

United States Department of the Interior
National Park Service

National Register Listed
June 27, 2014

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 Moyle, John, Building

other names/site number KHRI # 015-785; Royal Plains Hotel; Ashland Hotel; Renfro Hotel; Navarre Hotel

2. Location

street & number 605 and 607 North State Street not for publication

city or town Augusta vicinity

state Kansas code KS county Butler code 015 zip code 67010

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

SEE FILE

Signature of certifying official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

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

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I, hereby, certify that this property is:

 entered in the National Register determined eligible for the National Register

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

 other (explain:) _____

Signature of the Keeper _____ Date of Action _____

5. Classification

Ownership of Property
(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		buildings
		district
		site
		structure
		object
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: Hotel

Commerce/Trade: Specialty Store

Current Functions

(Enter categories from instructions)

Commerce/Trade: Professional

7. Description

Architectural Classification

(Enter categories from instructions)

Commercial

Materials

(Enter categories from instructions)

foundation: Concrete

walls: Brick

roof: Built up flat roof.

other:

Narrative Description

Summary

The John Moyle building, constructed in 1918, occupies two city lots at the north end of Augusta's central business district. The three-story brick building faces east toward State Street. The primary façade features buff-colored brick with limestone accents, while the remaining exposed exterior walls (north, west, and part of the south) are red brick. The façade's first story is divided into two 25-foot-wide storefronts, each with a central entrance. The second and third stories feature four bays, each story and bay with a pair of double-hung windows. Centered at the top of the building within the parapet is a date stone that reads "1918 JOHN MOYLE."

Elaboration

The building's primary (east) elevation is constructed of a buff-colored brick. The façade's first story is divided into two 25-foot-wide storefronts, each with a central entrance. Each storefront is framed by slightly projecting brick piers. The **south storefront** once featured a recessed central much like the north storefront, but it is now flush with the face of the building. The south storefront is comprised of a slightly projecting central entrance defined by a segmental arch stone cap which frames a stained glass transom window with a starburst muntin pattern and a modern metal man door. Above the entrance is the word "HOTEL" etched in stone. This outward-swinging door leads into the former hotel lobby space. On either side of the entrance is a large modern metal storefront window set atop a brick bulkhead. At the south end of the storefront is another modern metal man door that provides access to the building's upper floors. (This door is a modern change. Access to the upper floors was originally through a door in the south wall of the hotel lobby.) Above these openings are four stained glass transom windows with a starburst muntin pattern. The **north storefront** features a central recessed entrance with large modern metal storefront windows on either side. These windows rest on a brick bulkhead. The transom area has been covered with cast stone panels.

The second and third stories of the primary façade are divided vertically into four bays. Each bay contains two windows grouped together, for a total of 16 windows on the upper two stories. Each pair of windows rests on a limestone sill and a brick header with limestone accents and a keystone. Although the windows were replaced in 1985 with aluminum sashes, the original masonry openings have been maintained. The original windows were wood, double-hung sashes of a similar profile. The area above each pair of third-story windows contains a raised brick rectangular detail. There is a series of corbels above these rectangles, which serves as a nice transition from the recessed area to the parapet.

The center of the parapet features a date stone that says "1918 John Moyle." The parapet is topped by limestone coping.

This **north (side) elevation** is constructed of red brick and is completely exposed; the adjacent building was torn down after a fire in 1979.¹ The east 30 feet was originally a party wall with the adjacent building, and the remaining part of the north wall is recessed approximately four feet from the property line. This recessed section, which originally functioned as a light well, features 12 modern metal windows on the second and third stories (6 on each story). The only other opening on this north elevation is a modern metal double door with a sidelight toward the west end of the building.

This **west (rear) elevation** faces the alley and is constructed of red brick. The majority of the original window openings have been bricked in. There is a metal fire escape attached to the exterior of the building that serves the second and third floors. There is a steel man door that accesses the first, second, and third stories. Another larger opening, approximately six feet wide, has been blocked in with wood.

The **south (side) elevation** is constructed of red brick and is similar to the north elevation. The east 30 feet is a party wall with the adjacent three-story building, and the remaining part of the south wall is recessed. This recessed section, which functions as a light well, features several modern metal windows on the second and third stories.

¹ Burl Allison, Jr., *Augusta Kansas, 1868-1990* (Hillsboro, KS: Multi Business Press, 1993), 245.

Interior

The south storefront entrance leads into the area that formerly served as the hotel lobby. The lobby area retains several historic details including a fireplace on the north wall, original woodwork, and a pressed tin ceiling. As one moves through the lobby west toward the back of the building, original details are no longer visible. In this area, the ceiling has been lowered and new partitions have been erected to create office spaces.

The north storefront interior is unoccupied at the time of nomination. This area has been remodeled and no original details are visible.

The interior of the upper two floors has remained virtually unaltered, though they have suffered water and rodent damage. One accesses the upper floors through an exterior door at sidewalk level on the east (front) side of the building. The only other way to access the upper floors is through the rear fire escape doors. The second and third floors were used as hotel rooms and possibly professional offices. The upper floors have the same room and hallway arrangement. Each floor features a T-shaped corridor with four rooms across the front (east) wall of the building and 12 rooms along the north and south walls flanking a long central corridor. There are 16 rooms on each floor for a total of 32. The small rectangular rooms did not have individual bathrooms, kitchens or closets. Guest rooms appear to have been served by a central bathroom on each floor at the rear of the building, but no fixtures remain.

The wide central corridor on each floor features three square wood columns running down the middle of the hallway. The original woodwork, wood floors and hardware remains throughout much of the second and third floors.

The third floor has experienced more water damage, presumably from a leaky roof. As a result, more plaster has fallen from the ceiling and walls. There are two skylights on third floor in the central corridor.

Integrity

Like many small-town commercial buildings, the Moyle building has experienced changes over the years. The south bay of first floor was the area of the original Hotel lobby. This area had the original recessed storefront removed and a new first floor façade was built. This served to make this area look less like a retail space. The new construction added stained glass windows in the transom area. A new bulkhead was constructed that was flush with the front of the building. It appears that all this was done some time in the late 1920s.

The staircase to the upper floors is currently accessed through an exterior door along the sidewalk, but this staircase was accessed through an interior door in the lobby. The first floor has had the ceiling dropped in all areas except for the former lobby area.

The upper two floors are highly intact, with very little change from the original construction.

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Commerce

Period of Significance

1918 to 1964

Significant Dates

1918

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Switzer, Joseph R. - Architect

Krause, A. H. - Builder

Period of Significance (justification)

The period of significance begins with the construction of the building in 1918 and ends in 1964 with the fifty-year cut-off date established by the National Park Service to provide sufficient passage of time to allow objective evaluation of the historic resource eligibility at the time of listing.

Criteria Considerations (justification)

N/A

Narrative Statement of Significance

Summary

The John Moyle building was built in 1918 to house retail spaces and a hotel. The building was constructed during a time of rapid growth and development, largely in response to the booming oil and gas industry in surrounding Butler County. Moyle was president of the local Chamber of Commerce when he financed the construction of this building. It is nominated under Criterion A for its local significance in the area of Commerce.

Elaboration

Augusta is located in south-central Butler County fifteen miles southwest of El Dorado, the county seat. Although the earliest Euro-American settlers began arriving in the area shortly after Kansas Territory opened for settlement in 1854, Augusta was not incorporated as a town until February of 1871. In succeeding years and through the 1880s, churches, banks, schools, and business were established. The arrival of the first train on the St. Louis & San Francisco Railroad on May 8, 1880 signaled a period of growth for the young town, and the following year, the Atchison, Topeka & Santa Fe completed its rail line to the town.² Railroads played an important factor in the development of the city and county. By 1910, Augusta had a population of 1,235 and boasted two banks, three newspapers, several mercantile houses, a good public school system, telegraph, telephone and express facilities, and a post office with four rural free delivery routes.³

Augusta experienced another period of rapid growth after oil was discovered near the city in 1914.⁴ John Moyle, in partnership with his father Henry and brother Matt, organized the Moyle Oil and Gas Company this same year.⁵ John would later take over the business after his father's death in 1918.⁶ In 1915 and 1916, the City of Augusta, with the approval of voters, took on major infrastructure projects including the construction of a sewer system, improvements to the water and electric plants, and a new city hall. By the end of 1916, Augusta had "a good water system, natural gas and an electric light plant, and complete sewer system..."⁷ In 1917, Augusta became a city of the second class, having exceeded a population of 2,000.⁸ The local and regional oil boom was in full swing. World War I further increased oil prices, which meant even more money was available for development in and around Augusta. The local newspapers of the time were filled with stories about the latest oil strikes, increasing population, and new businesses. Many people profited from the oil boom either directly or indirectly, and the Moyles were examples of those people.

John Moyle (1877-1967), who commissioned the construction of the nominated building, was the son of early settler and prominent Augusta businessman Henry Moyle (1846-1918). Henry immigrated to the United States from England with his parents, and they settled in Gold Hill, North Carolina. Henry served in the Confederate army as part of the First North Carolina Infantry.⁹ After the war, Henry worked for the Union Pacific Railroad based out of Omaha. He later homesteaded 160 acres of land south of Augusta in 1869 and opened a hardware business with Ed Boyle in 1873. This dissolved and he opened a grocery business, which he maintained until retirement in 1913.¹⁰ Henry died in November 1918, shortly before his building at 601/603 N. State Street was completed.¹¹

² William G. Cutler, *History of the State of Kansas, vol. 2* (Chicago: Andreas Publishing Co., 1883), 1439.

³ Frank Blackmar, *Kansas: A Cyclopaedia of State History, vol. 1* (Chicago: Standard Publishing Co., 1912), 119-120.

⁴ Burl Allison, Jr., *Augusta Kansas, 1868-1990* (Hillsboro, KS: Multi Business Press, 1993), 16 and 67.

⁵ "Oil & Gas News," *Chanute Daily Tribune*, 17 September 1914. This article noted that the Moyle Oil and Gas Company had drilled 350 feet testing for oil and gas on Henry Moyle's farm in Section 11, Township 28, Range 4.

⁶ Vol. P. Mooney, *History of Butler County, Kansas* (Lawrence, KS: Standard Publishing Co., 1916), 530.

⁷ *Ibid.*

⁸ Allison, 71.

⁹ Mooney, 486.

¹⁰ *Ibid.*, 529-530; Cutler, 1442.

¹¹ The five-story Henry Moyle Building was badly damaged by a tornado on July 13, 1924, leading to the removal of the top two stories. Allison, 92 and 94.

John served as secretary of Augusta's Commercial Club during this period and was president of the local Chamber of Commerce as he and his father set in motion plans for the construction of three buildings in the downtown.¹² John commissioned a three-story building at 609/611 N. State Street in 1917.¹³ It was built by A. H. Krause and completed in early 1918. Both Henry and John announced the construction of buildings at 601/603 and 605/607, respectively, on May 2, 1918.¹⁴ The plan for the nominated building, as noted in the newspaper, called for a building patterned after the nearly completed adjacent building at 609/611 N. State Street. Krause had been hired to construct this building, too.

Henry and John selected Joseph R. Switzer to oversee the construction of both buildings. Switzer, who had settled in Augusta in 1889, worked as a construction superintendent and contractor for many years. During his career, Switzer designed or supervised the construction of many buildings including the Carnegie library in Newton, the Augusta High School, and the Butler County Courthouse.¹⁵ Switzer also designed several commercial buildings in downtown Augusta including the post office, telephone exchange, and oversaw renovations to the Viets Block in 1916.¹⁶ Switzer lived in Augusta until his death December 18, 1945.

The 600 block of North State Street is located across the street and south of the Frisco passenger and freight depot. The depot long predated the Moyle building; the St. Louis and San Francisco Railway built its first depot in Augusta in 1880, but that building burned in 1909 and was replaced by the current building.¹⁷ A detached baggage building was built east of the depot in 1917, during this boom period. Given the proximity of the Moyle building to the railroad depot, it seems likely the hotel served rail passengers. The depot's passenger service ended in 1960.

The three-story building was completed in 1918 and originally was used as a hotel, with the hotel office and other retail spaces occupying the first floor. The second and third floors were occupied by guest rooms. Though Moyle owned the building, it does not appear that he had any hand in running the hotel or businesses located in the building. The hotel has had several names throughout its history, the earliest known name being the Royal Plains Hotel.¹⁸ Other names have included the Ashland Hotel, Navarre Hotel, and Renfro Hotel. The latest reference in the city directory to a hotel occupying the John Moyle building was in 1969. Businesses known to have been located in the building include "Signs by Ted (1918), City Café (1921) and Sasnak Development (1949).

It is not known why Moyle chose to build a hotel, but as president of the local Chamber of Commerce, he likely saw a need for a hotel and commercial space in Augusta. After all, a "successful hotel was a convincing statement that one's city of choice was the correct one, that it would prosper and become a proper place to raise a family," and "to travelers the personality of a city could be judged not by its government buildings or its churches but by its hotels."¹⁹ This hotel does not appear to have been overly ornate or with the latest technological accommodations. Rather, it appears to have been a well-built, modest hotel with 32 small, individual rooms for guests. Though private, these rooms did not have kitchen or bath facilities or any built-in features. The shared bathrooms were located at the west end of each floor.

Though this hotel was erected in early in the automobile era, it resembled more of a railroad-era hotel. Cultural geographers John Jackle and Keith Sculle note that, "Throughout the nineteenth century, most small-town hotels, as well as many small-city, were integrated physically into downtown business blocks," but by the early 20th century,

¹² *Augusta Daily Gazette*, 6 March 1918.

¹³ This building sustained significant fire damage on July 17, 1979 and was demolished by the City of Augusta. Allison, 245.

¹⁴ "Henry Moyle to Build a Five Story Block," and "[John] Moyle Builds Second Block," *Augusta Daily Gazette*, 2 May 1918.

¹⁵ Mooney, 500. Though Mooney references Switzer's involvement in the construction of Butler County Courthouse, the building's National Register nomination makes no mention of Switzer. Dana Cloud and Sally F. Schwenk, preparers, "Butler County Courthouse" National Register of Historic Places registration form (Topeka: Kansas Historical Society, 2002).

¹⁶ Annette Rice and Bill Morris, preparers, "Viets Block" National Register of Historic Places registration form (Topeka: Kansas Historical Society, 2012), 7.

¹⁷ Laura Groves, preparer, "Augusta Frisco Depot" Register of Historic Kansas Places registration form (Topeka: Kansas Historical Society, 2010), 6.

¹⁸ Allison, *Augusta Kansas, 1868-1990*, 92.

¹⁹ Karl B. Raitz and John Paul Jones, III, "The City Hotel as Landscape Artifact and Community Symbol," *Journal of Cultural Geography* 9 (1988): 28.

free-standing hotels that accommodated the auto-touring public were becoming common.²⁰ Augusta was very much a thriving railroad community during the early 1900s, as is evidenced by the railroad related development along the St. Louis and San Francisco Railway and Atchison, Topeka and Santa Fe Railway lines. This hotel likely served at least some railroad travelers, including salesmen.

Summary

The construction of the John Moyle building in 1918 is a part of the growth and development taking place in Augusta during the oil-and-gas boom. Moyle was very much involved in the industry and served as the president of the Chamber of Commerce during this period. The building is nominated for its local significance in the area of commerce.

²⁰ John A. Jakle and Keith A. Sculle, *America's Main Street Hotels: Transiency and Community In the Early Auto Age* (Knoxville: University of Tennessee Press, 2009), 11.

9. Major Bibliographical References

Allison, Burl, Jr. *Augusta Kansas, 1868-1990*. Hillsboro, KS: Multi Business Press, 1993. (K978.1 –B97 Au45a)

Blackmar, Frank. *Kansas: A Cyclopedia of State History, vol. 1*. Chicago: Standard Publishing Co., 1912.

Cutler, William. *History of the State of Kansas*. Chicago: Andreas Publishing Co., 1883.

Foreman, Virginia Belt, and Doyle. *Images in Time Augusta 1868-1968*. Hillsboro: Hearth Publishing Inc., 1998.

Groves, Laura, preparer. "Augusta Frisco Depot" Register of Historic Kansas Places registration form. Topeka: Kansas Historical Society, 2010.

Jakle, John A., and Keith A. Sculle. *America's Main Street Hotels: Transiency and Community In the Early Auto Age*. Knoxville: University of Tennessee Press, 2009.

Mooney, Vol. P. *History of Butler County Kansas*. Lawrence, KS: Standard Publishing Company, 1916.

Raitz, Karl B., and John Paul Jones, III. "The City Hotel as Landscape Artifact and Community Symbol," *Journal of Cultural Geography* 9 (1988): 17-36.

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

Name of repository: **Kansas Historical Society**

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property Less than one acre
(Do not include previously listed resource acreage)

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	<u>37.677777</u>	<u>-96.979067</u>	3	_____	_____
	Latitude:	Longitude:		Latitude:	Longitude:
2	_____	_____	4	_____	_____
	Latitude:	Longitude:		Latitude:	Longitude:

Verbal Boundary Description (describe the boundaries of the property)

The nominated property is described as follows: AUGUSTA, ORIG TOWN , BLOCK 24 , Lot 3; 4 , SECTION 27 TOWNSHIP 27 RANGE 04E.

Boundary Justification (explain why the boundaries were selected)

These boundaries are based on City lots and the buildings surrounding the property

11. Form Prepared By

name/title William M. Morris (KSHS Staff Edits)
organization William Morris Associates Architects date _____
street & number 114 East 5th telephone (316) 775 2590
city or town Augusta state KS zip code 67010
e-mail wmaarchitects@yahoo.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Historic images, maps, etc.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: John Moyle Building
City or Vicinity: Augusta
County/State: Butler County, Kansas
Photographer: Sarah Martin
Date of Photos: 21 January 2014

Description of Photograph(s) and number:

- 1 of 13 Primary (east) façade, camera facing NW
- 2 of 13 Date stone on east facade
- 3 of 13 Rear (west) façade, camera facing SE
- 4 of 13 Space between Moyle Building at left and adjacent building; south wall of John Moyle building at left
- 5 of 13 North façade, camera facing S
- 6 of 13 Primary (east) façade, camera facing SW
- 7 of 13 Interior of former hotel lobby, showing fireplace along north wall
- 8 of 13 Interior of former hotel lobby, showing office
- 9 of 13 Interior, staircase from second floor landing looking down toward street entrance
- 10 of 13 Interior, second floor rooms at east end of building
- 11 of 13 Interior, second floor central corridor with rooms on either side, facing east toward front of building
- 12 of 13 Interior, third floor landing with rooms at left along east end of building
- 13 of 13 Interior, third floor central corridor with rooms on either side, facing west toward back of building

Moyle, John, Building
Name of Property

Butler County, Kansas
County and State

Property Owner:

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

name Michael J. and Lucy M. Clifton

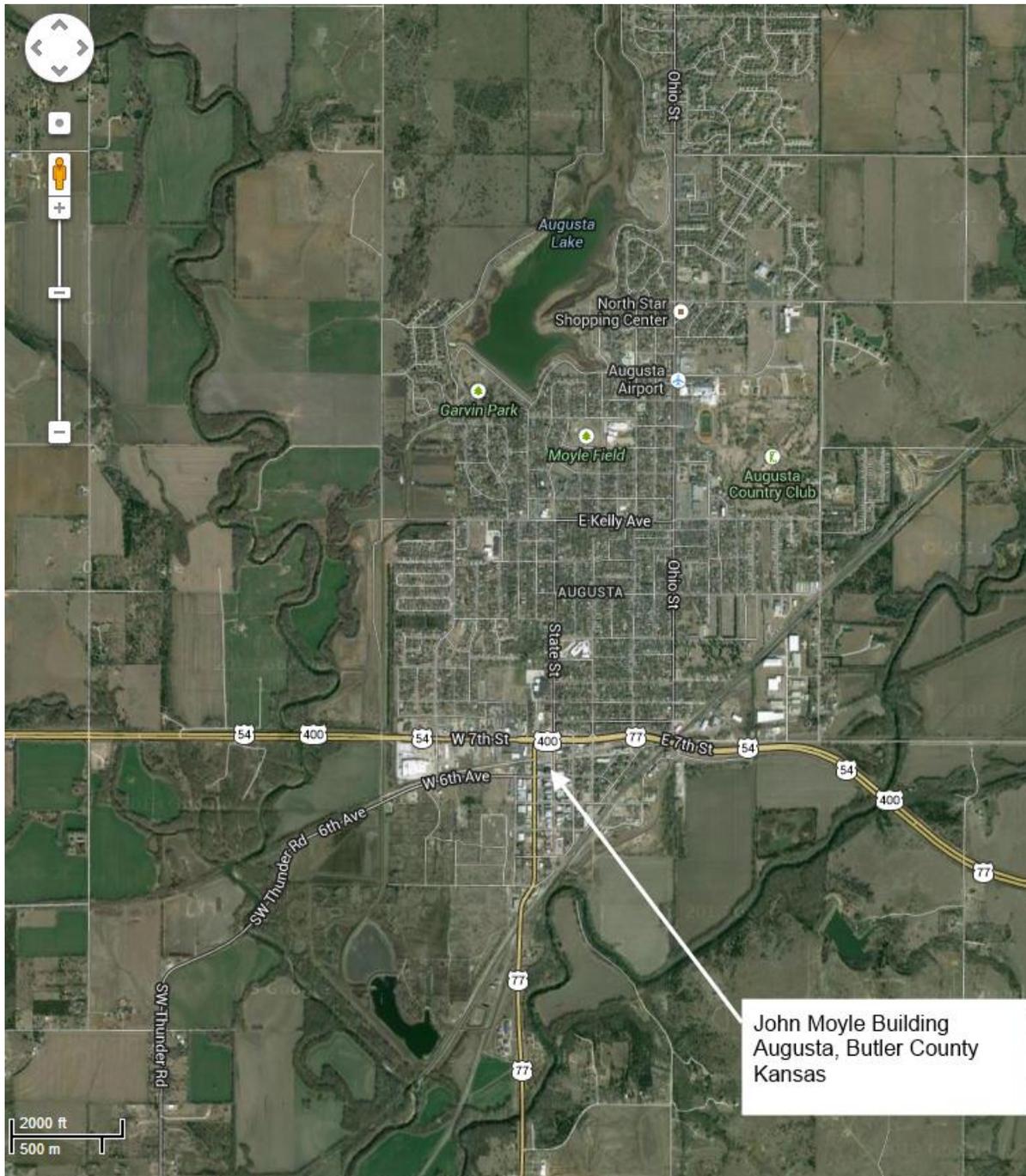
street & number 291 Westwood telephone 775 1105

city or town Augusta state KS zip 67010

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 18 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.

Figure 1: Contextual Aerial Image, Google, 2014



John Moyle Building
Augusta, Butler County
Kansas

Figure 2: Close-in Aerial Image, Google, 2014



Figure 3: Undated Historic Image (prior to 1924 tornado)

