**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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

<table>
<thead>
<tr>
<th>Historic name</th>
<th>Cohn/Gardner-Hill &amp; Company Store</th>
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</thead>
<tbody>
<tr>
<td>Other names/site number</td>
<td>KHRI# 045-3576</td>
</tr>
<tr>
<td>Name of related Multiple Property Listing</td>
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### 2. Location

<table>
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<tr>
<td>City or town</td>
<td>Eudora</td>
</tr>
<tr>
<td>State</td>
<td>Kansas</td>
</tr>
<tr>
<td>Code</td>
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<td>County</td>
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<td>Zip code</td>
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### 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 at the following level(s) of significance:

___ national  ___ statewide  ___ local

Applicable National Register Criteria: ___ A ___ B ___ C ___ D

Signature of certifying official/Title Patrick Zollner, Deputy SHPO Date

Kansas State Historical Society

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:)  

Signature of the Keeper Date of Action
5. Classification

Ownership of Property
(Change as many boxes as apply.)

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<tr>
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</tr>
<tr>
<td>public - State</td>
<td>site</td>
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<tr>
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<td>structure</td>
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Number of Resources within Property
(Do not include previously listed resources in the count.)

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<tbody>
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<tr>
<td>1 object</td>
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Total

Number of contributing resources previously listed in the National Register
0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

COMMERCE/TRADE: specialty store

Current Functions
(Enter categories from instructions.)

VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE VICTORIAN/Italianate

Materials
(Enter categories from instructions.)

foundation: STONE

walls: WOOD, ASPHALT: sheathing

roof: OTHER: Composition shingles, ASPHALT

other:         
Cohn/Gardner-Hill & Company Store

**Narrative Description**
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources, if applicable. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

**Summary**
The Cohn/Gardner, Hill and Company store is a two-story wood-frame commercial building located on Main Street in the center of the downtown business district of Eudora, Kansas. The building is architecturally significant as an example of a late nineteenth-century wood-frame two-part commercial block. The structure also contains a rare surviving example of a Territorial period commercial building in the northwest corner with a partial three-story section with a gable roof. Built for commercial use on the first floor with offices on the second floor and a third-floor loft that served as an apartment in the early years of its history, the building housed a variety of commercial uses over the years.

Although the exterior ornamentation of the Cohn/Gardner, Hill and Company store has been altered, the building form and storefront pattern are typical of the Italianate commercial style. Because of its age, there are very few similar buildings surviving in Eudora and Douglas County. However, the building form resembles many of the late nineteenth-century commercial buildings constructed after 1865 in Eudora, Lawrence, Lecompton, and Baldwin City. The Cohn store is a rare example that illustrates significant characteristics of commercial buildings constructed during the early settlement of the Kansas Territory. Buildings constructed for commercial use during the Territorial period ranged from crude log cabins used as both stores and residences to substantial brick and stone buildings that could have graced business districts in any established Eastern city. Most commercial buildings in Kansas Territory were constructed for multiple purposes and adapted as communities evolved, and economic conditions changed. Because of economic and technological constraints during the period, most buildings, including commercial and public buildings, were residential in scale and basic form.¹

Generally, the Cohn/Gardner, Hill and Company store building retains its integrity of location, setting, materials, feeling, and association. Over time, the building design, materials, and workmanship have been altered. Although the first-floor storefront, as well as some exterior and interior features, have been altered, the building form and fenestration (c. 1880) is relatively intact. Commercial building storefronts are often renovated over time, but the elements of a traditional historic commercial storefront remain in this building. Although the interior has been remodeled, some significant historic features and finishes remain. Considering its age and evolution, the building has fair architectural integrity.

**Elaboration**

**Setting**
The Cohn/Gardner, Hill, and Company Store is located in the seven hundred block of Main Street in downtown Eudora, Kansas. The building stands in the center of a three-block business district. 714 Main is located on the east side of the street and faces west. The form is that of a traditional rectangular commercial building with a storefront abutting the public sidewalk and the building front aligned with adjacent buildings on the street.

The earliest section of the building was constructed during the early settlement of Eudora and helped define the location and massing of buildings in the business district. The north half of the building was constructed c. 1857-1860 and the south half was added sometime between 1873 and c. 1880. The earliest section was shown in the 1872 Atlas of Douglas County. The enlarged building was documented in the 1912 Sanborn map as well as historic photographs. The store was built into the side of a hill so that the rear exit to the north is

from the second floor. The building occupies most of the lot area with a small parking area at the rear of the site adjacent to the alley to the east.

**Exterior**
The Cohn/Gardner, Hill and Company building is a two-story rectangular wood-frame and weatherboard building standing on a native stone foundation. Because the building is built into a hill, there is a taller stone foundation wall to the north and east. The north half has a gable roof with composition shingle roofing; the south half has a flat roof with parapet and asphalt built-up roofing.

In the west (front) façade, the ground floor storefront has seven large display windows with two cast-iron posts flanking the central recessed entry with adjacent sidelights. The storefront has brick bulkheads surmounted with concrete block caps. The second-floor façade has three window openings in the north section. From the framing, it appears that the original west façade had rows of windows lighting the both third-floor loft and the second floor, but that framing has been altered. There are two historic four-light wooden sashes remaining in the upper part of the north and south openings. Presently, these openings are covered with polyester building wrap. There are four 4/4 double-hung windows in the south section of the west façade. The second-floor façade is clad with deteriorated ornamental pressed metal sheathing, which continues around the north and south corners. The north gable end is clad with wooden weatherboard, which also covers the north and south side facades. However, most of this weatherboard has been covered with asphalt roll sheathing.

On the first floor towards the rear of the original northwest block, there is a wide two-bay opening in the stone foundation wall of the north façade. The west bay has three steps. This may have been a loading door before the adjacent tile block building was constructed. The opening is infilled with wood framing and covered on the exterior with sheathing. Lower window opening on the first-floor north façade were covered up by the construction of the adjacent building at 710 Main Street. These openings are infilled with tile block. There are three second-floor window openings to the north that are infilled with wood framing and covered with wood siding. The south façade has two window openings that were covered up by the construction of the adjacent building at 720 Main Street. Four second-floor window openings in the south façade are covered.

The north section of the store building has three main sections including the three-story original block, a lower addition with a gable roof, and a rear addition with a shed roof. This addition has a central rear entrance with a wood rolling door and the east façade is covered with corrugated metal sheathing. The south section has a lower addition constructed of native stone laid in an ashlar pattern. This addition has a low roof sloping to the south. There is a contemporary wood-frame entry with a contemporary synthetic door and a gable roof over the entrance to the south rear stairway. Another rear entrance in the center between the additions to the two main sections has a synthetic door. These entrances lead to the parking area at ground level. There is one lower 4/4 second-floor window in the south section of the east façade and a higher window opening to the south that has been covered.

**Interior**
Inside the building, there is a wood-frame glazed foyer with doors opening to the north and south sections. This appears to date from the 1980s. The first-floor section to the north has an area of approximately eleven hundred square feet. The section to the south has an area of approximately fourteen hundred square feet.

The first-floor north section has been gutted. Most of the suspended ceiling has been removed to expose the native lumber joists in the original northwest block. These are logs rough-sawn or split in half with the flat face supporting the upper flooring and the half-round logs now visible. Some short remaining pieces of the historic board ceiling project along the edge of the north wood-frame wall. Some of the original wooden ceiling remains on the north edge of the north section. This section has carpeting on the floor and tile flooring in the rear. The west (front) part of the first-floor south section has an intact wood ceiling above remnants of
a contemporary suspended ceiling. The south section has carpeting on the floor. A massive contemporary built-up post and beam have been installed in the rear of the main south section. Some remnants of lath and plaster remain at this junction. The rear wall of the south section has contemporary gypsum wallboard and a contemporary synthetic door to the rear wooden stairway.

The second floor has two sections; the north section is approximately fifteen hundred square feet and a four hundred square feet loft floor at the northwest corner of the building. The north section has significant interior material remaining from the original Territorial period interior. There is vertical board sheathing on the north and south interior walls. The front of the north section has 1X10 wood flooring. The south side of what is now a partition wall is clad with unusually wide boards of rough-sawn native lumber. The rear of the north section has what is now a partition wall clad with exterior wood weatherboard. The north rear addition has minimal framing with exterior board sheathing and wood flooring.

A small hallway divides the front of the north and south sections. The second floor of the south section has twelve-feet high ceilings. The west (front) section has board interior sheathing, and the rear section has lath remaining from lath and plaster sheathing. There is 1X8 wood flooring in the south section.

Alterations
Major alterations to the building at 714 Main Street include the first-floor storefront, the installation of asphalt sheeting on the north, south, and east facades, and the covering of windows in the west, north, south, and east facades. The main interior alteration is the removal of interior wall sheathing (there is evidence of lath and plaster in several locations). Also, most of the ceilings have been removed exposing earlier historical material in some locations. Some sections of interior partition walls have been removed.

Summary
With an original block constructed c. 1860 and later rear additions, the Cohn/Gardner, Hill and Company store was enlarged c. 1880 by the construction of a major addition to the south, which doubled the size of the structure. This double storefront has fair architectural integrity. The ground floor storefront is a typical replacement, the upper façade has good integrity, and some historic features and finishes are extant on the interior. The building is a significant example of the earliest permanent commercial buildings in downtown Eudora.
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.)

X 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.

X 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.

Areas of Significance

COMMERCE

ARCHITECTURE

Period of Significance

c. 1860-1946

Significant Dates

1880, 1909, 1911, c. 1946

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Unknown (possibly Asher L. Conn)

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 old or achieving significance within the past 50 years.

Period of Significance (justification)

The beginning of the period of significance is defined by the construction date of the original store building (c. 1860) and continues through the 1946. The original building reflects an important association with the German-Jewish immigrants, Asher and Sarah Cohn from 1857-1879. The south half of the building was then added in c 1880 for the Gardner Hill Department Store, that lasted until 1909. The third important business was the Eudora Department Store, which stayed in the building until 1946, added the sheet metal façade.

Criteria Considerations (justification)
Narrative Statement of Significance

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Summary

The Cohn/Gardner-Hill Store Building is being nominated to the National Register of Historic Places as a rare surviving example of an early building representative of the commercial buildings constructed in downtown Eudora, Kansas in the mid and late nineteenth century. It is significant under Criteria A and C in the areas of Commerce and Architecture. Although named for its most prominent owners, the building has been enlarged throughout its long history and adapted to house a succession of commercial businesses. Significant for the continued occupation as a commercial building, the period of significance extends from the building’s construction c. 1860 through the use for Asher and Sarah Cohn, the Gardner Hill Department Store, and finally the Eudora Department Store. The three businesses are tied directly to the significance of the property, which was occupied by the Eudora Department Store until 1946. Although the storefront and some exterior and interior features have been altered, the building form (c. 1880) is relatively intact and some historic features and finishes remain. Considering its age and evolution, the building overall has fair architectural integrity.

The earliest section of the Cohn store building is associated with the “Settling Kansas Territory, 1854-1861” historic context documented in the draft National Register Multiple Property Document, “Kansas Vernacular Architecture, 1820-1900.” The history of the Cohn/Gardner-Hill Store Building can be interpreted in four main periods: Cohn general store (c. 1857-1879), Gardner, Hill & Company (1880-1909), Eudora Department Store (1909-1946), and Hy-Klas Grocery (c. 1946-1972). The grocery continued as the Market Basket from 1972 until 1977.

The Cohn/Gardner, Hill and Company Store is associated with the historic social and economic development of Eudora and Douglas County. Cultural geographer James Shortridge, in Peopling the Plains: Who Settled Where in Frontier Kansas, explained that, because of its central location, Kansas received settlers from the four major regional sub-cultures that geographers have identified in the eastern United States—Northern, North Midland, South Midland, and Lower Southern. In fact, people born in Ohio, Indiana, and Illinois eventually dominated migration to Kansas, but Yankees, Southerners, Germans, and other ethnic groups became important contributors to the state’s population. Shortridge concluded that the 1865 state census was the best enumeration of the “first effective” settlers, those most likely to have permanently molded the Kansas landscape.

Moreover, the Cohn store is associated with an under-recognized sub-group of the German emigration: German-speaking Jews from Chicago who helped build commerce and towns in early Kansas. The Gardner, Hill and Company store is associated with another sub-group of the Lower Southern sub-culture: Quakers from North Carolina who chose to emigrate from the South because of their non-violent values and aversion to owning slaves.

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2 Dale E. Nimz “Kansas Vernacular Architecture, 1820-1900,” draft National Register of Historic Places Multiple Property Document, prepared for the State Historic Preservation Office in recognition of the Kansas State Sesquicentennial (2011). The NRMPD was based on a survey which attempted to document all extant pre-statehood buildings constructed through 1861. The time period for the NRMPD is broader to allow for future addition of historic contexts covering associated, but later, vernacular architecture. For the initial context, the term “vernacular” applies to practically all buildings constructed in Kansas through 1861. For later historic contexts outlined within this NRMPD the term, “vernacular architecture” will be defined as “non-architect designed buildings that are constructed of locally available resources to address local needs and may reflect the environmental, cultural, and historic context of its location,” H-1.

Elaboration

In 1855 the pro-slavery territorial legislature established Douglas County. Later in 1857, Lecompton, a pro-slavery settlement in the northwest part of the county, became the first county seat. When free-state settlers gained control of the legislature, one of the first bills considered was a charter for Lawrence, which was approved on February 11, 1858. From a settlement of approximately four hundred residents in 1855, Lawrence grew to be a town of 1,645 by the territorial census of 1860. Lawrence was larger than the neighboring settlement of Eudora in 1860, but the town remained smaller than the other major towns in the region. Kansas City had a population of 4,418 residents, and Leavenworth was the largest city in the Kansas Territory, with a population of 7,400.

Quantrill’s raid on August 21, 1863, was the most dramatic event of the settlement period. The raider killed approximately two hundred men and burned most of the buildings in the central part of Lawrence. Rebuilding the town after the raid, the completion of a railroad branch to Lawrence in 1864 along the north side of the Kansas River and the end of the Civil War contributed to a notable but short-lived boom. An influx of settlers increased the town’s population to 8,320 residents by 1870. Most of this increase occurred in the last five years of the decade. After 1873, Lawrence never experienced such a surge in growth until after 1945. After this “city-building period,” some early merchants of Eudora, including Asher Cohn, moved to Lawrence seeking better business opportunities.

Eudora

According to William G. Cutler’s History of Kansas, “early in the summer of 1856, an association, composed of prominent Germans, was organized in Chicago, Ill., under the name of the Neuer Ansiedlungs Verein, with the prime object of making a settlement at some point in the great West.” Beginning with fifty members, the association grew rapidly until it had over six hundred stockholders. In March 1857, the association appointed a location committee, H. Heimann, F. Barteldes, and C. Schleifer, to go west and find a location for a townsite. After looking through parts of Missouri and Kansas Territory, they chose the present site of Eudora. The committee bought eight hundred acres from the Shawnee Indians through Pascal Fish, their chief, who as to receive every alternate lot. The site was surveyed and named “Eudora” in honor of the chief’s daughter.

After the members of the committee returned to Chicago, the association elected sixteen members, who represented different trades and professions with P. Hartig as the leader, to colonize the place. Seven other members came to Kansas with the party. They left Chicago on April 11, 1857 and arrived at the Eudora townsite on April 18, 1857, and began erecting log buildings and making other improvements. Pascal Fish built the first house on the townsite of hewn logs with a thatched straw roof before the territory was opened to European-American settlement. It was used as a boarding house known as the “Fish House.” The first building constructed by the German colony was a one-story log cabin, eighteen by twenty feet, which was used for a while by all the members. During the summer of 1857, Abraham Summerfield established the first store on the townsite. In May 1857, the association sent C. Durr to St. Louis, where he purchased machinery for a circular sawmill and cornmill. The machinery arrived at Eudora later in May, and Durr began operating the mill in the summer of 1857. In 1860, Mr. Durr purchased the mill from the town company and operated it

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5 Horizon 2020 Preservation Plan Element “Historic Overview,” (Lawrence, KS: Lawrence/Douglas County Planning), 4-10.
7 Cutler, History of Kansas. Douglas County, Part 32.
until 1870. He and Leo Vitt built a steam flouring mill in Eudora in 1862, and Durr continued that business until after 1883.8

A post office was established at Eudora in the summer of 1857, and Abraham Summerfield was appointed the first postmaster. Eudora was incorporated at a city, under Territorial laws, on February 8, 1859. By 1869, the town was divided into two wards with three councilmen elected from each ward. To secure the title to their land, the association authorized L.W. Pfeif and C. Durr to purchase the site from Pascal Fish for $110,000 on February 17, 1860, and the sale was recorded on May 7, 1860.9

Asher Cohn, one of Eudora’s original settlers and a prominent member of the German Jewish community, had the earliest section of the existing wood-frame commercial structure built for a store building. Based on physical and limited historical evidence, it appears that the earliest section was constructed between 1857 and 1860. A more precise construction date is difficult to determine because the Douglas County tax records prior to 1863 were destroyed during Quantrill’s raid on Lawrence, the county seat, on August 21, 1863. If so, the structure at 714 Main is the oldest surviving building in downtown Eudora and a rare example of a wood-frame commercial building surviving in Douglas County and the state of Kansas.

Asher and Sarah Cohn’s family operated a general store at this location until 1879.10 Their infant son, Yitzhak (Issac) Cohn, was the earliest burial in the historic Beni Israel cemetery located in a rural setting southwest of the original townsite of Eudora. This pre-mature death may have inspired the establishment of a Jewish burial ground for Eudora residents during the territorial period. Asher Conn (born in Loebau, Prussia on June 20, 1828, died February 28, 1890), his wife Sarah (born March 20, 1832, died November 7, 1912), and another son, William (born July 1, 1862, died November 7, 1915) were all buried in the Beni Israel cemetery.

Research by Professor David Katzman has documented the significant Jewish-American presence in nineteenth-century Eudora. The 1859 territorial census recorded when early settlers came to the new settlement. Of the twenty-nine heads of families who arrived in Eudora in 1857, seven (approximately 25%) were known to be Jewish. The Jewish settlers include Abraham Summerfield and his son Elias as well as Asher and Sarah Cohn and their eight children. The Summerfields and Cohns were members of the German-American town association. Aaron Urbansky helped survey the Eudora townsite with his step-brother, Asher Cohn, then returned to Illinois and came back to Kansas in 1862. Later, Urbansky moved to Lawrence and, eventually, he became a prominent businessman in St. Marys, Kansas.11

Among the 350 or so residents of Eudora during the early settlement period, probably fifteen percent were Jewish.12 By 1866, however, many of the Jews in Eudora had moved away. Asher and Sarah Cohn moved to nearby Lawrence, and the German-Jewish community reformed there. Asher Cohn died suddenly on February 27, 1890. Born in Germany, he was described as “one of the first settlers of the county and sold the first

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8 Cutler, History of Kansas, Douglas County, Part 32.
9 Cutler, History of Kansas, Douglas County, Part 32.
10 Local history sources mention the Cohn and Bernstein store as a settlement period business (“Eudora Historical Tour Route,” #22, Eudora Bibliography File, Watkins Museum of History, Lawrence, Kansas). According to the Eudora Community Heritage book, Asher L. Conn and I. Bernstein “opened a general merchandise store here, probably the first. The building was on Main Street and the Cohn family lived on the third floor of the building over the general merchandise business in 1870 when their daughter, Rachel Cohn Passon, was born.” (Eudora Bicentennial Committee, Eudora, KS: September 1977, 69). Bernstein moved on from Eudora after a few years. I. Bernstein’s stock of goods in a store at Lenape, Kansas was auctioned at a sheriff’s sale on April 4, 1872. Leavenworth Daily Commercial 26 March 1872, 2. Apparently, Bernstein moved to North Topeka, “I. Bernstein has removed to the Harlan store-room and advertises the best and freshest stock of groceries ever kept in North Topeka.” Topeka Weekly Times 30 May 1879, 8.
lumber that used to build the town of Eudora, where he resided for several years. He was extensively engaged in business and was burned out in the Quantrell [sic] raid in this city."13 Sarah Tillman Cohn, also born in Germany, was married to Asher Cohn in New York and the young couple moved to Eudora. Sarah Conn died in 1912 and she was survived by one daughter, Rachel Cohn Passon, and three sons, Will Cohn of Lawrence, Louis Cohn, Oklahoma City, and David Cohn, Tacoma, Washington.14

Rebuilding the town after Quantrill’s raid in 1863, the completion of a transcontinental railroad branch in 1864, and the end of the Civil War all contributed to a notable, but short-lived boom in Lawrence. An influx of settlers increased the population from 1,645 in 1860 to 8,320 in 1870. Most of this increase occurred in the last five years of the decade. After the financial panic of 1873 cut short this period of prosperity, the town of Lawrence never experienced anything like this population growth until after 1945.15

<table>
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<th>Eudora</th>
<th>Douglas County</th>
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According to Professor Katzman, these small-town merchants formed both a stable community of residents who stayed at least ten years and a transient community that turned over many times. Conventional interpretations of local history concluded that the German-Jewish residents of Douglas County disappeared through assimilation. In fact, some early settlers as well as the few who remained in the towns intermarried, but in the majority of families, children often went away to school married other Jews from metropolitan areas and moved there. By World War I, only a handful of Lawrence-born descendants of German-speaking families remained in Lawrence.17

During the late nineteenth century, German-Jewish settlers in the Midwest were less concerned about living in a Jewish community than seeking economic opportunity. In the new territories and states of Missouri, Arkansas, Iowa, and Kansas, and later Oklahoma, Jews could open businesses when the towns were founded. Smaller markets (Eudora, for example) required less capital and offered less risk since newcomers did not

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13 “Death of Asher Cohn,” Lawrence Weekly Record 6 March 1890, 8.
14 “Death of Old Settler,” Lawrence Jeffersonian Gazette 13 November 1912, 3.
have to compete with well-established businesses. Many pioneer merchants in small Midwestern towns began with no more capital than the typical peddler.18

In the small towns of Missouri and Kansas, Katzman found evidence that Jewish family networks were important in business. In more than ninety percent of all partnerships, partners were blood relation or related through marriage. Retailers tended to have kinship ties to their wholesalers who also provided credit. The German-Jewish small-town merchants were significant in the early development of these towns. They dominated the business of dry goods, notions, and men’s and women’s clothing throughout the region. Because their stores sold the basic needs of life, these small-town merchants were the “backbone of main streets.”19

In the late nineteenth century, both the Cohn and Gardner/Hill stores were family-owned enterprises that offered a wide array of general merchandise. On January 1, 1880, Aaron L. Hill along with P. Gardner and W. Davis acquired the property and established Gardner, Hill & Company. In 1883 the store had a stock worth about $6,000.20 Gardner, Hill and Company (1880-1909) offered groceries in the storefront to the north and dry goods to the south. The Eudora Cash Shoe Store moved into the building in 1892. Various dressmakers also occupied the building (presumably on the second floor). These were Alice Ogle (1880s), Miss Speck (c. 1892), and Tena Smith (c. 1900).21 As the Jeffersonian Gazette described Eudora businesses in 1897, "Gardner, Hill & Co have the only double store in the city. C.A. Hill the manager is vice president of the Watkins Bank [Lawrence] They carry a large line of clothing, shoes, dry goods and groceries. J.W. Bales is employed and is one of the most popular salesmen in the city. Aaron Hill is one of the partners."22

According to research by local historian, Cindy Higgins from her review of Polk’s Kansas State Gazetteer and Business Directory, Penelope Gardner and Aaron Hill were the store proprietors in 1884, Margaret Davis was listed as a partner in 1900, and Aaron Hill, W.G. Hill, and Margaret Davis were listed as proprietors in 1904. By that year, the store had been “supplying the buyers of Douglas County with Dry Goods, Clothing, Shoes, and Groceries, for twenty-five years. The volume of business done by Gardner, Hill & Company is as large as most of the big stores in the state of Kansas, and is much greater than the size of the municipality in which it does business.” “The store utilizes three rooms devoted to displaying the various lines of goods carried. It is owned by the Hill brothers, C.A. Hill, A.L. Hill, and W.G. Hill.” Apparently, Charles A. Hill was the leader of the family business. He came to Kansas from Indiana in 1880. With his two younger brothers, he established the mercantile business in Eudora. C.A. Hill also was vice president of the Watkins National Bank of Lawrence and owned real estate in Douglas County.23

Aaron Hill was born in Guilford County, North Carolina, and later finished his education at Earlham College, Richmond, Indiana. His parents settled in Douglas County, Kansas, in the spring of 1864, and he engaged in teaching and farming. From 1876 to 1878, he taught in the Indian schools on the Kickapoo Reservation in Brown County, Kansas. Then he returned to Douglas County and engaged in farming until establishing the general merchandise business in Eudora.24 Mr. Hill and his parents were members of the Society of Friends and associated with the Quaker community that was concentrated south of Eudora near the hamlet of Hesper. Aaron Hill retired from the mercantile business around the turn of the century and died in 1920 in Pasadena,

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20 Cutler, History of Kansas, Douglas County, Eudora Township, Part 32.
22 "Eudora," Jeffersonian Gazette, 6 May 1897, 2.
24 Cutler History of Kansas, Douglas County, Biographical Sketches—Eudora Township, Part 33.
California. He was survived by three brothers and two sisters. They were C.A. Hill of Lawrence, M.C. Hill of Hesper, William Hill, Mrs. Robert Newby, and Miss Ruth Ellen Hill, both of Pasadena, California.25

Penelope Gardner was Aaron Hill’s aunt. Penelope Hill and William Gardner were married in 1841 in North Carolina. Mrs. Gardner became a Quaker minister in 1853 and served for the next fifty years. The Gardners moved to Kansas in 1861 and helped establish the Quaker community of Hesper, south of Eudora, in eastern Douglas County. The Gardners did not have children of their own, but they fostered eleven children in their home. William Gardner died on January 19, 1881, and Penelope died March 11, 1903, in Lawrence at the home of her nephew, W.G. Hill.26

In 1909 the building changed hands three times in five months. W.W. Arnold of Kansas City, Missouri, purchased the property in 1909, then sold to H.M. Kemper, who sold to C.B. Mason by February 18, 1910.27 Mason re-named the business—Eudora Department Store.28 In 1911 Mason sold to the Eudora Department Store company. The company was incorporated with a capital of $10,000. The incorporators were: J.D. Kuhn, Bonner Springs, G. F. Schubert, Carl F. Lotz, A. Griffin, and G.E. Miller.29 On November 23, 1911, the Eudora Department Store held a meeting and elected the following officers: J.D. Kuhn, president; Carl Lotz, vice president; George Schubert, secretary, and treasurer.30 According to an advertisement published on July 22, 1915, the store offered groceries, provisions, and other “eatables” as well as women’s and men’s dry goods, clothing, shoes “and hundreds of other things we carry in stock.”31 In 1918 J. D. Kuhn sold his interest in the Eudora department store to Mr. Lotz, and Mr. Schubert and Kuhn purchased an interest in the Spot Cash Grocery in Lawrence.32

Carl Lotz bought out George Schubert in 1929 and became the sole owner of the Eudora department store. Before 1911, Lotz had been a clerk in the Charles Pilla store on the opposite side of Eudora’s main street. Pilla was his uncle. During Carl Lotz’s tenure, the department store sold clothing, yard goods, and shoes as well as groceries, meat, feed, and seeds. Lotz also sold Phillips 66 gasoline and oil from a curbside pump in front of the store. The store also delivered twice a day to local customers. As the Weekly News commented in 1936, “this is one of the largest stores in Eudora and has always been known as a quality store and home-owned.”33

Lotz sold the building and business to Howard Wilson and Jack Howard about 1946.34 They operated the business as the Hy-Klas Grocery until 1968. The building also was known as the Clover Farm Store. Merlin Eisenbarger continued the Hy-Klas grocery until 1972. Then the name was changed to the Market Basket until 1977. The building then was used as an annex to the adjacent Coast-to-Coast hardware store at 710 Main Street in the 1990s.35

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26 “Obituary-Penelope Gardner,” Lawrence Weekly World 19 March 1903, 4.
29 “Eudora Department Store Incorporates for $10,000,” Jeffersonian Gazette 15 November 1911, 3.
30 Eudora Weekly News 23 November 1911, 5.
31 “The Eudora Department Store Co.,” 22 July 1915, 3.
35 Higgins, “Downtown East Main: Eudora History.”
9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.


Eudora Historical Museum. "Eudora, Clipping & Photographs" Binder, "Names, Events, Businesses, Churches, Groups."


Nimz, Dale E. “Kansas Vernacular Architecture, 1820-1900,” draft National Register of Historic Places Multiple Property Documentation Form, for the State Historic Preservation Office (September 1, 2011).


**Articles**


“Death of Asher Con,” *Lawrence Weekly Record* 6 March 1890, 8.


“Eudora Department Store Incorporates for $10,000,” *Lawrence Jeffersonian Gazette* 15 November 1911, 3.

*Eudora Weekly News* 23 November 1911, 5.

Leavenworth *Daily Commercial* 26 March 1872, 2.


“The Eudora Department Store Co.,” 22 July 1915, 3.


Topeka *Weekly Times* 30 May 1879, 8.
Cohn/Gardner, Hill & Company Store

Name of Property

Douglas County, Kansas

County and State

--- designated a National Historic Landmark
--- recorded by Historic American Buildings Survey #
--- recorded by Historic American Engineering Record #
--- recorded by Historic American Landscape Survey #

Historic Resources Survey Number (if assigned): KHRI #045-3576

**10. Geographical Data**

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<th>Less than one acre</th>
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Provide latitude/longitude coordinates OR UTM coordinates.
(Place additional coordinates on a continuation page.)

**Latitude/Longitude Coordinates**
Datum if other than WGS84: __________
(enter coordinates to 6 decimal places)

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Verbal Boundary Description (describe the boundaries of the property)
The nomination is for the property known as 714 Main Street, Eudora, Kansas, defined as Lot 4, Block 145, Original Town Site.

Boundary Justification (explain why the boundaries were selected)
The boundary encompasses the site on which the building is located and described by the legal description above.

**11. Form Prepared By**

<table>
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<tr>
<th>name/title</th>
<th>Dale E. Nimz</th>
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<th>e-mail</th>
<th><a href="mailto:dale.nimz@gmail.com">dale.nimz@gmail.com</a></th>
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**Property Owner:** (complete this item at the request of the SHPO or FPO)

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**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. 460 et seq.).
Additional Documentation

Submit the following items with the completed form:

Photographs
Submit clear and descriptive photographs. The size of each digital image must be 1600x1200 pixels (minimum), at 300 ppi (pixels per inch) or larger. Key all photographs to a sketch map or aerial map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn’t need to be labeled on every photograph.

Photograph Log

Name of Property: Cohn/Gardner, Hill & Company Store
City or Vicinity: Eudora
County: Douglas
State: Kansas
Photographer: Dale Nimz
Date Photographed: January 7, 2020; June 11, 2020

Description of Photograph(s) and number, include description of view indicating direction of camera:

Original files: Original digital image files provided on disc with nomination.

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<th>Photo #</th>
<th>Camera direction</th>
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<td>View from west</td>
<td>West (front) façade</td>
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<tr>
<td>2</td>
<td>View from NNW</td>
<td>Detail of storefront, central entrance &amp; south section</td>
</tr>
<tr>
<td>3</td>
<td>View from NW</td>
<td>Detail of second floor façade, south section</td>
</tr>
<tr>
<td>4</td>
<td>View from NNW</td>
<td>West (front) façade (714 Main is in the center)</td>
</tr>
<tr>
<td>5</td>
<td>View from SW</td>
<td>Detail of south storefront corner &amp; north wall</td>
</tr>
<tr>
<td>6</td>
<td>View from west</td>
<td>North wall section showing asphalt sheathing</td>
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<tr>
<td>7</td>
<td>View from east</td>
<td>East (rear) façade showing additions</td>
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<tr>
<td>8</td>
<td>View from NE</td>
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<td>9</td>
<td>View from SE</td>
<td>East (rear) façade, north section</td>
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<td>View from SE</td>
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<td>11</td>
<td>View from east</td>
<td>First floor interior, north section</td>
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<td>12</td>
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<td>13</td>
<td>View from ESE</td>
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<td>View from west</td>
<td>First floor interior, north section showing native timber joists</td>
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<td>15</td>
<td>View from east</td>
<td>First floor interior, north section, detail showing native timber joists &amp; remnant wood ceiling</td>
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<td>16</td>
<td>View from SW</td>
<td>First floor interior, opening in north wall</td>
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<td>17</td>
<td>View from north</td>
<td>First floor interior, south section showing wall &amp; ceiling framing</td>
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<tr>
<td>18</td>
<td>View from NW</td>
<td>First floor interior, south section, rear foundation wall</td>
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<td>19</td>
<td>View from west</td>
<td>First floor interior, south section, rear entrance</td>
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<td>20</td>
<td>View from west</td>
<td>First floor interior, central rear entrance</td>
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<td>21</td>
<td>View from east</td>
<td>Second floor interior, north section showing vertical board sheathing</td>
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<td>22</td>
<td>View from NE</td>
<td>Second floor interior, window openings West façade</td>
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<td>23</td>
<td>View from east</td>
<td>Second floor interior, third floor window, West façade</td>
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<td>25</td>
<td>View from west</td>
<td>Second floor interior, north section showing rear (original) exterior wall</td>
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<td>26</td>
<td>View from south</td>
<td>Second floor interior, north section, rear addition</td>
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<td>27</td>
<td>View from south</td>
<td>Second floor interior, north section, rear addition, east section</td>
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<td>28</td>
<td>View from NW</td>
<td>Second floor interior, central hallway</td>
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<td>29</td>
<td>View from SE</td>
<td>Second floor interior, south section showing wall sheathing (original)</td>
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<td>30</td>
<td>View from east</td>
<td>Second floor interior, south section showing flooring &amp; west windows</td>
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<tr>
<td>31</td>
<td>View from SW</td>
<td>Second floor interior, south section showing partition wall</td>
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<td>32</td>
<td>View from west</td>
<td>Second floor interior, south section showing rear wall</td>
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Site Map, 714 Main Street, Eudora, KS. Image courtesy Douglas County GIS.
Figures

Historical views and maps

Sanborn Insurance Map, Eudora, KS (1912), p. 1
Cohn/Gardner, Hill & Company Store
Name of Property

Douglas County, Kansas
County and State

Eudora Department Store, 714 Main (c. 1920), Image courtesy of Eudora Historical Society.
Hy-Klas Grocery, 714 Main (c. 1955), Image courtesy of Eudora Historical Society.
Cohn/Gardner, Hill & Company Store
Name of Property

714 Main Street, Eudora, KS, site map.