

United States Department of the Interior  
National Park Service

# 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 Lyda-Jean Apartments  
Other name/site number 161-3490-0150

### 2. Location

Street & number 501 Houston  not for publication  
City or town Manhattan  vicinity  
State Kansas Code KS County Riley Code 161 Zip code 66502

### 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. Parkentz DSHPO 3-15-04  
Signature of certifying official/Title 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

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

Lyda-Jean Apartments  
Name of property

Riley 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	
2		buildings
		sites
		structures
		objects
2		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: Multiple dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Current Functions  
(Enter categories from instructions)

DOMESTIC: Multiple dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Description

Architectural Classification  
(Enter categories from instructions)

Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements  
\_\_\_\_\_  
Commercial Style  
\_\_\_\_\_  
Craftsman  
\_\_\_\_\_

Materials  
(Enter categories from instructions)

foundation Limestone  
\_\_\_\_\_  
walls Brick  
\_\_\_\_\_  
Stucco (garage)  
\_\_\_\_\_  
roof Asphalt; Other: Composition (garage)  
\_\_\_\_\_  
other  
\_\_\_\_\_

Narrative Description

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

Lyda-Jean Apartmets  
Name of Property

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**8. Statement of Significance**

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

- 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 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 of age or achieved significance within the past 50 years

**Narrative Statement of Significance**  
(Explain the significance of the property on one or more continuation sheets.)

**Areas of Significance**  
(Enter categories from instructions)

Architecture \_\_\_\_\_

Social History \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1930-1953 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Significant Dates**

1930 \_\_\_\_\_

\_\_\_\_\_

**Significant Person**  
(Complete if Criterion B is marked above)

N/A \_\_\_\_\_

**Cultural Affiliation**

N/A \_\_\_\_\_

\_\_\_\_\_

**Architect/Builder**

Henry B. Winter (architect) \_\_\_\_\_

Charles A. Howell (builder) \_\_\_\_\_

**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:**

- 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 # \_\_\_\_\_

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: \_\_\_\_\_

Lyda-Jean Apartments  
Name of Property

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### 10. Geographical Data

Acreeage of Property Less than 1 acre

#### UTM References

(Place additional UTM references on a continuation sheet.)

1	1   4	7   1   0   4   4   0	4   3   3   9   3   8   0	3																
	Zone	Easting	Northing		Zone	Easting	Northing													
2					4															

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 Patricia O'Brien  
Organization \_\_\_\_\_ Date 1/23/2003  
Street & number 501 Houston Telephone \_\_\_\_\_  
City or town Manhattan State KS Zip code 66502

### 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 Patricia O'Brien  
street & number 501 Houston Street telephone \_\_\_\_\_  
city or town Manhattan state Kansas zip code 66502

**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

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**Introduction**

The Lyda-Jean apartment building, built 1930, is located at 501 Houston in Manhattan, Riley County, Kansas (population 37,477). The apartment building reflects the Craftsman style on the interior. The exterior reflects the twentieth-century commercial. Both styles utilize simple yet functional design. The building is situated on the southwest corner of Fifth Street (formerly Fourth Street) and Houston, one block south of Poyntz Avenue, Manhattan's main street. The surrounding neighborhood is residential, occupied mostly by single-family residences. The lot on which the building sits was formerly occupied by a single-family residence that faced Fifth Street. The nomination also includes an associated garage on the southwest corner of the property.

**Exterior**

*Overall Massing and Materials* - The Lyda-Jean apartment building is a two-story building with a front-facing complex-regular plan and parapet on flat roof. The building is essentially symmetrical on a north-south axis. The front elevation faces north. Its principal exterior material is Lusco coral reef brick (a rough-faced blond brick) set in a running bond with raked mortar joints. The building features a rough-cut limestone foundation with a smooth-cut limestone water table. A horizontal course of dark brown rowlock brick delineates the water table from the brick wall. Another dark brown horizontal band, featuring two running courses sandwiched by rowlock courses. A single dark brown rowlock course meets a concrete parapet cap at the cornice line. All windows feature rowlock brick sills and sailor-coursed lintels in dark brown brick. Most of the windows are original, except for a couple that have been reconstructed. They are all double-hung windows with multiple panes (true divided lights) in the upper sash.

*Front (North) Elevation* - The front elevation is symmetrical with five bays, a small recessed bay on the east, a projecting bay, a recessed entry bay, a projecting bay and another small recessed bay on the west. The first and fifth bays feature a single double-hung 6/1 wood window on each level. The second and fourth projecting bays feature a double window opening on each level with two double-hung 9/1 windows in each opening. These windows are centered on the bays. The center bay is recessed to accommodate three entrance doors. The main door on the front elevation, a wood single door with side lights, opens to the interior stair which provides access to the two apartments on the second level. The entrances on the east and west sides of the recessed bay provide direct access to the two units on the first floor. The entrance is covered by a roof that projects from the floor level of the second story. This roof features a wood railing that spans the width between the two projecting bays. On the second floor, the center bay features a single 6/1 double-hung window flanked by two small 4/1 windows. The east and west sides of the recessed center bay each have single 9/1 windows.

*East Elevation* - The east elevation is three bays wide. The first bay is the east elevation of a rear projection. The second bay is the principal east bay. The third bay is the east side of the projecting second bay on the front elevation. There is a single double-hung 6/1 window on each level of the first and second bays. There are two evenly spaced 6/1 windows on each level of the projecting bay.

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*West Elevation* – The west elevation is three bays wide. The first bay is the west end of the projecting fourth bay on the front elevation. It features 9/1 windows on each floor. The center bay features one 6/1 window and one 9/1 window on each level. The third bay is the projecting rear service porch. It features one 6/1 window and one 9/1 window on each level.

*Rear (South) Elevation* – The rear elevation is three bays wide. The first bay features a single 9/1 window on each level and double 9/1 windows on each level. The second bay is a projecting service porch. The first level has an entry door which opens to a stairway to access the service porch on the second level.

*Garage* – Built in 1930, the garage is located on the southwest corner of the property. The garage is separated into two parts. The east garage, with two parking spaces, opens to the east. It is accessed by a driveway that runs east and west on the south side of the property. The west garage, with two parking spaces, opens to the north. It is accessed by a driveway that runs north and south along the west side of the property. The garage is a wood-framed structure with some exterior brick at the entrances. The principal exterior material is textured stucco. The building has a deck roof topped with composition shingles. The west half of the garage features two small 4/1 double-hung wood windows.

**Interior**

*Floor plan* – Each floor houses two apartment units. The building's center bay houses the entry hall, stairs, and the closets, kitchens and service porches for both units on each floor. Apart from this center bay, each apartment is L-shaped – with a living room, dining room, bedroom and bath. The shape of the building allows these rooms to have maximum light. The living rooms, in the projecting front bays (bay 2 and 4), have two single windows and a double window on the second floor. On the first floor, they have a single window, entry door and a double window. The bedrooms in each unit have two windows. The dining rooms each have a double window. The bathrooms have a single window (see attached floor plan).

*Features and finishes* – Like the exterior, the interior of the building retains a high degree of architectural integrity. It retains its original woodwork – from door and window frames and trim to baseboards and floors. The building also retains original door knobs, bathroom cabinets, outlets, radiators and light fixtures. Although some features, including plaster walls, tile work and light fixtures, had been obscured or replaced in the past, the current owner has restored them. For instance, when the current owner purchased the property, many of the interior walls were covered with paneling. Acoustical ceilings had also been installed – and many original light fixtures removed. The paneling, acoustical ceilings and non-historic floor coverings were removed during the rehabilitation process. The removal of these non-historic materials revealed the original ceiling heights, walls and oak floors. Missing light fixtures were replaced with salvaged historic light fixtures from the period of construction. The owner chose to rehabilitate the kitchens for contemporary use, using new cabinets built to match the original cabinets. The bathrooms feature original medicine cabinets, tubs and hexagonal floor tiles.

Lyda-Jean Apartments

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The Lyda-Jean Apartment building is being nominated to the National Register of Historic Places under Criterion A for its association with the growth and development of Manhattan and Criterion C as an example of an early-twentieth-century apartment building. The Lyda-Jean was commissioned by Manhattan merchant Charles D. Middleton in 1930. It was designed by prolific local architect Henry B. Winter and constructed by contractor/mason Bert Cork.

*Apartments - Context*

Although apartment buildings were prevalent in large metropolitan areas beginning in the late nineteenth century, they were not commonly constructed in Kansas until the 1910s and 1920s. By this time, apartments had evolved from tenements designed for maximum occupancy of the urban poor in high-density metropolitan areas to efficient and attractively designed buildings for a growing class of urban professionals.

The history of apartment construction during the early twentieth century is tied to the nationwide trend toward urbanization. The mechanization of farming – which reduced the number of farm workers needed in rural areas, immigration, and industrialization contributed to the rapid growth of cities. Mid-sized cities, with populations from 2500 to 500,000, saw the largest growth at the turn of the century. Between 1890 and 1910 the number of persons living in mid-sized cities grew from approximately 60 million to 80 million.

In the early twentieth century, apartments provided reasonably priced housing for young professionals who moved to cities to provide services to the growing number of residents. Apartments served residents who were either unable to or uninterested in purchasing a single-family house at a time when home ownership was a luxury afforded to a small percentage of families. As the American population became more mobile, apartments were a short-term housing solution for those who did not plan to linger in a community.

The construction of apartment buildings in Kansas reached its heyday between the two world wars. These buildings had a number of commonalities. First, many were architect designed. Secondly, they were typically two or three stories in height. They often featured brick exteriors – usually rough, popular at the time. Included among the Kansas apartment buildings from this time period are the Riverview, Nokomis, Virginia and Navarre apartments. These apartments, all located in Wichita, are listed on the National Register of Historic Places.

An increasing demand for single-family residences, spurred by government incentives (including FHA financing), inexpensive standardized housing, the baby boom and an exponential increase in personal income, caused a decline in the construction of apartment buildings following World War II. Between 1940 and 1960, the percentage of American families who owned their own homes had jumped from 44% to 60%.<sup>1</sup> During the 1960s, urban renewal sparked new interest in the construction of high-rise apartments to house the urban poor. This type of housing did not proliferate in Kansas. During the 1980s and 1990s, Kansas has seen a trend toward large apartment complexes to serve as housing for students, young professionals and other residents.

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<sup>1</sup> James Gilbert, Another Chance: Postwar America, 1945-1968 (New York: The Macmillan Company, 1967), 23.

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*Manhattan – Brief History*

Manhattan was founded in 1855 by settlers whose steamboat, the Hartford, ran aground. Just three years after the town's incorporation the founders chartered Bluemont Central College, a predecessor to Kansas State Agricultural College (Kansas State University), founded as a land-grant college in 1863. The city's commercial district, located along Poyntz Avenue, served as a trading center for the surrounding region. As in most nineteenth-century cities, Manhattan's first homes were clustered near the commercial district.

Like many mid-sized cities in the early twentieth century, Manhattan saw precipitous population growth during the early twentieth century. The population grew from 3,438 in 1900 to 5,722 in 1910. By 1940, the population exceeded 11,000. As its population grew, so too did Manhattan's commercial district. By 1930 when the Lyda-Jean apartment building was constructed, a nineteenth-century residential area to its north had been replaced with commercial buildings. Downtown had expanded westward and the 500 Block of Poyntz was occupied by two filling stations, a bus depot, two garages and a funeral home (Sanborn maps).

Between World War I and World War II, there were a number of apartment buildings constructed near the city's core. These included six other apartment buildings designed by Henry Winter (see below).

*Charles Middleton (1869-1935)*

Charles Dietzel Middleton commissioned the Lyda-Jean apartments in 1930. At that time, Middleton was a retired Manhattan businessman. Middleton was born, raised and spent his early adult life in Warrensburg, Missouri, the county seat of Johnson County. In Warrensburg, Middleton was in the newspaper business, and served as mayor from 1900 to 1911. In 1914, Middleton moved with his second wife to Manhattan, Kansas where he organized Mid-Quinn Grocer Company with J. B. Quinlan. He sold the business in 1927. The Lyda-Jean apartment building, constructed 1930, was likely named for his second wife, Lyda and daughter, Jean. After the completion of the apartments, Middleton served as county poor commissioner. He died in 1935.

*Henry B. Winter (1883-1954)*

To design the apartments, Middleton hired prolific local architect Henry Winter. The two had collaborated on at least two other projects, the construction of a two-story Mid-Quinn warehouse in 1917 and Middleton's home at 717 Houston. Winter was born in Hessedormstadt, Germany in 1883, but had moved with his family to Manhattan by 1885. After graduating from Manhattan High School in 1898, Winter apprenticed with his father John Winter, an accomplished contractor. He helped his father build a number of homes while he attended Kansas State Agricultural College (KSAC – now Kansas State University). During his final years of formal studies, Winter designed a number of houses. In 1909, at the age of 27, Winter became the twelfth student to graduate from KSAC's architecture program.

Winter's career in Manhattan spanned approximately 25 years. During that time, he designed dozens of buildings, including private residences, churches, schools and commercial buildings (see Appendix A). Among the buildings Winter designed while practicing in Manhattan were six apartment buildings (the Tatarax



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is attributed to Winter but cannot be documented). Sadly, five of these buildings - the Tull (attributed), the Tatarax, the Walthheim, the Roark, and the Linview (Kansas City, Missouri) - have been razed or destroyed.

Besides the Lyda-Jean apartments, three Winter-designed Manhattan apartment buildings exist. These include the Paddleford and a building designed for B. K. Walters on the southwest corner of 6<sup>th</sup> and Pierre. Like the Lyda-Jean, the building designed for Walters housed four apartments. The Paddleford housed six apartments.

Winter's interests were not limited to architecture. Like his father, Winter was active in the Democratic Party. His political career included a failed bid for state architect in 1913.

By 1935, as evidenced by City Directory research, Winter had left Manhattan. Winter turned up in Nebraska in 1939. Like many architects during the Great Depression, Winter accepted a federal job as an engineer with the Farm Services Administration (FSA) and FHA, New Deal organizations. At this time, Winter worked both in Grand Falls, Montana and Lincoln, Nebraska. Winter lived in Lincoln until his death in 1954. He was buried in Manhattan.

*Bert Cork*

Little is known about Bert Cork, the contractor for the Lyda-Jean. Cork partnered with Henry Ferrier on a number of projects. He was employed by Henry Winter as a building supervisor.

*Charles Alfred Howell*

Charles Howell, who constructed the curbing and north sidewalk on the property was a contractor and mason who, like Henry Winter, learned his craft from his father. Also like Winter, Charles Howell moved to Manhattan as a child in the 1880s (1884). Howell was one of nine children born in an African-American family from Knoxville, Tennessee. Although Howell's father died in 1897, the family fared well. One of Howell's sisters, Minne M. Howell, was the first African-American woman to graduate from KSAC in 1901.

Howell was awarded his first stone working contract with the recommendation of Dr. John Daniel Walters, founder of the KSAC architecture program. Dr. Walters was the father of Dan Walters, one-time partner of Henry Winter. Early in his career, Howell installed stone curbing along Houston Street (1904). In 1917, he quarried and cut the stone for the Presbyterian Church (8<sup>th</sup> and Leavenworth). Among a number of projects at KSAC, Howell worked on Willard Hall in 1939. In 1940, he constructed the stone fence surrounding Manhattan's Sunset Cemetery. Two years later, Howell died.

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*History of the Lyda-Jean*

The Lyda-Jean apartments are located on the North half of Lots 577 and 578 in Ward 1, Manhattan. During the 1880s, both lots were owned by Charles Bradley, who constructed a house, barn and limestone fences on the property in 1883. The home faced what was then 4<sup>th</sup> Street. Following Bradley's death, the property was owned by his daughter Ella Christy. In later years, it was owned by R. S. Hick and S. A. Sargent. Edward Wurst purchased the south half of the two lots in 1925. Following his purchase, Wurst divided the two lots and constructed two small houses on the south half of the property. In 1929, Charles Middleton purchased the north half of the two lots. Prior to Middleton's purchase, the Bradley Home was a boarding house owned by Mrs. Lovina Vandiner. Middleton removed the Bradley Home in March 1930.

The corner of 5<sup>th</sup> and Houston was an appealing location for an apartment building for a number of reasons. First, the corner was located in a mature residential neighborhood with mature trees and stately homes. Secondly, it was located near downtown. Third, the area had benefited from a number of city improvements. In 1904, Charles Howell completed the curbing. In 1908, the roads in the neighborhood had been paved. (It was in 1908, when the roads were paved, that 4<sup>th</sup> Street was renamed 5<sup>th</sup> Street.)

The Lyda-Jean apartment building was completed in 1930. Like most apartment buildings of the time, it was home to professionals/couples – salesmen like Sterling McCullom and George Quentin (1939). Although some residents, like realtor and insurance agent Charles Ballinger and his wife Alice, called the Lyda-Jean home for decades, city directory research shows that most did not live in the apartments long-term. Of all of the persons living there in 1939, none were still there in 1942. Among the residents during the 1960s was Lyda Middleton, the widow of Charles Middleton, after whom the building was named. This fact seems to indicate that Lyda maintained ownership after her husband's death in 1935. She owned the building until her death in 1965. Her daughter Jean owned the building until her death in 1980. During the 1970s and 1980s, some students, such as Bernard and Jo Ann Smith and Jefery Reed lived at the Lyda-Jean. By the 1990s, its residents were mostly single persons including Army enlisted men.

Over the years, the building's uses expanded. Dr. Russell Cave used apartment 2 as his office during the 1940s. Dr. Charles Hughes used apartment 1 as his dentists office from 1966 to 1969. According to city directories, architect Frank O. Wolfenbarger had an office in units 3 and 4 during the 1960s and 1970s. The directories suggest that Wolfenbarger's office took up two apartment units. Wolfenbarger was a native of Riley County, born in 1904. He graduated from Kansas State Agricultural College (now Kansas State University) in 1926. His firm designed buildings on the campus of Kansas State University. Wolfenbarger was also on the design team for the Eisenhower Presidential Library in Abilene, Kansas. By 1980, the year following his death, the firm (Wolfenbarger and McCulley) had re-located to 800 Poyntz. The 1980 city directory shows that residents occupied three of the Lyda-Jean's four units. One unit was vacant.

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By the time the current owner purchased the Lyda-Jean in the 1998, the building was in disrepair. The downstairs floors had been irreparably damaged in the 1951 flood. Plaster walls had been covered with paneling. Acoustical suspended ceilings were installed in apartments 2, 3 and 4. Fortunately, many of the changes were reversible. The current owner has nearly completed a years-long rehabilitation of the property, which has served to restore the building's architectural character.

*Style*

The exterior of the Lyda-Jean represents the early twentieth-century Commercial Style. This style is most often seen in downtown commercial buildings from the 1910s and 1920s. Unlike their nineteenth-century predecessors, these buildings feature simple lines, without applied or projecting decorative elements such as cornices. In addition to their clean lines, Commercial Style buildings are defined by a number of exterior features such as parapets capped with squared-off stone or concrete, rough brick with raked mortar joints, and double-hung windows with square upper and lower sashes – in contrast to the tall, narrow windows seen in late-nineteenth-century commercial buildings. These windows can be 1/1 double-hung sash, or a multiple-pane upper sash over a single-pane lower sash. Stylistic elements were limited to brick corbelling or the incorporation of integrated decorative masonry elements geometric stone patterns.

Although most examples of the Commercial Style are found in downtown storefronts, the style was also employed for early twentieth-century apartment buildings. Examples include the Nokomis and Navarre Apartments in Wichita (listed on the National Register in 2001). Like these apartment buildings, and other Commercial Style structures, the Lyda-Jean features geometric masonry patterns, multiple-pane upper sash, rough brick with raked mortar joints and a capped parapet at the roofline.

The Lyda-Jean also has interior features common to both apartment buildings and single-family dwellings of the period. These are Craftsman-style elements; popularized by Gustav Stickley during the early twentieth century. Interior features common in Craftsman-style buildings include simple floorplans and the use of natural woodwork in floors, cabinets and built-ins. Winter interpreted the Craftsman style for the interior space of the Lyda-Jean by using windows in every room, built-in shelves around doorframes, a simple layout and stained wood for ornamentation.

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*Conclusion*

The Lyda-Jean apartment building is an intact example of early twentieth-century apartment construction. It is one of a disappearing breed of apartment buildings which were constructed in great numbers between the two world wars. In addition to its architectural significance, it is historically significant in that it is interpretive of a time in American, Kansas and Manhattan history when an increasingly mobile middle class of professionals had a need for housing in an increasingly urban nation.

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