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**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

Robert Ulrich House

AND/OR COMMON

**2 LOCATION**

STREET & NUMBER

121 North 8th Street

CITY, TOWN

Manhattan

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

VICINITY OF

No. 2 Martha Keys

STATE

Kansas

CODE

20

COUNTY

Riley

CODE

161

**3 CLASSIFICATION**

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

DISTRICT

PUBLIC

OCCUPIED

AGRICULTURE

MUSEUM

BUILDING(S)

PRIVATE

UNOCCUPIED

COMMERCIAL

PARK

STRUCTURE

BOTH

WORK IN PROGRESS

EDUCATIONAL

PRIVATE RESIDENCE

SITE

**PUBLIC ACQUISITION**

**ACCESSIBLE**

ENTERTAINMENT

RELIGIOUS

OBJECT

IN PROCESS

YES: RESTRICTED

GOVERNMENT

SCIENTIFIC

BEING CONSIDERED

YES: UNRESTRICTED

INDUSTRIAL

TRANSPORTATION

NO

MILITARY

OTHER:

**4 OWNER OF PROPERTY**

NAME

Union National Bank and Trust Co.

STREET & NUMBER

727 Poyntz

CITY, TOWN

Manhattan

VICINITY OF

STATE

Kansas 66502

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Register of Deeds

STREET & NUMBER

Riley County Courthouse

CITY, TOWN

Manhattan

STATE

Kansas

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Historic Sites Survey

DATE

June 20, 1969

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Kansas State Historical Society

CITY, TOWN

Topeka

STATE

Kansas

# DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

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DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Ulrich House is a one and one-half story brick structure with L-shaped plan that faces east on North Eighth Street in Manhattan. The moderately steep wood shingled roof has jerkin-head side gables and is punctuated at irregular intervals by gabled wall dormers.

Decorative detailing is confined to two wood porches on the east and south, two wood bay windows on the north and south, and drip mouldings over the arched dormer windows. Otherwise the building is plain, with painted brick walls, stone basement and water table, and rectangular windows and doors with plain stone lintels and sills.

With its decorated one story porch extending the length of the facade and two gabled wall dormers with arched windows and drip mouldings above, the east elevation is the most elaborate and, along with the north gable end, one of the least altered portions of the structure.

Overall, the Ulrich House has been altered very little since 1869. What alterations have occurred, moreover, have failed to seriously interfere with the structure's original architectural character. Through comparison of the present appearance of the house with its appearance in an old photograph (reportedly of early 1870's vintage) it is evident that the south porch has been enlarged southward and enclosed with screening and that the lights of the south bay window have been changed. These changes probably were made in the early 1940's by Frank Lemon, who also performed extensive interior remodelings. It is also evident from the old photograph that the exterior painting of the brick was not an early treatment. Finally, a one story frame addition, dating before 1930, was made to the south, probably to link a brick outbuilding to the house. It appears that after 1930 two additions were made to the rear, though these use the same materials and window treatments as those employed in the main sections of the building and are therefore highly compatible with it.

Structurally the property is in good condition.

The siting of the Ulrich House is notable because it is still associated with the three lots originally acquired for the residence by Robert Ulrich in the late 1860's. The lots are presently fenced in with a white painted board fence, and along the east border it is associated with some masonry curbing and posts.

# SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1868

BUILDER/ARCHITECT Robert Ulrich

## STATEMENT OF SIGNIFICANCE

The Ulrich House is significant to Manhattan both for its association with Robert Ulrich, an early Manhattan resident whose successful brick manufacturing and construction business in the later 1860's, the 1870's and 1880's satisfied the desires of a prosperous Manhattan clientele for substantial and fine brick buildings, and for its identity as a significant remnant of Manhattan's architectural past.

## Chronology:

Between mid-April and mid-November, 1868, Lots 209, 210 and 211 in Ward 4 of Manhattan were acquired by Robert Ulrich, a new resident who had come to Manhattan from West Virginia in 1867. By September 26, 1868, the Manhattan Standard could report that, "Mr. Ulrich is erecting a brick dwelling at the corner of Humboldt and Sixth Streets." (Sixth Street is now Eighth Street). Ulrich died in 1887, but the property remained in the family until it was sold to Frank Lemon on June 30, 1943. The property was then sold to Russell Dary on July 30, 1945, and remained in the Dary family until January 6, 1969, when it was sold to the Union National Bank of Manhattan, the present owner. In the winter of 1978 a change in the zoning designation of the area was proposed in order to allow a developer to demolish the Ulrich House and construct a multi-unit housing complex. Citizens protested the zoning change, and it was not approved. Future plans for the property are presently uncertain, and the property continues to be operated as rental housing.

## Historical evaluation:

Manhattan had been laid out in 1855, but it was not until the late 1860's, with the arrival of the Kansas Pacific Railroad, that the community began to grow and prosper. Robert Ulrich settled in Manhattan in 1867, just as the town was entering this period of growth. He ran a brick manufacturing and building business that successfully catered to various of Manhattan's building needs from the late 1860s until his death in 1887.

Ulrich's business was highly respected by citizens of the community. An 1881 community promotion publication by the Manhattan Nationalist declared that, "The brick manufactured by Mr. Ulrich are first class and have been pronounced by the best architects to be unequalled by any brick manufactured in Kansas except by one or two yards in the eastern part of the State.... the bricks are hard and durable, burned to a rich dark red color, and stand the weather perfectly...As a builder, Mr. Ulrich is second to none. As a brick layer he has but few equals, and he can point with pride to the larger share of the finest residences in Manhattan and say they are my work." The

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publication also claimed that Ulrich's building expertise was much in demand among wealthy citizens of the town who desired "handsome" and "stylish" residences such as those he built for E.B. Purcell and for Ashford Stingley.

Rather than brick, however, it was limestone that achieved the greatest prominence as a popular and distinctive building material in Manhattan in the late 19th century. Ulrich's own sons, William and Edward, began a stone quarrying business in 1877 which within a decade was being credited by the Manhattan Republic with a large role in developing the limestone business as a substantial economic resource for Manhattan. Still, brick buildings were considered valuable contributions to the town's visual image, for, as one 1881 publication on the community noted, the stone and brick houses gave Manhattan "an unusually solid and thrifty appearance." Ulrich's own house, built in 1868-1869 of brick that in all likelihood was obtained from his own brickyard, is one of the few brick residences from this period still remaining in Manhattan. The Ulrich house was modest in comparison with most of the fine residences Ulrich had a hand in constructing in Manhattan. For example, while the Purcell House (now destroyed) was an elaborate two and one-half story structure complete with impressive tower, Ulrich's own house, which he was constructing at about the same time, was a modest one and one-half story structure lacking pretentious projections. Nevertheless, both residences drew upon the same system of architectural design--that associated with Victorian villa and cottage architecture. The Ulrich house is a valuable illustration of the application of this type of design to conditions in Manhattan.

The cottage/villa system of architecture had been most persuasively discussed and promulgated in America by A. J. Downing, whose publications on villas and cottage design in the 1840's and early 1850's were the first of a rash of similar publications by numerous like-minded authors that would dominate the popular architectural press through the 1880's. These books provided a great variety of plans and elevations of "approved" designs as well as model specifications. Through the designs and accompanying discussions, these books, a ready source of ideas for builders throughout the country, communicated the essence of the architectural theory Downing formulated. The major thrust of Downing's theory was that domestic architecture should reflect, in form, structure, materials and siting, the owner's economic circumstances as well as the application of rational and picturesque principles. Thus, if the differences in scale and decoration between the Ulrich and Purcell houses reflected the differences in owners' economic status, both structures demonstrated a taste for the picturesque and rational-looking effects of varied massing, contrasts in both light and shade and open and closed elements, as well as ornamentation confined to

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structural features. Both also utilized Anglo-Italian detailing. The easily achieved gradations in scale and elaborateness and the numerous designs available in the villa/cottage system recommended it to architects and builders throughout America during the second half of the 19th century, including builders like Ulrich.

Also important to this system of design was the relationship of building to site--the most expansive site possible was desirable in order to reap the benefits of Nature's influence. The Ulrich House still occupies its original generous three-lot site and thus is fortunate in retaining the character of the original building site relationship.

Note: the above statement reflects present understanding of the nominated property. Should additional information become available or should changes in the state of historical learning occur, this statement may require re-evaluation and, possibly, modification.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1

QUADRANGLE NAME Manhattan

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A 14 709040 4339390

B               

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C               

D               

E               

F               

G               

H               

VERBAL BOUNDARY DESCRIPTION

Lots 209, 210, 211 in Ward 4

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

## 11 FORM PREPARED BY

NAME / TITLE Julie A. Wortman, Architectural Historian

ORGANIZATION Kansas State Historical Society

DATE July 13, 1978

STREET & NUMBER 120 West 10th

TELEPHONE 913 296-3251

CITY OR TOWN Topeka

STATE Kansas 66612

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL      STATE      LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE



TITLE Executive Director, Kansas State Historical Society

DATE July 21, 1978

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I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

ATTEST: KEEPER OF THE NATIONAL REGISTER

DATE

CHIEF OF REGISTRATION

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Bibliography:

Charlson, Sam C., "Old Houses in This Area," Centennial Year Programs of the Domestic Science Club of Manhattan (n.p., 1961), p. 125.

An Illustrated Sketch Book of Riley County, Kansas (Manhattan, The Nationalist, January, 1881), p. 95.

Manhattan Daily Republic, November 4, 5, 1887.

Manhattan Mercury, July 14, 1974.

Manhattan Nationalist, November 4, 1887.

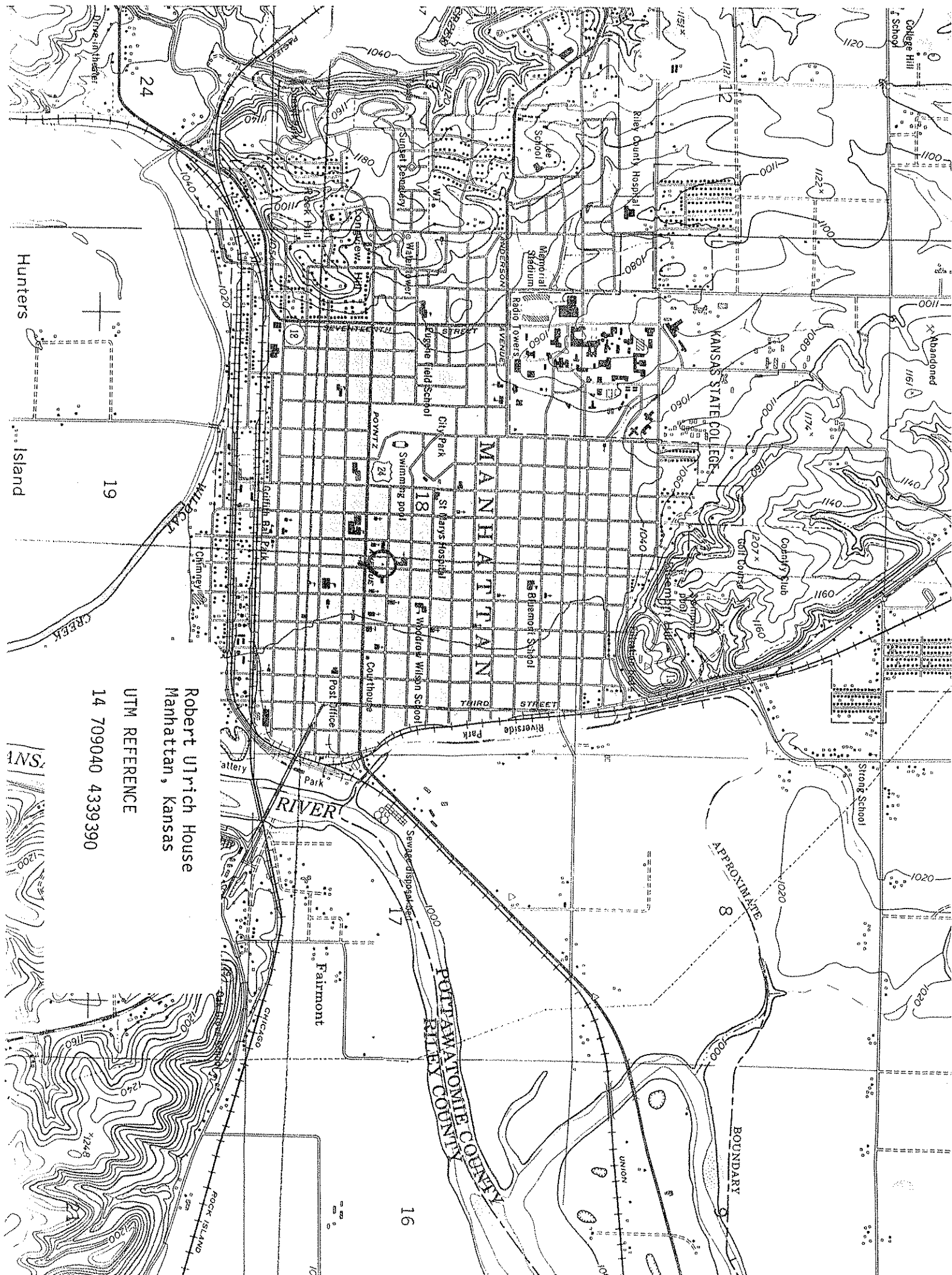
"Manhattan, Riley County, Kansas," (New York, Sanborn Map Company, 1930), p. 9.

Manhattan Standard, September 26, 1868.

"Old House Wins Out Over Old Folks," Manhattan Mercury, March 8, 1978.

Pioneers of the Bluestem Prairie (Manhattan, Riley County Genealogical Society, 1976), p. 476.

"Planners Split on Landmark Home's Fate," Manhattan Mercury, February 16, 1978.



Robert Ulrich House  
 Manhattan, Kansas

UTM REFERENCE  
 14 709040 4339390

Hunters Island

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