

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

Historic name The Avalon

Other names/site number khri #161-3490-000463

Name of related Multiple Property Listing NA

2. Location

Street & number 417 Fremont Street

NA	not for publication
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City or town Manhattan

NA	vicinity
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State Kansas Code KS County Riley Code 161 Zip code 66502

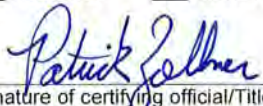
3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local Applicable National Register Criteria: A B C D

 Patrick Zollner, Deputy SHPO 8-6-19
Signature of certifying official/Title Date

Kansas State Historical Society
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

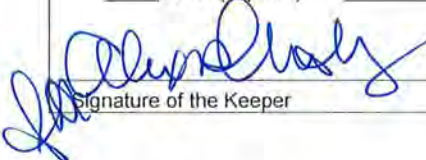
4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register determined eligible for the National Register

determined not eligible for the National Register removed from the National Register

other (explain:)

 9/30/19
Signature of the Keeper Date of Action

The Avalon
Name of Property

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

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

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

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

<u>Contributing</u>	<u>Noncontributing</u>	
1		buildings
		sites
		structures
		objects
1		Total

Number of contributing resources previously listed in the National Register
0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC: MULTIPLE DWELLING

Current Functions
(Enter categories from instructions.)

WORK IN PROGRESS
DOMESTIC: MULTIPLE DWELLING

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY
AMERICAN MOVEMENTS: PRAIRIE SCHOOL

Materials
(Enter categories from instructions.)

foundation: Concrete
walls: Stucco

roof: Asphalt
other: _____

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources, if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary

The Avalon is a two-story apartment building that was created by an expansion of a ca. 1890 house in the 1920s. It is characterized by two-story stacked porches at the outer bays of the front facade where wide arched openings with heavy rectangular piers create private patios for each apartment. Hipped porch bays intersect with a shallow hip roof on the main house, both with wide overhanging eaves. Exterior walls are stucco over a concrete foundation although some original brick is visible on the interior of the west half of the building (the original house). The presence of these brick walls are the only remnant of the original house visible in the west basement. One over one double-hung wood windows are in place around the building and the building entrance is located in the center of the symmetrical front facade topped by a curved pediment with flared eaves and wood brackets.

The rear facade has a wide central bay that extends south of the main house. According to Sanborn maps, there were originally one-story porches on each side of this bay providing rear access to the ground-floor apartments. These porches were extended to two-story by mid-century and then enclosed as part of the adjacent kitchen. Open wood stairways extend to a former second-floor window opening to provide rear access to the upper apartments. The building's wide massing, shallow hipped roof with wide eaves, stucco wall finish and prominent porches with large rectangular columns/piers reflect the Prairie School architectural style that emerged as a truly American style around the turn-of-the century. The exterior of the building retains a high degree of historic and architectural integrity clearly portraying the building's original design and detailing as well as its long-time function as an apartment house.

There are two apartments per floor entered by interior doors off the small central foyer. A wood stair inside the front door provides access to all floors. Apartments were added in each side of the basement ca. 1960s. With the exception of the expansion of the kitchens into the former porches, the first and second-floor apartments retain their original plan configuration and key character-defining features including a wide arched opening with short knee-walls between the living and dining rooms, plaster walls and ceilings, hardwood floors and wood doors and trim. The interior of the building retains significant integrity communicating its 1920s apartment design.

Elaboration

Site/Context

The Avalon apartment building is located in Manhattan's historic Ward 2 neighborhood north of downtown in the 400 block of Fremont. With predominantly early twentieth-century single-family homes, the neighborhood is characterized by tree-lined streets and free-standing homes with common setbacks. A public sidewalk runs along Fremont Street with a concrete walk extending to the building. The apartment building faces north and has a U-shaped footprint with front porches flanking a central building entrance. Front porches are accessed only from within apartments.

The property is comprised of two lots, held jointly since at least 1872. A ca. 1890s house was located on this site in same approximate location as the apartment house and converted to the apartment building in the 1920s. The apartments are accessed from a small central entry foyer and stair as well as private rear entrances. Rear doors access apartment kitchens at grade on the first floor and via individual wood stairways to second-floor apartments.

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The lots are 150' in depth spanning to a mid-block alley which provides vehicular access to the rear lot which historically had a small garage. Parking is also provided on street.

Located west of 4th Street, The Avalon is near a large commercial development that extends from Bluemont Avenue to Poyntz Avenue, east of 4th Street. Fourth Street has become a moderately busy north/south route and Fremont Street is one way eastward.

Exterior

The two-story building has stucco exterior walls over a concrete foundation with a shallow hip roof. Intersecting hipped roofs cap the two-story porches at the end bays on the front/north facade creating a U-shaped footprint. A wide center bay, with shed roof, extends beyond the main body on the rear facade flanked by the open stairs to the upper-floor apartments. The shallow roof with asphalt shingles has wide overhanging eaves with exposed rafter tails around the main building and porches.

The existing apartment building is a 1920s expansion of a ca. 1890s two-story brick home. Sanborn Maps indicate a home with a T-shaped footprint.¹ Investigation revealed brick walls on the west side of the apartment house. It appears that the east stem of the 'T' was removed from the original house, leaving a rectangular form – the west half of the existing building. This block was mirrored on the east and front porches and rear bay added to complete the transition to the apartment building. There have been no changes to the building footprint since the apartment conversion in the 1920s. Originally, one-story rear porches flanked the rear center bay which housed the apartment kitchens. Around mid-century, the porches were expanded to two stories and enclosed to accommodate an expansion of the apartment kitchens.

The front facade is five bays wide, the outer bays being the projecting porch bays with french doors and a single 1/1 double-hung window per floor. A wood porch railing with square balusters spans the arched openings on the front and sides of the porches and floors and ceilings are wood. The main body of the house is three bays, the center entry bay flanked by single windows on each floor. A shallow curved pediment with flared eaves and wood brackets spans over the entrance which is a three-light over one-panel wood door with wood-framed sidelights. A pair of windows is located on the second floor over the entrance. The east and west sides are three bays in width with a single window per bay at each floor. The rear facade is five bays wide with two single windows at each floor in the outer bays and two windows per floor in the projecting center bay. Enclosed porches flank the projecting bay. The site is relatively flat with basement windows slightly above grade.

The windows are simple 1/1 double-hung wood units. Cast-stone lintels and sills distinguish some openings while others are punched openings with simple squared stucco surrounds. Basement windows are short 1/1 units. The former rear porches have screen exposed on the exterior over vertical wood siding but the walls were formerly furred on the interior enclosing the space for expansion of the kitchens. A door with contemporary screen door provides rear access at the first and second-floor apartments.

Interior

The plan configuration of the building is a central front entry with a wood stair serving all floors. There is no circulation through the building except the central stair. A small foyer provides access to first and second-floor apartments, one on each side of the foyer. The stair to the second floor is wood with plaster half-wall railing with a wood cap and wood rail on outer wall. An enclosed stairway provides access down to the basement which has a central mechanical room with non-historic apartments on each side. There have been only two primary interior modifications since the apartments were built in the 1920s; the expansion of the kitchens into the rear porches and the addition of two apartments at the basement level.

¹ The Sanborn Fire Insurance Maps for Manhattan Kansas do not extend to Fremont Street until 1923. The house is present on the 1923 Map although other sources suggest the house was converted to apartments around this time.

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The first floor is slightly above grade accessed by three steps up from the sidewalk. The center stair is wood with carpet. Walls and ceilings are plaster with a simple wood handrail. The corridors doors to the apartments are the original 1/1 stile and rail wood doors.

The first- and second-floor apartments are identically configured with the east side a mirror image of the west. Entered at inside corner of the living room, a wide arched opening with short knee wall section separates the living and dining areas. A small alcove provides access to the bed and bathrooms which are located on the outer walls. A galley-style kitchen was originally located in the projecting rear central rear bay. The only change in the floor plans of the original apartments was enclosure of the rear porches adjacent to the kitchen, allowing expansion of the kitchen. Throughout, walls and ceilings are plaster and the floors are generally exposed hardwood with vinyl tile in the kitchen and ceramic tile in the bathrooms. Historic wood trim includes wide door and window casings and 6" baseboards, all with a simple profile and painted finish. Most doors within each apartment are the original 1/1 paneled wood doors. Multi-light french doors which provide access to the front porches at each first and second-floor apartment access from the north side of the living room.

Kitchens feature wood cabinets with cast-iron sinks. Bathrooms have white hex tile floors, cast-iron tubs, and some cabinets in place. Other fixtures are replacements. Most light fixtures have formerly been replaced; the only exception being historic fixtures extant above mirrors in some bathrooms.

Integrity

The Avalon Apartments retain a high degree of historic integrity on the interior and exterior. The only known exterior alteration is the expansion and enclosure of the rear porches. The shallow hip roof with wide overhanging eaves and porches with large arched openings with heavy piers convey the building's Prairie School style. Continually serving as apartments for more than ninety years, the interior has undergone only minor alteration. The only known changes are expansion of the kitchen into the enclosed rear porches and the addition of apartments in the basement.

Original features and finishes are extant at the entry foyers and within the apartments including plaster walls and ceilings, wood floors and trim, wood stairs, doors and windows. The known alterations within apartments include replacement of light fixtures and some plumbing fixtures and installation of vinyl tile and carpet in a few areas. The replacement fixtures and finishes where extant generally reflect typical maintenance and normal wear in rental housing and do not significantly impact historic integrity.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

ARCHITECTURE

Period of Significance

ca. 1925

Significant Dates

ca. 1925

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Period of Significance (justification)

The period of significance is ca. 1925, the date of construction for the apartment building (when it was converted from former house). There are no visible remnants of the house except in west basement.

Criteria Considerations (justification)

None

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Narrative Statement of Significance

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Summary

The Avalon apartment building is located at 417 Fremont Street in Manhattan's Ward 2 neighborhood north of downtown, Riley County, Kansas. It is eligible for listing in the National Register of Historic Places under Criterion C – Architecture. The building clearly reflects its design and long-term function as an apartment building and conveys information about the Low-rise Walk-up Apartment Buildings built in Manhattan and cities across the state and nation, to address housing shortages in the period following WWI. The Avalon is an excellent example of the Prairie School style, common in residential neighborhoods 1900-1930. The period of significance is ca. 1925, the date of apartment construction.

Created through the expansion of an existing ca. 1890s home, the Avalon was constructed ca. 1925 in a residential neighborhood consisting almost exclusively of single family homes. The new apartment building contained four apartments, one of which was occupied by the M.P. Robinson family who owned the apartment house until 1940. The name 'The Avalon' was first used in 1926 and remains today. Two basement units were added ca. 1960 and the kitchens expanded into the rear porches. These are the primary modifications in the building's ninety plus-year history as an apartment building.

Elaboration

Manhattan's Growth as a Modern City

When Manhattan was incorporated in 1857, early residents named two of the major thoroughfares after men significant to their cause: Poyntz Avenue after Col. John Poyntz, financier of the Hartford mission; and Houston Avenue after Sam Houston, the only Manhattan settler elected to the 1855 legislature as a Free-Stater.² By 1866 the Union Pacific Railroad had reached Manhattan, making the town a regional hub between Topeka and Ft. Riley. By the mid-1880s Manhattan had railroads running in every direction and was the central business hub for the county. The town did not become a railroad or even a western town; rather it was described as having "the distinct character of older eastern cities."³ Manhattan's central business district grew around Poyntz Avenue, which in the 1850s included small wooden houses and stores, but in the decades that followed construction evolved to be primarily permanent limestone and brick structures.⁴ The early two-story commercial buildings included residential apartments above commercial spaces. But with the focus on commerce along Poyntz, neighborhoods of single-family homes steadily grew around the business center. With over 2,100 residents, William Cutler described the town of Manhattan in 1883. "Scattered over the town are modest cottages and palatial residences, tasty church edifices, store buildings of large and small proportions, banks, hotels, mills and elevators, while in the suburbs are many most beautiful and desirable homes."⁵ By 1890 the City had installed electricity and improved sidewalks as residential neighborhoods continued to expand housing for the city's 3,000 residents.⁶ A decade later street signs and numbering on houses and businesses were installed in order to deliver mail.⁷ Partially in response to the City Beautiful movement during the first two decades of the new century, Manhattanites saw more modernization of its infrastructure with the construction of a new electric light plant (1901), the first artificial ice plant (1903) Carnegie Library (1904) and county courthouse (1904). In the 1920s the city got a new water filtration plant

² Brenda R. Spencer and Christy Davis. *Downtown Manhattan Historic District Multiple Property Submission*. Washington, DC: National Parks Service, 2006, 51.

³ Kevin G.W. Olson. *Frontier Manhattan: Yankee Settlement to Kansas Town, 1854-1894*. Lawrence, KS: University Press of Kansas, 2013, 185. Olson is quoting *An Illustrated Sketchbook of Riley County, Kansas: 'The Blue Ribbon County.'* Manhattan: *The Manhattan Nationalist*, 1881, 32.

⁴ Olson, 185.

⁵ William G. Cutler. *History of the State of Kansas*. Chicago: A.T. Andreas Publishing Co, 1883.

⁶ Olson, 188.

⁷ Historic Preservation Services, LLC. *Cultural Resources Survey Wards 1 and 2 Manhattan, Kansas*, 2004, 40.

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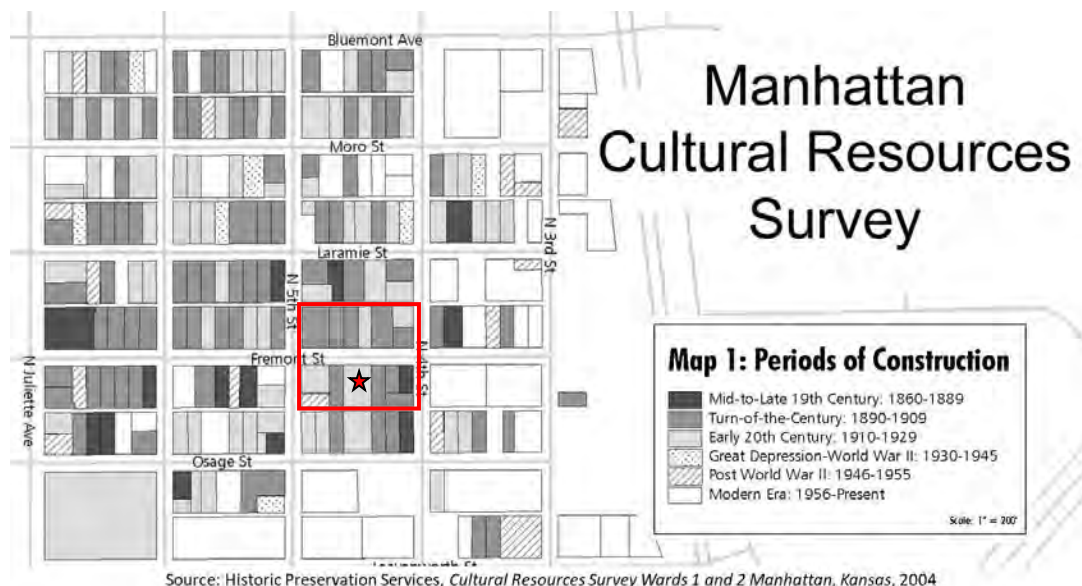
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(1922), Masonic Hall (1922), and new Catholic (1921), Methodist (1921) and Lutheran (1925) churches; in October 1922 a bond measure passed for the construction of three new schools.⁸

While its centralized role in agricultural markets was vital for the local economy, much of the Manhattan's growth can be attributed to the Kansas State Agricultural College. Established in 1863 as the first land-grant college in Kansas, the institution admitted men and women equally; only the second college in the United States to do so.⁹ By 1890 enrollment was over 590; by 1920 that number had grown to 3,400, a six-fold increase.¹⁰ Before 1900 many of the families who desired their children to attend the college moved to Manhattan. Rather than sending their children alone, advertisements in local newspapers indicate that families often moved with their children, perhaps to further their own economic opportunities in Manhattan.¹¹ By the 1920s more housing was available on campus and apartments catering to students appeared in the neighborhoods surrounding the college.

As with other mid-sized Midwestern towns, Manhattan saw a precipitous rise in its population between 1880 and 1920. By 1900 Manhattan's population had risen to 3,438; by 1920 it was up to 7,989.¹² By 1910 the city had sixty miles of paved streets and permanent brick or concrete sidewalks were expanding into residential areas. In 1913 the Manhattan Commercial Club placed a full-page ad in local newspapers outlining the city's virtues as reasons for homeownership in Manhattan.¹³ The 1920s were a time for renewal and progress in Manhattan. By 1925 when the Avalon was built, the city's population had reached 10,112.¹⁴ A 2004 Historic Survey for the City of Manhattan included a map detailing the dates of construction of homes in Manhattan's Ward 1 and 2 neighborhoods. There is only one extant pre-1889 home in the 400 block of Fremont. A majority of homes were built between 1890 and 1909, with the area filling in during the following two decades.

These homes were almost exclusively single family; although some residents did rent individual rooms.¹⁵ The original home at 417 was a nine-room brick structure likely built in the 1890s. The Avalon apartment building is one of four buildings in the 400 block dating to the period 1910-1930. When soldiers returned home after WWI housing shortages existed across the country and Manhattan was no exception. The Avalon Apartments, constructed



⁸ "Manhattan/Riley County, 1921-1930." Riley County Kansas & Manhattan Timeline 1811-2009. Accessed 21 Feb 2019 at <http://www.rileycountyks.gov/335/1921-1930>.

⁹ Ibid, 145. Olson is quoting the *Manhattan Independent*, 29 June 1867.

¹⁰ James E. Sherow. *Manhattan*. Charleston, SC: Arcadia Publishing, 2013, 41.

¹¹ For example, when M.M. West desired to sell the home at 417 Fremont the advertisement stated, "This property is very desirable particularly for persons who intend sending their children to Agricultural College." *Abilene Daily Reflector*, 27 Oct 1904, 3. House advertisements noted their proximity to the college. *Manhattan Nationalist*, 30 Sep 1897, 6; and *Manhattan Mercury*, 31 July 1891.

¹² U.S. Census Bureau, Decennial Census, 1900-2010. Online at Kansas University Institute for Policy and Social Research, <http://www.ipsr.ku.edu/ksdata/ksah/population/2pop33.pdf>.

¹³ *The Morning Chronicle*, 30 Aug 1913, 69.

¹⁴ *Manhattan Republic*. 1 Oct 1925, 7.

¹⁵ Numerous advertisements were found in Manhattan newspapers for rooms in houses in the Fremont area. See *The Morning Chronicle*, 27 Nov 1920, 6; 15 Dec 1925, 7; and 20 Dec 1925, 11, for examples.

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during the postwar era, provided an investment opportunity for owners and affordable, individual living space for young couples.

417 Fremont and The Avalon Apartment Building

No definitive date of construction was found for the original brick home at 417 Fremont as Sanborn maps do not include Fremont Street until 1923. Deed and newspaper research showed the property was owned by H.T. Merrifield from early 1872 through spring 1885. The property changed hands four times between April 1885 and August 1895 when it was purchased by Joseph Floersch. An advertisement in October 1904 was found in newspapers offering a nine-room brick house at 417 Fremont for sale or rent.¹⁶ In April 1907, James W. McDonald bought the property for \$3500. The McDonald family spent the next fourteen years at the address and then sold to L.C. Sheriff for \$5,500.

According to newspaper reports in early 1921 L.C. Sheriff had bought the McDonald house and was making it into apartments.¹⁷ Landrine Cicero Sheriff (1857-1934) was an Independence, Kansas businessman. Born in Georgia and reared in Hickory County, MO, Sheriff was an entrepreneur who at various times in his life sold real estate, was in the oil business, and owned Independence Marble & Granite Works, to name a few of his pursuits.¹⁸ Sheriff had no discernable link to Manhattan; the only likely connection being that he and James McDonald were in the oil business. Sheriff likely saw the value in apartments given the postwar housing shortage. Sheriff was reportedly building a garage on the property as well.¹⁹

Although the intentions to convert the house to apartments were reported in two local papers, no mention was found in 1921-22 of completion of the apartments. Supporting evidence that the property was not converted to apartments at this time includes the announcement of the sale of the home at 417 Fremont to Morley P. Robinson in March 1923.²⁰ A single-family house remained in place on the 1923 Sanborn Map (March) while the 1930 Sanborn clearly illustrates the apartment building with the existing footprint.²¹ Thus, it is likely that the Robinson family constructed (or finished construction of) the Avalon Apartments ca.1925.

Morley Punshon Robinson (1869-1937), born in Smith, Durham, Canada, immigrated with his mother and seven siblings to Marshall County, Kansas in 1878.²² In 1900 he was farming near Blue Rapids, Kansas with his extended family nearby; by 1910 he also was selling farm machinery.²³ In 1923, he moved his family to Manhattan where he would operate the Robinson Motor Company selling Good Maxwell cars and other farm machinery.²⁴ In 1931 he sold the Avalon Apartments to his son Harold M. Robinson, who lived in Kansas City.²⁵ Morley and his wife Laura continued to live in one of the four Avalon Apartments until his death in 1937.²⁶ The Robinsons are likely responsible for name "The Avalon." The first known use of the name appeared in the newspaper article announcing their daughter's wedding and future residence at "The Avalon" in 1926.²⁷ The Robinson family may have used the garage for a temporary storefront for their automobile dealership as a 1925 advertisement lists 417 Fremont as the company's address.²⁸

Many of the owners of the property at 417 Fremont Street were prominent citizens of Manhattan. Joseph B. Floersch, assistant cashier at Union National Bank during the time when he owned the property from 1895-

¹⁶ *Abilene Daily Reflector*, 27 Oct 1904, 3.

¹⁷ *The Morning Chronicle* and the *Manhattan Weekly Mercury*, 7 Apr 1921, 3.

¹⁸ *Independence Daily Reporter*, 8 Apr 1914, 3; 16 Aug 1916, 6; and 18 Jun 1917, 3.

¹⁹ *The Manhattan Weekly Mercury*, 07 Apr 1921, 3.

²⁰ *The Manhattan Republic*, 14 Jun 1923, 8.

²¹ 1923 & 1930 Sanborn maps.

²² Ancestry.com. 1930 *Federal Census: Manhattan, Riley, Kansas*. District: 14. FHL microfilm: 2340453, 14B. Provo, UT: Ancestry.com Operations Inc. 2002.

²³ *The Manhattan Republic*, 14 Jun 1923, 8.

²⁴ *Ibid.*

²⁵ *The Manhattan Mercury*, 29 May 1937, 1.

²⁶ *The Manhattan Mercury*, 10 Dec 1956, 2.

²⁷ *The Morning Chronicle*, 30 Oct 1926, 3.

²⁸ *The Morning Chronicle*, 01 Nov 1925, 6.

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1901, became president of the bank in later years. In 1940, Harold Robinson sold The Avalon to Mollie Goldstein, who retained it only for a few years through the war. The Goldstein family, prominent for decades in Manhattan, owned Kansas Wool and Hide, a precursor to current family-owned business, Steel & Pipe Supply Co. In 1945 the Avalon was sold to Herbert Gaede, who managed Duckwalls downtown for thirty-three years. Gaede rented an apartment at the Avalon in 1935 before owning the building a decade later.²⁹

Since the 1950s the building was managed as a rental property by owners Samuel & Una Belle Sidebotham (1953-1982), Robert & Kathleen Payne (1982-1992) and Douglas and Julie Walter (1992-2018). The Walters sold the property to the current owner, FHP Properties, LLC in May 2018.

1920s Apartment Development and the Prairie School Style

As the industrial revolution took hold in the United States in the mid-1800s the American population began a steady shift to cities. By 1880 twenty-five percent of Americans lived in urban areas; by 1910 the number had increased to forty-five percent.³⁰ Transportation by railroad, streetcars and trolleys meant people could live farther from their work and city boundaries expanded to meet the ever increasing demand. Elevators and structural steel permitted cities to grow skyward, while the transportation advances including automobile ownership and paved roads enabled horizontal expansion.³¹ In the 1880s and 1890s in large cities such as New York, construction of apartment buildings began to replace the townhouse which had served families in urban areas in previous generations.³² The early building trends of cheap tenement houses crowding immigrants and factory workers into poorly constructed small spaces did not occur in the state.

In Kansas, construction of apartments became common during the decades that followed the turn of the century. Town planners, architects and investors encouraged apartment development in the city centers as a viable alternative to home ownership and capitalized on existing infrastructure and transportation. Apartments provided reasonably priced housing for families and young professionals who moved into towns and cities, especially following World War I, seeking better opportunities. Although the automobile allowed residential development outside the city center, home ownership was out of reach for many who would form the new American middle class.

Apartment building designs varied widely but several Multiple Property Nominations in the National Register provide historic contexts that identify generally accepted apartment property types. The Avalon apartment building is classified as a *Low-Rise Walk-Up* or *Conventional Low-Rise* property type.³³ The defining characteristics of the property type are:

- An apartment building two to four stories in height
- Typically 5 or more apartments
- A single public entrance
- A vestibule or foyer but no lobby
- A stair providing access between floors but no elevator and
- Each apartment has private kitchens and baths.³⁴

The Avalon meets these requirements except originally having four apartments, not five. Although technically converted from a single-family home, the original house represents less than half of the existing apartment

²⁹ *The Riley County Chronicle*, 10 Sep 1920, 7.

³⁰ *Selected Historical Decennial Census Population and Housing Counts*. United States Census Bureau. Accessed 6 Feb 2019 at <https://www.census.gov/population/www/censusdata/files/table-4.pdf>.

³¹ Carman, Harry J., Harold C. Syrett and Bernard W. Wishy. *A History of the American People*. New York: Alfred A Knopf, 1967, 820.

³² *Exploring the Decade through Literature and Art*. Harry Ransom Center, University of Texas, Austin. Online at https://www.hrc.utexas.edu/educator/modules/teachingthetwenties/theme_viewer.php?theme=small§ion=house&subject=2.

³³ The Low-Rise Walk-up Apartment is sometimes called Conventional Low-Rise Apartment; the two terms are synonymous.

³⁴ Emily Hotaling Eig and Laura Harris Hughes. *Apartment Buildings in Washington, D.C. 1880-1950 Multiple Property Submission*. Washington, DC: National Parks Service, 1994; and Sally F. Schwenk. *Working and Middle-Income Apartment Buildings in Kansas City, Missouri Multiple Property Submission*. Washington, DC: National Parks Service, 2007.

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building with no visible remnants from public view. The former house was clearly gutted and the brick perimeter walls retained as the west half of the apartment building. The west half was duplicated on the east with a rear bay and front porches added. Use of part of the original house structure was likely an economical decision reducing construction costs. The apartment house is frame construction on a concrete foundation except the brick walls of the original house. The entire exterior facade is stucco with no distinction between the two sides (original house and ca. 1925 apartment construction).

Architecturally, the apartment building represents the Prairie School style which is one of the few truly American styles developed by a creative group of Chicago architects around the turn of the twentieth century.³⁵ The most notable practitioner of the style was Frank Lloyd Wright and his followers who consciously rejected historical styles and based the overall form of houses on the rolling prairies of the Midwest.³⁶ Defining characteristics are rectangular/wide massing, low-pitched hipped roofs with wide eaves and banding between floors all emphasizing horizontal lines. Massive square or rectangular piers used to support porch roofs are an almost universal feature of the style. Vernacular examples were spread by pattern books and magazines.³⁷

A 2004 survey of Manhattan's Historic Ward 1 and 2 neighborhoods used The Avalon apartment building as an example of the Prairie School style in Manhattan citing the massive square porch supports, very wide eaves and shallow hipped roof as the characteristics that identify it as a Prairie School design.³⁸

Summary

The Avalon at 417 Fremont Avenue in Manhattan Kansas is an apartment building constructed in the 1920s, expanded from a ca.1890s home. The building clearly reflects its design and long-term function as an apartment building and conveys information about the Low-rise Walk-up Apartment Buildings built in Manhattan and cities across the state and nation, to address housing shortages in the period following WWI. The Avalon is an excellent example of the Prairie School style, common in residential neighborhoods 1900-1930.

³⁵ Virginia and Lee McAlester, *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984. 439-441.

³⁶ William Ward Bucher III, ed. *Dictionary of Building Preservation*. New York: John Wiley and Sons (Preservation Press) 1996. 354.

³⁷ Virginia and Lee McAlester, 439-441.

³⁸ Historic Preservation Services, LLC. *Cultural Resources Survey Wards 1 and 2 Manhattan, Kansas*, 2004, 110.

The Avalon
Name of Property

Riley County, Kansas
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9. Major Bibliographical References

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

Ancestry.com. 1930 Federal Census: Manhattan, Riley, Kansas. District: 14. FHL microfilm: 2340453, 14B. Provo, UT: Ancestry.com Operations Inc. 2002.

Ancestry.com. *U.S. City Directories, 1822-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

Carman, Harry J., Harold C. Syrett and Bernard W. Wishy. *A History of the American People*. New York: Alfred A Knopf. 1967.

City of Manhattan Code Department. Building Permit Records for 417 Fremont.

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

Eig Emily Hotaling and Laura Harris Hughes. *Apartment Buildings in Washington, D.C. 1880-1950*. National Register Multiple Property Documentation Form. Washington, DC: National Parks Service, 1994.

Historic Preservation Services, LLC. *Cultural Resources Survey Wards 1 and 2 Manhattan, Kansas*, 2004.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.

Newspapers.com for various issues of the following newspapers:
Abilene Daily Reflector
Independence Daily Reporter
The Manhattan Independent
The Manhattan Mercury & Weekly Mercury
The Manhattan Nationalist
The Manhattan Republic
The Morning Chronicle
The Riley County Chronicle

O'Brien, Patricia. *Lydia-Jean Apartments National Register Nomination*. Washington, DC: National Parks Service, 2003.

Olson, Kevin G.W. *Frontier Manhattan*. Lawrence: University of Kansas Press. 2012.

Riley County Appraisers Office. Parcel record for 417 Fremont.

Riley County Registrar of Deeds. Ownership records for Lots 256-257, Ward 2.

Riley County Historical Society.
 An Illustrated Sketchbook of Riley County, Kansas: 'The Blue Ribbon County.' Manhattan: *The Manhattan Nationalist*, 1881.
 Business/City Directories including:
 1884 Riley Co. Blue Book Business Directory
 1908 R.L. Polk & Co. Kansas State Gazetteer & Business Directory, KC, MO: R.L. Polk & Co.
 Manhattan City Directories: 1895, 1900, 1904, 1911, 1914 and 1918.
 United Telephone Directory for Manhattan, KS: 1921, 1922, 1923, 1924.
 1939, 1946, 1949 R.L. Polk Directories

Sanborn Fire Insurance Co. Maps for Manhattan, Riley County, Kansas. 1897, 1905, 1912, 1923, 1930, 1947.

Schwenk, Sally F., *Working and Middle-Income Apartment Buildings in Kansas City, Missouri*, Multiple Property Submission, National Register of Historical Places, Washington, DC: National Parks Service, 2007.

Sherow, James E. *Manhattan*. Charleston, SC: Arcadia. 2013.

Spencer, Brenda R. and Christy Davis. *Downtown Manhattan Historic District Multiple Property Submission*. Washington, DC: National Parks Service, 2006.

U.S. Census Bureau, Decennial Census, 1900-2010. Online at Kansas University Institute for Policy and Social Research, <http://www.ipsr.ku.edu/ksdata/ksah/population/2pop33.pdf>.

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

The Avalon
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10. Geographical Data

Acreeage of Property Less than one

Provide latitude/longitude coordinates OR UTM coordinates.
(Place additional coordinates on a continuation page.)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1 39.183421 -96.562538
Latitude: Longitude:

Verbal Boundary Description (describe the boundaries of the property)

Lots 256 and 257, Ward 2, Manhattan, Kansas

Boundary Justification (explain why the boundaries were selected)

The description above reflects the legal parcel on which the building is located and with which it has been historically associated (since conversion to apartment building in 1923).

11. Form Prepared By

name/title Brenda and Michelle Spencer
organization Spencer Preservation date 22 February 2019
street & number 10150 Onaga Road telephone 785-456-9857
city or town Wamego state KS zip code 66547
e-mail brenda@spencerpreservation.com

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

name FHP Properties, LLC (Tyler and Morgan Holloman)
street & number 709A Pecan Circle telephone 785-370-0162
city or town Manhattan state KS zip code 66502

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Additional Documentation

Submit the following items with the completed form:

Photographs**Photograph Log**

Name of Property: The Avalon

City or Vicinity: Manhattan

County: Riley State: Kansas

Photographer: Tyler Holloman (except as noted)

Date

Photographed: 19 July 2018 (except as noted)

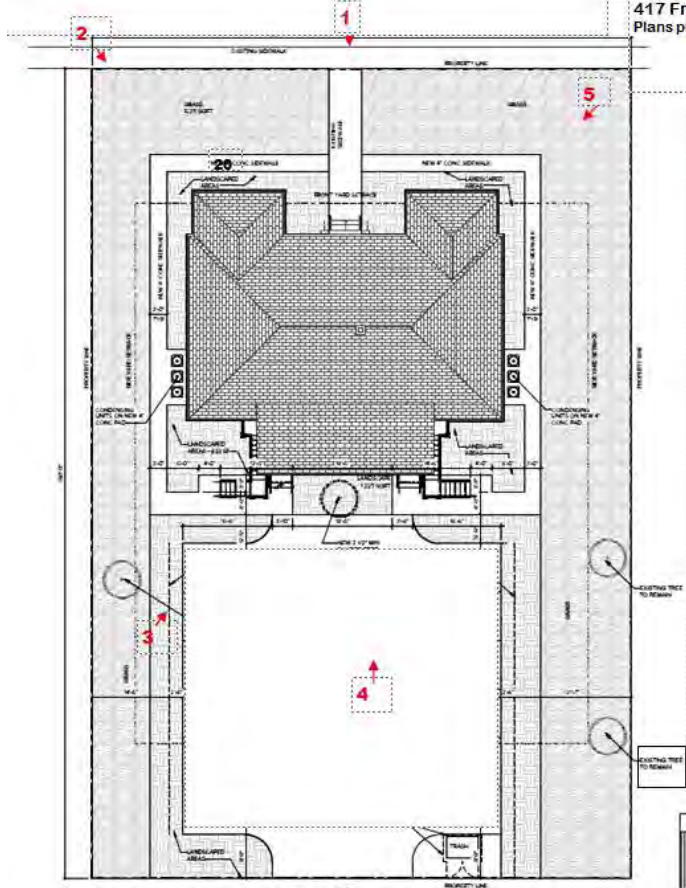
Description of Photograph(s) and number, include description of view indicating direction of camera:

<u>#</u>	<u>Direction</u>	<u>Description</u>
1 of 12	S	Front/North facade
2 of 12	SE	North and West facades, looking SE from sidewalk at NW corner of property
3 of 12	NE	South/rear facade with former porches enclosed as part of kitchens
4 of 12	N	South/Rear facade
5 of 12	W	East and North/front facade from NE corner of site
6 of 12	E	Looking east inside front entry with front door on left and apartment entry ahead (Spencer, 02-14-2019)
7 of 12	SE	Looking SE inside east apartment entry in living room (typical)
8 of 12	SE	Looking SE in dining room with hallway to bed and bathrooms on right and kitchen at rear (typ)
9 of 12	N	Kitchen in rear bay off dining room
10 of 12	E	Bathroom - typical
11 of 12	SW	Bedroom, looking back toward door off hallway – typical
12 of 12	NE	Looking north out front porch from 2 nd floor apartment-typical (Spencer, 02-14-2019)

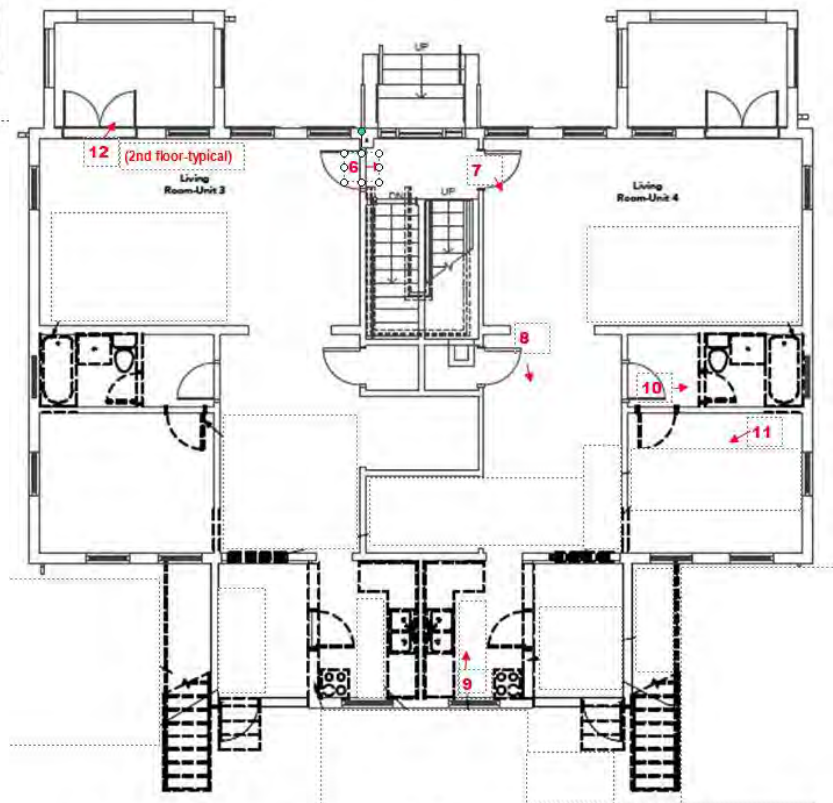
The Avalon
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PHOTO KEY
The Avalon Apartments
417 Freemont St, Manhattan
Plans provided by Architect One



1 Architectural Site Plan
SCALE: 1/8" = 1'-0"



1 First Floor Plan - Demolition
SCALE: 3/16" = 1'-0"

PHOTO KEY
The Avalon Apartments
Sheet 2
417 Freemont St, Manhattan
Plans provided by Architect One

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Figures

Include GIS maps, figures, and scanned images below.

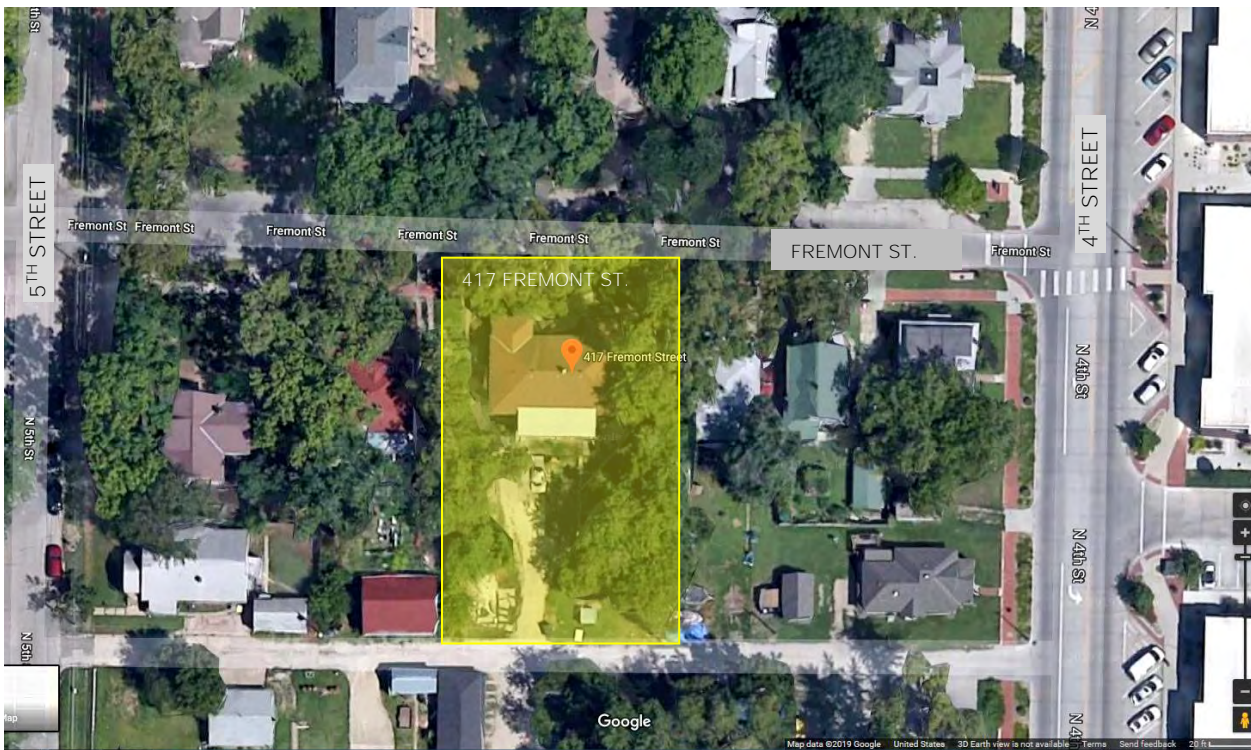
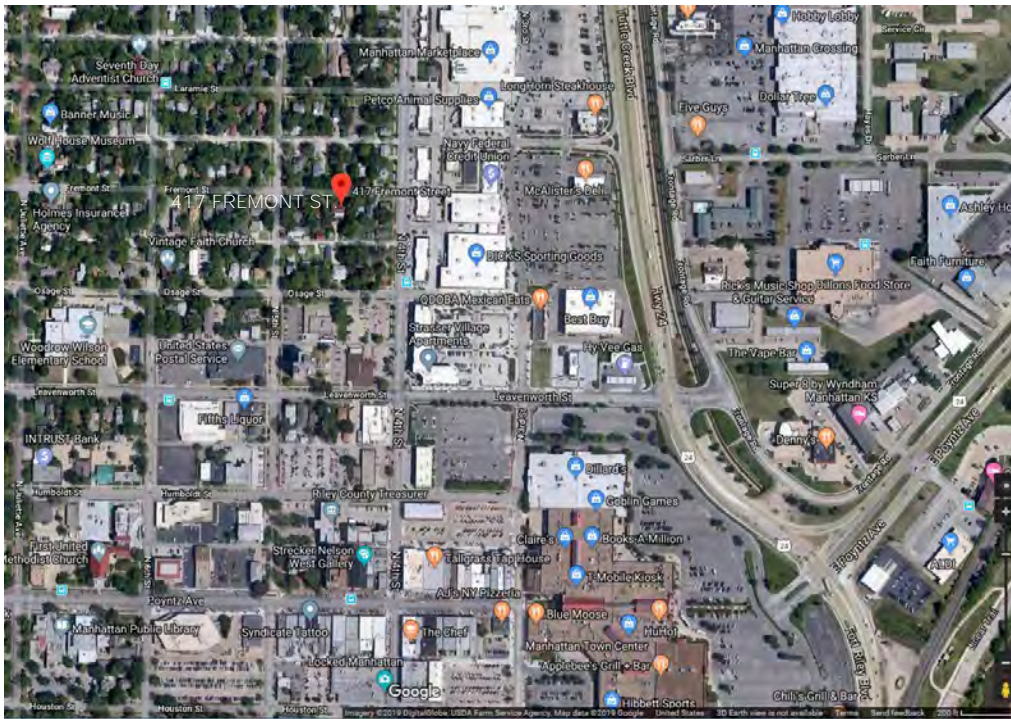


Figure 1 – Context and Site Maps
417 Fremont Manhattan, Riley County, KS
WGS 84, Lat/Long 39.183421 -96.562538
2019 Google Maps downloaded 2-07-2019

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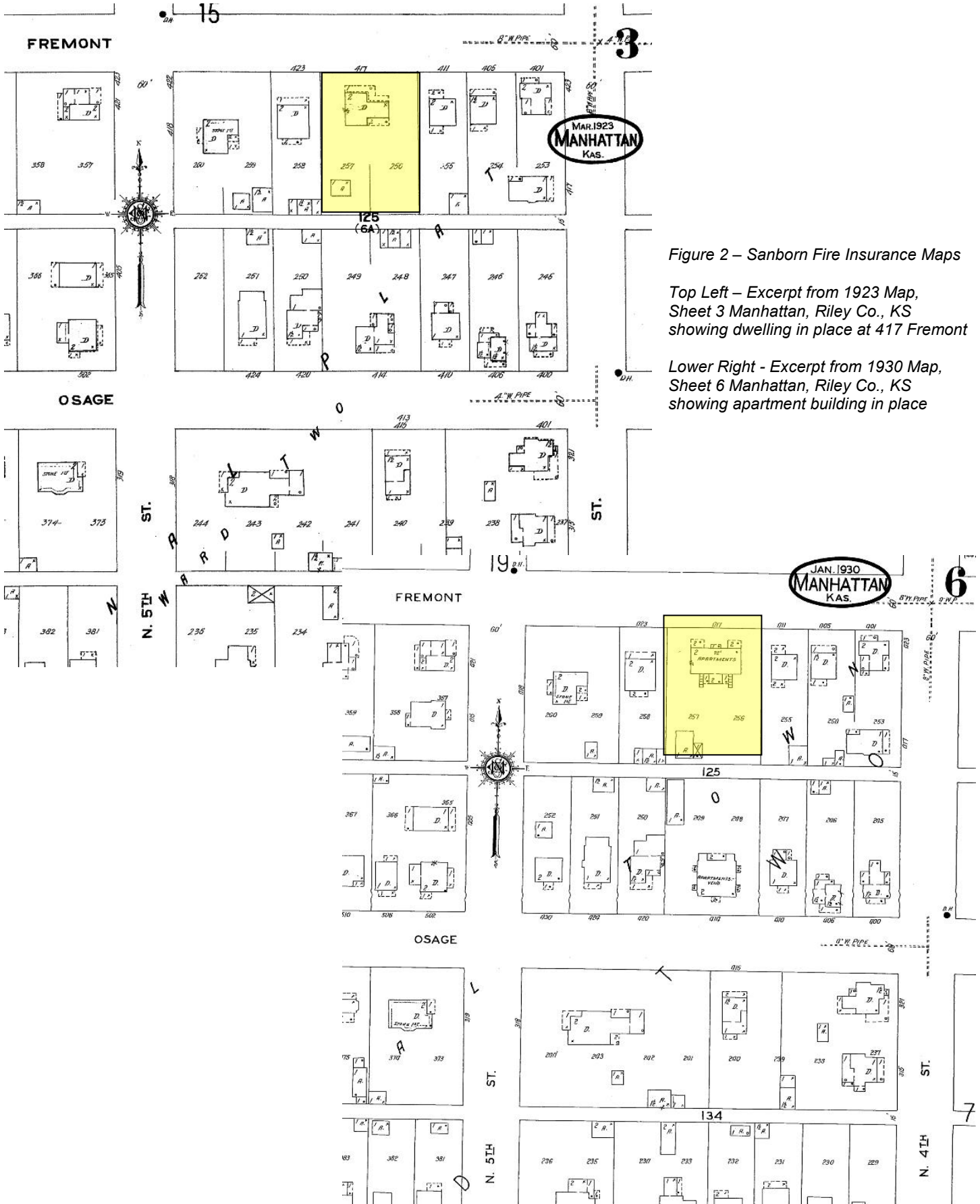


Figure 2 – Sanborn Fire Insurance Maps

Top Left – Excerpt from 1923 Map, Sheet 3 Manhattan, Riley Co., KS showing dwelling in place at 417 Fremont

Lower Right - Excerpt from 1930 Map, Sheet 6 Manhattan, Riley Co., KS showing apartment building in place

The Avalon
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417 Fremont



February 7, 2019

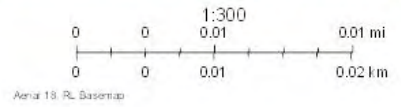


Figure 3 – Current Site
417 Fremont Manhattan, Riley County, KS
Riley County GIS, 2018 Aerial Photo

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01: Front/North Façade – The Avalon, taken July 2018



02: North & West facades – The Avalon, taken July 2018

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03: South/rear façade with former porches enclosed – The Avalon, taken July 2018



04: South/rear façade – The Avalon, taken July 2018

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05: East and North façade – The Avalon, taken July 2018

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06: Looking east inside front entry – The Avalon, taken July 2018

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07: Looking SE inside east apartment – The Avalon, taken July 2018



08: Looking SW in dining room – The Avalon, taken July 2018

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09: Kitchen in rear bay off dining room – The Avalon, taken July 2018

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10: Bathroom – The Avalon, taken July 2018

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11: Bedroom – The Avalon, taken July 2018

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12: Looking north out front porch – The Avalon, taken July 2018

























UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 8/14/2019 Date of Pending List: 9/13/2019 Date of 16th Day: 9/30/2019 Date of 45th Day: 9/30/2019 Date of Weekly List: 10/4/2019

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 9/30/2019 Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Alexis Abernathy Discipline Historian

Telephone (202)354-2236 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

July 24, 2019



Jennie Chinn
State Historic Preservation Officer
Kansas State Historical Society
6425 SW 6th Ave., Topeka KS 66615-1099

Dear Jennie,

I am writing to inform you that the Manhattan Historic Resources Board reviewed the National Register of Historic Places Registration Form for the **Avalon Building**, located at 417 Fremont Street at their June 24, 2019 meeting. The Board voted unanimously in support the nomination, concurring with the findings that the property is eligible for the State and National Register of Historic Places.

Additionally, the Board had one comment on information in the nomination form:

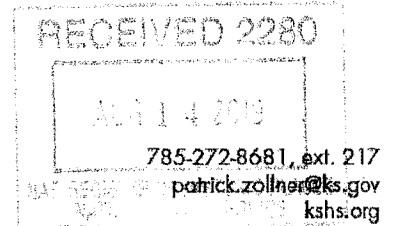
- The Board believed the architectural classification as a Prairie Style may not be appropriate and might closer resemble a Spanish style.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Chmiel".

Ben Chmiel, Planner II & Staff Liaison to the Historic Resources Board
City of Manhattan, KS, 1101 Poyntz Ave.
785/587-2438 | chmiel@cityofmhk.com



Jennie Chinn, Executive Director

Laura Kelly, Governor

August 12, 2019

Keeper, National Register of Historic Places
National Park Service
National Register of Historic Places
1849 C Street NW, Mail Stop 7228
Washington, DC 20240

Re: National Register documents for Kansas

Dear Alexis:

Please find enclosed the following National Register documents:

NEW NOMINATIONS in Certified Local Government (8)

William Henry House – Lecompton, Douglas County, Kansas

- Original, signed front page of the NRHP nomination form
- CD containing true and correct PDF copy of the nomination – Disk 1
- Letter of support from the CLG – Disk 1
- KML file of property boundary
- CD containing photos in TIFF format – Disk 2 & 3

Star Cash Grocery & Residence – Vinland (vicinity), Douglas County, Kansas

- Original, signed front page of the NRHP nomination form
- CD containing true and correct PDF copy of the nomination – Disk 1
- Letter of support from the CLG – Disk 1
- KML file of property boundary
- CD containing photos in TIFF format – Disk 2

Fire Station No. 4 – Topeka, Shawnee County, Kansas

- Original, signed front page of the NRHP nomination form
- CD containing true and correct PDF copy of the nomination – Disk 1
- CD containing photos in TIFF format & Blue Prints – Disk 2

St. Mark's AME Church – Topeka, Shawnee County, Kansas (nominated with a Civil Rights Grant)

- Original, signed front page of the NRHP nomination form
- CD containing true and correct PDF copy of the nomination – Disk 1
- CD containing photos in TIFF format – Disk 2

Hartford House – Manhattan, Riley County, Kansas

- Original, signed front page of the NRHP nomination form
- CD containing true and correct PDF copy of the nomination – Disk 1
- Letter of support from the CLG – Disk 1
- CD containing photos in TIFF format – Disk 2

The Avalon – Manhattan, Riley County, Kansas

- Original, signed front page of the NRHP nomination form
- CD containing true and correct PDF copy of the nomination – Disk 1
- Letter of support from the CLG – Disk 1
- CD containing photos in TIFF format – Disk 2

Innes Department Store – Wichita, Sedgwick County, Kansas

- Original, signed front page of the NRHP nomination form
- CD containing true and correct PDF copy of the nomination – Disk 1
- CD containing photos in TIFF format – Disk 2

Vickers Petroleum Service Station – Haysville, Sedgwick County, Kansas (Roadside Kansas MPDF)

- Original, signed front page of the NRHP nomination form
- CD containing true and correct PDF copy of the nomination – Disk 1
- Letter of support from the CLG – Disk 1
- CD containing photos in TIFF format – Disk 2

NEW NOMINATIONS in non-CLG communities (3)

Hodson Hotel – Ashland, Clark County, Kansas

- Original, signed front page of the NRHP nomination form
- CD containing true and correct PDF copy of the nomination – Disk 1
- CD containing photos in TIFF format – Disk 2
- KML file of property boundary

Walnut River Crossing of the Cherokee/Fayetteville Oregon-California Trail –

El Dorado, Butler County, Kansas

- Original, signed front page of the NRHP nomination form
- CD containing true and correct PDF copy of the nomination & redacted version– Disk 1
 - The property owner requested the address be restricted due to previous issues with access
- CD containing photos in TIFF format – Disk 2
- KML file of property boundary
- Letter from the private property owner

Eureka Downtown Historic District – Eureka, Greenwood County, Kansas

- Original, signed front page of the NRHP nomination form
- CD containing true and correct PDF copy of the nomination – Disk 1
- CD containing photos in TIFF format – Disk 2
- We received *no letters of objection*, and *one letter of support* from the City.

If you have any questions about these enclosed items, please contact me at (785) 272-8681 ext. 216 or Jamee.fiore@ks.gov

Sincerely,


Jamee Fiore
National Register Coordinator
Kansas State Historic Preservation Office

Enclosures