

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 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Grimes House

other names/site number \_\_\_\_\_

2. Location

street & number 203 Delaware  not for publication

city or town Manhattan  vicinity

state Kansas code KS county Riley code 161 zip code 66502

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Richard Pinkney D-SHPO 3/17/97  
Signature of certifying official/Title Date

Kansas State Historical Society  
State of 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 certifying 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 5/9/97

Grimes House  
Name of Property

Riley 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	
2		buildings
		sites
		structures
		objects
2		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**

0

**6. Function or Use**

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

Domestic: single dwelling

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

Domestic: single dwelling

**7. Description**

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

Late 19th and early 20th century

American Movements: Bungalow/

Craftsman

**Materials**  
(Enter categories from instructions)

foundation limestone

walls brick, stucco, stone,  
wood

roof Asphalt/Synthetic: Fiberglass

other

**Narrative Description**

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

Grimes House  
Name of Property

Riley County, Kansas  
County and State

### 10. Geographical Data

Acreage of Property Less than one acre

#### UTM References

(Place additional UTM references on a continuation sheet.)

1 

1	4
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7	0	8	4	0	0
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4	3	3	9	6	2	0
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Zone Easting Northing

3 

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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 Christy Kay Davis

organization Borst Restoration date 8/5/96

street & number 300 Jardine Terrace, #H2 telephone (913) 539-0843

city or town Manhattan state KS zip code 66502

#### 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 the SHPO or FPO for any additional items)

#### Property Owner

(Complete this item at the request of SHPO or FPO.)

name Mel and Jan Borst

street & number 1918 Humboldt telephone (913) 539-4142

city or town Manhattan state KS zip code 66502

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

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years 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.)

**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 # \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

Architecture

Education

Economics

**Period of Significance**

1916-1947

**Significant Dates**

1916, 1924, 1947

**Significant Person**

(Complete if Criterion B is marked above)

Dr. W.E. Grimes

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**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

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The Grimes House, which was built in 1916, is located in Manhattan, Riley County, Kansas (population 40,000). The house is a one and one-half story, frame, Arts and Crafts Style home with brick on the lower story and stucco on the exterior of the upper story. The roof is gabled; the gables face north and south. The facade, which faces east, has a large dormer with four windows and a door to a balcony in the center. The front lawn of the house, and of all houses on the west side of the street, extends down a steep, terraced decline toward Delaware Street and features a central, fifty-five step stairway flanked by flower and rock gardens, stone retaining walls, and, formerly (until 1955), goldfish ponds on either side. All houses on the west side of Delaware street are on large or multiple lots. The neighborhood is close to Sunset Cemetery, the city water tower, Wildcat Creek, and Sunset Zoo.

The nominated property contains three lots: one 50'X150' lot west of the garage, and two 50'X200' lots. The Grimes house is centered on the two 50'(north/south)X200'(east/west) lots. The house is 34.7 feet in width (north to south) at its widest line from exterior wall to exterior wall, and 47.7 feet long (east to west) at its longest line. Since the time of its construction, the house has faced very few changes and has been restored to excellent condition. The 1 and 1/2 story garage, which was also built in 1916 yet does not entirely reflect the design of the house, is at a west offset to the house. The upper story of the garage is stuccoed; the lower story is built of limestone. Changes to the property include a sympathetic kitchen remodeling, small shower stall addition, removal of the wall which separated the kitchen from the back porch and structural stabilization of the front porch. All are further discussed in the paragraphs that follow.

The house itself is quite typical of houses of the era. Craftsman influence is obvious in many ways. First of all, the site was utilized in the home's design. The importance of the flower garden and picturesque entrance, ideals that were continually noted in Gustav Stickley's The Craftsman, are manifest in the lawn's terraced gardens and stairs. The house is quite horizontal in its scheme; the facade, for instance is squatted with a centered dormer extending from the angled roof. Windows are grouped in twos and threes. The rooms on the lower level, the living, dining and stair are all quite open to one another. Even when separated by doorways, as the dining and living room, the doors are french doors that allow one to see "through" them. The stairs provide neither a grand nor secluded ascent or descent; rather, they are utilitarian without being hidden, a characteristic that differs from Victorian plans. These features are undoubted influences of the Arts and Crafts style and, more specifically, influences of Craftsman ideals.

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The home incorporates Arts and Crafts characteristics in the materials used. The upper story on the exterior, for instance, is stuccoed. The home's builder used oak not only for finish carpentry on the building's interior in the form of trim, panelling and flooring, but also for the building's frame. On the roof, the builder installed wood shingles that had been dipped in green paint prior to their installation. When the roof was replaced in 1995, the owners chose to replace it with green-colored, asphalt/fiberglass architectural shingles. All of the home's windows are original wood windows. And all interior doors and light fixtures are original.

The main element of the eastern facade is its large porch. The porch features reddish-colored glacial stones. Stone columns support the roof of the porch on its north and south sides. Steel columns, which extend from the original pediments to the roof of the porch in an attempt to support the sagging 30.7 foot arched span, were installed by Borst Restoration in 1995. The Borsts designed the columns after studying columns on similar Arts and Crafts porches. The roof slopes down to the porch and is interrupted by a large, centered dormer. The roofline is also interrupted on the south side by a small balcony, the door of which can be seen from the side, but not from the front of the house. The chimney is centered on the roof and exits at its peak. The front door is not centered on the facade, but rather is offset to the north of the facade. A large group of three windows, arranged in a pseudo-Chicago style form, adorn the other side of the eastern facade.

The secondary entrance of the house is located on the west side. One enters through what was originally the back porch. The porch is one-story and is made of brown brick. It has its own roof which is pitched in the center and slopes to the north and south. The door, which was once on the south side of the porch projection, has been moved to the east side of the projection (which is nearly flush with the southern side). There are two small windows north of the new door and one small window south of it. A recent addition, necessary for installing a shower stall in the downstairs bathroom, extends from the west side just north of the porch projection (extends from where a bathroom window was). The addition's roofline was designed and crafted to integrate with the original porch's roofline. To its north is a single window; above, in the stuccoed gable, is a pair of windows.

The south side's main feature is its shape. It is gabled, but has a saltbox affect because a small balcony interrupts the gable and exposes the windowed side of the dormer. An uncovered portion of the front porch winds around to this side. The south wall of the back porch is almost

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flush to this side and has two windows, one of which took the place of the original porch door. Another pair of small windows is located east of the porch's pair, followed by two groups of three windows (as on the east facade). The tops of all windows on the lower, brick level are at the same elevation. Another group of windows is located in the stuccoed gable.

The neighbors can barely see the north side of the house because of the number of trees near it. The north side features a trellis on the side of the front porch, an alcove which has two separated windows, and small windows on the upper level, that are located inside closets. The roof of the alcove slants down from the wall just above the "brick-line". On this side, the roof is uninterrupted atop the gable. As it slants toward the east, it curves down until it is nearly flat.

When one enters the house from the west entrance, the room he or she enters is the kitchen. The entry, which was originally a porch, still maintains its porch-like atmosphere. The ceiling of this area is low and made of wainscotting (historic features of the porch). The kitchen floor was originally finished in hardwood, then changed to linoleum in the 1930s because of termite damage. The new hardwood floor, which matches the other floors in the house in plank width and color, was installed in 1996. The kitchen cabinets are wooden with flush doors and drawers, which are features of cabinets at the time the house was built; the cabinets are not original, but are modeled after the home's surviving original. A stairway from the kitchen's north wall leads to the basement; the stairs have been changed to wood-covered concrete ones in lieu of the original wooden ladder-like ones. The basement is cut out of the limestone of the hill the house sits on. It contains the home's original boiler and scars from the 1939 Bendix washing machine. Small doors in the east "room" lead to the old cistern that is under the southeast corner of the front porch.

The dining room, east of the kitchen, features original wood flooring, oak-beamed ceiling, and quarter-sawn oak paneling. The living room, which spans the width of the house, also has a beamed ceiling and profiles a brick fireplace with an oak mantel. Original radiators are located in the downstairs rooms. Each room of the house has all original quarter sawn trim intact.

The main stair is located northwest of the living room in a cabinet-lined hall area that leads to the only downstairs bedroom and bath. There are three bedrooms upstairs and one bathroom. The bathroom contains many original features including hexagonal tile floor and original bathtub and sink. All closets in the home, living room closet included, are quite spacious and feature windows, built-in cabinets and shelves. The west bedroom has slanted ceilings; two have

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balconies. Two have doors to attic storage spaces.

The property has maintained its architectural integrity throughout the years. There have been no changes in floorplan excluding the minor downstairs kitchen and bathroom alterations which the Borsts made in the years 1994, 1995 and 1996. The house was not properly maintained from the mid 1980s until the Borsts purchased it in 1994. With the help of Charles Bissey, P.E., they were able to identify and tackle the structural challenges. There are many bungalow style homes in Manhattan, but few (if they ever had the exceptionally "rich" features this house has) have maintained their original features. The nominated property serves as a manifestation of the goals of the Arts and Crafts architects. The entrance is pleasing with its gardens, stairs and retaining walls. The house and garage are made of native materials. The interior reflects not only the presence of the original owner, but the presence of all the owners because they have all enjoyed it in its original form.



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The Grimes House was built in Manhattan, Riley County, Kansas in 1916. The property presently contains lot 607, the south half of lot 608, and lot 610 in Ward 7, plus one-half vacated Humboldt Street along lot 607. The property meets criterion B and criterion C for nomination to the National Register of Historic Places. The house and garage meet criterion B in that they have been owned by a number of prominent Manhattan residents specifically Dr. and Mrs. W.E. Grimes. It meets criterion C in that it displays distinctive characteristics of an Arts and Crafts home. The entire property was particularly influenced by the works of Gustav Stickley and Craftsman architects. The house is a one and one-half story scheme, typical of the period, with a large dormer on the sloping roof of the facade. The home and garage were well-crafted using oak for rough and finish carpentry and other native materials, such as limestone, brick, and glacial stone on their exteriors.

The nominated property was designated as part of the City of Manhattan by Manhattan Town Association in 1855. From that time, until the Grimes House was built, the property belonged to a number of Manhattan's prominent citizens including two-time mayor, George T. Fielding.

On May 15, 1916, Fielding sold the property to L.E. Downs. Downs moved from Georgetown, Kentucky to Manhattan in 1915 to begin a medical practice specializing in eye, ear, nose and throat treatment. At that time, the property was prime suburban real estate. In fact, another Manhattan doctor, Dr. Moffit, had built less than ten years earlier on the lot to the north. In June, 1916, Downs applied for a building permit with the city clerks office. At that time, he predicted the value of the project would cost \$5,000 (the second most expensive Manhattan house built in 1916). In September, Downs applied for a permit to build the home's \$300 garage in order to house his automobile. The garage was built using native limestone.

In 1918, soon after the home and garage were completed, Downs sold the property to E.H. Fielding (son of George T. Fielding, the man that sold the property to Downs), owner and co-founder of George T. Fielding and Sons Feed Company. Once Downs had sold the house, he left Manhattan. Four years after E.H. Fielding bought the house, he died (in the house) at the age of forty-one.

In December, 1924, Fielding's widow, Elsie Fielding, sold the property to W.E. Grimes. Grimes moved into the house with his wife, Ethel Roseberry Grimes, and their children, Sarah and Rosethel. Later, two more children, Eugene and Theodore, were born. Because the homes in the

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neighborhood were within walking distance of the campus of Kansas State Agricultural College, the neighborhood became a microcosm of university activity. Dr. Moffit's house, just north of the Grimes house, became the Sigma Phi Epsilon fraternity house and Dr. Filinger, professor of horticulture, built next door.

Doctor Grimes was himself quite involved at KSAC. He graduated with a B.S. in Animal Husbandry in 1913 and was immediately assigned as foreman of the agronomy farm. While at KSAC, he met Mary Ethel Bruce Roseberry Grimes, an Arkansas City, Kansas native who majored in home economics at Kansas State. The two married in September, 1914 and soon after left for New York where Mr. Grimes attended graduate school at Cornell University. His studies at Cornell emphasized agronomy. Professor Grimes returned to Kansas State and was appointed a position as associate professor of Farm Management in 1915. By 1921, he had been appointed the head of the department of Agricultural Economics. In 1921, 1922, and the summer of 1923, Grimes moved his family to Madison, Wisconsin where he received his PhD. He again returned to Kansas State. In 1936, he was appointed head of the department of Economics and Sociology, a position which he held in addition to his position in Ag-Econ.

On a state and national level: During the thirties, Grimes served as an investigator for the Farm Credit Administration, and as President and Vice President of the American Farm Economic Association. It was Grimes's wide range of involvement that eventually led him to Alfred Landon, governor of Kansas. Doctor Grimes was first introduced to Landon through a land utilization conference hosted by Kansas State in October 1933. Landon corresponded and asked him to suggest some topics and ideas for his speech. Grimes and Landon got to know one another; with the Great Depression underway, Landon sought economic and agricultural advisors. Grimes jumped at the opportunity to advise Governor Landon on federal aid for the state's struggling farmers. The two became friends; in fact, Grimes hosted Mr. Landon in his home at 203 Delaware.

When President Franklin Roosevelt held his historic governor's conference in Des Moines, Iowa, Dr. Grimes went along as one of Landon's advisors. Grimes took part in many of Mr. Landon's affairs and travelled with him from St. Louis to Indianapolis during his presidential campaign against F.D.R. in 1936. When Landon lost the election, he left the political scene, but Grimes continued. He was appointed in 1937 by Landon's successor, Governor Walter A. Huxman, to serve on the state's employment council committee in 1937.

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World War II halted the depression, yet introduced a different kind of struggle to American families. Both Eugene and Ted Grimes served in the U.S. Navy. The Grimes family was delighted with the safe return of their son, Eugene in 1946. However, in the summer of 1946, soon after the twenty-one-year-old Eugene returned, he died in a plane crash. Ted returned from war soon after.

On May 22, 1947, less than one year after Eugene's death, Dr. W.E. Grimes passed away at the age of fifty-five. Sarah Anne Grimes Wildman said the following about her father's death: "In addition to overwork, inattention to medical and dietary care, I believe the untimely and shocking death of my brother, Eugene, on August 18, 1946, brought on his early death."

Ted, the youngest of the Grimes children, lived at the home from the time of his birth in 1927 until he married and went to medical school in 1949. When Dr. Grimes passed away, Ted was attending Kansas State. Mrs. Grimes, who was quite ill, moved to the downstairs bedroom so that Ted and his fraternity brothers could live upstairs to form the PiKA Annex. In 1954, five years after Ted left, Mrs. Grimes sold the house. By that time, the family had lived in the house for thirty years.

The Grimes House is an outstanding preserved example of the Arts and Crafts style. The evidence of an high-quality bungalow home still remains in the historic fabric: its floors, panelled walls, continuous baseboard, beamed ceilings, original windows and light fixtures. The accomplishments and qualities of the people who lived there add to what makes the home historic. The Grimes House on 203 Delaware is eligible for the National Register not only because of its architectural integrity but also for the integrity of the people who have called it home for the past eighty years. Those who lived in the house, namely the Grimes family, made significant contributions at the local, state and national levels making their home a prime candidate for listing on the National Register of Historic Places.

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### VERBAL BOUNDARY DESCRIPTION

The nominated property is located in Ward 7 and contains lots 607, the south half of lot 608, and lot 610. The property is bounded by Delaware Street on the east and on the west, north, and south by adjacent property lines.

### BOUNDARY JUSTIFICATION

The boundaries include all property historically associated with the house and garage including the historic front lawn and gardens.