



EMPORIA

Downtown Historic Survey



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Chapter 1 *Introduction*

Background/Methodology

Emporia Main Street sponsored a historic survey to identify properties or districts in Emporia's downtown that may be eligible for listing on the National Register of Historic Places. Although ninety-nine (99) Emporia properties had been surveyed prior to this effort, there had never been a comprehensive historic survey of downtown. Of the city's fourteen state and/or national register-listed properties, only three (Broadview Hotel, Kress Building, Granada Theatre) are located within the central business district.

To complete the survey project, Emporia Main Street hired historic preservation consulting firm Davis Preservation. Davis Preservation surveyed a total of 204 properties. The firm began sitework on March 29, 2011 and returned to complete sitework on April 12, 2011.

The downtown was split into two sections, divided by Tenth Avenue. Each property within the survey area was given an inventory number. Properties 1-60, surveyed south to north, fall on the west side of Commercial Street between Third and Tenth Avenues. Properties 61-109, surveyed north to south, fall on the east side of Commercial Street between Tenth and Third Avenues. Properties 110-181 face side streets, beginning east to west on the south side of Fourth Avenue, then east to west on the north side of Fourth Avenue, then north side of East Fourth from west to east, then south side of Fourth Avenue from east to west. This pattern was repeated for all side streets. Properties 182-204 fall north of Tenth Avenue. Properties 182-195, which were surveyed south to north, are located on the west side of Commercial between Tenth and Twelfth Avenues. Properties 199 and 200 are on the north side of West Eleventh Avenue. The remainder of the properties from 196 to 204 are on the east side of Commercial between Twelfth and Tenth.

Survey data was entered into a Microsoft Excel spreadsheet, from which it was uploaded to

the Kansas Historical Society's online historic property inventory database.

Davis Preservation and Emporia Main Street shared the survey findings with the public in a meeting on May 12, 2011.

A Note on Sources

Davis Preservation conducted archival research at the Kansas Historical Society (KSHS). In addition, Davis Preservation reviewed hundreds of news articles from the clippings files at the Lyon County Historical Museum, provided by Emporia Main Street. Research also relied on documentation found in Sanborn Fire Insurance Maps. Sanborn-Map coverage is relatively extensive for Emporia, with maps dating from 1884, 1888, 1893, 1899, 1905, 1911, 1923, 1929, and 1946. In addition to providing information about building uses, these maps were essential in documenting circa construction dates for properties whose exact dates of construction were unknown. Although the property histories, noted in the column "historic function remarks," are not comprehensive, they represent the complete record as found in the above-noted materials. Where articles were used to develop property histories, they were cited in parenthesis at the end of the database field.

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Chapter 2 *Architectural Analysis*

Introduction

The architecture of downtown Emporia is reflective of various periods of development. Emporia was founded in 1857. As evidenced by historic photographs, downtown was already showing signs of permanency in the late 1860s, by which time two and three-story masonry Italianate buildings had already been built.

Although some of the downtown buildings still represent their original appearance to a degree, most were modified over time. It was not uncommon for commercial buildings to have been built and updated many times through the years, particularly during boom years, such as in the 1910s and 1920s. For purposes of this survey, a building's construction date reflects the date interpreted by the building's current appearance. That is, if a building was originally built in 1885, but had an overall design change in 1925, the date is given as 1925. If the earlier date is known, it is identified in the column entitled "Date Notes." If a building still represents its ca. 1880 appearance, the date will be given as 1880.

Thirteen (13) of the surveyed buildings were built before 1890. Seven (7) of the surveyed buildings were built in the 1890s. Ten (10) buildings were built between 1900 and 1909; thirty-five (35) during the 1910s; forty-nine (49) during the 1920s; thirteen (13) during the 1930s; six (6) during the 1940s; twenty-nine (29) in the 1950s; and fifteen (15) during the 1960s. The remaining buildings were built after 1969.

Although a variety of architectural styles are represented in downtown Emporia, the majority of the commercial buildings do not fall within the categories of high-style architecture. Where stylistic influences are present, they are noted in the survey forms under the styles identified in the National Park Service's National Register Bulletin 16a. The commercial plan form classifications came from the typology in Richard Longstreth's *The Buildings of Main Street*.

Architectural Styles

Below is an analysis of architectural styles represented within the survey boundaries:

Italianate

The Italianate Style was the predominant architectural style for commercial buildings from the 1860s to the 1880s. Character-defining features of this style include tall narrow windows, cornices, and details such as hood molds. Fourteen (14) of the surveyed properties are categorized as Italianate.



There is a collection of Italianate buildings (Properties #85, 86, 150, 151) on the southeast corner of 6th and Commercial.

Richardsonian Romanesque

Three (3) of the buildings are classified as Richardsonian Romanesque. Popular from the late 1880s through the first decade of the twentieth century, Richardsonian Romanesque was often used for free-standing institutional and governmental buildings, such as courthouses. However, its characteristic heavy massing and wide masonry (usually stone) arches, were often applied to commercial buildings.

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Late 19th Century/Early 20th Century Classical Revival

Six (6) of the buildings in the survey area are classified as “Late 19th Century/Early 20th Century Classical Revival.” Unlike the high-style, often free-standing, Neoclassical buildings that post-date them, these buildings generally lack prominent columns. Classical details include dentilled cornices, entablatures, and keystones above windows. These buildings are contemporaries of Richardsonian Romanesque buildings.



This (Property #33) is one of six buildings classified as Late 19th and Early 20th Century Classical Revival. Character-defining features include lintels with keystones.

Gothic Revival/Collegiate Gothic

Gothic Revival and Collegiate Gothic architecture, generally reserved for free-standing educational and religious buildings, is identified by their pointed arches and crenellated towers. Three (3) of the buildings are Gothic Revival or Collegiate Gothic. These include the Episcopal Church (Property #66), Presbyterian Church (Property #67) and old Emporia Public Library (Property #143).

Beaux Arts

Beaux Arts, which takes its cues from classical architecture as well as French and Italian Renaissance design, proliferated between 1890 and 1920. Architects generally applied the style to free-standing public buildings, such as city halls and county courthouses, and to financial institutions, including early twentieth-century banks. Most examples are symmetrical in massing with flat, low-pitched or mansard roofs.

Commercial examples often use terra cotta. There are two (2) Beaux Arts buildings in the survey area.

Commercial Style

The predominant commercial architectural style in the early twentieth century (1910s to 1930s) was the Commercial Style. This style is characterized by simple designs with square window openings, as opposed to tall, narrow ones. They have few architectural details. They generally have no cornices – and instead have parapets or stepped parapets, sometimes punctuated by corbelling. Most are red brick. Reflecting the county’s second major period of growth, this is the most prolific of the commercial architectural styles. Of the surveyed properties, seventy-two (72) are categorized as Commercial Style.



Commercial Style buildings, like this auto sales and service building (Property #70), often have stepped parapet roofs with cast-stone caps, rough brick, and simple window openings.

Neoclassical

Six (6) buildings in the survey area are classified as Neoclassical. As its name implies, Neoclassical architecture draws on the influences of Classical



Like most Neoclassical buildings, Emporia High School (Property #139) is a free-standing structure.

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architecture from ancient Greece and Rome. Character-defining features of Neoclassical include columns, pediments, entablatures, dressed stone, dentiling and shallow hipped or flat roofs. The style was often employed in the 1910s and 1920s, after the City Beautiful Movement popularized free-standing buildings for public and institutional uses.

Mission/Spanish Eclectic

Like Tudor Revival, Spanish Eclectic architecture takes its cues from old-world architecture. There are five (5) examples in the survey area. The style, popular nationwide from 1915-1940, was adopted for both residential and commercial architecture. Character-defining features include low-pitched roofs with clay tiles or pan (metal made to look like clay tile) tiles, arched openings, multi-pane windows, and stucco or blond brick exteriors with polychromatic terra cotta. In addition to those classified as Spanish Eclectic, three (3) buildings in the survey area are identified as Mission. These tend to be more subdued, without the use of terra cotta. Sometimes the only thing that distinguishes a Mission Style building from a Commercial Style one is a bell-shaped parapet.



Character-defining features of Spanish Eclectic (Property #69) architecture include blond brick and terra-cotta details.

Tudor Revival

One (1) building, the apartment building at 822 N. Merchant (Property #175) is classified as Tudor Revival. Common in 1920s residential architecture, Tudor Revival is distinguished by steeply pitched gabled roofs, half timbering and asymmetry. It takes cues from traditional English architecture.

Art Deco

Three (3) buildings in the survey area are classified as Art Deco. Characterized by its verticality and rigid geometric patterns, Art Deco was popular in the late 1920s and early 1930s. In large cities, it took the form of skyscrapers, like the Chrysler Building. On commercial buildings in smaller towns like Emporia, architects executed Art Deco design through applied elements. The best example in Emporia is the Hardcastle and Kenyon Building (Property #88), which was remodeled in 1932.



The Hardcastle and Kenyon Building (Property #88), a rare example of Art Deco in downtown Kansas, was architect designed.

Streamline/Art Moderne

Eight (8) of the buildings in the survey area fall into the Streamline/Art Moderne category. Whereas Art Deco architecture places an emphasis on verticality and rigid geometric patterns, Art Moderne features horizontal massing, architectural glass block and rounded elements. The best Emporia example is the Spic and Span Dry Cleaners (Property #110).



Streamline/Moderne buildings, like this laundry building (Property #110), are often free-standing.

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Modern/Modern Movement

There are twenty-four (24) Modern buildings in the survey area. The “Modern” classification generally encompasses the mid-century buildings marked by simple form and lack of architectural adornment. They tend to be more angular than Streamline/Art Moderne buildings.



Modern Architecture (Property #121), found here in the Masonic Hall, is often devoid of architectural details.

Ranch

Although the classification of “Ranch” is generally reserved for residential buildings, there are some exceptions to the rule. One (1) building in the survey area has been classified as ranch style. Among the character-defining features of the style are rectangular massing, wide overhanging eaves, shallow hipped or gabled roofs, and Chicago-Style (tripartite) windows.

Brutalism

Brutalism, popular from the 1950s to 1970s, is distinguished by its use of exposed concrete and repetitive geometric patterns. There is one (1) example in the survey area.

Postmodern

Three (3) of the buildings are Postmodern Style. Unlike Modern buildings, which lack stylistic detail, Postmodern buildings have architectural ornament and often reference architectural styles from the past in a playful way.

Residential Styles

There are a few residential properties within the survey area. Three (3) are Prairie Style; (3) Craftsman; (4) National Folk.

Other

Thirty-eight (38) of the surveyed properties do

not fall within a formal style category and are classified as “Other” or “Not Applicable/No Style” or “Buckaroo Revival.”

Commercial Plan Forms

Because many commercial buildings lack architectural detail, they are sometimes best classified by commercial plan form, as identified in Richard Longstreth’s book *The Buildings of Main Street*. Below are the Commercial Plan Forms assigned to the surveyed properties:

One-Part Commercial Block

Fifty-nine (59) of the surveyed properties are classified as one-part commercial blocks. One-part commercial blocks are one-story buildings that serve a single use. The majority of the façade is occupied by storefront windows. Late nineteenth-century examples feature prominent cornices. Early twentieth-century examples have corbelled parapets.

Two-Part Commercial Block

Seventy-six (76) of the surveyed buildings are two-part commercial blocks. Two-part commercial blocks are buildings that are two or more stories in height – with the building divided into two zones differentiating the uses of the first stories, usually retail, from the upper stories, which were often office, meeting space, or residential. Detailing is similar to one-part commercial blocks, with prominent cornices on late nineteenth-century examples and corbelled parapets on early twentieth-century examples.

Two-Part Vertical Block

Two (2) of the surveyed buildings are two-part vertical blocks. The difference between two-part commercial blocks and two-part vertical blocks is that vertical blocks are at least four stories in height with an emphasized upper zone.

Vault

One (1) building, a bank, is classified as a vault. These buildings are generally two stories high with a tall narrow opening, often arched, spanning the building’s height. Vaults were most often employed in bank design in the 1910s and 1920s.

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Chapter 3

A Brief History of Emporia

Emporia, the county seat of Lyon County is located in the Flint Hills region of Kansas, at the junction of the Cottonwood and Neosho Rivers. The area was the traditional home of the Kansa and Osage Indians. In the 1840s, following Indian Removal, the area also came to be home to the Sac and Fox Indians of Mississippi. Charles Withington, the first Euro-American to live in the area, arrived in 1846 and worked as a gunsmith for the Sac and Fox.

Breckenridge County was established in 1855 by the so-called "Bogus Legislature," which was dominated by pro-slavery delegates from Missouri. Permanent white settlers arrived in the Emporia area by 1855, founding a pro-slavery community at present-day Neosho Rapids.

By the time Emporia was founded in 1857, only three years after Kansas became a U.S. Territory, the territory's allegiance had shifted, due in part to the influence of the New England Emigrant Aid Company, which established a stronghold in Lawrence. Of the five members of the Emporia Town Company, four were Lawrence residents. The fifth, Preston Plumb, made his home in Emporia and thus earned the title of town founder.

George W. Brown, editor of Lawrence's free-state newspaper *Herald of Freedom*, sited the town during a 10-day excursion. The town company purchased the land for \$1800 from the Wyandotte Indians and named it Emporia ostensibly after a Greek market center known as "a place of great wealth and importance." The original town plat stretched between present-day 6th and 18th Avenues.

The new town grew quickly. In 1857, John Hammond built the town's first building, a wood-framed structure on the northwest corner of 6th and Commercial that not only housed



Early 1860s view of Commercial Street. Kansas Historical Society.

Hammond's boarding house and a broker's office, but also served as the town's religious, educational and governmental headquarters. Other buildings, including the Hornsby and Fick store and the Emporia House hotel, soon followed. As soon as he arrived, Preston Plumb, who had worked for the *Herald of Freedom* in Lawrence, founded the *Kansas News* (later *Emporia News*), which he used to promote the fledgling town. Physical ties to Lawrence were established with the founding of a stage line in 1857. The town's culture was decidedly New England from the beginning, with a town charter's strict prohibition of the use and sale of "spirituous liquor."

Despite their historical connection, Emporia and Lawrence soon found themselves in competition. After Kansas entered the Union in 1861, the two vied to be the site of the state university. When Lawrence won its bid amidst controversy, it rallied support to designate Emporia as home to the state's Normal College. The State Normal School, located north of downtown, opened its doors in 1865, the same year Emporia was incorporated as a village.

As an early, populous, relatively wealthy and

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historically free-state town, Emporia drew the attention of the railroads that built through Kansas in the years following the Civil War. When the Atchison, Topeka and Santa Fe bypassed the traditionally pro-slavery town of Council Grove and made a straight line toward coal-rich Osage County, Emporia reaped the benefits. In 1867, Lyon County residents voted to issue \$200,000 in bonds to lure the KATY Railroad. Soon thereafter, they voted an additional \$200,000 for the Santa Fe. By this time, Emporia could long boast county-seat status, having beaten Americus for the title in 1860.

The town's status as a transportation hub, coupled with its rich grasslands, made it an ideal ranching center. By the 1880s, it would become one of the largest cattle shipping points in the state. The agricultural diversity – the combination of ranching and farming – likely helped protect the local economy when grasshoppers destroyed the 1874 corn crop. By 1870, Emporia boasted a population of 2168. The town's population had more than doubled by 1880. Among the town's new residents were hundreds of African Americans, many of whom arrived in the 1879-1880 Exodus. In 1879, 184 buildings were built to accommodate the town's new residents and businesses. Among the businesses established during this time of expansion was Newman's Dry Goods (Property #23), which bought a building and began what would become a department store empire.

Like most Kansas communities, Emporia experienced an extraordinary period of growth during the 1880s. Among the public improvements were the construction of the state's first waterworks,

which tapped the Cottonwood River, and the city's first gas lights in 1880, the establishment of the city's first street railway in 1881, electric lights in 1885, and a new sewer system in 1890. These public improvements were matched with cultural and educational advances. In 1882, the Presbyterian Church established the city's second institution of higher learning, the College of Emporia. When the Whitley Opera House opened in 1881, boosters took to calling Emporia the "Athens of Kansas." Between 1880 and 1886, the city's population more than doubled to 9107. By 1888, there was a solid row of commercial buildings between Fourth and Seventh Avenues. Among the major intact Italianate buildings from the 1880s is the Moore's Block (Property #100).

Drought, crop failure and railroad overexpansion devastated the national, state and local economies and propelled a decade-long recession. In 1898, the First National Bank failed. Both the bank's disgraced president Charles S. Cross and bank investor and booster Charles Vernon Eskridge, the founder of the *Emporia Republican*, committed suicide. A downtown fire added insult to injury. In 1893, the entire 600 Block between Commercial and Mechanic was destroyed. In addition to the \$75,000 in damage

to the buildings, the fire killed twenty-five horses. The economy did not show signs of recovery until 1899 when the area finally had a productive harvest.

In the first two decades of the twentieth century, with editor William Allen White as its

tireless promoter,

Emporia took on the mantle of the ideal Midwestern town, a place that valued fairness, sanitation, moderation, and other progressive



1910s photo of Commercial Street. Kansas Historical Society.

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Late 1940s view of Commercial Street. Kansas Historical Society.

values. In 1906, Emporia boasted that it was the largest town (the population then was about 8000) in Kansas without a saloon. Ornate buildings in the Richardsonian Romanesque and Late 19th/Early 20th Century Classical Revival Styles were built downtown, the majority of them on the west side of the 400, 500 and 600 Blocks of Commercial.

In addition to the downtown commercial blocks, a great number of imposing free-standing educational and institutional buildings worthy of the City Beautiful Movement were built in the first decades of the twentieth century. In 1904, the imposing new Neoclassical Post Office (Property #128) was completed. In 1912, Emporia constructed a new high school. The new Junior High School, also an imposing Neoclassical structure, was built in 1925. The more subdued YMCA, which was built in 1916, became a center for Red Cross activities during World War I. The new courthouse at 4th and Commercial, completed in 1901, included a women's rest room, a place where farmers' wives and children could gather while they conducted business in town, which often consumed entire Saturdays.

Rest rooms would become less necessary as automobiles made trips to town less taxing. By 1907, there were already twenty-four cars on the roads of Emporia. Emporia boasted 8.5 miles of paved streets by 1910; and there were \$60,000 in road improvements in 1915 alone. New highways, like U. S. Highway 50 (1926), which

generally followed the historic route of the Santa Fe Trail, stretched from coast to coast and connected Emporia to Kansas City and Newton.

Ironically, in 1911, just as cars were becoming ubiquitous, Emporia installed electric street cars downtown. Other civic improvements, completed under the direction of Emporia's new city commission/city manager form of government, including new water pipelines, were more practical. In 1913, after \$60,000 in fire losses that included the destruction of the beloved Whitley Opera House, the city finally established a fire department. Unfortunately, firefighting was complicated by the growing community's water shortages. The water problem attracted national attention in 1920 when the public utilities commissioner demanded that Emporians use no more than 4" of water in their baths.

The 1920s was a decade of contradictions. By 1920, Emporia's population had surpassed 11,000, 800 of whom worked for the Santa Fe Railroad. Among the first major downtown projects of the decade was the expansion and remodeling of Newman's Department Store (Property #23), which received a new façade in 1920. Boosters rallied to replace the Whitley Hotel, which burned in 1921; the result was the Broadview Hotel (Property #141), completed in 1923 at a cost of \$400,000, raised from hundreds of stockholders.

Ironically, the good times allowed benevolent organizations to raise money for those less fortunate. The Emporia Welfare Association, which raised money by selling wood, had purchased the property on the southwest corner of Fourth and Merchant for \$60,000 in 1915. The association built a new Mission Style building on the lot in the 1920s. Reformers often blamed alcoholism for poverty. It was difficult to hide an affinity for alcohol in this tee totaling town, where drug store liquor sales were reported in the local newspaper. In 1928, at the height of Prohibition, the Emporia police reported 221 violations of the liquor laws.

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The Great Depression was marked by a mix of civic improvements and scandal. For the first time since its founding, Emporia saw a decline in population in the 1930s. Despite hard times, Emporia boasted seven hotels, three movie houses, and three auto tourist camps by 1939. It was a division point on the Santa Fe Railroad. A federally funded water project to dam the Kahola Valley, begun in 1926, was finally completed in 1938. Downtown businesses remodeled to compete in an increasingly competitive environment. In 1932, the Hardcastle and Kenyon Building (Property #88) received a new Art Deco façade. Palace Clothing Company (Property #19) remodeled its building in 1940. The Civic Auditorium (Property #131), funded in part by the Works Progress Administration (WPA), opened in 1940.

The community that had honed a squeaky-clean image for decades became embroiled in scandal in the 1930s. In 1933, Emporia financiers and Republican “financial dictators” Warren and Ronald Finney, aided by State Treasurer T. B. Boyd, were convicted of lining their pockets with forged municipal and school bonds totaling up to \$1.25 million. Before it was over, Governor Alf Landon had called a special session of the legislature with troops stationed at the statehouse, Warren Finney had committed suicide, and the community of Emporia was disgraced.

Emporia continued to have a national presence during World War II. The community’s best-known citizen, William Allen White served on President Roosevelt’s Committee to Defend America by Aiding the Allies, which promoted the United States’ support (lend-lease) of Great Britain and other allies against Hitler’s attacks prior to the U. S.’s formal entrance into the war. White continued his tireless work for the war effort until his death in 1944. The civic fervor would continue after the war, with shoe store owner Alfred King’s founding of Veterans Day, the nation’s first commemoration of all veterans, in 1953.



1950s view of the Emporia Gazette offices and historic post office.

In the years following World War II, Emporia’s population rebounded, reaching 15,669 in 1950. In 1951, a flood devastated much of eastern Kansas, leaving \$2 billion in damage and thousands of homeless Kansans in its wake. When area highways and rail lines were washed away, hundreds, including rail passengers, were stranded in Emporia. Officials called the flood “worst catastrophe that ever hit the Santa Fe Railroad.” The Red Cross converted the Civic Auditorium into a disaster-relief center. Although the floods caused millions of dollars of damage to roads, bridges, railroads and farmland, downtown was spared.

During the 1950s, commercial and industrial activities moved away from downtown. In 1952, the Chamber of Commerce established the Industrial Park on the northwest side of town. Among the businesses that located there were Dolly Madison, Iowa Beef Packing Plant, and Detroit Diesel. New industries brought new residents. Between 1940 and 1970, the population nearly doubled to 25,287. Despite the industrial and commercial development in the outskirts, new construction continued in downtown. In 1951, Lyon County completed construction of a new courthouse (Property #96) to replace the 1901 building. Emporia Masonic Lodge #12 built its Modern building (Property #121) in 1952. Southwestern Bell built its new building in ca. 1955 (Property #169). And the

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new U. S. Post Office was built in 1959 (Property #156).

In the past thirty years, Emporia has had little to no population growth. As new businesses opened on the outskirts of town, many downtown businesses closed. In an effort to recruit new businesses and revitalize downtown, the City of Emporia established a Main Street program. Among the recent developments in Emporia's downtown is the recent rehabilitation of the Granada Theater. Emporia Main Street is working to continue the downtown revitalization.

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Chapter 4 *Recommendations*

A Note on Historic Status

In the online survey database, properties are placed into three categories: 1) eligible for individual listing on the National Register of Historic Places (Yes), 2) not eligible for listing (No), or 3) would contribute to a potential national register historic district (Contributing). A building's potential to contribute to a national register district does not mean that it is located in a geographic area that qualifies as a historic district. A historic district is a geographically definable area that includes a concentration of buildings, structures or objects that have significance.

In order to be designated as a potential contributor to a potential historic district, a property must be at least 50 years old and possess historic integrity. The following is a list of reasons a property may have been designated above as a non-contributor to a potential historic district:

1. *The building was built fewer than 50 years ago.*

Example: Emporia Arts Center (#49)

2. *The building has been covered with non-original siding, such as steel, vinyl or wood.*

Example: United Sales/Pawn Shop (#7)

3. *The storefront, which is integral in interpreting a commercial building, has been closed in.*

Example: Shaw Law Office (#12)

Exception – An enclosed storefront will not render a building non-contributing when the building's second floor is pristine.

Example: Town Royale (#9)

4. *The second-story windows have been closed in.*

Example: Gerry's Pawn (#33)

Exception – Enclosed second-story windows will not render a building non-contributing when the building's first floor is pristine.

Historic status, contributing or non-contributing, is identified in the enclosed maps.

The recommendations related to contributing/non-contributing status of properties are the professional opinions of Davis Preservation.

Please note that only the State Historic Preservation Office and National Park Service can make final recommendations as to historic status and the existence of potential historic districts.

Five properties within the survey boundaries are already listed on the Register of Historic Kansas Places and/or the National Register of Historic Places. These include the Granada Theatre (NRHP, #48), Kress Building (NRHP, #74), Broadview Hotel (SR, #141), (Old) Emporia Public Library (NRHP, #143), and Preston Plumb House (NRHP, #144). Based upon the consultant's recommendations, an additional twenty-four (24) properties (#1, 27, 35, 36, 39, 55, 61, 66, 67, 84, 96, 110, 112, 121, 127, 128, 131, 139, 145, 156, 164, 166, 169, and 175) appear to be eligible for individual listing on the National Register of Historic Places. Please note that individual eligibility is dependent in part on interior historic integrity – and that interiors were not evaluated as part of the survey. For more information on these properties, see spreadsheet titled "List of Surveyed Properties."

Including the formerly designated properties and those that appear to be eligible for individual listing, 140 (68.6%) of the properties in the survey area are identified as "Contributing." Sixty-four (64, 31.4%) of the surveyed properties are identified as "Non-Contributing."

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Appendix A *List of Surveyed Properties*

#	Add	Dir	Street	Historic Name	Style	Date		Status
1	301	N	COMMERCIAL	Poehler Wholesale Grocery	Other - Industrial	1907	Doc	Y
2	315	N	COMMERCIAL	Commercial Building	Other	1890	Est	NC
3	319	N	COMMERCIAL	IOOF Hall	Italianate	1880	Est	C
4	321	N	COMMERCIAL	Commercial Building	Commercial Style	1915	Est	C
5	323	N	COMMERCIAL	Commercial Building	Commercial Style	1915	Est	NC
6	325	N	COMMERCIAL	Jones Block	Commercial Style	1884	Doc	C
7	329	N	COMMERCIAL	Commercial Building	Other	1960	Est	NC
8	331	N	COMMERCIAL	Commercial Building	Italianate	1880	Est	NC
9	405	N	COMMERCIAL	Commercial Building	Commercial Style	1925	Est	C
10	407	N	COMMERCIAL	Commercial Building	Richardson Romanesqu	1890	Est	C
11	409	N	COMMERCIAL	Commercial Building	Commercial Style	1915	Est	NC
12	411	N	COMMERCIAL	Theater	Commercial Style	1915	Est	NC
13	413	N	COMMERCIAL	Commercial Building	Other	2000	Est	NC
14	415	N	COMMERCIAL	Commercial Building	Commercial Style	1915	Est	C
15	417	N	COMMERCIAL	Commercial Building	Commercial Style	1930	Est	C
16	421	N	COMMERCIAL	Commercial Building	Modern/Mod Movement	1960	Est	C
17	423-425	N	COMMERCIAL	Commercial Building	Lt 19th & 20th C Class	1910	Est	C
18	427	N	COMMERCIAL	Bank	Modern/Mod Movement	1880	Est	C
19	501	N	COMMERCIAL	Palace Clothing Store	Commercial Style	1940	Doc	NC
20	505	N	COMMERCIAL	Perry Shoe/Lyric Theater	Commercial Style	1954	Doc	NC
21	507	N	COMMERCIAL	Commercial Building	Commercial Style	1930	Est	C
22	509	N	COMMERCIAL	Commercial Building	Modern/Mod Movement	1950	Est	C
23	511	N	COMMERCIAL	Newman's Dept Store	Commercial Style	1920	Doc	C
24	519	N	COMMERCIAL	Commercial Building	Italianate	1910	Est	NC
25	521	N	COMMERCIAL	Commercial Building	Modern/Mod Movement	1960	Est	NC
26	525	N	COMMERCIAL	Commercial Building	Other	1985	Doc	NC
27	527	N	COMMERCIAL	Citizens National Bank	Neoclassical	1923	Doc	Y
28	603	N	COMMERCIAL	Commercial Building	Lt 19th & 20th C Class	1915	Est	C
29	605	N	COMMERCIAL	Commercial Building	Richardson Romanesqu	1905	Est	C
30	609	N	COMMERCIAL	Commercial Building	Lt 19th & 20th C Class	1900	Est	C
31	611	N	COMMERCIAL	Eckdall/McCarty;Woolworth's	Commercial Style	1915	Est	C
32	615	N	COMMERCIAL	Commercial Building	Commercial Style	1910	Est	C
33	619-623	N	COMMERCIAL	Tibbals Jewelry Store	Lt 19th & 20th C Class	1910	Est	NC
34	625	N	COMMERCIAL	Commercial Building	Beaux Arts	1915	Est	NC
35	627	N	COMMERCIAL	Commercial Building	Commercial Style	1915	Est	Y
36	703	N	COMMERCIAL	Bank	Art Deco	1910	Est	Y
37	707	N	COMMERCIAL	Commercial Building	Other	1970	Est	NC
38	709	N	COMMERCIAL	Strand Theatre	Commercial Style	1915	Est	C
39	713	N	COMMERCIAL	Commercial Building	Spanish Eclectic	1925	Est	Y
40	715	N	COMMERCIAL	Commercial Building	Other	1970	Est	NC
41	717	N	COMMERCIAL	Commercial Building	Commercial Style	1915	Est	C
42	719	N	COMMERCIAL	Commercial Building	Commercial Style	1915	Est	NC
43	723	N	COMMERCIAL	Commercial Building	Other	1995	Est	NC
44	725	N	COMMERCIAL	Commercial Building	Commercial Style	1925	Est	C

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45	727	N	COMMERCIAL	Auto-Related Building	Streamlined/Art Moder	1950	Est	C
46	801	N	COMMERCIAL	Commercial Building	Mission	1915	Est	NC
47	803	N	COMMERCIAL	Auto Garage	Buckaroo Revival	1980	Est	NC
48	807	N	COMMERCIAL	Granada Theatre	Spanish Eclectic	1929	Doc	Y
49	815	N	COMMERCIAL	N/A	Other	2010	Doc	NC
50	821	N	COMMERCIAL	Auto-Related Building	Other	2000	Est	NC
51	823	N	COMMERCIAL	Steam Laundry	Commercial Style	1925	Est	C
52	825	N	COMMERCIAL	Commercial Building	Commercial Style	1915	Est	NC
53	827	N	COMMERCIAL	Commercial Building	Other	1915	Est	NC
54	831	N	COMMERCIAL	Commercial Building	Other	1900	Est	NC
55	901	N	COMMERCIAL	First Chur of Christ Scientist	Craftsman/Bungalow	1915	Est	Y
56	907	N	COMMERCIAL	Auto Garage	Commercial Style	1925	Est	NC
57	909	N	COMMERCIAL	Dentist's Office	Streamlined/Art Moderne	1950	Est	C
58	911	N	COMMERCIAL	Commercial Building	Modern/Mod Movement	1950	Est	C
59	915	N	COMMERCIAL	Commercial Building	Modern/Mod Movement	1950	Est	C
60	923	N	COMMERCIAL	Restaurant	Other	1965	Est	NC
61	928	N	COMMERCIAL	Service Station	Craftsman/Bungalow	1925	Est	Y
62	924	N	COMMERCIAL	Residence	National Folk	1895	Est	NC
63	920	N	COMMERCIAL	Commercial Building	Modern/Mod Movement	1950	Est	C
64	912	N	COMMERCIAL	Commercial Building	Streamlined/Art Moder	1950	Est	C
65	906	N	COMMERCIAL	Auto-Related Building	Other	1970	Est	NC
66	828	N	COMMERCIAL	Episcopal Church	Collegiate Gothic	1925	Est	Y
67	802	N	COMMERCIAL	Presbyterian Church	Gothic Revival	1895	Est	Y
68	726	N	COMMERCIAL	Granada Lofts	Other	2009	Doc	NC
69	724	N	COMMERCIAL	Commercial Building	Spanish Eclectic	1925	Est	C
70	714	N	COMMERCIAL	Auto Sales and Service	Commercial Style	1923	Doc	C
71	710	N	COMMERCIAL	Plumbing Shop	Buckaroo Revival	1915	Est	NC
72	708	N	COMMERCIAL	Auto Garage	Other	1915	Est	NC
73	706	N	COMMERCIAL	Commercial Building	Other	1940	Est	NC
74	702	N	COMMERCIAL	Kress Building	Commercial Style	1929	Doc	Y
75	628	N	COMMERCIAL	Commercial Building	Other	1960	Est	NC
76	626	N	COMMERCIAL	Knights of Pythias Hall	Modern/Mod Movement	1893	Doc	C
77	624	N	COMMERCIAL	Red X Pharmacy	Art Deco	1925	Est	C
78	618	N	COMMERCIAL	Haynes Hardware	Other	1964	Doc	NC
79	616	N	COMMERCIAL	Myser China, Glass & Silver	Richardson Romanesqu	1890	Est	C
80	614	N	COMMERCIAL	Commercial Building	Modern/Mod Movement	1955	Est	C
81	612	N	COMMERCIAL	Commercial Building	Commercial Style	1920	Est	C
82	610	N	COMMERCIAL	Commercial Building	Lt 19th & 20th C Class	1900	Est	C
83	602	N	COMMERCIAL	N/A	Not Applicable/NC Style	1970	Est	NC
84	602	N	COMMERCIAL	Bank	Neoclassical	1929	Doc	Y
85	528	N	COMMERCIAL	Commercial Building	Italianate	1880	Est	C
86	526	N	COMMERCIAL	Commercial Building	Italianate	1880	Est	NC
87	524	N	COMMERCIAL	Commercial Building	Commercial Style	1880	Est	C
88	520	N	COMMERCIAL	Hardcastle/Kenyon Building	Art Deco	1932	Doc	C
89	518	N	COMMERCIAL	Commercial Building	Commercial Style	1925	Est	C
90	512	N	COMMERCIAL	N/A	Other	2000	Est	NC
91	508	N	COMMERCIAL	Bank	Beaux Arts	1915	Est	C
92	506	N	COMMERCIAL	Commercial Building	Commercial Style	1915	Est	C
93	504	N	COMMERCIAL	Commercial Building	Commercial Style	1915	Est	C
94	502	N	COMMERCIAL	Commercial Building	Commercial Style	1915	Est	C
95	430	N	COMMERCIAL	N/A	Postmodern/Neoelectic	2002	Doc	NC

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96	430	N	COMMERCIAL	Lyon County Courthouse	Modern/Mod Movement	1951	Doc	Y
97	332	N	COMMERCIAL	Clinton Hotel	Commercial Style	1920	Est	C
98	330	N	COMMERCIAL	Commercial Building	Italianate	1880	Est	C
99	328	N	COMMERCIAL	Commercial Building	Commercial Style	1920	Est	C
100	324	N	COMMERCIAL	Moore's Block	Italianate	1884	Doc	C
101	322	N	COMMERCIAL	Cigar Factory	Other	1970	Est	NC
102	318-320	N	COMMERCIAL	Commercial Building	Italianate	1884	Doc	C
103	316	N	COMMERCIAL	Commercial Building	Commercial Style	1930	Est	C
104	314	N	COMMERCIAL	Commercial Building	Commercial Style	1950	Est	C
105	312	N	COMMERCIAL	Commercial Building	Commercial Style	1930	Est	C
106	310	N	COMMERCIAL	Commercial Building	Other	1950	Est	NC
107	308	N	COMMERCIAL	Commercial Building	Commercial Style	1890	Est	NC
108	306	N	COMMERCIAL	Whol. Groc/Coffee Warehou	Commercial Style	1910	Est	NC
109	304	N	COMMERCIAL	Grocery Warehouse	Italianate	1880	Est	NC
110	17	W	FOURTH	Martin Laundry	Streamlined/Art Moder	1950	Est	Y
111	309	N	MERCHANT	McCord-Kistler Merc. Co.	Other - Industrial	1920	Doc	C
112	331	N	MERCHANT	Emporia Welfare Association	Mission	1925	Est	Y
113	104	W	FOURTH	Beer Warehouse	Commercial Style	1935	Est	C
114	402	N	MERCHANT	Emporia Lumber & Coal Co.	Commercial Style	1925	Est	C
115	425	N	MECHANIC	N/A	Other	1993	Doc	NC
116	406	N	MECHANIC	Welding Shop	Commercial Style	1940	Est	C
117	319	N	MECHANIC	Merchants Delivery Service	Commercial Style	1928	Doc	C
118	9	W	FIFTH	Bank	Italianate	1880	Est	C
119	15	W	FIFTH	Express Office	Italianate	1880	Est	C
120	17	W	FIFTH	Commercial Building	Italianate	1880	Est	C
121	424	N	MERCHANT	Emporia Lodge #12	Modern/Mod Movement	1952	Doc	Y
122	415	N	MERCHANT	New Process Laundry	Commercial Style	1950	Est	C
123	419	N	MERCHANT	New Process Laundry	Commercial Style	1925	Est	C
124	427	N	MERCHANT	Fifth Ave Hotel/Hotel Whitley	Other	1950	Est	NC
125	105	W	FIFTH	Fifth Ave Hotel/Hotel Whitley	Italianate	1880	Doc	C
126	115	W	FIFTH	Bank	Modern/Mod Movement	1955	Est	C
127	215	W	SIXTH	Lowther Junior High	Neoclassical	1925	Doc	Y
128	501	N	MERCHANT	U. S. Post Office	Neoclassical	1903	Doc	Y
129	20	E	FIFTH	City Offices	Streamlined/Art Moder	1940	Est	C
130	24	E	FIFTH	City Offices	Commercial Style	1930	Est	C
131	522	N	MECHANIC	Memorial Auditorium	Streamlined/Art Moder	1940	Doc	Y
132	115	E	FIFTH	Cliff's Super Service	Commercial Style	1940	Est	C
133	517	N	MERCHANT	Emporia Gazette	Lt 19th & 20th C Class	1900	Doc	C
134	525	N	MERCHANT	Auto Sales and Service	Commercial Style	1930	Est	C
135	109	W	SIXTH	Commercial Building	Streamlined/Art Moder	1950	Est	C
136	115	W	SIXTH	Battery Charging Shop	Commercial Style	1915	Est	C
137	127	W	SIXTH	Greasing, Tire & Battery	Other	1930	Est	NC
138	520	N	CONSTITUTION	Tractor and Truck Repair	Commercial Style	1915	Est	C
139	216	W	SIXTH	Emporia High School	Neoclassical	1914	Doc	Y
140	111	W	SIXTH	Service Station	Modern/Mod Movement	1965	Est	NC
141	110	W	SIXTH	Broadview Hotel	Commercial Style		Doc	Y
142	110	E	SIXTH	N/A	Postmodern/Neoelectic	1979	Doc	NC
143	118	E	SIXTH	Emporia Public Library	Gothic Revival	1905	Doc	Y
144	202	E	SIXTH	Preston Plumb House	Neoclassical			Y
145	201	E	SIXTH	Auto Garage	Other - Industrial	1928	Doc	Y
146	512	N	MARKET	Office Building	Modern/Mod Movement	1955	Est	C

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147	23	E	SIXTH	Commercial Building	Commercial Style	1920	Est	C
148	19	E	SIXTH	Commercial Building	Commercial Style	1925	Est	C
149	15	E	SIXTH	Commercial Building	Spanish Eclectic	1925	Est	NC
150	13	E	SIXTH	Commercial Building	Commercial Style	1930	Est	C
151	9-11	E	SIXTH	Commercial Building	Italianate	1880	Est	C
152	628	N	MERCHANT	Auto Sales and Service	Other	1960	Est	NC
153	614	N	MERCHANT	Auto Sales and Service	Commercial Style	1930	Est	NC
154	616	N	MERCHANT	Auto Garage	Commercial Style	1915	Est	C
155	610	N	MERCHANT	Commercial Building	Commercial Style	1925	Est	C
156	625	N	MERCHANT	U. S. Post Office	Modern/Mod Movement	1959	Doc	Y
157	115	W	SEVENTH	Residence	Craftsman/Bungalow	1920	Est	C
158	628	N	CONSTITUTION	Residence	National Folk	1900	Est	NC
159	116	W	SIXTH	Commercial Building	Modern/Mod Movement	1950	Est	C
160	701	N	MERCHANT	Bank	Modern/Mod Movement	1960	Est	C
161	18	E	SEVENTH	Commercial Building	Commercial Style	1950	Est	C
162	20	E	SEVENTH	Commercial Building	Commercial Style	1925	Est	C
163	24	E	SEVENTH	Commercial Building	Commercial Style	1925	Est	C
164	728	N	MERCHANT	Auto Garage & Svc Station	Commercial Style	1925	Est	Y
165	616	N	MECHANIC	Tractor Sales and Service	Commercial Style	1935	Est	C
166	727	N	MERCHANT	Service Station	Mission	1925	Est	Y
167	715	N	MERCHANT	N/A	Brutalism	1973	Doc	NC
168	801	N	MERCHANT	Emporia State Bank	Modern/Mod Movement	1965	Doc	C
169	28	W	EIGHTH	Southwestern Bell	Modern/Mod Movement	1955	Est	Y
170	10	W	EIGHTH	Commercial Building	Commercial Style	1925	Est	C
171	104	E	EIGHTH	Office Building	Modern/Mod Movement	1960	Doc	C
172	728	N	MECHANIC	Unknown	Streamlined/Art Moder	1950	Est	C
173	727	N	MECHANIC	Residence	Prairie	1915	Est	C
174	11	W	NINTH	Bake Shop	Commercial Style	1925	Est	C
175	822	N	MERCHANT	Apartment Building	Tudor Revival	1925	Est	Y
176	823	N	MERCHANT	First United Methodist Chu	Modern/Mod Movement	1961	Doc	NC
177	902	N	MERCHANT	N/A	Postmodern/Neoelectic	1971	Doc	NC
178	902	N	MERCHANT	Apartment Building	Ranch	1963	Doc	C
179	902	N	MERCHANT	Apartment Building	Prairie	1915	Est	C
180	1020	N	MERCHANT	N/A	Other	1978	Doc	NC
181				Residence				C
182	1007	N	COMMERCIAL	Commercial Building	Commercial Style	1930	Est	C
183	1015	N	COMMERCIAL	Commercial Building	Not Applicable/No Style	1920	Est	NC
184	1025	N	COMMERCIAL	Commercial Building	Commercial Style	1925	Est	C
185	1027	N	COMMERCIAL	N/A	Not Applicable/No Style	1990	Est	NC
186	1101-1103	N	COMMERCIAL	Commercial Building	Commercial Style	1925	Est	C
187	1107	N	COMMERCIAL	Commercial Building	Commercial Style	1925	Est	C
188	1109	N	COMMERCIAL	Commercial Building	Not Applicable/No Style	1960	Est	NC
189	1111-1113	N	COMMERCIAL	Commercial Building	Commercial Style	1920	Est	C
190	1115	N	COMMERCIAL	Commercial Building	Commercial Style	1950	Est	C
191	1117	N	COMMERCIAL	Commercial Building	Commercial Style	1925	Est	C
192	1119	N	COMMERCIAL	Commercial Building	Commercial Style	1950	Est	C
193	1121	N	COMMERCIAL	Commercial Building	Commercial Style	1920	Est	C
194	1123	N	COMMERCIAL	Commercial Building	Spanish Eclectic	1925	Est	C
195	1127	N	COMMERCIAL	Service Station	Not Applicable/No Style	1920	Est	NC
196	1127	N	COMMERCIAL	Service Station	Not Applicable/No Style	1960	Est	NC

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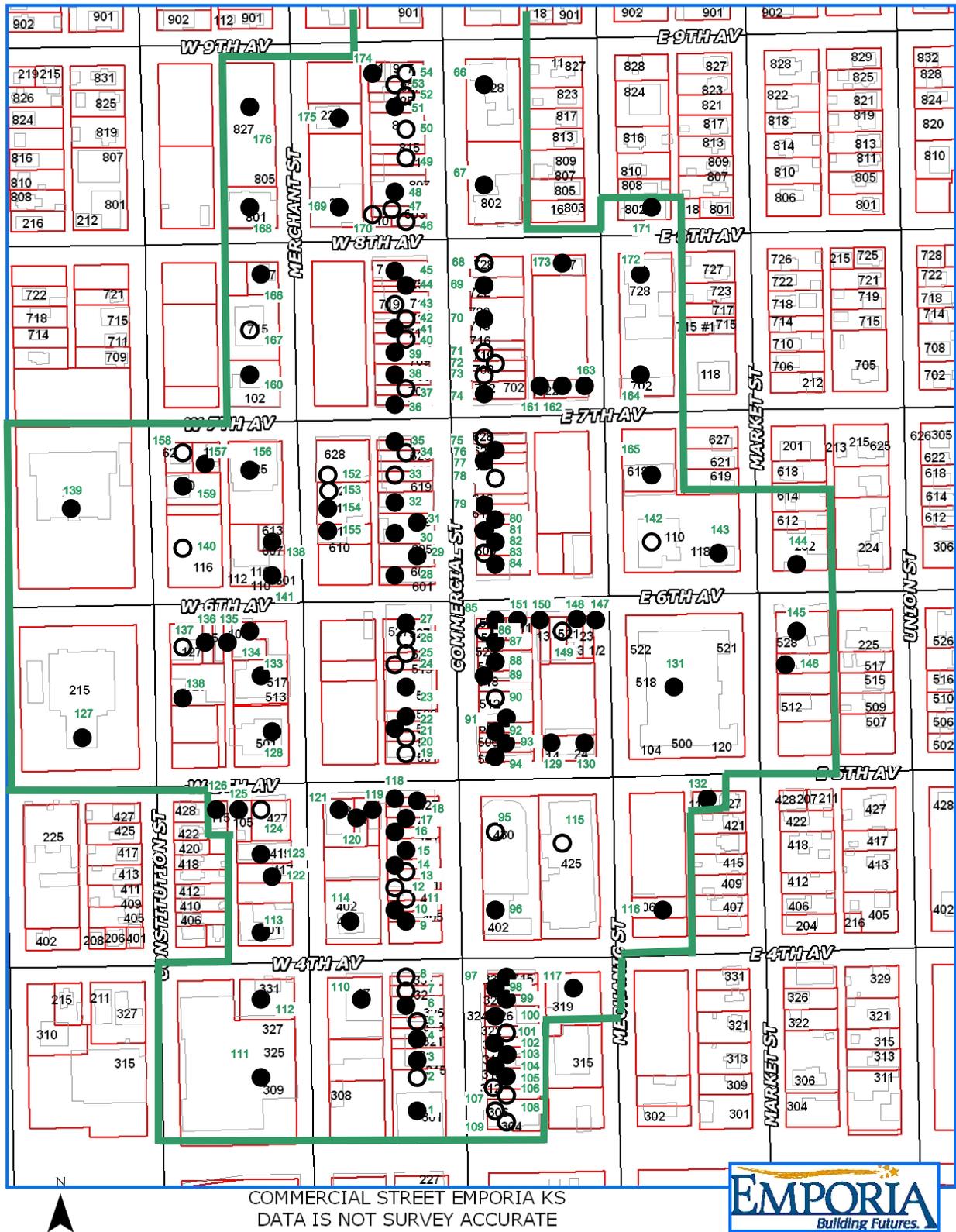
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197	1120	N	COMMERCIAL	Commercial Building	Modern/Mod Movement	1950	Est	C
198	1102	N	COMMERCIAL	Commercial Building	Modern/Mod Movement	1950	Est	C
199	10	W	ELEVENTH	Commercial Building	Commercial Style	1925	Est	C
200	8	W	ELEVENTH	Residence	National Folk	1920	Est	NC
201	1028	N	COMMERCIAL	Commercial Building	Modern/Mod Movement	1950	Est	C
202	1024	N	COMMERCIAL	Residence	Prairie	1915	Est	C
203	1018	N	COMMERCIAL	Residence	National Folk	1900	Est	C
204	1012	N	COMMERCIAL	N/A	Not Applicable/No Style	2000	Est	NC

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Appendix B Map of Survey Area

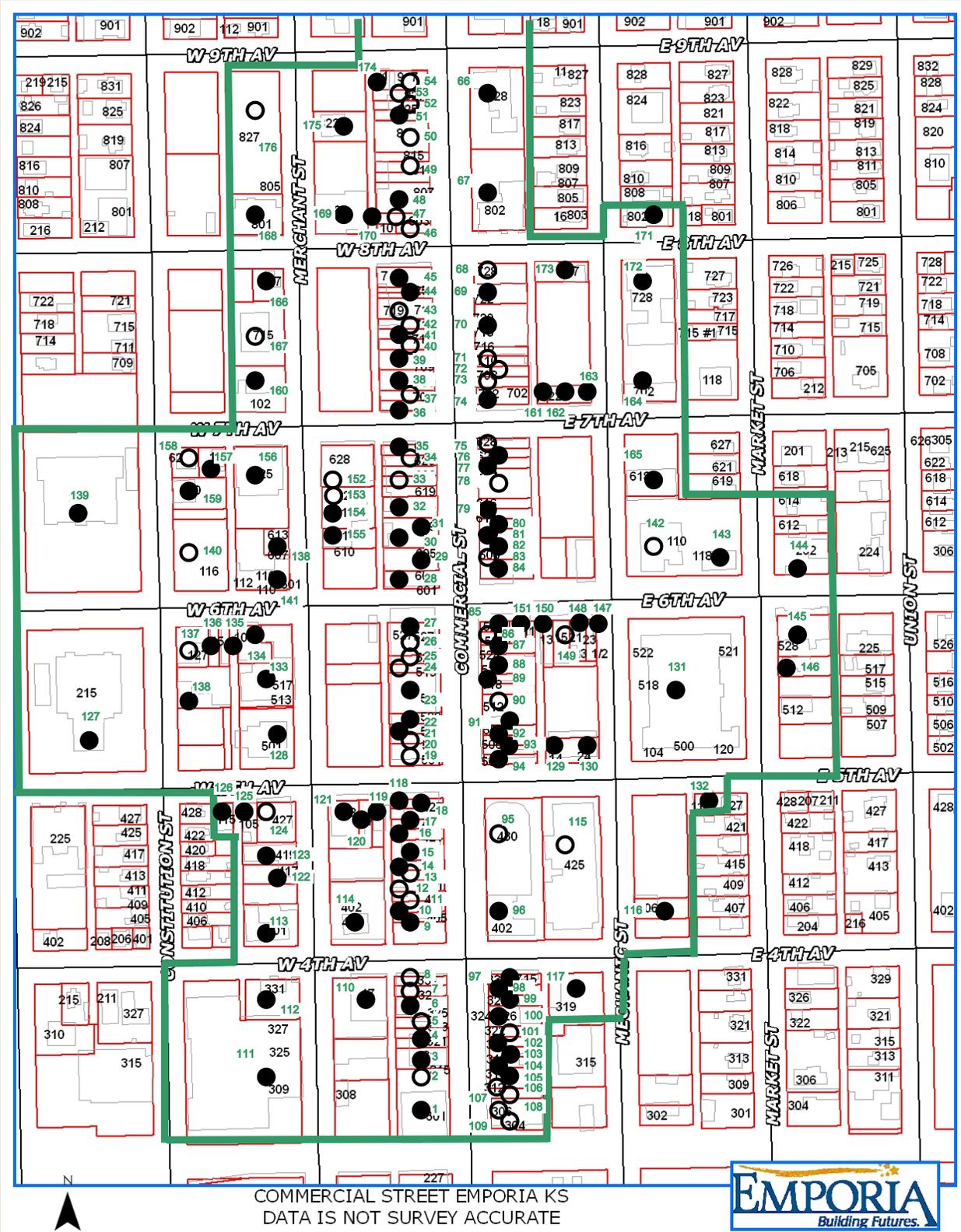


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Downtown Historic Survey

Appendix C

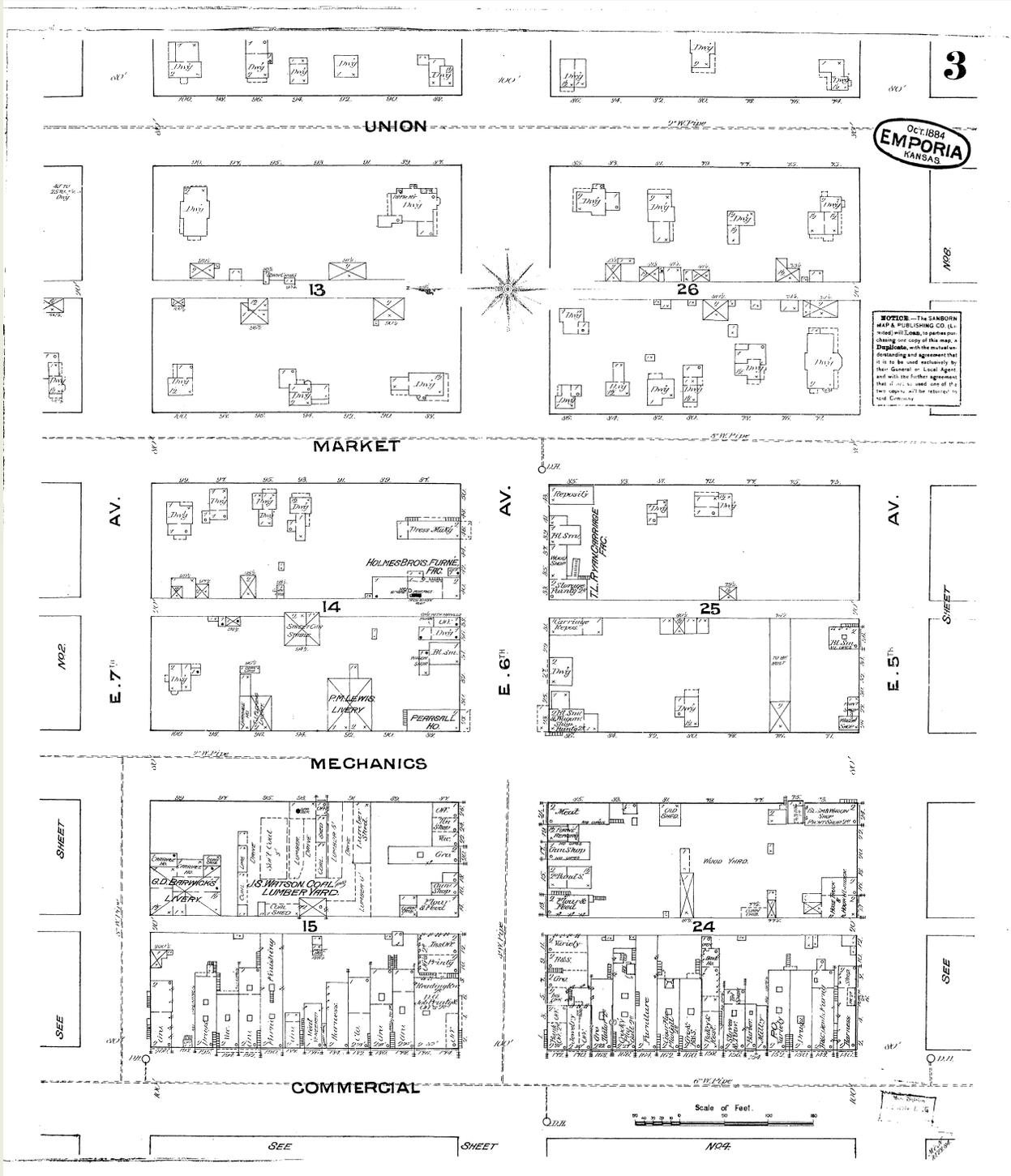
Map of Proposed Historic District



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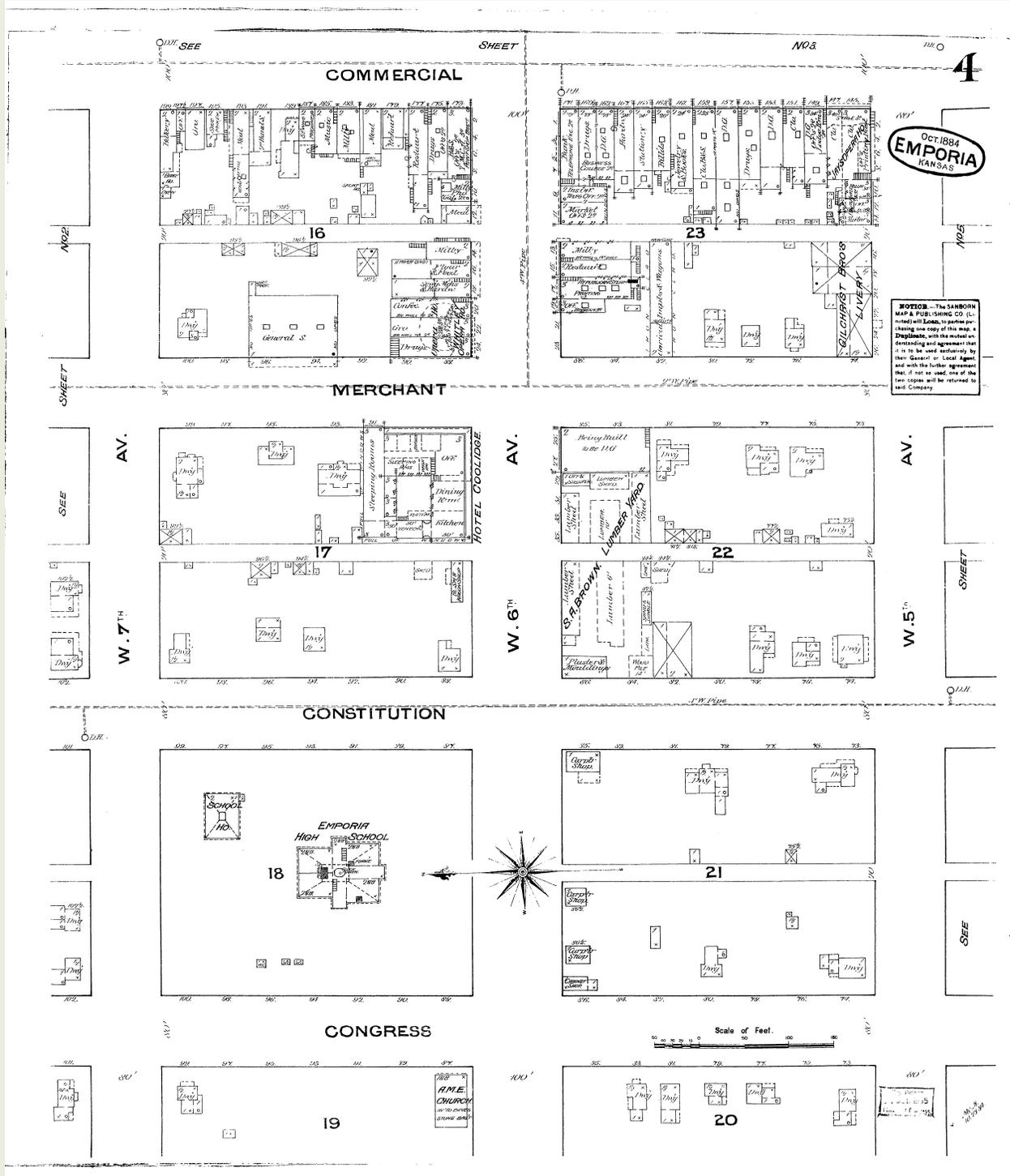
Appendix D Selective Sanborn Maps



1884 Sanborn Map, Sheet 3

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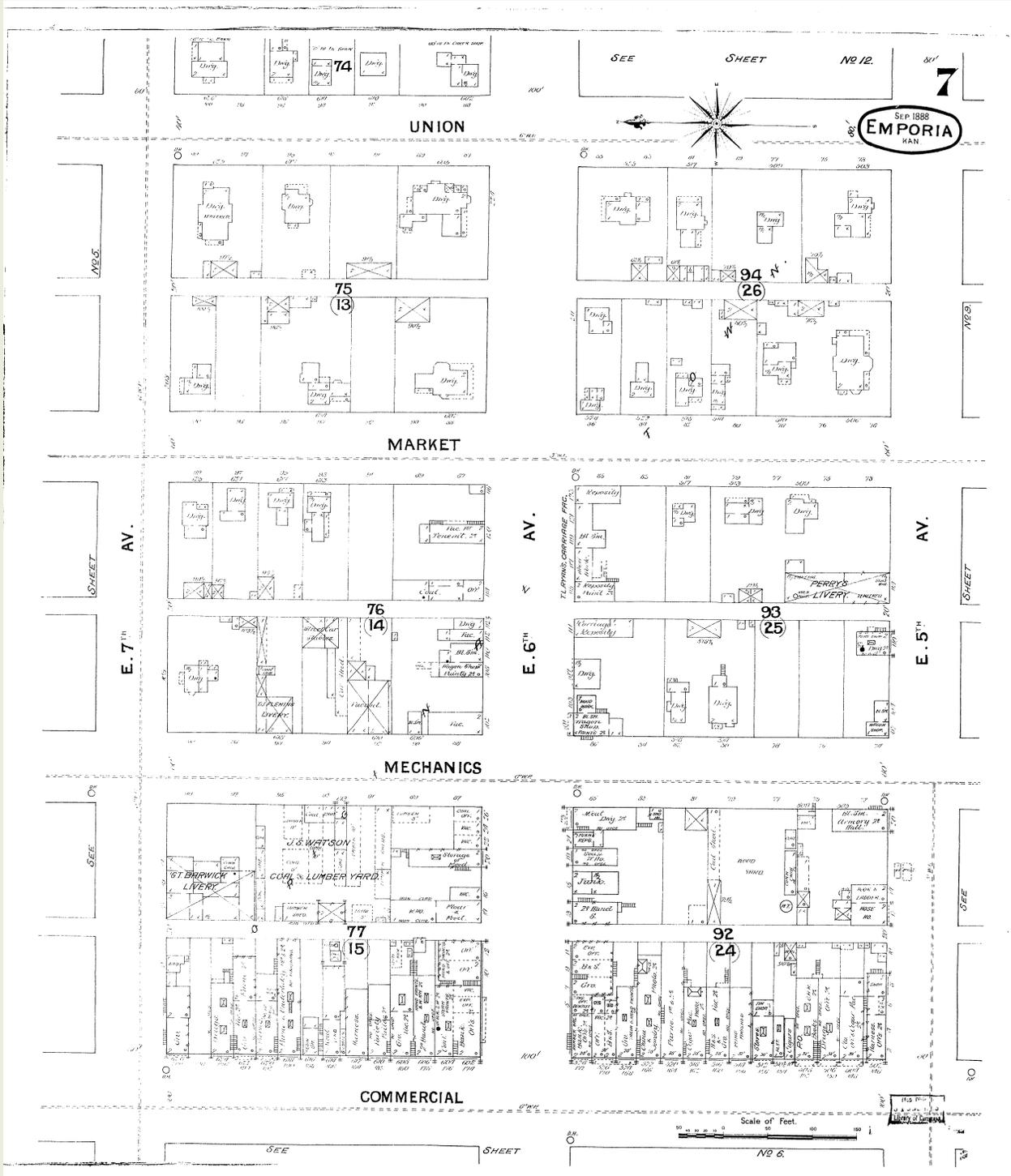
Downtown Historic Survey



1884 Sanborn Map, Sheet 4

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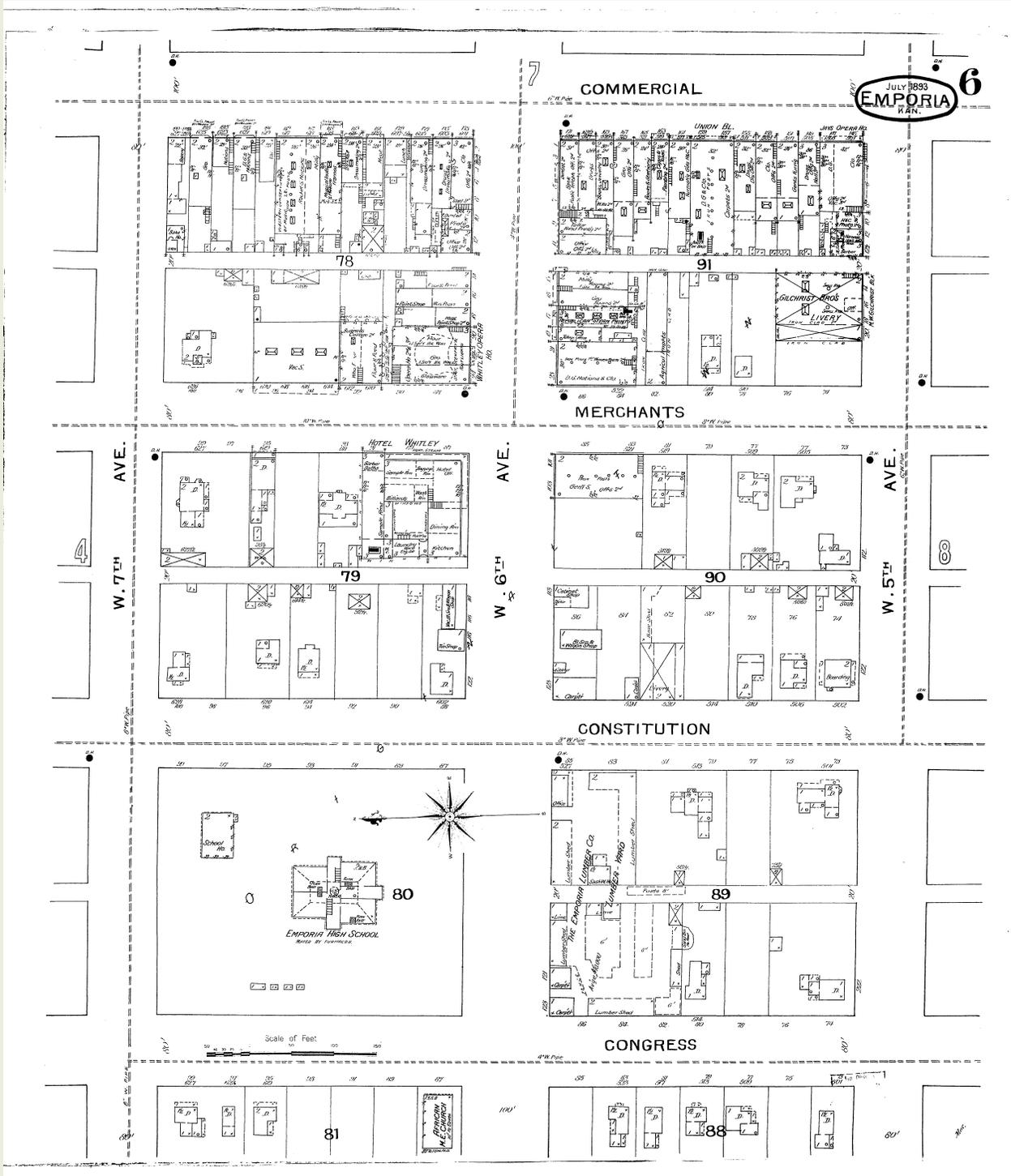
Downtown Historic Survey



1888 Sanborn Map, Sheet 7

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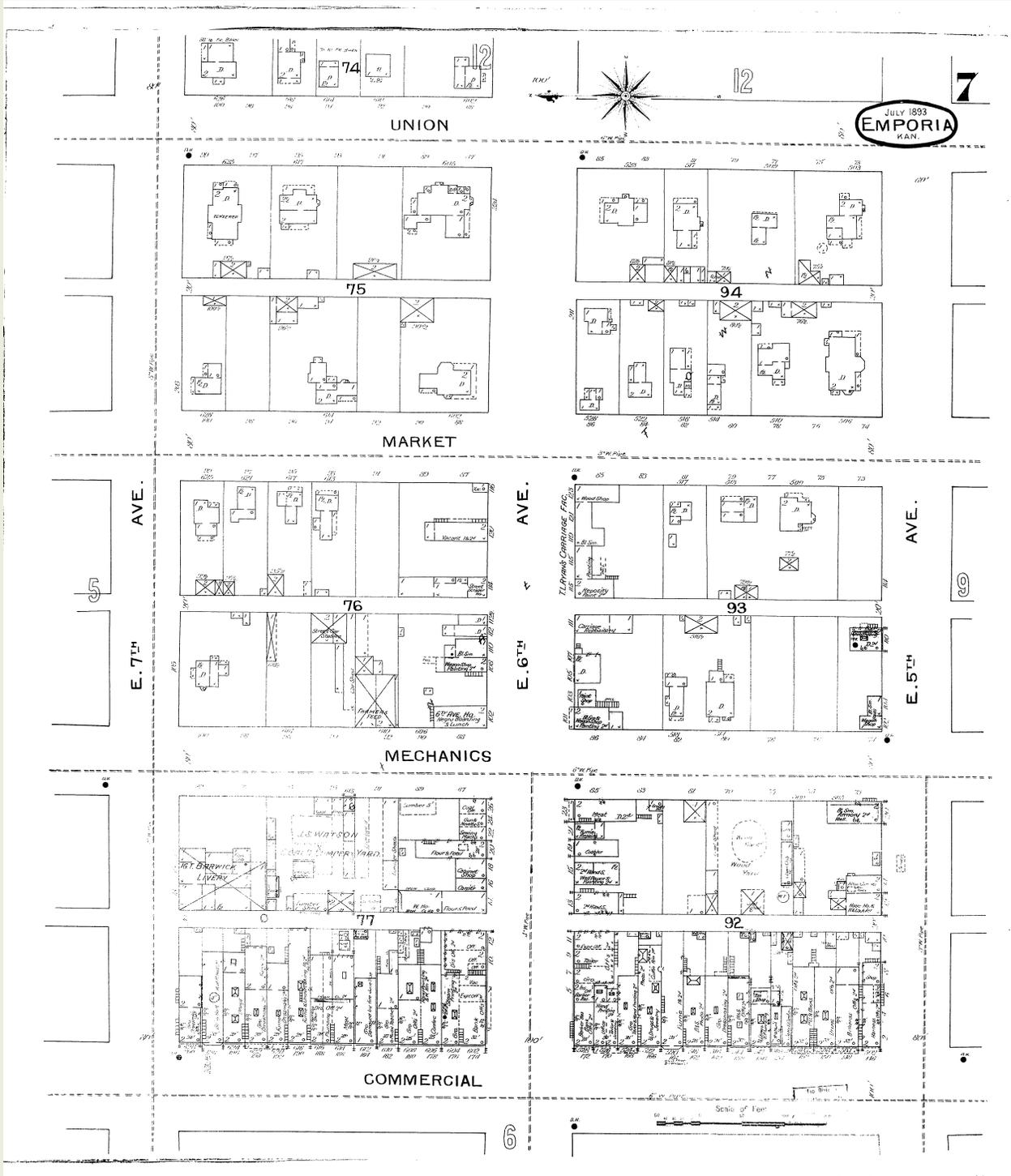
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1893 Sanborn Map, Sheet 6

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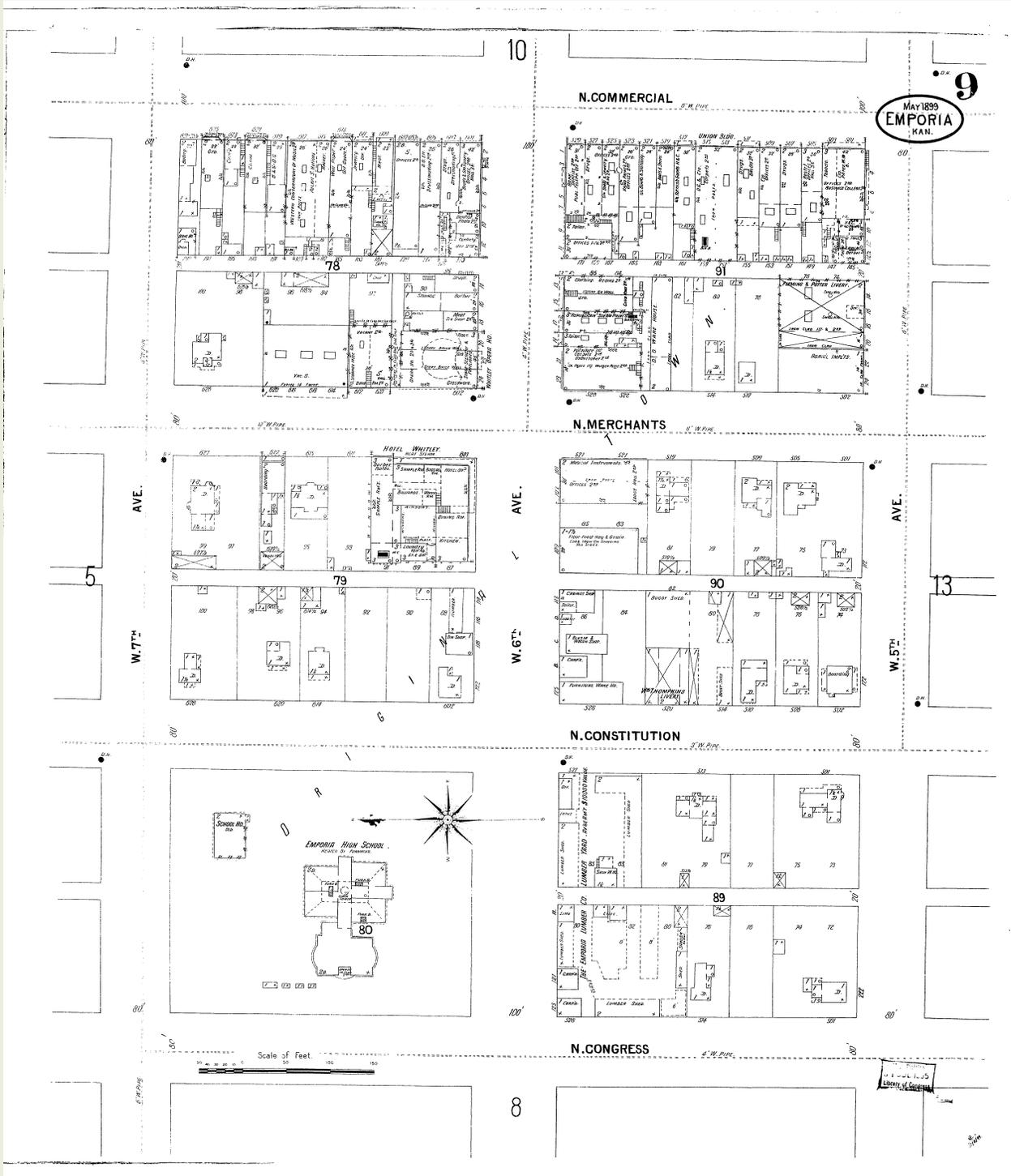
Downtown Historic Survey



1893 Sanborn Map, Sheet 7

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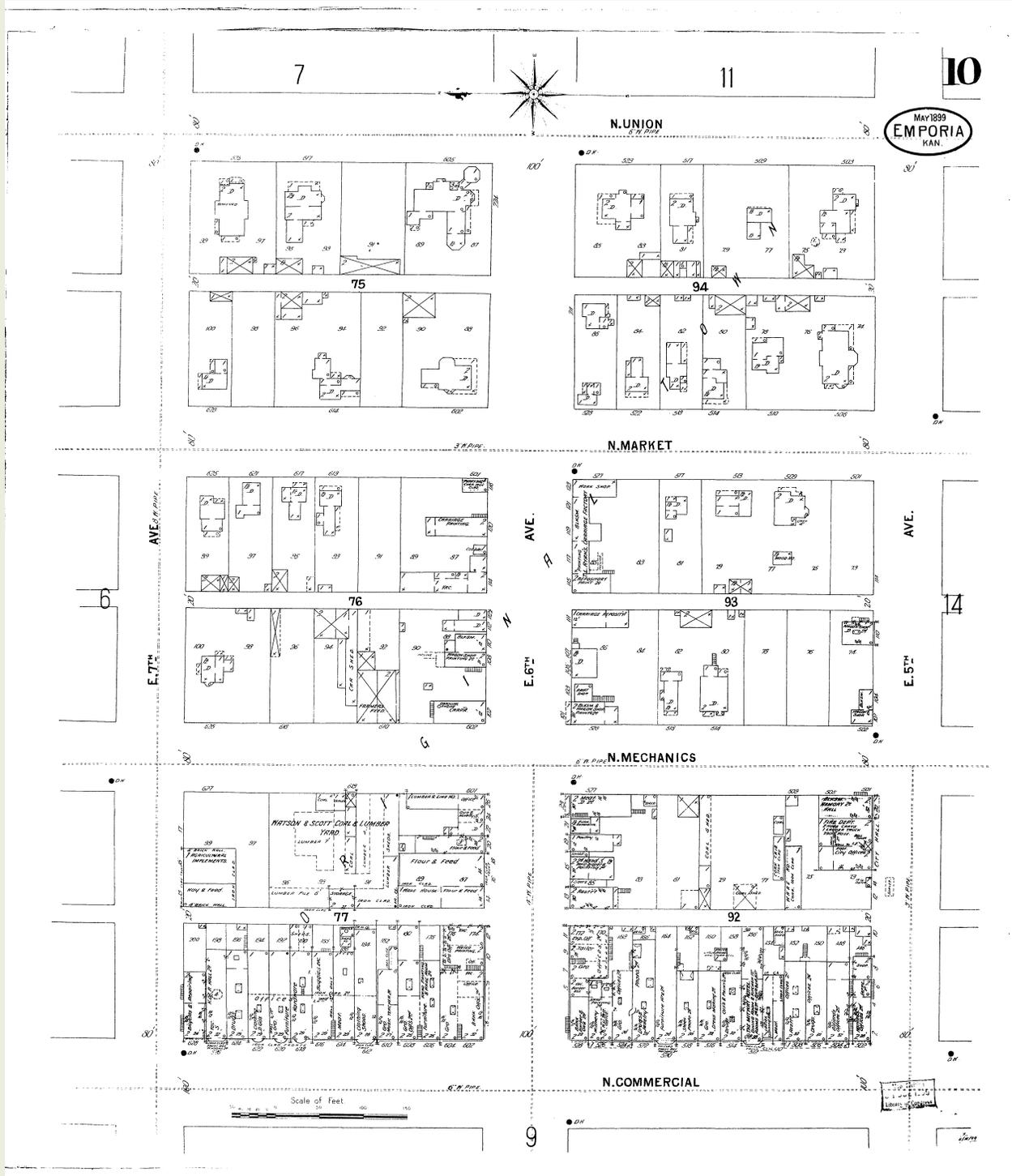
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1899 Sanborn Map, Sheet 9

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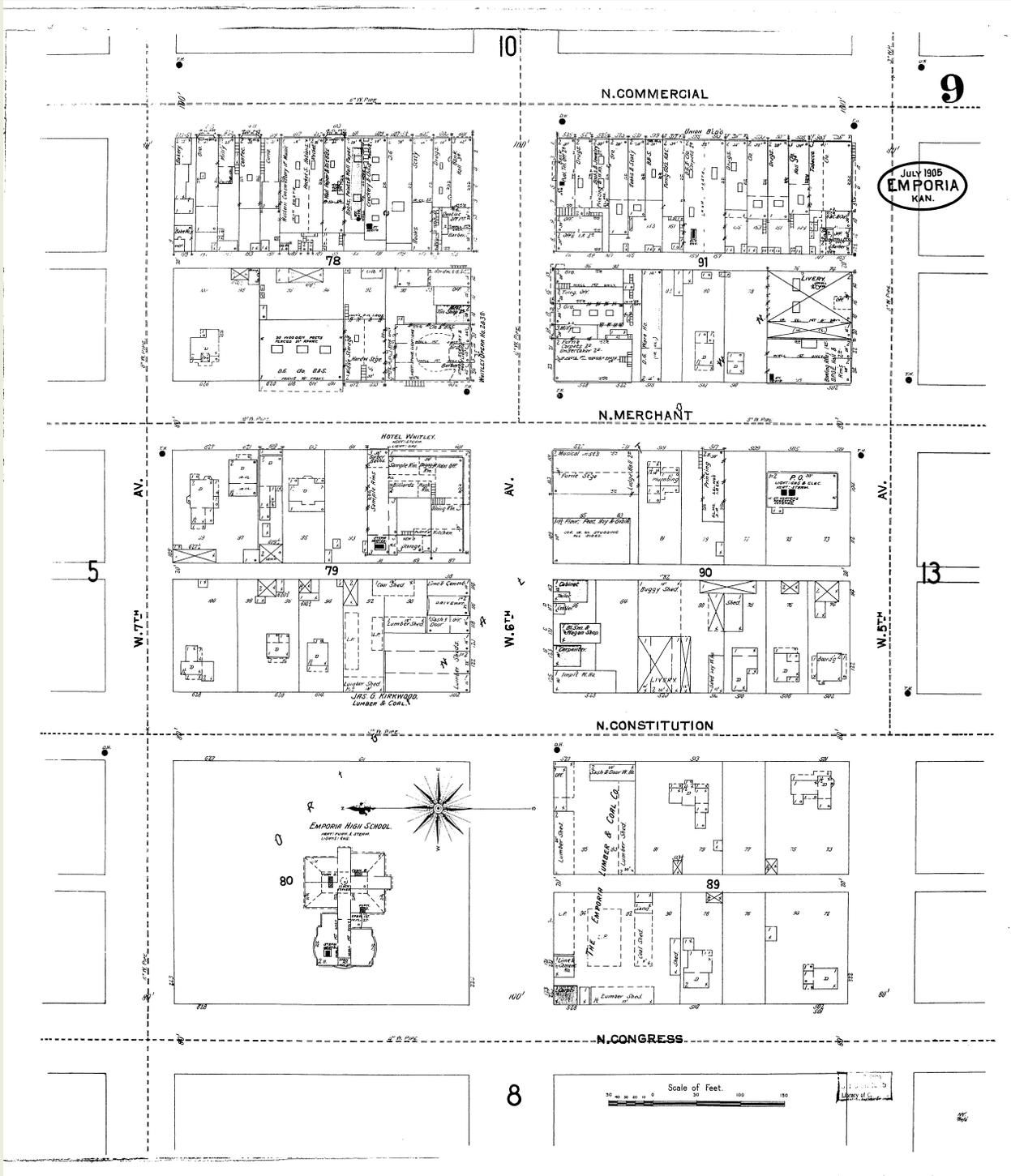
Downtown Historic Survey



1899 Sanborn Map, Sheet 10

EMPORIA

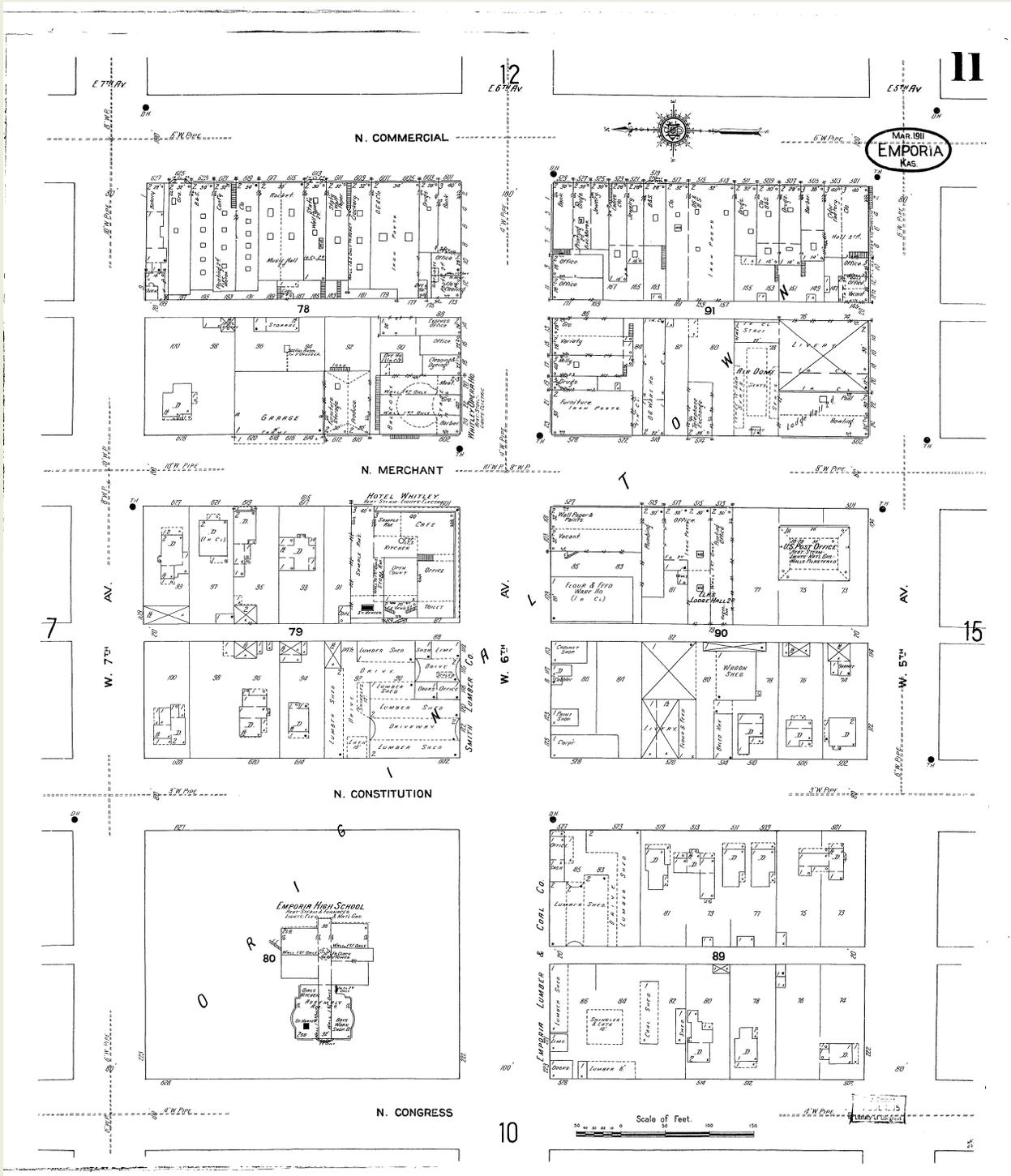
Downtown Historic Survey



1905 Sanborn Map, Sheet 9

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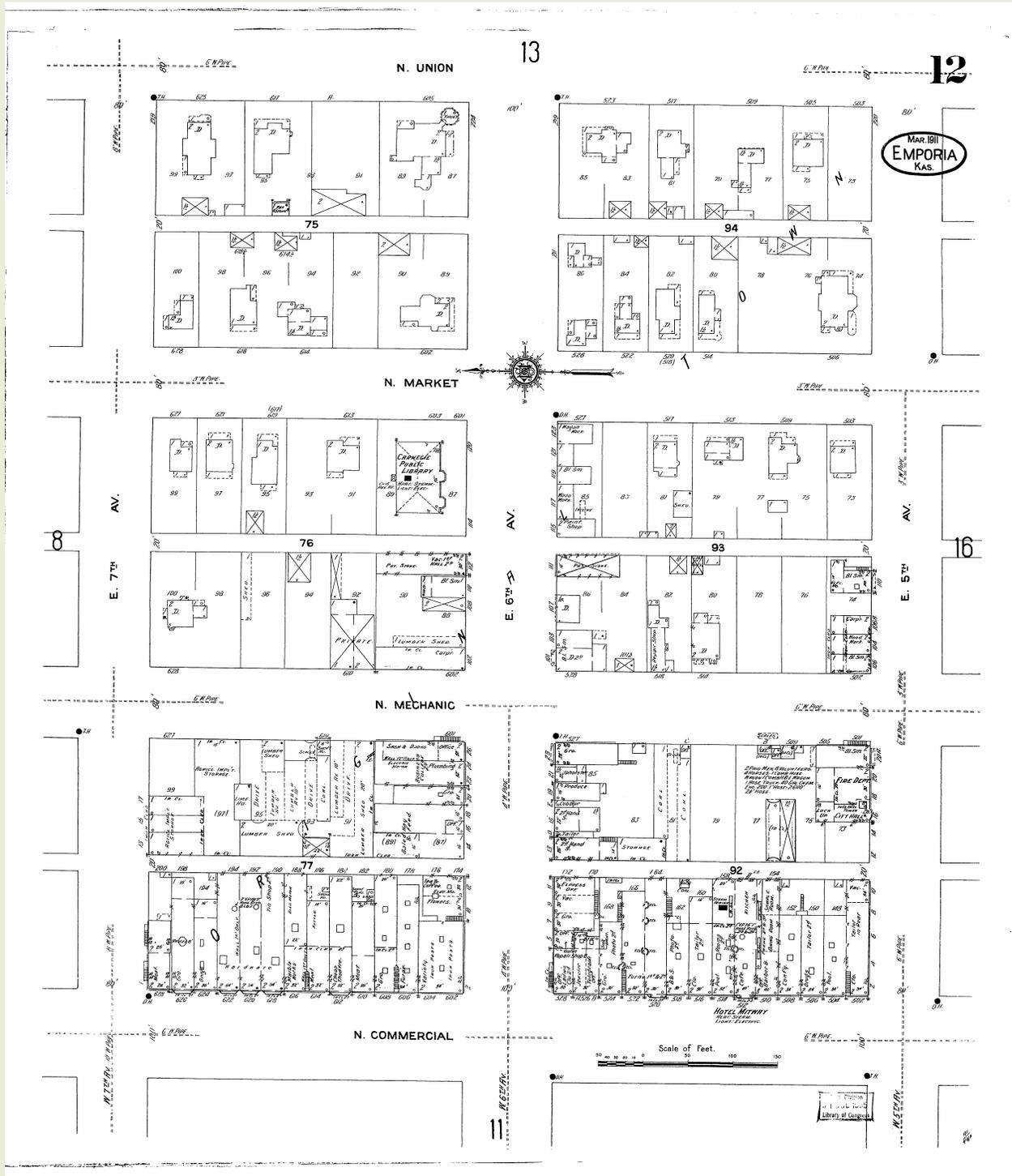
Downtown Historic Survey



1911 Sanborn Map, Sheet 11

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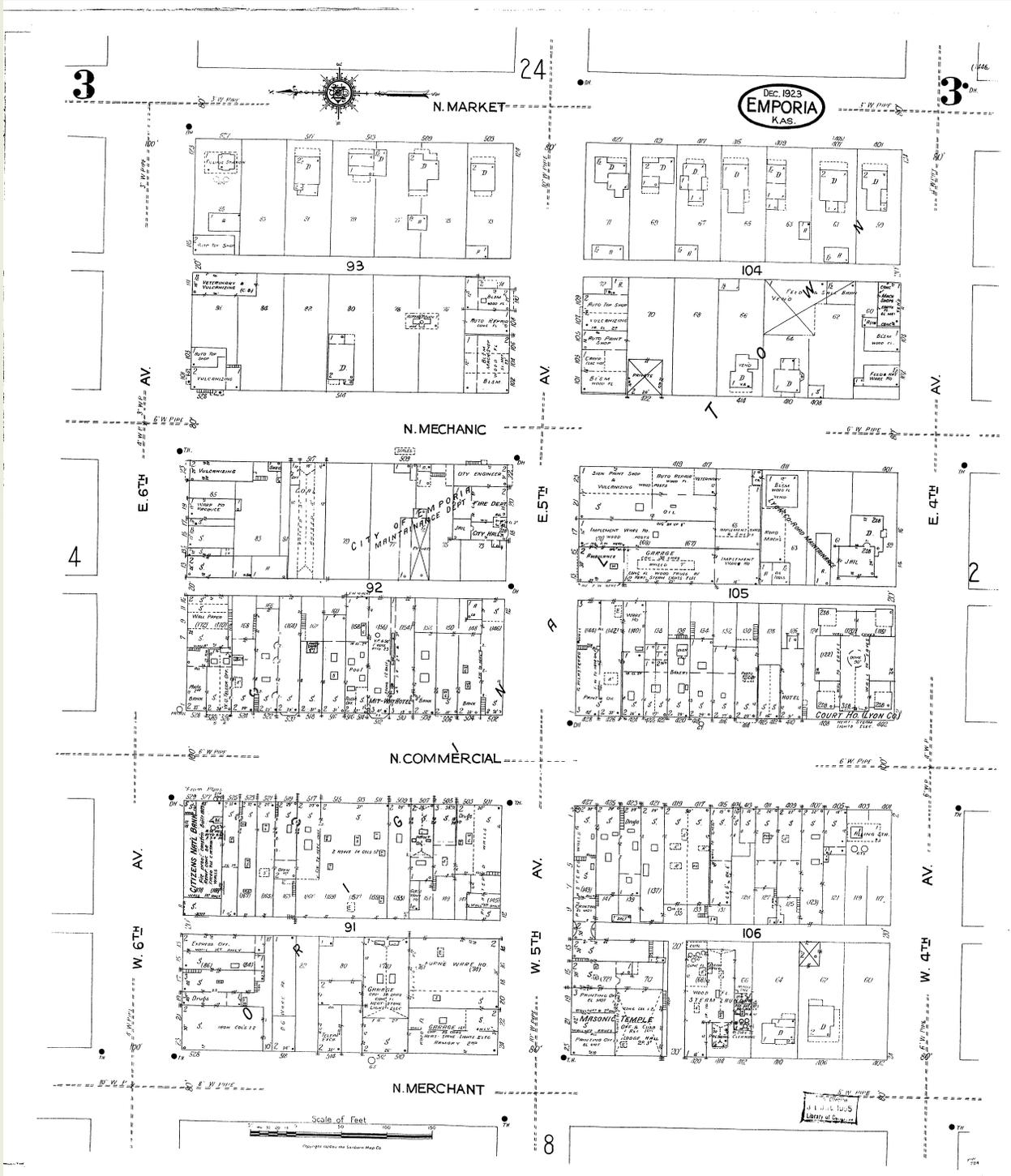
Downtown Historic Survey



1911 Sanborn Map, Sheet 12

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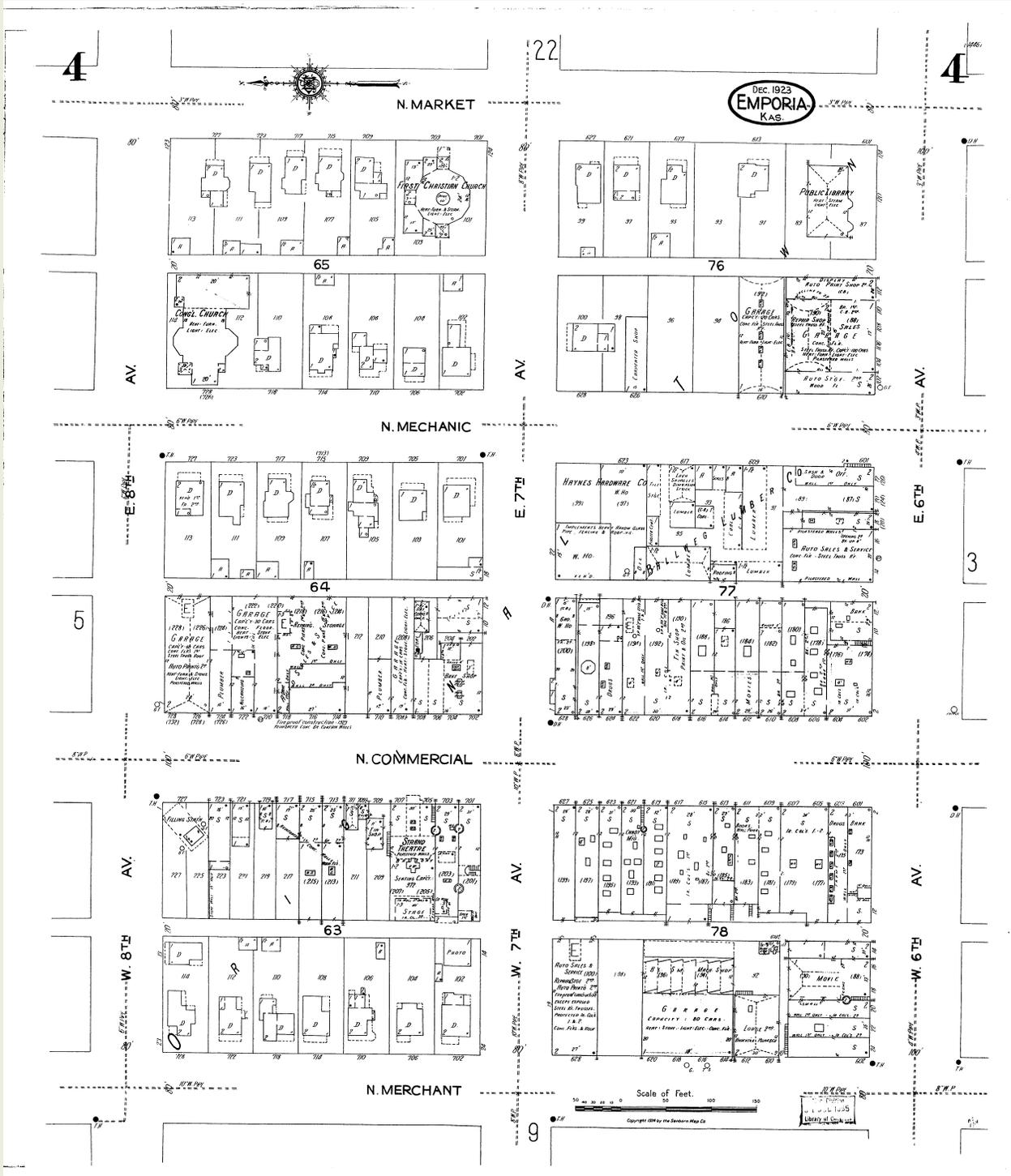
Downtown Historic Survey



1923 Sanborn Map, Sheet 3

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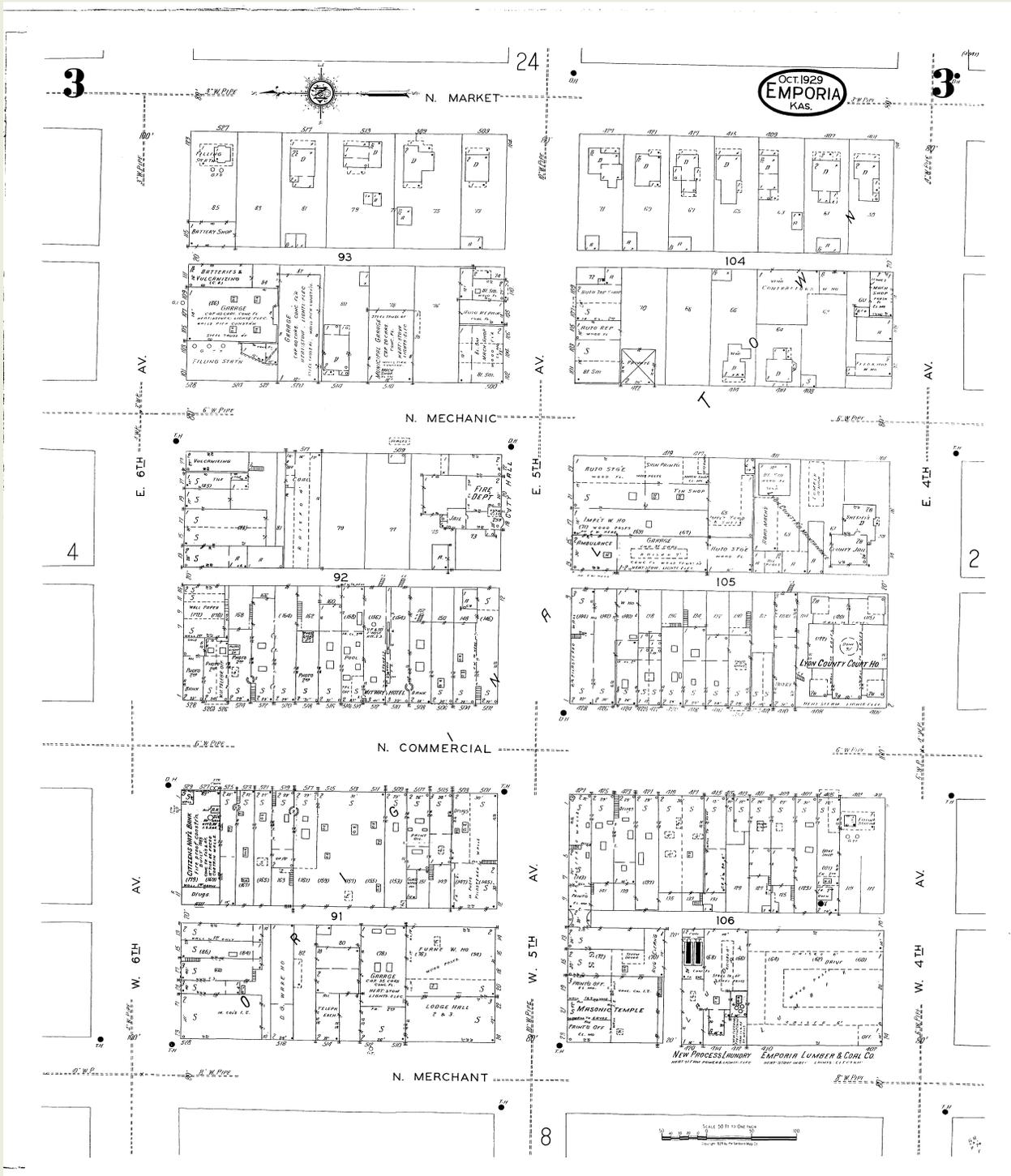
Downtown Historic Survey



1923 Sanborn Map, Sheet 4

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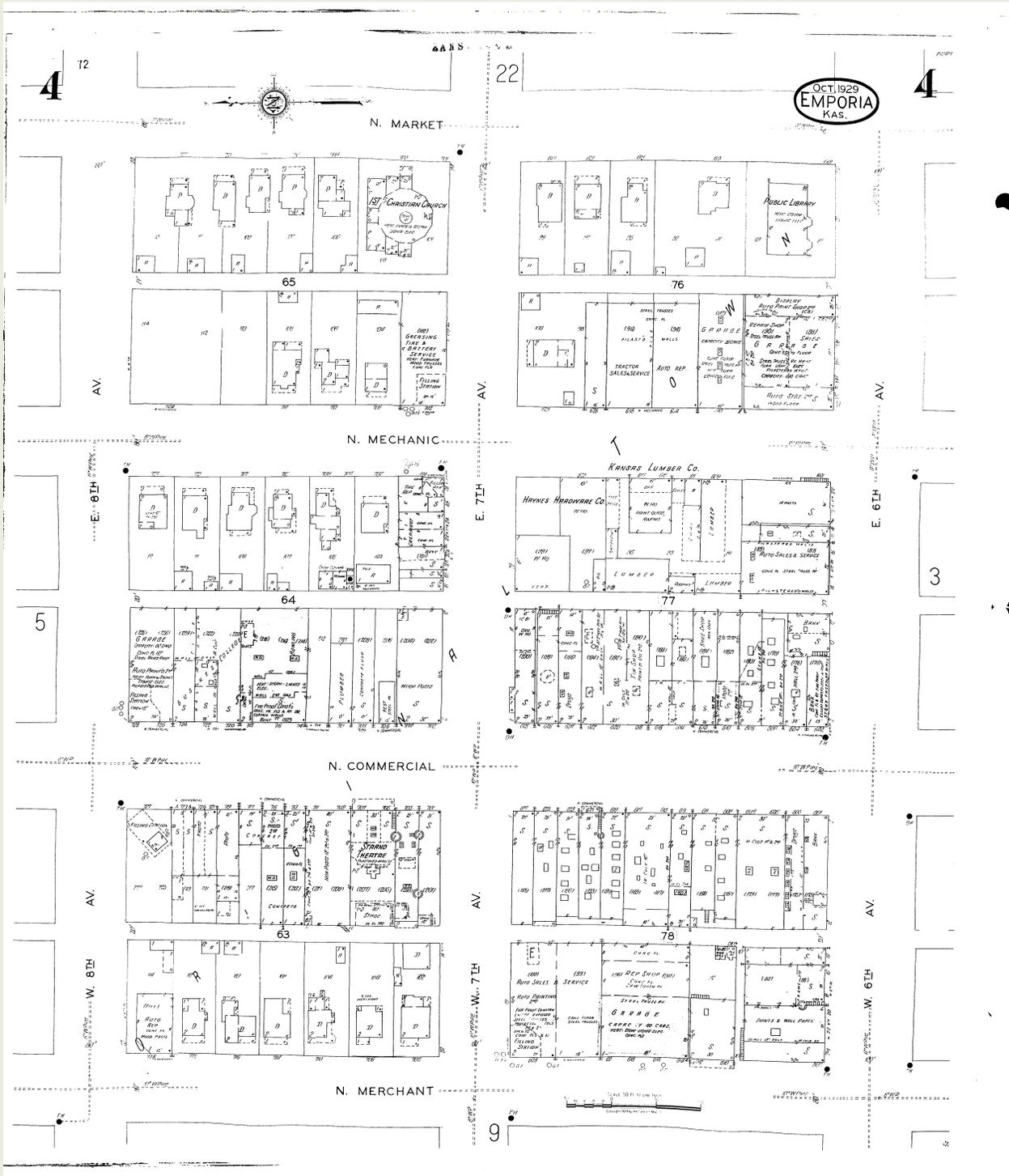
Downtown Historic Survey



1929 Sanborn Map, Sheet 3

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Downtown Historic Survey



1929 Sanborn Map, Sheet 4