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

Historic name  Teague Nelson Building

Other names/site number  York-Hageman / Will Building

Name of related Multiple Property Listing  NA

2. Location

Street & number  104-106 S. Santa Fe

City or town  Salina

State  Kansas  Code  KS  County  Saline  Code  169  Zip code  67401

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this  x  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  x  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  x  local  

Applicable National Register Criteria:  x  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
Teague Nelson Building
Name of Property

Saline County, Kansas
County and State

5. Classification

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<td>(Do not include previously listed resources in the count.)</td>
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Number of contributing resources previously listed in the National Register

NA

6. Function or Use

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<td>COMMERCE/TRADE: Specialty Store and Work In Progress</td>
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7. Description

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<td></td>
<td>roof: Asphalt</td>
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<tr>
<td></td>
<td>other: Limestone and tile detailing</td>
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Narrative Description

Summary
The 1886 Teague Nelson Building in downtown Salina is located at 104-106 S. Santa Fe near the corner of S. Santa Fe and W. Iron Avenues. The building is fifty feet wide and 120 feet deep with a one-story rear bay spanning to the alley on the west. The two-story building has a stone foundation and brick facade. The symmetrical facade featured stone pilasters framing a street-level entrance to the second floor. This door featured a stone surround with arched transom and a single window on the upper facade over the entrance. Each half of the upper facade had four tall narrow windows with brick pilasters between. The windows are framed by a shallow elliptical arch with colorful tile tympanum. Individual tile panels are located below the stone sill course above the transom. A simplified replacement metal cornice caps the upper facade, and the original leaded-glass transoms above the storefronts are covered. The existing storefronts are replacements. The south storefront (106) is a 1959 design for Helzberg Diamonds with seamless glass display windows over a black granite bulkhead. Both storefronts have deeply recessed entrances. The north storefront is a ca.1980 replacement when the adjacent National Bank of America (NBA) expanded into the ground floor of 104. The storefront retains traditional components and proportions of a historic commercial design, but the display windows are opaque solid panels over a tile bulkhead. The interior of the ground floor commercial spaces date to former remodelings with no historic features or finishes extant but the upper floor retains a high level of architectural and historic integrity generally dating to a 1900 remodeling when York and Hageman bought Teague’s share of the building and remodeled the upper floor into an athletic club and parlors. Rooms overlook Santa Fe Avenue along the east end of the upper floor, and large central rooms remain, which are the former billiards hall and gymnasium. Historic features and finishes include the central wood stair, plaster walls with boarded wainscoting, wood trim including door and window casings with bulls-eye corners and tall baseboards. Plaster ceilings remain at the original height with three skylight openings extant, although the skylights have been removed. Wood floors are in place throughout and paneled stile and rail doors with operable transoms, and interior clerestory windows provide access to rooms off the central foyer and rear corridor.

Elaboration

Setting
The building is located in the heart of downtown Salina one building east of the southeast corner of S. Santa Fe and W. Iron Avenues. Set in a traditional downtown commercial district, the building is flanked by a two-story building on the south and a four-story building on the north. The Teague Nelson Building at 104-106 was built as a single building, although ownership of the building was divided in half. The building occupies the entire lot with a one-story rear addition that spans to the alley. The rear bay was in place on the 1926 Sanborn Map, bringing the footprint of the building to its existing configuration. A public parking lot is located west of the alley, and both commercial spaces have a rear entrance off the alley. The front entrance is on the east from a public sidewalk along S. Santa Fe Ave. Downtown Salina is in the midst of a major infrastructure project that will result in new curb and gutters along Santa Fe Avenue in front of the building.

Exterior
The two-story building has a red brick facade with stone and tile detailing. Stone panels simulate pilasters framing the street level central entrance to the upper floor with a single-window above. The two sides of the building are symmetrical on the upper facade distinguished by an elliptical arched stone surround with colorful tile tympanum above upper windows. There are four tall windows on each half of the building defined by narrow brick pilasters with stone capitals. The existing windows are replacement dark glass fixed-light units with an opaque panel at the top dating to a 1980s remodeling by the corner bank. The historic windows were 1/1 double-hung wood units with transoms; the original wood casings are extant and visible on the interior. Below a stone sill course are individual colorful tile panels aligning with upper window openings.

A simple metal replacement cornice is extant likely installed in the 1980s remodel when an aluminum slipcover was removed from the upper facade of the south half of the building (106). A ca.1886 rendering illustrates an ornate pressed-metal cornice with a gabled pediment over the center bay. It does not appear that the pediment was constructed. Historic photos illustrate an ornate metal cornice with the narrow center bay defined by the stone surround with metal cornice above. A tall finial is in place at the southeast corner of the cornice in historic views, likely removed with the installation of metal siding on the upper facade in the 1970s.

The central street entrance is a replacement aluminum-framed glass door that provides access to the second floor. The stone surround frames an arched transom above the door with a subtle cornice band above. Matching the adjacent bank building, a flat metal canopy spans the entire width of the building bisecting the transom panel above the central door.
Metal siding has been installed over the transom panels above each storefront. Historically, the transoms were leaded glass with operable vents.

The existing south storefront (106) dates to a 1959 remodeling for Helzberg Diamonds, who remained in the building for approximately ten years. The storefront has a deeply recessed central entrance with a two-tiered seamless glass display with a band of ribbed aluminum at the top and a wide metal band at the base of the glass that projects out from a simple black granite base. A paneled terrazzo floor has 'Helzberg's' inlaid in the recessed entry.

The north storefront dates to a contemporary remodel ca.1980s by the National Bank of America when they expanded into the ground floor of 104 and created an interior opening between the two spaces. The storefront retains its historic configuration of a recessed central entry with former display windows infilled with opaque panels over a tile bulkhead. The entry is a paneled wood door with brick surround.

A one-story rear bay was extant in 1926 extending the building west to the alley and aligning with the rear of the adjacent buildings. This one-story bay has EFIS panels with a wide band of metal siding capping the facade. There are two single door openings that serve each commercial space. The rear facade of the original building has metal siding over the upper facade above the one-story bay.

The two-story building was designed and built to serve two retail establishments on the ground floor with a central stair providing street access to offices on the upper floor. Early Sanborn Maps note that the ground floor of 104 had a metal ceiling, and 106 was sheathed. When York and Hageman bought the Teague Building in 1900, the entire upper floor underwent a $2,000 renovation to host athletic clubs. From this point forward, Sanborn Maps note that a wall was present between 104 and 106 on the first floor only. Two front rooms on the north were furnished as parlors with two card rooms in the rear. Across the hall on the south side of the building (106), the front room overlooking the street was fashioned into a comfortable reading room where the clubs could meet. A large central room was outfitted with billiard tables behind which stood a gymnasium that included hot and cold water baths. The rooms were painted dark green and furnished with antique oak and walnut seating. Skylights provided natural lighting in the large central rooms.

Today, the storefronts remain two distinct spaces accessed by storefront and rear entrances. The north half of the building currently has an interior opening to the adjacent bank and houses bank facilities including a board room at the storefront, a kitchenette, restrooms and a corridor to the rear entrance that provides access to the adjacent bank from the rear parking lot. The existing floor plan and finishes date to a 1980s remodel when the bank expanded into this space. Finishes include suspended acoustical tile ceilings, sheetrock walls and carpet or tile floor coverings. No historic finishes are extant, but the storefront configuration is in place behind closet doors at the east end of the board room. The south storefront (106) has an open retail space with contemporary finishes including wood paneled display boards on the walls, applied acoustical tile on a lowered ceiling and carpeting. At the rear of the commercial space are storage and work rooms and a small bathroom. Remnants of plaster ceilings are visible in some rear areas, but no significant historic features are visible.

A basement level is accessed from a rear stair as well as an opening to the basement of the adjacent bank (100 S. Santa Fe) that is served by an elevator and stair tower. The basement was formerly used by the bank for storage. It has a concrete floor and exposed limestone walls. Massive wood columns as well as supplemental concrete piers support the exposed wood floor structure above.

The primary intact historic fabric is located on the upper floor entered from a wood stair in the center of the east facade on Santa Fe. The stair opens to a foyer that runs the width of the building with doors to front and rear rooms. The foyer has tall ceilings with plaster walls and beadboard wainscoting. Wood trim includes tall baseboards, as well as door and window casings with bull's-eye corners. Paneled stile and rail doors with operable transoms provide access from the corridor and interior clerestory windows borrow light from the windows on the front facade. The existing plan configuration includes rooms across the front of the building overlooking Santa Fe Avenue. These rooms generally date to the 1900 remodeling by York and Hageman with minor changes for later use as offices. A narrow central corridor extends from the foyer to the rear of the building; paneled doors with operable transoms provide access to the individual rooms. On the north, a large open room was the former billiards room later used by a church and Alcoholics Anonymous. A small

1 Salina Daily Union. 2 Apr 1900, 4.
2 Salina Daily Republican-Journal. 1 May 1900, 1.
bathroom is located at the rear. On the south, the west two-thirds of the floor may have formerly been used as an apartment. A large open room remains with a small kitchen and bath at the rear. Windows remain on the rear/west facade although they have been covered on the exterior. The skylight openings in the central rooms on the north and south sides are evident with large openings angled up to the roof opening with deteriorated wood siding. The skylights have formerly been removed and the openings framed in and roofed.

**Integrity**
In 1917 Bangs Jewelry Co. installed a vertical 20-foot electric sign on the upper facade over the north storefront (104).\(^4\) This sign is visible in several historic views of the building, later used by Linck Drugs. A similar projecting sign was installed on 106 by Epps Bootery ca. 1940. The original pressed-metal cornice and corner finial are still present in mid-century photos when sign panels had covered the original leaded-glass transoms. When Epps Bootery closed in 1959, Johnson Brothers Construction remodeled the ground floor and storefront for Helzberg Jewelers (existing storefront). A ca.1975 photo shows that the upper facade of 106 had been covered with aluminum siding. Likely after the building was purchased by the adjacent bank, the upper windows were replaced and a new simplified metal cornice was installed. The north storefront (104) dates to the 1980s when the bank expanded into the ground floor of 104 using the storefront space for their board room. Despite these modifications over the past one-hundred and thirty plus years, the building retains a moderate degree of integrity. Facade and storefront changes are the most common modification on commercial buildings and do not automatically render the building ineligible for listing.

The upper floor retains a high level of integrity with historic features and finishes including the 1900 plan configuration with front rooms across the east end and large central rooms on each side flanking a central corridor. The front stair, foyer, and corridor are intact as are the rooms across the front of the building. Historic finishes include wood floors throughout with beadboard wainscoting on plaster walls, plaster ceilings with the skylight openings, and wood doors and trim throughout. The Teague Nelson Building retains integrity of location, setting, feeling and association. Integrity of design, materials, workmanship are somewhat compromised but prominent character-defining features on the upper facade – the arched stone surrounds framing the upper windows and the colorful tile detailing, remain conveying original design features.

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\(^4\) *Salina Daily Union.* 16 Jan 1917, 2.
Teague Nelson Building

Saline County, Kansas

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.

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 commemorating property.

G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

COMMERCE

Period of Significance

1886-1970

Significant Dates

1886

1900

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Johnson and Burford Engineers, Salina

Period of Significance (justification)
The period of significance spans from the building’s construction in 1886 to 1970, the fifty-year age threshold for historic significance when no specific date warrants terminating the period of significance. The Teague Nelson Building is a prominent commercial building near the SE corner of Santa Fe and Iron Avenues that housed notable local businesses including L.A. Will’s Jewelry Store (1890-1916), Bangs Jewelry (1916-1929), Linck Drug Store (1931-1977), and Epps Bootery (1933-1959) as well as the adjacent National Bank of America. The building has been affiliated with local community and business leaders that helped to develop Salina’s downtown commercial area.

Criteria Considerations (justification)

NA
The Teague Nelson Building located at 104-106 S. Santa Fe Ave in Salina, Saline County, Kansas is eligible for listing in the National Register of Historic Places under Criteria A for its local significance in the area of Commerce. Constructed in 1886 by partners John A. Nelson and Milton D. Teague the building was designed for retail and office tenants. Nelson conducted a grocery business from his side, addressed at 104 S. Santa Fe, for a short time before renting the ground-floor to L.A. Will and Dan Whitehead who operated a book and jewelry store there until 1916. Nelson later sold his half of the building to Will and Whitehead whose heirs would retain the property until 1954. Frank Bangs purchased Will’s Jewelry Store in 1916, moving in 1929. Truman Linck opened his drug store in this location in 1933 and remained until his retirement in 1977.

The north half (106) has a long history of varied tenants. Teague originally rented out his share, addressed at 106 S. Santa Fe to Braniff Conrad Hardware. After his death in 1893, the building was purchased by Frank C. York and Frank Hageman in 1900 and became known as the York-Hageman Building. Early tenants included Low Drug Store No. 1 followed by two restaurants and two clothing stores. In 1933, Jacob Epps opened Epps Bootery, a shoe store that remained until 1959. The storefront was then occupied by Helzberg and later Zales Jewelry for the next fifteen years. In 1976 the two halves of the building were purchased by the National Bank of America (NBA), located in the adjacent building to the north (100 S. Santa Fe). The bank ultimately expanded into the ground floor of 104 S. Santa Fe; 106 now houses a sewing shop. The owners and tenants affiliated with 104-106 S. Santa Fe have played a vital role in Salina’s economic growth and stability, establishing the Teague Nelson Building’s longevity and continued role in Salina’s commerce. The period of significance for the property spans from the original construction in 1886 to 1970, the fifty-year threshold used when no specific date dictates an earlier termination.

Elaboration

Salina and the Teague Nelson Building at 104-106 S. Santa Fe

In April 1858, a group of Scottish immigrants led by William A. Philips founded a town beside the Smoky Hill River, an ideal location for agriculture and trade. As the westernmost town on the Smoky Hill Trail, Salina quickly established a burgeoning trade; but growth was halted with the outbreak of the Civil War. Following the war the city resumed its central position in trade. Salina was incorporated and began building flour mills to process the grain from the surrounding area. When the Kansas Pacific Railroad arrived in 1867, the community rapidly transitioned into an industrial town. The first building in Salina was located on the southwest corner of Fifth Street and Iron Avenue. As the railroad brought new immigrants to the city, good frame buildings replaced the log cabins of the early pioneers and a stone courthouse was erected. By 1871, Salina was one of the fastest growing towns in the state. Two years later a large water-powered flour mill was built and in 1878 a steam-powered mill added to Salina’s capacity to process the winter wheat and other grains. As the 1880s arrived wholesale manufacturing was established by W.W. Watson and H.E. Lee; a market that would bolster the city’s economy for decades to come. Salina’s economic diversity buffeted the city from some of the hardship that would crush others in the natural and economic disasters of the coming decades.

The Teague Nelson Building was completed in 1886 with Braniff Conrad Hardware occupying the east half (106) and owner John Nelson opening a grocery store in the west storefront at 104; however, these early endeavors were short lived. One year after opening, Nelson closed his retail establishment and leased the space to Rothschild Brothers Clothing. By 1890, L.A. Will’s book store appeared, sharing space with Whitehead Jewelry; together the men later bought Nelson’s portion of the building (104). By 1892, Conrad Hardware at 106 S. Santa Fe was replaced by a furniture and carpet shop (M. Berg Furniture and Undertaking); M.D. Teague died one year later.

5 Whitehead and Will operated separate businesses (Will had the book store) until Dan Whitehead’s death in 1896 when Will combined the two. Salina Daily Republican-Journal. 31 Aug 1896, 4.
7 Salina Daily Union. 22 Oct 1922, 19.
9 Conrad bought out Braniff within the first year of business, thus renaming the firm Conrad Hardware.
10 The National Field. 12 Dec 1890, 5.
Teague Nelson Building  

Saline County, Kansas  

John A. Nelson (1845-1927) was born in Sweden and immigrated to the United States in 1868. He was an entrepreneur and skilled mason responsible for numerous structures in Salina during more than forty-five years of business. With the completion of the new brick building on S. Santa Fe, Nelson moved his business, "Nelson Building & Mercantile Co." from a frame building he had built on Iron Ave. His retail endeavor on S. Santa Fe lasted only a short time. Nelson soon closed his shop and went back to masonry and construction full time. His notable works included the Salina’s water reservoir (1901), Teichgraebner’s Smokey Valley Roller Mill (extant) in Lindsborg, KS and numerous buildings in Salina including the Belle Springs Creamery, the Carnegie Library, the YMCA Building, St. Barnabas Hospital and the Schippel Building.11

Milton D. (M.D.) Teague (1849-1893) came to Salina in January 1881 and with two other men founded one of Salina’s first banks. A local newspaper noted that the three men were valued at over $500,000.12 The First National Bank of Salina was the third bank in the city and the first with a federal charter.13 Teague was cashier for the bank for five years then conducted other business before leaving Salina for California in 1891, where he died two years later.

In late 1886, Lee Arthur (L.A.) Will (1861-1919) moved from Nevada, Iowa, buying out the Whitehead & Seaman Book, Stationary and Toy store, one of Salina’s oldest businesses, located on E. Iron Ave. In the same building, Dan Whitehead operated a jewelry store. In 1890 Will and Whitehead moved their businesses to 104 S. Santa Fe and soon bought the building for $4,500.14 Following Dan Whitehead’s death in 1896, Will purchased the Whitehead’s jewelry store stock and merged the two businesses.15 L.A. Will operated his book and jewelry store until 1916 when he sold out to Frank Bangs. Even after retirement, the Will family retained ownership of 104 until 1954 when Will’s heirs sold it to Claire Hoffman, daughter of Frank Hageman.

As the new century began, Salina was a hub of four rail lines—the Chicago, Rock Island & Pacific, the Missouri Pacific, the Union Pacific and the Atchison, Topeka & Santa Fe, affording transport in all directions.16 This ease of transportation bolstered Salina’s economy that was largely comprised of the milling and lumber industries as well as wholesalers and manufacturers. In 1910, Salina had two iron foundries, a large modern brick plant, two planing mills, twenty churches, seven schools and the largest mill and elevator between Kansas City and Denver.17 Manufacturing concerns produced everything from gloves, sunbonnets, cigars, razor strops, and brooms to mattresses.18 Within the city streetcars were well established in the early decades of the twentieth century with the Salina Street and Interurban Railway operating nine motor trolleys.19 Automobiles would soon clog the streets with the city’s prominent businessmen including Fred Shellabarger, George Watson, and Frank Hageman, being the first to acquire them.

On March 30, 1900, Frank Hageman and Frank C. York purchased the Teague Building, adjoining Will’s store for $7,500.20 Shortly thereafter they remodeled the upper floor to host athletic clubs.21 Besides their role in leisure, the club rooms were used to raise awareness and funding for benevolent causes including insurance societies and a soldiers' monument fund.22

L.A. Will and Frank Hageman would become family members in 1910 when Will’s nephew C. N. Hoffman married Claire Hageman, Frank’s daughter. In 1938 Frank Hageman deeded his share of 106 to his married daughters Claire Hoffman (1887-1966) and Mildred Worsley (1891-1958) to be theirs upon his death, which occurred in 1953. The other share of

17 The National Field. 23 Jul 1910, 16.
18 Blackmar, 634.
20 Salina Herald. 30 Mar 1900, 7.
21 Salina Daily Union. 2 Apr 1900, 4.
22 Salina Daily Republican-Journal. 26 May 1900, 1.
Frank C. York (1853-1927) was born in Ohio and moved to Kansas with his family as a young man. At age seventeen Frank was living in Saline County with his older brother Charles and working as a store clerk. In 1876, he was a railway station agent in Bavaria, KS, when he married Amanda Clark. The couple briefly lived in Salina before moving to Lindsborg where Frank went into the real estate business with two partners. In 1882 he was elected Clerk for District Court in McPherson County, KS. Two years later he sold his share of the business and moved his family back to Salina where he resided for the next thirty-six years. York established a successful real estate and investment firm called F.C. York & Co. In addition to the York-Hageman Building at 106 S. Santa Fe, the two men owned other buildings jointly in downtown Salina including the Central Office Building and the Grand Hotel/Central Block.

Frank Hageman (1858-1953) moved to Salina around 1882. After working various jobs and investing in failed real estate, Frank Hageman took a job working for the American State Bank (early name of the NBA) on May 6, 1888. Hageman swiftly moved up to vice president, then to president in 1902. Hageman remained at the helm of NBA until 1942 when he retired, maintaining his position as chairman of the board; having spent more than sixty-five years with the bank. Frank Hageman had hired C.N. "Chris" Hoffman as an assistant cashier in 1909. One year later Hoffman married Hageman’s daughter Claire. Their son C.N. “Nick” Hoffman had an office upstairs in 104 by 1957.

As the country began to recover from the Great War, commercial growth began to outpace agricultural commodities in Salina’s economy, specifically with the help of the H.D. Lee Company’s success resulting from new endeavors to manufacture and sell its own clothing. Other manufacturing, specifically wholesale food and products including Warren (flour), Lotz (seeds) and Sutorius (bread) employed thousands of Salina residents. In 1920 Salina became a city of first-class, boasted twelve miles of paved roads and over $3M in new construction. The population rose to 16,621 and the city’s flour mills ranked seventh in the nation. Salina built eight new schools between 1912 and 1926. By August 1922, building construction in the city for the year was over $4,000,000 including 150 new homes. Among the new construction was the new home for National Bank of America at the southeast corner of S. Santa Fe and W. Iron Avenues immediately north of the Teague Nelson Building.

In 1930 Salina’s population had topped 20,000, automobiles were on every street and the city’s tallest building the United Life Insurance Building at Iron Ave and Seventh Street opened. Salina residents would become grateful for the volume of wholesale business that helped them to weather the Great Depression. H.D. Lee alone kept many Salina residents employed with $12M in business in 1931.

During World War II, Salina had two military installations: Camp Phillips, a temporary army training facility open from 1942 to 1944, and Smokey Hill Army Airfield established in 1943 as a base for strategic bomber units during the war. The fifties were an era of prosperity for Salina. Agricultural commodities remained vital to Salina’s postwar growth and continued to increase through the decade. The city’s grain storage grew more than six fold from 6.5M bushels in 1953 to 40M bushels in 1958, while trucking and rail transport maintained Salina’s leading role in agriculture. Housing construction rose to accommodate the building of new homes for returning servicemen and their expanding families. Smokey Hill Air Force Base had trained B-29 pilots during the war then closed at war’s end. The base was reopened in 1952 and renamed in 1956 as Schilling Air Force Base (AFB). By 1958 Schilling had contributed more than $370M to Salina’s economy.

106 remained with Frank York’s heirs after his death in 1927. The York-Hageman share (106) would remain with the families until 1976 when 104-106 were purchased by the NBA, adjoining it on the north at 100 S. Santa Fe.

24 Salina Herald, 23 Sep 1876, 3.
25 McPherson Republican. 24 May 1883, 3.
34 Ibid. 41.
The population of Salina had risen through the war years, and then boomed through the next decade. By 1960 Salina citizens numbered 43,202.\(^{35}\) The *Salina Journal* noted that in the previous decade Salina had added 12,000 new residents, 4,000 new homes and 200 new businesses with a total assessed valuation at $13M.\(^{36}\) Approximately thirty percent of Salina’s population and income was related to Schilling AFB and thus the city was stunned with the Air Force announce in late 1964 that the base would close in the following year. Salina’s leaders rallied, formed the Schilling Development Council and bought the property for an airport and industrial development. While some industry has left town, transportation and storage of agricultural products and manufacturing remain vital to Salina’s economy today.

Constructed as a single building in 1886, the two halves of the Teague Nelson Building were often referred to separately, providing a virtual dividing line for ownership and rental purposes. The two original owners, John A. Nelson and M.D. Teague did not retain the property long. From its construction the building had retail space on the ground floor with offices or club rooms above. It was home to a variety of prominent businesses before it was purchased by the NBA in 1975-76. A complete listing of known tenants is provided in Figure 9.

**104 S. Santa Fe: L.A. Will Jewelry, Bangs Jewelry, and Linck Drug**

In late August 1886 a newspaper noted John A. Nelson was stocking his newly-located store that soon was advertised as “Fancy & Staple Groceries” at 104 S. Santa Fe. In March 1888 the newspaper carried an advertisement for office rooms with good lighting for rent in the Nelson Building.\(^{37}\) John Nelson’s store was not to last; by December of the same year the Rothschild Brothers (clothing) were operating from the first floor; and John Nelson had an office above the hardware store on the Teague side selling vitrified brick and cement.\(^{38}\)

By December 1890, L.A. Will’s book store appeared, sharing the downstairs of 104 with Whitehead Jewelry.\(^{39}\) According to his advertisements, L.A. Will’s merchandise ranged from books, jewelry, stationary, wallpaper, and photographic supplies to bicycles. The store became so well-known that others used his name in their ads to announce their location.\(^{40}\) On October 14, 1916, Will announced his retirement after thirty years in business in Salina. Days later Frank Bangs took over the store with the new name of F. Bangs & Co., having closed his concern in Newton, KS.\(^{41}\) Bangs offered optometry services, Kodak camera equipment, film development and Edison Phonographs, as well as jewelry.\(^{42}\)

According to city directories, by 1929 Bangs Jewelry Store had moved\(^{43}\) and Ekstrand Drug & Book Company, formerly at 128 S. Santa Fe, had taken its place at 104 S. Santa Fe. Soon Ekstrand would sell out to Truman A. Linck, a pharmacist from Missouri who had owned a chain of eight drugstores he sold to Walgreens in 1929. Linck moved to Salina in 1931 and got back into the pharmacy business buying out the drugstore at 104 S. Santa Fe, which he ran until 1977.\(^{44}\) While other services and shops came and went upstairs and down, by 1977 when T.A. Linck retired, three businesses had called 104 S. Santa Fe home for over ninety years: Will’s Books & Jewelry Store (26 years), Bangs Jewelry (13 years) and Linck Drugs (46 years).

**106 S. Santa Fe: The York-Hageman Building, Epps Bootery**

When the building opened in 1886, the *Saline County Journal* stated that in M.D. Teague’s half of the building addressed at 106 S. Santa Fe, Braniff and Conrad were relatively new to Salina but were expected to do well in the hardware trade in “one of the handsomest stores in the city.”\(^{45}\) According to the 1892 Sanborn Map a furniture and carpet business had replaced the hardware store. The Salina City Directory shows that North Star Drug opened in this location by 1905\(^{46}\) and

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\(^{36}\) “From Brighter to Brighter.” *Salina Journal*, 1 Jan 1960, 4.


\(^{38}\) *Salina Daily Republican-Journal*. 3 Jun 1899, 4.

\(^{39}\) *The National Field*. 12 Dec 1890, 5.

\(^{40}\) See M.D. Berg (undertaker) advertisement in *Salina Daily Republican-Journal*. 1 Aug 1899, 4.


\(^{43}\) F. Bangs Jewelry Co. moved to 114 W. Iron in 1935 and sold to Phil Rose in 1936. Rose began working for Bangs in 1928 and continued the business for more than fifty years. (*Salina Journal* 12 Jan 1983).

\(^{44}\) “T.A. Linck is Dead.” *Salina Journal*. 29 Sep 1978, 15.

\(^{45}\) *The Saline County Journal*. 2 Sep 1886, 3.

in 1908 the Low Brothers bought out North Star and held a grand opening that announced "new stock, new drugs, new sundries, and new fixtures." By 1915 the city directory refers to the building at 106 as the York-Hageman Building. Henry Low closed his drug store in August 1921. Jacob Epps moved Epps Bootery from 114 S. Santa Fe to 106 in 1933 where it would remain for twenty-six years until its closure in 1959. Helzberg Diamond opened the following year, replaced by Zales Jewelry in 1970. By 1975, ABC Kiddie Shop, a children’s clothing store occupied 106.

John and Burford Engineers
On April 1, 1886, a building permit was granted for the two-story brick Teague Nelson Building to be constructed at 104-106 S. Santa Fe in downtown Salina. Although a builder and stone mason, original partner John Nelson did not construct the building at 104-106 S. Santa Fe. The Teague Nelson Building was designed by H.G. Johnston and L.D. Burford, who set up shop together as Johnston & Burford, civil engineers and architects by January 1886. Johnston and Burford also designed the Odd Fellows Hall at the corner of Iron and Seventh St. and Salina’s first Electric Light and Power Company Building. Johnston was Salina’s first city engineer and later the county engineer, responsible for platting many additions to Salina and several Saline County cities. Burford followed Johnston as city engineer and county surveyor, but resigned and left Kansas in 1890. W.F. Gilbert, a local contractor, was in charge of construction for the Teague Nelson Building.

The men who built and owned the Teague Nelson Building at 104-106 S. Santa Fe were the builders of Salina. Even those who did not live decades in the town contributed to its longevity through their efforts in early development. The builders were engineers who platted the city’s additions. Teague and Hageman were founding bankers of institutions that served the community for decades. By 1910, York, Hageman and Will owned cars, the first of a handful of automobiles in Salina. All three were strong proponents of growth and modernization, supporting road construction and maintenance; interurban rail access for Salina, while York led the charge for additional rail capacity as the president of the Salina, Tipton and Northern Railroad (1914-1916). L.A. Will was involved in numerous civic activities including acting as a director for the NBA; was a city council member; formed the Shawnee Fire Insurance Company and Occidental Mutual Insurance with other Salina businessmen (including Hageman and York); and backed numerous improvement measures for the city. Hageman helped organize the Commercial Club with York as the organization’s first president. The men served on school boards, supported adult education, founded the town library, funded and stocked it; and contributed to almost every civic service available in their day. Each immigrated to Kansas directly from foreign soil or from eastern states; all left their mark on the city of Salina. The building and its history helps to interpret the role of building and business owners in the development of Salina’s downtown.

47 Salina Evening Journal. 20 Nov 1908, 7.
49 Salina Daily Union. 21 Aug 1921, 2.
51 The Saline County Journal. 1 Apr 1886, 5.
52 The Salina Sun. 15 Jan 1886.
53 Salina Herald. 4 Mar 1886, 3.
54 Salina Daily Union. 26 Nov 1908, 2.
55 The Evening News. 22 Oct 1890, 3.
56 Salina Herald. 8 Apr 1886, 3.
9. Major Bibliographical References

City of Salina Public Library. Vertical Files and Photographs: Biographical, Businesses and Buildings.
The Evening News. Multiple dates.
“Frank Bangs & Company Jewelers.” City of Salina Public Library Business Files.
McPherson Republican. 24 May 1883, 3.
Salina Daily Journal. Multiple dates.
Salina Daily Republican-Journal. Multiple dates.
Salina Daily Union. Multiple dates.
Salina Evening Herald. Multiple dates.
Salina Evening Journal. Multiple dates.
Salina Herald. Multiple dates.
Salina Sun. Multiple dates.
The Saline County Journal. Multiple dates.
Saline County Clerk and Register of Deeds. Property records for Lot 112.
Teague Nelson Building
Saline County, Kansas

10. Geographical Data

Acreage of Property  Less than one

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)

1  38.840195  -97.609296
Latitude:  Longitude:

Verbal Boundary Description (describe the boundaries of the property)
Lots 112 Santa Fe Avenue, Original Town of Salina

Boundary Justification (explain why the boundaries were selected)
The legal description above reflects the current parcel where the building is located and with which it is historically associated. The only known change is the combination of the N/2 (104) and S/2 (106) into a single parcel when both halves were purchased by the bank in 1976.

11. Form Prepared By

name/title  Brenda & Michelle Spencer
organization  Spencer Preservation  date  27 September 2019
street & number  10150 Onaga Road  telephone  785-446-9857
city or town  Wamego  state  KS  zip code  66547-9584
e-mail  brenda@spencerpreservation.com

Property Owner: (complete this item at the request of the SHPO or FPO)

name  Blue Beacon International, Inc. (Guy Walker, contact)
street & number  500 Graves Blvd.  telephone  785-825-2221
city or town  Salina  state  KS  Zip 67401

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.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.
Teague Nelson Building
Saline County, Kansas

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: Teague Nelson Building
City or Vicinity: Salina
County: Saline State: KS
Photographer: Brenda R. Spencer
Date Photographed: 5 August 2019

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

1 of 18 SW Front/east facade with National Bank of America Building adjacent on right at 100 S. Santa Fe
2 of 18 W Front/east facade of Teague Nelson Building at 104-106 S. Santa Fe
3 of 18 S Looking S along sidewalk in front of building, from NW corner
4 of 18 W North storefront at 104 S. Santa Fe
5 of 18 SW South storefront at 106 S. Santa Fe
6 of 18 E Interior view of south storefront looking east
7 of 18 E Interior view of north storefront looking east
8 of 18 E Recessed storefront door at 104 from interior
9 of 18 W Looking W in corridor of 104 toward rear entry/access from alley and parking lot
10 of 18 NE Rear facade of 104-106 with corner bank adjacent on left/north
11 of 18 W Door in center of storefront provides street access to second floor
12 of 18 E Looking E down central stair from 2nd floor foyer
13 of 18 S Looking N in second-floor foyer at top of stair
14 of 18 E Second-floor office on front/east end of 106
15 of 18 E Second-floor office on front/east end of 104
16 of 18 W Looking E in central room with former skylight in north side of second floor (104)
17 of 18 W Looking W down narrow central corridor from foyer
18 of 18 E Looking E in central room with skylight on south side of second floor toward foyer (106)
Teague Nelson Building
Saline County, Kansas

Name of Property
County and State

SITE PLAN
Aerial Image from Google Maps 2019

PHOTO KEY
Teague Nelson Building
104-106 S. Santa Fe, Salina, Saline Co., KS
Floor Plans by DMA Architects, PA, Salina, No Scale

FIRST FLOOR

SECOND FLOOR
Figures

Figure 1 – Context Map (above) Salina, KS (Google Maps, 2019)
Below: Site plan (Open Records for Kansas Appraisers - ORKA - parcel search 8/3/19)
Teague Nelson Building, 104-106 S. Santa Fe, Salina, Saline County, KS
Latitude 38.840195  Longitude -97.609296, Datum WGS 84
Figure 2 – Teague Nelson Building at 104-106 S. Santa Fe as seen in its existing configuration on the 1926 Sanborn Fire Insurance Map (Excerpt Sheet 5)

Teague Nelson Building
Name of Property

Saline County, Kansas
County and State

Figure 4 – ca. 1915 photo of corner of Santa Fe and Iron that would become new home to National Bank of America. Teague Nelson Building is located south/left of “The Hub” on the corner. Photo by Dale Weis. ‘The Hub’ was demolished in 1922 for construction of bank. Source: Campbell Room Collection, Salina Public Library.

Teague Nelson Building

Name of Property: Teague Nelson Building

County and State: Saline County, Kansas

Figure 6 – Left: ca. 1940 View of southeast corner of S. Santa Fe and W. Iron with Teague Nelson Building left of corner bank building.
Source: Campbell Room Collection, Salina Public Library.

Figure 7 – Above Right: ca. 1950s View of Teague Nelson Building on south (left) side of corner bank building.
Source: Campbell Room Collection, Salina Public Library.

Figure 8 - ca. 1975 View of southeast corner of S. Santa Fe and W. Iron with Teague Nelson Building south/left of corner bank building with metal siding over upper facade of 106. Source: Campbell Room Collection, Salina Public Library.
**Teague Nelson Building**

**Saline County, Kansas**

**Figure 9 – Business Listings**

In 1886, John A. Nelson and M.D. Teague had the building constructed, each owning one half of the property. The following list of owners and business was developed from Deed Records, Sanborn Fire Insurance Maps and City Directories unless otherwise noted.

<table>
<thead>
<tr>
<th>Year</th>
<th>Business Name</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1886</td>
<td>John A. Nelson Grocery</td>
<td>2nd fl.: F.O. Anderson's tailoring business</td>
</tr>
<tr>
<td>1887</td>
<td>Rothchild Brother's Clothing</td>
<td>2nd fl.: Pickrell &amp; Anderson Insurance</td>
</tr>
<tr>
<td>1890</td>
<td>F.A. Will bookstore w/ Whitehead Jewelry</td>
<td>F.A. Loomis Photography</td>
</tr>
<tr>
<td>1892</td>
<td>Will &amp; Whitehead bought building for $4,500</td>
<td>YMCA (1891-1893)</td>
</tr>
<tr>
<td>1896</td>
<td>L.A. Will Books &amp; Jewelry (1890-1916)</td>
<td>Remodeled 2nd fl with two parlors</td>
</tr>
<tr>
<td>1905</td>
<td>York-Hageman buy building (Teague died 1893)</td>
<td>Furniture/Cabinet; 2nd fl.: offices</td>
</tr>
<tr>
<td>1908</td>
<td>Low Brothers bought North Star –Low's Drugstore No.1 (1908-1921)</td>
<td>North Star Drug Store</td>
</tr>
<tr>
<td>1911</td>
<td>2nd fl.: Labor Hall; David Ritchie, lawyer</td>
<td>York-Hageman Bldg</td>
</tr>
<tr>
<td>1915</td>
<td>York-Hageman Bldg</td>
<td>2nd fl.: Ritchie and Spencer, attorneys</td>
</tr>
<tr>
<td>1921</td>
<td>2nd fl.: Miller &amp; Sutton, physicians</td>
<td>White Top Inn</td>
</tr>
<tr>
<td>1923</td>
<td>2nd fl.: Jewelers Supply Co. &amp; Merry Optical</td>
<td>Golden Rule Dry Goods</td>
</tr>
<tr>
<td>1931</td>
<td>Linck Drug (1931-1977)</td>
<td>Jacob Epps Bootery (1933-1959)</td>
</tr>
<tr>
<td>1933</td>
<td>Linck Drug &amp; Nell Miller Beauty Salon</td>
<td>2nd vacant</td>
</tr>
<tr>
<td>1938</td>
<td>2nd fl.: Western General Agency</td>
<td>Frank Hageman deeds to daughters</td>
</tr>
<tr>
<td>1941</td>
<td>2nd fl.: New York Life; Wm. Webster, optometrist</td>
<td>2nd – New York Life; Wm. Webster, optometrist</td>
</tr>
<tr>
<td>1950</td>
<td>Linck Drug/Kansa Beauty Salon</td>
<td>Wm. Cannon, Ins; Wm. W. Yost, Ins</td>
</tr>
<tr>
<td>1954</td>
<td>Claire Hoffman buys building from Will heirs</td>
<td>2nd fl.: Wm. H. Webster Optometrist, Andreen Insurance</td>
</tr>
<tr>
<td>1955</td>
<td>Alcoholics Anonymous terminates lease</td>
<td>2nd floor vacant</td>
</tr>
<tr>
<td>1957</td>
<td>Linck/Golda's Beauty Salon</td>
<td>Helzberg Diamond (1959 remodel)</td>
</tr>
<tr>
<td>1960</td>
<td>Linck Drug/Vogue Beauty Shop</td>
<td>2nd fl.: C.N. Hoffman</td>
</tr>
<tr>
<td>1970</td>
<td>Linck Drug/Vogue Beauty Shop</td>
<td>God's Temple of Light &amp; Music</td>
</tr>
<tr>
<td>1975</td>
<td>Linck Drug/Vogue's Beauty Salon</td>
<td>Watkins Realty Agency</td>
</tr>
<tr>
<td></td>
<td></td>
<td>ABC Kiddie Shop (clothing store)</td>
</tr>
</tbody>
</table>

59 *Salina Herald*. 9 Sep 1886, 1
60 *Salina Evening Herald*. 18 Mar 1887, 2 and the *Salina Herald*. 12 May 1887, 3
Figure 10 – Advertisements from businesses at 104-106 S. Santa Fe
Top Row: Salina Semi-Weekly Journal, 2 Dec 1887; Wesleyan Advance 15 Dec 1948; Salina Journal, 25 Jan 1951
Bottom Row: Salina Evening Journal 20 Nov 1908; Salina Herald 16 Sept 1886.