

Register of Historic Kansas Places Registration Form

This form is for use in nominating individual properties and districts. The format is similar to the National Register of Historic Places form. 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. Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Dorrance State Bank
Other name/site number Citizens State Bank

2. Location

Street & number 512 Main not for publication
City or town Dorrance vicinity
State Kansas Code KS County Russell Code _____ Zip code 67634

3.,4. Certification

I hereby certify that this property is listed in the Register of Historic Kansas Places.

Patrick Zollner 11-25-08
Patrick Zollner, Deputy State Historic Preservation Officer Date

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	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>		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: financial institution

Commerce/Trade: office building – telephone company

Current Functions
(Enter categories from instructions)

Work In Progress

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th and Early 20th Century American Movements:
C

Commercial Style

Materials

(Enter categories from instructions)

Foundation: Limestone

Walls: Limestone

Roof: Asphalt

Other:

Narrative Description

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

8. Statement of Significance

Applicable Criteria

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

Commerce

Architecture

Period of Significance

1905-1933

Significant Dates

1905, 1933

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):

- 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:

Dorrance Historical Society Museum

10. Geographical Data

Acres of Property Less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	4	5	3	5	7	0	0	4	2	9	9	5	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 Anthony J. Mahoney

Organization _____ Date June, 2008

Street & number 15301E 31st S Telephone 316-304-9504

City or town Wichita State KS Zip code 67232

Property Owner

Name Same as above

Street & number _____ Telephone _____

City or town _____ State _____ Zip code _____

Register of Historic Kansas Places
Continuation Sheet

Section Number 7 Page 1

Dorrance State Bank
Dorrance, Russell, Kansas

NARRATIVE DESCRIPTION

Summary

The Dorrance State Bank building (1905) at 512 Main Street in Dorrance, Kansas (pop-212) is located two blocks south of the Union Pacific railroad tracks on the east side of main street. It is directly east, across the street from the A. C. Reiff building, which was the main mercantile business for the city in the early 1900s.¹

The 20' by 52' building was built in 1905 to house the Citizens State Bank, which became the Dorrance State Bank in 1915. The building is a freestanding one-story limestone commercial building resting upon a basement and covered by a sloping flat roof behind a parapet. The walls of the entire building are composed of native limestone rock quarried from the local area that measure approximately 24" in thickness. There is one brick chimney centered on the north side of the building. The original cornice, decorating the west and south sides of the roof was removed some time after the bank closed in the 1930s due to its deteriorating condition over the years.

Elaboration

The primary street elevation (west) consists of a large 13' 6" by 7' 8" frontage, wood-frame window recessed in the limestone wall. The main entrance is located on the southern corner of this wall. The original double-door entrance was narrowed to a single-door entrance after the bank closed. There is a non-historic single-door entrance containing a wood paneled door with an exterior metal storm door. The transom window is missing, but the opening is currently occupied by an air-conditioning unit. The arched window opening above the transom is covered with wood. The entrance opened directly in front of a teller window in the main lobby.

The south elevation includes a pair of single-pane, wood-frame windows, each measuring 6' 9" by 7' 4", which allow an abundance of light into the lobby. There is a secondary entrance at the east end of the south elevation that provides access into a rear office. There is a one-over-one, double-hung wood window next to this entrance. There are two window wells along the south side of the bank to allow light into the basement.

Two more entrances are located on the east (rear) side of the building. One door is located at the northeast corner of the building to provide entrance to the main floor. This entrance was added during the mid-20th century and an opening was cut in the bank vault after the Dorrance Telephone company, operated by John Fritschen moved in during the summer of 1939. Towards the southern end of the east side of the building, limestone steps allow entry into the basement area. Another 3' 4" by 7' 4" wood framed window is located between these two entries.

There are two wood framed recessed windows located on the north elevation. Another third wood framed window was installed on the north elevation when the bank vault was remodeled into a kitchen. This was another part of the renovation when the building was used as the Dorrance Telephone Company operated

¹ The Reiff Building was listed in the National Register of Historic Places in 2007.

Register of Historic Kansas Places
Continuation Sheet

Section Number 7 Page 2

Dorrance State Bank
Dorrance, Russell, Kansas

by Pete and Opal Fritschen. A third window well along the north side allows light into the basement. In addition to this widow well, there is a ground level opening on the northern wall that was used as an access to supply coal to the basement furnace for heating. In 1910, a fire started in this area as evidenced by minor wood charring in the coal room. Interestingly, local photographer L.W. Halbe captured the fire in a photograph.² (See also page 8-2.)

Two adjoining areas make up the bank's main floor interior. The west end of the building was originally the bank lobby area where a large oak teller and cage were located. Another Halbe photograph documents the bank lobby in the early 1910s. The east side of the building is comprised of the old bank vault and an adjoining bank office room. When the bank closed in 1933, the inner and outer Victor Company vault door was sold along with an unusually large Victor safe and other bank property for \$100. When the building was renovated for the telephone business in the late 1930s or early 1940s—living areas were built where the lobby and teller existed and an indoor bathroom was installed on the west side of the bank vault. These facilities were constructed in the building by the Fritschen family who operated the local telephone switchboard after the bank closed. These non-historic walls in the original lobby space have recently been removed to reveal the original space.

The original flooring is composed of white pine boards typical of the early twentieth century. This floor was covered by carpet and linoleum tile during the telephone renovation period, but has since been removed. The interior walls and ceiling are composed of plaster covering limestone rock. The original plaster was later covered with wood paneling and a dropped false ceiling throughout the main floor, but these features have since been removed. A tin ornate ceiling in front of the teller is still intact, but requires restoration.

The basement is essentially open and unfinished with the following exception: one small room with arched brickwork around the door opening was used to store coal for the furnace. The area beneath the first-floor vault is solid to support the weight of the vault and safe. All interior basement walls are exposed limestone rock. A concrete floor is found throughout the basement.

In summary, the rooms on the main floor were dedicated to bank functions from 1905 until the bank became insolvent and closed in 1933. After the bank closed the building was used by the telephone company. The west side of the building housed the telephone switchboard components. The east half was renovated into living quarters for the family running the telephone business.

² *L.W. Halbe Collection of 1910*; Dorrance Historical Society Museum -Reiff Building, 513 Main St. Dorrance, Kansas

Register of Historic Kansas Places
Continuation Sheet

Section Number 8 Page 3

Dorrance State Bank
Dorrance, Russell, Kansas

STATEMENT OF SIGNIFICANCE

Summary

The Dorrance State Bank building (1905) is being nominated to the Register of Historic Kansas Places under Criterion A for its association with the early commercial development of Dorrance and under Criterion C as a single-story commercial building typical of the 1905-era construction using limestone material. The period of significance begins with the building's construction in 1905 and extends to 1933 when the bank closed and vacated the building. It is directly across the street from the large 1911 limestone A. C. Reiff building, which is listed in the National Register of Historic Places and houses the Dorrance Historical Society Museum. The town of Dorrance was once a key stop for the Union Pacific Railroad Company during the steam engine days due to the town's abundance of water. In the early 1900s it was not unusual to see as many as five trains stopped on the railroad tracks in Dorrance for water and service. The Dorrance State Bank was a common lending institution for local farmers and merchants in this rural community during the early twentieth century.

Due to key exterior changes, including the removal of the character-defining cornice and changes to the entrance, the Dorrance State Bank building is not being nominated to the National Register of Historic Places. The building is currently undergoing rehabilitation and could become eligible for inclusion in the National Register.

Local History

Russell County's first white settlers arrived in the late 1860s and communities quickly formed and developed during the 1870s. In June of 1867, the Kansas Pacific Railroad reached the area that would become Dorrance bringing German, English, Irish, and other immigrants who accounted for much of the town's modest growth by 1870. The site along the railroad chosen for the town was named after the Kansas Pacific Railroad Superintendent O.B. Dorrance. "From 1874-1877 the population of the county increased steadily, and although they came neither in crowds nor colonies, each year saw new farms opened up and new dwellings going up over the prairie..."³ Temporary officials were selected to oversee a special election during which the county's first commissioners were chosen. The election was held September 9, 1872, establishing a county government.

The U.S. Post Office at Dorrance was established on July 9, 1883. On April 7, 1910, the City of Dorrance was incorporated as a third class city, and the population was 281 citizens. City officers and councilmen were elected on April 19, 1910. Located in the heart of Kansas' Post Rock country⁴, Dorrance was mostly populated by farm families of modest income. Two banks emerged in Dorrance in 1904 – the Citizens State Bank and the Dorrance State Bank – which helped facilitate the town's early 20th century growth. A

³ Cutler, William. *History of the State of Kansas*. Chicago: Andreas Publishing, 1883.

⁴ The land of the Post Rock is defined as "an area stretching about 200 miles from the [southern] Nebraska border near Mahaska...almost directly southwest to a few miles north of Dodge City, Kansas. East to west the boundaries of the area so zigzag that its width ranges from less than ten to more than 40 miles." Grace Muilenburh and Ada Swineford, *Land of the Post Rock: Its Origins, History, and People*. Lawrence: University Press of Kansas, 1969. p. 5.

Register of Historic Kansas Places
Continuation Sheet

Section Number 8 Page 4

Dorrance State Bank
Dorrance, Russell, Kansas

great need for a source of supplies was met with the construction of a native limestone building in 1911 known as Reiff Building. A general store occupied the first floor, and there was an opera house on the second floor.

Dorrance had a sizeable business district in those early days, which included a hotel, blacksmith shop, livery barn, hardware stores, doctor's offices, bank, lumberyard, grocery stores, butcher shop, drugstore, dry goods store, and newspaper. Between 1910-1940, Dorrance served the eastern portion of Russell County as the primary supplier of goods and services.⁵

L.W. Halbe, Dorrance Photographer

Working at his father's candy shop in 1908, 15-year-old L. W. Halbe of Dorrance discovered a small box camera among the shelves. Curious, he began to take pictures and thus embarked upon a four-year stint as a commercial photographer. Self-taught but talented, the teenager snapped pictures all over Dorrance and surrounding Russell and Ellsworth Counties with an inexpensive Sears and Roebuck camera. In the 1976 publication *The Story of Dorrance, Kansas: Past and Present*, Halbe was noted to be a master of lighting and camera techniques by using existing light to take candid photographs rather than taking portrait studios of his subjects. His first studio was a tent in his parents yard; his darkroom was the family bathroom. Later, his parent's basement would serve as the photo lab.

But, despite his lack of training and modest equipment, Halbe's work was of exceptional technical quality and he achieved a close rapport with his subjects that yielded natural expressions and poses. Halbe charged 25 cents each or three dollars per dozen for picture postcards, and business was good. Everything was fair game for his camera—agriculture, businesses, machinery, homes, recreation, and, of course, people. From 1908 to 1912, L. W. Halbe created more than 1,500 images that have since appeared in Time-Life publications and in exhibits by the Smithsonian Institute and the Kansas Historical Society.

Thanks to Halbe, there is an exceptional photographic record of Dorrance – and the Dorrance State Bank building – in the early 1900s. There are several interior and exterior photographs of the Dorrance State Bank building, which will undoubtedly help with the building's rehabilitation.⁶

Property History

For a short time in the early 1900s, there were two banks in Dorrance. The Dorrance State Bank was chartered July 21, 1904, with capital of \$10,000, with W. D. Jellison, president, E. J. Schermerhorn, vice-president, and J. E. Missimer, cashier. The Citizens State Bank was chartered August 3, 1904, with a

⁵ National Register Nomination. Reiff Building. Dorrance, Russell County KS. NR Listed March 25, 2007.

⁶ The following sources are cited for a history of L.W. Halbe:

Ellsworth County Independent. November, 11, 1999 pp. A1 – A2.

Portraits: L.W. Halbe. Kansas Historical Society website. http://www.kshs.org/portraits/halbe_l_w.htm

Reilly, Esther. *The Story of Dorrance, Kansas: Past and Present*. Dorrance Historical Society. 1976 p. 26.

Register of Historic Kansas Places
Continuation Sheet

Section Number 8 Page 5

Dorrance State Bank
Dorrance, Russell, Kansas

\$10,000 capital, with C. J. Poor, president, L. J. Sprinkle, vice-president, and C.G. Winebrenner, cashier. To the satisfaction of both parties, the two banks were consolidated in November of 1904, with W. D. Jellison as president, J. E. Missimer as cashier, and C. G. Winebrenner as assistant cashier.

A new large stone building to house the consolidation of these two banks was built in 1905. This building was known as the Citizens State Bank until 1915 when it was changed to the Dorrance State Bank. According to the abstract, on the 8th of April, 1915:

“Change of Corporate Name: State of Kansas, Russell County, ss: The undersigned president and secretary, respectively, of The Citizens State Bank of Dorrance, Russell County, Kansas, do hereby certify that on the 8th day of April 1915, at a meeting of the stockholders called in conformity with the bylaws of said corporation, the following resolution was adopted by affirmative vote of two-thirds of the shares of stock of said corporation: Resolved, That the name of the Citizens State Bank of Dorrance of Dorrance, Kansas, be changed to the Dorrance State Bank of Dorrance, Kansas. In testimony whereof, The President and Secretary of said corporation have hereunto set their hands, this 12th day of April, 1915. F.M. Crabtree, President and Geo. Halbe, Secretary [Corporate Seal]”⁷

The Dorrance State Bank operated as the local bank until the Bankers Holiday in the 1933. As the nationwide economic depression deepened in the early 1930s, and as farmers had less and less money to spend in town, banks began failing at alarming rates. During the 1920s, there was an average of 70 banks failing each year nationally. After the October 1929 stock market crash and during the first 10 months of 1930, 744 banks failed – 10 times as many. In all, 9,000 banks failed during the decade of the 1930s. By 1933, depositors saw \$140 billion disappear through bank failures. When a new president, Franklin Delano Roosevelt was inaugurated in March 1933, banks in all 48 states had either closed or had placed restrictions on how much money depositors could withdraw. Roosevelt’s first act as President was to declare a national "bank holiday" – closing the banks for a three-day period. One of the most memorable lines from the President's speech was in response to the bank crisis – "The only thing we have to fear is fear itself." Some economists and historians have argued that the bank crisis caused the Great Depression. But others have looked at fundamental economic factors and regional histories and argued that banks failed as a result of the economic collapse.⁸

The Dorrance State Bank became insolvent on or about the 11th day of January 1933. The State Bank Commissioner immediately took charge on January 12, 1933, appointed Charles W. Johnson as receiver of the Dorrance State Bank, and authorized him to take possession of all the assets, property and affairs of the bank, and under the direction of the Bank Commissioner of the state of Kansas, to wind up the affairs and business of the bank for the benefit of its depositors, creditors, and stockholders. On November 21, 1936 an order was granted to permit Charles W. Johnson to sell the property. Charley Kaufman of Dorrance, purchased the real property for \$900 and the personal property for \$100.

⁷ *Dorrance (Russell County) Star*. April 15, 1915. p. 1.

⁸ "Farming in the 1930s", Available at http://www.livinghistoryfarm.org/farminginthe30s/money_08.html

Register of Historic Kansas Places
Continuation Sheet

Section Number 8 Page 6

Dorrance State Bank
Dorrance, Russell, Kansas

After the bank closed, the building was used by the Dorrance Telephone Company as a telephone switchboard facility. This company was first owned and run by John Fritschen and then by Pete and Opal Fritschen. The Dorrance switchboard operated in this building is displayed in the Russell County Historical museum. With the advent of modern telephone technology, the switchboard became obsolete. In December of 1973, Opal Fritschen sold the property to William and Arleen Huff who developed the front part of the building into a small grocery store. The building was then sold to Ray E. Cooley in 1981. He used the building as his attorney's office until 1986. The property was purchased by Gerald Steinle in May of 1986. For the next twenty-one years Steinle used the front part of the building as a barbershop. In the fall of 2007, the barbershop closed and Anthony Mahoney purchased the building to rehabilitate it back to its early appearance.

Architecture

The Dorrance State Bank building is representative of a one-story vernacular commercial block building constructed of local limestone materials. Although missing, the cornice along the street-facing facades gave the building a Victorian appearance. Richard Longstreth describes this type of commercial building in his book *The Buildings of Main Street*:

The type appears to have been developed during the mid-19th century and soon became a common feature in towns and cities. It proliferated because of the rapid growth of Victorian communities, large and small, and the hopes speculators held for continued expansion. By catering to the swelling demand for services, these buildings could generate income, yet they represented a comparatively small investment...In many cases, the street frontage is narrow and the façade comprises little more than plate glass windows and an entry surmounted by a cornice or parapet...A sizeable wall area often exists between windows and cornice to provide a place for advertising and make the façade appear larger and more urban than would otherwise be the case.⁹

⁹ Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture*
Walnut Creek, CA. Alta Mira Press, 2000.

Register of Historic Kansas Places
Continuation Sheet

Section Number 9 Page 7

Dorrance State Bank
Dorrance, Russell, Kansas

BIBLIOGRAPHY

Cutler, William G. *History of the State of Kansas*. Chicago: Andreas Publishing Company, 1883.
Available online at: www.kancoll.org/books/cutler/index.html.

Dorrance (Russell County) Star. April 15, 1915. p. 1

Ellsworth County Independent. November, 11, 1999 pp. A1 – A2

Interview with Rebecca Schauf by current owner Anthony Mahoney, June 2008. (former phone operator?)

L.W. Halbe Collection of 1910; Dorrance Historical Society Museum - Reiff Building, 513 Main St.
Dorrance, Kansas 67634.

Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture*
Walnut Creek, CA. Alta Mira Press 2000.

National Register Nomination. *Reiff Building, Dorrance, Russell County KS*. NR Listed March 25, 2007.

Portraits: L.W. Halbe. Kansas Historical Society website. http://www.kshs.org/portraits/halbe_1_w.htm
Accessed October 10, 2008.

Reilly, Esther. *The Story of Dorrance, Kansas Past and Present*. Dorrance Historical Society 1976
Copy on file at the Kansas Historical Society in the Rush County-Reiff Building NR nomination.

Russell County Register of Deeds copy of title for transaction dated February 19, 2008.
Filed by Dee Ann Matheson, Register of Deeds, February 28, 2008.

Register of Historic Kansas Places
Continuation Sheet

Section Number 10 Page 8

Dorrance State Bank
Dorrance, Russell, Kansas

VERBAL BOUNDARY DESCRIPTION

Lot TWELVE (12), in Block "A", ORIGINAL TOWN, DORRANCE, Kansas, Russell County, Kansas, LESS a tract of land beginning at a point THIRTY-ONE (31) Feet North of the Southwest corner of said Lot Twelve (12), Block "A", Thence EAST FIFTY FEET (E 50'); Thence NORTH NINE FEET (N 9'); Thence EAST EIGHTY-EIGHT FEET (E 88') to the East edge of said Lot Twelve (12); Thence NORTH TEN FEET (N 10') to the Northeast corner of said Lot Twelve (12); Thence WEST ONE HUNDRED THIRTY-EIGHT FEET (W 138') to the Northwest corner of said Lot Twelve (12); Thence SOUTH NINETEEN FEET (S 19') to the point of beginning.

BOUNDARY JUSTIFICATION

This boundary includes all of the property historically associated with the Dorrance State Bank building.

PHOTOGRAPHIC INFORMATION

Property Name: Dorrance State Bank
Location: 512 Main Street; Dorrance, Russell County, Kansas
Photographer: Sarah J. Martin
Date: August 27, 2008
Location of Digital Images or Negatives: Kansas Historical Society

Photo 1: West elevation: Front entrance
Photo 2: South elevation
Photo 3: East elevation: Basement entrance
Photo 4: North elevation
Photo 5: South elevation: windows' lintel
Photo 6: West elevation: close-up of round arched entrance and keystone
Photo 7: Interior view at entrance looking west
Photo 8: Interior view of steel ceiling panels
Photo 9: Original bank vault enclosure
Photo 10: Basement view looking east