

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received APR 9 1986

date entered MAY 20 1986

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Yates Center Courthouse Square Historic District

and/or common Yates Center Courthouse Square

2. Location

street & number Courthouse Square not for publication

city, town Yates Center vicinity of

state Kansas 66783 code 20 county Woodson code 207

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial <input checked="" type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<u>N/A</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government <input type="checkbox"/> scientific
	<u>N/A</u> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

name Multiple Owners: See Inventory

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Woodson County Register of Deeds

street & number Woodson County Courthouse

city, town Yates Center state Kansas 66783

6. Representation in Existing Surveys

title N/A has this property been determined eligible? yes no

date N/A federal state county local

depository for survey records N/A

city, town N/A state N/A

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

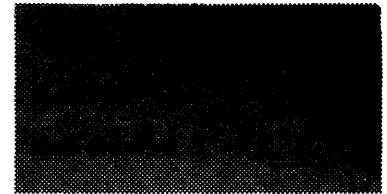
Located in Yates Center, Woodson County, Kansas (pop. 2,124), the Yates Center Courthouse Square Historic District (ca. 1883-1928) is comprised of forty-one buildings, two structures, and one site. This concentration of two-story sandstone and brick Italianate and one-and-two-story brick Early Twentieth Century Commercial style commercial structures surrounds the three-story brick Italianate-Romanesque Woodson County Courthouse (1899-1900, NR 1985) on all four sides of the courthouse square. West Butler and West Rutledge Avenues are the east to west brick thoroughfares which lie to the north and south of the Courthouse, respectively. North State and North Main Streets are the north to south brick thoroughfares which lie to the west and east of the Courthouse, respectively. The proposed district also includes three buildings on the south side of East Rutledge Street.

The forty-four properties included in the proposed district represent the historical judicial and commercial core of Yates Center. The thirty-five properties which contribute to the Yates Center Courthouse Square Historic District maintain a moderate to high degree of architectural integrity. Nine buildings have been identified as key contributors to the proposed district, these buildings exhibit minimal alterations and display stylistic characteristics which make them good representatives of their particular type. Nine of the properties within the proposed district boundaries are non-contributing; five buildings have reversible facade alterations, two buildings are irreversibly altered, and one building and one structure were constructed after the stated period of significance. Six contiguous buildings fronting the courthouse square and located on the northeast corner of North Main Street and one modern, non-contributing building fronting the courthouse square and located on the southwest corner of West Rutledge Avenue have been excluded from the proposed district for their lack of integrity.

Platted in 1875, the Yates Center Courthouse Square Historic District plan is comprised of twelve, twenty-five foot lots on each side of the square and a three hundred foot by three hundred foot center lot on which the Courthouse sits. This lot remained vacant until the present Courthouse was constructed in 1899. The buildings which first sat around the square were frame. Some of these were transported from Kalida and Defiance, two previous and short-lived Woodson County seats. Yates Center became the permanent Woodson County seat in 1876. The first Courthouse was a frame structure which stood at the northeast corner of the square. Fires in 1880 and 1894 destroyed many of these frame buildings and the remaining few were demolished by 1912.

The earliest buildings in the proposed district are the nine, two and three bay, two-story sandstone Italianate structures located on the west side of the square at 101, 113-123 North State Street, 123 West Butler Avenue, and 114 West Rutledge Avenue. These buildings were constructed between 1883 and 1890 out of locally quarried sandstone and share similar stylistic features and massing. Specific stylistic similarities are evident in the arched second story window surrounds (some of which have keystones) the quoins which define some of the second story windows and buildings corners, the ashlar cut sandstone blocks, and lack of entablature treatments. Most of these buildings have been altered on the first floor. Of this group, 115 North State Street retains its overall architectural character on both the first and second floors, although it has been painted, which is not a traditional treatment for these sandstone buildings, and is a key contributing building to the proposed district.

**United States Department of the Interior
National Park Service**



**National Register of Historic Places
Inventory—Nomination Form**

Continuation sheet 1

Item number 7

Page 1

The two-story, sandstone Woodson Hotel (ca. 1887), 201 West Butler, and the two-story, sandstone building at 110 East Rutledge Avenue (ca. 1887-1890) are representative of the Italianate building period which followed the initial building boom. These two buildings represent a more sophisticated approach to the style in the massing, sharper lines, and more elaborate detailing. The Woodson Hotel and 110 East Rutledge display large bracketed wooden and pressed metal entablatures respectively, distinguishing them from the buildings in the earlier Italianate group, which lack entablature treatments. The hotel's most distinguishing feature is the white string course which connects all of the hooded window lintels on the first and second floor. This treatment is repeated in four buildings constructed during later building phases: the Woodson County Courthouse, 115-117 West Butler Avenue (ca. 1900), 107-109 West Butler Avenue (ca. 1904), and 100 East Rutledge Avenue (ca. 1904). Significantly, both the hotel and 110 East Rutledge stand as single representatives of their type, the hotel on the northwest corner of the square and 110 Rutledge on the southeast corner block. Both sandstone buildings maintain a high degree of architectural integrity and are key contributing buildings to the proposed district.

Three examples of two-story sandstone and cast iron Italianate storefronts stand in a contiguous grouping on the southeast corner of the square at 100, 102, and 104 West Rutledge Avenue. These buildings were erected between 1883 and 1897.

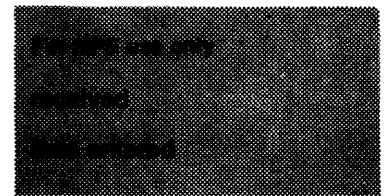
Contemporaneously, seven ornate Italianate and Neo-Classical pressed metal fronted, one-and-two story brick and sandstone buildings were constructed at 100, 102, 104, and 106 North Main Street, 119 West Butler Avenue, and 106-108 West Rutledge Avenue. These buildings range from three bay structures to nine bay blocks and include key contributing buildings at 102 Main Street and 119 West Butler Avenue. First floor storefront alterations detract from most of these buildings. An 1894 fire damaged 100, 102, and 104 Main Street although the extent of the damage and the morphology of the repair is not clear.

Six transitional examples of brick Italianate commercial and public buildings were constructed on the square between 1899 and 1904. The three-story Italianate-Romanesque Woodson County Courthouse (1899-1900, NR 1985) is a key contributing building to the proposed district and stands on the center lot of the square. To the north of the courthouse stand a pair of two-story Italianate blocks at 115-117 (ca. 1900) and 107-109 (ca. 1904) West Butler Avenue. The Stockebands and Kemmerer Department Store (ca. 1904, NR 1985) is a key contributing building to the proposed district, standing to the southeast of the courthouse at 100 East Rutledge Avenue. These six buildings display transitional stylistic elements in their larger massing, brick structures, and restrained application of decoration. All of the buildings pick up on the stringcourse treatment first employed on the Woodson Hotel in 1887. Paired and tripled arched windows with projecting arched hoods comprise the buildings' second floor fenestration. The buildings are capped with either corbelled brick, wooden, or pressed metal entablatures.

The nine examples of the one-and-two-story Early Twentieth Century Commercial style buildings which stand on all four sides of the square were constructed between 1898 and 1930. This group includes three, contiguous, two-story brick buildings at 101, 103, and 105 West Butler Avenue, constructed in 1908. These buildings employ polychromatic brickwork to define the second story fenestration, the division pilasters, the corbelled entablatures, and the frieze areas.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

2

Item number

7

Page

2

101 West Butler Avenue retains its overall architectural integrity, exhibiting a virtually unaltered first floor storefront but for an unsympathetic metal canopy and inappropriate door, and is a key contributing building to the proposed district.

The six, one-story Early Twentieth Century Commercial Style brick buildings project a simpler design, employing corbelled brick entablatures and plain brick division posts to define their style. Located at 103-105 (ca. 1913), 107 (ca. 1912), and 108 North State Street (ca. 1912), 108 North Main Street (ca. 1898-1901), 106 East Rutledge Avenue (ca. 1913), and 112 West Rutledge Avenue (ca. 1930), many of these buildings exhibit transoms which have been filled in with wood or metal. 103-105 North State Street maintains a high degree of architectural integrity and is a key contributing building to the proposed district.

Yates Center received natural gas lines and telephone service in 1901 and electricity and running water by 1906, as evidenced by several photographs taken of the courthouse square during the first decade of the Twentieth Century.

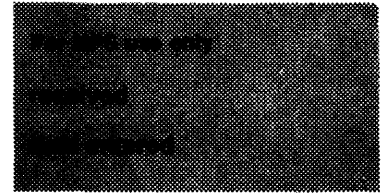
In the 1920s the town of Yates Center paved its major streets with brick; the streets around the square maintain their brick paving. A brick gazebo was built on the northwest corner of the courthouse lot in 1928. A fire in 1928 destroyed the Nineteenth Century building at 112 West Rutledge Avenue, an Early Twentieth Century Commercial style structure was built on the lot in 1930.

A one-story, brick structure was built on the north side of the courthouse lot in 1964. Major facade alterations which masked the original appearance of 118 West Rutledge Avenue, 121 West Butler Avenue, and 109 and 111 North State Street occurred in the 1960s and early 1970s. A fire in 1974 destroyed the buildings which stood at 120 and 122 West Rutledge Avenue, these lots are now vacant and excluded from the district. A fire in 1980 destroyed the two-story, brick Italianate building that stood at 111-113 West Butler Avenue. This lot was cleared and turned into a park, with a simple shelter, which mimics the 1928 gazebo, erected in 1983.

The buildings identified within the seven sub-categories of the district's two architectural styles, Italianate and Early Twentieth Century Commercial, and the contributing structure and site represent the structural and architectural evolution of the Yates Center Courthouse Square between 1883 and 1928. These properties maintain their overall integrity, making the proposed district a unique example of late Nineteenth and early Twentieth Century public and commercial architecture.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet 3 Item number 7 Page 3

Inventory: Yates Center Courthouse Square Historic District

Inventory starts at south end of North State Street, proceeding around the square in a clockwise manner.

1. Masonic Lodge Building, 101 N. State Street, ca. 1890, contributing building. Two-story rusticated sandstone block building with three regularly-spaced arched one-over-one Italianate windows on the second story of the east (front) facade. Its original storefront was covered with a new wood facade in 1981.

Owner: Victor J. and Marcia L. Leis (Lower Story)
101 N. State-Box 223
Yates Center, Kansas 66783

Owner: Gilead No. 144 A.F & A.M. (Upper Story)
% Carl Harder
201 S. Prairie
Yates Center, Kansas 66783

2. C.B. and H.T. Laidlaw Office Building, 103-105 N. State Street, ca. 1913, contributing building: key. One-story brick structure, corbelled brick cornice, common transom area and suspended metal canopy. Each of the building's two storefronts has its own centrally located entrance.

Owner: N.J. Tiemeyer
103 N. State Street
Yates Center, Kansas 66783

3. C.B. Laidlaw Retail Store, 107 N. State Street, ca. 1912, contributing building. One-story brick structure with corbelled brick cornice and modern suspended metal canopy. Its transom area is boarded over; it has a recently remodeled storefront and aluminum frame door.

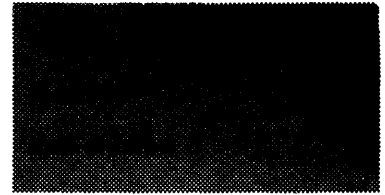
Owner: Gregg I. and Thelma Brown
107 N. State
Yates Center, Kansas 66783

4. Wallace and Landes Stores, 108 N. State Street, ca. 1912, contributing building. One-story brick structure with corbelled brick cornice, boarded up transom area and two centrally positioned entryways. The building retains both original storefronts.

Owner: Gregg I. and Thelma Brown
107 N. State
Yates Center, Kansas 66783

21

**United States Department of the Interior
National Park Service**



**National Register of Historic Places
Inventory—Nomination Form**

Continuation sheet 4

Item number 7

Page 4

5. Woodson County Farm Bureau, 109 N. State Street, ca. 1890, non-contributing building. This one-story stone structure has a new brick storefront facade with aluminum windows and door and shares a common hipped, shake-shingle roof with The Butcher Shop, its neighbor to the north. Stone piers at its north and south sides are the only indication that the building was built in 1890.

Owner: Woodson County Farm Bureau
109 N. State
Yates Center, Kansas 66783

6. The Butcher Shop, 111 N. State Street, ca. 1955, non-contributing building. One-story blonde brick structure with large hipped, shake-shingle roof.

Owner: The Butcher Shop, Inc.
% Forest Howard, Jr.
111 N. State
Yates Center, Kansas 66783

7. S.M. Bell General Store, 113 N. State Street, ca. 1883, contributing building. Two-story stucco over stone structure with three arched six-over-one windows on the second-story east (front) facade. Original storefront renovated in the 1930s, with addition of black carrara glass on bulkhead.

Owner: Jack M. and Joan M. Day
1206 N. Grove
Yates Center, Kansas 66783

8. Steiner's Sundries, 115 N. State Street, ca. 1883, contributing building: key. Two-story sandstone structure with two arched two-over-twelve windows on the second-story east (front) facade, original transom, storefront and wooden awning.

Owner: William E. and Evelyn Steiner
115 N. State
Yates Center, Kansas 66783

9. S.J. Bacon Clothing Store (Furniture Place), 117 N. State Street, ca. 1899, contributing building. Two-story rusticated Yates Center sandstone block building with arched second-story central door opening flanked on either side by arched windows, enhanced by stone arches. The arch over the second-story door features a single carved rose. Centrally positioned carved grape clusters adorn each of three first-story arches. The storefront is recessed.

Owner: Jack M. and Joan M. Day
1206 N. Grove
Yates Center, Kansas 66783

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet 5 Item number 7 Page 5

10. S.J. Bacon Drugstore (Hairbenders), 119 N. State Street, ca. 1884, contributing building. Two-story east (front) facade. Decorative stone arches enhance the arched windows. Retains the original storefront, although modern aluminum door was installed in the late 1970s.

Owner: Delana G. Jeffery, Gary R. and Sandi Scott
119 N. State
Yates Center, Kansas 66783

11. Johnson Furniture Store, 121 N. State Street, ca. 1883, contributing building. Two-story sandstone structure with three Italianate arched two-over-two windows enhanced by decorative stone arches on the second story east (front) facade. Modern metal awning conceals the transom area; original storefront was removed in 1982.

Owner: State Exchange Bank
101 South State
Yates Center, Kansas 66783

12. Van Slyke & Shannon Hardware Store (Chamber of Commerce), 123 N. State Street, ca. 1884, contributing building. Two-story sandstone structure with arched Italianate six-over-six windows at second story level of east (front) facade. Transom and original storefront covered with wood in 1982.

Owner: State Exchange Bank
101 South State-Box 326
Yates Center, Kansas 66783

13. Woodson Hotel, 201 W. Butler Avenue, ca. 1887, contributing building: key. Two-story rusticated Yates Center sandstone block structure with bracketed modillioned cornice, regularly spaced Italianate one-over-one windows on first and second stories accented by running stone arches. Late 1880's storefront faces south (front) facade on west end. Beveled corner entrance provides access to former hotel lobby. Designed by J.T. Black of Ottawa, Kansas.

Owner: James W. and Dorothy F. Hush
3 East 8th
Chanute, Kansas 66720

14. Jasper's Shopping Spot, 123 W. Butler Avenue, Ca. 1894, contributing building. Two-story rusticated Yates Center sandstone block structure with two Italianate arched windows, decorative stone hoods at second story level of south (front) facade. Transom concealed by modern metal awning.

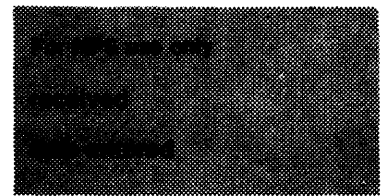
Owner: Enous and Wilma M. Jasper
123 W. Butler
Yates Center, Kansas 66783

15. Northside Plumbing, 121 W. Butler Avenue, ca. 1900, non-contributing building. Two-story sandstone building with pressed metal facade and cornice in the decorative Queen Anne style. Facade covered by new brick and metal front in early 1960s.

5-1

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet 6

Item number 7

Page 6

Owner: Iva R. Alderson
310 West Washington
Yates Center, Kansas 66783

16. Satellite T.V. Store, 119 W. Butler Avenue, Ca. 1900, contributing building: key. Two-story sandstone structure with decorative pressed metal facade and cornice, three regularly spaced rectangular one-over-one windows. Its glass transom area is boarded up.

Owner: Iva R. Alderson
310 W. Washington
Yates Center, Kansas 66783

17. Wirick Building (West Side), 117 W. Butler Avenue, ca. 1900, contributing building. Two-story sandstone structure with brick facade, corbelled brick and decorative pressed metal cornice, four paired, arched rectangular one-over-one windows and running stone arches. A shake-shingle awning marquee covers the transom area and there is a 1920s ticket window with black carrara glass centrally located at first floor level.

Owner: Woodson County
Woodson County Clerk
Courthouse
Yates Center, Kansas 66783

18. Wirick Building (East Side), 115 W. Butler Avenue, ca. 1900, contributing building. Two-story sandstone structure with brick facade, corbelled brick and decorative pressed metal cornice, four paired, arched rectangular one-over-one windows and running stone arches. A shake-shingle awning covers the transom area, and the original storefront has been altered.

Owner: Woodson County
Woodson County Clerk
Courthouse
Yates Center, Kansas 66783

19. Park and Shelter, 111-113 West Butler Avenue, ca. 1980-1983, non-contributing structure.

A grassy space with a simple wood shelter and stone foundation.

Owner: Woodson County Chamber of Commerce
Yates Center, Kansas 66783

20. Wilkinson Park Building (West Side), 109 West Butler Avenue, ca. 1904, contributing building.

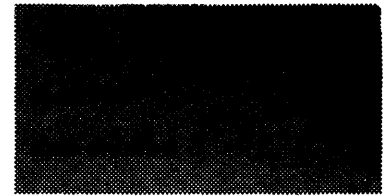
Two-story sandstone structure with brick facade, corbelled brick cornice, four paired, arched rectangular one-over-one windows with running stone arch decoration. Its original storefront has been altered and a shake-shingle awning covers the transom area.

Owner: Steven D. and Mary M. Epler
1010 North Green
Yates Center, Kansas 66783

4-1

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet 7

Item number 7

Page 7

21. Wilkinson Park Building, (East), 107 W. Butler Avenue, ca. 1904, contributing building. Two-story sandstone structure with brick facade and corbelled brick cornice, four paired, arched rectangular one-over-one windows with running stone arch decoration. Its original storefront was altered, and a shake-shingle awning was installed in the early 1970s.

Owner: Wesley Smith
Route 2
Yates Center, Kansas 66783

22. Smith Hardware (East Building), 105 W. Butler Avenue, ca. 1908, contributing building. Two-story in-fill brick construction with corbelled brick cornice and contrasting color brick decoration framing four rectangular one-over-one windows on the south (front) facade. Transom area now covered by shake-shingle awning. Recessed entry way.

Owner: Wesley Smith
Route 2
Yates Center, Kansas 66783

23. KG&E Office, 103 W. Butler Avenue, ca. 1908, contributing building. Two-story brick construction with corbelled brick cornice and contrasting color brick decoration accenting cornice, three rectangular one-over-one windows and brick piers on the south (front) facade. Original storefront remodeled with new brick, aluminum frame windows and door. Shake-shingled awning covers transom area. Second story identical to brick building one lot east.

Owner: John V. and Margaret A. Glades
801 N. Green
Yates Center, Kansas 66783

24. USD 366 School Board Office. 101 W. Butler Avenue, ca. 1908, contributing building: key.

Two-story blonde brick construction with corbelled brick cornice and contrasting color brick decoration accenting cornice, three rectangular one-over-one windows and brick piers on the south (front) facade; early 1900's storefront features glass transom area recessed from two centrally placed cast iron structural posts.

Owner: U.S.D. 366 School District
101 West Butler
Yates Center, Kansas 66783

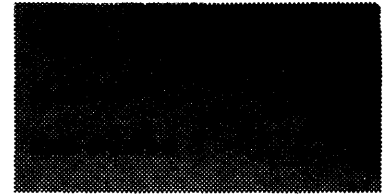
25: Bukofzer Furniture Store (Econo-Wash), 108 N. Main Street, ca. 1898-1901, contributing building.

One-story stone construction with brick front, corbelled brick cornice, metal awning and 1920s storefront, recessed entrances.

Owner: Cecil Greenlee
Box 307
Yates Center, Kansas 66783

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet 8

Item number 7

Page 8

26. Towne Square Flowers, 106 N. Main Street, ca. 1897-1901, contributing building. Two-story sandstone construction with decorative Queen Anne pressed metal front, pedimented cornice with Italianate brackets.

Owner: Andrejs T. and Mary L. Jirgens
106 N. Main
Yates Center, Kansas 66783

27. Willowtree Antiques, 104 N. Main Street, ca. 1884, contributing building. One-story sandstone construction with decorative pressed metal front, pedimented metal cornice terminating in finials at both ends, central recessed entrance.

Owner: Coconut Drilling
204 N. Fry
Yates Center, Kansas 66783

28. Degler Building, 102 N. Main Street, ca. 1900, contributing building: key. Two-story sandstone construction with Queen Anne style pressed metal front and cornice with pediment, finials and Italianate brackets; 1920s storefront.

Owner: Helen Bowers
805 E. Madison
Yates Center, Kansas 66783

29. Yates Center National Bank, 100 N. Main Street, ca. 1884, contributing building. Two-story sandstone construction with second-story Queen Anne style pressed metal facade, Italianate bracketed cornice. Original storefront intact under recently added wood siding and awning.

Owner: Henry Stephenson
% Dr. B. Dean Bowman
19963 Venture Blvd.
Woodland Hills, California 91364

30. Carroll Grocery Store, 110 E. Rutledge Avenue, ca. 1887-1890, contributing building: key. Two-story sandstone construction with metal cornice and decorative lantern; 1890s storefront and ornate interior woodwork.

Owner: Alice Stockebrand
400 E. Rutledge
Yates Center, Kansas 66783

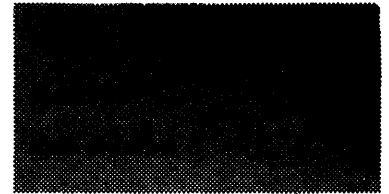
31. Center Bowl, 106 E. Rutledge Avenue, ca. 1913, non-contributing building. One-story brick construction with corbelled brick cornice. Built by E.W. Stockebrand. Storefront and office interior remodeled in 1977.

Owner: Yates Center Bowl, Inc.
106 E. Rutledge
Yates Center, Kansas 66783

51

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet 9 Item number 7 Page 9

32. Stockebrands & Kemmerer Department Store (Light Hardware Building), 100 E. Rutledge Avenue, ca. 1904, NR 1985, contributing building: key.
Two-story Buffalo brick and Yates Center sandstone construction with iron structural members, large glass display windows, rhythmically placed, arched one-over-one windows with running stone arch ornamentation. Designed by George P. Washburn, Ottawa, Kansas architect and constructed by Grant Naylor, a local carpenter/builder. Upstairs opera house with sloping auditorium floor.

Owner: Dr. and Mrs. John D. Atkin III
1004 E. Madison
Yates Center, Kansas 66783

33. Doby's Grocery and Opera House, 100 W. Rutledge Avenue, ca. 1884, contributing building.
Two-story sandstone structure with cast iron piers, carved stone decoration, metal cornice, fan-shaped stained glass window supported by decorative lathe-turned wood spindle at the second-story level. Recessed central entrance, original 1880s storefront. Shake-shingle transom area.

Owner: Kenneth E. Ferree
304 W. Rutledge
Yates Center, Kansas 66783

34. C. W. Wilson General Store, 102 W. Rutledge Avenue, ca. 1883, contributing building.
Two-story sandstone structure with metal cornice and decorative carved stone on the second story north (front) facade. Italianate windows and ornamental stained glass panes boarded up. Original storefront remodeled in 1930s.

Owner: Bernice M. Reinking and Katherine Rogers
% Katherine Brenneman
Route 3
Parsons, Kansas 67357

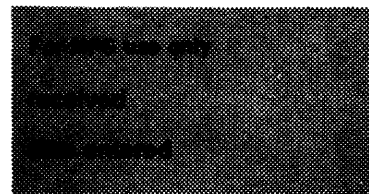
35. Al's Jewelry, 104 W. Rutledge Avenue, ca. 1890-1897, non-contributing building.
Two-story sandstone structure with metal cornice, decorative carved stone on the second-story north (front) facade. The original storefront has been replaced with recessed brick front and aluminum frame windows and door.

Owner: Aloysius and Fredonia Catherine Loehr
1006 E. Mary
Yates Center, Kansas 66783

36. Waymire Block, (Krueger's Variety), 106 W. Rutledge Avenue, ca. 1806-1890, contributing building.
Two-story sandstone structure with original brick storefront, two recessed entrances and cast iron and pressed metal piers. The second story is fronted with decorative Queen Anne pressed metal, Italianate bracketed metal cornice and pediment displaying the name "Waymire Block".

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet 10 Item number 7 Page 12

Owner: E.F., Karen J. and Richard F. Krueger
309 W. Sanderson
Yates Center, Kansas 66783

37. Waymire Block, 108 W. Rutledge Avenue, ca. 1886-1890, contributing building.
Two-story sandstone structure with decorative Queen Anne pressed metal front, Italianate bracketed cornice and rectangular pediment displaying the name, "Waymire Block" centrally positioned over Lots 4 & 5. Original storefront remodeled with new bricks and aluminum frame windows and doors.

Owner: John V. and Margaret A. Glades
801 N. Green
Yates Center, Kansas 66783

38. Self-Service Grocery Store, 112 W. Rutledge Avenue, ca. 1930, non-contributing building.
One-story brick structure with signboard transom area and false tile roof.

Owner: Alice N. Graham
% Self-Service Grocery
Mr. & Mrs. Ralph Lindquist
112 W. Rutledge
Yates Center, Kansas 66783

39. Ashley Building, 114 W. Rutledge Avenue, ca. 1884, contributing building.
Two-story rusticated sandstone block structure with three regularly-spaced arched windows framed by decorative stone arches, and smooth blocks at the second story level. Original storefront remodeled with cedar panelling and aluminum frame windows and doors. Shares a common front with building directly west, which was remodeled with false aluminum front in 1960s.

Owner: Lynna W. Powers
114 W. Rutledge
Yates Center, Kansas 66783

40. Campbell's Plumbing & Electric, 118 W. Rutledge Avenue, ca. 1884, non-contributing building. (lots 9 & 10, block 40)
Two-story sandstone structure with brick front covered by modern aluminum facade in 1960.

Owner: Florence C. West
304 N. Green
Yates Center, Kansas 66783

41. Woodson County Courthouse, Courthouse Square, ca. 1899-1900, NR 1985, contributing building: key.
Three-story red brick construction with four square corner pavillions, porches enclosing entryways on the east, west and south facades, modillioned metal cornice and finials, gabled pediments and square cupola rising from hipped roof; arched one-over-one windows with running stone arch ornamentation. Designed by George P. Washburn, Ottawa, Kansas architect.

3-12

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet 11 Item number 7 Page 11

Owner: Woodson County Board of Commissioners
 % Woodson County Clerk
 Courthouse
 Yates Center, Kansas 66783

42. Gazebo, Courthouse Square, ca. 1928, contributing structure.
Eight-sided brick structure with wooden roof covered with asphalt shingles.

Owner: Woodson County Board of Commissioners
 % Woodson County Clerk
 Courthouse
 Yates Center, Kansas 66783

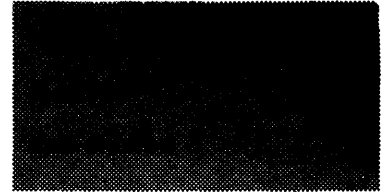
43. Woodson County Sheriff's Office, Courthouse Square, ca. 1964, non-contributing building.
One-story, yellow brick rectangular building with a flat roof.

Owner: Woodson County Board of Commissioners
 % Woodson County Clerk
 Courthouse
 Yates Center, Kansas 66783

44. Brick Streets, North State Street, West Butler Avenue, North Main Street, and West Rutledge Avenue, ca. 1920s, contributing site.
The brick pavement lies undisturbed on the four streets which intersect to form the square around the courthouse.

Owner: Woodson County Board of Commissioners
 % Woodson County Clerk
 Courthouse
 Yates Center, Kansas 66783

**United States Department of the Interior
National Park Service**



**National Register of Historic Places
Inventory—Nomination Form**

Continuation sheet 12

Item number 8

Page 1

These were constructed between 1883 and 1890 out of locally quarried sandstone. The cast iron and ornate pressed metal Italianate facades that define the sandstone and brick buildings on the south and east sides of the square were erected between 1883 and 1900. These two groupings are representative of Yates Center's permanent status as the Woodson County seat and of the increasingly prosperous economy based on agriculture and the railroads.

In 1900, the year that the George Washburn designed Woodson County Courthouse was completed, the population of Yates Center had reached 1,638. The construction of this large and costly building, designed by a prominent Kansas courthouse architect, is a clear reflection of the county's and the town's prosperity. Yates Center's turn-of-the-century prosperity is further evidenced by the introduction of natural gas lines and telephone service to the community in 1901, the introduction of electricity and running water to the community by 1906, and the construction of an additional five transitional Italianate commercial structures around the square between 1900 and 1904.

The last building boom to significantly affect the character of the square occurred between 1908 and 1928, with the construction of most of the one-and-two-story brick Early Twentieth Century Commercial structures, reflecting the economic prosperity of the 1905 and 1914 oil booms. The paving of the dirt streets with brick in the 1920s marks the end of the proposed district's period of significance.

The properties included in the proposed district clearly chart the architectural evolution of Yates Center between 1883 and 1928, their location and style reflecting the major economic and social trends of a southeastern Kansas county seat. These properties maintain their overall integrity, making the Yates Center Courthouse Square Historic District a unique example of late Nineteenth and Early Twentieth Century public and commercial architecture.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates ca. 1883–1928 **Builder/Architect** George P. Washburn, Grant Naylor, J.T. Black, E.W. Stockebrand, and others

Statement of Significance (in one paragraph)

The Yates Center Courthouse Square Historic District (ca. 1883–1928) is being nominated to the National Register under criteria A and C for its historical association with the development of Yates Center and for its architectural significance. Platted in the classic gridiron plan in 1875, with a courthouse or public square, Yates Center became the Woodson County seat in 1876 but was not incorporated until 1884. The nominated district is comprised of one-and-two-story sandstone and brick Italianate and one-and-two-story brick Early Twentieth Century Commercial style buildings which line the four sides of the square around the three-story, brick Italianate-Romanesque Woodson County Courthouse and front onto brick paved streets. These forty-four properties represent the historical judicial and commercial core of Yates Center and exhibit a moderate to high degree of architectural integrity and significance.

The Yates Center townsite and additional sections in Woodson County were acquired by Abner Yates and Charles H. Pratt in 1866, likely through the purchase of college land scrip sold by states such as Pennsylvania and Ohio. Neither Yates' nor Pratt's motivations behind the acquisition of land in Woodson County have been adequately documented; however it appears that both men were connected with the St. Louis, Ft. Scott, and Wichita Railroad, which reached Yates Center in 1879. Yates' political affiliations may have influenced the Woodson County land acquisition, as Yates' brother, Richard Yates, served as the Governor of Illinois from 1861–1865 and as an Illinois delegate to the U.S. House of Representatives from 1851–1855.

Yates Center is representative of the many speculative towns which were built in Kansas during the Nineteenth Century in anticipation of the railroad, although its status as a county seat makes it more unique. During the late 1870s and early 1880s, five railroad lines were built through Woodson County. Two lines, the St. Louis, Ft. Scott, and Wichita and the Verdigris Valley, Independence, and Western reached Yates Center in 1879 and 1885 respectively. The coming of the railroads stimulated land speculation in Yates Center and the county and created local shipping points for agricultural products such as hay and cattle.

In 1880 Yates Center had a population of 500; by 1890 the town's population had increased to 1,370. Many of these people were German immigrants who had initially settled in Illinois. There is some connection between Yates and their emigration but this point has not been conclusively researched. Yates Center thrived in the years following its initial settlement, in 1886 the town supported eleven general stores, four drugstores, six doctors, six lawyers, three hotels, two cigar factories, one marble works, and several quarries. The Yates Center News, which was established in 1877, continues to serve the community today.

Many of Yates Center's first buildings were one-story frame structures which had been transported from Kalida and Defiance, two previous and short-lived Woodson County seats. The earliest extant buildings in the proposed district are the two-story sandstone Italianate structures located predominantly on the west side of the square.

9. Major Bibliographical References

SEE ATTACHED SHEET

10. Geographical Data

Acreege of nominated property 4 acres

Quadrangle name Yates Center

Quadrangle scale 1:24,000

UTM References

A

1	5	2	5	9	4	4	0	4	1	9	6	7	8	0
Zone			Easting					Northing						

B

Zone			Easting					Northing						

C

Zone			Easting					Northing						

D

Zone			Easting					Northing						

E

Zone			Easting					Northing						

F

Zone			Easting					Northing						

G

Zone			Easting					Northing						

H

Zone			Easting					Northing						

Verbal boundary description and justification

SEE ATTACHED SHEET

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Martha Gray Hagedorn, Architectural Historian

organization Kansas State Historical Society date March 4, 1986

street & number 120 West Tenth telephone (913) 296-5264

city or town Topeka state Kansas 66612

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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 *James M. Smith*

title Executive Director, Kansas State Historical Society date April 3, 1986

For NPS use only

I hereby certify that this property is included in the National Register

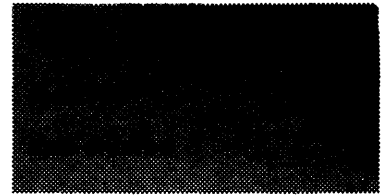
William B. Bushong date 5/24/86
Keeper of the National Register

Attest: _____ date _____

Chief of Registration

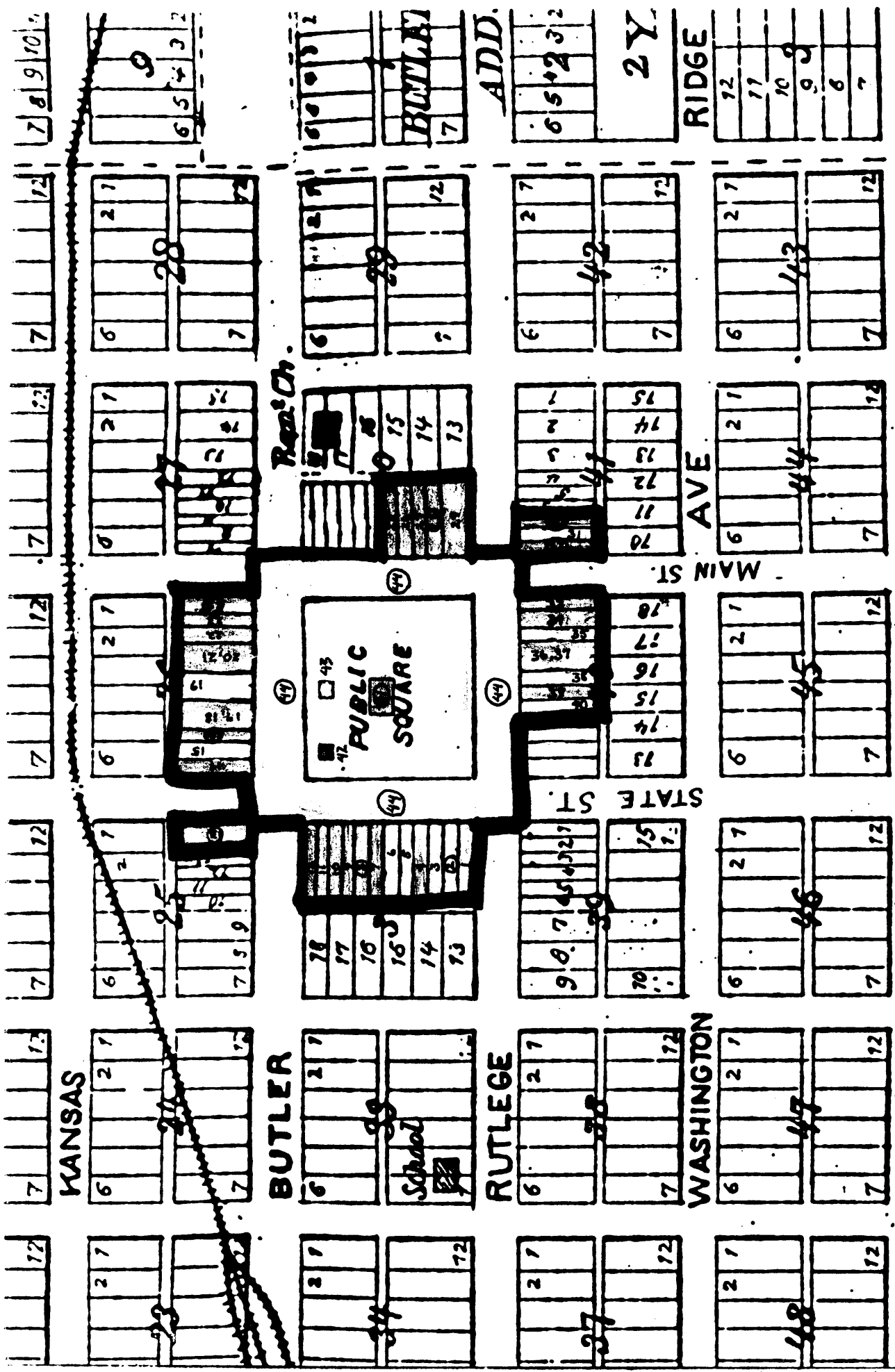
**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet 13 Item number 9 Page 1

- Duncan, L. Wallace and Chas. F. Scott. History of Allen and Woodson Counties, Kansas. (Reprint, Walsworth Publishing: 1976).
- Everts, L. H. The Official State Atlas of Kansas (Philadelphia: L. H. Everts, 1887).
- Kaleidoscope. Yates Center Centennial Book. (1975).
- Landes, Fannie Johnson. Silent Men. (Topeka, Ks: 1957).
- Lethem, Jonathon. Historical and Descriptive Review of Kansas, V. II. (Topeka, Ks: Jonathon Lethem, 1891).
- Linde, Judy. Lifelong resident of Yates Center, age 82. Interview with Brenda Manske, June 12, 1985.
- McCormick, L.M. Former Mayor of Yates Center, age 86. Interview with Brenda Manske June 13, 1985.
- Manske, Brenda M. "Yates Center." (National Register nomination draft, 1985).
- Sanborn Insurance Company, "Map of Yates Center, Kansas." (New York: Sanborn Insurance Co. 1884-1925).
- Schnell, J.C. Lifelong resident of Yates Center, age 97. Interview with Brenda Manske, April 28, 1985.
- State of Kansas. Tract Books, V. 30, p. 52.
- Woodson County Assessor Enumeration Books: 1915, 1926 and 1979.
- Woodson County Historical Society. In the Beginning, V. 3, N. 9, January 1970.
- Woodson County Register of Deeds Numerical Index.
- Woodson County Tax Records.
- Yates Center News, 1881-1915.



KANSAS
 BUTLER
 RUTLEGE
 WASHINGTON
 MARY
 STATE ST
 MAIN ST
 AVE
 RIDGE
 GENROAD
 N.F.Ch.
 M.F.Ch.

YATES CENTER

WOODSON CO.

■ CONTRIBUTING
 ○ NON-CONTRIBUTING
 ○ KEY

NUMBERED LOTS RELATE
 TO INVENTORY LIST:
 NOT TO SCALE
 MARCH 1986