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NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Koester Block Historic District

AND/OR COMMON

2 LOCATION

STREET & NUMBER

Between 9th & 10th, Elm and Broadway *City*

NOT FOR PUBLICATION

CITY, TOWN

Marysville

CONGRESSIONAL DISTRICT

STATE

Kansas

VICINITY OF

No. 2, Jim Jeffries

CODE

20

COUNTY

Marshall

CODE

117

3 CLASSIFICATION

CATEGORY

DISTRICT

BUILDING(S)

STRUCTURE

SITE

OBJECT

OWNERSHIP

PUBLIC

PRIVATE

BOTH

PUBLIC ACQUISITION

IN PROCESS

BEING CONSIDERED

STATUS

OCCUPIED

UNOCCUPIED

WORK IN PROGRESS

ACCESSIBLE

YES: RESTRICTED

YES: UNRESTRICTED

NO

PRESENT USE

AGRICULTURE

COMMERCIAL

EDUCATIONAL

ENTERTAINMENT

GOVERNMENT

INDUSTRIAL

MILITARY

MUSEUM

PARK

PRIVATE RESIDEN

RELIGIOUS

SCIENTIFIC

TRANSPORTATION

OTHER

4 OWNER OF PROPERTY

NAME

City of Marysville

STREET & NUMBER

City Hall

CITY, TOWN

Marysville

VICINITY OF

Kansas

STATE

66508

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Register of Deeds

STREET & NUMBER

Marshall County Courthouse

CITY, TOWN

Marysville

STATE

Kansas 66508

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

"NONE"

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Koester Block is a set of commercial and residential buildings occupying the block bounded by 10th and 9th, Elm and Broadway streets in Marysville. Three commercial buildings occupy the northwest quarter of the Koester Block; the Charles F. Koester home, a property listed on the National Register individually, takes up the northeast corner; the Charles J. D. Koester house is located in the southeast. The southwest quarter of the block is an open park.

The Post Office Block is directly west of the Charles F. Koester house. It is located approximately in the center of the Broadway side of the block. The Post Office Block is a two-story brick building 44 feet wide and 50 feet long, designed in the "commercial palace" style. A ground level entrance to the second story separates two storefronts, and seven arched bays run along the entire length of the facade.

The original four-over-four windows of the second story and the brackets of the cornice repeat the spacing of the first floor bays. In this facade stone is used to accent the keystones and supports for the arches. Column bases and window sills are also stone.

On the east there are three oriel windows projecting from the second story. These are framed in wood. The rear wall is articulated by a regular pattern of fenestration. Window and door openings have simple brick arches.

The roof of the Post Office Block slopes slightly from front to rear. A brick parapet wall is notched in two places so that the run-off collected can be drained to a single downspout on the east. A brick chimney flue has been added to the rear wall.

Alterations

A pressed sheet metal sign identifying the Post Office Block and its date of construction was removed from the top of the building facade in the late nineteenth century. Both chimney tops in the side walls have been rebuilt. Within the original masonry openings of the first floor storefronts, modern metal frames enclosing larger sheets of plate glass have been installed. The north masonry wall has been repointed to a height of about four feet. On the east wall the second story oriel windows are not original.

The Koester Building abutting the Post Office Block to the west is a three-story brick structure 44 feet wide and 80 feet long. Like the Post Office Block, it has two store fronts separated by a central ground entrance to the upper floors.

Cast iron columns, rather than masonry arches, subdivide the fronts. Stone quoins and ornamental cornice define the main story. There is a stone belt course separating the second and third floors. Arches and sills are also made of stone. There is a bracketed metal cornice at the top of the facade. Just below the cornice and centered between raised panels in a stone medallion carved with the words "Masonic Hall" and the date of construction "1880."

3 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Since 1859 the square of land bounded by 9th and 10th, Elm and Broadway Streets in Marysville, Kansas has been associated with the Koester family. The block is occupied by three commercial buildings and two houses. Over the years 1870-1929, each commercial building venture stimulated local business and contributed to the continuing prosperity of the Koesters which in turn was expressed in the residences. Together the buildings and the houses form a historic district indicative of the evolution of Marysville specifically, and American culture generally.

Chronology

By the end of 1859, Mrs. Ludoweine Koester had acquired all the lots in Block 10, Marysville. Her son Charles and daughter, Mrs. Jane Schmidt, eventually inherited the land.

Jane's husband, Frank, built the two-story Post Office Block in 1870 with W. E. Crothers serving as the architect-contractor. The building seems to have been finished by November, for the Marysville Locomotive noted on November 5, 1870, that Mr. Campbell had moved his store and the post office to a new building on the south side of Broadway. The new block was designed in the "commercial palace" style with Italianate detailing.

Campbell's store sold clothing and dry goods. The Wells Fargo Agency, managed by L. W. Libby, later moved into the other half of the ground floor. Over the Post Office was a dentist's office, and the local Masons also had a meeting room on the second floor of the new building.

While the Post Office Block was being built, Charles Koester was beginning the first of two terms as county treasurer. Previously, he had served as register of deeds for eight years. In 1873 he built a house northwest of the Post Office Block. In 1874 he declined a nomination for state treasurer to devote full attention to his banking and real estate partnership with Frank Schmidt. By this time Koester had acquired title to the Post Office Block. In 1876, after Charles Koester married Sylvia Broughton, a Marysville schoolteacher, a major addition was built onto the north side of the house, in effect making it the front. The Koesters traveled to the Philadelphia Centennial Exposition for their honeymoon; Koester was a member of the Kansas Commission to the Exposition. He was then a town councilman in 1877, and served as mayor in 1878.

THIS STATEMENT REFLECTS CURRENT KNOWLEDGE AND MAY BE SUBJECT TO FUTURE AMENDMENT.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

(See attached sheet)

ACREAGE NOT VERIFIED

10 GEOGRAPHICAL DATA

UTM NOT VERIFIED

ACREAGE OF NOMINATED PROPERTY 1.5

QUADRANGLE NAME Marysville

QUADRANGLE SCALE 1:24

UTM REFERENCES

A 1, 4 7 0, 1 3, 8, 2 4, 4 1, 2 6, 2, 0

B 7 0, 1 4, 8, 2 4, 4 1, 2 5, 2, 5

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C 7 0, 1 3, 8, 2 4 4 1, 2 6, 2, 0

D 7 0, 1 4, 8, 2 4 4 1, 2 6, 2, 0

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

Block 10, City of Marysville

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE CODE COUNTY CODE

STATE CODE COUNTY CODE

11 FORM PREPARED BY

NAME / TITLE Julie Wortman, Historian Architect, and Dale Nimz
Historic Preservation Department

ORGANIZATION Ks. State Historical Society DATE 10-1-80

STREET & NUMBER 120 West 10th TELEPHONE (913) 296-3251

CITY OR TOWN Topeka STATE Kansas CODE 66612

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE



TITLE Executive Director, Ks. State Historical Society DATE 10-14-80

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I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER



DATE 12/5/80

ATTEST KEEPER OF THE NATIONAL REGISTER

DATE

CHIEF OF REGISTRATION

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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There are three chimneys in each side wall of the Koester Building. At the second story level on the east side next to the rear of the Post Office Block, there is a door and an entry porch reached by a metal stair. At the third story level there is a wooden stair from the roof of the Post Office Block to the roof of the Koester Building.

In the rear of the Koester Building, there are two ground floor doors flanked by windows. Openings have simple brick arches. A fire escape and gutters which drain the roof are attached to the wall.

Alterations

The Koester Building has only one original chimney top remaining. Larger sheets of glass have also been installed in the storefront windows. A modern sign on carrerra glass has been added to fill in the upper light in the east store front.

The old Montgomery Ward store abutting the Koester Building to the west contrasts in style with its two nineteenth century neighborhoods. The store is a two-story brick building with basement. It is 44 feet wide and 105 feet long. Buff-colored face brick were used on the north and west sides; the east and south walls are made of common red brick.

A vaguely Spanish motif is expressed in the front facade. At the second story level, four raised brick columns capped with decorative urns define three wall panels. In each panel there is a dark terra cotta sun-symbol surmounting a row of metal-framed windows. The arched parapet wall is trimmed in light-colored terra cotta. Below the windows there is a continuous course of terra cotta. A second belt course defines the border of the first floor windows. These two courses are continued in raised brick on the west wall of the building. Windows are regularly spaced at the second-story level, however, there are only three small windows in the first story on the west side.

The storefront of the old Montgomery Ward building has been altered extensively.

In the rear of the building, an elevator tower is located in the southwest corner, and there is a chimney in the south wall. At ground level a sliding door opens from the elevator shaft. Another loading door is centrally located.

Alterations

Of the store buildings on the Koester Block, the old Montgomery Ward store has been most changed. Recently, the first floor of the facade was rebuilt up to the terra cotta belt course. In the rear wall almost all the double-hung windows have been removed and the openings closed by painted wooden panels. Inside,

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the main floor and mezzanine have also been remodeled.

As the Koester Block developed, a line of storage and service buildings was built along the alley behind the store buildings. Only one of these remains. This is a two-story brick stable associated with the Charles F. Koester house.

The Charles J. D. Koester house is a one-and-one-half story buff-colored brick building with a rough-pitched stone foundation and shingled frame gables. It is 42 feet wide and 55 feet long. The wood shingle roof is basically a truncated hip with gables on the east, south and west. There is a dormer on the north and another beside the south gable. A tall brick chimney is located on the northeast.

Each gable in the roof is aligned above a bay on the first floor. Each gable end contains an arched recess with curved edges. Within these recesses are set windows.

A porch with a circular, conical-roofed pavillion wraps around the front and southeast corner of the house. It is supported on paired columns. The pediment over the porch entrance is echoed by the triangular roof dormers. The front door of the house is ornamented by sidelights with raised fleur-de-lis designs. There is also a screened porch attached to the rear of the house. East of this porch is an outside entrance to the basement.

The architectural style of the C.J.D. Koester house is eclectic, but at the time of its construction it was probably considered to have been what was then interpreted quite freely to be "colonial." The surface treatment of the gable ends suggests the shingle style, but the ornamental detailing is classical. The combination of brick and stone with a varied roofline is reminiscent of the Queen Ann style which was generally out of fashion by this time.

The C.J.D. Koester house has been virtually unaltered since the period of its construction. It is surrounded by a landscaped yard which is enclosed on the street sides by an ornamental brick wall.

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Four years after his marriage, in 1880, Koester built Marysville's first three-story brick building next to the Post Office Block. The prominence of this new addition to the central business district must have been a visual reminder of Koester's prominence as a businessman and community leader. He was elected mayor of Marysville again in 1882 and served several subsequent terms in the 1880's.

One of the two store rooms on the ground floor of the new building was occupied by E. L. Miller's drug store. There were offices for physicians and lawyers on the second floor, and a large meeting hall with anterooms on the third. The top floor was designed to accommodate the activities of Masons, Odd Fellows, and other fraternal organizations. At the time one writer commented, "the hall is one of the finest in the state," and mentioned that other substantial business structures occupied the west half of an entire square of ground owned by Mr. Koester in the heart of the city.

The two twentieth-century buildings on the Koester block are associated with the next generation of Koesters. Charles F. Koester died in 1903. His son, Charles J. D. Koester, finished building a new home for himself and his bride in 1904. This is located south of the old Koester house; the C.J.D. Koester house faces Elm Street.

In 1929 the Koester estate administered by Charles J. D. Koester built another commercial building next to the two earlier ones. This two story structure, designed in the then popular Spanish/Mission mode, was leased to the Montgomery Ward company for its retail store designated "Number 1" in a national chain. When plans for the store were announced, the Marshall County News commended Charles Koester for "aiding the business growth of the city." Walter Boschen of St. Joseph, Missouri was the architect for the project and Andy Hahn of Marysville was the contractor. Montgomery Ward leased the building until 1969, when the company ended direct retailing in small towns.

For ten years then, the building was occupied by Gibson's Discount Store. Recently the building has been remodeled; the Ben Franklin company now rents the building for a variety store. Since 1977 the entire Koester Block has belonged to the city of Marysville. The old Koester house was first donated by the Koester family to the city for a museum in 1972. The house was listed on the National Register in 1975. The city council accepted the other buildings from the Koester family in December, 1977. A volunteer committee was appointed to oversee the management and maintenance of the block.

A block of properties evidencing both the private and public lives of a single family over several generations is rare in Kansas. When Schmidt had the Post Office Block constructed in 1870, it was a relatively fashionable and substantial building for the small community of Marysville. Charles Koester's home was equally fashionable and over the years it became something of a showplace denoting the status of a successful businessman and community leader. When the Koester Block was built in 1880, the growing town of Marysville could utilize a larger "commercial palace."

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C.J.D. Koester's house demonstrates the continuing prominence of the family in the early twentieth century as well as a taste for architectural fashion. But the larger community had reached an economic plateau. The county had been settled and developed; the population and economic demand remained nearly constant. There was no need for new buildings until after the major changes of twentieth century modernization.

Unlike the two earlier commercial buildings, the old Montgomery Ward store evidences a change in retailing as well as a response to growth. The building was designed to house only one store and its particular departments. It was a change away from the "palace" to another design. The opening meant a new departure for the Montgomery Ward company which had succeeded as a mail order business. It is revealing that, after forty years, the company closed the operation and reemphasized its original mode of marketing. Historical associations with buildings of the Koester Block yield a remarkable outline of change in Marysville with perhaps some implications of national development.

Bibliography

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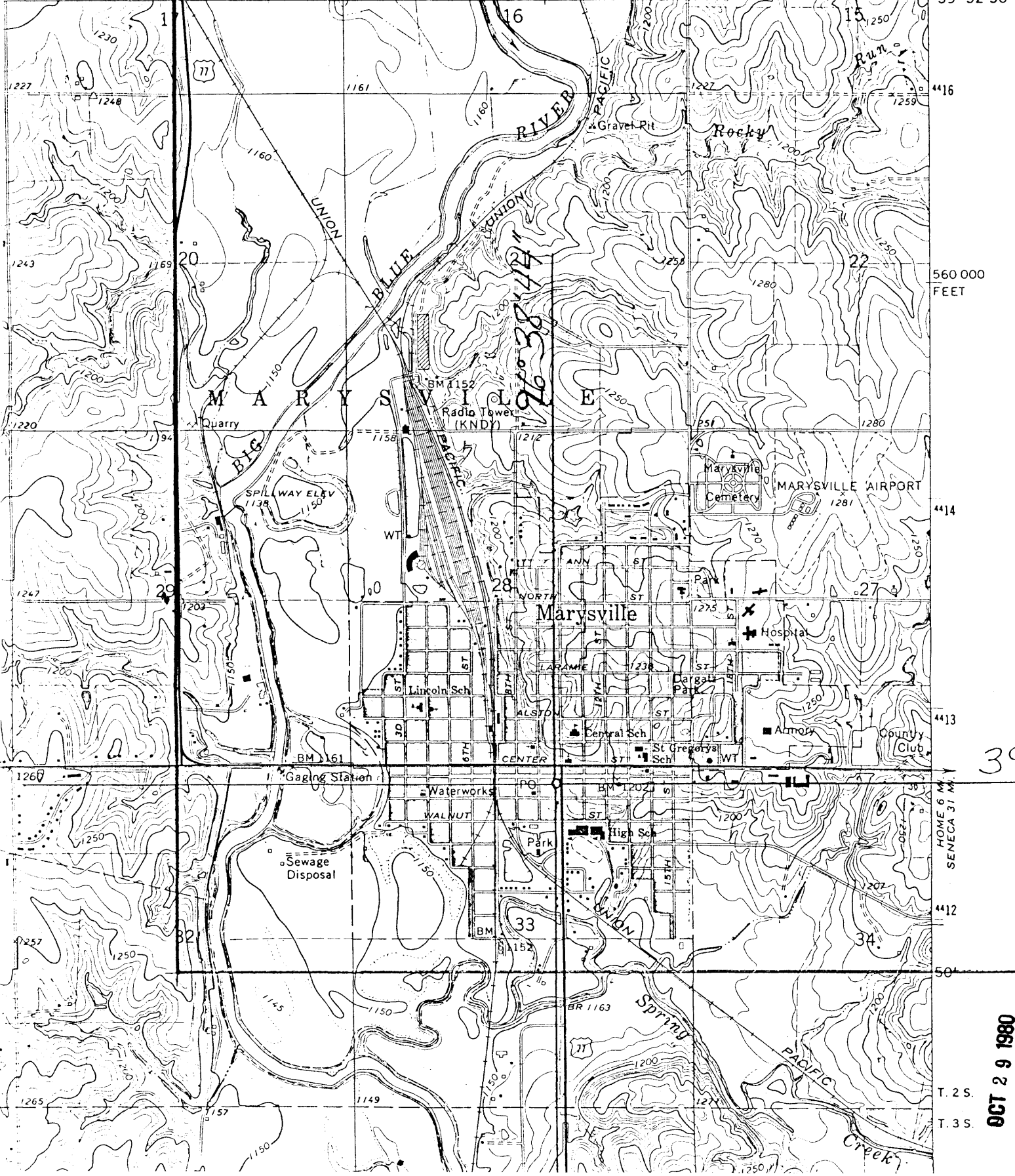
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KANSAS - MARSHALL CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

6663 1 NE
(OKETO)

WYMORE, NEBR. 18 MI.
6 MI. TO KANS. 233

96° 37' 30"
39° 52' 30"



560 000
FEET

30

HOME 6 M
SENECA 31 M

OCT 29 1980

T. 2 S.
T. 3 S.