

United States Department of the Interior  
National Park Service

NATIONAL REGISTER  
LISTED

JAN 28 2004

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

## 1. Name of Property

Historic name A. J. Eicholtz House  
Other name/site number 013-2450-0125

## 2. Location

Street & number 406N. 7<sup>th</sup> Street  not for publication  
City or town Hiawatha  vicinity  
State Kansas Code KS County Brown Code 013 Zip code 66434

## 3. State/Federal Agency Certification

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

Richard D. Hankatz December 12, 2003  
Signature of certifying official/Title Date  
Kansas State Historical Society

State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional Comments.)

Signature of commenting official /Title Date  
State or Federal agency and bureau

## 4. National Park Service Certification

I hereby certify that the property is

<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other, (explain:)	_____	_____

A. J. Eicholtz House  
Name of property

Brown County, KS  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	total

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

**Number of contributing resources previously listed in the National Register**  
0

**6. Function or Use**

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

Domestic: single dwelling

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

Domestic: single dwelling

**7. Description**

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

Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements

**Materials**  
(Enter categories from instructions)

foundation Stone: limestone  
walls Wood: weatherboard

roof Asphalt

other

**Narrative Description**

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

Name of Property A. J. Eicholtz House

County and State Brown County, KS

8. Statement of Significance

Applicable National Register Criteria

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

- Criteria A, B, C, D with checkboxes. C is checked.

Criteria Considerations

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

Property is:

- Criteria A through G with checkboxes.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1913

Significant Dates

1913

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Newton Reynolds

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS): Primary location of additional data:

- Documentation checkboxes: preliminary determination, previously listed, designated landmark, recorded by survey, recorded by engineering.

- Repository checkboxes: State Historic Preservation Office, Other State agency, Federal agency, Local government, University, Other.

Name of repository:



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number   7   Page   1  

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The A. J. Eicholtz House (c. 1913) is located at 406 North 7<sup>th</sup> Street in Hiawatha, Brown County, Kansas (pop. 3603). The two-and-one-half story, frame American Foursquare is covered with gray asphalt shingles. It has a ridge hipped roof of moderate pitch and sits on a rusticated formed concrete block foundation. The gable roofed dormers of moderate pitch centrally pierce the front and side elevation roof slopes. A one-story gable roof porch of moderate pitch graces the façade. The front entrance is off-center to the right and is the focal point of the façade. The house maintains an eastern façade orientation and measures 42 feet by 36 feet not including the front porch which measures 10 by 36 feet. The house sits on a 59 by 140 foot lot located in Schillings Addition to the City of Hiawatha, Kansas, which is a residential neighborhood.

Narrow lap siding made of redwood covers the body of the house and wooden fish scale shingles cover the gables of the front porch and the roof dormers. The eaves consist of a boxed cornice with a two-foot overhang. Two red brick chimneys pierce the roof line at the rear of the house. The large chimney on the south is for the furnace and fireplace and the one on the north is for the kitchen. Fenestration on the building is primarily 1/1 double hung in wooden frames and surrounds.

The first level of the eastern façade is comprised of an off-center, solid oak door with narrow rectangular beveled glass windows on either side. The porch which spans the façade rests on rusticated formed concrete block pillars and wood lattice work stands between the pillars. Square wooden pillars support the porch roof. A wooden floor covers the porch which is surrounded by a wooden porch rail. Concrete steps flanked by concrete abutments provide an off-center approach to the porch. The second level of the eastern façade consists of two symmetrically placed 1/1 windows divided by a centrally located smaller 1/1 window.

A two-story, three-sided bay window projects from the center of the southern elevation. One leaded glass window fenestrate the center of the bay and 1/1 windows fenestrate the wall space on either side. A wood frame porch provides entry at the western elevation, or the rear elevation, of the building. The rear porch stands on rusticated concrete block pillars with lattice work between them. One-over-one double hung windows fenestrate the northern elevation of the building, with the exception of one large leaded glass

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number   7   Page   2  

---

window on the left and two wooden casement windows in the center of the elevation where the stairway landing is located. A wooden door is located in the center of the first level of the northern elevation for entry into the building. The three roof dormers have single multi-light windows.

The interior plan of the Eicholtz House follows a narrow, asymmetrical design on the first level and a center hall design on the second level. The attic level is unfinished.

Craftsman inspired wide oak woodwork is found throughout the first level including the open stairway, colonnades, large single pocket door between the parlor and dining room, fire place mantel and beamed ceilings in the dining room, doors, window frames, baseboards and moldings. All of the first level floors are oak with the exception of the kitchen which are narrow heart pine. There are leaded glass windows in the entry hall, parlor, and dining room.

All the woodwork for the second level is yellow pine with a natural finish. The same type of wood is also used for the built-in chiffoniers in the two front bedrooms, and for the built-in linen cabinet in the hall. The second level floors are of narrow heart pine. The master bedroom has an outside door which opens out to a deck that is also the flat roof over the rear porch, kitchen, pantry, and sewing room on the first level of the house.

In 1948 the small sewing room on the first level was enlarged four feet on the south end to include the small side porch and four feet on west side which increased the size to the room from 7' 6" by 9' 6" to 11' 6" by 13' 6". A three light wooden casement window was placed in the west wall to replace the three small 1/1 double hung windows that were originally there.

In 1952 new cabinets and fixtures were placed in the kitchen and bathrooms.

The property contains a one-story garage (c.1925) at the rear. This is a frame structure covered with stucco. The hipped roof is covered with asphalt shingles. In 1962 a carport was added to the east side of the garage to accommodate a second automobile.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number   8   Page   1  

---

The A. J. Eicholtz House (c. 1913) is being nominated to the National Register of Historical Places under criterion C for its architectural significance as an example of the American Foursquare type.

A.J. Eicholtz (1871-1957) co-founded the Eicholtz and McFadden Drug Store in 1896. He later purchased the McFadden interest and continued to operate the business until 1943 when his son-in-law, B. E. Spalding, purchased it. The business is still in operation today (2003) in the same location at 618 Oregon Street Hiawatha, Kansas, under the name of Tice Health Mart.

Alexander J. Eicholtz was born March 17, 1871 in Oxford, Pennsylvania. After the death of his father, the family moved to Sabetha, Kansas, where A. J. attended grade school and graduated from Sabetha High School. In 1894 he graduated from Kansas University School of Pharmacy and returned to Sabetha where he was employed as a pharmacist at a local drug store until 1896 when he began his own business in Hiawatha.

In 1898 A. J. Eicholtz and Edith Yost were united in marriage and resided in the cottage at 614 Kansas Avenue in Hiawatha until the home at 406 North 7<sup>th</sup> Street was constructed in 1913.

Mr. Eicholtz was very interested in improving the quality of education in the community and in August of 1917 he was elected to the Hiawatha Board of Education and served in that position for 16 years until August of 1933. Many of these years he served as Vice-President and President of the board, helping to guide the Hiawatha school system through many years of growth and through the difficult days of the depression in the early 1930's. Many of the meetings were held in his drugstore after it closed in the evenings. Here they would pay the bills, hire teachers, authorize repairs on the buildings, choose the subjects to be taught each year, and complete all the other activities necessary to manage a school system.

Shortly after becoming a Christian and joining the Hiawatha Methodist Church in 1901, Mr. Eicholtz decided he would no longer sell liquor at his store. One Saturday morning he and his wife and friends met at the drug store and proceeded to dump all the barrels

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number   8   Page   2  

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and bottles of whiskey into the street in front of the store. He continued to be an active member and leader in his church, serving on the Administrative Board, the Board of Trustees, and teaching Sunday School for many years.

Elected to the office of finance commissioner for the city of Hiawatha in April of 1944, Mr. Eicholtz served in this position until January of 1947 when he decided to retire and spend his winters in Florida.

On September 17, 1912, Eicholtz purchased lot 8 in Schilling's Addition to the City of Hiawatha. That fall he and his wife took the train to Kansas City, Missouri, to tour some new homes for ideas before drawing the plans for their new house. It was on this trip he developed the idea for the oak stairway which is in the entry hall and for the built-in chiffoniers which are in the two front bedrooms on the second level.

The next few weeks the Eicholtz family made several trips, walking the 8 blocks from their home at 614 Kansas Avenue to Mr. Edmund Germann's home located at 209 Delaware Street, in the evenings to work on the plans for their new house. Mr. Germann was a retired contractor-builder who had helped draw the blueprints for their new house.

In the winter of 1913 Mr. Eicholtz contracted with Mr. Newton Reynolds to begin construction of the house as soon as weather would permit. This was the first complete new house in Hiawatha to be built by Newt Reynolds and was the beginning of his contracting career. Because of this, Reynolds made sure only the best materials and the best construction methods were used in building the Eicholtz house.

Newton Reynolds was born on a farm near Robinson, Kansas, September 28, 1885 and resided in Brown County nearly all his life. He was married to Miss Grace Peckinpaugh on June 20, 1907. Prior to moving to Hiawatha Reynolds, his wife and daughter Nelle, went to Denver, Colorado, for two years where he learned the carpentry trade. The family moved to Hiawatha in October of 1909, and he started his building career March 1, 1910. Reynolds continued in construction in Hiawatha and Brown County until his retirement in 1954 and for two years during World War II at Ft. Riley in Junction City, Kansas.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number   8   Page   3  

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The Eicholtz house is an example of the American Foursquare type. The house has a simple plan, a moderate-pitched hipped roof, and symmetrical façade. A one-story, gabled roof porch graces the façade. The front entrance is off center and is a conspicuous point of the facade.

The American Foursquare is the earliest Prairie style form developed into the most common vernacular version. In vernacular examples, such as in the Eicholtz house, dormers are common, as are full-width, single-story front porches, double hung sash windows, two full stories in height with a large attic, setting on a raised basement.

The interior plan of the American Foursquare is varied somewhat, depending on the desire of the builders, but rooms are large and essentially square with large windows. Typically, each floor has a stair hall and four rooms; however, Foursquares were built in different models by builders offering options in window styles, number of rooms, and interior elements. The stairway may be located at the center or on the side.

The porch is an important hallmark of the style. Typically spanning the front, it is not a Victorian verandah; almost never will you find turned post and gingerbread. Instead, the square posts are boxed-in and paneled, or just plain square posts. It is common for the railings to be plain and square with spindles of plain square sticks as displayed by the Eicholtz house.

The American Foursquare is an indigenous domestic design that was built in cities, suburbs and the countryside between 1900-1925. Foursquares were popularized by speculative developers, plan book designers and mail order houses. Mail order catalogues such as Radford, Sears, Wards, and Alladin all offered variants of the Foursquare plan. Like the bungalow, the Foursquare offered a reliable, affordable, well-planned house for the burgeoning American middle class.

In its simplest form the Foursquare is a two-story house with the same four-room floorplan on each floor. The cube form is surmounted by a hipped roof which may be pierced with dormers on all four slopes or only on the front. Deep overhanging eaves accentuated with large brackets define the foursquare. A front porch spans the entire facade, supported by classically styled pillars or columns. Frame, narrow clapboard

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number   8   Page   4  

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sheathing is the most common treatment Foursquares but brick and stone examples are also found.

Foursquares are adaptable constructions and can wear the stylistic attributes of the Colonial Revival, Prairie, Craftsman, Mission, and Italian Renaissance styles. Elegant window, porch and roof treatments serve to distinguish an otherwise straightforward domicile. Palladian windows; pantile roofs; multi-paned upper sash, double-hung windows; beltcourses; and elaborate beveled glass front doors were all components of an upscale foursquare interpretation.

The foursquare style was meant to offer the appearance of massiveness and stability. Massiveness was achieved through shape and reinforced by heavy rooflines and eaves. Additional mass could be gained by adding additional porch columns or using thick pillars in their stead.

A popular, pervasive, yet understated residential building type, the Foursquare continues to actively house families throughout the state. In many respects its simple form and clean lines are timeless.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number   9   Page   1  

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Brown County, KS. Warranty Deeds; (27 August 1912, 1 April 1943, 31 July 1972.)

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Eicholtz, A. J. Certificate of Death (Florida). (5 Nov. 1957).

Eicholtz, A. J. – Original Blue Prints. 1913.

Hiawatha Daily World. (22 April 1909; 9 April 1957; 7 September 1965).

McAlester, Virginia and Lee. A Field Guide to American Houses. (Knopf: New York, 1984).

Meek, Mrs. Joseph C. – Correspondence. 1978.

Geo. A. Ogle & Co. City of Hiawatha Map (1919).

Old House Journal. “The American Foursquare.” (November-December 1987).

Sanborn Fire Insurance Map – Hiawatha, Kansas. (1930).

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United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number   10   Page   1  

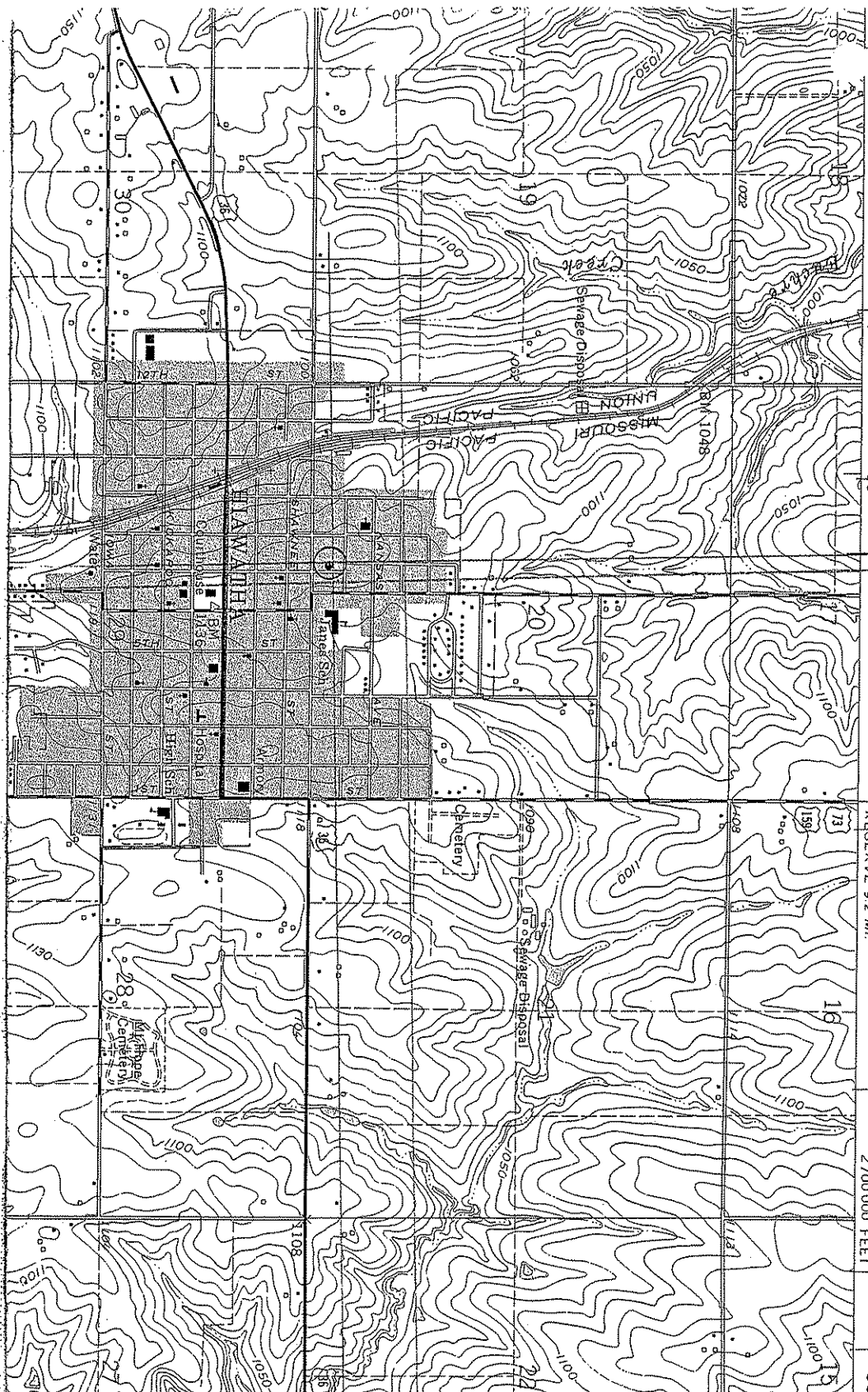
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### VERBAL BOUNDARY DESCRIPTION

The nominated property stands on all of lot 8 Shillings Addition to the City of Hiawatha, Brown County, Kansas. The property is bounded on the east by North 7<sup>th</sup> Street and on the west by an eighteen foot alley and on the north and south by adjacent property lines.

### BOUNDARY JUSTIFICATION

The boundary includes the entire parcel that is historically associated with the property.



RESERVE 17 MI.

32°30'

FALLS CITY 17 MI.  
RESERVE 9.2 MI.

2700 000 FEET

95°30'

39°52'30"

570 000  
FEET

HIGHLAND 12 MI.  
ST. JOSEPH 42 MI.

A. J. EICHOLTZ HOME, HIAWATHA, BROWN COUNTY, KANSAS

*with coordinates*

14 282 940

4414700

HIAWATHA QUADRANGLE  
KANSAS - BROWN CO.

7.5 MINUTE SERIES (TOPOGRAPHIC)

(HIGHLAND NW)