor plans, may not be significant to the building's perceived contribution to certain historic contexts if the defining exterior design elements, location, setting, siting, or

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contribution to the streetscape remains intact. Buildings that are identified for their contribution to the understanding of interior spatial arrangements should retain significant defining interior architectural features. Nevertheless, the retention of historic public and private spaces in certain sub-types (i.e., retail stores) and specialty commercial buildings (i.e., movie theaters) is important when considering the integrity of the building in relation to its historic function and associations.

For a building to be listed individually in the National Register of Historic Places under Criterion A for significant associations with an event or pattern of events, or under Criterion C for its architectural significance, it must meet the following criteria:

- the majority of the building's openings on the primary façade should be unaltered or altered in a sensitive and appropriate manner, using similar materials, profiles, and sizes as the original building elements;
- the exterior brick masonry or other original wall cladding should remain intact and exposed;
- significant character-defining decorative elements should be intact;
- design elements intrinsic to the building's style and plan should be intact; and
- the overall feeling or character of the building for the time period in which it was erected should be intact.

To be listed as a contributing element to a district under Criterion A and/or C, a property must meet the criteria below (these properties typically have some alteration of original building fenestration using replacement elements composed of new materials and profiles that do not cause irreversible damage to the original fenestration openings):

- retain and expose significant portions of the original exterior materials, in particular on the primary façade;
- significant character-defining elements should remain intact;
- alterations to the building should be reversible so that, when removed, any historic architectural elements may be restored.

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- additions are confined to the rear elevation and should be executed in an appropriate manner, respecting the materials, scale, and character of the original building design and, if removed, the essential form of the building remains intact; and
- change or lack of maintenance should only slightly weaken the historic feeling or character of the building.

Historic Commercial/Residential Buildings are not eligible for listing in the National Register if:

- the majority of the building's openings were altered in an irreversible manner using different materials, profiles, and sizes than the original;
- the exterior wall material has been altered, covered, or is missing on the primary façade and on major portions of secondary elevations;
- non-historic cladding has been added on the primary façade and on major portions of secondary elevations;
- exterior alterations are irreversible or would be extremely difficult, costly, and possibly damaging to the building to reverse; and
- non-historic additions do not respect the materials, scale, or architectural character of the original building design.