

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

875



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Dodge City Downtown Historic District  
Other name/site number 057-1379

2. Location

Street & number Roughly bounded by Front Street on the south, 3<sup>rd</sup> Avenue on the west, Vine Street on the north, and Central Avenue on the east.  not for publication  
City or town Dodge City  vicinity  
State Kansas Code KS County Ford Code 057 Zip code 67801

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  nationally  statewide  locally. ( See continuation sheet for additional comments.)  
Patrick Selmer DSHPO 9-18-09  
Signature of certifying official/Title Date  
Kansas State Historical Society  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional Comments.)  
\_\_\_\_\_  
Signature of commenting official /Title Date  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other, (explain:)

Edson H. Beall 11.4.09  
Signature of the Keeper Date of Action

Dodge City Downtown Historic District  
Name of Property

Ford County, Kansas  
County and State

### 5. Classification

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

- private
- public-local
- public-State
- public-Federal

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

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
43	31	buildings
		sites
1		structures
		objects
44	31	total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register**

2

### 6. Function or Use

**Historic Functions**  
(Enter Categories from instructions)

DOMESTIC: single dwelling, hotel  
COMERCE/TRADE: restaurant, business, professional, organizational, financial institution, specialty store  
GOVERNMENT: post office, courthouse  
RELIGION: church-related residence, religious facility  
EDUCATION: library  
TRANSPORTATION: road-related  
FUNERARY: cemetery  
RECREATION/CULTURE: theater  
HEALTH CARE: clinic, medical office

**Current Functions**  
(Enter categories from instructions)

DOMESTIC: single dwelling, hotel  
COMERCE/TRADE: restaurant, business, professional, organizational, financial institution, specialty store  
GOVERNMENT: post office, courthouse  
VACANT/NOT IN USE  
RELIGION: church-related residence, religious facility  
EDUCATION: library  
TRANSPORTATION: road-related  
RECREATION/CULTURE: theater  
HEALTH CARE: clinic, medical office

### 7. Description

**Architectural Classification**  
(Enter categories from instructions)

LATE VICTORIAN: Italianate  
LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS: Beaux Arts, Classical Revival, Tudor Revival, Spanish Colonial Revival, Renaissance Revival  
LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS: Commercial Style  
MODERN MOVEMENT: Art Deco; OTHER

**Materials**  
(Enter categories from instructions)

Foundation: BRICK, STONE, CONCRETE  
Walls: BRICK, STONE, CONCRETE, TERRA COTTA, STUCCO, METAL  
Roof: WOOD, ASPHALT, CONCRETE  
Other:

### Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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### Narrative Description

#### Location and Setting

Dodge City, (population 25,000) the county seat of Ford County (population 40,000), is located at the intersection of U. S. Highways 50 and 56 in southwest Kansas. The Dodge City Downtown Historic District, which encompasses the central business district, lies north of the Arkansas River and Santa Fe rail lines. Business Highway 50, also known as, Wyatt Earp Boulevard, parallels the historic route of the Santa Fe Trail and serves as the southern boundary of the downtown area. Downtown Dodge City remains the center of City and County government and serves as home to a mixture of businesses providing goods and services including professional offices and retail businesses.

Dodge City was platted on a traditional grid north of the Arkansas River. The railroad, which arrived in 1872, bisected the town. The earliest commercial buildings were wood-framed structures lining Front Street along the rail line. Devastating fires claimed a majority of the early wood-frame buildings. By the late 1880s, more permanent structures were built to replace these early frame buildings. The early Twentieth Century was a period of growth and investment in the business district. A majority of existing commercial and public buildings date to the century's first three decades; and downtown evolved through the mid-Twentieth Century. Downtown Dodge City stands as a physical reflection of modern community-planning policies, namely Urban Renewal. Front Street, the block of two-story brick buildings dating to the late 1880s that were originally constructed to replace the susceptible frame structures fronting the railroad, were removed in the land-clearance program designed to encourage new development. The cleared land was later converted to parking lots along the southern edge of the business district.

The historic district boundary is defined largely by use. The existing concentration of commercial and public buildings in downtown Dodge City occupies an area of approximately twelve blocks bordered generally by residential neighborhoods on the north, east and west. The historic district is generally bounded by Wyatt Earp Boulevard on the south, Third Avenue on the west and Vine Street on the north. The eastern boundary is generally Central Avenue but extends to the car dealership east of Avenue A to include significant historic resources such as the post office and county health department. The district boundary was defined by the location of intact historic buildings in the traditional downtown area.

The district is comprised of traditional historic commercial and civic buildings. The core commercial area along Front Street and 1<sup>st</sup> and 2<sup>nd</sup> Avenue, is comprised of traditional historic commercial buildings. These buildings are generally brick facades, one or two stories in height. The facades share a common set-back against a sidewalk; occupying the full width of the lots, the buildings dimensions are in increments of 25' in width and share a common party wall with the adjacent

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buildings on each side. These buildings vary in depth. A unique physical characteristic of downtown Dodge City is the configuration of these commercial blocks. The southern-most blocks in the district have street-front entrances on both sides of the block (north and south). Some buildings extend the full width of the block and have two fronts; other buildings extend only half of the block and a second building abuts the first, without an alley between. Additionally, the blocks between 1<sup>st</sup> and 3<sup>rd</sup> Avenues do not have mid-block alleys. Removal of former a building(s) in some blocks has created surface parking areas in several of the blocks within the core downtown area.

The downtown area is distinguished by a number of individual set-piece buildings that retain their historic and architectural significance. These buildings are typically free-standing, with some set back from the sidewalk. They include the following: The Old City Hall, Ford County Courthouse, Episcopal Church, and the U.S. Post Office. The district's setting and configuration of buildings reflects its Nineteenth-Century origins and its evolution through the mid-Twentieth Century. The Dodge City Downtown Historic District is comprised of seventy-seven (77) total resources. There are seventy-six (76) buildings and one structure (brick streets). Forty-six (46) of the seventy-seven (77) resources (60%) are contributing. Two of the contributing resources, the Carnegie Library and the Lora Locke Hotel, are individually listed in the National Register of Historic Places.

Downtown Dodge City historically boasted a wide range of uses including transportation-related businesses, services, professional offices, and retail stores as well as civic, social and governmental uses. Housing also constituted a prominent use in the district historically, including at least two hotels, an apartment building, and numerous apartments above businesses. The district today continues to host a mixture of uses, although the uses do vary somewhat from those historically. Downtown Dodge City continues to serve as the primary location of City and County government; City Hall is located immediately north of the district boundary. Fifty-eight percent (58%) of the buildings in the district are occupied by businesses classified as Commerce/Trade which includes specialty stores, service businesses, professional offices, and restaurants.

Although the orientation of downtown as the center of the community's commerce and trade had not changed by official classification, downtown no longer serves as the community's primary retail center. Strip developments, including a shopping mall, have developed on the northern end of Dodge City surpassing downtown as the city's primary retail area. Downtown Dodge City maintains a significant number of retail uses but these businesses are generally secondary retail, many targeting Dodge City's Latino population. A majority of the historic multiple-family dwellings have since been converted to other uses but a number of the commercial buildings retain apartments on the upper floors. Based on cursory inspection, it is unclear how many of the apartments remain in use. At least three of the buildings in the district continue to function as multiple-dwellings with upper-level apartments. The district includes one single-family dwelling.

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### **Downtown Buildings**

The district resources include buildings constructed from 1886 to ca. 1970s. A majority of the district's commercial and civic buildings were built in the Twentieth Century, reflecting the later periods of Dodge City's growth and development. Only one existing commercial building (501 2<sup>nd</sup> Avenue) dates to the first period of construction of permanent masonry structures in the 1880s-1890s. The St. Cornelius Episcopal Church, constructed in 1898, is another of the district's resources that pre-dates the Twentieth Century. The existing commercial buildings reflect each decade of the Twentieth Century, giving the area an eclectic character.

Prominent downtown buildings also reflect varying dates of construction and architectural styles. The asymmetrical Classical Revival-Style Carnegie Library, constructed in 1907 and expanded in 1936, is one of the downtown's most unique designs. The Ford County Courthouse (1912) and the Fidelity State Bank (1916) reflect the Classical Revival style. The next decade saw construction of the Dodge Theater and the Lora Locke Hotel in the block south of the courthouse, referred to as "The Million-Dollar Block" by the local press. The Great Depression halted this rapid growth but a number of existing downtown buildings date to the late 1920s and early 1930s. These projects were likely underway when the stock market crashed in October of 1929 and saw through to completion despite the economic downturn. The City had embarked on construction of a new City Hall and Police-Fire Department (1930) on a hill on the west side of the downtown, overlooking the business district. The Federal Government had begun construction on a new postal facility on the east side of downtown. Both of these buildings were completed and remain a prominent physical presence in downtown Dodge City. Additionally, the Osage Apartment Building was completed in 1928 and the First National Bank Building in 1930. A rare Depression-era building, The Dodge City Globe and Odd Fellows Hall illustrates that construction activity did not cease entirely during the 1930s.

Although the early-Twentieth-Century buildings are a distinguishing characteristic of Dodge City's downtown, the district is a physical reflection of modern times as well. Simplified, blond brick facades on commercial buildings reflect the post-World War II era. As discussed above, the construction of the Boot Hill Museum and Urban Renewal had a lasting impact on the configuration of the district. Modern alterations including the wood canopies and construction of new buildings since 1960, illustrate the ongoing evolution of the business district.

Stylistically, downtown Dodge City is distinguished by its variety, reflecting numerous architectural styles. A majority of the prominent buildings in the district are classified under the Late Nineteenth and Early Twentieth-Century Revivals including Beaux Arts, Italian Renaissance, Gothic Spanish Colonial/Mission, Tudor, and Classical Revival architectural styles. Outstanding examples of these resources include the Dodge Theater and U.S. Post Office in the Italian Renaissance style, the Old

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City Hall which portrays the Mission Revival Style, the Beaux Arts-style Carnegie Library, and the Classical Revival Lora Locke Hotel.

The district includes a number of traditional one- and two-story "Commercial Style" brick buildings; but even the district's Commercial Style buildings are distinguished by the presence of ornate detailing. Among the added features are ornate terra cotta, white glazed tiles, and multi-colored tiles. Additionally, at least one downtown building has "Carthalite" colored concrete tiles and several buildings feature ceramic tile bulkheads or flooring at recessed entrances. While most of this detailing does not merit a change of classification of the otherwise-simple brick facades, the detailing is a distinguishing feature that is atypical of Commercial-Style buildings.

As a grouping, these buildings reflect the continuum of architectural development in Dodge City. Included in this collection are examples of common alterations made to traditional commercial buildings as part of the general evolution of commercial design and the continued viable function of buildings as places of business. These resources are significant as a surviving group of buildings that reflect the history of Dodge City. As a collection of extant buildings that retain their historic architectural integrity and associations with the community's development, they form a distinct district with a visible sense of time and place.

Below is a list of properties included in the historic district:

#	Name		Address	Architectural Classification	Construction Date	Status
1	McCoy-Skaggs Co./Frontier Ford	200	E. Military Ave	MODERN MVMT	1946	C
2	Law Office	116	E. Military Ave	LATE 19TH & 20TH C REVS: Tudor REV	ca. 1930	N
3	Military Plaza	100	E. Military Ave	OTHER: Contemporary	ca. 1970	N
4	Commercial Building	117	E. Spruce St	MODERN MVMT	ca. 1955	C
5	County Health Department	106	E. Spruce St	MODERN MVMT: Art Deco	1938	C
6	U.S. Post Office	100	E. Spruce St	LATE 19TH & 20TH C REVS: Spanish Colonial REV	1931	C
7	Owings and West Building	100	W. Front St	LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style	1915/1930	C

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8	High Plains Title	106-108	W. Front St	LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style	1916	C
9	H.B. Bell Block	110-114	W. Front St	LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style	1916	C
10	Commercial Building	116	W. Front St	LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style	1916	C
11	Osage Building	120	W. Front St	LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style; LATE 19TH & 20TH C REVS: Spanish Colonial REV	1928	C
12	Chalk Beeson Theater	115-119	W. Gunsmoke	LATE 19TH & 20TH C REVS: Spanish Colonial REV	1915/1935 Conversion	C
13	Commercial Building	109-113	W. Gunsmoke	MODERN MVMT: Art Deco	1910/ca. 1930	C
14	Lora Locke Hotel	100	W. Gunsmoke	LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style; LATE 19TH & 20TH C REVS: Beaux Arts	1928	NRHP
15	Dodge Theater Building	110-116	W. Gunsmoke	LATE 19TH & 20TH C REVS: Spanish Colonial REV; LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style	1930	C
16	Ford County Courthouse	100	Gunsmoke	LATE 19TH & 20TH C REVS: Classical REV	1912	C
17	Landmark Bank	100	W. Spruce St	MODERN MVMT	1965	N
18	Dodge City Police Dept.	110	W. Spruce St	CONTEMPORARY	1992 conversion to Police Dept.	N
19	Hinkle House	801	First Ave.	LATE VICTORIAN: Italianate	ca. 1880	C

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20	First Methodist Church/Medical Offices	705	First Ave.	LATE 19TH & 20TH C REVS: Tudor REV	ca. 1930	C
21	St. Cornelius Episcopal Church	701	First Ave.	LATE 19TH & 20TH C REVS: Gothic REV	1898/ca. 1925/1962	C
22	Commercial Building	617- 619	First Ave.	MODERN MVMT	1955	C
23	County Parking Garage	609	First Ave.	OTHER	1955	C
24	SW Bell Building	208	Gunsmoke	MODERN MVMT	1955	C
25	Bainbridge Building	503	First Ave.	LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style	ca. 1905	C
26	Commercial Building	501	First Ave.	LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style	1910	C
27	Ford County Title Co.	206	W. Front St	OTHER	ca. 1910	N
28	Fidelity State Bank	208	W. Front St	OTHER	ca. 1910	N
29	Goddard's Building	210	W. Front St	MODERN MVMT	ca. 1955	N
30	Mosher/Cochran Bldg	500	2nd Avenue.	LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style	ca. 1885	N
31	Commercial Building	502	2nd Avenue.	MIXED	ca. 1885	N
32	Gwinner Building	504	2nd Avenue.	MODERN MVMT	1951	C
33	Fidelity State Bank	506	2nd Avenue.	OTHER	ca. 1970	N
34	Kansas State Bank/Fidelity State Bank	510	2nd Avenue.	LATE 19TH & 20TH C REVS: Classical REV	1916	C

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35	Fidelity State Bank	213	W. Gunsmoke	LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style	ca. 1910	N
36	Fidelity State Bank	207-209	W. Gunsmoke	LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style	1905	N
37	H.A. Hart Bldg	205	W. Gunsmoke	LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style	1930/1955	C
38	Reeves Building	210	W. Gunsmoke	LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style	1925	C
39	Commercial Building	212	W. Gunsmoke	LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style	ca. 1925	C
40	Warshaw Bldg	600-602	2nd Avenue.	MODERN MVMT: Art Deco; LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style	ca. 1915/1930	C
41	Sitler Building	606	2nd Avenue.	OTHER	ca. 1915/1936/various	N
42	Commercial Building	608	2nd Avenue.	MODERN MVMT	ca. 1915/ca. 1955	C
43	Old Post Office/WW Virtue Dry Goods	612	2nd Avenue.	LATE 19TH & 20TH C REVS: Beaux Arts	1916	C
44	Comm Building	614	2nd Avenue.	LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style	ca. 1920	C
45	JC Penney's/Carlos Boots	618	2nd Avenue.	LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style	1930	N
46	Hiram T. Burr Building	209	W. Spruce St	OTHER	ca. 1930/various	N

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47	Commercial Building	208	W. Spruce St	OTHER	1958	N
48	Commercial Building	210	W. Spruce St	MODERN MVMT	1955	C
49	Sam's Shoe Store	700	2nd Avenue.	MODERN MVMT	ca. 1940	N
50	Latino's Disco	706	2nd Avenue.	OTHER	ca. 1955	N
51	Tepe's Sewing Center	710	2nd Avenue.	MODERN MVMT	ca. 1955	C
52	Martin Bldg- Mexican Market	714	2nd Avenue.	LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style	1930	C
53	Commercial Building-Clothing	720- 722	2nd Avenue.	LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style	1930	C
54	Dry Cleaners	801	2nd Avenue.	LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style	1928	C
55	Daily Globe Offices	709	2nd Avenue.	LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style	ca. 1925/1935	N
56	Daily Globe/IOOF	705	2nd Avenue.	LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style; MODERN MVMT: Art Moderne	1926	C
57	Carnegie Library	701	2nd Avenue.	LATE 19TH & 20TH C REVS: Classical REV	1906/1936	NRHP
58	First National Bank Bldg	617- 619	2nd Avenue.	LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style; LATE 19TH & 20TH C REVS: Classical REV	1930	C
59	Commercial Building-Clothing Store	607- 609	2nd Avenue.	LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style	ca. 1915	C

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60	Commercial Building	605	2nd Avenue.	LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style	ca. 1915	N
61	Robinson's Furniture Building	601	2nd Avenue.	LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style	ca. 1910	N
62	Eckle's Department Store	507-509	2nd Avenue.	MODERN MVMT	1908/1910	N
63	Commercial Building-Pet Store	501	2nd Avenue.	LATE VICTORIAN: Italianate	1887	N
64	Commercial Building	308	W. Front St	LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style	ca. 1920	C
65	Commercial Building-Insurance	310	W. Front St	LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style	ca. 1910	N
66	Commercial Building-Real Estate	312	W. Front St	LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style	ca. 1910	N
67	Commercial Building-Roxies	316-318	W. Front St	LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style	ca. 1910	C
68	Pizza Hut	320	W. Front St	LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style	ca. 1910	N
69	Wild Bill's Curio & Gift Shop	320	W. Front St	LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style	ca. 1910	N
70	Central Hotel Building/Brier & Hale Music	317-319	W. Gunsmoke	LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style	ca. 1930	C
71	Commercial Building	313-315	W. Gunsmoke	LATE 19TH & EARLY 20TH C AMER MVMTS: Comm Style	ca. 1925	C
72	Commercial Building	311	W. Gunsmoke	MODERN MVMT	ca. 1910	N

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73	Commercial Building	312	W. Gunsmoke	MODERN MVMT	ca. 1930/ca. 1965	N
74	Gamble's	310	W. Gunsmoke	MODERN MVMT: Art Moderne	1946	C
75	Fidelity State Bank Drive-through	316-318	W. Gunsmoke	MODERN MVMT	ca. 1970s	N
76	Chamber of Commerce	311	W. Spruce St	OTHER	ca. 1930/ca. 1955	N
77	Brick Streets		N/A	N/A	1913-1915	C

Below is a more detailed account of each of the properties within the district:

- 1. McCoy-Skaggs Co./Frontier Ford** **Status - Contributing**  
**Address:** 200 E. Military Ave  
**Date of Construction:** 1946  
**Legal Description:** OT Dodge City; BLK 2; LTS 21-29  
**Current Function:** COMMERCE/TRADE: specialty store  
**Architectural Classification:** MODERN MOVEMENT  
**Photos:** 01

**Description:** This two-story blond brick commercial building has rectangular plan form. The building faces south and has an aluminum storefront and glazed-tile bulkhead. A vertical "tower" divides storefront bays and extends one story above the storefront. A garage bay is recessed on the west end of the storefront. The east half of storefront has "EIFS" panel infill. The west bay of storefront is original blond brick with a horizontal band of windows and overhead garage bay. There are horizontal bands of large structural glass block with projecting concrete band at top on upper windows located on side facades. The ground-floor windows are multi-light steel windows on side facade.

**History:** This building was constructed by McCoy-Skaggs Auto in 1946.<sup>1</sup> The company was founded by W. S. McCoy and Frank Luther. When Luther retired, McCoy partnered with H. M. Skaggs, who had formerly been associated with Thompson Hardware Co.<sup>2</sup>

<sup>1</sup> Dodge City Globe, 2 February 1946.

<sup>2</sup> Dodge City Journal, 23 January 1930.

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Soon after announcing their new partnership, McCoy-Skaggs, formerly located at 104 Chestnut, constructed a Commercial-Style building on the northeast corner of Military Avenue and Avenue A.<sup>3</sup> This building replaced the Commercial Style building, which was destroyed by fire.

**Integrity:** Although the building has experienced some modification, it retains a majority of its character-defining features and is representative of the period in which it was built. The building is a contributing member of the district.

2. **Law Office** **Status - Non-Contributing**  
**Address:** 116 E. Military Ave  
**Date of Construction:** ca. 1930  
**Legal Description:** OT Dodge City; BLK: 1; LTS: 15, 17, 19 PT; BEG SE COR LT 19 BLK 1 TH N 60' TH W 30' TH S 10' TH W 60' TH S 50' TH E 90' TO POB  
**Current Function:** COMMERCE/TRADE: professional  
**Architectural Classification:** LATE 19TH & 20TH CENTURY REVIVALS: Tudor Revival  
**Photos:** 02

**Description:** This one-story office building has an "L" shaped-plan and cross gable roof. Stucco exterior and timbers in gable-ends, as well as the building form, suggest Tudor Revival influences. The central entry has broken pediment surround. Roof is composition shingles with gabled wall dormers and central cupola. Windows and doors are contemporary replacements.

**History:** This property was historically located in a residential neighborhood. The lot on the northwest corner of Military Avenue and Avenue A remained vacant until the years between 1926 and 1932.<sup>4</sup> There was a filling station at this location by 1932. The filling station remained in its 1932 form in 1950. The building was converted from a garage to an office in 1959. The building's footprint has not changed since then.

**Integrity:** The historic character of the building is not clear based on current appearance. The doors and windows are replacements. In its current form, the building is a non-contributing member of the district.

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<sup>3</sup> Ibid. 15 May 1930.

<sup>4</sup> Sanborn Maps.

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- 3. Military Plaza** **Status - Non-Contributing**  
**Address:** 100 E. Military Ave  
**Date of Construction:** ca. 1970  
**Legal Description:** OT Dodge City; ALL LTS 1, 3, 5, 7, 9, 11, 13 & W 9' of LT 15 BLK 1 & TR BEG SW COR LT 1 BLK 1; TH W 98.8' TO E/L ROW; NLY 125.7' TO \$  
**Current Function:** COMMERCE/TRADE: business  
**Architectural Classification:** OTHER: Contemporary

**Description:** The two-story modern office building has a blond brick facade defined by recessed vertical panels with tinted-glass slot windows. Entrances are located on north and south sides of building; a central "storefront" entry is located on the south facade and on the west end of the north facade. A two-story parking deck is adjacent to building on the east with the upper-level accessed at grade on the north.

**History:** This property was historically located in a residential neighborhood. There was a dwelling on this corner until sometime between 1918 and 1926.<sup>5</sup> By 1926, there was a 200-car garage at this location. It remained until 1950, when the building was also used for furniture storage. After 1950, the Montgomery Ward store was at this location. The chain store had formerly been located in the commercial space at the Lora-Locke Hotel. Montgomery Ward apparently occupied the two garage buildings that were constructed ca. 1925 and 1930. The current building, known as Military Plaza, which encompasses the footprint formerly occupied by the two garages, was given an overall design change in ca. 1970.

**Integrity:** Although representative of the period in which it was constructed, the building is not yet fifty years in age. It is a non-contributing member of the district.

- 4. Commercial Building** **Status - Contributing**  
**Address:** 117 E. Spruce Street  
**Date of Construction:** ca. 1955  
**Legal Description:** OT Dodge City; LTS: 15, 17, 19 PT; BLK: 1; COM AT SE COR LT 19 BLK 1 TH N 60' FOR POB TH N 65' TH W 90' TH S 75' TH E 60' TH N 10' TH E 30' TO POB  
**Current Function:** COMMERCE/TRADE: business  
**Architectural Classification:** MODERN MOVEMENT

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<sup>5</sup> Ibid.

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**Description:** The one-story commercial building has a modern tan brick front facade (N). The sides and rear are red brick. The building has a concrete basement with a garage bay on south end of the east facade. Paired single-light casement windows with white shutters are located on the sides and rear facades. The front elevation has two "storefronts" with single doors flanked by sets of 1/1 double-hung replacement windows. The west door has conical metal canopy over door.

**History:** This property was historically located in a residential neighborhood. The location of this building formerly shared a parcel with the adjacent filling station building. The present building was constructed ca. 1955.

**Integrity:** This is a simple free-standing building typical of 1950s commercial buildings. Although it is plain, it is interpretive of its period of construction and, therefore, is a contributor to the district.

5. **County Health Department** **Status - Contributing**  
**Address:** 106 E. Spruce Street  
**Date of Construction:** 1938  
**Legal Description:** OT Dodge City; BLK 16; N 83.3' LTS 6, 7 & 8; ALL LT 9; THAT POR LT 10 LYG E OF ALLEY  
**Current Function:** HEALTH CARE: clinic  
**Architectural Classification:** MODERN MOVEMENT: Art Deco  
**Photos:** 02

**Description:** The one and a half-story concrete building has fluted pilasters defining bays on front and sides of the building and a raised parapet over the central entry. Representative of the Art Deco Style, vertical and horizontal "bands" provide relief on building facade. Former window openings are infilled and doors are contemporary replacements. A ramp has been added at the front of building to make it accessible. A small one-story bay is located off southwest corner and appears to serve as entry vestibule.

**History:** This building was constructed by the WPA in 1938 for the Ford County Welfare Department.<sup>6</sup> Like many WPA buildings, the building is simple reinforced concrete construction with Art Deco details. Today the building is occupied by the County Health Department.

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<sup>6</sup> WPA Microfilm, Kansas State Historical Society. Indexed in KHPO Library.

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**Integrity:** The building is one of downtown Dodge City's few Art Deco-style resources. Although the front windows have been infilled, the key features that define the building's style are extant. The building is a contributing member of the district.

6. **U.S. Post Office** **Status - Contributing**  
**Address:** 100 E. Spruce Street  
**Date of Construction:** 1931  
**Legal Description:**  
**Current Function:** GOVERNMENT: post office  
**Architectural Classification:** LATE 19TH & 20TH CENTURY REVIVALS: Spanish Colonial Revival  
**Photos:** 03

**Description:** This Italian Renaissance building has a glazed terra-cotta foundation and ornate terra cotta detailing. The two-story building is red brick with an intersecting hip roof that forms a "U"-shape around the center bay. The roof is red clay tile with an ornate paneled terra cotta frieze with dentils. The recessed center bay has an ornate balustrade at the parapet enclosing a shallow balcony. Large arched multi-light steel windows with fan-light transoms are framed by terra-cotta pilasters with Corinthian capitals. Round Corinthian Columns frame the central entry with an ornate tile panel over the doors and a shield on parapet. Terra cotta quoining is located at the corners of the building and upper-window surrounds.

**History:** Before 1931, the Dodge City Post Office occupied a building at 612 2nd Avenue. The current building was designed by the office of James A. Wetmore, Acting Supervising Architect of the State Treasury Department; he was the Supervising Architect of the Treasury Department from 1915 to 1934.<sup>7</sup> The cornerstone includes both his name and the name of Secretary of the Treasury A. W. Mellon. An earlier building on this site housed the weather bureau from 1909 until 1931.<sup>8</sup>

**Integrity:** One of the more ornate resources in downtown Dodge City, the Post Office is an excellent example of the Italian Renaissance Style and the attention to detail in government buildings of this era. The building is a contributing member of the district.

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<sup>7</sup> Antoinette Josephine Lee, *Architects of the Nation: The Rise and Decline of the Supervising Architect's Office* (Oxford University Press, 2000).

<sup>8</sup> Timothy Wenzl. *Dodge City Landmarks* (Spearville: Spearville News, Inc., 1986).

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7. **Owings and West Building** **Status - Contributing**  
**Address:** 100 W. Front Street  
**Date of Construction:** 1915/1930  
**Legal Description:** OT Dodge City; Block: 3; S 1/2 of LTS 1-2  
**Current Function:** COMMERCE/TRADE: specialty store  
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN  
MOVEMENTS: Commercial Style  
**Photos:** 04, 05

**Description:** The two-story variegated brick building has subtle brick detailing at the parapet. The south elevation has seven window openings on its upper facade, each with a single 4/1 double-hung wood window with metal slat awnings. A shed canopy with wood shingles is supported by wood posts and spans entire block. The canopy bisects the transom on this building; it turns a corner to the east and spans one bay on the east facade of this building. There are two storefronts on the south facade, east is aluminum with brick piers and bulkhead. The corner storefront is angled with a free-standing column on corner. The east facade is comprised of nine bays, each with pair of 4/1 upper windows. Two of the storefront bays (on the east facade) are infilled. The building is one of the uniquely configured Front Street buildings with storefronts on both the north and south sides. There are two storefronts on north side, occupied by single business; each has an aluminum storefront with a brick bulkhead. The upper windows have terra cotta sills; and small ornate terracotta tiles are located between storefront bays on east facade.

**History:** The historic address of this building was 100-102 West Chestnut and 101-103 West Walnut. It was constructed in 1915 as an auto-related building. Through the years, many businesses have occupied this parcel. By 1884, the GB Cox livery was at this location. It remained until ca. 1900. By 1905, the building had been removed and the parcel was vacant. Between 1905 and 1911, a small one-story "lunch" building had been constructed on the corner. The current building was constructed in 1915 to house two storefronts on the south elevation, two storefronts on the east elevation, and a 90-car garage on the north half of the building. The building was constructed of reinforced concrete construction with brick and tile walls. In 1918, the southeast storefront was occupied by an auto-supply store and office. In 1926, the front of the building was identified as "auto sales," with the rear of the building identified as "auto repair." It was home to the Owings and West Auto Company. The company was owned in part by Archie and James Owings. In 1930, the building was remodeled to house a Western Union Telegraph office on the southeast corner, the Argus Gas Company in the

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southwest storefront, Harris Sporting Goods and Kansas Gas Equipment on the Walnut-side (now Gunsmoke) storefronts.<sup>9</sup>

**Integrity:** Despite some former modifications and the free-standing canopy bisecting the building, the building retains significant historic integrity and clearly portrays its original character. Alterations such as the replacement storefronts are common to the property type and the replacements maintain the components and proportions of a traditional storefront. The building is a contributing member of the district.

- 8. High Plains Title** **Status - Contributing**  
**Address:** 106-108 W. Front Street  
**Date of Construction:** 1916  
**Legal Description:** OT Dodge City; BLK: 3; LTS: 3-4  
**Current Function:** COMMERCE/TRADE: professional  
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style  
**Photos:** 04, 05

**Description:** The two-story red brick building has a corbelled parapet matching that of two adjacent buildings to the west. Five of the seven second-floor window openings house 1/1 double-hung windows with metal-slat awnings. Windows #2 and #6 are narrow paired 1/1 casements. All window openings have stone sills. A fixed wood canopy spans the entire block and bisects this building above the transom. Two aluminum storefronts are located on the south facade; each has opaque panels at bulkhead and transom. The building is one of the resources along Front Street uniquely configured with storefronts on both sides of the building, fronting streets on the north and south. The north facade has five window openings, each housing a pair of unique 4/2 double-hung windows. The north elevation houses two aluminum storefronts with brick bulkheads.

**History:** The historic addresses of this building were 104-106 West Chestnut and 105-107 West Walnut. This parcel was vacant until the years between 1905 and 1911, when a small one-story building was built here. The existing building was built in 1916. Like the adjacent buildings to the east and west, this building was built for auto-related purposes. In 1918, the south half of the building was an auto sales room and the north half of the building was a 30-car garage.

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<sup>9</sup> *Dodge City Journal*, 13 February 1930.

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**Integrity:** Despite the replacement storefronts and the free-standing canopy bisecting the building, the building retains significant historic integrity and clearly portrays its original character. Alterations such as the replacement storefronts are common to the property type and the replacements maintain the components and proportions of a traditional storefront. The building is a contributing member of the district.

9. **H.B. Bell Block** **Status - Contributing**  
**Address:** 110-114 W. Front Street  
**Date of Construction:** 1916  
**Legal Description:** OT Dodge City; BLK: 3; S 55' of LTS: 5-7  
**Current Function:** COMMERCE/TRADE: specialty store  
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style  
**Photos:** 04

**Description:** This two-story red brick building has a corbelled parapet matching adjacent buildings on east and west. The facade is divided into three bays, each with three 1/1 upper windows that have individual metal slat awnings. Three storefronts have infilled transoms; but brick bulkheads and piers are extant. The east storefront is infilled with wood siding.

**History:** This building, whose historic address was 108-112 West Chestnut, was historically associated with the building to the north. (Property #13) It was constructed in 1916 by Dodge City Hamilton B. Bell (1853-1947), a beloved pioneer who is credited with ushering Dodge City from rowdy cowtown to progressive city. Bell was born in Maryland in 1853, orphaned at a young age, and came West in 1872. During the next two years, he moved from Lawrence to Abilene to Ellsworth to Great Bend. He moved to Dodge City in 1874 - soon afterward becoming the rowdy city's deputy sheriff. During his tenure as deputy sheriff and deputy U. S. Marshall, Bell famously arrested cattle thieves and bank and train robbers. For 24 years, Bell operated a livery. He also owned an 8000-acre ranch near Dodge City. Bell was a celebrated member of the Dodge City community. For many years, the community recognized his birthday at the annual Ham Bell picnic. In the 1920s, he served as chairman of the Last Round-Up an event that celebrated Dodge City's historic ties to the cattle industry. Late in life, Bell owned and operated a pet store. In 1910 Bell constructed a new garage on the parcel to the north (Property #13). Historic accounts called the garage "one of the most modern automobile garages in Kansas." Bell constructed the Bell Block in 1916 on vacant land south of his

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garage.<sup>10</sup> In 1918, the first floor of this building was an auto sales room. The commercial club occupied the space on the second floor. By 1926, there was a business college on the second floor. Between 1926 and 1932, the garage to the north was converted to commercial space.

**Integrity:** Despite the one storefront with wood siding and the free-standing canopy bisecting the building, the building retains significant historic integrity and clearly portrays its original character. Alterations such as the replacement storefronts are common to the property type and the replacements generally maintain the components and proportions of a traditional storefront. The building is a contributing member of the district.

- 10. Commercial Building** **Status - Contributing**  
**Address:** 116 W. Front Street  
**Date of Construction:** 1916  
**Legal Description:** OT Dodge City; BLK: 3; A 28' front that occupies PT LT 7 & PT LT 8  
**Current Function:** COMMERCE/TRADE: specialty store  
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style  
**Photos:** 04

**Description:** This two-story brick building has a corbelled brick parapet matching the adjacent two facades on the east. The upper facade has two 1/1 double-hung wood windows with metal-slat awnings and concrete sills. A fixed wood canopy spans the entire block; the canopy bisects the facade above transom and transom panel is infilled. A replacement aluminum storefront has brick bulkhead and piers

**History:** Although associated with the Bell Block to its east, this is a separate building, built to occupy the narrow space between a former 2-story building to its west and the Bell Block. The building, whose historic address was 114 West Chestnut, was built between 1911 and 1918, when it housed a "Postal Tele. Office."

**Integrity:** Despite the replacement storefront and the free-standing canopy bisecting the building, the building retains significant historic integrity and clearly portrays its original character. Alterations such as the replacement storefronts are common to the

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<sup>10</sup> Sanborn Maps; *Dodge City Globe*, 4 January 1917; 13 January 1916.

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property type and the replacement maintains the components and proportions of a traditional storefront. The building is a contributing member of the district.

**11. Osage Building Status - Contributing**

**Address:** 120 W. Front Street

**Date of Construction:** 1928

**Legal Description:** OT Dodge City; BLK: 3; A 75' front that occupies S 55' of LTS 8-10

**Current Function:** COMMERCE/TRADE: restaurant

**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN

**MOVEMENTS:** Commercial Style; LATE 19TH & 20TH CENTURY REVIVALS:

Spanish Colonial Revival

**Photos:** 06

**Description:** This three-story architect-designed apartment building portrays multiple stylistic influences. The brick building has stone detailing including quoining, parapet cap, window sills and dressed-stone first-floor. Three storefronts are located on the south facade. The center and east bays have paneled wood storefronts with aluminum windows and doors. The west storefront has a blond-brick bulkhead. The corner storefront includes the south bay on the west facade. The entrance to the upper floor apartments is located at north bay of west facade delineated by a pointed arch with a stone surround. Two single-light replacement windows are located south of apartment entry. The upper facade is asymmetrical with brick and stone detailing. Upper windows are sets of two and three 6/6 double-hung windows and some single windows. Metal awnings are in place on most upper windows. The parapet is raised at the corner bay and features a blind brick arcade on the east half of the south facade and north half of the west facade. The fixed wood canopy spanning the entire block bisects the facade of this building and extends around corner to west facade.

**History:** The Osage Building, whose historic addresses were 116-120 West Chestnut and 500-502 North First Avenue, was completed in 1928 from plans by Mann and Company Architects of Hutchinson. The developers awarded the bid for construction to Contractor J. N. Parham of Dodge City. Before the building's construction, the newspaper announced that it would be built at an estimated cost of \$47,500.<sup>11</sup>

**Integrity:** Despite the replacement storefronts and the free-standing canopy bisecting the building, the building retains significant historic integrity and clearly portrays its

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<sup>11</sup> *Dodge City Globe*, 10 February 1927.

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original character. Alterations such as the replacement storefronts are common to the property type. The building is a good example of an architect-designed early apartment building in downtown Dodge City. It is a contributing member of the district.

- 12. Chalk Beeson Theater** **Status - Contributing**  
**Address:** 115-119 W. Gunsmoke  
**Date of Construction:** 1915/1935 Conversion  
**Legal Description:** OT Dodge City; N 70' OF LTS 8-10  
**Current Function:** COMMERCE/TRADE: specialty store  
**Architectural Classification:** LATE 19TH & 20TH CENTURY REVIVALS: Spanish Colonial Revival  
**Photos:** 06

**Description:** This two-story commercial building was constructed as a theater in 1915. The current facade configuration dates to the 1935 conversion of the theater to commercial space. The building has a patterned stucco facade. The clay-tiled mansard roof is distinguished by wide wooden eaves with paired brackets. The upper facade is divided into bays by pilasters but has no openings. There are four storefront bays on north side with three business locations that are currently vacant. The ground floor of the east facade is similar to upper facade with vertical pilasters, patterned stucco and no openings. A date stone located in foundation/ bulkhead (south side) is inscribed "In Loving Memory of Chalkey N. Beeson, 1915."

**History:** The Beeson Theater, whose historic addresses were 115-119 West Walnut and 504-508 North First, was constructed in 1915 to honor Chalkley ("Chalk") Beeson. Like H. B. Bell, Beeson was a well-known Dodge City character. Beeson was born in Ohio in 1848 and moved west to Denver at the age of 19. Before moving to Dodge City in the mid 1870s, Beeson was a bison-hunting guide whose clients included Russian Duke Alexandrovich and Union Generals George Custer and Philip Sheridan. According to local lore, Beeson came to Dodge City in 1875 to collect a debt. In the years before banks, Beeson was a "walking bank" or private money lender. Through a mortgage foreclosure in 1876, Beeson became the proprietor of Dodge City's Long Branch Saloon. In 1878, Beeson led an effort to purchase instruments to create a community band known as the "Band of the Land," the precursor to the famous Dodge City Cowboy Band. Under Beeson's leadership, the Dodge City Cowboy Band became nationally known - as did Beeson's Orchestra. Beeson was Ford County Sheriff from 1892 to 1896 and represented Dodge City in the Kansas Legislature in the early Twentieth Century. After he died in 1912, Beeson's sons Merritt and Otie built this theater in his honor. In

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the 1910s and 1920s, the theater hosted traveling vaudeville acts. From the 1920s until the theater closed in 1935, the building was a motion-picture theater. The establishment of other movie theaters, including the Dodge Theater across the street, made it difficult for the Beeson to compete. In 1935 the Chalk Beeson Theater was converted to a commercial building, with the lower level opened to storefronts.<sup>12</sup> A pre-1958 photo shows that the building retains its pre-1958 appearance.<sup>13</sup>

**Integrity:** Although the upper facade of this building appears to reflect infilled openings, historic photos date the existing configuration to the 1935 conversion to commercial use. Despite its atypical design and use of materials for a commercial building, the building is representative of the 1935 design. It is a contributing member of the district.

- 13. Commercial Building** **Status - Contributing**  
**Address:** 109-113 W. Gunsmoke  
**Date of Construction:** 1910/ca. 1930  
**Legal Description:** OT Dodge City; BLK: 3, N 70' OF LTS 5-7  
**Current Function:** COMMERCE/TRADE: specialty store  
**Architectural Classification:** MODERN MOVEMENT: Art Deco  
**Photos:** 05

**Description:** The one-story blond brick building has historic storefronts that retain glazed-tile bulkheads and tile flooring at recessed entrances. The storefronts feature colored concrete "Carthalite" surrounds at the arched entrances. The three storefront bays also retain original frosted-glass transoms. The west storefront is infilled with wood siding.

**History:** This building, whose historic address was 107-113 Walnut, was originally constructed by H. B. Bell in 1910 for his "modern" auto garage. It continued to house Bell's garage until ca. 1930, when it was converted into two small stores on the east and a larger store on the west. The conversion corresponded with the construction of the Dodge Theater and Lora Locke Hotel across the street to the north. Mrs. Zella Hunter Mills opened her women's wear store, the Style Shoppe at 113 Walnut "across the street from the Fox Dodge Theaters" on September 8, 1932.<sup>14</sup>

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<sup>12</sup> Wenzl, 36.

<sup>13</sup> Kansas Heritage Center, photo collection.

<sup>14</sup> Kansas Heritage Center, WPA Report. Clippings, 1930s.

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**Integrity:** Despite the replacement components on some of the storefront bays, this building retains a high degree of historic integrity with character-defining features such as the tile bulkhead and frosted-glass transoms in place. The building is a contributing member of the district.

**14. Lora Locke Hotel** **Status - Contributing (NRHP)**

**Address:** 100 W. Gunsmoke

**Date of Construction:** 1928

**Legal Description:** OT Dodge City; BLK 16; LTS: 1-4; All LTS 1 - 4 EX A TR BEG IN SE COR LT 1 TH N 8' TH W 1.8' TH SWLY TO A PT 9.6' W OF POB TH CONT E TO POB

**Current Function:** GOVERNMENT: government office

**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style; LATE 19TH & 20TH CENTURY REVIVALS: Beaux Arts

**Photos:** 07

**Description:** The Lora Locke Hotel is a five-story reinforced concrete building with red brick and limestone facing. The footprint measures 115' X 125'. A detailed architectural description of this building can be found in the National Register nomination. Since the building was listed in 1984, it has been converted from a hotel to county offices. Among the changes was the replacement of original 6/6 double-hung windows.

**History:** Although this half of the block lay directly south of the Ford County Courthouse from the time the original courthouse was built in 1876, it remained occupied by single-family dwellings into the 1920s. Before the Lora Locke Hotel was built in 1928, the south side of Block 16 was occupied by five one-story dwellings. The historic address for the Lora Locke Hotel was 100-104 Walnut and 601-611 Central. The Citizens Hotel Company raised funds for the project by selling \$300,000 in company stock. The corporate directors included realtor George Howell, rancher Otto Theis, WF McCoy, banker George Dugan, and attorney Carl Van Riper. The hotel was named after Mrs. Howell, whose first name was Lora and Mrs. Theis, whose maiden name was Locke. The hotel was similar to other community hotels built throughout the state during the 1920s - including Newton's Ripley Hotel, Emporia's Broadview Hotel, and Topeka's Jayhawk Hotel. Like these, the Lora Locke had rental space for stores on the first floor. The largest of these stores was occupied by Montgomery Ward's before the store moved to the Military Plaza Building. The hotel closed in 1978, reopened in 1984 under new

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ownership, was listed on the National Register of Historic Places in 1985, and was converted to Ford County Offices in 1989.

**Integrity:** This building is individually listed on the National Register of Historic Places and is a contributor to the district.

- 15. Dodge Theater Building** **Status - Contributing**  
**Address:** 110-116 W. Gunsmoke  
**Date of Construction:** 1930  
**Legal Description:** OT Dodge City; BLK: 16; LTS: 5-8  
**Current Function:** VACANT/NOT IN USE  
**Architectural Classification:** LATE 19TH & 20TH CENTURY REVIVALS: Spanish Colonial Revival; LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style  
**Photos:** 07, 08

**Description:** This two-story was built in 1930 as a theater in the ornate style of Italian Renaissance, similar to the post office. The brick building has ornate terra-cotta detailing and a clay-tile roof. The footprint is rectangular with theater entry located at east storefront bay and 2-1/2 story fly loft located at northwest corner; almost appearing as three separate buildings. Commercial storefront bays are located along south facade and the south half of west facade. Building has a shallow hip roof with red clay tile and is distinguished by an ornate terra-cotta cornice with a colored tile frieze. The facade is further distinguished by quoined corners and arched stone window surrounds with ornate terra-cotta detailing in arches above upper windows. The south facade is comprised of three distinct sections: the west end bay and the east three end bays are defined by quoining and the arched surrounds at upper windows. Bays 2,3, and 4 (from the west) each have a band of five upper windows with a single stone surround. All upper windows are single-light replacements. The storefronts are aluminum with stone bulkheads and tall transoms. The storefront in Bay 5, next to the historic theater marquee on the west end, has been altered. A single door with arched stone surround provides access to the upper floor next to the theater on the east end of the south facade. The north end of the west facade is distinguished as a solid brick wall accented by arched stone arcades that simulate the pattern of upper windows. The ground floor has a contemporary "storefront" featuring an arched arcade with contemporary tinted glass. This "storefront" is likely a contemporary addition. The building now functions as an office and legal center.

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**History:** The historic address for the Dodge Theater, constructed 1929-1930, was 106 Walnut. Although the entrance to the Dodge Theater was at 106 Walnut, the theater itself occupies the northwest corner of this half of the block. The southwest corner of the theater building houses a large store space. Together, the Lora Locke Hotel, Ford County Courthouse, and Dodge Theater combined to form the "Million Dollar Block." In 1939, the Dodge Theater hosted the world premier of the movie "Dodge City" after townboosters launched a campaign to convince the studio. Among the stars who came to Dodge City were Humphrey Bogart, Errol Flynn, Ann Sheridan, Claire Windsor, John Garfield, Jane Wyman, and Alan Hale. 50,000 fans met the stars' special train when it arrived at the Atchison, Topeka and Santa Fe Depot on April 1, 1939.

**Integrity:** The replacement windows and storefront modifications are not historically accurate; however, key character-defining features including the original tile roof, terracotta detailing, and the theater marquee are extant clearly portraying the historic character of the building. The building is a contributing member of the historic district.

- 16. Ford County Courthouse** **Status - Contributing**  
**Address:** 100 Gunsmoke  
**Date of Construction:** 1912  
**Legal Description:** OT Dodge City; BLK: 16; LTS: 1-15 odd (N half of block)  
**Current Function:** GOVERNMENT: courthouse  
**Architectural Classification:** LATE 19TH & 20TH CENTURY REVIVALS: Classical Revival  
**Photos:** 09

**Description:** The courthouse is a two and a half-story reinforced concrete and stone building distinguished by its monumental Classical Revival style and symmetry. A pedimented bay projects from the center of each facade. Center bays feature massive paired Doric columns with a gabled pediment. Exterior walls are ashlar Bedford limestone; the ground floor is coursed. A bracketed cornice band defines the top of the building. Windows are 1/1 double-hung replacement units. A one-story addition has been built off the south side. The cornerstone is inscribed "Laid by most worshipful Grand Lodge A.E. & A.M. of Kansas A.D. 1912 A.L.5912." The interior features white Alabama marble.

**History:** The Ford County Courthouse was built in 1912-1913 by Seneca contractor George Shawl from plans by Kansas City architect Reuel A. Curtis. Ford County's first

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permanent courthouse was constructed on this location in 1876. Curtis also designed at least one building for the Dodge City school district.<sup>15</sup>

**Integrity:** The courthouse has experienced some modification but clearly portrays its original design and character. It is a contributing member of the district.

- 17. Landmark Bank** **Status - Non-Contributing**  
**Address:** 100 W. Spruce Street  
**Date of Construction:** 1965  
**Legal Description:** OT Dodge City; BLK: 17; LTS: 1-3  
**Current Function:** COMMERCE/TRADE: financial  
**Architectural Classification:** MODERN MOVEMENT

**Description:** The bank is a two-story modern building with a stone veneer frame and glass curtain wall. There is a projecting entry bay on south with glass curtain wall and rubble stone veneer trim. The secondary facades are dark brick and a drive-through bay is located on the west. The east facade has three vertical bays with alternating opaque panels and single-light windows.

**History:** The Landmark National Bank was built in 1965. This parcel was the historical location of the McCarty Hospital. A filling station and garage, Nicholson Super Service Station, was built here between 1926 and 1932.<sup>16</sup>

**Integrity:** Constructed in the 1960s, the building does not meet the fifty-year age threshold. It is a non-contributing member of the district. The building's status should be re-evaluated when it reaches the 50-year mark.

- 18. Dodge City Police Dept.** **Status - Non-Contributing**  
**Address:** 110 W. Spruce Street  
**Date of Construction:** 1992 conversion to Police Dept.  
**Legal Description:** OT Dodge City; BLK: 17; LTS: 1-6  
**Current Function:** GOVERNMENT: correctional facility  
**Architectural Classification:** CONTEMPORARY

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<sup>15</sup> *Dodge City Globe*, 4 January 1917; 2 September 1916.

<sup>16</sup> *Dodge City Journal*, "'One Stop' Station All in One Building," 29 June 1933.

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**Description:** The building almost appears to be new but is likely a contemporary facade over former commercial buildings. An aerial map illustrates three distinct roofs on the current facility. The northern-most section (building) is an "L" shape with the ell at northeast corner. The building has a two-tone tan brick facade with projecting entry bay that has a dark glass "storefront." The building faces south with a plaza at the southwest corner of the lot. Parking is located in rear with the rear ell serving as garage bay.

**History:** This parcel was historically occupied by single-family dwellings. Between 1926 and 1932, a one-story commercial building was constructed at 702 First Avenue. This building appears to have been incorporated into the existing building.

**Integrity:** The 1990s conversion of these buildings for use as the police station obscured all features of the historic commercial buildings. The building is a non-contributing member of the district.

19.

**Hinkle House**

**Status - Contributing**

**Address:** 801 First Ave.

**Date of Construction:** ca. 1880

**Legal Description:** OT Dodge City; BLK 27; LT: 12

**Current Function:** VACANT/NOT IN USE

**Architectural Classification:** LATE VICTORIAN: Italianate

**Photos:** 10

**Description:** This single-family dwelling is a one-story frame structure with front gable and wing forming a "T" shaped plan. A shed porch is located at southeast corner and at southwest corner. A second small shed bay has been added on the west side of the rear porch. The house has stucco walls and composition roof. A brick chimney is extant on the ridge of the front gable. Windows are 2/2 double-hung wood windows with pediment-shaped wood hoods and paneled surrounds. Aluminum storm windows have been installed. The first rear shed addition is stucco like the house. The west rear shed bay has horizontal masonite siding.

**History:** This house was built ca. 1880 by George Hinkle, who bought the property from the Dodge City Town Company in 1878. Hinkle was a bartender at the saloon and liquor store owned by George M. Hoover. In 1879, he beat out Bat Masterson to be elected sheriff of Dodge City. He served in this position from 1880 to 1884, during the time of the infamous Saloon War of 1883. In 1883, Hinkle sold the house to Lone Star Saloon

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proprietor Charles Heinz. In 1885, in accordance with the state prohibition law, Heinz changed the name of his saloon to the "Delmonico" restaurant. Jacob Collar, a local merchant and lender, took possession of the property through a mortgage foreclosure in 1891. His widow Jennie owned the house until her death in 1899 after which the estate sold the house to Tad A. Dalton for \$600. The house is very similar to one historically located nearby. The nearby house was known to have been moved from Abilene to Salina to Ellsworth to Fort Dodge. It was moved to Dodge City in 1878.<sup>17</sup>

**Integrity:** The porch additions are typical modifications to residences of this era. The building retains key character-defining features and is a contributing member of the historic district.

- 20. First Methodist Church/Medical Offices** **Status - Contributing**  
**Address:** 705 First Ave.  
**Date of Construction:** ca. 1930  
**Legal Description:** OT Dodge City; BLK 18; LTS: 5-8  
**Current Function:** HEALTH CARE: medical business/office  
**Architectural Classification:** LATE 19TH & 20TH CENTURY REVIVALS: Tudor Revival

**Description:** This two-story brick building was once a church parsonage and education wing. The house, which faces east toward First Ave, has an L-shaped plan with intersecting gable roofs. The eave of the front-facing gable extends north over the central entrance which is defined by an arched brick surround. A bay window with flared roof is located in the gable end and a small hip roof extends from the rear ell over a pair of windows. Ground floor windows are sets of tripartite units generally 4/4 and 6/6 double-hung windows. The education wing is a two-story brick building with a gabled roof and gabled wall dormers. The central portion of the upper floor is stucco with timbers reminiscent of the Tudor style. The basement level of the education wing is accessible at grade on north with direct access from the adjacent parking lot.

**History:** This building was constructed ca. 1930 as an education wing for the First Methodist Church, which was historically located to its north. The Tudor Revival dwelling, which is connected to the education wing, was constructed as a parsonage for the First Methodist Church. The first permanent Methodist Church building was built on Lots 7 and 8 in the 1880s and expanded ca. 1900. Between 1911 and 1918, the church

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<sup>17</sup> City of Dodge City Files

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was demolished and replaced with a larger building to its north, on the southwest corner of Vine and First, with a parsonage south of the church. In ca. 1930, the parsonage was demolished and replaced with the current Tudor Revival dwelling, which was connected to the church by an education wing, also built ca. 1930. In the 1960s, the Methodist congregation built a new church on the west side of town. Although the former parsonage and education wing are still extant, the historic Methodist Church building was demolished.

**Integrity:** The building retains a high degree of historic integrity. It is a contributing member of the district.

21. **St. Cornelius Episcopal Church** **Status - Contributing**  
**Address:** 701 First Ave.  
**Date of Construction:** 1898/ca. 1925/1962  
**Legal Description:** OT Dodge City; BLK: 18; LTS: 9-10  
**Current Function:** RELIGION: religious facility  
**Architectural Classification:** LATE 19TH & 20TH CENTURY REVIVALS: Gothic Revival  
**Photos:** 11

**Description:** The small one-story stone church is Gothic Revival in style with a front facing gable and squat tower on the south. The square tower serves as the entrance to the church on the east end of the south facade. The entry and prominent stained glass window on the east facade have pointed-arch surrounds typical of the Gothic style. Other windows have a simple flat stone lintel. The gables have wood shingles. A modern addition to the church forms a U-shaped plan with a front facing gable, similar in size and scale to the original church, located north of the original structure and connected by a recessed bay. The addition, built in 1962, is blond brick and mimics details of the original church including the wood shingle roof and gable end, and the pointed-arch stained glass window on the east facade. The addition frames a center courtyard north of the original church.

**History:** The St. Cornelius Episcopal Church was constructed in 1898 by Dodge City builder A. B. Metcalfe from plans by Milwaukee architect William B. Kimball. Given the date of its construction, the building's plan was likely chosen from one of the many architectural pattern books available at the time. In 1892, this site was vacant, with dwellings to the west. The 1898 building was rectangular in massing, stretching east to west across Lots 9 and 10. The stone used in the church's original construction was

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salvaged from Strum's Ice House. Between 1899 and 1905, a 2-story home, likely a parsonage, was constructed north of the church and facing First Avenue. Between 1918 and 1926, the congregation constructed a concrete-block addition to the original building, creating an L-shape structure. The blond brick addition, which created the current U-shaped configuration, was constructed in 1962. The addition falls on the property formerly occupied by the parsonage.<sup>18</sup>

**Integrity:** The original church clearly portrays its historic character. The addition, constructed in 1962 is nearing the fifty-year age threshold and was designed to be compatible with the historic structure. The church is a contributing member of the historic district.

- 22. Commercial Building** **Status - Contributing**  
**Address:** 617-619 First Ave.  
**Date of Construction:** 1955  
**Legal Description:** OT Dodge City; LT: PTS 17, 19, 21; N 50' OF LTS 17 & 19; N 50' OF E 22' OF LT 21  
**Current Function:** COMMERCE/TRADE: specialty store  
**Architectural Classification:** MODERN MOVEMENT  
**Photos:** 12

**Description:** The one-story blond brick building has simple brick detailing with a stone parapet cap. There are two "storefronts" on the east facade. Each storefront has a single door and flanking single-light window. A third door is located on the south end of the east facade, likely accesses a rear commercial space. Horizontal windows on the north facade are glass block. A secondary entry is located on the north facade.

**History:** In the late Nineteenth Century and early Twentieth Century, this parcel was occupied by a dwelling. Between 1932 and 1950, all of the remaining homes on this block had been removed, clearing the block for commercial development. Research indicates that the building was developed in conjunction with the adjacent parking structure, developed by local townbooster and real estate developer Hiram T. Burr, constructed 1955.<sup>19</sup> In 1945, Burr had announced plans to build a 74' front at this location.<sup>20</sup>

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<sup>18</sup> Wenzl. 39.

<sup>19</sup> *Dodge City Globe*, 9 September 1955.

<sup>20</sup> *Ibid*, 28 December 1945.

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**Integrity:** Although simple in style and detailing, the building is representative of the period in which it was constructed. It is a contributing member to the historic district.

**23. County Parking Garage** **Status - Contributing**

**Address:** 609 First Ave.

**Date of Construction:** 1955

**Legal Description:** OT Dodge City; LTS: PTS 17, 19, 21; S 75' OF LTS 17, 19, 21, 23 & ALL OF VAC ALLEY ADJ ON S

**Current Function:** TRANSPORTATION: road-related

**Architectural Classification:** OTHER

**Photos:** 12

**Description:** The structure is two-story concrete parking garage with open roof deck. The garage is four bays wide with a central stair tower. The northern three bays are enclosed on the ground floor. The upper floors have perimeter metal railings. The garage is accessed on the east from the south bay. The concrete structure is painted white.

**History:** This parking garage was developed by townbooster and real estate developer Hiram T. Burr. Burr died before the garage was dedicated.<sup>21</sup>

**Integrity:** The garage is representative of the period in which it was constructed. It is a contributing resource to the district.

**24. SW Bell Building** **Status - Contributing**

**Address:** 208 Gunsmoke

**Date of Construction:** 1955

**Legal Description:** OT Dodge City; LTS 9-12 & E 3.5 LT 13

**Current Function:** INDUSTRY/PROCESSING/EXTRACTION: communications facility

**Architectural Classification:** MODERN MOVEMENT

**Photos:** 12

**Description:** The site is comprised of two adjacent buildings, similarly treated. A two-story blond brick building is located on the north end and is U-shaped in plan. This building has 2/2 horizontal light steel windows, a simple stone base and simple stone

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<sup>21</sup> Ibid. 9 September 1955.

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cornice band/cap. There is no street entrance into the north building. The south building is three stories in height, also blond brick with a stone foundation. The stone cornice band at the top of the 2-story building extends around the 3-story building, between the 2nd and 3rd floors. The north bay of the south building is the primary building entrance. The entry is slightly recessed and defined by a stone surround with an ornate cornice band at the top. Three small square windows are aligned on the upper facade, over the entrance. The windows on the remainder of the south building are single-light replacement units with a simple stone surround. A rectangular penthouse bay extends above the roofline at the southwest corner of the building.

**History:** The historic address of this property was 200-204 Walnut. This building, constructed for Southwestern Bell in 1955, replaced a telephone exchange building constructed just south of the alley in 1913. This is one of a number of buildings statewide built for Southwestern Bell during the 1950s. Others included the company's headquarters in Topeka.

**Integrity:** Although the replacement windows on the south building are not in keeping with the character of the building, the building retains a degree of historic integrity. It is a contributing member of the district.

- 25. Bainbridge Building** **Status - Contributing**  
**Address:** 503 First Ave.  
**Date of Construction:** ca. 1905  
**Legal Description:** OT Dodge City; BLK: 2; S 25' of LTS 11-13  
**Current Function:** COMMERCE/TRADE: financial  
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style  
**Photos:** 13

**Description:** The two-story brick building has a detailed brick corbelling on the parapet above the upper windows. The stepped parapet has a central stone panel inscribed "Bainbridge." The upper facade is comprised of four 1/1 double-hung windows with aluminum storms. The window openings have stone lintels and sills. The transom has been covered by corrugated metal and a flat metal canopy extends between the transom and storefront. A projecting sign is mounted in the center of the building between upper windows. The storefront is aluminum with an opaque paneled bulkhead.

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**History:** Although the majority of this block had been occupied by dwellings in the early 1880s, their slow replacement had begun by 1884, when there were two two-story commercial structures on the block. The commercial buildings on this part of the block were built ca. 1905. This building is labeled "Bainbridge." The Bainbridges were associated with the Rath-Bainbridge Drug Company, which occupied the building next door.

**Integrity:** Despite the storefront alterations, the building retains significant historic character. It is a contributing member of the historic district.

**26. Commercial Building** **Status - Contributing**

**Address:** 501 First Ave.

**Date of Construction:** 1910

**Legal Description:** OT Dodge City; BLK: 2; BEG 25' N SE COR BLK N 25' W 75' S 25' E 75' TO POB (the second 25' of LTS: 11-13)

**Current Function:** COMMERCE/TRADE: professional

**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style

**Photos:** 13

**Description:** This two-story corner building faces east and south with storefronts on each street facade. The tan brick building has a red brick cornice band and detailing on parapet that resembles crenulations. The east facade has three window openings: narrow 1/1 double-hung windows flanking a pair of 1/1 double-hung windows in the center of the upper facade. All upper windows have a transom panel that has been infilled. Upper windows define six bays on the south facade. A fixed wood canopy spans the entire block, including the south and east sides of this building. The canopy bisects the building above the transom. Brick piers frame the storefront bays and the original three-light transom configuration is in place in each bay. The storefronts generally retain display windows but diagonal sheathing has been placed over the bulkhead and around the windows. Doors on the west end of the south facade provide access to the upper floor.

**History:** Although the majority of this block had been occupied by dwellings in the early 1880s, their slow replacement had begun by 1884, when there were two two-story commercial structures on the block. The commercial buildings on this part of the block

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was built ca. 1905. This building was constructed in 1910 for the Rath-Bainbridge Drug Company.<sup>22</sup>

**Integrity:** Despite the replacement storefronts and the free-standing canopy bisecting the building, the building retains a significant degree of historic integrity. Alterations such as the replacement storefronts are common to the property type. The building is a contributing member of the district.

- 27. Ford County Title Co. Status - Non-Contributing**  
**Address:** 206 W. Front Street  
**Date of Construction:** ca. 1910  
**Legal Description:** OT Dodge City; BLK: 2; S 1/2 LOT 14  
**Current Function:** COMMERCE/TRADE: professional  
**Architectural Classification:** OTHER  
**Photos:** 13, 14

**Description:** The two-story building has an aluminum slip cover over the upper facade and transom. A fixed wood canopy spans the entire block and bisects this building above the transom. The two-bay storefront is a contemporary replacement with tinted glass and anodized frame. Storefront piers have "dryvit" parging.

**History:** Although the majority of this block had been occupied by dwellings in the early 1880s, their slow replacement had begun by 1884, when there were two two-story commercial structures on the block. The commercial buildings on this part of the block was built ca. 1905. The historic address of this building was 206 West Chestnut. The first permanent 2-story building on this parcel was constructed between 1905 and 1911, when it housed a Notions and Jewelry shop. There was a "Racket" store here in 1918.

**Integrity:** The building retains little historic integrity. The slip cover on the upper facade and the contemporary storefront render the building a non-contributing member of the historic district.

- 28. Fidelity State Bank Status - Non-Contributing**  
**Address:** 208 W. Front Street  
**Date of Construction:** ca. 1910

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<sup>22</sup> Ida Ellen Rath, *Early Ford County* (North Newton, Kansas: Mennonite Press, 1964).

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**Legal Description:** OT Dodge City; BLK: 2; LTS 15-16  
**Current Function:** COMMERCE/TRADE: financial  
**Architectural Classification:** OTHER  
**Photos:** 14

**Description:** This two-story building has a new contemporary facade. A "dryvit"-type coating has been applied over the entire facade. Pilasters frame the upper windows and storefront bays. The upper windows are two-light replacements with two-light transoms. The "storefront" is comprised of a central entry flanked by contemporary window units. All window units are dark anodized frames with tinted glass. A fixed canopy spans entire block dividing upper and lower facade of this building. A seamed-metal mansard roof caps the facade and is likely a contemporary addition.

**History:** Although the majority of this block had been occupied by dwellings in the early 1880s, their slow replacement had begun by 1884, when there were two two-story commercial structures on the block. The historic address of this building was 208-210 West Chestnut. It is historically associated with the building to the north (Property #36). The building was constructed between 1905 and 1911, when it housed a furniture and undertaking shop. It was still a furniture store in 1918.

**Integrity:** The building retains little historic integrity. The parging on the upper facade and the contemporary storefront render the building a non-contributing member of the historic district.

**29. Goddard's Building** **Status - Non-Contributing**  
**Address:** 210 W. Front Street  
**Date of Construction:** ca. 1955  
**Legal Description:** OT Dodge City; BLK: 2; S 50' LT 17  
**Current Function:** VACANT/NOT IN USE  
**Architectural Classification:** MODERN MOVEMENT  
**Photos:** 14

**Description:** This two-story building has aluminum slipcover over the upper facade. A fixed canopy spanning entire block bisects the transom on this building. The storefront is white glazed brick with an aluminum storefront system. The entrance is deeply recessed with display windows stepping back to central entry. The bulkhead is glazed brick and the recessed entry retains mosaic hexagonal tile flooring. A paneled wood door provides access to upper floor on west end of storefront.

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**History:** Although the majority of this block had been occupied by dwellings in the early 1880s, their slow replacement had begun by 1884, when there were two two-story commercial structures on the block. The historic address of this building was 212 West Chestnut. There was a two-story building at this location by 1887, when the building housed a drugstore and jewelry store. In 1892, 1899, 1905, and 1911, there was a boot and shoe store on the first floor and offices on the second floor. In 1918, there was a bank on the first floor. The building was occupied by Goddard's by the 1950s.

**Integrity:** Although the storefront is not original to the building's construction, it is an excellent example of the era in which window-shopping emerged. It is a non-contributing member of the district. The status could be re-evaluated if the changes were determined to be an overall design change that was determined have gained significance in its own right.

- 30. Moshier/Cochran Bldg** **Status - Non-Contributing**  
**Address:** 500 2nd Avenue.  
**Date of Construction:** ca. 1885  
**Legal Description:** OT Dodge; LTS 1 & 2 BLK 9 (VAC) & VAC STS ADJ ON E/S & W/S  
**Current Function:** COMMERCE/TRADE: specialty store  
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style  
**Photos:** 14, 15

**Description:** This two-story corner building faces west and was originally the south half of the Cochran Building, now apparently separated from the north half. The red brick building has a simple stone cap with subtle crenulations on the front facade. A stone cornice with dentils separates the upper facade from the parapet. A stone panel inscribed "Cochran" is located on the parapet in the center of the west facade, now only partially exposed. A second horizontal band on the upper facade is a stone course that forms a continuous sill for the upper windows. The windows are 1/1 double-hung units with single-light transoms. The fixed wood canopy spanning the entire block extends across the south facade, bisecting the building above the transom. The west storefront extends around the corner encompassing the first bay on the south facade. The storefront is blond brick with aluminum display windows. The configuration angles back to a recessed entry. The remainder of the ground floor is red brick on the south facade with a stone base. A single door provides access to the upper floor at the east end of

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the south facade. The transom is extant but covered beneath the canopy on the south facade. Metal panels extend from the sill of the upper windows down to a projecting flat metal canopy on the west storefront.

**History:** Although the majority of this block had been occupied by dwellings in the early 1880s, their slow replacement had begun by 1884, when there were two two-story commercial structures on the block. One of those two buildings, a furniture warehouse, was at this location. The adjacent building to the north, historically associated with this building, was constructed ca. 1885. There was a dry goods and clothing store here from the 1880s until the years between 1911 and 1918, when the building received an overall design change in the Commercial Style and became a drug store. This building was the Moser and Cochran Drug store from ca. 1915 until at least 1950.

**Integrity:** The fact that the north half of this building has been drastically altered and the storefront replaced of the south half, the building has lost significant integrity despite the facade that the upper facade is in near original condition. The transom covering also alters the proportions of the exposed facade. At this point, the building has to be deemed a non-contributing member of the district. Should the alterations on the north half (Property #31) be reversed, the building's contributing status could be re-evaluated.

**31. Commercial Building** **Status - Non-Contributing**

**Address:** 502 2nd Avenue.

**Date of Construction:** ca. 1885

**Legal Description:** OT Dodge City; BLK: 2; BEG 25' N OF NE COR Front and Second, THENCE N 24' E 74' S 24' W 74' TO POB (PTS LTS 18-20)

**Current Function:** COMMERCE/TRADE: specialty store

**Architectural Classification:** MIXED

**Photos:** 14, 15

**Description:** This parcel is the north half of the Cochran Building. As evidenced on the south, the building is a two-story brick building with stone trim. The facade of the north half is a contemporary alteration that completely obscures the historic building. Stucco parging covers the upper facade and transom and upper windows openings have been infilled. A mansard with wood shingles now caps the building and timbers have been used to detail the upper facade in a faux Tudor or Swiss Chalet style. A flat canopy extends between the former transom and storefront. The storefront is uniquely configured with display windows that step back to a deeply recessed entrance. A

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freestanding pedestal case is located in the center, in front of the door. The storefront is aluminum with a recessed bulkhead that has a stucco/aggregate finish.

**History:** Although the majority of this block had been occupied by dwellings in the early 1880s, their slow replacement had begun by 1884, when there were two two-story commercial structures on the block. This building is historically associated with the building to the south (Property #30). The first two-story building on this site was constructed ca. 1885. In 1887, there was a queensware shop here with "club rooms" on the second floor. By 1899, the two buildings had been joined to form a dry goods, clothing and boots and shoes store. In 1911, there was a haberdasher in this space. In 1918, there was a dry goods, boots and shoes store in this building and a drug store to the south. At some point, the ownership of this building was split from that of the adjacent building to the south. This building was modified.

**Integrity:** The existing facade obscures all features of the historic commercial building rendering it a non-contributing member of the historic district. If the changes were appropriately reversed, the building's status could be re-evaluated.

- 32. Gwinner Building** **Status - Contributing**  
**Address:** 504 2nd Avenue.  
**Date of Construction:** 1951  
**Legal Description:** OT Dodge City; PT LTS 17-20; N 23' OF S 72' LTS 18-20 & S 8.7' OF N 62.5' OF W 24' LT 17 & N 2.85' OF S 62.5' OF W 24' OF LT 17  
**Current Function:** COMMERCE/TRADE: specialty store  
**Architectural Classification:** MODERN MOVEMENT  
**Photos:** 14, 15

**Description:** This two-story blond brick building with concrete trim was built in 1951. Horizontal concrete bands cap the building and frame a horizontal band of windows on the upper facade. A small stone panel is located on the parapet, inscribed "Gwinner 1951." The upper windows are five, five horizontal light steel windows. The transom is covered and used as a signboard. A flat metal canopy extends between the transom and storefront. The storefront is aluminum with a very short bulkhead. The storefront angles back to a recessed entry.

**History:** Although the majority of this block had been occupied by dwellings in the early 1880s, their slow replacement had begun by 1884, when there were two two-story commercial structures on the block. The first two-story building on this site was built

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between 1905 and 1911, when the building housed a confectionary. In 1951, this building was either built or received an overall design change.

**Integrity:** Although later than most of the traditional commercial buildings in downtown Dodge City, this 1950s building is representative of the period in which it was constructed as retains significant integrity as a building representative of the Modern Movement. It is a contributing member of the district.

**33. Fidelity State Bank Status - Non-Contributing**

**Address:** 506 2nd Avenue.

**Date of Construction:** ca. 1970

**Legal Description:** OT Dodge City; BLK: 2; BEG 72' N OF NE COR front and second, THENCE N 25', E 99' S 25' W 24' N 1' W 75' (PTS LTS 18-20)

**Current Function:** COMMERCE/TRADE: financial

**Architectural Classification:** OTHER

**Photos:** 15, 16

**Description:** The site is formerly a separate commercial building into which the adjacent bank on the north, has expanded. The facade is modern paneled stone with two single openings – a contemporary anodized aluminum bay window on the upper facade and a recessed single door on the ground floor.

**History:** Although the majority of this block had been occupied by dwellings in the early 1880s, their slow replacement had begun by 1884, when there were two two-story commercial structures on the block. This lot was vacant until ca. 1910. In 1911, there was a two-story drug store here. The building was vacant by 1918. By 1926, it had been split into two storefronts. The building has been completely modified in an attempt to tie it to the adjacent bank building to the north.

**Integrity:** The existing facade has no relationship to the historic commercial building. It is a non-contributing member of the district.

**34. Kansas State Bank/Fidelity State Bank Status - Contributing**

**Address:** 510 2nd Avenue.

**Date of Construction:** 1916

**Legal Description:** OT Dodge City; BLK 2; BEG 97' N of NE COR Front and Second, THENCE N 25' E 99' S 25' W 99' (PTS LTS 18-20)

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**Current Function:** COMMERCE/TRADE: financial

**Architectural Classification:** LATE 19TH & 20TH CENTURY REVIVALS: Classical Revival

**Photos:** 15

**Description:** Constructed in 1916 and typical of "bank architecture" in the early Twentieth Century, the building is a two-story Classical Revival structure with a white glazed terra-cotta facade. White marble panels form a tall base around the building. Ionic columns frame the center bay. The building is capped by a projecting cornice with dentils. "BANK" is inscribed on the frieze beneath the cornice. A stepped parapet, of glazed brick (terra cotta) extends above the cornice. The center bay is essentially a glass curtain wall of dark tinted glass framing a paneled bank sign. The building is located on a corner with the north facade also fronting the street. Massive pilasters frame bays on the side facade and the cornice and parapet match the building front. The east bay of the north facade is a second "storefront" with a recessed center bay with an ornate terra cotta surround. A single door is located on the east end with an ornate entablature with scroll brackets. Windows on the north facade are single-lights in sets of two and three.

**History:** Although the majority of this block had been occupied by dwellings in the early 1880s, their slow replacement had begun by 1884, when there were two two-story commercial structures on the block. A two-story house at this location was vacant by 1887. What appears to be the same building provided for a confectionary in the 1890s, a millinery in 1905, and a tailor in 1911. The building was removed for the construction of the Kansas State Bank, the existing building, in 1916. The Kansas State Bank was chartered in 1907. In 1933, the Kansas State Bank merged with the State Bank of Dodge City (founded 1893), to form the Fidelity State Bank.

**Integrity:** Although the replacement glass on the front facade and replacement windows on the north facade are not in keeping with the historic character of the building, the building retains dominant character-defining features including the glazed brick and ornate terra-cotta detailing. The building is a contributing member of the historic district.

35. **Fidelity State Bank** **Status - Non-Contributing**  
**Address:** 213 W. Gunsmoke  
**Date of Construction:** ca. 1910  
**Legal Description:** OT Dodge City; ALL LT 24 & W 17' LT 23

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**Current Function:** COMMERCE/TRADE: financial

**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN  
MOVEMENTS: Commercial Style

**Photos:** 16

**Description:** This two-story brick building is now a part of the adjacent bank. The facade is variegated brick with subtle brick detailing and stone trim. The stepped parapet has a simple stone cap. The upper facade had a single opening, now with a three-light replacement unit with tinted glass. The opening has a brick surround and decorative stone lug sill. Brick detailing also frames the storefront which is a contemporary replacement. The storefront is a contemporary anodized system with tinted glass and opaque panels at the transom.

**History:** This building's historic address was 213 Walnut. Although the majority of this block had been occupied by dwellings in the early 1880s, their slow replacement had begun by 1884, when there were two two-story commercial structures on the block. There was a dwelling at this location until the years between 1905 and 1911, when a two-story grocery appeared on the lot. The building appears to date to ca. 1910.

**Integrity:** The replacement upper window and replacement storefront sharply contrast with the traditional commercial facade rendering it a non-contributing member of the district.

**36. Fidelity State Bank** **Status - Non-Contributing**

**Address:** 207-209 W. Gunsmoke

**Date of Construction:** 1905

**Legal Description:** OT Dodge City; BLK 2; LT 17

**Current Function:** COMMERCE/TRADE: financial

**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN  
MOVEMENTS: Commercial Style

**Photos:** 16

**Description:** This two-story brick building is also part of the corner bank. The building is variegated brick with an ornate shaped parapet accented by stone panels and a stone cap. The building has a narrow center bay flanked by wider end bays. The facade is asymmetrical with a narrow bay on the east end, likely originally accessing the upper level. The wide bays are framed by a stone band and stone surrounds frame the entrances in the center bay and on the east end. A window on the upper level over the

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east entry is quined and a contemporary metal panel and awning has been installed over the central entrance. The "storefront" bays and upper facade are contemporary infill panels with anodized frames and reflective glass in sharp contrast to the historic configuration.

**History:** This building's historic address was 209-211 Walnut. Although the majority of this block had been occupied by dwellings in the early 1880s, their slow replacement had begun by 1884, when there were two two-story commercial structures on the block. Between 1884 and 1887, the dwelling at this location had been razed and replaced with the 2-story Dodge City Electric Light and Steam Heating Company. By 1892, the building housed the Western Kansas Water Works, Irrigation and Land Company and the Electric Light Plant and Water Pumping Company. There was a plumbing shop in the building by 1899. In 1905, the building was slated for demolition. The present building, which is historically associated with the building to the south (Property #28), was built between 1905 and 1911, when it housed a furniture and undertaking business.

**Integrity:** The replacement upper window and replacement storefront drastically alter the style and proportions of the traditional commercial facade rendering it a non-contributing member of the district.

37. **H.A. Hart Bldg** **Status - Contributing**  
**Address:** 205 W. Gunsmoke  
**Date of Construction:** 1930/1955  
**Legal Description:** OT Dodge City; BLK 2; LT 15-16  
**Current Function:** COMMERCE/TRADE: professional  
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN  
**MOVEMENTS:** Commercial Style  
**Photos:** 16

**Description:** This two-story variegated tan brick building may be connected internally to Building #27 on Front Street. It is occupied by the same business but has a distinct facade on the north that suggests it was historically a separate building. Facade features subtle brick detailing and stone detailing. Parapet has stepped stone cap and horizontal stone band beneath parapet is inscribed "1930 H.A. Hart 1955." Upper facade has two sets of 3/3 double-hung wood windows with screens. The storefront is a modern replacement with paneled stone surround (possibly dating to the 1955 reference on the cornice band). An aluminum-framed single door provides access to the upper

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floor on the west end of the storefront. The storefront itself is a contemporary anodized-framed system with reflective glass.

**History:** This building's historic address was 207 Walnut. Although the majority of this block had been occupied by dwellings in the early 1880s, their slow replacement had begun by 1884, when there were two two-story commercial structures on the block. In 1929, H. A. Hart replaced a one-story commercial building with the present two-story building. The building was constructed to house the Dodge City Savings and Loan Association, Hart's oil, real estate and insurance businesses, as well as four other offices. The Dodge City Globe announced that "The building will have a very attractive front with one entrance for the lower floor and another entrance for the upper floor."<sup>23</sup> By the time the building was completed in 1930 the Great Depression was on. By 1932 there was no bank on the first floor. The building was remodeled, with a new storefront, in 1950. For most of the building's history, it was adjacent to the Masonic Temple, to its east (no longer extant).

**Integrity:** Although the replacement storefront does not retain the components and proportions of the traditional commercial storefront, the building retains significant historic integrity. The upper facade is in near-original condition and the stone framing the storefront likely dates to the "1950" date inscribed on the cornice band. The building is deemed a contributing member of the historic district.

**38. Reeves Building Status - Contributing**

**Address:** 210 W. Gunsmoke

**Date of Construction:** 1925

**Legal Description:** OT Dodge City; BLK 17; BEG 97' E of NE COR of 2nd & Gunsmoke, W 19' N 75' E 19' S 75' in S PT LT 13

**Current Function:** COMMERCE/TRADE: professional

**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style

**Description:** This two-story commercial building has dark brick facade and subtle brick corbelling. A stone panel, inscribed "Reeves 1925," is located in center of parapet. The upper facade has three 4/1 double-hung wood windows with aluminum screens. The windows have flat brick lintels and stone sills. The transom area is covered and the storefront is contemporary replacement with full-height glass.

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<sup>23</sup> Dodge City Globe, 8 August 1929.

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**History:** The historic address of this building was 210 Walnut. The commercial development of this block had begun by 1887. A dwelling nearby was razed for the construction of the Reeve's Building in 1925 and the adjacent building, built about the same time (See Property #39). In 1950, the building housed a wallpaper and paint store.

**Integrity:** Although the storefront is a contemporary replacement, the upper-facade is in near-original condition and the transom area is maintained (although covered), the building retains a degree of historic integrity. It is a contributing member of the historic district.

- 39. Commercial Building** **Status - Contributing**  
**Address:** 212 W. Gunsmoke  
**Date of Construction:** ca. 1925  
**Legal Description:** OT Dodge City; LTS: S 59.18' OF W 24' LT 17 & S 49' OF E 1' LT 18  
**Current Function:** COMMERCE/TRADE: professional  
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style

**Description:** This building is a one-story blond brick structure with a simple stone parapet cap. The transom area is infilled and flat metal canopy projects between transom and storefront. The storefront is aluminum with a fieldstone veneer bulkhead. The storefront angles back to a recessed entry on the east end.

**History:** The historic address of this building was 212 Walnut. The commercial development of this block had begun by 1887. Although the lots to the west housed a row of small commercial buildings by 1887, this lot had a dwelling on it until this building was constructed in 1925. Between 1911 and 1918, the dwelling had been expanded to house a cobbler's shop. The complex was raised for the construction of this building in ca. 1925 and the adjacent Reeves Building. This building's storefront was modified ca. 1955.

**Integrity:** Although the storefront has been modified, it retains the traditional components and proportions. The building is a contributing member of the district.





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**Description:** This one-story orange brick building has a solid upper facade and simple blond brick cap. A flat metal canopy extends above the storefront and the building has no transom. The bulkhead matches the brick on the upper facade and the storefront is aluminum. The storefront steps back to a deeply recessed central entry.

**History:** The commercial development of this block had begun by 1887, when a row of one-story commercial buildings lined 2nd Avenue. Between 1911 and 1918, new buildings were constructed here. There was a boot and shoe store here in 1918, and a drug store in 1926. The current storefront dates to ca. 1955.

**Integrity:** The building is a good example of a simple Modern commercial building representative of the period in which it was constructed. The building is a contributing member of the historic district.

- 43. Old Post Office/WW Virtue Dry Goods** **Status - Contributing**  
**Address:** 612 2nd Avenue.  
**Date of Construction:** 1916  
**Legal Description:** OT Dodge City; W 19' OF LTS 27, 29 & 30; VAC POR 2ND AVE W OF & ADJ TO S 75' OF LT 31 & ALL VAC \$  
**Current Function:** COMMERCE/TRADE: specialty store  
**Architectural Classification:** LATE 19TH & 20TH CENTURY REVIVALS: Beaux Arts  
**Photos:** 17, 18

**Description:** This two-story brick building has a blond brick facade with ornate terra-cotta detailing. The building appears to have previously had a metal slipcover which resulted in damage to some of the terra-cotta detailing. A panel that once projected above the parapet has been partially removed. Ornate panels remain on the parapet and capping the pilasters between the upper windows. The upper facade is divided into three bays by pilasters. Each bay has a single masonry opening with a band of windows. The end bays have three 3/1 double-hung wood windows; 3/1 windows flank a center window with a single-light transom in the center bay. The transom is covered and a flat metal canopy extends between the transom and storefront. The storefront is a modern replacement with 1" square tile on the piers and bulkheads. The windows are aluminum with display windows flanking a recessed entrance in the center bay.

**History:** The commercial development of this block had begun by 1887, when part of this parcel was occupied by the Opera House, then being used as a skating rink (See

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Property #44). This building was constructed in 1916 by a real estate company organized to construct a new post office block.<sup>28</sup> They awarded the contract to J. N. Parham.<sup>29</sup> The post office moved into the new building in October 1916.<sup>30</sup> In 1918, the building housed both the post office and a drug store. The post office continued to occupy the building until its new building was completed in 1931 (see Property #6). After the post office moved, the building was remodeled "into a modern business building" for the W. W. Virtue Dry Goods Company, which opened in 1932. Virtue had formally worked for the C. R. Anthony chain of stores. By the 1950s, the Virtue Company had moved to the Hiram T. Burr Building.<sup>31</sup>

**Integrity:** Although the replacement storefront is much later than the building itself, the prominent character-defining features of this building are on the upper facade - the sets of three windows in each bay and the terra-cotta detailing. Despite the former modifications, the building is a contributing member of the district.

**44. Commercial Building** **Status - Contributing**  
**Address:** 614 2nd Avenue.  
**Date of Construction:** ca. 1920  
**Legal Description:** OT Dodge; BLK 17; N 35' OF LTS 25, 27, 29, 31  
**Current Function:** VACANT/NOT IN USE  
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN  
**MOVEMENTS:** Commercial Style  
**Photos:** 18

**Description:** This two-story tan brick building appears to have formerly been associated with the adjacent building on the south. The modern tile storefront extends to this building. The storefront configuration has a wide, recessed center bay. The transom has been infilled and a flat metal canopy extends between the transom and storefront. The upper facade is tan brick with subtle brick detailing. The upper facade has two masonry openings, each with a set of three 3/1 double-hung wood windows. The top of the building appears to have been altered – a cornice removed or brick parapet extended.

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<sup>28</sup> Ibid. 4 January 1917; *Dodge City Globe*. 17 January 1916.

<sup>29</sup> Ibid. 4 January 1917; 30 March 1916.

<sup>30</sup> Ibid. 31 October 1916.

<sup>31</sup> *Dodge City Journal*, 9 June 1932; 30 June 1932; *Dodge City Globe*, 25 April 1951.

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**History:** The commercial development of this block had begun by 1887, when part of this parcel was occupied by the Opera House, then being used as a skating rink. By 1895, the building had been converted to a meeting hall. It remained at this location until the years between 1911 and 1918, when it was razed, presumably in preparation for the new post office building. This building was constructed between 1918 and 1926, when it housed the offices and printing facility for the Dodge City Daily Globe newspaper.

**Integrity:** Although the storefront modifications are not in keeping with the character of the original building, the upper facade of the building is in near-original condition and portrays the building's historic character. It is a contributing member of the district.

- 45. J. C. Penney's/Carlos Boots** **Status - Non-Contributing**  
**Address:** 618 2nd Avenue.  
**Date of Construction:** 1930  
**Legal Description:** OT Dodge City; N 50' OF W 19' LT 25 & N 50' OF LTS 27, 29, 31 & E 1.8' OF VAC ST ADJ ON W  
**Current Function:** COMMERCE/TRADE: specialty store  
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style

**Description:** This two-story blond brick building has subtle detailing and surface relief. The building has a simple brick parapet with a stone cap. Brick pilasters define bays on the west and north facades. Window openings on the front/west facade have been infilled with brick. Some windows on the north facade have been infilled as well; others have single-light dark glass replacement units. A wood shingle mansard roof separates the storefront from the upper facade. The aluminum storefront has rubble stone veneer on the piers and bulkhead. The storefront has a recessed central entrance on the west.

**History:** This building was built in 1930 to house a J. C. Penney's store. There was a dwelling (also used as a tailor's shop) at this location until the years between 1918 and 1926 when a White Eagle filling station was built here. In January 1930, the McCarty Real Estate Company, which owned the adjacent Daily Globe building and nearby Post Office, announced plans to construct a \$50,000 building to be leased by JC Penney's. Penney's. The chain had recently bought 113 stores in the J. B. Byars chain, including

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the one in Dodge City, moved from the northeast corner of Walnut and 2nd (see Property #40). Penney's remodeled the building in 1951.<sup>32</sup>

**Integrity:** The replacement storefront and infilled upper-level windows render this building a non-contributing resource in the historic district.

- 46. Hiram T. Burr Building** **Status - Non-Contributing**  
**Address:** 209 W. Spruce Street  
**Date of Construction:** ca. 1930/various  
**Legal Description:** OT Dodge City; PT 21; N 50' OF W 9' LT 21 N 50' LT 23  
**Current Function:** UNKNOWN  
**Architectural Classification:** OTHER

**Description:** This one-story commercial building has "EIFS" panels on exterior facade. A simple cornice caps the upper facade. The ground floor has a non-historic configuration with a recessed bay on the east end and a three-light window with reflective glass and shutters to the west. A single door, with paneled wood surround, is located on the west end of the front/north facade.

**History:** This building replaced a dwelling on this lot between 1926 and 1932. An adjacent dwelling to the east was demolished between 1932 and 1950. It was best known as the offices of Hiram T. Burr, who "was among the last of the old-school Western Kansas builders."<sup>33</sup> Burr founded his insurance and real estate company in 1908. Over the years, he developed many residential and commercial projects, including the parking garage adjacent to this building. After Burr's death in 1955, his sons-in-law took over the business. The building remained unchanged from the time of its construction until at least 1961. The original building was a brick Commercial Style building with large plate-glass windows, prismatic transoms, and a stepped parapet with cast-stone cap.<sup>34</sup> Since then, it has been significantly altered with EIFS and enclosed openings.

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<sup>32</sup> Ibid. 11 July 1929; 30 January 1930; 7 August 1951; John N. Ingham, *Biographical Dictionary of American Business Leaders* (Westport: Greenwood Publishing Group, 1983), 1071.

<sup>33</sup> *Kansas City Times*, 13 September 1955.

<sup>34</sup> *Dodge City Globe*, 9 September 1955; Christy Davis, National Register nomination for the Hiram T. Burr House.

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**Integrity:** The existing facade has no relationship to the historic commercial building. It is a non-contributing member of the district.

- 47. Commercial Building** **Status - Non-Contributing**  
**Address:** 208 W. Spruce Street  
**Date of Construction:** 1958  
**Legal Description:** OT Dodge City; BLK: 18; LTS: 11 & 12  
**Current Function:** GOVERNMENT: correctional facility  
**Architectural Classification:** OTHER

**Description:** The site is comprised of two formerly separate buildings, now occupied by a single business. The west building extends nearly to alley forming an "L" shape with the adjacent building on the east. The front/south facade of both buildings has a stucco finish and simple cap. The east building has three single-light windows and no door opening. The west facade is an enframed storefront with a concrete screen-block wall that is flush with the exterior facade. The storefront is recessed with the entrance on the west end.

**History:** There was a two-story dwelling on this parcel until this building was constructed in 1958.

**Integrity:** The former modifications bear little relationship to the historic commercial storefronts. The building is a non-contributing member of the historic district.

- 48. Commercial Building** **Status - Contributing**  
**Address:** 210 W. Spruce Street  
**Date of Construction:** 1955  
**Legal Description:** OT Dodge City; S 50' LT 13 BLK 18 EX W 5'  
**Current Function:** COMMERCE/TRADE: professional  
**Architectural Classification:** MODERN MOVEMENT

**Description:** This is a one-story tan brick building, with brick details lain in a checkerboard pattern in the transom area. A flat metal canopy projects over the storefront. A central door is flanked by a display window on the east and a window on the west. The brick bulkhead appears to match the original facade brick. Subtle brick detailing defines the top of the facade.

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**History:** This parcel was vacant in 1950. This building was constructed in 1955.<sup>35</sup>

**Integrity:** The building represents a transition in downtown architecture from retail to professional offices on first floors. The building retains a high degree of integrity from its 1955 construction and, therefore, is designated as a contributor to the district.

- 49. Sam's Shoe Store** **Status - Non-Contributing**  
**Address:** 700 2nd Avenue.  
**Date of Construction:** 1970 (overall design change)  
**Legal Description:** OT Dodge City; S 50' OF W 5' OF LT 13; S 50' OF LTS 14, 15, & 16 BLK 18  
**Current Function:** COMMERCE/TRADE: specialty store  
**Architectural Classification:** MODERN MOVEMENT

**Description:** The one-story corner building has an orange brick facade and concrete foundation. Former openings on the south (side) facade have been infilled with red brick and single door with a projecting flat metal canopy is located at the east end. A shaped slip cover has been installed over the upper facade of the building facade. A flat metal canopy extends above storefront and the upper facade is used for signage. There are two storefronts, each with red brick bulkhead. The north storefront has a recessed central entry flanked by display windows. The south storefront has angled corner entry with free-standing column on the corner.

**History:** Sam's Shoe Store was established by Sam Allen (originally Alavigos) who left his homeland in Greece at the age of 15 to join his older brother Tom in Omaha. Sam found work on the Union Pacific Railroad. In 1922, however, Tom and Sam moved to Manhattan, Kansas where they started a shoe repair and shining shop. In the 1920s, Tom opened a shoe store in Dodge City. In 1936, after Tom decided to return to Greece, Sam took over the Dodge City store. Before 1970, the store was located two blocks south of its current location. In 1970, when Urban Renewal plans called for the removal of the building, Sam Allen remodeled a vacant building, the current location. The building's current appearance reflects its 1970 remodel date. Sam's sons Jim and Virgil Allen continued in the family business.<sup>36</sup>

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<sup>35</sup> Ford County appraiser's records.

<sup>36</sup> *Dodge City Globe*, 19 September 2008. "Dodge City Pioneer Laments Disappearance of Hats," *Salina Journal*, 10 July 1970.

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**Integrity:** The building received an overall design change in 1970. Because the changes are not fifty years old, the building is a non-contributor. The building's eligibility can be re-evaluated once the changes are fifty years old.

**50. Latino's Disco Status - Non-Contributing**

**Address:** 706 2nd Avenue.

**Date of Construction:** ca. 1955

**Legal Description:** OT Dodge City; N 75' LTS 13, 14, 15, 16 BLK 18

**Current Function:** RECREATION AND CULTURE: music facility

**Architectural Classification:** OTHER

**Photos:** 19

**Description:** This one-story commercial building is approx. 100' in width. The facade has multiple non-original materials. The south party wall is paneled stone veneer and red brick "piers" are exposed on each end of the storefront. The storefront windows were aluminum-framed but have been infilled with opaque panels. The bulkhead is a blond "Z" brick. Two doors in the center bay are the only storefront openings. The upper facade is covered and used as a signboard. A flat metal canopy extends the width of the building, over the storefront.

**History:** This parcel housed dwellings in 1926. It was vacant in 1932 and 1950. This building was built ca. 1955 and has been significantly modified over time.

**Integrity:** The former modifications bear little relationship to the historic commercial storefronts. The building is a non-contributing member of the historic district.

**51. Tepe's Sewing Center Status - Contributing**

**Address:** 710 2nd Avenue.

**Date of Construction:** ca. 1955

**Legal Description:** OT Dodge City; ALL LT 1 & S 3.5' OF LT 2 BLK 18

**Current Function:** COMMERCE/TRADE: specialty store

**Architectural Classification:** MODERN MOVEMENT

**Photos:** 19

**Description:** The one-story red brick building has a blond-brick facade with a simple stone cap. A flat metal canopy projects above storefront and multiple business signs are

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mounted on upper facade. The building has no transom, typical of early Modern commercial storefronts. The ground floor is comprised of two storefronts, each with rubble stone veneer at the piers and bulkhead. The south storefront has a pair of double-doors; The north storefront has a single central door.

**History:** There was a dwelling on this parcel in 1926 and 1932. Although other parcels to the north had been developed by 1950, the dwelling was still at this location in 1950. The current building was built ca. 1955.

**Integrity:** Although the stone veneer on the storefront is not original to the building and in contrast to the historic character of the building, the building maintains a fair degree of historic integrity with the proportions and components of a historic storefront intact. The building is a contributing member to the historic district.

- 52. Martin Bldg-Mexican Market** **Status - Contributing**  
**Address:** 714 2nd Avenue.  
**Date of Construction:** 1930  
**Legal Description:** OT Dodge City; BLK: 18, LTS: 2-3  
**Current Function:** COMMERCE/TRADE: specialty store  
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style  
**Photos:** 19

**Description:** The two-story tan brick building has brick and stone detailing. The stepped parapet features corbelled brick panels and central stone panel inscribed "Martin 1930." The upper facade has eight individual windows with brick lintels and stone sills. The windows are 2/2 horizontal-light steel windows. The ground floor is comprised of four bays. An arched opening framing a single door provides access to the upper floor on the south end of the storefront. The northern three bays are storefront bays framed by brick piers. A flat metal canopy extends over the storefront bays. The transom panels are infilled and used for signage. The building is now occupied by a single business with a recessed entrance in the center bay. All of the storefronts are aluminum with blond-brick bulkheads.

**History:** In 1926, this quarter of the block housed dwellings. By 1932, however, the quarter had been developed into commercial uses with the exception of the dwelling at 212 (Property #51). This building was built in 1930.

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**Integrity:** Despite the former storefront modifications, the building retains a high degree of historic integrity. It is a contributing member of the historic district.

- 53. Commercial Building-Clothing** **Status - Contributing**  
**Address:** 720-722 2nd Avenue.  
**Date of Construction:** 1930  
**Legal Description:** OT Dodge City; N 14' OF LT 3 & ALL LT 4 BLK 18  
**Current Function:** COMMERCE/TRADE: specialty store  
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style  
**Photos:** 19

**Description:** The two-story commercial building has a variegated brick facade with contrasting tan brick detailing. The parapet features bi-color brick detailing and forms a distinct band at the top of the building. The upper windows are replacement 1/1 double-hung units. The ground floor is comprised of two storefronts although the configuration includes a center bay that suggests a single tenant or upper floor access historically. Brick piers frame the three storefront bays. The north storefront, which includes the center bay, has a tan bulkhead and brass-framed display windows. The south storefront is aluminum with contemporary brick veneer bulkhead. The south storefront angles back to a recessed entry on the north end; the north storefront has a recessed central entry bay.

**History:** In 1926, this quarter of the block housed dwellings. By 1932, however, the quarter had been developed into commercial uses with the exception of the dwelling at 212 (Property #51). This building was built in 1930.

**Integrity:** Although the upper windows and storefronts are replacements, the building retains a fair degree of historic integrity. The storefronts maintain the components and proportions of a traditional storefront. The brick facade is the most prominent character-defining feature and is intact. The building is a contributing member of the historic district.

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- 54. Dry Cleaners** **Status - Contributing**  
**Address:** 801 2nd Avenue.  
**Date of Construction:** 1928  
**Legal Description:** OT Dodge City; BLK: 26; LT: 2  
**Current Function:** COMMERCE/TRADE: specialty store  
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style  
**Photos:** 20
- Description:** This one-story brick building is free-standing with residences located to the north. The site slopes to the west and basement level is partially above grade on south facade. The building faces east and is comprised of two storefronts although it is occupied by a single business. A historic projecting sign is in place on upper facade. The transoms are infilled and a large air-conditioner and mechanical duct are located in center of the transoms. A flat metal canopy projects between the transom area and storefront and extends around the corner to the first bay on the south facade. The south storefront appears to retain its historic materials and configuration with a recessed center entry. The north storefront is aluminum with a set of double-doors at the central entry. Both storefronts retain brick bulkheads. The building is located on the corner and south facade is visible. Multi-light steel windows with operable hopper panels are located along the south facade. Metal slat awnings are in place at some windows on the south facade.
- History:** This building was constructed in 1928 for a dry cleaners. The building replaced a single-family dwelling.
- Integrity:** The alterations over time – including infilled transoms, replacement storefront, and mechanical equipment on the front of the building – are associated with the building's continued use as a dry cleaners. They are balanced by other character-defining features, including industrial steel casement windows on the south elevation. It is a contributing member of the district.
- 55. Daily Globe Offices** **Status - Non-Contributing**  
**Address:** 709 2nd Avenue.  
**Date of Construction:** ca. 1925/1935  
**Legal Description:** OT Dodge City: TR IN BLK 19 DESC AS BEG 96.3' N OF SE COR LT 6; TH N 42'; W 117.68'; S 41.97'; E 117.68' TO POB (AKA N 25' LTS 6-7)  
**Current Function:** INDUSTRY/PROCESSING/EXTRACTION: communications facility

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**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style  
**Photos:** 21

**Description:** This two-story brick building has a subtle stepped parapet and brick corbelling. The upper facade has three window openings that have been infilled with glass block around small square window. The storefront is framed by brick piers but has been infilled. The only opening is an aluminum-framed glass door with transom and sidelights. The storefront infill is marble tile; pink on the south and white on the north. A small shed bay is located on north side of building.

**History:** This building was built between 1918 and 1926, when it was an auto sales agency and an IOOF Hall on the second floor. The building was remodeled for the Dodge City Daily Globe in 1935 from plans by Mann and Company. The builder was Fred Lipps.<sup>37</sup>

**Integrity:** The former modifications bear little relationship to the building's original design. The building is a non-contributing member of the historic district.

**56. Daily Globe/IOOF Status - Contributing**

**Address:** 705 2nd Avenue.

**Date of Construction:** 1926

**Legal Description:** OT Dodge City; BLK: 19; N 50' OF S 96.2' LTS 6-9

**Current Function:** INDUSTRY/PROCESSING/EXTRACTION: communications facility

**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN

MOVEMENTS: Commercial Style; MODERN MOVEMENT: Art Moderne

**Photos:** 21

**Description:** This three-story brick building was first constructed in 1926 and represents an appearance from a ca. 1930s overall design change. "IOOF" is inscribed in stone panels located on the parapet. The simple brick parapet has a brick cap and subtle brick corbelling. The two-story upper facade is comprised of five bays. Single windows define the end bays and pairs of windows are located in the central three bays. The windows are 5/1 double-hung wood windows with aluminum screens. Scuppers are located on each end of the building at the parapet and downspouts are located on upper facade. The ground floor is ashlar stone capped by a denticulated cornice band. "Daily

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<sup>37</sup> Wenzl, 22.

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Globe" is lettered on the facade, above the storefront, in Art Deco-style print. The "storefront" has a recessed central entry and a single door on the north end of the storefront that provides access to the upper floor. Rectangular window openings flank the central entrance. A stone band projects over each storefront opening. The windows and doors on the storefront are contemporary replacements.

**History:** This building was constructed in 1926. It was an auto sales and service building in 1932. In 1950, the IOOF Hall was on the third floor, commercial college on the second floor and newspaper office for the Dodge City Globe on the first floor. The Dodge City Globe started in 1878 as a weekly newspaper. In 1911, it began publishing a daily newspaper.

**Integrity:** With the exception of the replacement windows and doors on the ground floor, the building is in near-original condition. It retains significant integrity and is a contributor to the historic district.

57. **Carnegie Library** **Status - Contributing (NRHP)**  
**Address:** 701 2nd Avenue.  
**Date of Construction:** 1906/1936  
**Legal Description:** OT Dodge City; BLK: 19; S 46.2' OF LTS 6,7,8 & 9 BLK 19  
**Current Function:** RECREATION AND CULTURE: museum  
**Architectural Classification:** LATE 19TH & 20TH CENTURY REVIVALS: Classical Revival  
**Photos:** 22

**Description:** This two-story brick building is characterized by the rotunda that underscores the building's corner location. The building is brick with a rusticated stone foundation and cut stone water table. Gabled wall dormers on the south and east end bays frame the corner rotunda. The dormers have pedimented gable ends with ornate pressed metal detailing. The eaves of the dormer project over a corbelled cornice that terminates the brick facade. The windows have stone lintels and sills and feature ornate stained glass transoms. The corner rotunda is brick on the ground floor with pilasters framing the entry. The entry is raised above grade and accessed by concrete steps framed by a kneewall. The pilasters have Corinthian stone capitals and simple bases. The single door is framed by a transom and sidelights and flanked by narrow stained glass windows. The upper facade of the rotunda is pressed metal with an ornate metal frieze. The domes roof is tiered and has standing seam metal roofing. The clerestory features a row of horizontal stained glass windows. The upper windows are 1/1 with the

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upper sash also being stained glass. A one-story hip roof addition was built in 1936 off the west side of the original structure. The addition matches the original materials with a stone foundation, brick walls and metal roof.

**History:** The Dodge City Carnegie Library was built in 1906 with \$7500 in funds from Andrew Carnegie. Carnegie offered the funds in return from a commitment from the community of \$750/year for operations. In 1936, the WPA funded an addition to the building. It continued to serve as a public library in 1970, after which it was converted for business use. In 1981 the Arts Council preserved the building with funding from the community and a grant from the state preservation office. The building was listed on the National Register of Historic Places in 1979.

**Integrity:** The Carnegie Library is one of Dodge City's most unique buildings. It is individually listed on the National Register and is a contributor to the downtown historic district.

- 58. First National Bank Bldg** **Status - Contributing**  
**Address:** 617-619 2nd Avenue.  
**Date of Construction:** 1930  
**Legal Description:** OT Dodge City; BLK: 18; LTS: 33, 35, 37, 39  
**Current Function:** COMMERCE/TRADE: financial  
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style; LATE 19TH & 20TH CENTURY REVIVALS: Classical Revival  
**Photos:** 23

**Description:** This six-story brick and stone building is a traditional two-part vertical block. The two lower floors form the building's base and are distinguished by the stone facade and full-height windows. The upper floors have a tan brick facade with stone detailing. Brick pilasters with stone caps divide the upper facade into four bays on the front/east and seven bays on the north. There is a pair of windows in each bay, on each floor. The north side is comprised of single and paired windows. A horizontal band of stone is located between the 4th and 5th floors and above the 5th floor. The 5th floor is further distinguished by coursing on the brick pilasters. The pilasters extend above the stone cornice band to the brick parapet and a simple stone cap terminates the parapet. With exception of the single windows, the front and side facades are similarly configured and detailed. The lower levels also feature pilasters which are stone and have Corinthian capitals. The pilasters frame full-height windows on the north facade and the

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north half of the front facade. The two bays on the south half of the front facade are building entrances with a one-story window above. The base of the building is granite and a cornice band caps the two-story stone base of the building. "First National Bank Building" is inscribed on the band beneath the cornice. The upper three floors of the building form a "U" shape with a light court in the center of the south facade. A mural was painted on the upper floors of the south facade in the 1970s and has become a local icon. A one-story drive-through bay is located on the south side of the building.

**History:** In the late Nineteenth Century, this block was residential. Between 1892 and 1899 the Christian Church was built on this corner. Between 1905 and 1911, the church was replaced by a 2-story commercial building with a 100-car garage on the first floor and meeting hall on the second floor. The First National Bank building was constructed in 1930. Bank of America now occupies the building.

**Integrity:** Despite the replacement windows, the building retains a high degree of historic integrity. It is a contributing member of the historic district.

- 59. Commercial Building-Clothing Store** **Status - Contributing**  
**Address:** 607-609 2nd Avenue.  
**Date of Construction:** ca. 1915  
**Legal Description:** OT Dodge City; BLK: 18; ALL LTS 17-23 EXC W 17' LOT 23  
**Current Function:** COMMERCE/TRADE: specialty store  
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style  
**Photos:** 23

**Description:** The two-story red brick building has corbelled brick detailing and the parapet has a simple stone cap. Four windows are located on upper facade with stone lintels and sills. Windows are 1/1 double-hung replacement units. The transom is covered by corrugated metal. A flat metal canopy extends between transom and storefront. The lower facade is comprised of two storefronts, both are replacement aluminum units. The piers and bulkhead on the south storefront are covered by corrugated metal. The north storefront has a blond brick bulkhead and angles back to recessed entry. The south storefront has a tall bulkhead suggesting a jewelry store as likely historic use.

**History:** In the late Nineteenth Century, this block was residential. By 1918, however, the east side of this block had been nearly fully commercially developed. This building



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**61. Robinson's Furniture Building** **Status - Non-Contributing**

**Address:** 601 2nd Avenue.

**Date of Construction:** ca. 1910

**Legal Description:** OT Dodge City; BLK 18 LT 24

**Current Function:** VACANT/NOT IN USE

**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN

**MOVEMENTS:** Commercial Style

**Photos:** 23

**Description:** This two story brick building has a corbelled cornice that resembles crenulations. The corner building faces east. The east facade is comprised of six bays defined by large upper windows with arched brick lintels and stone sills. The 5th bay (from the south) is the building entrance defined by a full-height arched opening (with replacement glass infill). Brick piers frame each storefront bay topped by an arched transom. The upper windows and transoms have been covered. A flat metal canopy extends between the transom and storefront altering the proportions of the original arched storefront bays. The storefronts are replacement aluminum-framed units. The upper windows and transoms have been infilled with brick on the south facade. "EIFS" panels have been installed on the ground floor around five individual single-light windows (versus storefront bays). A large sign, "Robinson Discount Furniture", projects from the corner of the building.

**History:** In the late Nineteenth Century, this block was residential. By 1918, however, the east side of this block had been nearly fully commercially developed. This building was constructed between 1905 and 1911, when it housed a furniture store.

**Integrity:** The former modifications including the infill of window openings, the replacement storefront, and alterations to the south facade alter the historic character of the building making it a non-contributing resource.

**62. Eckle's Department Store** **Status - Non-Contributing**

**Address:** 507-509 2nd Avenue.

**Date of Construction:** 1908/1910

**Legal Description:** OT Dodge City; BLK: 1; N 75' LTS 21-25

**Current Function:** VACANT/NOT IN USE

**Architectural Classification:** MODERN MOVEMENT

**Photos:** 24

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**Description:** This two-story commercial building has a patterned aluminum slipcover over the upper facade. The building was converted to a mini-mall in the 1980s but the street configuration includes two "storefronts." A single storefront bay is located on the south end of the building. The north storefront occupies the remaining  $\frac{3}{4}$  of the east facade and the east bay of the north facade. The center bay of the north storefront is a recessed entry bay, flanked by two bays of display windows on each side. The storefront piers and bulkhead have an aggregate coating that was likely installed when the metal slipcover was placed on the upper facade. It appears that this building is comprised of the north half of the corner building, adjacent to the south.

**History:** This building was constructed in 1908 for the Locke Mercantile Company. In 1909, it was severely damaged by a devastating fire. It was rebuilt in 1910. In 1926, Locke's was purchased by the Eckles Brothers Department Store for \$124,000. After selling the Locke stock, the Eckles remodeled the interior. The Eckles again remodeled the building during the Great Depression: "We began this remodeling last spring when the dust was blowing and some of our friends were frank enough to say to our faces that we probably were not quite right in our minds. But we know the dust and drouth could not last, and when it was over the southwest territory would be ready for just such a store as we are opening for them Thursday evening."<sup>38</sup> 1930s modifications included the addition of carrerra glass, architectural glass block and Art-Moderne signage. The building's ground floor was remodeled in 1950. Work included the addition of Honduras mahogany finished wood, fluorescent lighting, rubber tile floors, and serrated plywood-covered interior columns.<sup>39</sup> The current storefront dates to a 1963 remodel, when the first floor was treated with polished granite and the upper levels were given an enameled aluminum grill.<sup>40</sup> At that time, the store expanded south into the adjacent building to the south, which was historically associated with the adjacent building to its south. The "modernization" of the storefront and application of the grill were meant not only to modernize the building, but also to create a uniform appearance from the original building and adjacent building to the south. When Eckles closed, the building was converted to a mini mall.

**Integrity:** The existing slip cover and replacement storefront obscure the historic character of the building. It is a non-contributing member of the district. If these changes were reversed, the building's contributing status could be re-evaluated.

<sup>38</sup> "Big Eckles Store 'at Home' Thursday Night," *Dodge City Globe*, 17 September 1935.

<sup>39</sup> *High Plains Journal*, 21 September 1950.

<sup>40</sup> "History of the Eckles Department Store Company, Inc." Business Clippings, 1930s, Kansas Heritage Center.

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**63. Commercial Building-Pet Store** **Status - Non-Contributing**  
**Address:** 501 2nd Avenue.  
**Date of Construction:** 1887  
**Legal Description:** OT Dodge City; BLK: 1; S 25' LTS 21-23; E 7.5' OF S 25' LT 24  
**Current Function:** COMMERCE/TRADE: specialty store  
**Architectural Classification:** LATE VICTORIAN: Italianate  
**Photos:** 24

**Description:** This two-story brick building appears to be comprised of the south half of the original building (the north half is now part of the Eckle's Building, Property #62). The building is unique in that it is one of the only 1880s commercial buildings remaining in downtown Dodge City. The facade has Victorian detailing, with the upper facade distinguished by a single arched window opening that frames four 1/1 double-hung windows. The north bay of the facade appears to reflect half of the original center bay of the historic building. A single 1/1 double-hung window is visible on the upper facade and a portion of an ornate terra-cotta cornice is visible. The parapet has been altered and a textured stucco panel now caps the building. It is unclear if the original cornice was brick and had deteriorated or if the building originally had a pressed metal projecting cornice that was formerly removed. A fixed wood canopy bisects the transom on the building's storefront. The storefront is an aluminum replacement with a brick bulkhead. The original building is visible on the south side where brick pilasters and corbelled arched brick lintels distinguish the upper facade. Two 1/1 double-hung wood windows are located in each bay. A second storefront is located on the west end of the south facade. This storefront is also aluminum with a brick bulkhead. The transom has a board and batten covering. Immediate east of the west storefront, is a single door entrance to the upper floor. The "storefront" bays on the east end of the building (a part of the commercial space fronting east), are a solid brick wall with no openings.

**History:** This building is historically associated with the building to its north, which was given a slipcover when Eckles expanded its store to the south (See Property #62). The building was built in 1887. In 1892, the building housed a grocery, novelty store and meat shop on the first floor and masonic hall on the second floor. The Masons built a new Masonic temple between 1905 and 1911 on the southwest corner of Walnut and 1st (no longer extant). Preservation of this building is essential in that it is the only remaining Nineteenth Century building in downtown.

**Integrity:** The building is the only remaining Nineteenth Century commercial building in downtown Dodge City however, former alterations including the removal of the cornice

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and storefront alterations diminish the historic integrity. Although the existing upper facade clearly portrays the building original character, the fact that the north half of the original building is obscured by a slipcover renders the building a non-contributor.

- 64. Commercial Building** **Status - Contributing**  
**Address:** 308 W. Front Street  
**Date of Construction:** ca. 1920  
**Legal Description:** OT Dodge City; BLK 1 S 50' of LTS 24-25  
**Current Function:** VACANT/NOT IN USE  
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN  
**MOVEMENTS:** Commercial Style  
**Photos:** 24

**Description:** This one-story brick building has simple brick detailing on the upper facade. A fixed wooden canopy spans the entire block and bisects this building near the top of the transom. The transom is infilled. The storefront is comprised of two bays, each with a separate entrance. The storefronts are aluminum with a brick bulkhead.

**History:** The historic address of this parcel was 308 W. Chestnut. A one-story building was constructed on this parcel between 1884 and 1887, when there was an agricultural implements store here. The building was demolished by 1892. This building was constructed between 1918 and 1926.

**Integrity:** The building is a simple, one-story brick commercial building representative of its later date of construction. It is a contributing member to the historic district.

- 65. Commercial Building-Insurance** **Status - Non-Contributing**  
**Address:** 310 W. Front Street  
**Date of Construction:** ca. 1910  
**Legal Description:** OT Dodge City; BLK: 1; S 75' OF LT 26  
**Current Function:** COMMERCE/TRADE: professional  
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN  
**MOVEMENTS:** Commercial Style  
**Photos:** 24, 25

**Description:** This one-story brick building has a simple brick cap on the parapet and no transom. The wood canopy spans the entire block and bisects this building above the

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storefront. The storefront has been infilled/downsized with wood siding. A contemporary door and adjacent window have replaced the former storefront unit.

**History:** The historic address of this parcel was 310 W. Chestnut. The building is historically associated with the adjacent building to the north (Property #72). It was constructed between 1905 and 1911, when it was a harness shop.

**Integrity:** The infilled storefront alters the building's traditional proportions and renders it a non-contributing member of the district.

- 66. Commercial Building-Real Estate** **Status - Non-Contributing**  
**Address:** 312 W. Front Street  
**Date of Construction:** ca. 1910  
**Legal Description:** OT Dodge City; BLK: 1, S 75' OF LT 27  
**Current Function:** COMMERCE/TRADE: professional  
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style  
**Photos:** 25

**Description:** The one-story blond brick building has subtle brick corbelling and a simple stone parapet cap. The fixed wood canopy bisects this building above the storefront. The storefront has been infilled with wood siding. Two contemporary doors are the only openings (no display windows).

**History:** The historic address of this parcel was 312 W. Chestnut. In 1905, this parcel was occupied by a two-story building with a laundry in it. This building was constructed between 1905 and 1911, when it was a printing office.

**Integrity:** The infilled storefront alters the building's traditional proportions and renders it a non-contributing member of the district.

- 67. Commercial Building-Roxies** **Status - Contributing**  
**Address:** 316-318 W. Front Street  
**Date of Construction:** ca. 1910  
**Legal Description:** OT Dodge City; BLK: 1; S 75' LT 28  
**Current Function:** COMMERCE/TRADE: specialty store

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**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style  
**Photos:** 25

**Description:** This two-story red brick building has simple brick detailing on the parapet. Three 2/2 double-hung wood windows with screens are located on the upper facade. The fixed wood canopy bisects the transom on this building. The transom is in place with opaque glass. The storefront appears to be original with a brick bulkhead and recessed central entry.

**History:** The historic address of this parcel was 314 W. Chestnut. Like the adjacent building to the north, this building was constructed between 1905 and 1911, when it housed a tailor. In 1918, it was a grocery. It was a print shop in 1926 and 1932.

**Integrity:** This building is a traditional Commercial-Style two-story brick building, common in downtown Dodge City. It retains a high degree of historic integrity and is a contributor to the historic district.

68.

**Pizza Hut**

**Status - Non-Contributing**

**Address:** 320 W. Front Street

**Date of Construction:** ca. 1910

**Legal Description:** OT Dodge City; BLK 1 BEG NE COR 3<sup>rd</sup> & Front; N 50' E 25' N 25' E 25' S 75' W 50' LTS 29-30

**Current Function:** COMMERCE/TRADE: restaurant

**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style

**Photos:** 25

**Description:** The two-story commercial building has stucco parging over upper facade. A simple bracketed cornice is extant at the parapet, capping the upper facade. The upper windows are 1/1 contemporary replacements. The band between upper and lower facade is used as signboard and is painted contrasting color. "EIFS" panels have been installed on ground floor and are painted to resemble a bulkhead and display window. A small corner "storefront" is contemporary tinted glass unit with mansard canopy.

**History:** The historic address of this parcel was 316-318 W. Chestnut. Like the buildings to the north, this building was constructed between 1905 and 1911. From the

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time of its construction until ca. 1930, the building housed the Dodge City Steam Laundry. By 1932, the building had been converted, the corner of the first floor removed, to a filling station. It was still a filling station in 1950.

**Integrity:** The former alterations including the parging on the upper facade and the downsized storefront diminish the character of the historic building. The building is a non-contributing member of the district.

- 69. Wild Bill's Curio & Gift Shop** **Status - Non-Contributing**  
**Address:** 320 W. Front Street  
**Date of Construction:** ca. 1910  
**Legal Description:** OT Dodge City; BLK 1; BEG 50' N of COR of 3rd & Front; N 25' E 25' S 25' W 25' LT 30  
**Current Function:** COMMERCE/TRADE: specialty store  
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style

**Description:** This one-story brick building has a painted facade. Piers frame two storefront bays that have been infilled/downsized with vertical wood siding. A single door and two windows are contemporary replacements.

**History:** Although this building faces 3rd Avenue, its legal address is 320 W. Front Street, the same as the adjacent building to the south. This building historically constituted the coal room for the Dodge City Steam Laundry to the south.

**Integrity:** The infilled storefront does not retain the components or proportions of a traditional historic commercial storefront. The building is a non-contributing member of the historic district.

- 70. Central Hotel Building/Brier & Hale Music** **Status - Contributing**  
**Address:** 317-319 W. Gunsmoke  
**Date of Construction:** ca. 1930  
**Legal Description:** OT Dodge City; BLK: 1; N 50' of LTS 29-30  
**Current Function:** COMMERCE/TRADE: specialty store  
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style

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**Photos:** 26

**Description:** The two-story red brick building has ghost sign "Hotel" on parapet of the north facade and "Central Hotel" on the west facade. The building has simple brick detailing include subtle quoining at corner and simple cap on parapet. The upper facade has four window openings, now infilled with wood. The east bay is framed by brick pilasters and has a paneled wood door on the upper floor indicating a former balcony or stair. The storefronts are aluminum replacements with numerous configurations. Generally, the transom is covered with board and batten siding although a four-light transom is in place on bay 2 and a single-light transom at bay on the east end. Two bays have brick bulkheads, although the brick is different on each bay. The east end bay has an opaque paneled bulkhead. The space appears to reflect two separate businesses with a possible third space on the east end.

**History:** The historic address of this parcel was 315-317 Walnut. The building is historically associated with the adjacent building to the east, whose second floor also housed hotel rooms. There was a single-family dwelling on this parcel until sometime between 1918 and 1926, when the home was razed. This two-story commercial building was constructed between 1926 and 1932, when there was a filling station on the first floor. Like the filling station in the building to the south (Property #68), the first floor had a canted entrance to allow for cars to drive through. The service station was still in the first floor in 1950.

**Integrity:** The building has experienced some non-historic modifications including boarding the upper windows and multiple storefront alterations. However, the replacement storefronts retain the components and proportions of a traditional historic commercial storefront. The building retains a fair degree of historic integrity and is a contributor to the district.

71. **Commercial Building** **Status - Contributing**  
**Address:** 313-315 W. Gunsmoke  
**Date of Construction:** ca. 1925  
**Legal Description:** OT Dodge City; BLK: 1; N 50' OF LTS 27-28  
**Current Function:** COMMERCE/TRADE: specialty store  
**Architectural Classification:** LATE 19TH & EARLY 20TH CENTURY AMERICAN  
**MOVEMENTS:** Commercial Style  
**Photos:** 26

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**Description:** This two-story red brick building has minimal brick detailing including a simple cap on the parapet. The building is divided into two bays by brick pilasters. There are two windows on the upper facade of each bay. Windows are short and squat 1/1 double-hung units, supporting the later construction date. The two storefronts correspond to the two upper bays. Corrugated metal covers the transom area. The storefronts have a blond brick bulkhead and central entrance. A single door provides access to the upper floor on the west end of the north/front facade.

**History:** The historic address of this parcel is 311-313 Walnut. This building was constructed between 1918 and 1926, when it housed an auto sales store and fire department. It is historically associated with the adjacent building to the west, whose second floor also housed hotel rooms.

**Integrity:** The replacement storefronts retain the basic components and proportions of a traditional historic storefront. The building retains a fair degree of historic integrity and is a contributor to the historic district.

**72. Commercial Building** **Status - Non-Contributing**  
**Address:** 311 W. Gunsmoke  
**Date of Construction:** ca. 1910  
**Legal Description:** OT Dodge City; BLK 1; N 25' OF LT 26  
**Current Function:** VACANT/NOT IN USE  
**Architectural Classification:** MODERN MOVEMENT  
**Photos:** 26

**Description:** The one-story commercial building has a coursed stone veneer, including storefront piers and bulkhead. The storefront has been infilled and has two downsized single-light windows and a single door.

**History:** There has been a one-story commercial building on this site by 1887. For most of the waning years of the Nineteenth Century and early years of the Twentieth Century, the building was a warehouse. This building was built between 1905 and 1911.

**Integrity:** The infill storefront alters the historic character of the building rendering it a non-contributor to the historic district.

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**73. Commercial Building** **Status - Non-Contributing**

**Address:** 312 W. Gunsmoke

**Date of Construction:** ca. 1930/ca. 1965

**Legal Description:** OT Dodge City; BLK: 1; N 75' of LTS 24-25

**Current Function:** VACANT/NOT IN USE

**Architectural Classification:** MODERN MOVEMENT

**Photos:** 27

**Description:** This one-story commercial building has patterned aluminum slipcover over upper facade. A flat metal canopy projects over storefront. The building is comprised of two aluminum storefronts. The west storefront has a central entrance; the east storefront has a single door on the east end of the storefront. The storefront piers and bulkhead are a "dryvit"-type panel.

**History:** There was a dwelling on this parcel until the years between 1926 and 1932, when this building was constructed. The buildings modifications appear to date to the early 1960s.

**Integrity:** Although the replacement storefront maintains the traditional components and proportions of the historic building, the slipcover on the upper facade alters the character of the building. It is a non-contributing member of the district. The status could be re-evaluated if the changes were determined to be an overall design change that was determined have gained significance in its own right.

**74. Gamble's** **Status - Contributing**

**Address:** 310 W. Gunsmoke

**Date of Construction:** 1946

**Legal Description:** OT Dodge City; BLK: 1; N 75' of LTS 22-23

**Current Function:** VACANT/NOT IN USE

**Architectural Classification:** MODERN MOVEMENT: Art Moderne

**Photos:** 27

**Description:** The one-story brick building has white enameled-steel panel facade. A distinguishing feature of facade is projecting sign panel over central entry that matches the facade. A flat metal canopy projects over storefront. The storefront is comprised of three bays with a recessed center bay for the entrance. The storefront is aluminum with paneled bulkhead and piers.

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**History:** This building was constructed in 1948 at a cost of \$140,000 for the Gamble Shopping Center. Gamble's, a Minnesota-based national chain that peaked between the mid 1940s and 1970, carried "anything from sparkplugs to bedspreads, from overalls to dress gloves, from house paint to fashion frocks and from a thimble to a complete home with all the furnishings to go with it." The Dodge City store employed 45 local residents, including manager Alden Major. The building's exterior still conveys its original Art Moderne appearance.

**Integrity:** This building is representative of the period in which it was constructed. It is an excellent example of Art Moderne architecture at the dawn of the big-box chain era. The building is a contributing member of the historic district.

- 75. Fidelity State Bank Drive-through** **Status - Non-Contributing**  
**Address:** 316-318 W. Gunsmoke  
**Date of Construction:** ca. 1970s  
**Legal Description:** OT Dodge City; BLK: 1; N 75' of LT 21  
**Current Function:** COMMERCE/TRADE: financial  
**Architectural Classification:** MODERN MOVEMENT  
**Photos:** 27

**Description:** The one-story free-standing building is distinguished by its use as a drive-through bank. The plan form is a "t" shape with a shingle mansard roof. A mansard "carport" is supported by stone columns on the west and spans to the neighboring building on the east. The building itself is a long, narrow rectangular form with stone veneer and a recessed dark glass "storefront."

**History:** There was a home on this corner until ca. 1930 when it was razed. The lot remained vacant in 1950. The current building was constructed ca. 1970s.

**Integrity:** The building is contemporary construction and does not meet the fifty-year age threshold for eligibility. It is a non-contributing member of the district.

- 76. Chamber of Commerce** **Status - Non-Contributing**  
**Address:** 311 W. Spruce Street  
**Date of Construction:** ca. 1930/ca. 1955  
**Legal Description:** OT Dodge City; BLK: 18; LTS 41, 43, 45, 47  
**Current Function:** COMMERCE/TRADE: organizational

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**Architectural Classification:** OTHER

**Description:** The contemporary facade appears to be modification of two, formerly separate, buildings. The building faces north with two distinct halves. Both sides have light grey brick base. The west half has "EIFS" panels on upper facade with recessed entry. The east half of building has single-light reflective windows and dark metal cap on building. The "storefront" on the east end of building is recessed and the building cap forms a canopy. The east facade appears to be former drive-up window. Entrances are located at the northeast corner and the east side of the west half of the building, both on the north facade.

**History:** This building incorporates two other buildings, a ca. 1930 filling station on the west and a ca. 1955 free-standing commercial building on the east. Gray brick and EIFS have been applied to both in an attempt to create a uniform appearance.

**Integrity:** The contemporary facades bear little relationship to the original historic commercial buildings. Without the non-historic modifications to unify its appearance with the adjacent building, the building on the east would have been a contributor. The combined building is a non-contributing member of the district.

77. **Historic Brick Streets** **Status - Contributing**  
**Location:** All Streets within district boundaries  
**Date of Construction:** 1913-1915  
**Current Function:** Transportation: Road-Related/Vehicular

Dodge City Downtown Historic District  
Name of Property

Ford County, Kansas  
County and State

### 8. Statement of Significance

#### Applicable National Register Criteria

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

- 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 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 of age or achieved significance within the past 50 years

#### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

#### Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

COMMERCE

#### Period of Significance

1880-1955

#### Significant Dates

#### Significant Person

(Complete if Criterion B is marked above)

#### Cultural Affiliation

#### Architect/Builder

James A. Wetmore; Reuel A. Curtis. William B. Kimball;

Gene Gurtner; Mann and Company

### 9. Major Bibliographical References

#### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

#### 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

#### Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Kansas Historical Society

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### Statement of Significance

#### Introduction

The history of Dodge City is the history of the American West – the good, the bad, and the ugly. For nearly a century, the town's livelihood has depended upon its ability to reinvent itself. It was born of the Santa Fe Trail, danced to the rhythm of the Santa Fe Railroad, and looked to the New Santa Fe Trail, Highway 50, for renewal. While Dodge City was remaking itself, the entertainment industry was capitalizing on its place in American popular culture – as the stereotypical Wild West town. While the protagonists of dime novels, movies and television series' like *Guns Smoke's* Matt Dillon were telling bad guys to "get the heck out of Dodge," tourists flocked to the legendary town. By the mid Twentieth Century, the city's efforts to live down its rowdy past were overwhelmed by the potential for capitalizing on it. For much of the past fifty years, the community has supported dueling downtowns – a traditional commercial district interpretive of various periods of development and a 1958 replica of the city's infamously raucous Front Street.

#### Criteria

The Dodge City Downtown Historic District is being nominated to the National Register of Historic Places under Criterion A in the areas of 1)Community Planning and Development and 2)Commerce for its association with the growth and development of Dodge City. It is also being nominated under Criterion C in the area of Architecture as a collection of commercial buildings from various periods in the community's development.

#### Period of Significance

The district's period of significance stretches from 1880, the date of construction of the Hinkle House, the district's earliest building, through 1955, the date that a number of buildings were constructed during the most recent period of downtown construction. By 1955, Dodge City had evolved from Cowtown, to Progressive City to tourist haven.

#### Overland Outpost

The Arkansas River Valley of Southwest Kansas, in the otherwise arid region of the High Plains, was the traditional home of the nomadic Comanches, Kiowas and Kiowa Apaches. After 1840, much of the region fell within a neutral range where various tribes hunted bison. For centuries before Euro-Americans arrived, High Plains' peoples had traded with the Southwest, becoming increasingly mobile through contact with Spanish America and the introduction of horses. Over time, trading centers in the Spanish Southwest, particularly Santa Fe, attracted the attention of Euro-American traders. In 1821, the year Mexico won independence from Spain, Missouri freighter

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William Becknell followed Indian trade routes to establish commerce between the American frontier and Mexico.

In the decades after the federal government marked the Santa Fe Trail in 1824, thousands of fortune seekers followed Becknell's path. The trail gained significance during the Mexican War (1846-1847) when it became an essential military supply route. Soon, the place that would become Dodge City was a crossroads where the Santa Fe Trail split into two branches - a main route to La Junta, Colorado and a more perilous southern route known as the Cimarron Cutoff. Freighter traffic increased after Santa Fe came under U. S. control in 1848.

As an increasing number of white freighters encroached upon traditional Indian lands, the Indians were seen as a threat. Although the federal government provided wagon-train escorts as early as 1827 with the establishment of Fort Leavenworth, Fort Mann, the Dodge City area's first fort (1847) was built by civilians. The federal government established its first area outpost, Fort Atkinson, in 1850. In the late 1860s, the government again turned its attention from the Civil War to the vast Indian Frontier. Southwest Kansas, in the heart of the shrinking Indian bison range, found itself on the front line of the Indian Wars. Fort Dodge was established in 1865 as a supply depot and federal outpost.

Despite the region's position at the crossroads on the best-known American commercial route, the sparsely populated area lacked its own retail trade. Commerce grew slowly, however, as the military outpost attracted civilians to the area. By 1870, Fort Dodge had a population of 427, including not only soldiers, but also 39 women - officers' wives, cooks, laundresses, and servants.<sup>41</sup> Beginning in 1866, the soldiers and settlers purchased supplies from the sutler's store operated by Robert Wright and A. J. Anthony's, Western profiteers who had amassed a fortune by 1870.<sup>42</sup>

### Trails to Rails

*Saturday evening we reached Dodge, or Buffalo City, as it is called, a small town on the A., T. & S. F. Road, five miles west of Fort Dodge. The "City" consists of about a dozen frame houses and about two dozen tents, besides a few adobe houses. The town contains several stores, a gunsmith's establishment, and a barber shop. Nearly every building has out the sign, in large letters, "Saloon."<sup>43</sup>*

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<sup>41</sup> 1870 U.S. Census.

<sup>42</sup> Fredric Young, *Dodge City: Up Through a Century in Story and Pictures*, (Dodge City: Boot Hill Museum, 1972), 11; 1870 U.S. Census. By 1870, when each of their estates was valued at \$20,000.

<sup>43</sup> *Leavenworth Daily Commercial*, 5 October 1872; "Surveyors Camp on the Osage Indian Lands," 14 September 1872.

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Fort Dodge's soldiers faced a new challenge after the Civil War, when the nation rededicated itself to railroad development. The federal government subsidized the new transportation routes in two key ways: first, by awarding railroad companies land grants to help generate capital, and second, by providing military escorts similar to those earlier offered to wagon trains. Like other western outposts, Fort Dodge eased railroad development by "protecting" both the crews and the rails from the Indians.

The Atchison, Topeka and Santa Fe Railroad was chartered by the Kansas Territorial Legislature in 1859. Early on, its founder Cyrus K. Holliday envisioned a line between Topeka, a community Holliday helped found, and Atchison, a major shipping point on the Oregon and Santa Fe Trails. Early progress was slowed by the Civil War. But the company's future was secured in part after 1863 when the federal government granted it nearly 3 million acres. The land grant required the Santa Fe to finish a rail line between Topeka and the Kansas/Colorado border within ten years. By the time the company started laying track in 1868, it had only five years to meet its end of the bargain. The Santa Fe quickly found that it could follow the lead of the Kansas Pacific and raise capital by shipping Texas cattle. The new line would follow the route of the Santa Fe Trail, parallel to the Arkansas River. Soon Santa Fe towns like Newton had supplanted Kansas Pacific towns like Abilene and Ellsworth as centers for the cattle trade.

As the Atchison, Topeka and Santa Fe Railroad pushed west from Newton, western prospectors and opportunists began pitching their tents along the proposed route just outside the boundary of the Fort Dodge military reservation. The first of these, George Hoover, sold whiskey out of his tent saloon between the proposed railroad tracks and the Santa Fe Trail. A general store, grocery, dance hall, saloon, restaurant and barber shop sprang up nearby. The first wood-framed building was a saloon, built by George Brown and Charley Stewart who hauled lumber a hundred miles from the small outpost town of Russell, Kansas.<sup>44</sup> The north side of the tracks took on a more permanent air. By Fall 1872, there were thirteen wood-framed buildings there; these included a harness shop, drug store, two general stores, hardware store, two dry goods stores, Dodge House hotel and five saloons.

Many of the first businesses were in place before the town company was chartered in August 1872. Town company members included Fort Dodge/Dodge City merchants Robert Wright and A. J. Anthony, local rancher Henry Sitler, Fort Dodge Commanding Officer Richard I. Dodge, saloon proprietor A. J. Peacock, and druggist Herman Fringer. Despite its sparse population, Dodge City's adjacency to Fort Dodge and place as the southernmost point on the Santa Fe Railroad in Kansas, made it a major shipping point for freight to Indian Territory.

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<sup>44</sup> Young, 12, 16-17.

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### Buffalo City

*"The only real native of Kansas is the buffalo. He's got a very hard head, a very uncertain temper and a very lonely future."<sup>45</sup>*

Before Dodge City was a wild and wooly Cowtown supplying libations and entertainment to cattle drovers, it was a "notorious and violent hide town," offering goods and services to estimated 2000 bison hunters on the High Plains.<sup>46</sup>

In 1866, when he took command of the nation's Western Army, General Philip H. Sheridan stated his policy toward the Indians in eight simple words: "Kill the buffalo and you kill the Indians." For decades, the Indian peoples of the High Plains had been relegated to smaller and smaller tracts of land, increasing tensions among tribes. By the 1830s, the situation had created a "neutral ground" in eastern Colorado and western Kansas – an unclaimed region that geographically protected bison from hunters.<sup>47</sup> In the 1840s, peace among the warring tribes suddenly drove Indian hunters onto this bison-rich neutral ground. Whereas Plains Indians had traditionally relied upon bison for subsistence, in the Nineteenth Century they came to rely on bison hides as a currency for manufactured goods from clothing to liquor at western trading posts like Colorado's Bent's Fort. Soon, bison had become a commodity in a developing cash economy.

By the 1850s and 1860s, the buffalo range had compressed to include only Kansas and southern Nebraska. As their numbers declined, the ranks of people hunting them, both Indian and white, increased. Unlike traditional hunters, whose ability to process hides limited the number of bison they could kill in a year, the pace of these new cash-economy hunters was accelerated by new industrial tanning processes, developed in 1871.<sup>48</sup> At breakneck speed, Eastern companies tanned hides for buffalo robes and converted bones to utensils, meal and fertilizers. The Atchison, Topeka and Santa Fe Railroad, which arrived in Dodge City in September 1872, would provide transportation for millions of buffalo products from Dodge City east for processing and sale.<sup>49</sup>

The bison trade came to fuel the local economy and earn Dodge City the moniker "Buffalo City." Many early businesses catered directly to the bison trade. For example, Charles Rath and Co.

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<sup>45</sup> Wade Hatton to Abbie Irving, Dodge City 1939.

<sup>46</sup> C. Robert Haywood, *Victorian West: Class & Culture in Kansas Cattle Towns* (Lawrence: University Press of Kansas, 1991), 69.

<sup>47</sup> Elliot West, *The Way to the West: Essays on the Central Plains* (Albuquerque: University of New Mexico Press, 1995), 61. "This section of country is what is called neutral ground...It will not admit of the permanent residence of any Indians, and is only frequented by the war parties of different nations." Henry Dodge, 1835.

<sup>48</sup> *Ibid.*, 72.

<sup>49</sup> Young, 37.

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bought, stretched, dried and baled hides for shipping to tanneries in the east. Other businesses provided goods and services to the area's 2000 bison hunters. Saloons, clothiers, grocers, and gunsmiths happily parted bison hunters, who could net a month's wages in a single day, with their money. Many businesses, like A. C. Myers' Pioneer Store, accepted hides in lieu of cash.<sup>50</sup>

In 1873, the federal government estimated that bison hunters were killing 3 million of the imposing beasts each year. Still, President Grant, perhaps swayed by railroad interests, vetoed legislation aimed at protecting bison from extermination.<sup>51</sup> Once hunters had decimated the bison herds in 1874, the future of Dodge City, with its specialized economy, was in jeopardy. Dodge City did not have the luxury of other early Kansas railroad towns that quickly moved past their "Wild West" days toward more civilized pursuits. Unlike Newton and Wichita, Dodge City could not rely upon a developing farm economy. Although 90% of the nation's growing population made their living farming, and industrial developments meant these farmers could plant larger tracts of land, arid southwest Kansas was not well-suited for farming. In the post-bison days, Dodge City's survival would continue to depend upon a transient population that would support its saloons, billiard halls and hotels.

### **Queen of the Cownowns**

Opportunity knocked in 1875. Since 1867, drovers had been herding longhorns from Texas to the new railheads in Kansas. Over time, settlement and quarantine laws pushed the cattle trade west from Abilene to Newton to Wichita and Ellsworth – until finally, in 1875, the Kansas Legislature moved the quarantine line just east of Ford County. With its other cownowns out of business, the Santa Fe Railroad built a stockyard in Dodge City, setting the stage for the town to become the most enduring and legendary cownown in the nation's history.<sup>52</sup>

From 1876 to 1884, cowboys drove cattle along the western branch of the Chisholm Trail to Dodge City. From Dodge, they shipped 300,000 longhorns each year to meatpacking plants in Chicago and other points east on the Santa Fe line.<sup>53</sup> The town's wild-west reputation only grew until the "Buffalo City" came to be known as "The Beautiful Bibulous Babylon of the Frontier."<sup>54</sup>

Although the city's economy turned from shipping buffalo hides to steers, the market changed little. Like the bison hunters who preceded them, drovers sought guns, gambling, women and liquor. In

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<sup>50</sup> Ibid. 34.

<sup>51</sup> Ken Burns, prod., *The West* (PBS Paramount, 2004).

<sup>52</sup> Haywood, 9.

<sup>53</sup> Craig Miner, *West of Wichita: Settling the High Plains of Kansas, 1865-1890* (Lawrence: University of Kansas Press, 1986), 174.

<sup>54</sup> Ibid, 96-97.

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1877, Dodge City boasted 40 businesses. Sixteen of them were saloons.<sup>55</sup> In 1879, the year prohibitionist governor John P. St. John was elected, Dodge City pioneer merchant Robert Wright told the Legislature that Western Kansas might secede if it was not exempted from prohibition.<sup>56</sup> Although Kansas citizens ratified a constitutional amendment prohibiting the sale of alcohol in 1880, the taps flowed freely in Dodge City where local drinking, gambling and prostitution establishments avoided prosecution by paying steep fines.

The town's governance was premised on a conflict of interest. The city and county were run by its businessmen; the first three county commissioners all operated saloons.<sup>57</sup> And these businessmen were in essence operating city government by paying a vice tax that amounted to \$5000/year.<sup>58</sup> The budget helped pay the city's legendary peace officers, like Wyatt Earp and Ed and Bat Masterson, who themselves were often engaged in raucous behavior. In 1880, business leaders unsuccessfully circulated a petition to dissolve city government altogether.<sup>59</sup>

The state looked the other way – but Kansas moralizers cringed when newspaper editors jeered in 1883 that the last preacher had left town.<sup>60</sup> The city was, in the words of Wilson Purdy, “a Regular frontier town with all kinds of Rubbish laying in the streets from Dead Horses down to Dead Chickens and all kinds of rough Looking Desperados.”<sup>61</sup> Annie Albright noted that the streets were made up of “ankle-deep dust ... liberally interspersed with horse dung.” Wild dogs and loose pigs roamed the streets.<sup>62</sup> One visitor sank up to his neck in a “lightly covered” cesspool.<sup>63</sup>

A number of forces conspired to destroy the Texas cattle trade. Among them were the permanent settlement of Southwest Kansas and areas to the south and west, including Texas, which soon had its own railroads. As early as 1878, farmers were grumbling about the errant steers, according to a *New York Times* report: “The land ... has pretty much all been taken up for settlement during the past few years ... The farmers hereabout are complaining a good deal of the depredations upon his crops made by the stock running at large...”<sup>64</sup> In 1880, 1854 of the county's 3125 residents lived in

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<sup>55</sup> Young, 65; *Dodge City Globe*, 24 December 1934.

<sup>56</sup> Miner, *West*, 100.

<sup>57</sup> Haywood, 69.

<sup>58</sup> Young, 73.

<sup>59</sup> *Ibid.*; Miner, 96-97.

<sup>60</sup> Miner, 96-97

<sup>61</sup> Haywood, 82.

<sup>62</sup> *Ibid.* 84.

<sup>63</sup> *Ibid.* 83.

<sup>64</sup> *New York Times*, 17 June 1878.

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Dodge City. Between 1883 and 1885, the county's population doubled, with the number of citizens outside Dodge's city limits outnumbering Dodge City's population by nearly two to one.<sup>65</sup>

Late Nineteenth-Century agricultural advancements, including efficient power drills capable of digging deeper wells and windmills to pump them, allowed farmers to plant the arid southwest. By the 1880s, investment groups would build irrigation ditches that drew water from the Arkansas River. At the same time, the Dodge City area experienced record rainfall. As farmers filled the region, they pressured the Kansas Legislature to extend the quarantine line west to the Kansas/Colorado border. The Texas cattle not only threatened to trample crops, but also to infect local livestock with an ailment they branded "Texas Fever." In August, 1883, a Texas drover was arrested for driving infected cattle into Ford County.

In Dodge City, there was internal conflict. After a series of violent events in 1883, Dodge citizens met to "consider measures of self-preservation."<sup>66</sup> In September 1883, the city council passed an ordinance aimed at curbing vice. The ordinance was apparently promoted by the Santa Fe Railroad, which "assured the city authorities that if an effort was made toward reform a branch road would come here, and that the company would at once commence the erection of permanent and expensive buildings."<sup>67</sup> After the ordinance passed, "Many gamblers and disreputable women [left] the city."<sup>68</sup> As their influence faded, saloon owners turned on each other in a historical event known as the Saloon Wars of 1883.

Farmers and other citizens were successful in lobbying the Kansas Legislature to pass a new quarantine law in 1885 that effectively finished the Texas-Kansas cattle drives. The *Topeka Capital* lauded the end of the era: "The cowboy must go, and with him will go the gamblers, the courtesans, the desperadoes and the saloons."<sup>69</sup> The cowboys had gone the way of the bison.

### **Flower of the Prairie**

For much of the late Nineteenth and early Twentieth Centuries, Dodge City struggled to shed its unruly image. While dime novels, concerts and wild-west shows capitalized on the wild and woolly cowtown, the real Dodge City was "emerging from the thrall of vice."<sup>70</sup>

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<sup>65</sup> US Census, 1880; Kansas Census, 1885; Young, 139.

<sup>66</sup> *New York Times*, 5 June 1883.

<sup>67</sup> *Ibid.* 2 September 1883.

<sup>68</sup> *Ibid.* 3 September 1883.

<sup>69</sup> Young, 138-39.

<sup>70</sup> Haywood, 276.

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The city's rebirth was represented in its rapidly evolving commercial architecture. By the end of the cowtown era, in October 1884, Front Street was lined with wood-framed buildings. The majority were one-story false-front buildings; only eleven commercial buildings on the north side of the tracks and five commercial buildings on the south side of the tracks were two-stories high. It took just two disastrous events to destroy the false-front commercial district that had represented Dodge's woolly days. On January 18, 1885, a fire destroyed eight of the buildings on the north side of the tracks between 2<sup>nd</sup> and 3<sup>rd</sup> Avenues.<sup>71</sup> A second fire on November 27, 1885 destroyed the entire block between 1<sup>st</sup> and 2<sup>nd</sup> Avenue on Front Street, the center of the town's business district. The local newspaper, the *Kansas Cowboy*, declared that "The old Dodge, with its world-wide celebrity, has disappeared."<sup>72</sup>

Dodge City's citizens and business owners had no reason to question that their town would rise from the ashes. By 1885, Dodge City was not only a county seat, which guaranteed a county-wide trade area, but also had a legitimate claim to the title "metropolis of southwestern Kansas."<sup>73</sup> But civic leaders would not leave Dodge's fate to chance. In the year after the fires, the city built a new waterworks, installed electric power downtown, and established a system for street improvements. The Santa Fe Railroad, which relied upon Dodge City as a division point, kept its promise to construct "permanent and expensive buildings."

By September 1887, just two short years after the fires, much of the commercial district had been rebuilt. Statuesque two-story brick buildings lined Front Street between 1<sup>st</sup> and 2<sup>nd</sup> Avenues. The first five buildings on the block were designed to create a continuous appearance. On the west side was the store of Robert Wright, who had established the sutler's store at Fort Dodge in 1866 and whose 2-story building had been destroyed by fire. The St. James Building replaced three frame saloons. The hardware and drug stores were replaced by the Delmonico Hotel. The original Kelley's Opera House, which had housed a saloon on its first floor, was replaced with a much larger structure that housed five businesses – none of them saloons.

Although the block between 1<sup>st</sup> and Railroad had not been destroyed by fire, the new development marched eastward. By 1887, a one-story wood-framed saloon had been replaced by a 2-story brick bank. A two-story wood-framed saloon was converted to a dry goods and grocery store and later a boarding house. Other wood-framed buildings, including saloons, were razed to make room for the two-story brick "Oriental Block" east of the bank. The new Oriental Block became home to the Dodge House, a cowboy hotel which formerly occupied a two-story wood-framed building on the east end

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<sup>71</sup> Betty Braddock and Jeanie Covalt, *Dodge City: Cowboy Capital, Beautiful Bibulous Babylon, Queen of the Cowtowns, Wicked Little City, the Delectable Burg* (Dodge City, KS: Kansas Heritage Center, 1982), 31.

<sup>72</sup> Young, 140.

<sup>73</sup> Shortridge, *Cities*, 264.

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of the block. Thus the Dodge House made the transition into respectability.<sup>74</sup> Block 6, between 2<sup>nd</sup> and 3<sup>rd</sup> Avenues, which had been partially destroyed by fire, saw new buildings constructed. These included the GAR Hall and Barber Block, two-story brick buildings on the west end.

The commercial development spread northward to the blocks between Chestnut (now Front) and Walnut (now Gunsmoke). In 1884, these blocks housed a mix of businesses and single-family dwellings. Block 1, between 2<sup>nd</sup> and 3<sup>rd</sup>, housed the Wright House Hotel, Photo Gallery, Print Shop, Grocery, Millinery and several single-family dwellings. Block 2, between 1<sup>st</sup> and 2<sup>nd</sup>, housed a female boarding house, lodge hall, dry goods store, furniture warehouse, along with multiple dwellings. There were two liverys, a warehouse and a dwelling in Block 3. By 1905, most of the dwellings had been removed from these three blocks and additional commercial buildings had been constructed.<sup>75</sup>

Another clear sign of the transition to more civilized pursuits was the organization and construction of churches. The ridge that stretched north of downtown was dubbed "Gospel Hill" when churches began to congregate there. Dodge City's first church was the non-denominational Union Church, founded in 1872. The Union Church constructed the city's first church building in 1874. Both the Presbyterians and Methodists organized churches in 1878. The Presbyterians built their first frame building in 1880, the Methodists in 1884. The Baptists built a church in 1885. The last remaining of these early churches is the St. Cornelius Episcopal Church, constructed in 1898.

Dodge City reaped the rewards of its new-found civilization, attracting new citizens. Despite an economic panic in the 1890s, the population grew in the late Nineteenth Century, reaching 2628 by 1900.<sup>76</sup>

### **Mother of Commerce**

During the first two decades of the Twentieth Century, the city experienced an unprecedented period of growth in both population and commerce. Between 1915 and 1925, Dodge City's population ballooned 50%, from 4150 to 6099.<sup>77</sup> Among those who flocked to the area were farmers, businessmen, industrial laborers who sought work in the newly opened gas and oil fields in Stevens and Clark Counties or for the railroad. Town boosters, like the Phoenix Club, and businessmen, who helped drive the growth, responded with a massive building campaign which would result in the development of a modern progressive city, wishing "the past to be forgotten and would wipe out the record of her wild and woolly career in the eighties ..."<sup>78</sup>

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<sup>74</sup> Sanborn Maps. 1884, 1887.

<sup>75</sup> Sanborn Maps, 1905.

<sup>76</sup> U. S. Census, 1900.

<sup>77</sup> *Topeka Journal*, "Makes A Big Gain," 8 August 1925.

<sup>78</sup> *Topeka Capital*, "Staid Dodge City Regrets its Past," 6 August 1910.

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In the dawning years of the early Twentieth Century, Dodge City, like many communities inspired by the City Beautiful Movement, witnessed the construction of a number of classically inspired civic buildings. Before 1906, Dodge City had no public library. That year, however, the city celebrated the dedication of its new Classical Revival building funded by philanthropist Andrew Carnegie. Ford County built its first permanent courthouse, a compact brick Italianate building, in the summer of 1876.<sup>79</sup> In 1912, the county hired Kansas City architect Reuel A. Curtis to design a Classical Revival courthouse. The same decade, developers completed a Beaux Arts building at 612 2nd Avenue. It would house the city's post office until the current building was completed in 1931.

There were a few commercial buildings constructed in Dodge City in the years between the turn of the century and World War I. Among the exceptions was the Locke Mercantile Company, 507-509 2nd Avenue, built in 1908. When fire destroyed the building the year after its construction, Locke's quickly rebuilt it. The building later housed the Eckle's Department Store. Other new commercial buildings, including the Bainbridge Building, were built in the 500 Block of First Avenue in ca. 1905.

The state experienced a great period of economic growth during World War I. Kansas farmers benefitted from record high crop prices as the United States provided grain to war-torn Europe. In Dodge City, the prosperity was manifest in the first major period of commercial construction since the 1880s. War-time projects on other blocks included the O'Neal Hotel and the Kansas State Bank at 2<sup>nd</sup> Avenue and Walnut, both of which were completed in 1916.<sup>80</sup> Between 1913 and 1916, the city paved 17.9 miles of streets with bricks from the Kansas brick company in Buffalo.<sup>81</sup>

Between 1915 and 1925, Dodge City's population exploded by 50%, from 4105 to 6099, securing an expanded market for local businesses.<sup>82</sup> Many of the buildings constructed during the 1910s and 1920s were built to house and service the city's growing number of automobiles. Some were built by men who owned transportation-related businesses, such as liveries. Early garages followed the livery model; at a time when cars were an unreliable novelty, garages provided a place where their owners could store and service them. Among the Dodge City businessmen who embraced the new technology was Hamilton B. Bell, a beloved pioneer who is credited with ushering Dodge City from rowdy cowtown to progressive city. Bell moved to Dodge City in 1874, after which he served as deputy sheriff. For twenty-four years he operated a livery south of the tracks on Santa Fe Trail Street (now Locust).<sup>83</sup> In 1910, just two years after Henry Ford introduced his Model T, Bell constructed "one of the most modern automobile garages in Kansas" in the theretofore

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<sup>79</sup> Blackmar.

<sup>80</sup> *Dodge City Globe*, "A Record of the Important News Events in Dodge City During the Year Now Closed," 4 January 1917.

<sup>81</sup> *Ibid.* 4 January 1917; Timothy Wenzl, *Dodge City Landmarks* (Spearville: Spearville News Inc., 1986), 23.

<sup>82</sup> *Topeka Journal*, 8 August 1925.

<sup>83</sup> Blackmar; Young, 63.

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underdeveloped Block 3. In 1916, he built the Bell Block in 1916 on vacant land south of his garage. The Bell Block was adjacent to the Owings and West Building, built in 1915 for an auto sales and repair. Another project on the block was the \$40,000 Chalk Beeson Theater on the northwest corner.<sup>84</sup>

By 1934, 80 of the city's 500 businesses were auto-related. There were 10 auto dealers, 25 garages and machine shops, 5 parts stores, 3 wrecking companies, 2 body shops, 2 tire stores and 36 filling stations<sup>85</sup> In 1930, McCoy-Skaggs built a new auto sales and service building at 104 Chestnut, on the corner of Military Avenue and Avenue A (later destroyed by fire). One building that makes up part of the building now known as Military Plaza was built by 1926 as a 200-car garage.<sup>86</sup> Ironically, as cars became ubiquitous and more reliable, garages modeled after the livery concept became obsolete. Although most citizens had not housed horses and buggies at their homes, they began to house their cars at home through the invention of a new building type, the free-standing one-car garage. The garage ushered in the early obsolescence of the large-scale parking garage as permanent storage and service facilities. During the late 1920s and early 1930s, many of the garages were converted to commercial/retail use – and a new breed of auto-related structure, the drive-thru service station, popped up.

The pace of construction increased during the Roaring 20s. In that decade, the First National Bank constructed a 6-story building and the Lora Locke Hotel opened. In 1925, a peak year for construction nationwide, Dodge Citians built 99 new homes, a \$200,000 hospital, a \$155,000 Presbyterian Church, an \$86,000 grade school, a \$52,000 garage, a \$30,000 Odd Fellows Hall, and a \$35,000 modern brick apartment building. The Osage Building was completed in 1928 at an estimated cost of \$47,000.<sup>87</sup>

Among the new businesses that occupied the city's new commercial buildings and converted auto-related buildings were its first chain stores. These included the building at 618 2<sup>nd</sup> Avenue, built in 1930 to house a J. C. Penney's store. The building was developed by the McCarty Real Estate Company, which owned the adjacent Daily Globe building and nearby Post Office. Dodge City's JC Penney's store had formerly occupied space at the northeast corner of Walnut and 2<sup>nd</sup>.<sup>88</sup> Duckwall's had a store at 606 2<sup>nd</sup> Avenue by 1918.<sup>89</sup> Montgomery Ward's occupied a large retail space on the first floor of the Lora Locke Hotel. Other chains included Woolworths, Dillon's, and Piggly Wiggly.

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<sup>84</sup> *Great Bend Tribune*, "Dodge City's Big Week," 15 December 1915.

<sup>85</sup> *Dodge City Globe*, 24 December 1934.

<sup>86</sup> Sanborn Maps.

<sup>87</sup> *Topeka Capital Journal*, "Dodge City Builds," 5 January 1926; *Dodge City Globe*, 10 February 1927.

<sup>88</sup> *Dodge City Journal*, 11 July 1929, 30 January 1930; *Dodge City Globe*, 7 August 1951.

<sup>89</sup> *Dodge City Globe*, 16 May 1936; *Dodge City Journal*, 5 November 1936.

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The *Dodge City Globe* reported on the boom:

In building, Dodge City is unable to keep up. In the last two years, hundreds of new residences have been built. Work has started on the construction of a five story bank and office building and a new \$60,000 city hall which will crown historic Boot Hill. A new theater and retail store building were completed recently. The immigration of farmers and others ... has made a brisk real estate trade in this territory and this increasing growth in population has been felt in Dodge City in increased demand for distribution service.<sup>90</sup>

Those devoted to remaking the town had apparently succeeded, according to pioneer J. C. Bloom. In a letter to H. F. Schmidt, Bloom, who had left Dodge City in 1887, "was sadly disappointed" when he returned in 1936 to find that "the entire town [had] changed."<sup>91</sup>

### **While the Dust Blew**

Although commercial construction continued through the mid 1920s, the local economy had begun to crack long before construction began on the most ambitious projects like the Lora Locke Hotel. After World War I, crop prices fell from record highs to record lows. By the time the stock market crashed in 1929, southwest Kansas was already fraught with foreclosures and drought. The drought precipitated the Dust Bowl, which afflicted a swath of the plains surrounding Dodge City. By the end of 1935, after notorious storms on Black Friday and Black Monday, an estimated 850 million tons of topsoil had blown off of the Southern Plains. Between 1920 and 1935, the value of the average Kansas farm plunged from \$17,132 to \$8469.<sup>92</sup>

Local retailers struggled to market their goods to an increasingly downtrodden clientele while competing with an increasing number of chain stores. In October 1929, the month of the Great Wall Street Crash, Montgomery Ward's opened a new store in the Lora Locke Hotel. Any downtown improvement was cause for celebration for the city's demoralized citizens. 15,000 people attended the Ward's opening. The city's population was 12,000. The chain employed 100 salespeople, including 70 women.<sup>93</sup> Competitor J. C. Penney's, which had occupied a one-story building at 600-602 2nd Avenue (Warshaw Building), contracted with a local developer to construct a new two-story

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<sup>90</sup> *Dodge City Globe*, "Dodge City's Payroll Exceeds \$3,000,000," 1 January 1929.

<sup>91</sup> Letter to H.F. Schmidt, 3 November 1947. Kansas Heritage Center.

<sup>92</sup> Morgan Andrew Kreek, *The Farm Mortgage Credit Situation in Kansas, 1929 to 1935* (Masters Thesis) (Kansas State Agricultural College, 1936), 5. See also Miner, *Next Year Country*; Michael Johnston Grant, *Down and Out on the Family Farm: Rural Rehabilitation in the Great Plains, 1929-1945* (Lincoln: University of Nebraska Press, 2002), 5.

<sup>93</sup> *Dodge City Globe*, 3 October 1929; 5 October 1929.

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building at 618 2nd Avenue.<sup>94</sup> When J. C. Penney's moved out of its old store, Warshaw's men's store remodeled the interior and exterior. It is the only commercial building in downtown with Art Deco details.

As their customers' disposable incomes became increasingly scarce, existing stores had to improve to compete. Unlike J. C. Penney's, most businesses settled for updating their existing buildings. Eckles department store, which had purchased the Locke Department store in 1926, remodeled the store at the height of the Great Depression. "We began this remodeling last spring when the dust was blowing and some of our friends were frank enough to say to our faces that we probably were not quite right in our minds. But we know the dust and drouth could not last, and when it was over the southwest territory would be ready for just such a store as we are opening for them..."<sup>95</sup> The depression-era modifications included the addition of vitrolite, architectural glass block and art moderne signage. Dillon's, a Hutchinson-based grocery chain, expanded its Dodge City store in 1938, doubling the size of its store.<sup>96</sup> Abilene-based Duckwall chain expanded its Dodge City store in 1936.<sup>97</sup> And Levinson's, another chain store, attracted customers with the novelty of air-conditioning. It was the first store in Dodge City.<sup>98</sup> According to the *Dodge City Globe*, these changes were relatively minor. They referred to the \$10,000 remodeling for Marsh's Women's shop as the "first major building enterprise in the downtown district for several years."<sup>99</sup>

When stores closed, other businesses quickly moved in to fill the empty space. When the Piggly Wiggly closed in 1935, the Busley Brothers, a local meat retailer, remodeled it for their store.<sup>100</sup> To increase the number of jobs, stores signed an agreement with the National Recovery Act pledging to limit employees to a 40-hour workweek.<sup>101</sup>

Business competition only continued to increase as the number of citizens decreased. When the land blew away, many Ford County residents followed the national trend and left the plains. Thousands were among the 2.5 million Americans who left the Plains states by 1940. The Dust Bowl affected Ford County farmers. But, as a consequence, it greatly affected Dodge City. Between 1930 and 1940, the county's population plunged from 20,696 to 17,254 (17%). Dodge City's population plummeted 29%, from 12,028 to 8487.

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<sup>94</sup> *Dodge City Journal*, 30 January 1930.

<sup>95</sup> *Dodge City Globe*, "Big Eckles Store 'at Home' Thursday Night," 17 September 1935.

<sup>96</sup> *Dodge City Journal*, 17 March 1938.

<sup>97</sup> *Ibid.* 5 November 1936.

<sup>98</sup> *Dodge City Globe*, 20 June 1935.

<sup>99</sup> *Ibid.* 25 November 1936.

<sup>100</sup> *Dodge City Journal*, 14 November 1935.

<sup>101</sup> *Dodge City Globe*, 31 July 1933.

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For the Dodge City residents who remained, work was scarce. Business was so brisk for the Ford County Welfare Department that it required a new facility. In 1938, the county received funds from the Works Progress Administration (WPA) for the construction of a new reinforced concrete Art Deco building at 106 E. Spruce. Unemployed citizens spent an increasing amount of time at the public library. In 1936, the Dodge City Carnegie Library received WPA funds for a children's section addition to its building.

Although times were hard, Dodge City retailers fared better than their counterparts in other communities. Between 1933 and 1935, Dodge City saw a 68% increase in business, the best increase in the state.<sup>102</sup> Surprisingly, the population decline did not stop some businesses. Among those who stayed afloat were groceries and discount stores. In 1938, the Garner Building on the corner of Chestnut and 3<sup>rd</sup> Avenue was torn down to make room for a new Art Moderne Ideal Food Store.<sup>103</sup> Safeway opened a new 50' X 120' store at First and Spruce with "a parking lot adjacent to the brick building" in May 1940.<sup>104</sup> McLellan's dime store opened in a "new modern building" at 700 Second in February 1940.<sup>105</sup>

Movies were among the few diversions for those living through the Great Depression. During this heyday, movie chains and local theaters constructed movie palaces, highly decorative buildings that provided an escape for the beleaguered populace. Dodge City was no exception. Like many movie palaces, the Dodge Theatre featured Spanish Colonial Architecture. Unlike most, however, particularly its contemporaries designed by theater architects Boller Brothers, its design was not symmetrical. The design was more like that of the Boller Brothers' Orpheum Theatre in Wichita and less like theatres in towns of its size. The Spanish Colonial Revival and Renaissance Revival details – in terra cotta and brick - bore a striking resemblance to the new post office building, also completed in 1930.

By the 1930s, Dodge City had spent nearly a half century trying to live down its wild past. But during Hollywood's heyday, filmmakers were making millions capitalizing on and glamorizing the Wild West. Plans for Warner Brothers' movie "Dodge City," which traced the town's early history, changed the tune of the city fathers. Why shouldn't Dodge City have a piece of the pie? Armed with a gubernatorial proclamation and a petition signed by 15,000 area residents, a contingent of boosters, pioneers, politicians and Santa Fe officials traveled to Hollywood to convince studio moguls to hold the movie's world premier in Dodge City. The lobbying efforts were successful – but Dodge City had only a few short weeks to prepare for the event. Local men grew mustaches and beards. Merchants like Marsh's Department Store, supplied residents and visitors with western

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<sup>102</sup> *Dodge City Journal*, 17 December 1936.

<sup>103</sup> *Dodge City Globe*, 25 May 1938.

<sup>104</sup> *Dodge City Journal*, 9 May 1940.

<sup>105</sup> *Ibid.* 5 February 1940.

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wear. Many downtown businesses spruced up for the event. Warner Brothers commissioned a special train for its stars, including Humphrey Bogart, Errol Flynn, Ann Sheridan, Claire Windsor, John Garfield, Jane Wyman, and Alan Hale. When it arrived at Dodge City's Santa Fe depot on April 1, 1939, the train was met by a throng of 50,000 fans. Tourists and residents attended the opening, a parade and a rodeo – the first in the tradition of the Boot Hill Roundup.<sup>106</sup>

### **World War II and Post War**

The glory of the "Dodge City" World Premiere and the city's efforts at self-promotion were quickly overshadowed by World War II. In 1942, the federal government opened the Dodge City Army Airfield, used to train pilots and crews to fly B-25 and B-26 bombers. Although the war brought the nation out of the Great Depression, commercial construction was stalled. Like many goods, building materials were rationed during the war, thereby suppressing all non-military-related construction.

In the years immediately following the war, construction materials were hard to come by. Among the first available post-war building materials were enameled steel panels, produced by factories that had previously produced airplanes. The first-known post-war building in downtown Dodge City was the Gamble's store (#74), built "by the Mullin interests at a cost of \$140,000."<sup>107</sup> Gamble's was brick with white porcelain enameled steel panels on its front. Another early post-war building was the McCoy-Skaggs building. When their 1930 Commercial-Style building burned, McCoy-Skaggs Ford replaced it with a new Modern-Style building in early 1946. Like the Gamble's building, McCoy-Skaggs featured enameled steel panels. However, the main exterior materials were blond brick and glass.<sup>108</sup>

A number of the post-war commercial buildings were developed by local insurance agent and real estate investor Hiram T. Burr. Burr had long officed at 209 W. Spruce Street in Block 17. After the war, he began to lay plans for the commercial development of the remainder of the block. In December 1945, just four months after V-J Day, Burr announced plans to build a 74' front at 611 1<sup>st</sup> Avenue.<sup>109</sup> In 1955, Burr developed a three-story reinforced concrete parking garage on the block.

The appearance of post-war commercial buildings differed from their predecessors. Some buildings, such as 117 E. Spruce (Property #4), were built without storefronts. To modernize their appearance, property owners remodeled their commercial buildings. Included among these was

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<sup>106</sup> Susan Sutton, "Dodge City, Kansas Hollywood For A Day," "Classic Theaters of Kansas: Movie House History," <http://www.reeldiaries.com/moviehouse/articles/dodgecity.htm>.

<sup>107</sup> *Dodge City Globe*, 28 December 1945.

<sup>108</sup> *Ibid.* 2 February 1946.

<sup>109</sup> *Ibid.* 28 December 1945.

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608 2<sup>nd</sup> Avenue (Property #42), which was given a recessed storefront and stacked-bond parapet. The W. W. Virtue Dry Goods Company (Property #43) installed a new storefront in 1951 with ceramic tile and aluminum storefront windows.<sup>110</sup> Goddard's (Property #29) modified its front by covering the second floor with aluminum.<sup>111</sup> Duckwalls remodeled its building in August 1950, adding an Art Moderne sign.<sup>112</sup>

In August 1951, J. C. Penney's, which had occupied its 2<sup>nd</sup> and Spruce location since the building's construction in 1930, remodeled the building.<sup>113</sup> Eckle's Department Store, which had been in its location since 1926, remodeled its interior in 1950 with air conditioning, Honduras mahogany, fluorescent lighting, acoustical ceilings, rubber tile floors and columns covered with serrated plywood.<sup>114</sup> In 1963, Eckle's remodeled the building's exterior "using polished granite on the bottom and a complement of enameled aluminum grill at the top." The store used the "aluminum grill" to unify the store's appearance after it expanded to include both the 1910 building and an adjacent 1880s building

### **Urban Renewal and Urban Retreat**

Although Dodge City's earliest buildings, the defining false-front buildings portrayed on the silver screen, were destroyed in a devastating fire in the mid-1880s, many of the city's first permanent buildings, built in the waning years of Dodge City's rowdy days, were still standing in the late 1960s. For decades, U. S. Highway 50 had been the major surface transportation route through Dodge City. The Highway, which followed the Santa Fe Trail, followed two paths through town. One direction of traffic followed Chestnut Street (now Wyatt Earp Blvd), and the other passed between the narrow stretch between the 1880s Front Street buildings and the railroad tracks. As Dodge City poured funds into the Front Street Replica, the buildings along the real Front Street, close to the tracks and the highway, came to be seen as "seedy."

In 1967, the city announced plans to rid the community of the perceived eyesores. Some citizens found solace in the Front Street Replica, which more profitably fit the wild-west stereotype. Others protested. 1300 residents, about 10% of the city's population at the time, signed a petition to prevent the destruction of Dodge City's historic commercial core. Soon, Dodge City received national attention. In June 1970, the *New York Times* announced to the *Gunsmoke*-pacified nation that the "Wildest Street in the West," would soon be "Tamed by Bulldozers."

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<sup>110</sup> Ibid. 25 April 1951.

<sup>111</sup> Ibid. "Goddard's Closed in 2005 After 60 Years in Business," 19 September 2008.

<sup>112</sup> Ibid. 8 August 1950.

<sup>113</sup> Ibid. 7 August 1951.

<sup>114</sup> *High Plains Journal*, 21 September 1950. Business Clippings, Kansas Heritage Center, 1930s.

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But there is another side of Dodge City that most tourists never see. That other side will almost vanish when the asphalt parking lot is completed. After that, Front Street will exist only in the memories of the towns' old timers ... In a few months, the old Dodge will lie beneath a layer of asphalt, prostrate before the thousands of visitors who come here to pay homage to what some men called 'the wickedest little city in the west.'<sup>115</sup>

As the wrecking day approached, letters to the editor poured in. One Maryland writer urged the buildings' restoration:

Isn't there some way the town can have its urban renewal somewhere else and preserve its own truly unique relic? Couldn't the old buildings be restored and used to house businesses in the manner of Denver or San Francisco? Once demolished, these buildings can never be replaced nor the atmosphere of old Dodge City ever recaptured.<sup>116</sup>

Even those who supported the demolition understood the significance of the buildings – enough to capitalize on their mystique by selling bricks for \$5.85 each. Demolition contractors Ark Wrecking Company also had the salvage rights.<sup>117</sup> In hopes of retrieving Western relics, people from all over the country descended on Dodge City as the buildings fell. The proprietor of the Palace Hotel in Cripple Creek, Colorado was baffled, "Cripple Creek is being restored to its past glory to interest travelers and tourists ... and we look for the town to boom again."<sup>118</sup> She purchased materials to use in the hotel's restoration.

Apparently, there was no renewal in urban renewal. Soon after the city demolished the heart of its downtown, many remaining businesses left for the north side of town. J. C. Penney's was the first to flee. Soon, there were enough retailers to fill the Village Square Mall. Today, professional offices occupy many of the retail spaces. A good number of the commercial buildings house specialty shops that cater to the city's growing Latino community. Like the citizens who came before them, many Latinos have come to Dodge City to work in the cattle industry.

### **Conclusion**

For most of its history, Dodge City has been re-inventing itself. For decades, Dodge City tried to live down its wild and wooly image. But in the 1920s, the city began a concerted effort to capitalize on it. The buildings in the Dodge City Downtown District collectively interpret the city's broad and

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<sup>115</sup> *New York Times*, 7 June 1970.

<sup>116</sup> *Dodge City Globe*, Letter to the editor, Clippings, Kansas Heritage Center, 1969.

<sup>117</sup> *Hutchinson News*, 11 November 1969.

<sup>118</sup> *Ibid.*

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rich history. The district is being nominated to the National Register of Historic Places under Criterion A in the areas of 1)Community Planning and Development and 2)Commerce for its association with the growth and development of Dodge City. It is also being nominated under Criterion C in the area of Architecture as a collection of commercial buildings from various periods in the community's development.

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Dodge City Downtown Historic District  
Name of Property

Ford County, Kansas  
County and State

**10. Geographical Data**

**Acreage of Property** 30 acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

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

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

3  
Zone 1 4 Easting 4 1 0 2 6 0 Northing 4 1 7 8 8 5 0

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

See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

Name/title Christy Davis  
Organization Davis Preservation Date 5/19/2009  
Street & number 909 1/2 Kansas Ave, Suite 7 Telephone 785-234-5053  
City or town Topeka State Kansas Zip code 66612

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with SHPO or FPO for any additional items)

**Property Owner**

Name various (owner list attached)  
Street & number Telephone  
City or town State Zip code

**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. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 10

Page 95

*Dodge City Downtown Historic District  
Ford County, Kansas*

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### Photo Log

All photos were taken by Brenda Spencer on August 27, 2008. The photo log below refers to overall views of the district. Digital negatives on file with the Cultural Resources Division of the Kansas Historical Society.

1. SW corner of Avenue A & Military Avenue, Facing NE toward Property #1.
2. S side of E Spruce, Between Central & Avenue A, Facing NE toward Property #5.
3. SW corner of Central and E Spruce, Facing NE toward Property #6.
4. SE corner of 1<sup>st</sup> & Front St, Facing NE.
5. E side of corner of Central Avenue & Gunsmoke St, Facing SW.
6. NW corner of 1<sup>st</sup> & Wyatt Earp Avenue, Facing NE.
7. Corner of Central Avenue & Gunsmoke St, Facing NW.
8. SW corner of 1<sup>st</sup> & Gunsmoke St, Facing NE.
9. E side of 1<sup>st</sup>, Between W Spruce St & Gunsmoke St, Facing E.
10. Corner of 1<sup>st</sup> & W Vine, Facing NW.
11. Corner of 1<sup>st</sup> & W Spruce, Facing NW.
12. E side of Corner of 1<sup>st</sup> & Gunsmoke St, Facing NW.
13. Corner of 1<sup>st</sup> & Front St, Facing W.
14. SW corner of 2<sup>nd</sup> & Front St, Facing NE.
15. NW corner of 2<sup>nd</sup> & Gunsmoke St, Facing SE.
16. NW corner of 1<sup>st</sup> & Gunsmoke St, Facing SW.
17. N side of corner of 2<sup>nd</sup> & Gunsmoke St, Facing NE.
18. 2<sup>nd</sup> Avenue, Between Spuce & Gunsmoke St, Facing NE.
19. SW corner of 2<sup>nd</sup> & W Vine, Facing SE.
20. E side of corner of 2<sup>nd</sup> & W Vine, Facing NW.
21. E side of 2<sup>nd</sup>Avenue, Between W Vine & Gunsmoke St, Facing NW.
22. N side of corner of 2<sup>nd</sup>Avenue & W Spruce St, Facing NW.
23. S side of corner of 2<sup>nd</sup>Avenue & W Spruce St, Facing SW.
24. N side of corner of 2<sup>nd</sup>Avenue & Front St, Facing W.
25. S side of Front St, Between 2<sup>nd</sup> & 3<sup>rd</sup>Avenue, Facing NW.
26. SW corner of 2<sup>nd</sup>Avenue & Gunsmoke St, Facing SW.
27. Gunsmoke St, Between 2<sup>nd</sup> & 3<sup>rd</sup>Avenue, Facing NW

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 10 Page 94 *Dodge City Downtown Historic District  
Ford County, Kansas*

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## Geographical Data

### Verbal Boundary Description

The Dodge City Downtown District encompasses the geographic area bounded by the following line: Beginning at the intersection of Front Street and 3<sup>rd</sup> Avenue, then north to West Spruce, then east to the alley between 2<sup>nd</sup> and 3<sup>rd</sup> Avenues, then north past Vine Street to include the building at 801 N. 2<sup>nd</sup> Avenue (Property #54), then east to 1<sup>st</sup> Avenue, then south to the alley between Vine and Spruce Streets, then east past the Ford County Health Department at 105 E. Spruce (Property #5), then south to East Spruce Street, then east to include the McCoy-Skaggs/Frontier Ford Building at 200 E. Military Avenue (Property #1), then south to Military Avenue, then west to Central Avenue, then south to Front Street, then west to 3<sup>rd</sup> Avenue to the point of beginning. The boundaries are clearly identified in the enclosed map.

The first four UTM coordinates are listed in the cover sheet. Below are the additional UTM coordinates. Please note that the majority of the blocks in downtown Dodge City are slanted at an angle.

	<b>Zone</b>	<b>Easting</b>	<b>Northing</b>
<b>5.</b>	14S	410400	4178975
<b>6.</b>	14S	410390	4178880
<b>7.</b>	14S	410580	4178870
<b>8.</b>	14S	410575	4178830
<b>9.</b>	14S	410695	4178830
<b>10.</b>	14S	410700	4178770
<b>11.</b>	14S	410480	4178770
<b>12.</b>	14S	410470	4178670

### Boundary Justification

The southern boundary roughly follows the line of Wyatt Earp Boulevard, which is the historic corridor of the Atchison, Topeka, and Santa Fe Rail Line that bisected the town. Now U. S. Highway 50, this corridor creates the southern boundary of the downtown commercial district. The area transitions from commercial to residential west and north of these parcels. The district is bounded on the north generally by Spruce Street, except in the stretch between 1<sup>st</sup> and 3<sup>rd</sup> Avenues. This boundary represents a clear distinction between commercial and residential uses. The boundary extends east to include a number of significant free-standing buildings, including the post office (Property #6), Ford County Health Department (Property #5), and the McCoy-Skaggs Co. (Property #1).

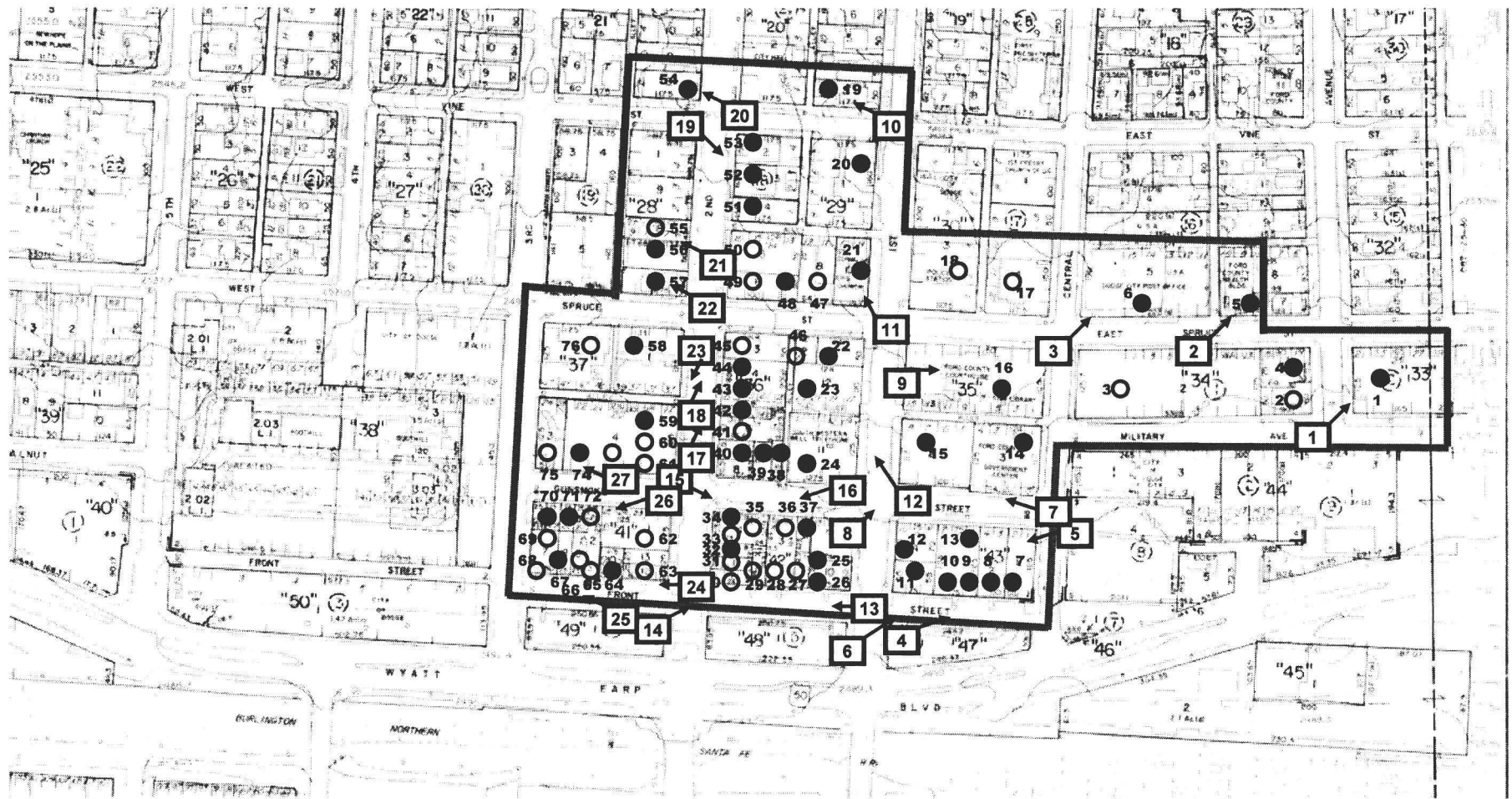


### Dodge City Downtown Historic District



- = Boundary
- = Contributing
- = Non-Contributing
- 78 = Property Number
- P = Parking
- 1 = UTM Point

Note: All streets are brick streets.  
These are contributing to the district.



**Dodge City Downtown Historic District**

N  
↑  
○  
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Photo Log

<b>Owner Information, Dodge City Downtown Historic District</b>				
<b>#</b>	<b>Building Name</b>		<b>Street Address</b>	<b>Owner Address</b>
1	McCoy-Skaggs Co./Frontier Ford	200	E. Military Ave	FRONTIER INVESTMENTS 200 MILITARY AVE DODGE CITY, KS 67801
2	Law Office	116	E. Military Ave	RED JUMP LLC PO BOX 291 DODGE CITY, KS 67801
3	Military Plaza	100	E. Military Ave	MILITARY PLAZA PARTNERSHIP % MARK WHITLEY 107 DRURY LANE GARDEN CITY, KS 67846
4	Commercial Building	117	E. Spruce Street	LAUGHEAD TR A LAUGHEAD, ELEANOR 1801 COUNTRY CLUB DR DODGE CITY, KS 67801
5	County Health Department	106	E. Spruce Street	FORD COUNTY 100 GUNSMOKE DODGE CITY, KS 67801
6	U.S. Post Office	100	E. Spruce Street	1ST FEDERA; SAVINGS & LOAN ASSN PO BOX 1437 DODGE CITY, KS 67801
7	Owings and West Building	100	W. Front Street	RITO ALCALA 10396 126 RD SPEARVILLE, KS 67876
7	Commercial Building	103	W. Gunsmoke	RITO ALCALA 10396 126 RD SPEARVILLE, KS 67876
8	High Plains Title	106-108	W. Front Street	MITCH & DEBBIE LITTLE PO BOX 878 DODGE CITY, KS 67801
9	H.B. Bell Block	110-114	W. Front Street	DWAYNE M BRADY 3005 GARY AVE DODGE CITY, KS 67801
10	Commercial Building	116	W. Front Street	MARISELA GONZALEZ 1404 AVE B DODGE CITY, KS 67801
11	Osage Building	120	W. Front Street	MARISELA GONZALEZ 1404 AVE B DODGE CITY, KS 67801
12	Chalk Beeson Theater	115-119	W. Gunsmoke	ANNETTE S FIERRO 2007 ROANOKE RD DODGE CITY, KS 67801
13	Commercial Building	109-113	W. Gunsmoke	DWAYNE M BRADY 3005 GARY AVE DODGE CITY, KS 67801
14	Lora Locke Hotel	100	W. Gunsmoke	FORD COUNTY 100 GUNSMOKE DODGE CITY, KS 67801
15	Dodge Theater Building	110-116	W. Gunsmoke	PLAZA PROFESSIONAL CENTER 2350 MATT DOWN LANE DODGE CITY, KS 67801
16	Ford County Courthouse	100	W. Gunsmoke	FORD COUNTY 100 GUNSMOKE DODGE CITY, KS 67801
17	Landmark Bank	100	W. Spruce Street	1ST FEDERA; SAVINGS & LOAN ASSN PO BOX 1437 DODGE CITY, KS 67801
18	Dodge City Police Dept.	110	W. Spruce Street	CITY OF DODGE CITY PO BOX 880 DODGE CITY, KS 67801
19	Hinkle House	801	First Ave.	CITY OF DODGE CITY PO BOX 880 DODGE CITY, KS 67801
20	First Methodist Church/Medical Offices	705	First Ave.	MCT INC 200 E WYATT EARP DODGE CITY, KS 67801
21	St. Cornelius Episcopal Church	701	First Ave.	ST CORNELIUS EPISCOPAL CHURCH PO BOX 1414 DODGE CITY, KS 67801-1414
22	Commercial Building	617-619	First Ave.	REBECCA ESCALANTE 615 1ST AVE DODGE CITY, KS 67801
23	County Parking Garage	609	First Ave.	FORD COUNTY 100 GUNSMOKE DODGE CITY, KS 67801
24	SW Bell Building	208	Gunsmoke	SW BELL TELEPHONE CO 909 CHESTNUT ST RM 36 Q 1 ST. LOUIS , MO 63101
25	Bainbridge Building	503	First Ave.	MARISELA GONZALES 1404 AVE B DODGE CITY, KS 67801
26	Commercial Building	501	First Ave.	JOHN FIERRO/ K KESSLER/ARIANNE ESQUIBEL 5 LAUREL DR WICHITA, KS 67206
27	Ford County Title Co.	206	W.Front Street	BARBARA GOULD PO BOX 1542 DODGE CITY, KS 67801
28	Fidelity State Bank	208	W.Front Street	FIDELITY STATE BANK 510 2ND AVE DODGE CITY, KS 67801
29	Goddard's Building	210	W. Front Street	FIDELITY STATE BANK 510 2ND AVE DODGE CITY, KS 67801
30	Mosher/Cochran Bldg	500	N. Second Ave.	TROHMAN ROBINSON III 214 1/2 W WYATT EARP DODGE CITY, KS 67801

31	Commercial Building	502	Second Ave.	ROBERT CARRILLO 2411 MELENCAMP AVE DODGE CITY 67801
32	Gwinner Building	504	Second Ave.	JOE ZIMMERMAN 7900 EL MONTE ST PRAIRE VILLAGE, KS 66208
33	Fidelity State Bank	213	N Second Ave.	FIDELITY STATE BANK 510 2ND AVE DODGE CITY, KS 67801
34	Kansas State Bank/Fidelity State Bank	510	Second Ave.	FIDELITY STATE BANK 510 2ND AVE DODGE CITY, KS 67801
35	Fidelity State Bank	213	W. Gunsmoke	FIDELITY STATE BANK 510 2ND AVE DODGE CITY, KS 67801
36	Fidelity State Bank	207-209	W. Gunsmoke	FIDELITY STATE BANK 510 2ND AVE DODGE CITY, KS 67801
37	H.A. Hart Bldg	205	W. Gunsmoke	BARBARA GOULD PO BOX 1542 DODGE CITY, KS 67801
38	Reeves Building	210	W. Gunsmoke	NANCY ROSTETTER % JOSE &DOREEN VARGAS 210 GUNSMOKE DODGE CITY, KS 67801
39	Commercial Building	212	W. Gunsmoke	CHAD MAGOUIRK 2020 WINDSONG WAY DODGE CITY, KS 67801
40	Warshaw Bldg	600-602	Second Ave.	ELBOW BEND DODGE CITY, KS 67801
41	Commercial Building	606	Second Ave.	BRYAN OWENS 918 CLUBVIEW DR DODGE CITY, KS 67801
42	Commercial Building	608	Second Ave.	GLENN TRUITT/DON THOMAS 608 S 2ND DODGE CITY, KS 67801
43	Old Post Office	612	Second Ave.	ANDRES & GEMA LIMA 612 2ND AVE DODGE CITY, KS 67801
44	Commercial Building	614	Second Ave.	ANDRES & GEMA LIMA 612 2ND AVE DODGE CITY, KS 67801
45	JC Penney's/Carlos Boots	618	Second Ave.	CARLOS & LUZ CRUZ 422 S KANSAS LIBERAL, KS 67901
46	Commercial Building	209	W. Spruce Street	LAWRENCE DANIELS/BARBARA LUNDIN 1501 AVE A DODGE CITY, KS 67801
47	Commercial Building	208	W. Spruce Street	FORD COUNTY 100 GUNSMOKE DODGE CITY, KS 67801
48	Commercial Building	210	W. Spruce Street	EMIL & JUDY GALL PO BOX 1206 DODGE CITY, KS 67801
49	Sam's Shoe Store	700	Second Ave.	JIMMY & VIRGIL ALLEN 700 2ND AVE DODGE CITY, KS 67801
50	Latino's Disco	706	Second Ave.	FERNANDO, BIANCA, ALFONSO & CATALINA ORTIZ 2514 HOWELL AVE DODGE CITY, KS 67801
51	Tepe's Sewing Center	710	Second Ave.	ROBERT & CAROL TEPE 2309 3RD AVE DODGE CITY, KS 67801
52	Martin Bldg-Mexican Market	714	Second Ave.	JOSE & CELIA GUEVARA 1414 W CAMPBELL ST GARDEN CITY, KS 67846
53	Commercial Building-Clothing	720-722	Second Ave.	ANTHONY & TAMMY WOYDZIAK 1508 N 2ND AVE DODGE CITY, KS 67801
54	Dry Cleaners	801	Second Ave.	JOHN & JAMIE MORRIS 2105 FAIRWAY DR DODGE CITY, KS 67801
55	Daily Globe Offices	709	Second Ave.	GATEHOUSE MEDIA KS % DODGE CITY DAILY GLOBE PO BOX 820 DODGE CITY, KS 67801
56	Daily Globe/IOOF	705	Second Ave.	GATEHOUSE MEDIA KS % DODGE CITY DAILY GLOBE PO BOX 820 DODGE CITY, KS 67801
57	Carnegie Library	701	Second Ave.	DODGE CITY AREA ARTS COUNCIL INC 701 2ND AVE DODGE CITY, KS 67801
58	First National Bank Bldg	617-619	Second Ave.	VARSITY SQUARE 2082 MICHELSON DR #450 IRVINE, CO 92612
59	Commercial Building-Clothing Store	607-09	Second Ave.	MULLIN INVESTMENTS PO BOX 936 DODGE CITY, KS 67801
60	Commercial Building	605	Second Ave.	MULLIN INVESTMENTS PO BOX 936 DODGE CITY, KS 67801

61	Robinson's Furniture Building	601	Second Ave.	MULLIN INVESTMENTS PO BOX 936 DODGE CITY, KS 67801
62	Eckle's Mini-Mall	507-09	Second Ave.	RAMON PRECIADO 806 CENTRAL AVE DODGE CITY, KS 67801
63	Commercial Building-Pet Store	501	Second Ave.	BUTLER GROUP 906 CLUBVIEW DR DODGE CITY, KS 67801
64	Commercial Building	308	W. Front Street	RALPH RUPP 15 FOX DEN COURT CROSSVILLE, TN 38558
65	Commercial Building-Insurance	310	W. Front Street	KSK PARTNERHIP PO BOX 517 GARDEN CITY, KS 67846
66	Commercial Building-Real Estate	312	W. Front Street	KSK PARTNERHIP PO BOX 517 GARDEN CITY, KS 67846
67	Commercial Building-Roxies	316-318	W. Front Street	ANTONIO BOTELLO 2208 MCCOY AVE DODGE CITY, KS 67801
68	Pizza Hut	320	W. Front Street	HAWKINS INVESTMENTS 2803 BUFFALO DR DODG CITY, KS 67801
69	Wild Bill's Curio & Gift Shop	320	W. Front Street	HAWKINS INVESTMENTS 2803 BUFFALO DR DODG CITY, KS 67801
70	Central Hotel Building/Brier & Hale Music	317-319	W. Gunsmoke	CHRIS & ROSIE SANDOVAL 905 CLUBVIEW DR DODGE CITY, KS 67801
71	Commercial Building	313-315	W. Gunsmoke	CHRIS & ROSIE SANDOVAL 905 CLUBVIEW DR DODGE CITY, KS 67801
72	Commercial Building	311	W. Gunsmoke	JS VENTURE APPLEBEE'S STORE #109 WICHITA, KS 67220
73	Commercial Building	312	W. Gunsmoke	CITY OF DODGE CITY PO BOX 880 DODGE CITY, KS 67801
74	Former Robinson's Furniture Building	310	W. Gunsmoke	CITY OF DODGE CITY PO BOX 880 DODGE CITY, KS 67801
75	Fidelity State Bank Drive-through	316-318	W. Gunsmoke	BOOTHILL MUSEUM 500 W WYATT EARP DODGE CITY, KS 67801
76	Chamber of Commerce	311	W. Spruce Street	BOOTHILL MUSEUM 500 W WYATT EARP DODGE CITY, KS 67801
77	Brick Streets			VARIOUS

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

**National Register of Historic Places  
Continuation Sheet**

Section number \_\_\_\_\_ Page \_\_\_\_\_

Dodge City Downtown Historic District

Name of Property

Ford County, KS

County and State

Name of multiple property listing (if applicable)

**SUPPLEMENTARY LISTING RECORD**

NRIS Reference Number: 09000875

Property Name: Dodge City Downtown Historic District

County: Ford County

State: KS

Multiple Name:

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper

5/23/2011

Date of Action

**Amended Item in Nomination**

This SLR is issued to make the following substantive correction:

Section 7

The property known as Eckles Department Store, 507-509 2<sup>nd</sup> Avenue, was built in 1908 and rebuilt after a fire in 1910. The building was remodeled for Eckles Department Store in 1926, with subsequent remodeling in the 1930s, 1950 and 1963. The latter involved the application of a "slip cover" over the upper floors consisting of an enameled aluminum grille. The 1963 aluminum has been removed from the upper floors (the POS ends in 1955) revealing the early twentieth century facades. The building should now be classified as "contributing".

The Kansas State Historic Preservation Office was notified of this amendment.

**Distribution**

National Register property file

Nominating Authority (without nomination attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Dodge City Downtown Historic District  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: KANSAS, Ford

DATE RECEIVED: 9/25/09 DATE OF PENDING LIST: 10/09/09  
DATE OF 16TH DAY: 10/24/09 DATE OF 45TH DAY: 11/08/09  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 09000875

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 11.4.09 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in  
The National Register  
of  
Historic Places**

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



SERVICE

SALES  
REPAIRS  
TUNE-UPS  
OIL CHANGES  
WAXING  
WASHING  
DETAILING  
AIR FILTERS  
BATTERY SERVICE  
TIRE ROTATIONS  
BRAKE SERVICE  
STEERING & ALIGNMENT











CHINESE FOOD

Szechuan

Szechuan

MONEY EXCHANGE  
225-5809





PLAZA PROFESSIONAL  
& LEGAL CENTER

PLAZA

ARTS

KARATE



FORD  
COUNTY  
COURTHOUSE











JAZMIN

FLOWERS by

WELCOME

DODGE CITY

7443

Chickadee's



BANK

Identity  
State  
Bank  
www.ca

NOVEMBER



1830

FORD COUNTY  
TITLE

ALL SERVICES  
AVAILABLE  
HERE AT ONE  
STOP

WELLS FARGO BANK









DRY  
CLEANERS  
STORAGE



DAILY

GLOBE

DAILY GLOBE  
702



CARNEGIE ART CENTER





WELCOME

DODGE CITY

Parrot Palace

Parrot Palace

STG

STG

LOCKER ROOM





**ROBINSON**

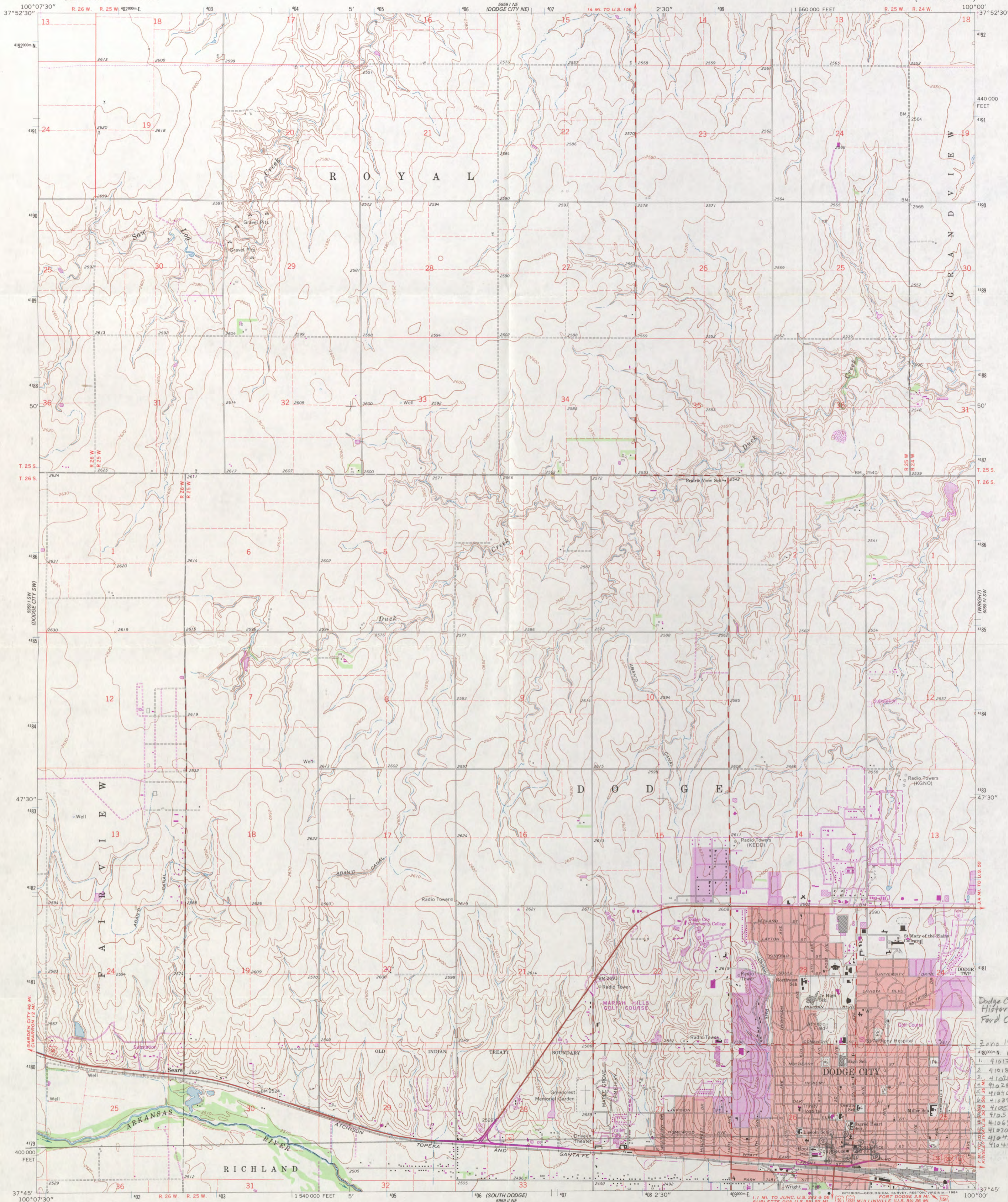
*Discount*  
Furniture

ROBINSON  
ENTRANCE

DISCOUNT

SALE  
or  
LEASE  
SEE  
SIGNAGE



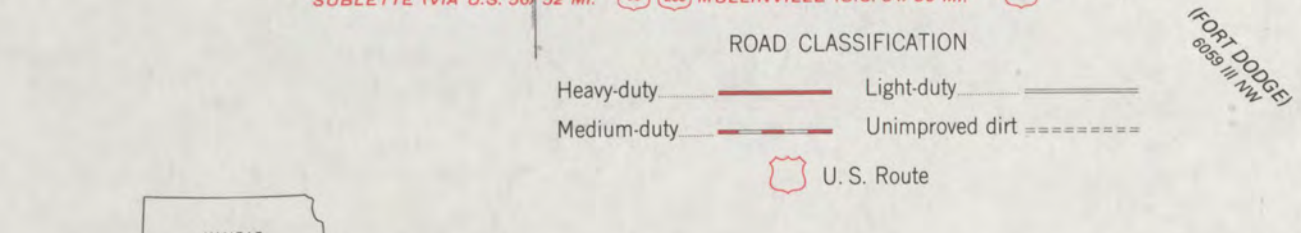
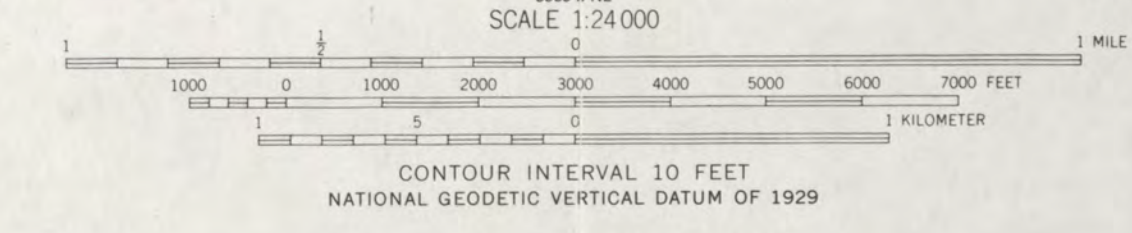
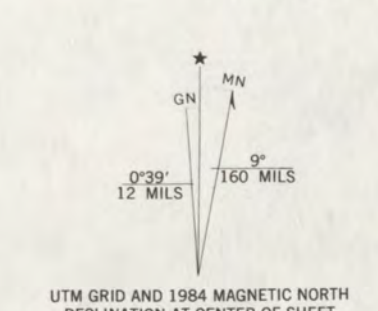


Dodge City Downtown  
Historic District  
Ford County, KS

Zone 14S

N	E	M
1	410170	4178795
2	410180	4178860
3	410200	4178850
4	410250	4178910
5	410400	4178975
6	410390	4178980
7	410500	4178970
8	410575	4178830
9	410695	4178830
10	410700	4178770
11	410480	4178770
12	410470	4178670

Mapped, edited, and published by the Geological Survey  
Control by USGS and USC&GS  
Topography by photogrammetric methods from aerial photographs taken 1965. Field checked 1968  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Kansas coordinate system, south zone  
1000-meter Universal Transverse Mercator grid ticks, zone 14, shown in blue  
Red tint indicates areas in which only landmark buildings are shown  
To place on the predicted North American Datum 1983, move the projection lines 1 meter north and 35 meters east as shown by dashed corner ticks



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
AND KANSAS GEOLOGICAL SURVEY, LAWRENCE, KANSAS 66044  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple compiled from aerial photographs taken 1982 and other sources  
This information not field checked. Map edited 1984  
Purple tint indicates extension of urban area

DODGE CITY, KANS.  
N3745-W10000/7.5  
1968  
PHOTOREVISED 1984  
DMA 5959 I SE-SERIES V878



# KANSAS

Kansas State Historical Society  
Jennie Chinn, *Executive Director*

KATHLEEN SEBELIUS, GOVERNOR

April 3, 2009

Dallan C. Wordekemper  
US Postal Service  
4301 Wilson Blvd. STE 300  
Arlington, VA 22203-1861

Re: Downtown Dodge City Historic District – Dodge City, Ford County, Kansas

Dear Mr. Wordekemper:

We are pleased to inform you that the Downtown Dodge City Historic District will be considered by the Kansas Historic Sites Board of Review for nomination to the National Register of Historic Places and the Register of Historic Kansas Places at their next meeting on May 9, 2009. You are invited to attend this meeting at which the nomination will be considered. The meeting will begin at 9:00 AM and will be held at the Kansas Museum of History at 6425 SW 6<sup>th</sup> Avenue in Topeka. The Kansas Historical Society welcomes individuals with disabilities to participate in this meeting. If you have a disability, please call 785-272-8681 ext. 240 no later than two weeks before the meeting to discuss what we can do to ensure your ability to participate.

In 2008, the City of Dodge City hired a historic preservation consultant to prepare and submit this National Register nomination to the State Historic Preservation Office. If approved at the above-referenced May 9<sup>th</sup> meeting, the nomination will be forwarded to the National Park Service for review and registration.

The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation. Listing in the National Register does not mean that limitations will be placed on the property by the federal government. Public visitation rights are not required of owners. The federal government will not attach restrictive covenants to the properties or seek to acquire them. Properties approved for nomination to the National Register by the Kansas Historic Sites Board of Review are automatically listed in the Register of Historic Kansas Places, the state register.

Listing of this district provides recognition of the area's historic importance and assures protective review of federal projects that might adversely affect the character of the district. This property will also be protected under the Kansas Historic Preservation Act (K.S.A. 75-2715 through 75-2725). For more information on state and federal protection, please visit our web site, <http://www.kshs.org/resource/histpresstatutes.htm>.

The district is comprised of both "contributing" and "non-contributing" resources. Contributing resources include buildings located within the district boundaries that add or contribute to the historic significance of the district. These may qualify for rehabilitation incentives. Non-contributing properties are those that are within the boundaries of a National Register district but do not add significance to the district. They are either non-historic (not within the district's period of significance – 1880-1958) or are properties that have been altered and no longer

reflect their historic appearance. Non-contributing properties *may* become contributing resources to the district *if* the properties are within the period of significance, the alterations are reversed, and the building is returned to its historic appearance. Enclosed is a list of properties within the proposed district.

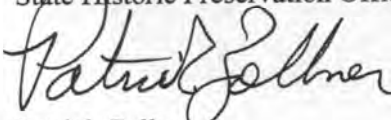
If the district is listed in the National Register, properties may qualify for rehabilitation incentives. Our office administers two rehabilitation tax credit programs and the Heritage Trust Fund grant program. More information about these funding incentives is available on our website at [www.kshs.org/resource/buildings.htm](http://www.kshs.org/resource/buildings.htm). Please contact the tax credit coordinators Kristen Johnston 785-272-8681 ext. 213 or [kjohnston@kshs.org](mailto:kjohnston@kshs.org) or Julie Weisgerber at 785-272-8681 ext. 226 or [jweisgerber@kshs.org](mailto:jweisgerber@kshs.org) for applications and more information on the tax credit programs. Also, please contact the grants manager, Katrina Ringler, at 785-272-8681, ext. 215 or at [kringler@kshs.org](mailto:kringler@kshs.org) for applications and more information.

Owners of private properties nominated to the National Register have an opportunity to concur with or object to listing in accordance with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing may submit to the State Historic Preservation Officer a **notarized** statement certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of the private property has one vote regardless of the portion of the property that the party owns. If a majority of private property owners within the district boundaries object, a district will not be listed. However, the State Historic Preservation Officer may submit the nomination to the Keeper of the National Register of Historic Places for a determination of eligibility of the property for listing in the National Register. If you choose to object to the listing of your property, the notarized objection must be received in our office before the meeting.

Should you have any questions about this nomination before the Kansas Historic Sites Board of Review meeting, please contact Sarah Martin at 785-272-8681 ext. 216 or at [smartin@kshs.org](mailto:smartin@kshs.org).

Sincerely yours,

Jennie Chinn  
State Historic Preservation Officer



Patrick Zollner  
Deputy State Historic Preservation Officer

cc: Mayor Kent Smoll  
Ford County Commission  
Dodge City Commission  
Ford County Historical Society  
Dennis Veatch, City of Dodge City  
Christy Davis, Davis Preservation  
Property Owners



# KANSAS

Kansas Historical Society  
Cultural Resources Division

MARK PARKINSON, GOVERNOR

May 19, 2009

Dallan C. Wordekemper  
US Postal Service  
4301 Wilson Blvd. STE 300  
Arlington, VA 22203-1861

Re: Dodge City Downtown Historic District – Dodge City, Ford County, Kansas

Dear Mr. Wordekemper:

We are pleased to inform you that the Kansas Historic Sites Board of Review has approved the nomination of the Dodge City Downtown Historic District to the National Register of Historic Places. However, the board approved the district with amended boundaries that exclude all properties west of Third Street. Although some properties west of Third Street are eligible for listing in the National Register, the board redrew the boundaries because they had concerns about including Boot Hill in this nomination of downtown. A revised map and list of properties within the district boundaries are enclosed.

In 2008, the City of Dodge City hired a historic preservation consultant to prepare and submit this National Register nomination to the State Historic Preservation Office. Once all the requested changes have been made, the nomination will be forwarded to the office of the Keeper of the National Register in Washington, D.C. where it will be evaluated by their professional staff. If they concur with the findings of the Kansas Historic Sites Board of Review, the district will be included in the National Register of Historic Places. We will notify you of their decision at the earliest opportunity.

The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation. Listing in the National Register does not mean that limitations will be placed on the property by the federal government. Public visitation rights are not required of owners. The federal government will not attach restrictive covenants to the property or seek to acquire them. Properties approved for nomination to the National Register by the Kansas Historic Sites Board of Review are automatically listed in the Register of Historic Kansas Places, the state register.

We are also pleased to inform you that this district is now listed in the Register of Historic Kansas Places, the state register. Such listing qualifies the "contributing" properties for certain state-funded financial incentives. The district is comprised of both "contributing" and "non-contributing" resources. Contributing resources include buildings located within the district boundaries that add or contribute to the historic significance of the district. These may qualify for rehabilitation incentives. Non-contributing properties are those that are within

the boundaries of a National Register district but do not add significance to the district. They are either non-historic (not within the district's period of significance – 1880-1958) or are properties that have been altered and no longer reflect their historic appearance. Non-contributing properties *may* become contributing resources to the district *if* the properties are within the period of significance, the alterations are reversed, and the building is returned to its historic appearance. Enclosed is a revised list of properties within the proposed district.

The Kansas Rehabilitation Tax Credit is available for the rehabilitation of “contributing” buildings within a historic district listed in the Register of Historic Kansas Places. Please contact Kristen Johnston, at the State Historic Preservation Office at 785-272-8681 ext. 213 or e-mail at [kjohnston@kshs.org](mailto:kjohnston@kshs.org) for applications and more information about this program.

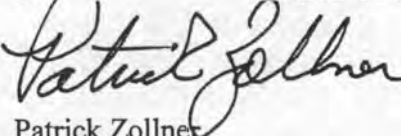
State register listing also qualifies “contributing” properties within a historic district for the Heritage Trust Fund grant program. Please contact the grants manager, Katrina Ringler, at 785-272-8681, ext. 215 or e-mail at [kringler@kshs.org](mailto:kringler@kshs.org) for applications and more information.

Listing of this district provides recognition of the community's historic importance and assures protective review of federal projects that might adversely affect the historic properties. This district is also protected under the Kansas Historic Preservation Act (K.S.A. 75-2715 through 75-2725). For more information on state and federal protection, please contact Kim Norton at 785-272-8681 ext. 225 or [knorton@kshs.org](mailto:knorton@kshs.org), or visit our web site, <http://www.kshs.org/resource/histpresstatutes.htm>.

Thank you for your interest in our state's historic resources. If you have any questions concerning this nomination, please contact Sarah Martin at 785-272-8681 ext. 216 or e-mail at [smartin@kshs.org](mailto:smartin@kshs.org).

Sincerely yours,

Jennie Chinn  
State Historic Preservation Officer



Patrick Zollner  
Deputy State Historic Preservation Officer

cc: Mayor Kent Smoll  
Ford County Commission  
Dodge City Council  
Ford County Historical Society  
Dennis Veatch, City of Dodge City  
Christy Davis, Davis Preservation  
Property Owners

# KANSAS

Kansas Historical Society  
Cultural Resources Division

MARK PARKINSON, GOVERNOR

September 18, 2009

Dr. Janet Matthews  
National Register of Historic Places  
National Park Service  
1201 Eye Street, N. W.  
8<sup>th</sup> Floor (MS 2280)  
Washington, DC 20005



Dear Dr. Matthews:

Please find enclosed the following National Register nominations:

- Dodge City Downtown Historic District – Dodge City, Ford Co., Kansas
- Penley House – Wichita, Sedgwick Co., Kansas
- (Old) Gray County Courthouse – Cimarron, Gray Co., Kansas
- Garfield Elementary School – Abilene, Dickinson Co., Kansas
- G. W. Norris House – Hutchinson, Reno Co., Kansas

Don't hesitate to contact me if you have any questions. I can be reached at 785-272-8681 ext. 216 or [smartin@kshs.org](mailto:smartin@kshs.org).

Sincerely yours,

Sarah J. Martin  
National Register Coordinator

Enclosures