

KANSAS STATE HISTORICAL SOCIETY

CENTER FOR HISTORICAL RESEARCH

120 West Tenth ▪ Topeka, Kansas 66612-1291 ▪ 913/296-3251
FAX #913/296-1005

KANSAS MUSEUM OF HISTORY

6425 South West Sixth ▪ Topeka, Kansas 66615-1099 ▪ 913/272-8681

Certification of State Register Listing

The Register of Historic Kansas Places includes all Kansas properties nominated to the National Register as well as lower threshold properties which are listed on the state register only.

Property Name: Clock Tower Building

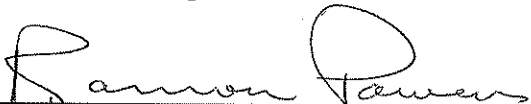
Address: 701 Oregon Street, Hiawatha, Kansas 66434 County: **BROWN COUNTY**

- Legal: 1) The East 50 feet of Lots 1 and 2 on 7th Street in the City of Hiawatha excepting therefrom that portion of Lot One, the clock is located on which was conveyed to the City of Hiawatha by a deed recorded in Book 233, at Page 193 in the Register of Deeds Office of Brown County, Kansas.
- 2) All that part of the tower, located upon the northeast corner of lot One (1) on Seventh Street, in the City of Hiawatha, Brown County, Kansas, that houses the clock and the works appertaining thereto which rises above the second story of such tower; together with the easement and the right of way to enter the said second story by the stairway on the east side of the building and the passage through the scuttle to the Tower through the attic as well as the right to run and extend a wire cable through and across the attic of said second story to the chimney flue with the privilege of using the east opening of the chimney flue for the purposes of a drop weight for the striking apparatus of the clock located in said tower, is hereby granted to the party of the second part.

Owner:	1) David Nachtigal 609 Shawnee Hiawatha, Kansas 66434	2) Mayor Jim Sherer City Hall City of Hiawatha Hiawatha, Kansas 66434
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National Register eligible _____ State Register eligible XX

This property was approved by the Kansas Historic Sites Board of Review for the Register of Historic Kansas Places on February 26, 1994. I hereby certify that this property is listed on the Register of Historic Kansas Places.



State Historic Preservation Officer

Date 3-2-94

*** CLOCK TOWER BUILDING, HIAWATHA, BROWN COUNTY (STATE REGISTER)**

The Clock Tower Building is a double ownership building, David Nachtigal of Hiawatha owns all of the building except the clock tower and its mechanism, which is owned by the City of Hiawatha. Nachtigal purchased the building in 1992 to save it from demolition and is now in the process of renovating it for new business uses. Nachtigal intends to submit a Heritage Trust Fund application this year. The building sits directly on the townsquare, at a prominent intersection. Work on the nomination was done by Robert Carlton of Carlton and Associates, Hiawatha. Bonnie Reetz with the Hiawatha Chamber of Commerce and Brown County Historical Society was helpful in locating historic views of building. No opposition to this nomination has been expressed.

The Clock Tower Building (c. 1891-1892) is an example of the Richardsonian Romanesque style, and may be attributable to St. Joseph, Mo. architect Harvey Ellis. The building is being nominated to the Register of Historic Kansas Places for its architectural significance as an example of the Richardsonian Romanesque style and for its historical significance with the growth and development of Hiawatha after the downtown fire of 1890 that destroyed much of the downtown block that the building now occupies. Removal of original windows and the recent insensitive painting and repointing of the clock tower detract from the building's architectural integrity, creating a situation where staff recommends nomination to the Register of Historic Kansas Places only.

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

013 2450 -0123

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property First National Bank Building

historic name First National Bank Building

other names/site number Clock Tower Building

2. Location

street & number 701 Oregon not for publication

city, town Hiawatha vicinity

state Kansas code _____ county Brown code _____ zip code 66434

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	<u>1</u>	_____ objects
			_____ Total

Name of related multiple property listing: _____

Number of contributing resources previously listed in the National Register _____

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Signature of certifying official _____ Date _____

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain): _____

Signature of the Keeper _____ Date of Action _____

6. Function or Use

Historic Functions (enter categories from instructions)

Commerce/Trade: Bank, Dry
Goods, Groceries
: Lodge

Current Functions (enter categories from instructions)

Commerce/Trade: Retail, Beauty
Salon
: Lodge

7. Description

Architectural Classification

(enter categories from instructions)

Richardsonian Romanesque

Materials (enter categories from instructions)

foundation Limestone

walls Brick, limestone

roof Composition, asphalt shingles

other

Describe present and historic physical appearance.

On the south side of the southwest corner of Seventh and Oregon sits a beautiful example of Richardsonian Romanesque Architecture. The Clock Tower Building, earlier The First National Bank Building, (c. 1891-1892) is located at 701 Oregon Street in Hiawatha, Brown County, Kansas (pop. 3,725). A date stone has been set near the east door on Seventh Street. This stone identifies the builder as George Hatch. However, a date of 1876 on the stone indicates this was not the date stone for this building. Research has failed to definitively identify either the architect or the builder. An Architect in St. Joseph, MO, named Ellis, did very similar work during this time period but I have been unable to develop anything to link him to this particular building.

The two-part commercial block is constructed of red brick with expansive limestone archways and heavy limestone window lintels and sills and peak caps on its eastern and northern (front) facades. Between each peak is a hip roof of asphalt shingles rising to a flat composition roof. Ornate square bricks with a circular pattern or a series of lines molded in, decorate above each second story window and the tower. A decorative egg and dart brick molding appear under each second story window sill. Its most identifying feature is a classic three story tower on the north-east corner, in which is installed a clock with faces to the east and northwest. This clock has kept the time in Hiawatha for over one-hundred years. Copper guttering and trim on the clock tower and upper story finish the structure. The building measures 90 x 50 feet and occupies lots 1 and 2 of North Seventh Street, original town of Hiawatha.

The Clock Tower Building anchors the one hundred block of South Seventh Street, and the seven hundred block of Oregon Street, the main commercial street of Hiawatha. Smaller one and two part red brick structures to the south and west accentuate the beauty of its architecture. The building maintains a high degree of its architectural integrity. The only major exterior changes relate to the moving of the main entrance archway to the center of the northern wall and closing another entrance on the west end of the north wall. Two new windows, one on each side of the archway have been installed. The main entrance is now in the base of the clock tower in what was originally a window. The third window south on the east side of the first floor has been removed and a doorway has been installed. These changes were made sometime in the late forties. While some of the windows remain as originally built, changes were made to some windows and mullions by blocking some of the window areas with plywood and reducing glass area to save energy. This was done some time in the early sixties.

[X] See continuation sheet

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The first floor was originally built and maintained as a bank and a retail space from 1891 until the bank was closed by the Comptroller of the Currency on January 28, 1932. An interior partition wall separated the lower floor leaving the banking space approximately 35 feet by 60 feet and a grocery on the west side of approximately 12 feet by 90 feet. This partition was removed, presumably when the north facade was rebuilt, making the entire north end one open space. Another retail store, a dry goods seller occupied another space on the east side rear approximately 30 feet by 35 feet. This area remains much as it was built with some changes made to accommodate a beauty shop which still operates.

The bank remained in receivership until the property was sold in 1936. It has been used as retail space since 1936, housing a general store and beauty parlor through the forties and fifties. More recently it was a shoe store and before closing in late 1991, a women's apparel shop.

The interior remains pretty much in tact with marble columns of the Greek Ionic Order, composed of a Capital with opposed volutes and a beautifully detailed entablature. The bank vault installed in a marble south wall remains in tact. A dropped ceiling was installed some twenty to thirty years ago which resulted in some slight damage to the original ceiling but this damage can be easily repaired. The only sign of the partition mentioned earlier is some stains on the western marble columns.

The upper floor has been continuously occupied by the I.O.O.F. Lodge since 1891. In January 1992 ownership was transferred to the current owner with right of possession by the Lodge through 1992. It is as built with plaster walls with a beautiful oak wainscoting and window trim and a very ornate tin ceiling. This ceiling was painted in the early fifties. The original light fixtures remain.

The attic access is by ladder from the stair well through a hatch in the ceiling. This leads to a walkway through the roof trusses and provides access to the working mechanism of the clock.

The clock tower was restored by the City of Hiawatha in 1989. The clock was originally mechanical but was converted to electric some time in the twenties.

The partial basement is unfinished with limestone walls, a lime and dirt floor and an open joist ceiling.

David Nachtigal purchased the building (both first and second floors) and intends authentic period restoration for retail/office space.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture
Commerce

Period of Significance

1890-1891
1890-1942

Significant Dates

1890-1891

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Clock Tower Building (c.1891-1892) is being nominated to the National Register under criteria A and C for its historical association with the development of Hiawatha and for its architectural significance as a late nineteenth century Richardsonian Romanesque, two-part commercial block. The Clock Tower Building still stands as a part of a mostly brick or stone, late nineteenth or early twentieth century business district. Hiawatha was first platted in 1857. According to Corley in County and Community Names in Kansas Hiawatha was named by Dr. E. H. Grant for a fictional Mohawk Indian Chief, hero of Longfellow's poem of the same name.

In The History of Kansas, Andreas tells of the early development of Hiawatha. Some homes were built and small retail and hotel businesses started to serve the first settlers in the area. The discovery of gold in the west and then the Civil War delayed much further development until the 1870's.

Ruley in The History of Brown County reports the original plat of Hiawatha was missing so the local citizens caused the county surveyor to re-plat the site. The new plat was filed on January 2, 1870 and approved by the state legislature on February 23, 1871. Two railroads The Northern Kansas, completed in 1871 from Elwood to Hiawatha (later to Marysville) and the Missouri Pacific from Atchison to Omaha, Nebraska via Hiawatha, completed in 1881, served the area. Hiawatha became an important shipping point for grain and other commerce. The Federal Census of 1880 records Hiawatha at 1,375 persons.

In his book, Ruley calls the decade of the 1880's the "Enterprise and Building Boom" in Brown County. He tells of M. S. Smalley arriving from Galesburg, Illinois, in 1881. He started the second bank in Hiawatha, The First National Bank which opened in early 1882. Josiah C. Thomas built a three story brick building to house his retail business and the bank. The third floor was sold to International Order of Odd Fellows (I.O.O.F.) Lodge Number 83. Directors of the Bank included J.H. and J. C. Thomas, brothers who were prominent See continuation sheet merchants in Hiawatha. Andreas describes the building at Seventh and Oregon a "L shaped, thereby fronting on two streets, Oregon and Seventh.

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The main portion is 80 x 25 and has its front on Oregon;" (the Bank) "while the grocery department 50 x 25 is on Seventh Street, forming one of the most convenient business blocks in the county." While the building described here is a predecessor to the one I nominate, I describe it in detail here because some accounts seem to indicate the Clock Tower Building to be a shell rebuilt after the fire of 1890. This description, as well as newspaper and other published accounts refutes this.

First National Bank continued business in this building until the early morning of September 3, 1890. In his book, Ruley recalls the fire was the largest in Hiawatha history, (I believe this still holds true). It took nearly a square block of the business district, destroying upwards of 19 businesses.

The Bank immediately rebuilt. In the 1928 History of Hiawatha I. O. O. F. Lodge #83 H. J. Aten describes the fire but incorrectly recalls the date as September 1, 1890. It says "hall, furniture, regalia, paraphernalia, books and papers were consumed. Not a scrap was saved..... The Lodge determined to rebuild at once; and the trustees of the Lodge entered into an agreement with the Directors of the First National Bank, by which the Lodge should have the second story of the proposed new building."

Another account of the fire in the September 5, 1890 issue of the Brown County World reports "the buildings burned are the magnificent First National Bank Block, a total loss...." The article goes on to recount the other buildings and businesses destroyed.

The Clock Tower Building was built and the bank reopened for business in early January 1891. The following article appeared in the February 17, 1891 issue of the Brown County World.

"A FINE BUILDING"

No town the size of Hiawatha in the country has so fine a bank building as the First National Bank is.

The Upstairs is given over to the I. O. O. F. lodge and it will be made as elegant as money and taste can make it. The Odd Fellows will occupy it the first of next week.

When President Smalley said, as he saw the smoking ruins of the old building, "We will rebuild at once, stronger and better than ever," he meant it.

No grander pile of brick adorns any country town anywhere.

The First National Bank was declared insolvent on January 28, 1932.

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Section number 8 Page 2

The first floor was sold by the receiver in 1936 to H. G. England. In 1941 Mr. England sold to Highland and Margaret Schroff who maintained a general store and beauty shop. It is reported by local citizens, the major changes to the northern facade were made by the Schroffs. Mr. Schroff died in the fifties. Mrs. Schroff remarried and divorced but retained the business until 1969.

It was then Mr. William Mendenhall purchased the first floor and started a shoe business. He closed out in the mid 80's. A women's ready to wear shop then operated in the space until 1991. The space has been vacant since.

The Hiawatha I. O. O. F. Lodge has maintained ownership of the second floor since February 1891. On January 30, 1992 they sold the second floor to Mr. Mendenhall who then sold the first and second floor to Mr. Nachtigal, the current owner.

On July 11, 1951 Mrs. Schroff conveyed title to the clock tower to the City of Hiawatha to remain with the city as long as it is used as a clock tower.

The clock tower and the building which it is a part of, is a long time symbol of the City of Hiawatha and deserves to be recognized as such. For a number of years, until the late 1970's, U. S. Highway 36 ran through Hiawatha on Oregon Street. The clock tower was reported the only one of its kind on Highway 36 between Indianapolis, IN and Denver, CO. It identified Hiawatha to thousands of travelers over many years.

DIRECTIONS FOR THE CARE OF A TOWER CLOCK.

Wind the clock at a uniform time, once a week, being careful to put the pin in the stud after the key is put on to it, on the clocks that are arranged to be wound in this manner. Where the winding stud is square there is no provision made for this pin.

To set the clock on time, pull out the pin that goes through the centre-wheel, and into a hole in a plate that has 60 holes, each representing a minute of the hour; hold the pin out, while with the other hand take hold of the bevel-wheel, on the lower end of the perpendicular shaft, connected with the dial-wheels above, and turn until the pointer at one of the bevel-wheels at the top of the clock, indicates the desired time, then let the pin fall into the hole opposite it. If it be a striking clock, and the time for striking has to be passed when setting, wait at that point of striking, until the clock finishes striking, before moving further. If the clock is a few minutes too fast, wait until the clock shows twenty [20] minutes past the hour, and then turn the clock backwards to the true time.

TO REGULATE.

To make the clock go faster, turn the nut at the top of the pendulum, the side towards you to the **LEFT**. To make it go slower, turn the nut at the top of the pendulum, the side towards you to the **RIGHT**. One whole turn of this nut will vary the rate of the clock about one half of a minute in 24 hours.

OILING.

The pallets where the teeth of escape wheel slide, and the pivots throughout the clock, should be examined as often as every two months; and whenever there appears to be an absence of oil, they should be well oiled, first wiping off any dirt, dirty or gunny oil that may have collected. Use cotton cloths for wiping, and be particular and not leave any lint on any of the parts wiped.

Well oiled, means oiled with the proper kind of oil, and as much put on as can be applied, and not run off from the parts oiled. Great care must be used in procuring the proper oil. We always keep in stock a supply of tower clock oil in packages convenient for use.

All the pivots and movable bearings about the dial works, and their connections to the clock, that can be gotten at, should have the same attention and oiling as the movement, except the pulley shives.

PULLEY SHIVES.

The bearings of the shives should be oiled once each three months, at least, with clock oil. The oil hole for the bearings of the shives is in the square end of the pulley pin just outside of the pulley frame and on the upper side of the square. The bearing is hollow and will hold considerable oil. **FILL IT FULL.**

The E. Howard Watch & Clock Co.

BOSTON, MASS, U. S. A.

9. Major Bibliographical References

Andreas, A. T. History of the State of Kansas. (Chicago: A.T. Andreas, 1883).

Montegue, Orville, officer I.O.O.F. Lodge #83. Personal interview July 15, 1992.

Brown County World, September 5, 1890, January 28, 1891, February 17, 1891.

State of Kansas. Census, 1880; Population.

A. N. Ruley's History of Brown County. (Hiawatha: Hiawatha Daily World, 1936)

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property _____

UTM References

A

15	28	29	35
Zone	Easting	Northing	

44	14	29	6
Zone	Easting	Northing	

C

Zone	Easting	Northing	

B

Zone	Easting	Northing	

D

Zone	Easting	Northing	

39° 51' 10" N, 95° 32' 14" W

See continuation sheet

Verbal Boundary Description

East 50', Lots 1 and 2, Seventh Street, original town of Hiawatha.

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

name/title Robert C. Carlton date 12-14-92
 organization _____ telephone (913) 742-3903
 street & number R. R. 3, Box 176 state Kansas zip code 66434
 city or town Hiawatha,