

United States Department of the Interior
National Park Service

NATIONAL REGISTER
LISTED

National Register of Historic Places Registration Form

FEB 17 2009

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 S. D. Robinett Building
Other name/site number 097-2190-0004

2. Location

Street & number 148 S. Main not for publication
City or town Greensburg vicinity
State Kansas Code KS County Kiowa Code 097 Zip code 67054

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.)

Patrick Zollner

1-2-09

Patrick Zollner, Deputy State Historic Preservation Officer
Kansas State Historical Society

Date

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

Signature of the Keeper

Date of Action

- 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:) _____

S. D. Robinett Building
Name of Property

Kiowa Co., Kansas
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		buildings
		sites
		structures
		objects
1	0	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**

N/A

6. Function or Use

Historic Functions
(Enter Categories from instructions)

Commerce/Trade: business

Domestic: single dwelling

Current Functions
(Enter categories from instructions)

Vacant/Not In Use

7. Description

Architectural Classification
(Enter categories from instructions)

Commercial Style

Materials
(Enter categories from instructions)

Foundation: Concrete
Walls: Brick

Roof: Asphalt

Other: Concrete

Narrative Description

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

S. D. Robinett Building

Name of Property

Kiowa Co., Kansas

County and State

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 and descriptions.

Criteria Considerations

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

Property is:

- Criteria A through G with checkboxes and descriptions.

Narrative Statement of Significance

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

Areas of Significance

(Enter categories from instructions)

Commerce

Period of Significance

1915 to 1958

Significant Dates

1915

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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):

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

Primary location of additional data:

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

Name of repository:

S. D. Robinett Building
Name of Property

Kiowa Co., Kansas
County and State

10. Geographical Data

Acreage of Property Less than one

UTM References
(Place additional UTM references on a continuation sheet.)

1

1	4	4	7	4	2	2	5	4	1	6	1	8	5	0
Zone		Easting					Northing							

2

Zone		Easting					Northing							

3

Zone		Easting					Northing							

4

Zone		Easting					Northing							

See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Name/title KSHS Staff
Organization Kansas State Historical Society Date July 31, 2008
Street & number 6425 SW Sixth Ave. Telephone 785-272-8681
City or town Topeka State KS Zip code 66615

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with SHPO or FPO for any additional items)

Property Owner

Name Gary and Erica Goodman
Street & number 915 Colony Ave. Telephone 620-659-3700
City or town Kinsley State KS Zip code 67547

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 7 Page 1

S. D. Robinett Building
Kiowa Co., Kansas

NARRATIVE DESCRIPTION

Summary

Located at the northeast corner of South Main Street and East Florida Avenue, the S. D. Robinett Building is a rectangular, two-story brick commercial building constructed in 1915 as a retail building with offices on the second floor. The red brick building features a full basement and is covered by a sloping flat roof behind a parapet. In the late 1950s, the first floor center divider was removed, enlarging the retail space, and the second floor was remodeled into living quarters for the owners. In 1990, the interior of the building was remodeled for use as a bank. The building was heavily damaged by the May 4th, 2008 F5 tornado that devastated Greensburg. Currently, there are no extant windows on the south elevation, and most of the front elevation windows are boarded over.

Elaboration

The front, or west, elevation is symmetrically composed and features a central single-leaf, full-glazed, aluminum-frame door with matching full-height, single-pane sidelights. A large transom, currently boarded over, is above the entrance. The frame of a fabric awning remains. The entrance is flanked on each side by a tall narrow storefront window with transom. The south storefront window is completely boarded over, while the north transom window is uncovered and intact. The second floor is fenestrated by two pairs of one-over-one, double-hung windows; the north pair survived the tornado. A large cast stone signboard with "S. D. Robinett 1915" is positioned in the center of the façade just below a projecting concrete or cast stone cornice that extends around the front and south elevations. Above the cornice is a crenelated brick parapet with concrete coping.

The south elevation is also a principal elevation facing East Florida Avenue. The first floor contains a boarded-over storefront to the west and an inset brick infilled panel that appears to have been a former storefront window. The remainder of the first floor is blank with a single-leaf entrance (formerly a modern aluminum-frame glazed door that is now boarded over) at the east end. The second story is fenestrated by five window groups, each originally containing a pair of double-hung windows, but now boarded over. A substantial portion of the cornice and parapet along the eastern half of this elevation was damaged by the tornado.

The rear, or east, elevation contains a short one-story vault extension that was added by First State Bank in the early 1990s. The second story of the original building contains two, two-over-two wood-frame windows and the remnants of a multiple-paned fixed window. The glass is missing from all three windows, which are boarded over with plywood from the interior. The north elevation is a party wall for a formerly adjacent one-story building. Two brick chimneys that served the adjacent building as well as one for the Robinett Building at the west end are visible from this elevation. A glass block window on the second floor is positioned to the east of the central brick chimney.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 7 Page 2

S. D. Robinett Building
Kiowa Co., Kansas

The interior is currently in poor condition from water damage sustained during and after the tornado. The first floor still reflects the glazed, wood-frame office partitions installed by the bank during the 1990 remodeling, and the second floor, which had been converted into offices and meeting space by the bank, still reflects much of the late 1950s residential remodeling. The curved glass block wall remains as does the marble-surround fireplace and green-tiled bathroom. The rear quarter-turn staircase appears to reflect the original or historic appearance and features a dark wood handrail and a short stick balustrade on the second floor.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 8 Page 3

S. D. Robinett Building
Kiowa County, Kansas

STATEMENT OF SIGNIFICANCE

Summary

The S. D. Robinett Building is being nominated under Criterion A with local significance for its association with the early 20th commercial growth of Greensburg. The only historic commercial building to survive the devastating May 4, 2007 tornado that destroyed most of Greensburg, the Robinett Building is the last remaining link to the commercial heritage of the town.

Elaboration

Famous for the National Register-listed Big Well, often touted as the world's largest, Greensburg was first settled in 1884 by Cassius M. Hopkins and Tom Pritchard from Kingman who sought more land for their cattle operations. The town was plotted on January 31, 1885 by the Greensburg Town Company, consisting mostly of Kingman people including George W. Mellville, C. F. Mingenback, C. W. Myers, F. M. Brown, H. H. Patton, F. T. Burkey, and Jacob Barney. Incorporated on June 18, 1886, the town was named for "Cannoball" Green who owned and operated a stage line connecting Greensburg with Kingman, Kinsley, and Coldwater. In 1887, the Atchison, Topeka, and the Santa Fe Railroad and the Rock Island Railroad crossed in Greensburg, thus assuring the town's future. The town experienced rapid growth in the 1880s. The March 22, 1887 edition of the *Greensburg Republican* boasted, "A little more than two years old, yet we are a substantial, thriving and bustling city with a population of 2,000 earnest, energetic and educated people." The town suffered a setback following the Panic of 1893 but rebounded in the early 1900s. One of the key businessmen of Greensburg during this period was S. D. Robinett.

Stephen Douglas Robinett was born in Clark County, Indiana on August 18, 1856. In 1883, Robinett moved to Kansas where he worked as a carpenter in Kingman. Deciding that carpentry was not his vocation, Robinett staked claim to land in the Brenam vicinity, "proved up the claim," and obtained title from the government. In 1885 or 1886, he partnered with George Wallace in a mercantile business in Brenham under the name of Robinett and Wallace. Robinett invested in the Bank of Greensburg in 1892, and suffered a considerable financial setback when the bank closed in the Panic of 1893. He moved to Greensburg about 1896 and established a livestock and grain business partnership with Austin Way. Robinett prospered in Greensburg. In 1904, Robinett was one of the founders of the Home State Bank along with B. A. Sidener, T. F. Phillips, A. Kruse and E. A. Northrup.

The Home State Bank began with a capital stock of \$10,000, which increased to \$20,000 by 1910. By 1916, the bank was the leading banking institution in Greensburg with stock of \$312,334 compared to \$290,465 for the Farmers State Bank. Both banks were located at a corner of S. Main Street and Florida Avenue. The two story brick Home State Bank was built in 1910 and was described in a March 20, 1913 article in the *Kiowa County Signal and Greensburg Republican Consolidated* as the "finest office building

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 8 Page 4

S. D. Robinett Building
Kiowa County, Kansas

in Greensburg.” The same article described the Farmers State Bank as occupying the lower floor of their own “buff pressed brick” building, which was “one of the prettiest and most modern in Greensburg.”¹

Robinett served as president of the Home State Bank, and while affiliated with this bank constructed the nominated property in 1915. According to the April 15, 1915 *Kiowa County Signal and Greensburg Republican Consolidated*:

S. D. Robinett is having a basement excavated on the site of the old court house preparatory to erecting a business building. He has not yet decided what kind of building he will construct whether it will be one or two stories.

It is not clear when the Robinett Building was completed. It was contemporaneous with a building boom that saw brick buildings replace frame buildings, many of which, like the former court house, had been destroyed by fire. Other buildings constructed during this period include the Sparks Building, the Cox & Hammer Building, a theater (1917), and the Lodge Hall (1917). None are extant.

S. D. Robinett died on August 7, 1916, and the newspaper printed his obituary in the August 10, 1916 issue. The obituary credited Robinett’s management and guidance of the Home State Bank for its success and commented on his impact on the built environment:

He has helped to build the city of his choice. He has not only put large sums of money into the buildings he has erected, but he has put pride into them which has given them architectural grace and beauty.

The newspaper also noted that Robinette had purchased all of the bonds for the new court house (1914) and had twice been a delegate to the Democratic National Convention (Baltimore 1912 and St. Louis 1916). Robinett had no heirs other than one brother and three sisters. Three weeks later, the newspaper published the final settlement of his estate. Katherine Weir, stenographer and secretary to Robinette at the Home State Bank, received the property known as the “old court house” corner for her lifetime, but upon her death was to revert to his brother and sisters. Weir also received ten shares of stock in the Home State Bank.

According to the *History of Kiowa County 1880-1980*, the Robinett Building housed a variety of business over the years. Some of the early businesses include Sieg Jewelry, an ice cream parlor, a real estate office, a gift shop, and a confectionary. J. W. Davis, Attorney, had an office in the second floor. Sadie Bollinger operated a dress shop in the building during the World War II era. Afterwards, Lesta Dirk became the owner, followed by Sadie Phillips, and then Thelma Venard in 1955. In the late 1950s, Ben and Katherine

¹ The newspaper was not always this complimentary. On April 27, 1916 the newspaper opined, “It is a lamentable fact that some of the most disreputable looking shacks in the city limits are on Main Street, but with the spirit of progress the city is showing of late this cannot long remain so.”

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 8 Page 5

S. D. Robinett Building
Kiowa County, Kansas

Spainhour bought the Robinett Building and made some noteworthy alterations to the building. They removed the first floor center divider and remodeled the upstairs into their living quarters. The Spainhours also operated the Twilight Theatre two doors to the north on Main Street. Evidence of the Spainhours' remodeling is still evident in the curved glass block wall, Modern-style marble fireplace surround, and the green tiled bathroom on the second floor.

In 1990, the First State Bank purchased the building and remodeled the first floor interior for use as a bank. A one-story vault was added to the rear, or east, elevation. The bank operated in the building until the May 4, 2007 tornado. Although heavily damaged, the Robinett Building was the only historic commercial building to survive the tornado. New property owners have purchased the building since the tornado and have applied for rehabilitation tax credits to restore the building for use as retail on the first floor and living quarters on the second floor.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 9 Page 6

S. D. Robinett Building
Kiowa County, Kansas

BIBLIOGRAPHY

Haviland Reivew, June 21, 1934 (quoting the *Greensburg Republican*, March 22, 1897).

History of Kiowa County 1880-1980: A Kronicle of Kiowa County Written by Kith, Kin, and Kind Friends. Lubbock, TX: Taylor Publishing Co., 1979.

Kansas Historic Resources Inventory file, S. D. Robinett Building, 097-2190-004.

Kiowa County Signal & Greensburg Republican Consolidated, March 20, 1913; April 15, 1915; May 20, 1915; February 17, 1916; April 27, 1916; August 10, 1916; August 24, 1916; August 31, 1916; October 5, 1916.

The WPA Guide to 1930s Kansas. University Press of Kansas, 1984 (Originally published by Viking Press in 1939 under the title *Kansas: A Guide to the Sunflower State*).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number Add'l Documentation Page 7

S. D. Robinett Building
Kiowa County, KS

VERBAL BOUNDARY DESCRIPTION

The West 74 feet of Lot 12 in Block 45 in the Original Townsite of the City of Greensburg, Kansas.

BOUNDARY JUSTIFICATION

This boundary includes all of the property historically associated with the Robinett Building.

PHOTOGRAPIC INFORMATION

Property Name: Robinett Building
Location: 148 S Main, Greensburg, Kiowa County, KS
Photographer: Patrick Zollner
Date: 4 June 2008

Negatives on file with SHPO, Cultural Resources Division, KSHS,

Photo 1: West (short side) elevation and south (long side) elevation, facing NE
Photo 2: West elevation, facing E
Photo 3: South elevation, facing N
Photo 4: Northeast corner, facing SW
Photo 5: Northwest corner, facing SE
Photo 6: Close-up of north elevation, facing SE
Photo 7: Interior, first floor, facing entry on west elevation
Photo 8: Interior, stairway to second floor
Photo 9: Interior, showing glass block
Photo 10: Interior, fireplace
Photo 11: Interior, wood windows

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number Add'l Documentation Page 7

S. D. Robinett Building
Kiowa County, KS

VERBAL BOUNDARY DESCRIPTION

The West 74 feet of Lot 12 in Block 45 in the Original Townsite of the City of Greensburg, Kansas.

BOUNDARY JUSTIFICATION

This boundary includes all of the property historically associated with the Robinett Building.

PHOTOGRAPIC INFORMATION

Property Name: Robinett Building
Location: 148 S Main, Greensburg, Kiowa County, KS
Photographer: Patrick Zollner
Date: 4 June 2008

Photo 1: West (short side) elevation and south (long side) elevation, facing NE
Photo 2: West elevation, facing E
Photo 3: South elevation, facing N
Photo 4: Northeast corner, facing SW
Photo 5: Northwest corner, facing SE
Photo 6: Close-up of north elevation, facing SE
Photo 7: Interior, first floor, facing entry on west elevation
Photo 8: Interior, stairway to second floor
Photo 9: Interior, showing glass block
Photo 10: Interior, fireplace
Photo 11: Interior, wood windows

659 (1 NW)
(HAWLAND NW)

GREENSBURG QUADRANGLE
KANSAS - KIOWA CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

99° 15' 37" 37' 30"

477 | 1.780 000 FEET

CENTERVIEW 14 MI.

475 |

474 | 17' 30" |

473 |

LINE URG NE)

35

2229

2228

2227

2226

2225

2224

2223

2222

2221

2220

2219

2218

2217

2216

2215

2214

2213

2212

2211

2210

2209

2208

2207

2206

2205

2204

2203

2202

2201

2200

2199

2198

2197

2196

2195

2194

2193

2192

2191

2190

2189

2188

2187

2186

2185

2184

2183

2182

2181

2180

2179

2178

2177

2176

2175

2174

2173

2172

2171

2170

2169

2168

2167

2166

2165

2164

2163

2162

2161

2160

2159

2158

2157

2156

2155

2154

2153

2152

2151

2150

2149

2148

2147

2146

2145

2144

2143

2142

2141

2140

2139

2138

2137

2136

2135

2134

2133

2132

2131

2130

2129

2128

2127

2126

2125

2124

2123

2122

2121

2120

2119

2118

2117

2116

2115

2114

2113

2112

2111

2110

2109

2108

2107

2106

2105

2104

2103

2102

2101

2100

2099

2098

2097

2096

2095

2094

2093

2092

2091

2090

2089

2088

2087

2086

2085

2084

2083

2082

2081

2080

2079

2078

2077

2076

2075

2074

2073

2072

2071

2070

2069

2068

2067

2066

2065

2064

2063

2062

2061

2060

2059

2058

2057

2056

2055

2054

2053

2052

2051

2050

2049

2048

2047

2046

2045

2044

2043

2042

2041

2040

2039

2038

2037

2036

2035

2034

2033

2032

2031

2030

2029

2028

2027

2026

2025

2024

2023

2022

2021

2020

2019

2018

2017

2016

2015

2014

2013

2012

2011

2010

2009

2008

2007

2006

2005

2004

2003

2002

2001

2000

1999

1998

1997

1996

1995

1994

1993

1992

1991

1990

1989

1988

1987

1986

1985

1984

1983

1982

1981

1980

1979

1978

1977

1976

1975

1974

1973

1972

1971

1970

1969

1968

1967

1966

1965

1964

1963

1962

1961

1960

1959

1958

1957

1956

1955

1954

1953

1952

1951

1950

1949

1948

1947

1946

1945

1944

1943

1942

1941

1940

1939

1938

1937

1936

1935

1934

1933

1932

1931

1930

1929

1928

1927

1926

1925

1924

1923

1922

1921

1920

1919

1918

1917

1916