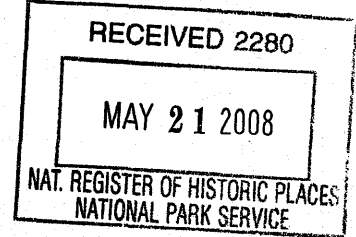


609



United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *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 First National Bank Building
Other name/site number Highland Post Office Building; 043-2460-0018

2. Location

Street & number 422-424 West Main Street not for publication
City or town Highland vicinity
State Kansas Code KS County Doniphan Code 043 Zip code 66035

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 Zollner 5/16/08
Patrick Zollner, Deputy State Historic Preservation Officer 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
Signature of the Keeper

Date of Action 7-2-08

First National Bank Building
Name of Property

Doniphan 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	
1		buildings
		sites
		structures
		objects
1		total

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

Historic Resources of Highland, Kansas

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter Categories from instructions)

COMMERCE / Financial Institution

COMMERCE / Specialty Store

GOVERNMENT / Post Office

Current Functions
(Enter categories from instructions)

VACANT

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH & EARLY 20TH CENTURY MOVEMENTS /

Commercial

Materials
(Enter categories from instructions)

Foundation: Brick

Walls: Brick

Roof: Asphalt

Other:

Narrative Description

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

First National Bank Building
Name of Property

Doniphan 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)

COMMERCE

Period of Significance

1913-1958

Significant Dates

1913

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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 Record # _____

Primary location of additional data:

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

Name of repository:

Kansas State Historical Society

First National Bank Building
Name of Property

Doniphan County, Kansas
County and State

10. Geographical Data

Acreege of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1

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

2

Zone		Easting					Northing							

3

Zone		Easting					Northing							

4

Zone		Easting					Northing							

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 Susan Jezak Ford
Organization Citysearch Preservation Date February 20, 2008
Street & number 3628 Holmes Street Telephone 816-531-2489
City or town Kansas City State MO Zip code 64109

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 Terrill Bauer
Street & number 1507 Caria Court Telephone 702-596-4854
City or town Boulder City State Nevada Zip code 89005

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 7 Page 1

**First National Bank Building
Highland, Doniphan County, Kansas**

Summary

The two-story First National Bank building is nominated to the National Register of Historic Places under the Multiple Property Documentation Form (MPDF) "Historic Resources of Highland, Doniphan County, Kansas." The building sits on the northeast corner of Main and Ives Streets in Highland, Kansas. The main portion of the rectangular red brick building measures approximately 40 feet wide by 50 feet deep. The building has a flat roof, a stone watercourse and bands of buff brick at the sill and lintel levels. All original window openings are tall and narrow with stone sills and arched headers. Window openings are now filled with modern double-hung windows, boarded over or downsized. A band of buff brick caps the building's corbelled cornice.

Architectural Description

The building has primary façades on the west and south sides. Two storefronts, each three bays wide, divide the south façade. Three brick pilasters that run from the sidewalk to the cornice divide and surround the two halves of the south façade. Bay one in the first story of the west half contains the bank's main entrance stairway leading to a wood and glass door surrounded by paneled lights. Bays two and three each has a large window topped by a leaded glass transom. The second story has a doorway opening in bay two, surrounded by smaller window openings in bays one and three. A stairway surrounded by a simple iron railing leads past a basement window in bay two to a doorway in bay three and a doorway in bay one of the building's east half. Arched headers top the two west basement openings. The east half of the south façade is an irregular three bays wide. The first story now contains a central entrance surrounded by in-fill panels containing modern windows. The second story has a doorway opening in the west portion and a window opening in the east portion.

The west façade is six bays wide. Viewing the bays from right to left (south to north), bays one through five each has a basement window opening. Basement windows have arched headers and metal mesh screens. First-story window openings are larger than those in the second story. Bay one has a second-story window, bay two has a first-story window and bay three has windows in the first and second stories. Bay four has a first story window. Bay six has a second-story window and a first-story entrance, now boarded over.

An enclosed wood stairway bisects the west half of the building's north (rear) side. One enters the stairway through a single doorway in the far west corner. Clapboards cover an enclosed second-story porch. The porch has three small double-hung windows and sits atop a pent roof supported by three wood posts. The east half of the north elevation contains a brick one-story extension. This extension has a single large window opening on the west side and a central entrance topped by four window openings in the south side. Clapboards cover the east half of the building's second story. A short portion of the building's east brick wall rises above the garage abutting the east side.

The west interior retains many of the historic features from the building's decades as a bank and then a post office. A counter and grill bisect the main room diagonally where employees served clientele. Mosaic tile floors, oak moldings, marble baseboards, leaded glass windows and large sections of the metal and oak grill are all still present in the public side of the room. Oak floors, pressed metal ceilings and the bank's vault remain in the office portion of the room. The rear portion of the west interior contains a bathroom and a rear entry. The east portion's interior contained several

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

First National Bank Building
Highland, Doniphan County, Kansas

types of businesses and currently contains an apartment. Vinyl and carpet cover most wood floors, suspended ceilings hide the original pressed metal ceiling and plasterboard walls create two bedrooms. The space also contains a kitchen and bathroom. Several walls are clad in rough boards. The basement areas, also currently laid out for apartments, have concrete block or plaster board walls. The west basement retains pressed metal ceilings above a suspended ceiling. The second story contains four apartments in configurations likely created in the 1980s, but wood floors and historic wood moldings are still present.

Many of the First National Bank building's window openings are downsized or boarded over, likely from the 1980s. A balcony that spanned the second story was also removed at this time. Interior apartment finishes and configurations reflect the building's recent use as multiple family housing, but historic finishes are present throughout in historic wood moldings, wood floors, iron radiators and metal ceilings.



1930s view of Highland's Main Street. The First National Bank Building is the far left building in the photograph.
(*The Highland Vidette.*)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 3

First National Bank Building
Highland, Doniphan County, Kansas

Summary

The First National Bank building is eligible for listing on the National Register of Historic Places under the MPDF "Historic Resources of Highland, Doniphan County, Kansas." The building is eligible under Criterion A in the category of COMMERCE as an important business building in Highland.

History

Construction of the First National Bank building began immediately after fire destroyed the earlier bank buildings in 1913. As promised in a *Highland Vidette* article, Tom Reber purchased the two corner lots, constructed a modern building and rented the west first story to the bank. The second story contained apartments, including a room for Reber.¹ The *Vidette* printing plant occupied the west side of the basement. The basement windows provided enough light for the business and the concrete floors provided an even temperature for the presses. B.A. Webb leased the east basement for his barbershop, which included a bathing room, shower and an area to clean clothes.²

The Weekly Kansas Chief stated in 1914, "The First National Bank is housed in the finest business structure in the little city, just across the campus of the Highland university. The interior is very handsome, being patterned after the manner of metropolitan banks; it has, no doubt, the finest equipment and facilities of any bank in Doniphan County."³

The building served as a social and business center in Highland. Tom Reber owned the building until he sold it to Eugene and Florence Parker in 1946, according to Doniphan County deed records. The west first story served as the First National Bank until April 1932, when a small sign appeared on the front door that read, "Closed by the Directors to Protect its Depositors." The bank quickly went into receivership, liquidated its assets and closed, leaving Highland with just one bank, the Farmers State Bank.⁴ The local post office soon moved into the space, operating there until around 2000. The east half of the building served as a hardware store, dry goods store and several restaurants until converted to an apartment in the mid-1980s. The building's second story and basement contained apartments and rental space since construction. The entire building is currently vacant.

Architecture

The First National Bank Building is one of the few remaining examples in Highland of a two-part commercial block. The MPDF "Historic Resources of Highland, Doniphan County, Kansas" references Richard Longstreth's description of the most common form for small and medium-sized storefronts in this country. Two-part commercial blocks can include up to four stories, but only reach two stories in Highland. The form has a clear delineation between the first and second stories, as seen on the First National Bank building. The building's first story had larger windows and public entrances, while the second story had smaller windows and held living space, elements described in the MPDF. The north and south sides of Main Street originally contained several two-part commercial blocks between Ives and

¹ "Highland to Rebuild," *The Highland Vidette*, 3 April 1913, p. 1.

² "Vidette Office Moved," *The Highland Vidette*, 10 July 1913, p. 1.

³ "The First National Bank," *Illustrated Doniphan County* (Troy, KS: *The Weekly Kansas Chief*, 6 April 1916), 119.

⁴ "First National Bank Closed Monday," *The Highland Vidette*, 28 April 1932, p. 1.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 4

First National Bank Building
Highland, Doniphan County, Kansas

Kirkwood. The First National Bank building and the adjacent garage are two of Highland's few extant historic commercial structures. Recent changes to the building are reversible and do not detract from the building's integrity. The building's exterior brick ornamentation, arched fenestration and recessed banks entrance are all still present, as are many of the historic interior details, especially in the bank space.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 5

First National Bank Building
Highland, Doniphan County, Kansas

Sources

"The First National Bank." *Illustrated Doniphan County*. Troy, KS: *The Weekly Kansas Chief*, 6 April 1916, 119.

The Highland Vidette: "Highland Has A \$50,000 Fire." 9 January 1913, p. 1; "Highland to Rebuild." 3 April 1913, p. 1; "Vidette Office Moved." 10 July 1913, p. 1; "First National Bank Closed Monday." 28 April 1932, p. 1.

Kansas Historic Resources Inventory Form, "1st National Bank Building" 13 March 1987. (On file at Kansas State Historic Society archives.)

Highland, Kansas. New York: Sanborn Map Co., 1915; 1927.

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

**National Register of Historic Places
Continuation Sheet**

Section number Additional Info **Page** 6 **First National Bank Building
Highland, Doniphan County, Kansas**

Verbal Boundary Description

The First National Bank Building is located on Lots 17 and 18 and the west 16 feet of Lot 16 on Block 69 of the Original Town of Highland, Kansas. Main Street creates the south boundary, Ives Street creates the west boundary, the garage to the east creates the east boundary and the alley creates the north boundary.

Boundary Justification

The boundaries include the property historically associated with the First National Bank building.

Photographic Information

Photographer: Susan Jezak Ford
Citysearch Preservation
Kansas City, MO

Date of Photographs: February 2008

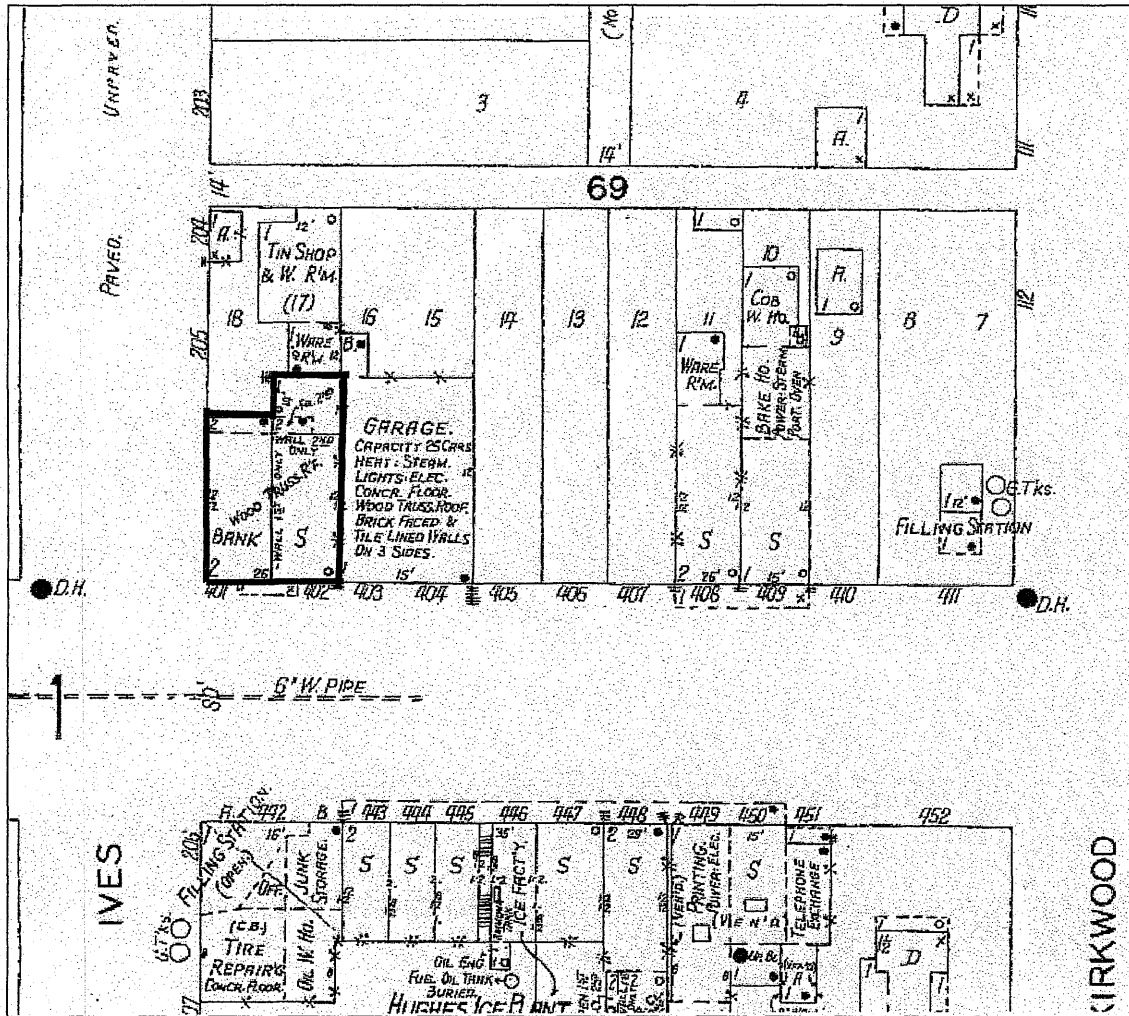
Location of Original Photographs: Kansas State Historical Society

Photograph Number	Description	Camera View
1	Southwest exterior corner	Northeast
2	Southeast exterior	Northwest
3	West exterior wall	Southeast
4	Rear of building	Southeast
5	Rear of building	South
6	West 1 st story interior	East
7	West 1 st story interior	Southeast
8	West 1 st story interior	Northeast
9	East 2 nd story interior	East
10	East 2 nd story interior	East
11	West basement interior	West

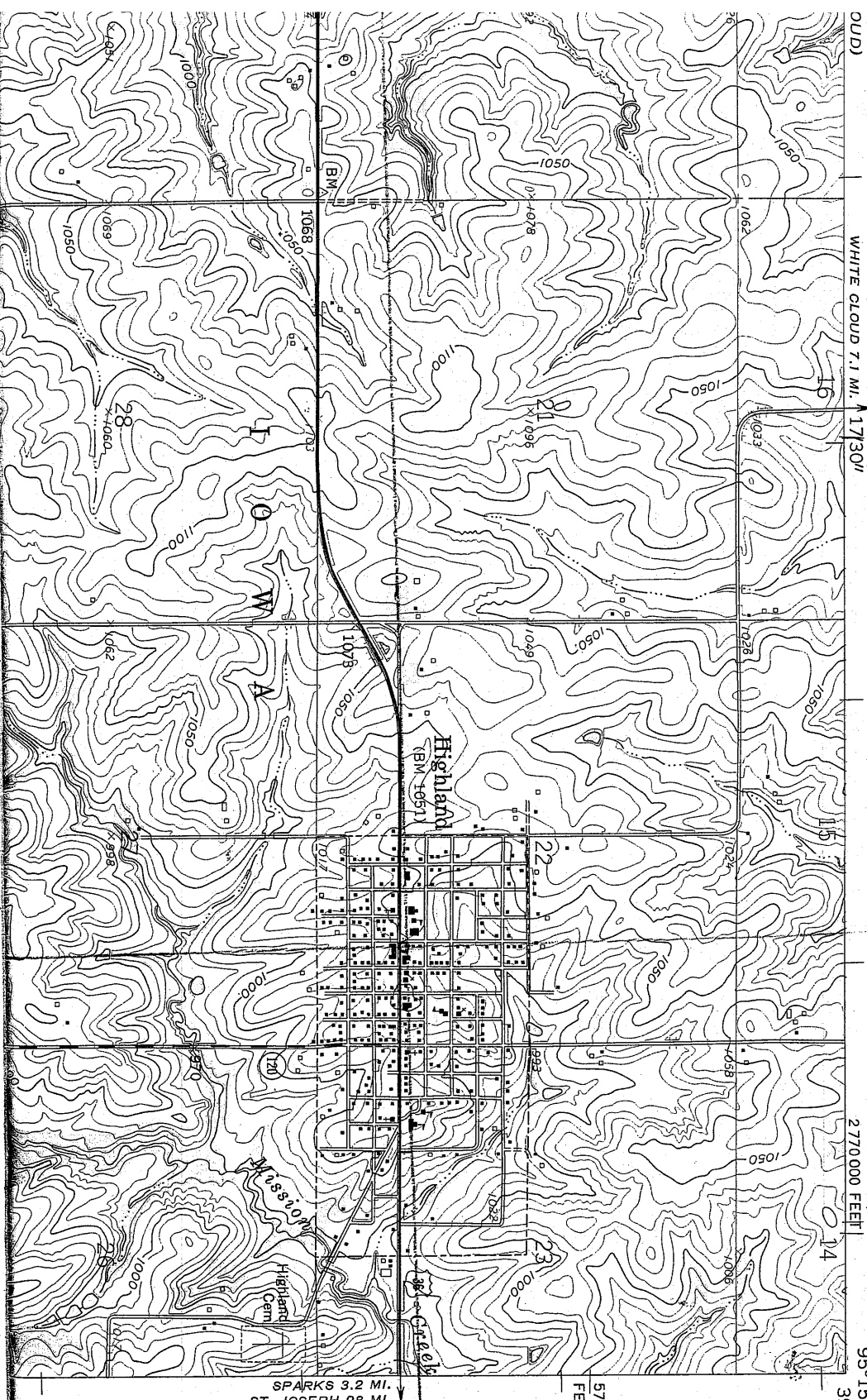
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Additional Info Page 7 **First National Bank Building**
Highland, Doniphan County, Kansas



Current outline of First National Bank building from 1927 Sanborn map.



HIGHLAND QUADRANGLE
 KANSAS
 7.5 MINUTE SERIES (TOPOGRAPHIC)
 (OREGON)

ST NATIONAL BANK
 BUILDING
 UTM COORDINATE
 ZONE 15
 505871 EASTING
 4414456 NORTHING

WHITE CLOUD 7.1 MI. 1730"

2770000 FEET

95°15' 39°52'30"

570 000
 FEET

SPARKS 3.2 MI.
 ST. JOSEPH 28 MI.