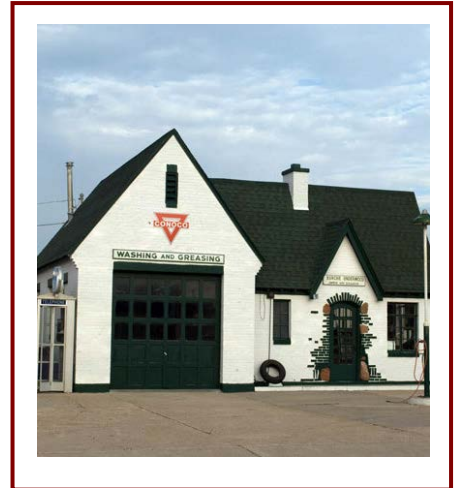
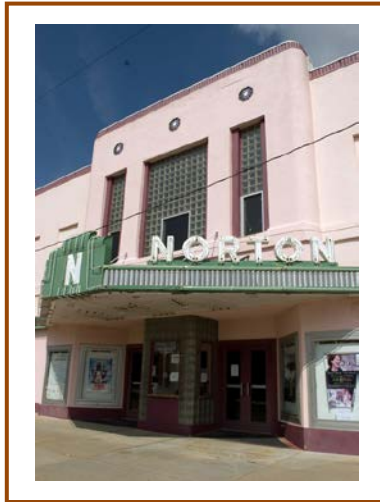


SURVEY REPORT

Norton Downtown Survey

Norton, Kansas



Kansas State Historical Society Project #20-09-21822-008

Prepared for

NORTON CITY/COUNTY ECONOMIC DEVELOPMENT

By

SALLY SCHWENK ASSOCIATES, INC.

APRIL 2010

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Sally F. Schwenk and Kerry Davis

Of

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PREFACE

The Norton City/County Economic Development of Norton, Kansas, contracted with the firm Sally Schwenk Associates, Inc., Preservation Professionals (SSA), located in Kansas City, Missouri, to conduct a cultural resource survey to identify and evaluate historic properties using National Register of Historic Places criteria for individual significance or significance as contributing properties to a historic district. Sally Schwenk Associates, Inc. conducted the survey in accordance with *National Register Bulletin 24: Guidelines for Local Survey: A Basis for Preservation Planning* and *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.

The survey included the downtown central business district, as well as a few scattered, landmark properties to the west and north. The survey area included ninety-three primary resources generally bounded by Lincoln Street to the north, Wabash Avenue to the east, Washington Street to the south, and Second Avenue to the west. The survey included commercial, institutional, and several residential resources.

Cultural Resource Survey of Downtown Norton



WHAT IS A CULTURAL RESOURCE SURVEY?

The National Historic Preservation Act of 1966 committed federal agencies to a program of identification and protection of historic resources. Amendments to the Act required all states to “compile and maintain a statewide survey and inventory of historic properties.” The law mandates that the survey process:

- identify properties eligible for state and federal grants-in-aid programs;
- aid federal, state, and local governments in carrying out their historic preservation duties;
- identify, nominate, and protect eligible properties for listing in the National Register of Historic Places;
- work with federal, state, and local agencies to ensure that historic properties are considered throughout planning and development projects; and
- assist as an information, education, training, and technical source for federal, state, and local historic preservation programs.

A cultural resource survey is a process of identifying and gathering information on a community’s architectural, historical, and archaeological resources. As applied to the identification and evaluation historic and architectural resources, the assessment of the significance of properties involved:

- a field investigation to photograph, verify the location, and determine the architectural character, associated features, and historical integrity of each property;
- a literature search and archival research to gather information concerning the survey area’s historical contexts and associated functional and/or architectural property types; and
- analysis of the survey data and historic contexts to determine which properties appear to have historical/architectural significance and to formulate management recommendations for future identification, evaluation, and protection strategies.

Work products generated from the survey process include a Microsoft Access database containing thirty-three data points for each property in the survey area, electronic images of each surveyed property, and a survey report. Property data was entered in to the Kansas State Historical Society’s Historic Resources Inventory on-line database (HRI), which contains information specific to each property and should be viewed as part of the city’s ongoing inventory of historic properties and as an appendices to the survey report. The survey report is a general document that provides an

understanding of the data on the survey form, the survey methodology, the historic contexts and property types that are associated with significant resources identified in the survey process, and management recommendations for future evaluation and protection of significant resources identified in the survey area. Thus, together, the survey forms and the survey report provide property-specific data, as well as broad-based contextual analysis.

The information yielded in a cultural resource survey is important because it:

- identifies properties that contribute to the city's character, illustrate its historical and architectural development and, as a result, deserve consideration in planning;
- identifies properties or areas whose study and research may provide information about the community's past and contribute to scholarship and understanding about the city's historic contexts of growth and development;
- assists in establishing priorities for future survey, conservation, restoration, and rehabilitation efforts within the city;
- provides the basis for using legal and financial tools to recognize and protect historic resources;
- provides planners with a property database and computer generated mapping to utilize for the establishment of preservation planning efforts;
- increases awareness in the public and private sectors on the need for preservation efforts; and
- provides guidance toward developing a comprehensive preservation plan, enabling local governments and federal agencies to meet their planning and review responsibilities under existing federal legislation and procedures.

EDITORIAL METHOD

This technical report is a public document that records the results of a cultural resource survey. The survey activities and subsequent report of those activities follows the guidelines of the Department of the Interior, National Park Service. As recommended by that agency, the report follows the editorial guidelines of the most current edition of *The Chicago Manual of Style*. Some modifications in punctuation occur that are based on archaeological writing style guidelines adapted to historic preservation methodology and practices. As a technical report documenting the results of a cultural resource survey, and in accordance with the guidelines published in *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning*, it involves the development of historical contexts of the past, identification and evaluation of existing cultural resources, assessment of the present condition of historic functional and architectural property types, and formulation of future management recommendations. As a result, the technical nature of the report and temporal subject matter involve referencing the past, present and future and, as recommended by the National Park Service, utilization of active voice in the use of the primary verb(s). Where appropriate in the general text, capitalization and punctuation have been modernized.

INTRODUCTION

CAPITALIZING ON NORTON'S HISTORIC ASSETS

The historic development of the City of Norton, Kansas, is a unique and important story. It defines the culture of the community and the tangible reminders of this past create a unique “sense of place.” The story of Norton is intrinsically entwined with the story of the development of Norton County, Kansas and the region.

The evolution of Norton's downtown commercial center, particularly post-World War II development and more recent commercial development, already obscures significant tangible reminders of Norton's beginnings and early development. Less obvious is the random loss of buildings, structures, and sites that have associations to the county seat and railroad market center that developed in the late nineteenth and early twentieth century. The loss of elements that historically defined the core of the community significantly impacts the City's identity — its unique attributes that distinguishes it from other communities in the region.

Norton will continue to change, and change provides the opportunity to strengthen and enrich the City's visual character and to enhance the quality of life already appreciated by many residents and visitors. The goal of this survey effort is to initiate identification and evaluation of historic resources in Norton as part of an ongoing effort to identify, evaluate and develop strategies to protect significant resources and enhance their setting as well as to move toward change in a positive manner — as a catalyst for capitalizing on the synergy of the old and new. To achieve this goal, it is necessary first to recognize and understand the existing assets that contribute to the City's unique physical and cultural character; to then forge a consensus in the community regarding their preservation; and to develop goals, policies, and initiatives to assist in the future identification, interpretation, evaluation, and protection of its remaining cultural resources.

BENEFITS OF PRESERVATION

Preservation has its own intrinsic value in celebrating a community's history. As noted by the former dean of the Tulane School of Architecture, John W. Lawrence, it enables the citizens of today and tomorrow “. . .to understand the present as a product of the past and a modifier of the future.” It allows a greater awareness of the relationships of the past, the present, and the future — a deeper understanding of the continuity and contrasts of life.

An additional compelling argument for protecting historic resources is simply that people like them. People seek out historic settings because they offer quality craftsmanship and materials, create

variety, and encourage human interaction in a familiar context. Moreover, preservation has proven utilitarian value as a tool for economic development and environmental stewardship.

EXAMPLES OF THE BENEFITS OF HISTORIC PRESERVATION

- ✓ The physical appearance of its buildings and streetscapes reflects the community's overall vitality and economic health.
- ✓ Maintaining the vitality of the city's older commercial and residential areas, including rehabilitating older buildings and designing quality new buildings, can attract larger commercial ventures to the community, even if these ventures do not locate in the historic core of the city.
- ✓ Rehabilitation of individual buildings is more attainable and stabilizing to a local economy than a single large economic development project.
- ✓ Cultural resources most clearly reflect a community and region's evolution, history, diversity, and differentiation from other areas. Rehabilitating older buildings and sites distinguishes one community from another by preserving the unique character of each.
- ✓ The value of a property is determined by the buildings, public improvements, and activities around it. Rehabilitation of a historic property directly benefits adjacent property owners and nearby businesses.
- ✓ The value of rehabilitated properties in a community's historic core areas increases more rapidly than the real estate market in the larger community.
- ✓ Older buildings with easy access to professional and support services are ideal for many smaller and start-up businesses, which typically generate the majority of new permanent jobs.

Economic Benefits

Nationally known real estate professional Donovan D. Rypkema, in his book *The Economics of Historic Preservation*, observes that a commitment to preservation may be one of the most effective acts of fiscal responsibility governmental entities can undertake. Older neighborhoods and commercial centers represent a considerable taxpayer investment in infrastructure and building stock. Conservation of buildings, neighborhoods, and sites of historic and aesthetic value is one of the best tools for recovering the worth of past investments while fueling new economic activity.

The most successful revitalization efforts in the country utilize historic rehabilitation as the core of their revitalization strategies. These efforts document that the most successful approach to create sustainable communities merges the old and the new. The creative combination of preservation, adaptive reuse, and new construction capitalizes on the aesthetics and craftsmanship of other eras, provides opportunities for architectural innovation, and promotes problem-solving, thereby enhancing the community's character and fabric.

The State of Kansas and the federal government recognize the role rehabilitation of historic buildings can play in strengthening the local economy. To encourage sustainable neighborhoods and communities, as well as to encourage preservation of important cultural resources, they provide incentives to encourage rehabilitation of historic buildings. Investment tax credits for rehabilitation of historic buildings are available from both the state and federal governments.

The **20 percent Federal Rehabilitation Tax Credit** applies to owners and some renters of income-producing National Register listed properties. The law also permits depreciation of such improvements over 27.5 years for a rental residential property and over 31.5 years for a nonresidential property. The rehabilitated building must be subject to depreciation. Federal rehabilitation tax credits can be “sold” to an equity partner in return for investment of capital in the rehabilitation project.

All residential and commercial properties (income-producing and owner-occupied) listed in the National Register of Historic Places and the Register of Historic Kansas Places are eligible for a **25 percent state tax credit**. When used together, the federal and state tax credits can capture approximately 35 to 38 percent¹ of eligible rehabilitation costs in tax credits. Furthermore, in January 2007, the Kansas State Legislature established a **30 percent state tax credit** for the rehabilitation of National Register listed properties owned by certified 501(c)3 Not-for-Profit organizations. However, in 2009 the legislature capped tax credits on an annual basis. Upon considering utilizing the state tax credits, state staff should be consulted at the earliest possible date. State tax credits cannot be issued for work done prior to approval of the project plan.

In exchange for the tax credits, the rehabilitation work must comply with the Secretary of the Interior’s Standards for Rehabilitation. The Secretary’s Standards are designed to address changes that allow older buildings to function in the twenty-first century. The common sense guidelines provide for new construction, as well as rehabilitation.

The federal government also offers a **10 percent tax credit** for buildings not eligible for listing in the National Register constructed before 1936. The ten percent credit applies only to buildings rehabilitated for *non-residential* uses. Rental housing does not qualify. Project work undertaken for this lesser credit must satisfy all Internal Revenue Service requirements, which include retention of seventy-five percent of the external walls and seventy-five percent of the internal structural framework.

¹ Since the Federal Government taxes the earnings from the Kansas rehabilitation tax credit, the final net amount is approximately 35 to 38 percent of the total eligible rehabilitation costs.

Environmental Stewardship

Using preservation as a tool for conservation of resources provides a rational and effective economic and environmental strategy for the future. There is growing consensus in support of environmental conservation efforts. After years of exploitation of resources, people are now beginning to consider how their surroundings fit into the larger environment. This includes the recognition of the important embodied energy contained in built resources and efforts to encourage better stewardship of older buildings and structures. Buildings contain energy that has already been expended, materials that have been mined or harvested, manufactured, shipped, and assembled. Material from demolished buildings accounts for up to forty percent of landfill materials, the cost of which is indirectly borne by taxpayers. At the same time, new construction consumes new energy and resources.

METHODOLOGY

Sally Schwenk Associates, Inc. (SSA) completed this survey of the historic downtown central business district of Norton, Kansas, in conformance with the procedures for intensive-level survey outlined in *National Register Bulletin 24: Guidelines for Local Survey: A Basis for Preservation Planning*. Evaluation of resources for significance was in accordance with *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. In addition to these guidelines, SSA relied on eligibility criteria and architectural terminology required by the Kansas State Historical Society State Historic Preservation Office (SHPO).

The survey of cultural resources in downtown Norton is the first cultural resource survey effort undertaken in the community since the 1970s and is an effort to initiate a comprehensive and ongoing program of identification and evaluation of historic and cultural resources within the City of Norton.

The Norton City/County Economic Development staff determined the Survey Area boundaries based on funding and timing parameters. The scope of work included the following:

- Reviewing of all previous surveys and National and/or State Register listings within the Survey Area;
- Reviewing and updating of the previous, reconnaissance survey performed in 1970;
- Conducting a building-by-building field investigation of the designated Survey Area to photograph and document principal and ancillary buildings and their materials and levels of historic/architectural integrity relating to location, setting, design, materials, feelings of period of construction, and associations with the history of the community;
- Creating a database containing the results of the field survey in data fields and information categories that are compatible and in accordance with the Kansas State Historic Preservation Office's eligibility criteria, architectural terminology, and on-line Historic Resources Inventory program. Database information will also create reports and assist in data analysis and mapping;
- Creating maps to document patterns of historic function; potential National Register eligibility; and periods of construction to assist in the development of historic contexts, as well as to provide mapping of survey results to assist in management recommendations for protection of historic resources through nomination to the National Register of Historic Places and local designation as Landmarks or historic districts through zoning ordinances;
- Defining functional and architectural property types and evaluating resources for eligibility for listing in the National Register of Historic Places;

- Developing historic contexts relating to the history and development of Norton and its environs to assist in the evaluation of historic properties for National Register eligibility, as well as the future preparation of National Register nominations;
- Preliminary identification of all historically and/or architecturally significant sites, objects, cultural landscapes, buildings, structures, or districts within the defined survey area;
- Preliminary identification of each resource's architectural style or vernacular property type, period of construction and significance, architect/builder, and construction materials, if known;
- Evaluating and determining properties and districts that appear to be potentially eligible for listing in the National Register of Historic Places; and
- Developing management recommendations for preservation of cultural and historic resources.

FIELD SURVEY

Kerry Davis, architectural historian, completed field survey in September 2009. The field survey component included conducting a field inspection and photographic documentation of each building, site, and object in the survey area to document building form and materials. The consultants relied on this information in determining the architectural style or vernacular property type and historic architectural integrity for each property.

ADDRESS/MAPPING ISSUES

The property-by-property field survey revealed a significant number of address/parcel number issues. These stem, in large part, from the merging or division of parcels over time and resulted in multiple historic primary resources located on a single parcel or multiple parcels assigned to a single historic building. Kerry Davis worked with Norton City/County Economic Development staff and Norton County mapping staff to reconcile as many of these irregularities as possible.

ARCHIVAL RESEARCH

In addition to the documentation of architectural styles, property types, and evolution of land use, research focused on the preparation of historic contexts for the time period in which the survey area developed, and the identification of dates of construction. Sally Schwenk Associates, Inc., staff used the archival, research, and records collections of the Norton County Historical Society, the Kansas State Historic Preservation Office's on-line Historic Resources Inventory (HRI), the Mid-Continent Public Library Midwest Genealogy Center in Independence, Missouri, The Sanborn Fire Insurance Company maps on-line through the Kansas City, Missouri Public Library Special Collections, the Norton County Clerk, and the City of Norton.

ESTABLISHING DATES OF CONSTRUCTION AND INDIVIDUAL BUILDING HISTORY

Due to the absence of extant building and/or water permits, SSA staff used plat maps, local history publications, vertical files, previous cultural resource survey information, Sanborn Fire Insurance Company maps, and architectural style to establish a construction date range for each building. During data analysis, SSA staff compared data from different sources and assigned an actual or an estimated date of construction. When exterior appearance did not correspond with previous survey dates or when there was no information documenting the date of construction, SSA estimated a date based on the known date of construction of other buildings with similar architectural treatments in the survey area. As a result, many dates of construction are not exact, but are estimated to a circa (c.) date, which generally denotes the age to be five years before or after the year listed. When this research yielded information about the original owners, this was included in the “Historic Function Remarks” section of the resource identification form.

COMPILATION AND ANALYSIS OF DATA

Sally Schwenk Associates, Inc. used a Microsoft Access database to compile the survey information using database fields that correspond to the information required by the Kansas State Historical Society’s on-line Historic Resources Inventory database. This included data fields for each building’s historic and current functional use; physical features (e.g., principal materials, style, roof type, and condition); architect and/or builder, if known; estimated or documented date of construction; presence of historic outbuildings; and notes about the history of the property. In addition, the database includes fields for parcel identification numbers; historic architectural integrity assessments of eligibility as an individual resource or as a contributing resource to a potential district; and additional information that aids in the analysis of the property’s significance. When linked with the digital records of future surveys, this database will enhance the understanding of historic resources throughout Norton and in the surrounding area. This information can also be linked to geographic information systems and mapping software to create visual analysis of the data.

The consultants analyzed four categories of data to identify contiguous districts, discontinuous thematic resources, and individual properties that are potentially eligible for National Register listing. The following four categories address issues important in determining the significance of a property or properties for listing in the National Register.

- Architectural Integrity
- Date of Construction
- Original Building Use/Function
- Architectural Style/Vernacular Property Type

A detailed description of the analysis of these four areas appears in the “Survey Results” section of this report.

HISTORICAL AND ARCHITECTURAL ANALYSIS

After compiling and reviewing the results of the field survey and completing the archival research, SSA identified broad patterns of development in the City of Norton and in the Survey Area. At the same time, work on developing architectural contexts began with the review of photographic documentation and database information. *What Style Is It? A Guide to American Architecture* by John C. Poppeliers, S. Allen Chambers, Jr., and Nancy B. Schwartz and *The Buildings of Main Street* by Richard Longstreth provided guidelines for nomenclature and determining commercial architectural forms, styles, and sub-types. Review of the survey data not only revealed the architectural styles and architectural and functional property types and forms, it also provided information to begin to determine development patterns and building chronology.

In order to provide management recommendations, the consultants conducted preliminary evaluations for all inventoried properties according to the criteria and standards for historic resources established by the Secretary of the Interior. This included a preliminary assessment of individual eligibility for listing in the National Register of Historic Places and as potentially contributing elements in a National Register District. The recommendations herein apply to the Survey Area as addressed in the final mapping, analysis of survey results and management recommendations.

In addition to retaining the integrity of their historic architectural design, properties listed in the National Register of Historic Places must meet certain criteria of historic significance. Historic significance is the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, a state, or the nation. To be listed, properties must have significance in at least one of the following areas.

- Criterion A: Association with events, activities, or broad patterns of history.
- Criterion B: Association with the lives of persons significant in our past.
- Criterion C: Embody distinctive characteristics of construction, or represent the work of a master, or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D: Have yielded, or be likely to yield information important in prehistory or history.

ARCHITECTURAL INTEGRITY

All properties eligible for listing in the National Register of Historic Places whether for individual significance or as contributing² elements to a district, must retain sufficient historic architectural integrity to convey the period of time in which they are significant.³ The National Park Service uses the following areas to define integrity.

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

The consultants visually inspected the exterior of each of the buildings in the survey area. Each building received an integrity rating of Excellent, Good/Fair, or Poor based primarily on how much of the building's original design, workmanship, exterior materials, and overall feeling of a past period of time remain. The following criteria served as the basis for rating historic architectural integrity.

Excellent

- The majority of the buildings' openings are unaltered or are altered in a sensitive and appropriate manner, using similar materials, profiles, and sizes as the original building elements;
- The exterior cladding material had not been altered;
- Significant decorative elements are intact;
- Design elements intrinsic to the building's style are intact;
- The overall feeling or character of the building for the time period in which it was erected is intact. Changes over a period of time are sympathetic and compatible to the original design in color, size, scale, massing, and materials;

² A contributing property to a historic district does not have to meet the threshold for individual significance, but it must contribute to the district's area of significance. Properties contributing to a district's significance for architecture must retain a higher degree of architectural integrity than in a district significant for associations with an important individual or with historical events or patterns of history.

³ Historic architectural integrity should not be confused with the physical condition of a building or structure. A building may be in excellent physical and structural condition, but may have lost its historical character-defining elements. Conversely, a building may retain all of its historical architectural features, but may be structurally unsound and, therefore, in poor condition.

- Character-defining elements from the time period in which the building had significant associations with events or important individuals remain intact; and
- If over fifty years in age, the building is individually eligible for listing in the National Register of Historic Places or would be a contributing element to a historic district.

Good/Fair

- Some alteration of original building openings or spaces has occurred using new materials and profiles, but not causing irreversible damage to the original configuration of openings and spaces;
- Significant portions of original exterior cladding material remain or if the historic exterior building material is covered by non-historic material (such as modern siding), the significant form, features and detailing of the building are not obscured.”
- Significant decorative elements remain intact;
- Alterations to the building are reversible and the historic character of the property could be easily restored;
- Additions to a secondary elevation are in an appropriate manner, respecting the materials, scale, and character of the original building design;
- The historic feeling or character of the building is weakened by change or lack of maintenance; and
- The building would be a contributing element to a historic district and/or it might be individually eligible for listing in the National Register if restored in conformance with the Secretary of the Interior’s Standards for Rehabilitation.

Poor

- The majority of the building’s openings, such as windows and doors, were altered in an inappropriate manner using new materials, profiles, and sizes;
- Exterior materials were altered;
- Alterations are irreversible or would be extremely difficult, costly, and possibly physically damaging to the building to reverse;
- Later additions do not respect the materials, scale, or character of the original building design;
- The overall historic feeling and character of the building is significantly compromised; and
- Further investigations after removal of non-historic materials and alterations may reveal that the structure retains greater architectural integrity than originally apparent and should be reevaluated.

NATIONAL REGISTER ELIGIBILITY STATUS

The physical characteristics and historic significance of the overall property provide the basis for evaluating component resources. Related information, such as date of construction, function, associations, and physical characteristics apply to the significance of the overall property.

Sally Schwenk Associates, Inc. analyzed data relating to the historic architectural integrity and historic significance of each property within the survey area to begin to identify contiguous districts, discontinuous thematic resources, and individual properties that appear to minimally meet National Register criteria. The evaluation utilized the following categories to assist in formulating the management recommendations emanating from survey.

- **Not Eligible** applies to those properties that are not individually eligible and are not within a potential district due to lack of historic/architectural integrity or because they do not clearly represent associations with established historic context(s).

This includes properties that are **Less Than Fifty Years of Age**. The National Register Criteria exclude properties that achieved significance within the last fifty years unless they are of exceptional importance. Fifty years is a general estimate of the time needed to develop historical perspective and to evaluate significance. Though many buildings may not yet be fifty years of age, some retain integrity from their original period of construction and are likely to become eligible within the next five to fifteen years if their integrity is retained.

- **Individually Eligible** applies to those properties that retain a high degree of historic architectural integrity and clearly represent associations with established historic context(s).
- **Contributing to a District** applies to a property that possesses historic integrity and is located adjacent to or near other similar properties that share the same historic context(s). Because of their historical/architectural integrity, these properties have the potential to add to the historic associations and historic architectural qualities for which a streetscape, neighborhood, or area is significant because it was present during the streetscape, neighborhood, or area's period of significance and relates to its documented significance. A National Register District possesses a significant concentration, linkage, and/or continuity of sites, buildings, structures, or objects that are united historically or aesthetically by plan or physical development. Contributing properties do not have to be individually distinctive, but must contribute to a grouping that achieves significance as a whole within one or more historic contexts. The majority of the components that add to a district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole. A property that independently meets National Register Criteria can be considered as a contributing property to a district if it has associations with the district's areas of significance.
- **Non-contributing to a District** applies to properties located within a potential historic district but that no longer possess historical architectural integrity due to alterations, disturbances, additions, or other changes that render them incapable of yielding important information about a period of significance; or do not independently meet the National Register criteria.

HISTORIC CONTEXTS

To fully understand the findings of this cultural resource survey, it is important to interpret the survey information in context with the development within the Survey Area and in relationship with the forces that influenced the development of the City of Norton in general, as well as the development trends that occurred regionally, within the state, and nationally. The National Park Service defines historic context as “a broad pattern of historical development in a community or its region that may be represented by historic resources.” Inherent in the development of a historic context is the identification of important connections between local, regional, state, and national history and the historic resources in a defined sub-area such as downtown Norton. When survey findings are viewed in relationship to this information, it is possible to apply the criteria for evaluating eligibility for designation to the national, state, and local historic registers. Moreover, an understanding of how historical change affected the community is extremely useful in evaluating community resources that might be threatened and in integrating protective strategies in planning efforts.

Historic contexts developed as part of a survey should not be confused with a comprehensive history of the community. The survey report is a technical report and development of historical contexts is one component that assists in providing technical analysis of the resources identified. Generally, establishing historic contexts involves reviewing the known history of the community, the region, and the state and seeking to define important patterns in the development of the area through time that may be represented by historic properties within the community and, specifically, within the survey area.

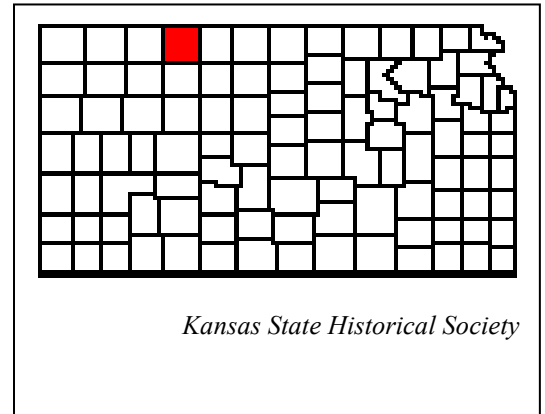
The establishment of historic contexts is a base step in targeting the survey effort and in determining recommendations for future identification and evaluation effectively. It also directs the efficient use of personnel. For example, the presence of academically trained architects in Kansas in the late nineteenth century or the identification of individual owners of commercial businesses may not be as relevant to the patterns of development of Norton’s built environment as the location of the railroad depot and/or the county courthouse. The resulting information relating to this context is far from definitive, but it establishes areas of obvious importance in relation to National Register criteria and allows specific management recommendations for future identification, evaluation, and protection of cultural resources.

The following narrative overview establishes historic contexts for defined chronological eras. Within these time periods, it identifies important development patterns, including geographic limits, historical themes, and the evolution of architectural styles and property types. Specific data from the survey is related to the contextual information in the “Survey Results” and “Management Recommendations” chapters of this survey report. Because of the Survey Area’s geographical

boundaries which encompass the retail and services commercial area in the “downtown” area and its period of development, the survey does not fully address many of the established historical contexts for Norton in general, particularly the concurrent historical commercial and industrial development patterns associated with the railroad depots and freight areas. Another associated pattern of is the evolution of residential construction.

LOCATION AND ENVIRONMENT

Norton County, lying approximately 100 miles east of the Colorado border in the northern tier of Kansas counties adjoining Nebraska, is the fourth county from the Colorado line. The county is in the Great Plains region of the state, which extends for thousands of miles along the east side of the Rocky Mountains. The county is on the western edge of the Blue Hills Uplands and the northeastern part of the larger High Plains area.⁴ As the land rises gradually westward to the Rockies, the land gains a more even surface. Characteristic of the region is rock strata of magnesian limestone⁵ suitable for quarrying for building material.



Most of Kansas is part of the larger humid continental and the middle latitude semi-arid climatic zones of the Midwest. The humid continental area, which includes most of the eastern three-fourths of Kansas, has adequate precipitation for cropland agriculture. It has warm summers and, in the coldest months of winter, average temperatures are below freezing. Precipitation decreases from east to west by about one inch every seventeen miles. Norton County is in the middle latitude semi-arid zone, which includes the western fourth of Kansas where precipitation is less reliable and there is a higher possibility of frequent droughts than in the counties to the east. Daytime summer temperatures are high, but nights are cooler than to the east. Modern farmers use dry-land farming practices and, where practical, irrigation.⁶

Located on the southerly slope of the Republican River valley and the northerly slope of the Solomon River valley, Norton County has numerous water-courses. The principal rivers are the Solomon River, which flows east through the southern tier of county townships; the Prairie Dog River, which runs through the central portion of the county; and the Sappa River which flows from southwest to northeast through the northwest corner of the county. Tributaries of the Solomon River are the

⁴ Homer E. Socolofsky and Huber Self, *Second Edition Historical Atlas of Kansas* (Norman: University of Oklahoma Press, 1988), 3.

⁵ So named for containing magnesium-rich mineral dolomite.

⁶ Socolofsky and Self, 4.

Cactus, Skull, Buck, Big Timber, Otter, Sand, East and West Elk creeks. The Prairie Dog and Sappa Rivers both have numerous tributaries as well.⁷ In the late nineteenth century, the county's terrain consisted of the following classifications: upland, ninety-two percent, and bottom land, eight per cent; and forest, one per cent, and prairie, ninety-nine per cent. Elm, willow and cotton-wood timber occurred at the margins of the principal water courses.⁸ Good water could be located in wells drilled from fifteen to one hundred thirty feet in depth.⁹

Euro-American explorers Zebulon Pike, John C. Fremont and Thomas Nuttall noted native Kansas vegetation during their trips through what would become Kansas during the early nineteenth century. Their notes and later research by botanists and geographers indicate that the land area encompassed by Norton County can be classified as Bluestem-Grama Prairie. (i.e. prairie vegetation). Because of its location, increases in annual precipitation in Norton County produced little change in vegetation, particularly the encroachment of longer tall grass species.¹⁰

John C. Fremont, in 1843 during his exploration of the Rocky Mountains by way of the Kansas and Republican Rivers, noted in his journal entry dated June 23 the following observation about the area that became incorporated into Norton County.

*At noon on the 23d we descended into the valley of a principal fork of the Republican, a beautiful stream forty feet wide and four feet deep, with a dense border of wood consisting principally of varieties of ash. It was musical with the notes of many birds, which from the vast expanse of silent prairie around, seemed all to have collected here. We continued during the afternoon our route along the river, which was populous with prairie dogs, (the bottom being entirely occupied with their villages) and late in the evening camped on its banks. The prevailing timber is a blue-foliaged ash (fraxinus, near F. Americana) and [...as__? leaved maple]. With these were fraxinus Americana, cottonwood and long-leaved willow. We gave to this stream the name of Prairie Dog river.*¹¹

The expedition turned and traveled west-northwest crossing the Sappa Creek, and then turned south to the north fork of the Solomon River, thus identifying for Euro-Americans three of the main water courses in what would become Norton County.¹²

⁷ William G. Cutler. 1883. *History of the State of Kansas*. Chicago: A.T. Andreas.
<http://www.kancoll.org/books/cutler/norton/norton-co-p1.htm>. (accessed March 12, 2010).

⁸ Ibid.

⁹ "Northwestern Kansas The Garden Land of the New West Norton County the Gem of the Beautiful Republican Valley." *Norton County, Kansas*. c. 1885, 1. Photocopy of original publication from Vertical File. Kansas State Historical Society.

¹⁰ Socolofsky and Self, 5.

¹¹ Noble Prentis. 1899. *History of Kansas*. Winfield KS: E.P. Greer. <http://skyways.lib.ks.us/counties/nt>. (accessed March 12, 2010).

¹² Ibid.

Native peoples of the High Plains in the nineteenth century during the period of the first incursion of Euro-Americans were the Cheyenne and Arapahoe, tribes of the Algonquian-speaking nation. These indigenous people maintained villages in the valleys of the Rocky Mountains, but lead a largely nomadic life, living in skin *tipis* and following grazing buffalo herds. The two tribes were traditional allies, primarily against incursions into their hunting grounds in the Central Great Plains area by the Arapaho, Kiowa, Comanche and Sioux.¹³ At the time Norton County organized in the 1870s, immense herds of buffalo roamed over its plains, and, in addition to the above referenced native groups, there were many visits from bands of Pawnee, Omaha, and other tribes.¹⁴

THE DEVELOPMENT OF NORTON, KANSAS

TERRITORIAL AND EARLY SETTLEMENT PERIOD

Kansas became a state on January 29, 1861. In 1867, the Kansas legislature established the boundaries of and name of Norton County; however the county was not officially organized until 1872, with the town of Norton as the county seat. The boundaries of Norton County defined in 1867, were thirty miles square and contain nine hundred square miles. Among the early Euro-Americans who entered the area were buffalo hunters and trappers. The site that became the community of Norton was near the route of the Leavenworth and Pike's Peak Stagecoach Line. In 1859, *New York Times* publisher Horace Greeley spent the night at Station 15 near Norton, which like other stagecoach depots, provided lodging, meals, and fresh teams of horses.

The earliest Euro-American settlement in Norton County occurred in 1871 when George Cole established a homestead and, in 1872 when Shelby D. Reed settled in what is now Centre Township. Thomas Beaumont, Henry Gordon and Peter Hanson settled in the southern section of the county, near the Solomon River. Also among the first settlers were James Hall and Daniel C. Coleman, who located on the Prairie Dog River, twelve miles east of Norton.

On August 22, 1872, the Governor of Kansas issued a proclamation declaring the organization of Norton County for "all purposes of government."¹⁵ and appointed temporary officers and commissioners of the county.¹⁶ The organization of the county created three Township Commissioners' districts, each ten miles wide and thirty miles long - Almena, Centre and Solomon. The first county election occurred September 24, 1872, at which less than fifty votes elected three township commissioners; a representative to the state legislature; and a county treasurer, clerk, attorney, sheriff, superintendent of schools, and register of deeds.¹⁷

¹³ Socolofsky and Self, 11.

¹⁴ Cutler.

¹⁵ Ibid.

¹⁶ Ibid.

¹⁷ Ibid.

On December 1, 1873, the first school opened in Norton. Five years later there were twenty-four school districts in the county with 642 students. There were eleven schoolhouses; ten were of log construction and one was a wood frame building. The next year the number of districts more than doubled to fifty-two employing thirty-four teachers and a school population of 1,623. By 1880, there were eighty-four districts, over 2,000 enrollees and sixty-two teachers. By this time, with a few early exceptions, the schoolhouses were built of sod. An important exception was the public school building in the community of Norton which was a large, two-story stone building erected at a cost of \$3,800.¹⁸

By 1882, the population of the county neared 6,000. There were nineteen post offices, one of which was in the town of Norton. In 1881, Norton County farmers erected 159 farmhouses, and produced 123,259 pounds of butter, 6,900 tons of prairie hay, 816 tons of timothy. Field acreage of grain included 4,263 acres of spring wheat, 28,188 acres of corn, 1,112 of oats, 1,366 acres of sorghum, 1,366 acres of castor beans, and 970 acres of broom corn. Other crops of lesser acreage included barley, buckwheat, Irish potatoes, sweet potatoes, rice corn, and pearl millet. Peach, plum and cherry orchards were already bearing fruit. Fledgling, non-fruit bearing orchards included apple and pear trees. Non-native forest trees planted by settlers included walnut, maple, honey locust, cottonwood and other varieties.¹⁹

By the early 1880s, native grasses including the buffalo grass, blue stem, blue grass, as well as crops of red and white clover, timothy, herds grass, orchard grass, sorghum, millet and rye and alfalfa provided the basis for stockmen to establish ranches and farmsteads. Large crops of corn, rye, barley and oats allowed diversification of the stock to include shorthorn cattle, “higher grades of horses” and Poland and Berkshire pigs instead of “long-horns, wild ponies and “shadbelly pigs.”²⁰ Livestock included 2,181 horses, 280 mules, 2,020 dairy cows, 2,684, head of cattle, 2,947 sheep, and 2,565 swine.²¹ The five water-powered grist-mills in the county and a successful creamery at this time are indicative of the diversifying agricultural economy.

By 1884, the central branch of the Union Pacific Railroad ran into the southern part of the county and through the Missouri Pacific system accessed the Kansas City, St. Louis and Chicago rail heads. A new branch from Hiawatha, westward through the northern tier of counties to Norton was underway. The B. and M. Railway ran across the entire center of Norton County and provided connections with Omaha, Kansas City, and Chicago.²²

¹⁸ Ibid.

¹⁹ Ibid.

²⁰ “Northwestern Kansas. . .” 3.

²¹ Cutler.

²² “Northwestern Kansas, . . .” 3.

The settlers of Norton County came from New England and the middle, western, and southern states; the Canada provinces and the British Isles; and from other European countries.²³ Farmsteads with sod houses, stables and sheds, a well, a fledgling orchard and up to forty percent of the land plowed were the first stages of self-sufficiency. Improvements soon followed, typically including a small wood frame cottage, granary, corn cribs and stables; a new grove of trees; and well-sheltered corrals. The Herd Law, which imposed strong penalties of herding or enclosing live stock, spared farmers the need to fence their land.

The seating capacity of the church buildings in the county at this time is indicative of the growing population in the County: Methodist Episcopal, 125; Presbyterian, 300; Christian (Disciple of Christ), 125; and Free Methodist, 400. The Missionary Baptists and Church of God congregations also had church buildings. In addition, individual denominational membership included: four congregations of Christians (Disciples of Christ) with a total membership of 218; Four congregations of Baptists with a total membership of 165, one Congregational Church with fifty-five members, eleven Methodist Episcopal church congregations with a membership of 268, one Presbyterian congregation of thirty-four, and one Roman Catholic Church congregation of 100. In addition there were organizations of Mennonites, Church of God and Free Methodists.²⁴

Town of Norton, Kansas

Located on rolling prairie land near the bank of the Prairie Dog River,²⁵ the Town of Norton was (and is) near the geographical center of the county in Centre Township. In the summer of 1872, a group of investors supporting the naming of the town as the county seat began to construct a wood frame store building, the first in the community. The milled lumber came from a mill fifty miles away; teams of oxen first carried locally cut logs to the saw mill where, after ten days, the ox-wagons transported the lumber back to the site of the fledgling settlement. The Newell brothers stocked the building and opened the first general merchandise store in the county. They sold the building shortly thereafter and the new owner moved it one mile further up the Prairie Dog River. This town site, named Norton Center, quickly boasted businesses including nearby mills and small shops and quickly appeared to be a formidable rival of Norton as the county seat. During this time, a group of settlers in Norton secured a log house and moved it to the proposed town site. By public vote that year, Norton became the county seat and the log house with a roof of buffalo skins became the site of the first session of the county court. The Newell brothers quickly erected another wood frame building and leased it to the county. During the summer of 1873, merchants and professionals constructed business houses in the new county seat. Many of these businesses relocated from Norton Center. That year, the first school in the county, a two-story limestone school building opened in the south part of Norton. The

²³ Ibid.

²⁴ Cutler.

²⁵ Early histories variously refer to this wide water course as the Prairie Dog Creek and Prairie Dog River.

following year, due to protests about the conduction of the 1872 vote of Norton as the county seat, a second election confirmed Norton as the county's government center.²⁶

Original Town Plat

Like nearly every Kansas village, Norton had a town company that owned the land which formed the commercial center and first residential neighborhoods of the community. Although the twenty-year charter for Norton's town company dates to September 8, 1873, it was not until 1878 that they formally platted the town. The Original Town plat, filed on December 7, 1878, consisted of only four small blocks bounded by Main Street on the north, State Street on the east, Washington Street on the south and Second Avenue on the west. The blocks were of unequal size and the alignment of the lots therein varied – with some aligned north-south and others aligned east-west. Twenty-one days later, the Norton Town Association Addition added more than six times the area of the Original Town plat immediately adjacent to the east. Bounded by the Burlington, Kansas, and Southwest Railroad tracks to the north, Michigan Avenue to the east, the alley behind Washington Street to the south, and State Street to the west, the Norton Town Association Addition included a courthouse square and equal-sized blocks with lots aligned north-south. The exception to this arrangement the two blocks on the east and west of the courthouse square that featured blocks aligned east-west to face the square. Brigg's Addition, platted in 1879, added four blocks north of the Original Town Plat and straddled the railroad alignment.

From its modest beginnings of 1872, Norton quickly grew in the next decade into a bustling market center with a population of five hundred persons.²⁷ The first building erected in Norton after the organization of the Town Company was a residence for W. E. Case. In the spring of 1874, the firm of Van Trump & Hallowell bought a stock of goods and opened in a building on the square built by David Close. In 1875, a stockman shipped the first rail car of cattle from the county.²⁸ By 1882, there were “five general merchandise stores, two hotels, two milliner stores, two restaurants, five lawyers, two physicians, one harness shop, one furniture store, two livery stables, two blacksmiths, two newspapers, two billiard halls, two meat markets, one feed store, two hardware and farm implements, one lumber-yard, one barber shop, four church organizations, three church edifices, one bank, two drug stores, two shoe shops, [and] two [grain] elevators.” Nearby was a flour mill. Located one mile from the town was the Norton Creamery, established in 1882, that manufactured 250 pounds of butter a day during the spring and summer months.²⁹ Joining the enterprises within two years was a second bank.³⁰

²⁶ Cutler.

²⁷ Which grew to approximately 800 by 1885

²⁸ *From a Covered Wagon Ride to Norton Centennial 1872-1972 Community Pride. Souvenir Edition* (Norton, KS: City of Norton, 1972), 10. Photocopy. Kansas State Historical Society. Topeka, Kansas.

²⁹ Cutler.

³⁰ “Northwestern Kansas, . . . “ 5.

Much of the growth occurred as a result of an influx of immigrants that bought available vacant land in 1880. By March 1, 1880 there were 7,000 people in the county and the town of Norton took on a “big city” air.³¹ Among the businesses established in the early 1880s in Norton were a broom factory; a photographic gallery; a blacksmith and wagon shop; a furniture business; a barber shop and a shoe and clothing store; a real estate, loan and abstract business; and a couple of dealers in wild ponies. By 1884, the west side of the public square featured two blocks of one- and two-story wood frame buildings with gable-front or false front designs.



West Side of the Square c. 1885.
Special Collections and University Archives.
Wichita State University

The north side of the public Square (which held a windmill) included the two-story dressed limestone Morgan Heaton Bank, the first in the county (later in 1890 reorganized as the Norton County Bank) and the large, wood frame end-gable Commercial House hotel. One publication boasted of prosperous Masonic and Odd Fellow lodges as well as a post of the Grand Army of the Republic, literary and dramatic societies, “one of the finest cornet bands in the State,” a large rink, two large hotels and “half a hundred business houses.”³² Other businesses included a jewelry store, an ice cream parlor, a furniture store and a lumber yard. Another dealer in lumber and building materials sold coal, lime, farm machinery, wagons and threshers. The Norton skating Rink opened in 1885 and it also functioned as a community center. Dr. R. E. White served as the town’s druggist and physician. Another pharmacist sold fancy goods and stationery and erected a brick store in the latter part of the 1880s. There were now two hotels, the Seymour Hotel and the Windsor Hotel. With the advent of the B & M Railroad, investors erected a grain elevator. In 1885, the Graves Brothers erected a two-story brick building at West Main and First Avenue which was used as an opera house.³³ Most of the merchants also operated farms in the surrounding area.³⁴

A fire in 1886 interrupted the growth of the downtown commercial areas destroying the business center of the city. High winds fueled the fire near the northwest corner destroying the row of wood frame business houses which constituted the west side of the square. Businesses destroyed included several general merchandise stores, the land office, the rooms occupied by fraternal organizations, a hardware and implement business, a paint shop, hardware stock, a drug store, a newspaper office, a clothing business, the second story professional offices of lawyers, doctors and dentists, a jewelry store, a furniture store, a billiard parlor, a meat market, the post office, a tin shop and an oyster bar

³¹ *From a Covered Wagon Ride*. . ‘10.

³² “Northwestern Kansas, . . “ 5.

³³ By the early twentieth century it was the home of the Kansas Commercial College.

³⁴ “Northwestern Kansas, . . “ 5.

and restaurant.³⁵ Public amenities and attractions included the fairgrounds and buildings for the Agricultural Association.

In 1885, the District Court incorporated Norton as a “City of the Third Class” in September 1885.³⁶ A number of additions in 1885 and 1887 greatly expanded the commercial center and surrounding neighborhoods. Case’s Addition, platted in May 1885 a significant distance west of the Original Town plat, added eleven large blocks of only four lots each. Hillside Addition, platted the same year, almost doubled the previously platted area of Norton adding twenty-one blocks north of the railroad alignment. Howard’s Addition, dating to March 1886, added a single block to the west edge of the Original Town plat. Broquet’s Addition, also platted in the spring of 1886, added eight blocks with twelve lots each to the south edge of the Original Town plat. Spencer’s Addition of November 1887 was a relatively small plat that added eight small blocks to the south edge of the Norton Town Association Addition.

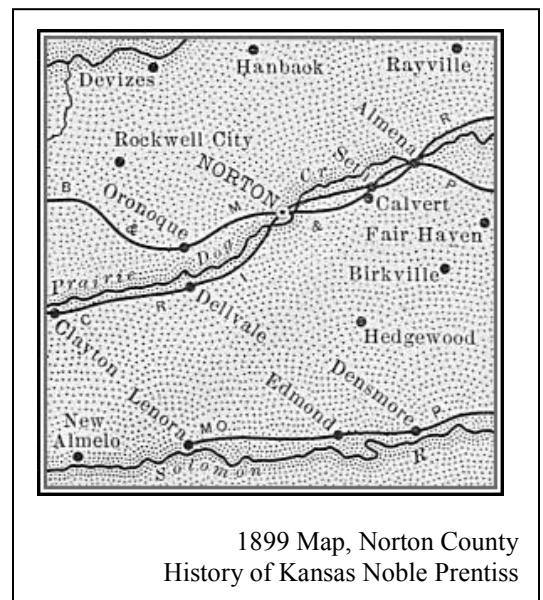
At this time, the only rail access was the Burlington, Kansas, and Southwest Railroad that ran east-west two blocks north of the courthouse square. The depot and an elevator stood near the intersection with Second Avenue. By the end of 1887, all the plats that form the current Survey Area had occurred. At this time the era of homesteading was over.³⁷

The following year, the Rock Island Railroad finished its tracks through Norton. This event led to the completion of a water tank at the depot of the C.K.N Railroad³⁸ and a pumping engine near the creek. A contract was let for installing a water works. The advent of the railroad stimulated the establishment of a new brick yard. Within five years, brick was a major export of Norton.

Public infrastructure improvements in the 1880s included the extension of water mains, construction of a new waterworks and completion of the electric light plant. In 1889, public officials laid a cornerstone for a new stone courthouse

The 1890s: A Settled Community

By 1891 Norton County had a population of 10,617.³⁹ The 1893 Sanborn Fire Insurance Company map shows for the first time the tracks of the Chicago, Rock Island and Pacific Railroad – running



³⁵ *From a Covered Wagon Ride. . .*, 15.

³⁶ *Ibid.*, 14.

³⁷ *Ibid.*

³⁸ Chicago Kansas & Nebraska Railroad was part of the Chicago, Rock Island and Pacific Railroad.

³⁹ *From a Covered Wagon Ride. . .*, 18.

east-west along the south edge of town. Their combined freight and passenger depot was near the intersection of Washington Street and Second Avenue. At this time, of the forty lots that faced the courthouse square, about seventy-five percent contained one- or two-story retail and service buildings, many with wood porches sheltering their first story entrances. Commercial buildings also extended along Main Street west to First Avenue and State Street between Lincoln and Washington Streets. Residential development occurred immediately beyond.

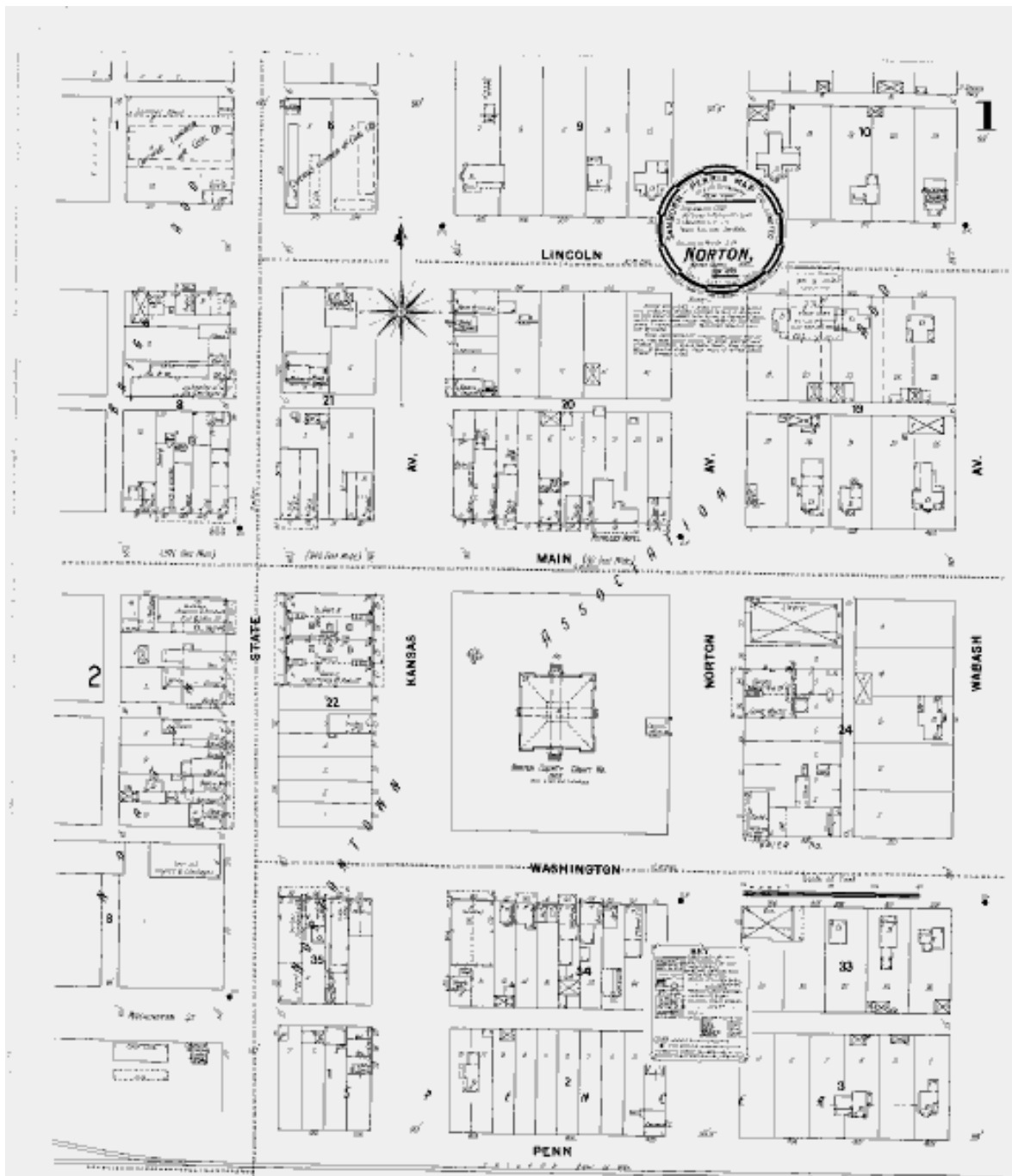
An analysis of Sanborn Fire Insurance Company maps and other sources documents that limited development occurred between 1893 and 1899. This was not unique to the community, as the nation underwent an economic depression beginning around 1893. Among the vestiges of economic progress during this period was the expansion of the Chicago Lumber Company to include coal sales; their buildings occupied two blocks at the intersection of Lincoln and State Streets. Two new industries were the Western Fence Company and the Norton Marble Works.⁴⁰ According to the Sanborn Fire Insurance Company map of 1893, commercial endeavors in the central business district included two hotels; various millinery shops; at least two banks; livery stables; harness shops; general merchandise stores; and shops specializing in Queensware, flour, ice cream, stationary, jewelry, and furniture. Other business enterprises included a cigar factory, a printing company, a blacksmith and wagon shop, a carriage manufacturer, and farm implement dealers. Two lumber yards, and grain elevators stood adjacent to the railroad tracks.

During this period, some replatting of residential lots occurred including Howard's Second Addition and Broquet's Second Addition to the west and southwest of downtown. By 1900, the majority of residential development occurred to the north, west, and southwest of downtown, while the large undeveloped private landholdings of the Simpson Estate and Broquet Delcourt formed the east, southeast, and south boundaries of Norton's commercial and residential development. A brickyard occupied the east bank of Prairie Dog River southeast of downtown and a new bridge crossed the Prairie Dog at Long Island.

Progress was also marked by the installation of telephones in 1898 with tall wood poles becoming a common feature of the city landscape. The outlaw of slot machines signaled social progress. In 1900, the Norton County Agricultural Association purchased Elmwood Park and built a race track and buildings to house exhibits. A Dr. Turner renovated the brick block east of the square to establish a sanitarium. The Missouri Pacific Railway ran five daily trains to St. Louis. One stockman shipped 22 cars of hogs, four cars of cattle and one car of horses to distant stock yards.⁴¹

⁴⁰ *From a Covered Wagon Ride. . .*, 20.

⁴¹ *Ibid.*, 22-23.



1899 Sanborn Fire Insurance Company Map.
Kansas City, Missouri Public Library. Special Collections.

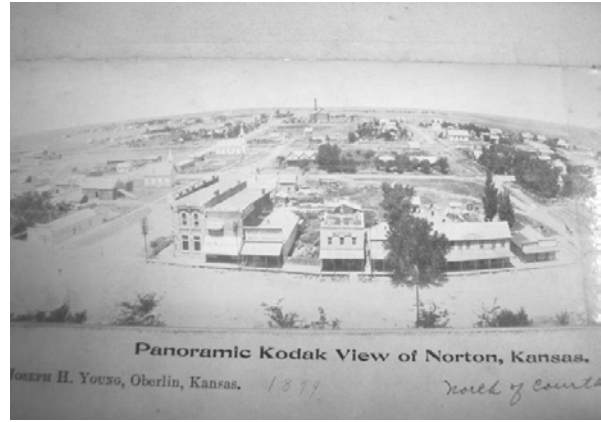
Early Twentieth Century Progress

The first decades of the new century were the “Golden Age of Agriculture” in Kansas. Farm production created a boom economy noted for the increase in real estate values and farm mortgages that did not peak until the 1920s. Between 1900 and 1910, the state population increased forty-nine percent, from 330,000 to 492,000; it increased another twenty-five percent in the following decade. In 1900, the population of Norton County was 12,269. The next year the Governor of Kansas proclaimed Norton a “City of the Second Class.”⁴²

The 1908 Sanborn Fire Insurance Company map reflects these economic conditions and growth, showing

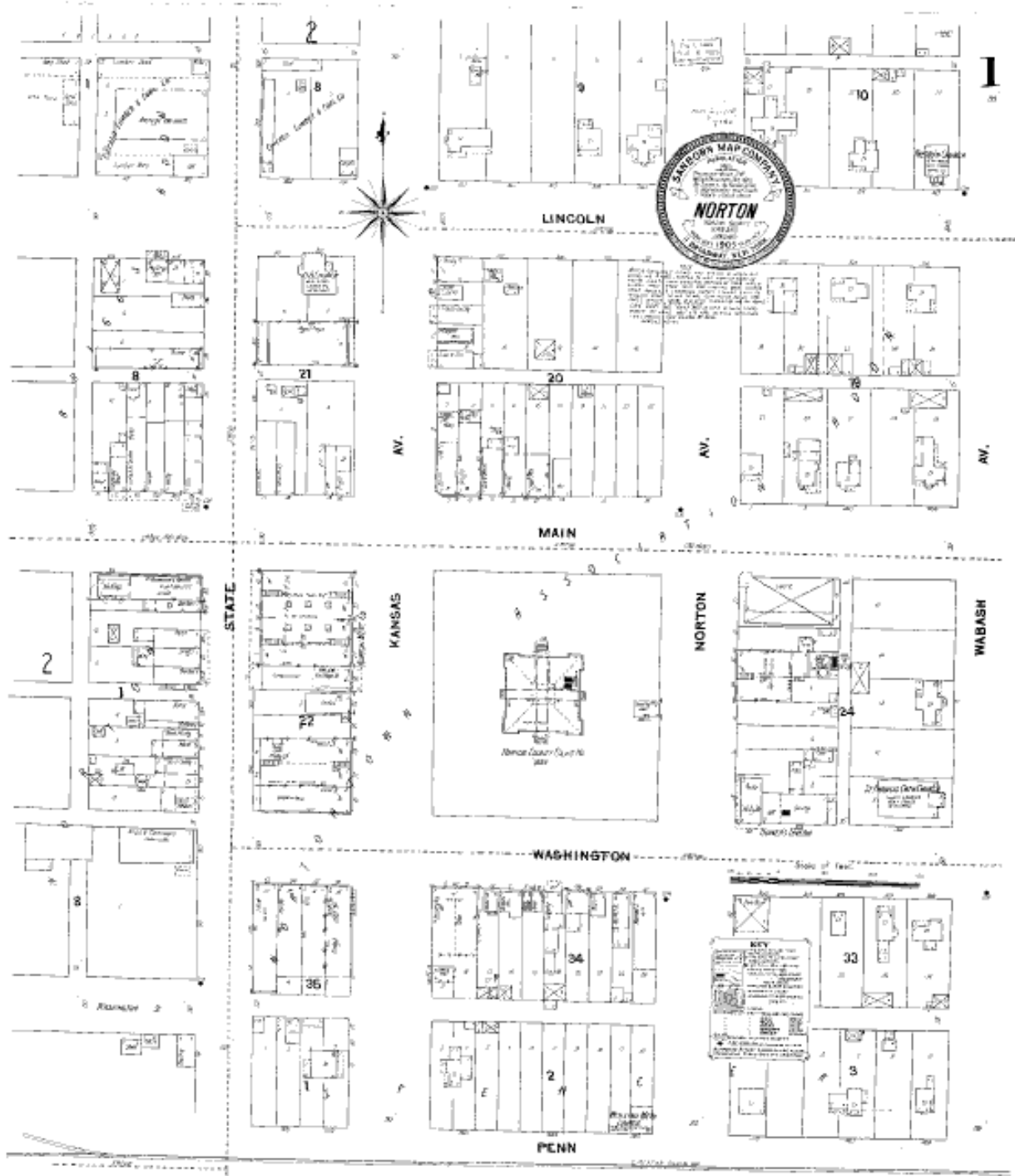
significant development occurring during the first few years of the twentieth century. Only five out of forty lots facing the courthouse lacked a commercial or institutional building. Earlier, in 1906, electric lights were turned on for the first time. Large two-story brick buildings replaced earlier, one- and two-story wood-framed buildings. The new Norton Ice, Light & Storage Company occupied the northeast corner of Washington Street and Second Avenue and featured its own spur line from the Chicago, Rock Island & Pacific railroad freight depot. In just a few short years, grain elevators expanded their operations; the large Way Side Inn replaced the earlier, smaller Cottage House hotel at the southeast corner of Lincoln Street and First Avenue; a moving picture house moved into the former opera house at the northeast corner of Main Street and First Avenue; and a third lumber company set up at the northeast corner of Washington Street and First Avenue.

Norton had four weekly newspapers, a cottage hospital for those requiring skilled nursing care, and a continuous cement sidewalk ran from the Rock Island depot to the B & M depot. Construction of the Norton Auditorium on three lots on the north side of the square previously occupied by the Peerless Hotel began in 1907. Improvements were made to the laundry and the ice cream factory. In 1908, Norton’s first dry cleaning shop opened. By 1909, the city owned its waterworks system and completed the laying of new water mains throughout the city. It boasted a small local police force



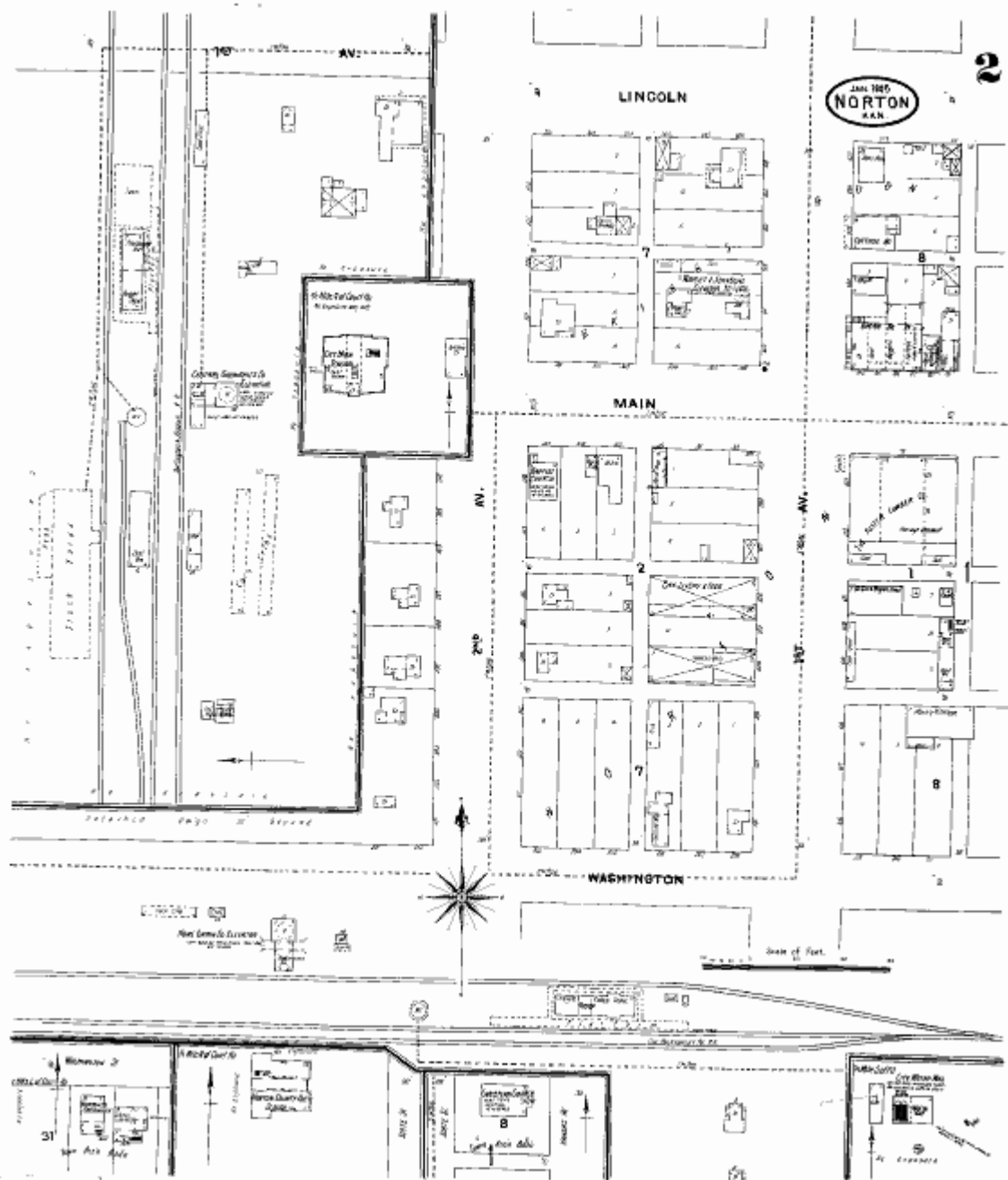
Above: 1899 View North From the Courthouse
Below: 1899 View of the Courthouse
*Special Collections and University Archives.
Wichita State University*

⁴² Ibid., 28-29.



1905 Sanborn fire Insurance Company Map.
 Kansas City, Missouri Public Library. Special Collections

NORTON DOWNTOWN SURVEY
 Sally Schwenk Associates, Inc.



1905 Sanborn Fire Insurance Company Map (Sheet 2)
 Kansas City, Missouri Public Library. Special Collections

and a well equipped fire department.⁴³ Developers completed the final details of converting the opera house into a business college. Among the small city's new businesses was the Kansas Poultry Company which handled eight breeds and utilized 150 egg incubators, shipping 500 chicks per week.⁴⁴ Also underway was capitalization for a new hospital and a nurse training school and consolidation of phone companies.



1906 View of Downtown Norton
Norton Historical Society

In 1916, the population of Norton was 2,223, and increase of 710 over the previous year.⁴⁵ Developers filed more plats and Norton steadily expanded. By 1917, additions to Norton included: East Addition and Guthrie's Addition, which added a total of six blocks to the northeast section of town; Golf Addition, North Addition, and High School Addition, which added more than twenty-eight blocks to the north end of town. Simpson's West View Addition, Jacob's Addition, Wright's Addition, Retterson's Addition, and Kirk's Addition added nineteen blocks to the northwest part of town. Lockhard's Addition, Turnersville, and Close Addition added about twenty-five blocks to the west and southwest parts of town. BoddyTown Addition added two blocks to the south edge of town. Also, by this time, Broquet's Park Addition, which featured three small residential blocks and a large park area with a race track, occupied the southeast corner of the corporate limits.



State Street, 1911.
Norton Historical Society

Continued good agricultural production contributed to a land boom that received additional impetus after World War I and did not peak until the 1920s. This was due, in part, to the demands for agricultural products created during World War.⁴⁶ Improvements continued in Norton under these conditions. By 1919, all the streets were paved and



State Street, c. 1919. Installation of Sewer Lines.
Norton Historical Society

⁴³ Ibid., 20.

⁴⁴ Ibid., 33.

⁴⁵ Ibid., 38.

⁴⁶ Daniel Holt, "A Time of Contrasts: Progress, Prosperity, and the Great Depression, 1900-1940," *Kansas Preservation Plan*. (Topeka: Kansas State Historical Society, Topeka, 1990), 5.

sewer connections were under reconstruction along State Street. The next year, bricks for street paving were stockpiled until after the harvest.

During the 1920s, Kansas communities experienced major developments. The automobile business was booming. Wheat was a billion dollar crop, the state ranked second in meat-packing and third in oil production. From 1919 to 1931, Kansas was second in the United States in overall oil production. Kansas' growing brick, stucco, plaster and cement industries were enlarging to meet the demand for building materials. Prices were climbing as cars, telephones, radios and other conveniences changed both the landscape and inner space of homes.⁴⁷



Looking North on Kansas, c. 1920
Norton Historical Society

In rural communities such as Norton, the disappearance of the hitching post and the arrival of paved streets were significant signs of change. Sanborn Fire Insurance Company maps from the period document the departure of horse-drawn transportation-related businesses and the simultaneous arrival of gasoline-powered agricultural implement showrooms and service facilities, as well as other auto-related service and storage businesses, including gas service stations, auto repair shops, and automobile and tractor dealership buildings. Also apparent is the conversion of warehouses and livery buildings into parking facilities. The erection of detached garages near the back lot line in residential neighborhoods also reflected this significant change in life ways. Paved “all weather” roads throughout Norton County both reflected and further stimulated automobile use.



Early Gas Service Station, n.d.
Norton Historical Society

However, even with this apparent modern growth, only a small percentage of farm homes and a larger, but not yet impressive, number of city homes, such as those in Norton had the modern conveniences of running water, sewage disposal, central heating or electricity. The state's agricultural economy in the mid-1920s was stable, but despite the improvements in farming, overall farm income failed to stabilize. By the end of the decade, progress taxes for courthouses, schools, roads and bridges affected farmers and the communities they supported. Between 1920 and 1926 more than one hundred Kansas banks defaulted, due to poor agricultural profits and overextension of credit.⁴⁸

⁴⁷ Ibid., 7.

⁴⁸ Ibid., 8.

By 1925, Norton's population was 2,276,⁴⁹ and the density of commercial development around the courthouse square remained about the same, with a few lots still vacant. However, as shown in the Sanborn Fire Insurance Company maps, the replacement of almost all the earlier wood-framed buildings with permanent brick, tile, and a few stone buildings presented a significantly different appearance than the nineteenth century downtown streetscapes. The limits of commercial development, however, remained the same, with residential neighborhoods abutting the commercial district north of Lincoln Street, east of Norton Avenue, south of Washington Street, and west of First Avenue.

New commercial endeavors included automobile filling stations and garages where livery stables previously stood. The 1925 Sanborn Fire Insurance Company map shows three filling stations, seven garages, four auto sales buildings, two auto repair establishments, and one auto salvage shop – only one of which appeared on 1908 Sanborn map. Commercial and industrial development continued to expand and, by 1925,

included three lumber companies operating just outside the commercial district; five grain elevator and flour and grist mill operations; stockyards; a machine works manufacturing company; a greenhouse; and four oil companies with fuel tanks along the Chicago, Rock Island, and Pacific railroad alignment.

Between 1925 and 1932, limited new development occurred around the courthouse square. During this period, notable expansions included two new oil company facilities, two new gas service filling stations, a new auto sales building, a new bottling works, and the expansion of Peerless Flour Mills with two new 12,000 bushel grain tanks. The extent of vehicular traffic was such that the city installed stop signs at intersections of “greatest traffic and dangerous turns.”⁵⁰ Improvement to municipal buildings included a new city office on North Kansas, two doors south of Lincoln Street. The building was designed to house the chemical fire truck. Also under construction were a new high school building and a new grandstand at Elmwood Park.⁵¹

⁴⁹ *From a Covered Wagon Ride . . .*, 50.

⁵⁰ *Ibid.*, 52.

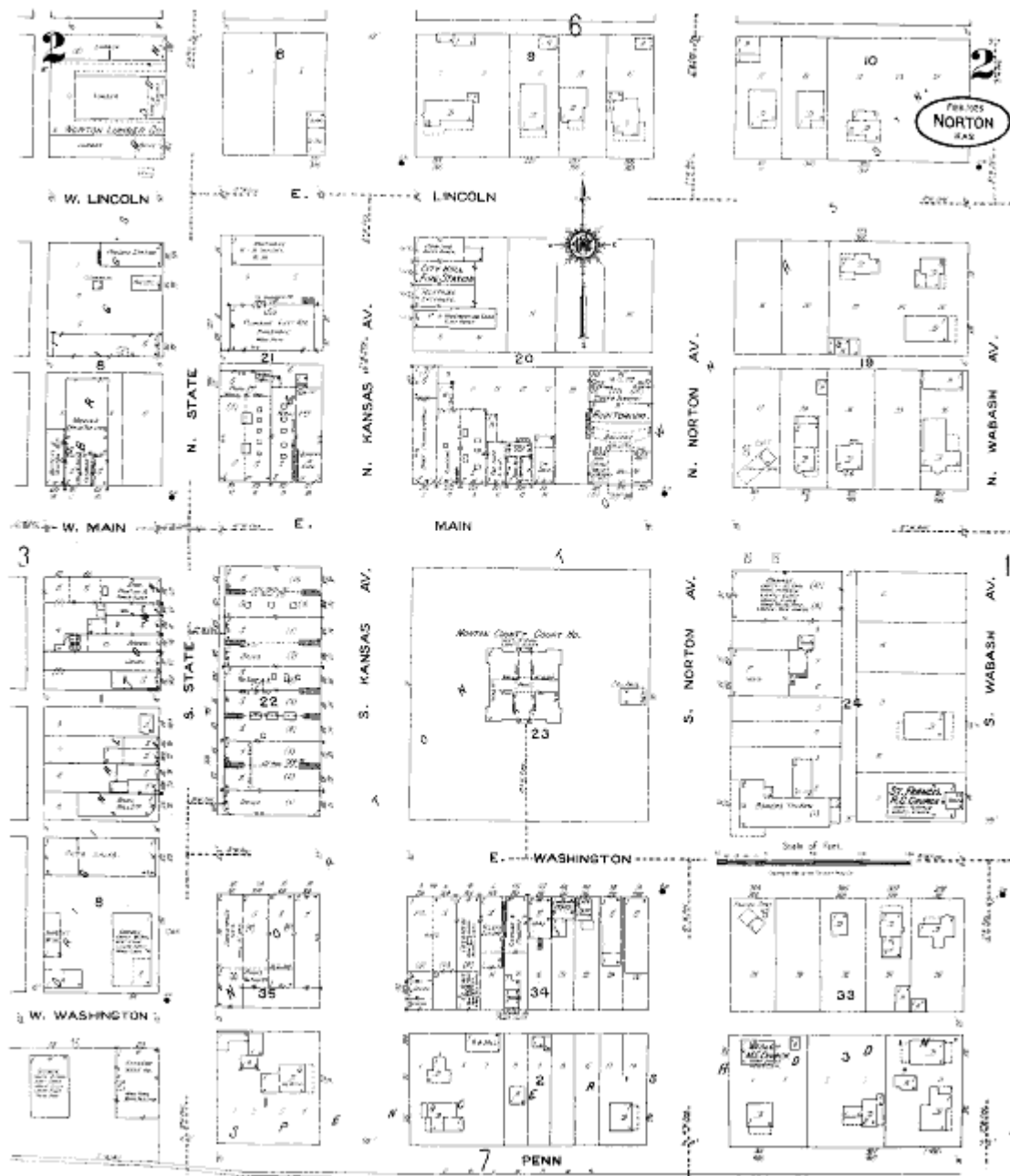
⁵¹ *Ibid.*



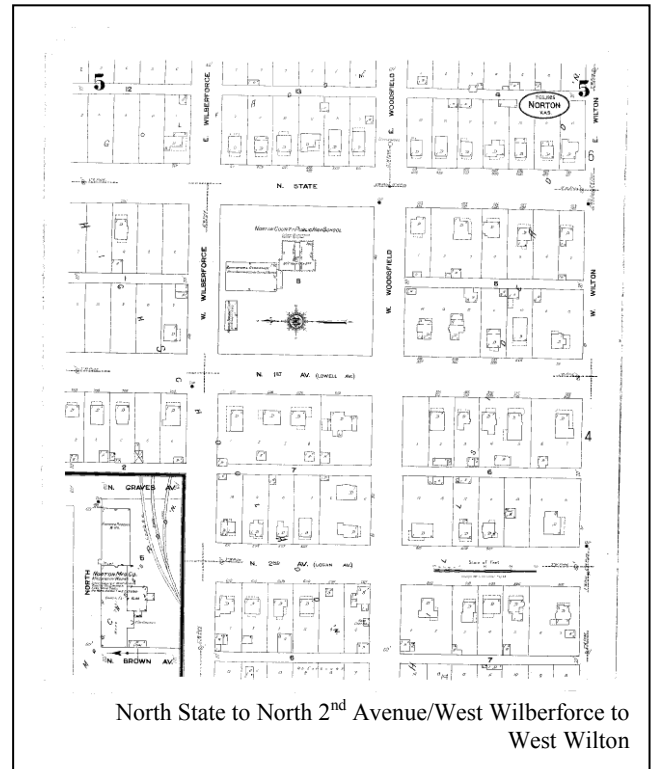
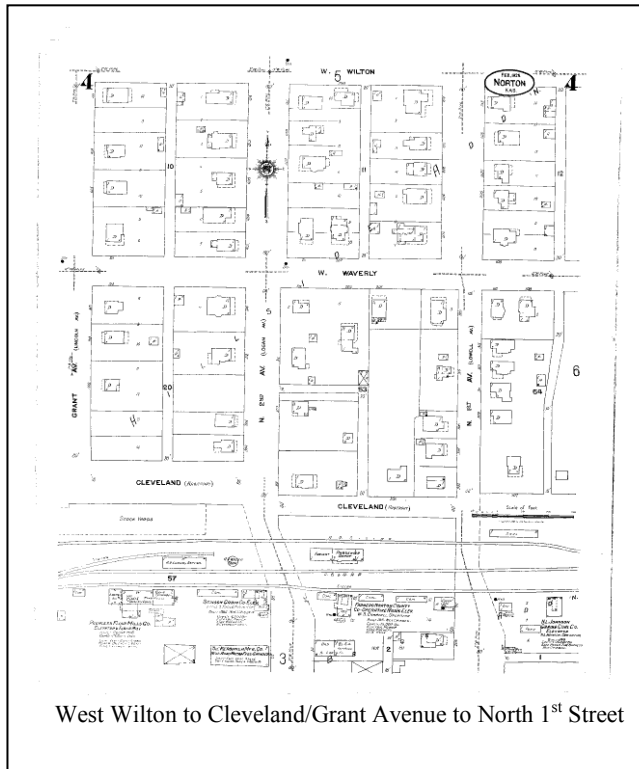
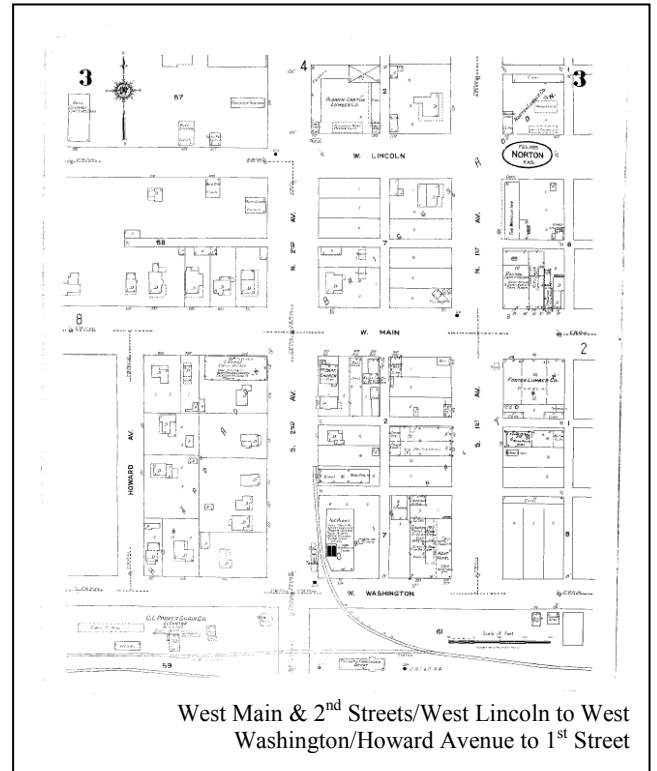
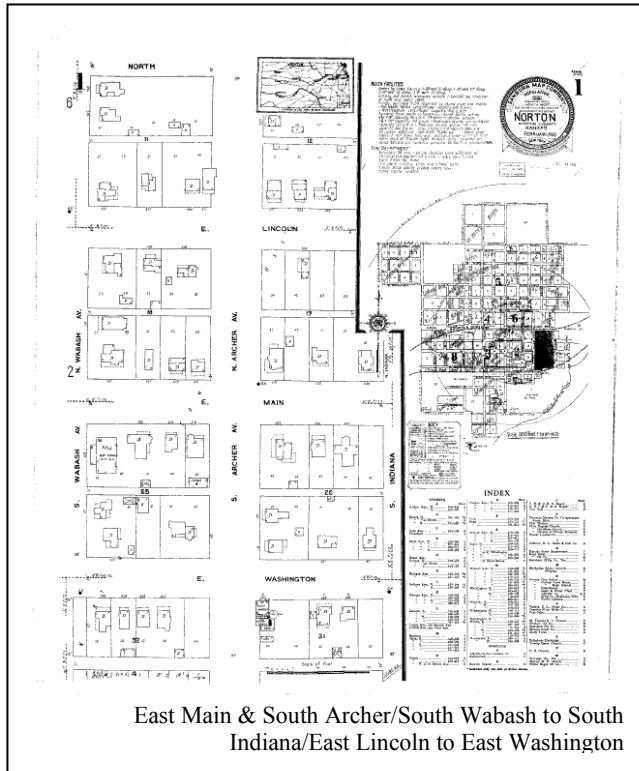
1920s Downtown Norton
Norton County Historical Society

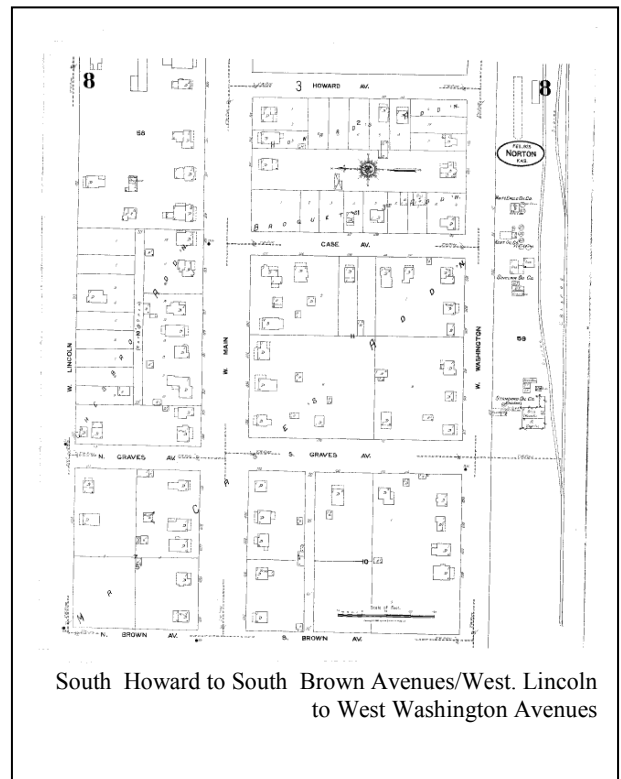
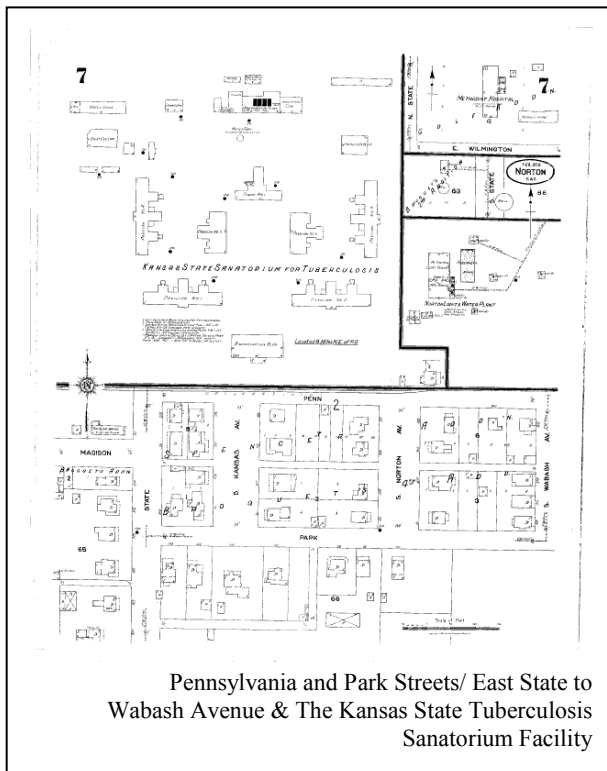


Farmer's Milling Company
Norton County Historical Society



Norton, Kansas Courthouse Square Commercial Area
 1925 Sanborn Fire Insurance Company Map
 Kansas City, Missouri Public Library. Special Collections.





Norton, Kansas Courthouse Square Commercial Area, 1925. Sanborn Fire Insurance Company Map
Kansas City, Missouri Public Library. Special Collections

In 1926, the Norton County Courthouse burned. It would not be until 1929 that the county's elected officials hosted cornerstone ceremonies for a new courthouse with an estimated cost of \$200,000. In keeping with modern courthouse design, the new steel cells of the jail were to be on the upper floor of the building. By the end of the decade, new water mains and extensions of the old lines were underway as well as the razing of the old standpipe east of the high school and replacement with a water tower and tank with a capacity of 250,000 gallons.

Other construction projects at this time were the new warehouse for the Norton Manufacturing Company which had thirty employees. The Peerless Flour Mills produced one thousand bushels of wheat a day and recently installed a new bleaching process. The Rock Island Railroad built a new \$15,000 depot in 1926.⁵²



Norton County Romanesque Revival Style Courthouse
*Special Collections & University Archives
 Wichita State University*

⁵² Ibid.

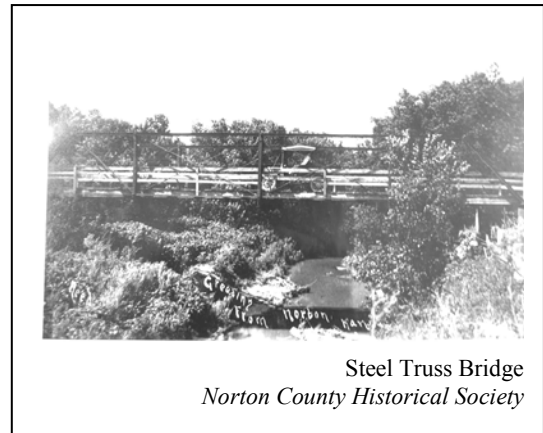
THE GREAT DEPRESSION, WORLD WAR II, AND THE POST-WAR PERIOD: 1929-1960

The 1930s

The Great Depression, which officially began in October 1929 with the collapse of stock-market prices on the New York Stock Exchange and lasted until about 1939, forced almost half of the nation's banks into insolvency leading to drastically reduced spending, falling production and rising unemployment. By 1933, approximately one out of every four Americans was unemployed; the value of stock on the New York Stock Exchange was less than a fifth of what it had been at its peak in 1929; and business houses closed their doors, factories shut down, and farm income fell some fifty percent. With the exception of public building projects, little private commercial development occurred during the Great Depression.

When the Great Depression hit Kansas in full force, the only businesses that contributed any stability to the state's economy were in the meatpacking industry. The state's agriculture businesses dropped in value from \$545 million in 1929 to \$204 million in 1932. Compounding the problems created by the Great Depression, the drought from 1935 to 1937 added to the austere conditions for farm families and dimmed any hopes of immediate recovery. During the 1930s, approximately 103,000 people left the state. The number of farms went from a high of 174,000 in the 1930s to 156,000 by 1940, the lowest number since the 1880s.⁵³

Due to the combination of drought and the financial depression, federal relief programs focused particularly on the Plains states. In particular, the programs of the Kansas Emergency Relief Committee (KERC); the Work Projects Administration (WPA); the Public Works Administration (PWA); and the Civilian Conservation Corps (CCC) had a significant impact not only on the economic conditions of the state, but also on Kansas' visual landscape. Under these programs, local and state governments received funding for the construction of public buildings, roads, bridges, and other public improvements to provide jobs and to stimulate the local economy. Cities and counties received funding for courthouses, city halls, libraries, ball fields, auditoriums, memorials, and other public facilities.



Projects receiving PWA funds were usually major, long-range construction programs that employed skilled workers and benefited the general public. The WPA funded less extensive public works projects that generally cost less than \$50,000 and could be completed within one to two years by

⁵³ Ibid., 9.

employing both skilled and unskilled workers. However, it was not unusual for WPA projects to cost more than the recommended cut-off amount. In addition to these programs, the Federal Emergency Relief Commission provided Kansas with more than \$10 million for highway construction.⁵⁴

The KERC, created under Governor Alf Landon, provided considerable assistance in the early years of the Great Depression before federal funding became fully available. In addition to purchasing and processing agricultural products, funding approved by the state legislature assisted in the construction of roads, streets and bridges; construction or renovation of courthouses, school buildings, public buildings, and



Looking East Down State Street, 1930s
Norton County Historical Society

water and sewer systems. Beginning in 1931, KERC funded projects in cooperation with WPA programs. The KERC obtained funding from the legislature that was matched with federal funds. The WPA normally funded 85 percent of the total costs. This procedure became the norm after 1931 and, by 1935, the state relief group acted as the procurement officer for these state funds to be given to counties and for federal monies.⁵⁵

Jobs were scarce in Norton County during the Great Depression just as they were in other Kansas counties. In 1931, a mass meeting of taxpayers gathered at the Norton County Commissioner's office demanding reductions in county expenditures and taxes. As hard times continued, the city slashed its payroll several times and the school board reduced salaries. At the same time the Peerless flour Mill ran at full capacity. Through a state plan, four million hogs were slaughtered to create the scarcity to raise prices. The Agricultural Association put Norton Park up for sale. The city established methods to distribute clothing and baskets to the needy.⁵⁶

Between 1933 and the onset of World War II in 1941, new construction in Norton reflected government projects and the beginnings of recovery. Among the earliest public works projects was the construction of a new sewage plant at the site of the old plant and the extension of city water mains to the cemetery and airport where a \$12,000 federal grant was to assist in improvements to the air field. A program to build thirty-three dams in Norton County provided employment for seventy-

⁵⁴ Ibid., 51.

⁵⁵ Ibid., 51-52.

⁵⁶ *From a Covered Wagon Ride . . .*, 56-57.

five men. The city planned to create summer jobs by extending water mains to the northeast section of town and also develop center street parking spaces on West Main and South Kansas Streets. In addition to these government funded projects, Norton received funding for a new federal building with a post office to be erected at the southeast corner of the courthouse square. The Kansas Emergency Relief Commission approved a plan for work at Norton Park which included changes in the channel of the Prairie Dog River.⁵⁷ In 1935, the year Norton County experienced one of the worst



Downtown Norton, Kansas c.1937
Norton County Historical Society

⁵⁷ Ibid.

dust storms of the era, workers completed construction of an office building and shop building for the Kansas State Highway Department. Work began in Norton in laying a natural gas lines for residential heating and cooking. The years 1937-1938 marked the completion of the Junior High School building, installation of lights in Baseball Park, and the opening of a new library building.

Federal fund expenditures also strengthened the regional transportation network. In 1937, work began on U.S. 36 overpass. By the end of the decade, K-21 became a designated federal highway – U.S. 283 - running south to Brownsville Texas from Norton. K-8 became U.S. 281.⁵⁸

Private commercial activities in Norton reflected the economy. Businesses that closed during the depression included T. J. Rouse Variety Store and NuFashions, which had been operating for twenty years. Other businesses, such as the Norton Feed Mill and the Bower Hardware store either changed owners or added partners. The owner of the Norton Steam Laundry leased their operations to another business entity.

Between 1937 and 1939, despite the financial conditions, private investment gradually increased. A new automobile agency located in Norton and the Sanford Hatchery opened for business. A new owner took over the Redd Hat Shop. The owner of the Vern Lee building installed a bowling alley in the building's basement. The new Adams Hotel opened for business after Colorado owners who completely reconditioned and enlarged the old Wayside Inn building. The City began negotiations to purchase the Lathrop Hospital. In 1939, the state and local officials dedicated the expanded facility for the 25-year-old tuberculosis Sanitarium, now housing 503 beds. Earlier that year the Kansas United Telephone Company became part of the Southwestern Bell Telephone Company. By the end of the decade, new fire hydrants lined Norton's streets.⁵⁹

1940s and 1950s

A significant amount of development occurred in downtown Norton in the 1940s and 1950s. Numerous remodeling and new buildings date to this period, many of which do not appear on the last available Sanborn Fire Insurance Company map. The M. N. Brown Cabins became Motel 36. The rural area around Norton received R.E.A electrical lines. The New Scott Funeral Home on West



Norton's Changing Built Environment
1920-1950 - New milling facilities;
new Sinclair filling and service station;
old gas station, later a barber shop.
Norton County Historical Society

⁵⁸ Ibid., 58-59.

⁵⁹ Ibid.

Main Street opened with an exterior redesign in the English Tudor style. Among the notable businesses in Norton in the 1940s was the Ideal Truck Line which inaugurated daily service to and from all points between Kansas City and Denver. The firm grew to include a truck line servicing Western Nebraska.

With the onset of World War II, changes in commercial building use occurred. A cooperative effort between the school district and the federal government resulted in the opening of the “Defense School” which offered specialized courses in building trades at the Norton Manufacturing Company’s foundry. The Norton County war board organized townships to collect scrap iron and rubber, assist in farm labor, machinery repair, and victory garden programs in order to increase production of certain types of food products.⁶⁰

Not all construction ceased. In 1944 the C.A.A. approved the Norton airport to provide accommodations for ten to twelve planes and the state finished the highway division shop building. The owner of the Moffet Drug Store enlarged his business and the Norton Ice Service installed eighty new lockers. On South State Street, the First State Bank completed renovation. In 1945, fire destroyed the Masonic and Duckwalls stores and damaged the Stapleton Drug building.⁶¹

Immediately after the end of the war, Norton County purchased the Norton City Hospital. Ownership of businesses such as the steam laundry and the Norton Feed Mill, once again changed. Returning veterans establish a new jewelry and an auto garage business. New owners of businesses include the Roark Cleaners, L. V. Mason Optometric Office, and the First State Bank. Other business owners move into new quarters or modernize their facilities including the renovation of the old Cozy Theater movie house to the Norton Theater. Among new businesses were the Quenzer Appliance Store, Horney’s Store, United Dairies and a new Ben Franklin Store at Main and Kansas Streets.⁶² The Mizell Motor Company added Ferguson implements to its line. In 1948, the Silvaire Skating Rink opened.



1951 Aerial View, Norton, Kansas
Norton County Historical Society

⁶⁰ Ibid., 62-63.

⁶¹ Ibid.

⁶² Ibid., 64.

Other changes include the 1950 remodeling of the Kent Hotel and construction of the new Lutheran church on North Second Avenue. The next year an All Faiths Chapel at the Sanitarium was dedicated. The school district undertook the renovation of grade school buildings, and the high school. Neil Johnson erected a new office building and Bennett Motors opened at a new location at West Lincoln Street and Second Avenue. Other new buildings include the Hillcrest Motel, the Sunset Drive-in Theater, an animal hospital, Epp's Snappy Service, and a new Sinclair service station. Ayers Auto Company, a wholesale auto supply house, opened in a new building at the corner of Washington and State Streets.

In 1953, the Norcatur-Decatur Electric Company erected a new headquarters building at East Main Street and Wabash Avenue. That year, three new buildings replaced earlier buildings at the northwest corner of State and Main Streets.⁶³ After the disastrous flood of 1953, the Norton City Council endorsed a proposal for the government to build a dam on Prairie Dog River. That same year work began on the new Ralph Reich's grain elevator.

By 1954, the population of Norton neared 3,560 and the rural population was declining. Television reached Norton and the Norton Theater installed a large Cinemascope screen. The local Coca Cola bottling company manufactured a new beverage called "Squirt." Sixty county farmers formed a new cooperative grain elevator company and the new *Telegram* building reflected the largest newspaper expansion in the area. Bewbury Lumber & Ready Mix business joined the other lumber companies in town. The Eisenhower School building neared completed. In 1957, the community celebrated the dedication of a new National Guard Armory and the Southwestern Bell Telephone Company moved into new building in the 200 block of East Lincoln Street.⁶⁴

As the decade of the 1960s began, Norton's population showed an increase to 8,271. A number of new businesses including an oil and real estate partnership, a car dealership, a wholesale auto supply store, a dental office, a sporting goods and toy store, a bowling alley, service stations, and a Coast-to-Coast store reflected the growth in population. Among the historic churches in the town center were the Trinity Episcopal Church, Immanuel Lutheran Church, the First Baptist Church, First Christian Church, the Roman Catholic Church, and the United Methodist Church.⁶⁵

⁶³ Ibid., 67.

⁶⁴ Ibid., 70-72.

⁶⁵ Ibid., 74-75.

ARCHITECTURE AND COMMUNITY DEVELOPMENT

DOWNTOWN BUILDINGS: LATE NINETEENTH AND EARLY TWENTIETH CENTURY COMMERCIAL AND INSTITUTIONAL ARCHITECTURE

Commercial Buildings

Most of the first commercial and institutional buildings in Norton were simple temporary log or wood frame structures capable of housing various business functions. As soon as possible, owners replaced their first business houses with brick or stone. Most were one or two stories in height. Rooms on the upper floors served as offices, assembly rooms, or provided residential space for the merchant's family or tenants. These buildings housed local merchants, as well as the offices of lawyers, doctors, and other professionals. It was quite common for fraternal organizations to maintain meeting rooms on second floors as well. Every commercial center had special services buildings, such as livery stables, which had a unique plan and design to meet its function. Certain special services buildings, such as banks, hotels, and opera houses, were the town's most impressive structures and usually reflected popular high style architecture. In addition, near the edges and within the growing commercial center were institutional buildings such as churches and government buildings. Like the earliest buildings in Norton, the first institutional buildings erected in Norton were either log or wood frame.

The evolution of Norton's commercial center mirrored that of other communities in the region. After the Civil War, in the cities and towns of the Midwest, including small village settlements such as Norton, there was a physical and emotional need to make order from the chaos of the earlier settlement period. In rural and urban communities, elected officials commissioned the erection of bridges and paving of streets. By the 1880s, citizens approved bond issues to install gas, electricity, and telephone lines. New concerns for public health and safety resulted in fire and building codes, as well as the creation of water and sewer systems. Through the boom years of the late nineteenth century, the shape of the downtown business center expanded as more types of businesses, banks, manufacturing plants, offices, hotels, retail shops and institutional buildings appeared. Here, as in other Midwestern market centers the arrangement of the railroad grade dictated the location and arrangement of industrial buildings, commercial business houses, institutional buildings and residential neighborhoods, visually defining a community's built environment

Commercial buildings erected in the United States during the late nineteenth and early twentieth centuries followed many general forms and patterns. As a group, they fall into two distinct design categories — those that reflect popular academic “high style” designs and those that feature simple utilitarian styles. Richard Longstreth, in *Buildings of Main Street: A Guide to American Commercial*

Architecture identifies urban commercial building forms, dating from 1870 to 1940, that denote the overall plan and form of commercial buildings. Longstreth's classifications are: the One-part Commercial Block; the Two-part Commercial Block, the Enframed Window Wall, the Stacked Vertical Block, Two-part Vertical Block, Three-part Vertical Block, and the Temple Front and Vault designs.⁶⁶

Architects and builders in the early nineteenth through the mid-twentieth centuries designed most commercial buildings to be seen from the front rather than as freestanding structures. As a result, the façade provided commercial architecture with its distinctive qualities. Side walls were often party walls, shared with or secured to those of the adjacent structure. Walls at the end of blocks or facing onto alleys had simple, utilitarian design treatments. Lot dimensions determined the building's form and commercial buildings filled most, if not all, of their respective lots. Most lots shared standard dimensions, were rectangular, and were deeper than they were wide.⁶⁷ Institutional buildings such as courthouses and churches occupied lots with open space on all sides. Industrial buildings that depended on open space for work areas, particularly those located adjacent to railroad tracks, contained a variety of sizes and plans of principle and ancillary buildings on multiple lots.

By the late nineteenth century, in addition to the typical Midwestern city's high style train depot, banks, hotels, and county courthouse, many of the town's successful merchants erected business buildings in the latest style to advertise their prosperity. These buildings reflect styles that enjoyed wide public support and are easily defined by their form, spatial relationships, and embellishment. Those commonly built in the late nineteenth and early twentieth centuries that are found in Norton include examples that



First and Main Streets, c. 1900
Foreground: Late 19th and 20th Century Revival Style Two-part Commercial Block Building
Norton County Historical Society

express limited references to the general category of Late Nineteenth and Early Twentieth Century Revival styles, though few reflect identifiable architectural styles. These buildings often exhibited the elaborate ornamentation that characterized the popular architectural styles of the period. Fancy brickwork and intricate stonework; carved and cast details on windows, pillars and cornices; and bay windows and turrets enlivened the façades of these buildings, while regularly spaced windows, repetition of decorative details, and the use of common building materials created a sense of unity.

⁶⁶ The commercial vernacular property types in this study are based on *American Vernacular Design, 1870-1940* by Jan Jennings and Herbert Gottfried, and *Buildings of Main Street: A Guide to American Commercial Architecture* by Richard Longstreth.

⁶⁷ Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (Washington, DC: The Preservation Press, 1987), 17.

Common to all of these styles was a conscious reinterpretation, manipulation, and distortion of familiar architectural elements — flattened arches, clustered windows, reinterpreted cornices, and column details.

No matter how intricate their details, the composition of the façades of most commercial buildings can be reduced to a few simple designs that reveal the major divisions and/or elements of the structure. Those designed for human occupation, rather than storage, reflected an effort to provide the greatest possible amount of natural light and air through the use of large display windows, transom windows, light wells, and skylights. Materials, doors, windows, cornices, porticos, decorative details, and stylistic expressions were secondary characteristics that related to the basic compositional arrangement of the building.⁶⁸

While several popular architectural styles defined many of the buildings erected in Norton beginning in the late nineteenth century, the majority of the buildings erected had simple plans and designs augmented by minimal architectural ornament. Ornament on these buildings was often limited to local adaptations of popular architectural styles or vague references to a particular style. At other times, the design of the façade incorporated a mixture of stylistic idioms. More often than not, ornamental embellishment took the form of brickwork juxtaposed against limestone belt courses and sills, with the minimal use of molded and cast ornamental tiles and brick.

Commercial architecture is distinguished first by building form and second by its architectural style. Due to their functional nature, many commercial buildings exhibit restrained architectural details. The first-story storefront is the most prominent and distinctive feature of a commercial building and is an important merchandising element. The rest of the commercial building's key design elements visually relate to the storefront. Important character-defining elements of the storefront are display windows, bulkheads, doors, transoms, signs, kick plates, corner posts, and entablature.

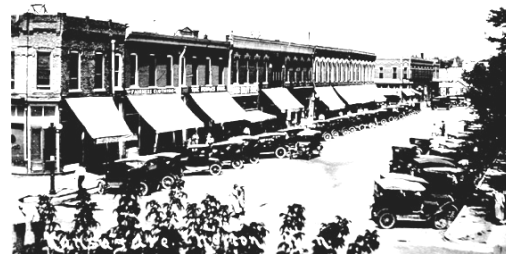
⁶⁸ Ibid.



Southeast Corner Washington and
Kansas, c. 1920
Norton Historical Society

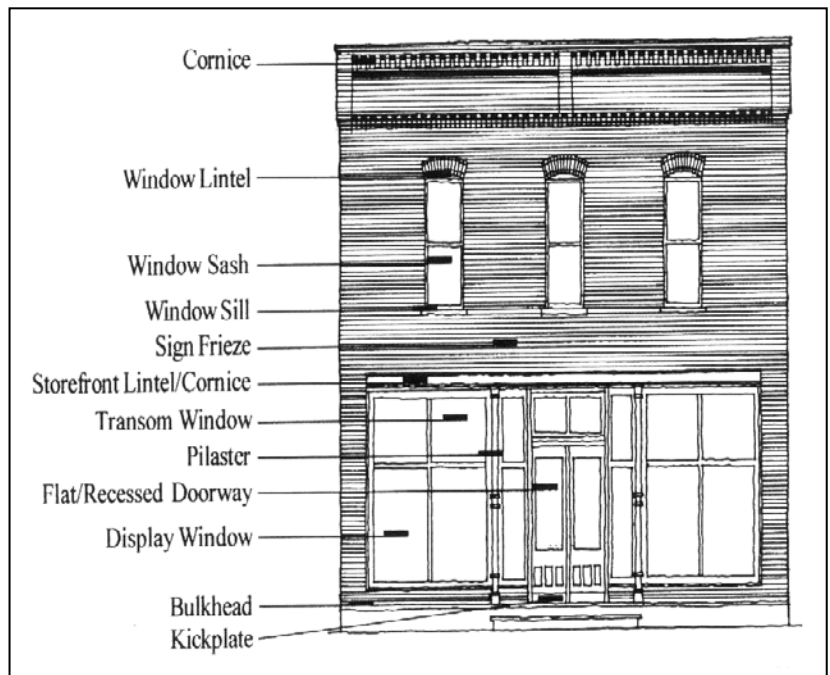


One-and Two-part Commercial Block
Building Types
Norton Historical Society



Downtown Norton c. 1920
Special Collections & University Archives, Wichita

Whether executed in a popular style or a simple generic design, the downtown commercial buildings found in communities like Norton commonly took the form of the one- or two-part commercial block building types.⁶⁹ Typically of masonry construction, these buildings are between one and four stories in height. They have a distinct hierarchy of architectural elements. All have a cornice at or above the roofline. A horizontal band or belt course separates the first story and the upper stories. This division reflects the different uses of the ground floor and the upper stories. When there is a



second story, the windows have defined lintels, sashes, and sills. Below the second-story windowsills (or below the cornice in the case of the One-part Commercial Block) is a space reserved for a sign. Below this is the storefront cornice that spans the width of the storefront below. Located below this cornice line are transom windows. Flat or recessed entrances (to the first and second stories) and display windows fill the storefront area below the transom windows. Below the display window is a solid bulkhead supporting the window frames. Doors often have kick plates in a corresponding location. In addition to the visually and/or physically supporting elements of the first-story storefront, pilasters and columns provide vertical definition, framing the ends of the display windows as well as the transition to the entrances.

Late Victorian versions were more ornate than those erected during earlier and later periods, reflecting changing preferences in decoration. The explosion in population after the end of the Civil War, which continued until the twentieth century, resulted in rapidly changing architectural styles. The popular Late Victorian architectural styles, with their exuberant designs, appealed to the citizens of the prosperous post-Civil War period. These styles usually featured an accentuated cornice serving as an elaborate terminus to the whole building. Decorative surrounds or caps frequently embellished the windows. Ornamental framing often occurred in the form of a stringcourse or cornice between each floor of the upper zone, with differing vertical treatments on the sides.⁷⁰

⁶⁹ Ibid., 24, 29, 31.

⁷⁰ Ibid., 31.

During this period, the amount of ornament and the variety of elements and materials employed increased due to advances in technology that allowed for the mass production of architectural ornaments. Builders could easily order standard products from catalogs or purchase stock items at the local lumberyard or iron works. Downtown buildings typically featured applied cornices with patterned brickwork and corbels, brackets, dentils, and moldings carved from wood or made from pressed metal. It was not unusual for wall surfaces to be covered with decorative patterns executed in wood, stone, brick, and/or cast or stamped iron.⁷¹ At the same time, many Two-part Commercial Block buildings were relatively simple, with only a few surface details or large ornamental elements to suggest their period of construction.⁷²

The mass manufacture of building products and the creation of new materials allowed thousands of buildings to attain a distinctive appearance previously reserved for only the costliest edifices. As a result, the commercial center became a collage of competing images. At the same time, the buildings themselves possess design commonalities. By the second half of the nineteenth century, town and city commercial centers shared uniform characteristics. People in towns wanted their buildings to reflect the latest in urban commercial architecture. At the same time, they represented the extent and degree of economic resources of the individual owners and, to a general extent, that of the community.⁷³

As the nineteenth century drew to an end, larger plans for commercial buildings emerged. The open plan department store, which created spacious accommodations to display a variety of goods, is an important example of the evolution of the specialty store plan. Modest 25-to-30-foot-wide buildings began to appear integrated into three- to six-unit blocks that created an impressive and modern effect along the downtown streetscape.⁷⁴

The specialized function of commercial and institutional buildings in the late nineteenth century also determined the materials and technologies used in their design. The designers of these buildings utilized both traditional and new materials in a variety of combinations to create a rich and dramatic effect. Typical of these juxtapositions in commercial buildings in the late nineteenth century was the use of smooth, hard, dark red or dark brown brick with crisp, icy-toned limestone. Other designs for the more important buildings in a community featured the use of both rough-hewn ashlar and polished stone treatments. In Norton, the common use of both brick and stone for institutional and commercial buildings brought visual diversity to the City's downtown.⁷⁵

⁷¹ Ibid., 35-36.

⁷² Ibid.

⁷³ Ibid., 16.

⁷⁴ Carol Rifkind, *A Field Guide to American Architecture* (New York: Times Mirror New American Library, 1980), 194.

⁷⁵ Ibid.

The history of public, institutional, and commercial buildings in Kansas during the mid- to late-nineteenth century, as in other states, also reflects the systematic adaptation of the latest in structural systems and the quest for fireproof buildings. Wood, iron, steel, and, finally, reinforced concrete, replaced wood beams, rafters, joists, and studs. Tile, stone, and terrazzo replaced wood floors and appeared as interior elements in important buildings.

Late 19th and 20th Century Revivals

Beginning in the 1890s and becoming well established by the first decade of the twentieth century, was a subtle shift in American architecture. The change had its origins in the growing progressive reform movement that eschewed the sentimentality and ornamental excesses of the Victorian era. Initially, there was a return to the classical architectural styles that had become well established by 1895 and continued until the late 1920s. When executed in commercial and public buildings, these styles tended to be larger, grander, and more elaborate than earlier nineteenth century revival styles.⁷⁶ From urban ensembles sited along grand boulevards, to the college campus and the county courthouse square, a wide range of public buildings utilized the revival styles. They included civic monuments, memorial buildings, and commemorative sculptures; courthouses and capital buildings; symphony halls and museums; libraries and university halls; banks and hotels; and fire and police stations.

Chicago's Columbian Exposition in 1893 played a major role in popularizing these changes, particularly in the Plains States. The Columbian Exposition introduced classical architectural forms and mass-produced building materials and products to the owners of businesses in rural and urban commercial centers. The 1904 Louisiana Purchase Exposition in St. Louis, as well as the 1915 Panama-Pacific International Exposition in San Francisco and the 1915 Panama-California Exposition in San Diego, influenced the popular acceptance of classical and Mediterranean revival styles, as well as the Arts and Crafts movement.⁷⁷ As a result, the important styles that influenced commercial architecture in Kansas at the beginning of the twentieth century included Colonial Revival (1870-1920); Romanesque Revival (1890-1910); Classical Revival⁷⁸ (1890-1920); Renaissance Revival⁷⁹ (1890-1920); and Mission/Spanish Colonial Revival (1915-1940).⁸⁰ Because



Gothic Revival Style Methodist
Episcopal Church 1909.
Norton County Historical Society



Light Gray Stone Late 19th and
Early Twentieth Century Eclectic
Revival Style.
Norton County Historical Society

⁷⁶ Ibid., 220.

⁷⁷ Holt, 10-11.

⁷⁸ Also known as Neoclassical.

⁷⁹ Also known as Italian Renaissance Revival or Second Renaissance.

⁸⁰ Holt, 12.

of the preponderance of revival styles drawing from similar or the same European antecedents, this eclectic period of change demonstrates the difficulty of affixing one particular stylistic terminology to most buildings of the early twentieth century as very few were truly designed and executed in one style.

In response to this eclecticism, designs that were more generic evolved during this period. These are the simple, late nineteenth and early twentieth century commercial buildings that have flat roofs, symmetrical fenestration, and traditional storefront designs. Most decorative, stylistic ornamentation occurs on the upper stories of the façade and includes a restrained parapet or a false front treatment; arched or rectangular windows with a stringcourse; and terra-cotta or glazed brick ornament separating the ground floor from the upper stories.



Early Twentieth Century
Two-part Commercial Block.
Norton County Historical Society

Part of the movement to more simple lines and orderly spaces that occurred in the first decades of the twentieth century was the result of the industrial revolution. Inexpensive mass-produced wood products, ready-made millwork and ornamentation, and steel for structural framing came into common usage during this period, stimulating new streamlined building styles. The widespread use of elevators, steel frame construction, and reinforced concrete changed the physical appearance of commercial areas. Most of these buildings have brick veneer walls and minimal stone or terra-cotta ornamentation. At the same time, public and commercial buildings became larger and taller during this period.⁸¹

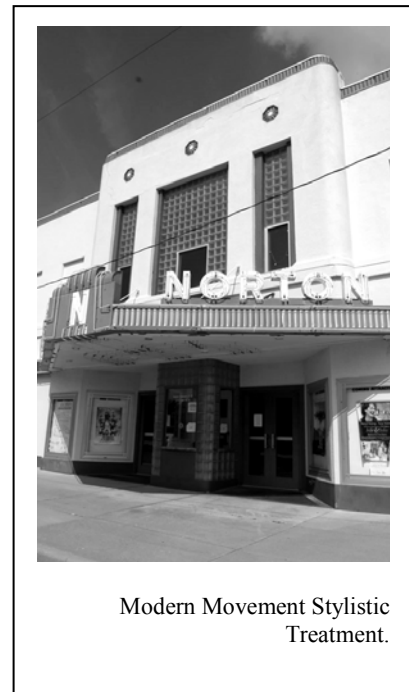
This was part of a larger continuum that began in the second half of the nineteenth century when new materials and processes occurred with great rapidity. The industrialization of glass production led to the use of the large plate glass window in late Victorian period. After the Civil War, fabrication and use of iron and then steel as structural building components transformed construction technology. By the beginning of the twentieth century, the nation's increased capacity to supply structural steel in a range of shapes and forms led to the demise of the less satisfactory wrought iron and cast iron. At the same time, the manufacture of Portland cement, which began in 1870, gave impetus to the use of brick and stone masonry for the walls of large buildings.

⁸¹ Jorbe Burchard and Albert Bush-Brown, *The Architecture of America: A Social and Cultural History* (Boston: Little Brown and Company, 1961), 136-137.

During the first decade of the twentieth century, reinforced concrete came into use, particularly in commercial and industrial architecture, further stimulating the construction of large buildings with more open plans. The advent of steel skeleton buildings and the accompanying prospect of fireproof construction stimulated, in turn, developments in ceramic and clay products.⁸² In Norton, as in other communities in the nation, the use of iron for structural support continued to be more common than that of steel and natural cements (as opposed to the new artificial Portland cements) and prevailed until the end of the century.⁸³

During the early twentieth century, the architecture of Midwestern retail centers did not change as rapidly as it had in the late nineteenth century. Moreover, the technical innovations with steel and cast concrete that led to the skyscraper and the Chicago School of commercial design did not affect towns like Norton. While the classical styles continued to be used for banks, government buildings, and churches, the storefront went unchanged except for the subtle evolution of stylistic treatments that referred to styles of the eighteenth and nineteenth centuries.

The types and styles of commercial buildings and structures built after World War I and before the Great Depression reflected both national trends and the unique circumstances of Norton itself. Most utilitarian office and non-retail commercial buildings had minimal architectural ornamentation that included patterned brickwork and sparse terra-cotta details. During this period, the use of light-colored terra-cotta and unglazed bricks with soft yellow and russet tones for masonry walls created a rich tapestry-like effect. By the 1930s, poured concrete construction and cast concrete ornament came into common usages. The use of welding, rigid-frame trusses, and the cantilever accelerated the use of steel construction during the 1920s and the Great Depression. The greater strength created by the use of steel welding and synthetic adhesives created lighter construction. Electric welding tool and cutting tools utilizing cemented tungsten carbide and tantalum carbide, as well as compressed air tools, all provided the ability to employ new building materials. These innovations led to streamlined, standardized construction processes including mass production and prefabrication.⁸⁴



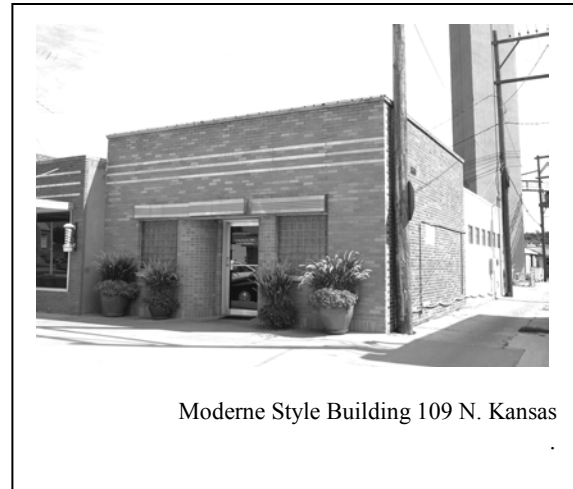
⁸² James Marston Fitch, *American Building: The Historic Forces That Shaped It* (New York: Schocken Books, 1978), 168.

⁸³ Burchard and Bush-Brown, 136-137. The manufacture of artificial Portland cement began in the United States in Lehigh, Pennsylvania in 1875; however, a decade later, the material was still not an important ingredient in building construction. It was not until a great deal of experimentation had been conducted that increased its strength in tension that it came into general usage in the early twentieth century.

⁸⁴ Rifkind, 218, 294.

The prosperity enjoyed in the 1920s brought, by the end of the decade, a general acceptance of designs inspired by the Modern Movement's Art Deco style. The style originated in Europe and gained popularity in America in the late 1920s, becoming the first widely popular style in nearly three decades to depart from the traditional revival styles that Americans chose for their government, commercial, and institutional buildings. The style took its name from the *Exposition Internationale des Arts Decoratifs et Industriels Modernes*, which was held in Paris in 1925 and repudiated classical and revival styles and embraced artistic expression that complemented the modern machine age. By the end of the decade, both high style and restrained versions of the Art Deco style quickly appeared in commercial buildings on the main streets of America's towns and cities, including those in Kansas. By the early 1930s, almost every main street in the country had at least one Art Deco style building.

As the sobering realities of the Great Depression set in, the high style Art Deco building seemed extravagantly fussy. The first austere designs inspired by the Modern Movement that evolved out of the plain, cubist European International Style began to appear in public architecture. As interpreted in America, the style featured cubic and cylindrical forms with a horizontal emphasis, smooth surfaces, curving shapes, and a minimum of ornamentation. Buildings executed in this style often employed large expanses of glass, glass brick, chrome, and stainless steel.



Moderne Style Building 109 N. Kansas

Despite the decline in construction during the Great Depression years, the new public architecture reflected changing national stylistic preferences for the Art Deco and Streamlined Moderne styles. In particular, the state and federal relief programs played an important role in introducing to the country the simplified form of design and ornament. As part of the employment and public work programs initiated during the Great Depression, the Works Progress Administration (WPA) stimulated the spread of these modern architectural forms throughout the country. During this period, architects worked almost exclusively on government-funded projects such as dams, bridges, parks, schools, stadiums, post offices, city halls, courthouses, and fire and police stations. The WPA program's use of simple and cost-efficient designs, based on a combination of the new Modern Movement and traditional classical motifs, spread the idiom throughout the country. The targeted funding for construction programs in the Midwest, the area hit hardest by economic depression and drought, assured the use of the style, now commonly referred to as PWA Moderne, in small towns, as well as urban centers.⁸⁵

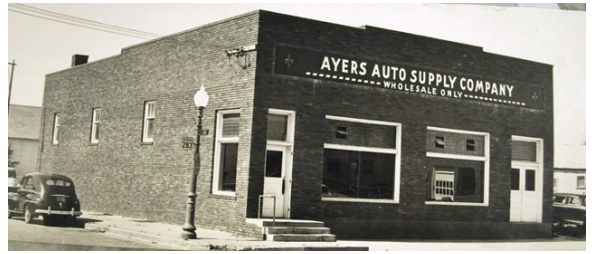
⁸⁵ Gebhard, David, *The National Trust Guide to Art Deco in America* (New York: John Wiley & Sons, 1996), 7.

MID- TWENTIETH CENTURY COMMERCIAL AND INSTITUTIONAL ARCHITECTURE

Initially, commercial buildings dating from the immediate post-World War II era were simpler and more restrained in appearance than their predecessors, setting a new tone. Lacking the vibrant details associated with the Modern Movement's streamlined Jazz Age designs, the exterior no longer formed a slick package. Instead, the extensive and sometimes complex arrangements of display windows, the use of dominant freestanding signage, and the subservient role of the exterior wall "[created] an open container for the salesroom beyond."⁸⁶

Following the barren years in private construction due to the Great Depression and World War II, the reemergence of the Modern Movement in the United States can be traced to a number of factors. Underlying specific events was the fact that the dormant ideals of the International Style resurfaced and exerted a powerful influence on architects, major corporations, and institutions. As the economy shifted from wartime to civilian production, there was a pent-up desire to demolish decaying nineteenth and early twentieth century structures and erect new buildings that reflected the optimism of a new era. Instead of nostalgia for the past or a retreat into romanticism, the simplest approach was to continue the institutional methods that had so efficiently marshaled resources during the war. As a result, a "pragmatic utilitarianism" became the motivating factor in commercial and institutional architecture in the United States.⁸⁷

Another factor that built upon the popular use of what became classified as the Modern Movement were the advances in building technology that became readily apparent after the return to peacetime production. In the post-war period of retrofitting from wartime production to private manufacturing, technological



102 West Washington, c. 1935
Norton County Historical Society



1940s Commercial Buildings,
2nd Avenue
Norton County Historical Society



1950s Automobile Sales Lot, 101 S. Norton
Norton County Historical Society

⁸⁶ Longstreth, 65.

⁸⁷ Leland Roth, *A Concise History of American Architecture* (Boulder, CO: Westview Press, 1980), 277.

changes of the past decade and new inventions became overwhelmingly noticeable and commonplace. Among the technological changes that affected architecture of Norton's commercial center was the development of laminates, reflective tinted glass, synthetic sealants, and improved gaskets and anchors for attaching large windows and prefabricated wall panels - a major departure from traditional materials. Better floor finishes and improved ways of concealing and zoning air-handling systems emerged. The commercial fluorescent lamp, first marketed in 1938, became a staple for commercial and institutional buildings, as did central air conditioning. "Engineering became almost a fetish and the interest was inevitably reflected in the appearance as well as the working of the architecture."⁸⁸

Despite a consensus among architects supporting simple utilitarian designs, a single cohesive modern style did not emerge after World War II, as had the Craftsman or Art Deco styles of the early twentieth century. Because the Great Depression and World War II interrupted the merging of European and American modernism, American architectural preferences in the late 1940s and early 1950s initially were an exaggerated adherence to the particular style of individual architects. In Kansas, as in other states, the post-war treatments included removal or covering of pre-war building fronts with sleek, up-to-date modern designs.

During the post-World War II era, a number of factors contributed to a shift in design approach regarding the structure of communities as well. Widespread use of the automobile was a causative factor behind this significant change, as were the large amounts of relatively inexpensive land around population centers that had seen little or no development for over two decades.

At the same time, the design tenets of European modernism that emerged in the 1910s and 1920s once again entered the American architectural mainstream. Like the Art Deco and Streamlined Moderne styles, what became known as the Modern Movement or the International Style also rejected the use of historic references. However, these stylistic movements departed from both the traditional and Modern styles in the promulgation of new concepts of form and space (volume). This new approach no longer viewed architectural design as the arrangement of masses or blocks enclosing space; rather, abstract planes now defined space. The idea of a façade was now passé and proponents



Eisenhower School
Norton County Historical Society



Christian Church 109 N. Kansas,

⁸⁸ John Burchard and Albert Bush-Brown, 411.



Detached Modern Movement Style c. 1960 Building 109 W. Washington. (Note parking lots at rear and sides of building.)



Modern Movement Style Office Building 309 East Main, (Note parking on both sides.)

of the movement saw buildings as three-dimensional objects that lined and differentiated exterior and interior space and “spatial flow.” Instead of utilizing only floor plan and elevation as the basis for design, the Modern Movement strived to create a three-dimensional balance of horizontal and vertical planes (floors, roof, and walls).⁸⁹

The style also eschewed the dense assemblage of buildings oriented to the street on small blocks that formed a grid as a relic of the past. Out of this came the most obvious three-dimensional change in outside spatial order -- the use of a large surface parking lot. Off-street parking, a design approach that began as early as the 1920s, soon appeared in front of and then around a commercial or institutional building. By mid-century these parking lots, particularly for shopping facilities, became a primary design factor, with the building forming a visual backdrop rather than defining a boundary. This process soon occurred both in large shopping centers, as well as with many smaller stores and office complexes.⁹⁰

ARCHITECTS IN KANSAS

The Evolution of the Architectural Profession in Kansas

During the late nineteenth and early twentieth centuries, professionalism in the practice of architecture became firmly established in Kansas. Prosperous times dramatically changed the appearance of the state’s cities, leading to increased architectural sophistication on the part of craftsmen and clients. Because Kansas did not initially regulate architectural practice until 1949, many of the individuals involved in the construction of buildings and structures bestowed upon themselves the title of “architect.” With the exception of important civic buildings, master carpenters

⁸⁹ Ibid., 126-127.

⁹⁰ Longstreth, 126-129.

and masons contracted by property owners designed the majority of buildings in small towns like Norton. And, although the construction boom of the 1880s dramatically increased the number of architects in Kansas, only the prestigious government building, commercial building, and mansions reflected the designs of trained architects.

The rise in professionalism to the practice of architecture in the state had its origins in the favorable economic conditions that spurred a building boom of the 1880s. In 1882, there were fewer than fifty architects in the entire state. During the remainder of the decade, the number of professionally trained architects practicing in the state grew rapidly.

Although one did not need formal training to practice architecture in Kansas during the late nineteenth and early twentieth century, the number of professionally trained architects who received important commissions in the late nineteenth century is remarkable when viewed in the context of the rural agrarian nature of the state. Attracted by the boom economy of the 1880s, professionally trained architects from Chicago and the East opened offices in the larger communities in Kansas and Western Missouri. Among those who located in Kansas at this time was Seymour Davis (1869–1923) who came to Topeka in 1883 after studying at the Philadelphia Academy of Fine Arts. Davis joined the firm of early Kansas architect John G. Haskell (1832–1907). James C. Holland (1853–1919), a state architect and influential designer of Kansas Courthouses, settled in Topeka two years after receiving training at Cornell University. George P. Washburn (1846–1922), who studied with Kansas City architect Asa Beebe Cross, established his practice in Ottawa in 1882. Charles W. Squires (1851–1934) began his practice in Emporia in 1881 after studying architecture in Columbus, Ohio.

Key commissions during the 1880s also went to individuals and firms outside the state. The Kansas City, Missouri firm of Van Brunt and Howe; the Chicago firm of Cobb and Frost; the Milwaukee firm of H. C. Koch; and Charles Sedgewick of Minneapolis all designed important buildings in Kansas.⁹¹

The number and caliber of trained architects who practiced in Kansas also had its roots in the development of two very different university architectural programs. The first architecture program in the state began in 1877 at what is now Kansas State University when J. D. Walters, a Swiss-trained civil engineer, offered instruction in architectural drawing. By 1903, Kansas State's College of Engineering offered a full architectural curriculum. The University of Kansas' architectural program began ten years later under the direction of Goldwin Goldsmith, a graduate of Cornell University and former secretary to Stanford White of the New York architecture firm McKim, Mead & White. Both schools offered programs in architecture and architectural engineering. The program at Kansas State College offered more courses and developed a reputation for the practical applications of the engineering and architectural professions, while the University of Kansas program emphasized

⁹¹ David Sachs and George Ehrlich. *Guide to Kansas Architecture* (Lawrence: the University Press of Kansas, 1996), 20-21.

aesthetics of design in its curriculum. The University of Kansas' architectural program was one of the first in the country to embrace the Modern Movement, which came out of Europe in the 1920s, and the attitudes fostered in this program played an important role in the acceptance of the International style in the state and the region.⁹² Clarence Kivett, a 1928 graduate who established the Kansas City, Missouri firm Kivett & Myers, was a leader in introducing Modernism to the Midwest. Robert E. Mann, a 1932 graduate who joined his father's practice in Hutchinson, also contributed to the use of Modern styles through his courthouse and school designs, particularly those erected in western Kansas.⁹³

During the first decades of the twentieth century, the architectural profession in Kansas continued to be enriched by architects trained in other states. The work of architects Thomas W. Williamson (1887–1974; a graduate of the University of Pennsylvania) and Lorentz Schmidt (1885–1952; a 1913 graduate of the University of Illinois) is representative of the architects of the era who initially produced traditional styles, but whose work shows an evolution into Modernistic designs.⁹⁴

The survey identified three known architects of public buildings. The Topeka firm of Cuthbert and Suehrk designed the Norton County courthouse. Charles D. Cuthbert was a graduate of Washington University in St. Louis and the son of a stone mason. After World War I, he established an architectural practice headquartered in Topeka. From 1935-1930 he served as the Kansas State Architect, during which time he designed several buildings on the University of Kansas Campus (including Snow Hall, Bloke Hall and Hotch Auditorium). During the early phase of his career, he occasionally partnered with W. E. Glover and later with William E Suehrk, a native of Iowa. Kansas county courthouses associated with Cuthbert include those erected in the first half of the twentieth century in Montgomery, Douglas and Norton counties. His work included schools, churches, factories, and office buildings throughout the region. The Norton Post Office building was built under the direction of Louis A Simon who was head of the Office of Supervisory Architect of the United States Treasury, the designated designer of government buildings from 1852 to 1939. Simon was the last Supervisory Architect. During his tenure he supervised the design of federal courthouses such as the U.S. Courthouse in Wichita, Kansas, as well as post office buildings in small towns such as in Norton, Hoisington and Horton, Kansas. Paul B. Hughes is credited with the design of the Norton Library and Museum, a 1938 WPA funded stone library building.

⁹² Ibid., 19-20.

⁹³ Ibid., 24.

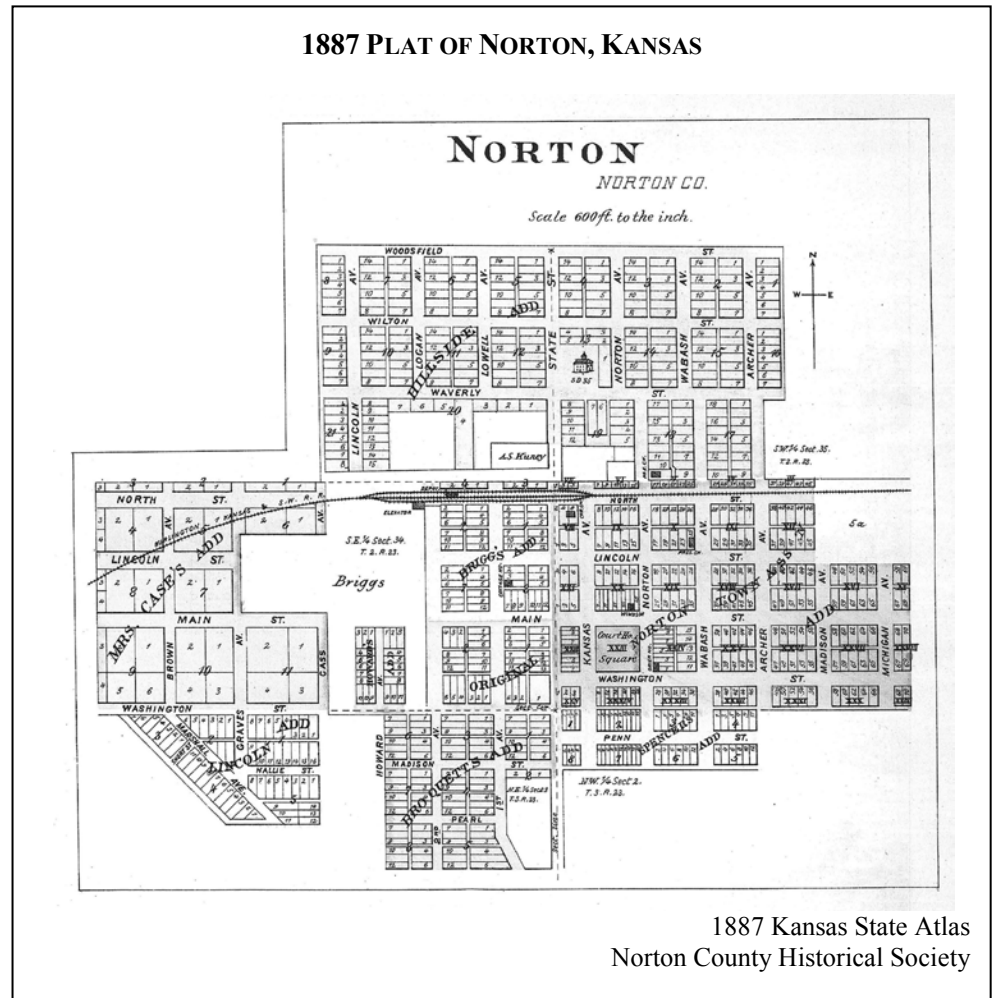
⁹⁴ Ibid., 22.

SURVEY RESULTS

PHYSICAL DESCRIPTION OF SURVEY AREA

LOCATION AND SETTING

The Norton Downtown Survey examined ninety-three (93) resources in the central business district of Norton, Kansas. The Survey Area is generally bounded by Lincoln Street to the north, Wabash Avenue to the east, Washington Street to the south, and Second Avenue to the west. The survey also included a handful of scattered, landmark buildings to the north and west of the main Survey Area. The properties within the Survey Area contained a total of ninety-three (93) primary resources, which included nine (9) secondary buildings/structures.⁹⁵



Early to late twentieth century commercial development characterizes the survey area. Commercial buildings and structures dominate the vast majority of the Survey Area, with some interspersed vacant properties. One- and Two-part Commercial Block buildings occupy parcels throughout the Survey Area, with residential and railroad-related industrial resources adjacent and beyond the survey area

⁹⁵ While the survey identified primary resources and ancillary buildings or structures, the architectural and functional analyses did not consider the design of ancillary resources.

boundaries. Scattered institutional buildings, including governmental, educational, and religious buildings, occur throughout the Survey Area, most often close to main intersections.

All lots in the Survey Area are on a grid system platted between 1878 and 1887, the majority of which belong to the Original Town Plat and the Norton Town Association Plat, both filed in December 1878. Lot sizes vary depending on residential, institutional, or commercial uses and reflect numerous mid- to late-twentieth century parcel boundary alterations as a result of parcel subdivision or merging adjacent parcels/lots as part of replatting that occurred in the second half of the twentieth century. Brick-paved streets, concrete curbs, and concrete characterize the commercial streetscapes.⁹⁶ Interspersed among the commercial properties are institutional and government buildings of various functional types, including those with religious, educational, and recreational uses.

The survey area features a diverse mixture of architectural styles on each streetscape. All reflect development over time beginning in the first years of the twentieth century and continuing through to the early twenty-first century.

The downtown commercial area's arrangement follows the traditional courthouse square configuration and also illustrates a common alignment perpendicular to the original Burlington, Kansas & Southwest Railroad tracks that form the north boundary of the Survey Area. State Street, the main commercial street, is perpendicular to the east-west aligned tracks and Main Street is parallel to the rail lines. The core of Downtown Norton is concentrated south of this railroad alignment and north of the Chicago, Rock Island, & Pacific Railroad alignment that forms the southern boundary of the Survey Area. Warehouse and light-industrial buildings are located adjacent to the railroad alignments at the survey area boundary.

A review of historic maps revealed street name and address changes over time. These changes are as follows:

- Between 1908 and 1925, all streets names gained a directional designation. Main and State Streets became the dividing line between North and South, and East and West respectively.
- Between 1908 and 1925, all addresses were changed to conform with the 100 block of each street beginning at the intersection of Main and State Streets. The change assigned the east side of each street with odd number addresses and the west side with even numbered addresses.

⁹⁶ State Street is the only thoroughfare in the survey area with concrete paving; all the rest of the streets in the Survey Area have brick paving.

DATES OF CONSTRUCTION

Using the information provided by historic maps, previous survey documentation, city directories, and other secondary sources, as well as architectural style/form, the consultants estimated dates of construction for the resources surveyed.

ESTIMATED DATE OF CONSTRUCTION	
ERA	NUMBER OF RESOURCES
Pre-1900	1
Turn-of-the-Century Through World War I: 1901-1918	18
Boom Years: 1919-1930	25
Great Depression, World War II: 1931-1945	15
Post-World War II & Modern Era: 1946-1959	22
Post Modern Era: 1960-1982	12
TOTAL	93

HISTORIC PROPERTY TYPES

A property type is a set of individual properties that share physical, functional or other associative characteristics. Property types link the events and patterns incorporated in historic contexts with surviving historic properties that illustrate these contexts. As a starting point for identifying and defining historic property types for the City of Norton, SSA staff identified resources according to original function and architectural style; thus including both shared associative (functional) as well as physical (architectural style and building form/type) characteristics.

ORIGINAL BUILDING FUNCTION PROPERTY TYPE

Drawn from the National Register of Historic Places subcategories for function and use, the survey documented different categories of historic building function for surveyed properties. While the functions of some buildings changed over time, the analysis considered only the original building function. Buildings and structures in the Survey Area represent a wide range of functional types, including residential, commercial, recreational, social, institutional, and industrial buildings. The dates of construction include an extended period of time, adding to the diversity of resources.

ORIGINAL BUILDING FUNCTION	
FUNCTION	
Domestic / Residential	2
Commerce / Trade	63
Social	2
Government	4
Education	2
Religion	6
Funerary	1
Recreation and Culture	3
Agriculture-Related	1
Industry/Processing	4
Health Care	2
Transportation	3
TOTAL	93

COMMERCIAL BUILDING FUNCTIONAL PROPERTY TYPE

The commercial building functional property type was the most prevalent functional property type identified in the survey area. There is a high degree of diversity within this category due to the almost 100-year span (1887-1982) in building construction dates. The majority of commercial buildings in the Survey Area have retail/wholesale sales/service or business/professional office functions typically found in county seat business districts throughout the Midwest.

Retail / Wholesale / Professional / Service Commercial Buildings

Usually sited on one, two, or three lots, these buildings have a rectangular plan with the narrow side facing the street. They are typically one or two stories in height. The two-story designs incorporate public sales/services spaces on the first floor and commercial/professional office space, meeting rooms, residential quarters and/or storage space on the upper floors. A characteristic feature of the property type is a well-defined ground floor “storefront” that is distinctly separate from the upper stories and reflects the difference in uses of these levels. Storefronts offered retail or wholesale vending areas, lobby space, showrooms, and/or office space. Upper-floor public uses included professional services such as offices for physicians, dentists, lawyers, real estate brokers, government agencies, residential units as well as meeting rooms for private clubs and fraternal organizations.



Buildings of the functional commercial property type in Norton often do not exhibit a distinct architectural style; instead their design features loose reflections of commercial styles popular in the era in which they were built. The buildings are typically of brick or hollow ceramic tile masonry with a flat roof. Depending on the date of construction, structural elements include the use of load-bearing brick, reinforced hollow ceramic tile or concrete block, or poured-in-place concrete wall construction. Similarly, storefronts incorporate combinations of wood, metal, masonry, and glass.

PUBLIC AND PRIVATE INSTITUTIONAL BUILDING PROPERTY TYPES

The Norton Downtown Survey also identified historic religious buildings (churches, parish halls, and a residence); governmental buildings (a city hall and two courthouses); and educational buildings (a school and a library). All of the buildings incorporate varying degrees of high style architectural

treatments of the period of their construction, although some have lost their historic architectural integrity.

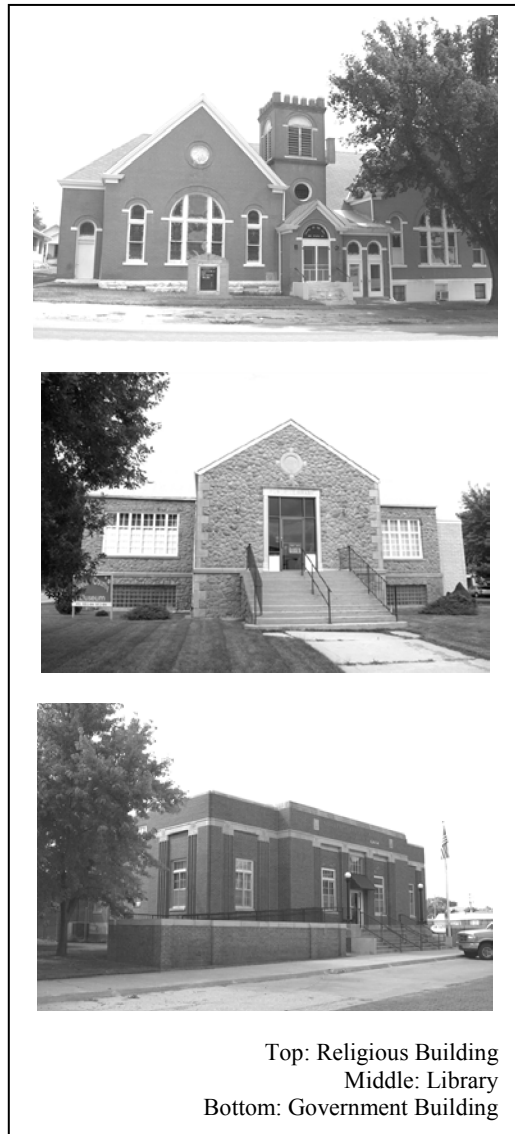
Of the religious buildings identified, their architectural treatment reflects high style treatments popular during the periods of their construction, which range from 1903 to 1962. Additions, both historic and non-historic are common as congregational needs expanded over time. They are located at prominent locations along Wabash Avenue, Kansas Avenue, and State Street.

The one school and one library identified in the survey each reflect architectural treatments popular at the time of their construction and date from 1938 to 1956. They occur along North State Street at East Waverly and East Lincoln Streets near prominent intersections. While the Modern Movement style Washington School no longer retains historic integrity due to large expansions in the late twentieth century, the Works Project Administration (WPA) funded Norton Library and Museum building retains sufficient integrity to contribute to a potential downtown historic district.

The identified government buildings are located on or adjacent to the courthouse square. All reflect high style architecture and have brick and stone cladding. They date from 1924 to circa 1954 and include examples of Classical Revival, Public Works Administration (PWA) Moderne, and Modern Movement styles.

OTHER PROPERTY TYPES

Several buildings in the Survey Area also have plans specific to their function and include a funerary building; two residential buildings (a single-family dwelling and a hotel); two recreational buildings (theaters); a handful of social function buildings (fraternal meeting halls); an agriculture-related property (a dairy processing building); and a few industrial buildings (communications-related). Because the survey included so few examples of these function-specific properties, it is not possible to define property type characteristics for these buildings. All have exterior architectural treatments reflecting conscious design choices specific to their function.



IDENTIFIED ARCHITECTURAL STYLES AND VERNACULAR DESIGNS

Commercial buildings and the streetscapes they create in Downtown Norton define both the functional and visual character of the City's central business district. Dating from circa 1887 through the twenty-first century, most of Norton's commercial buildings are simple designs of one or two stories. The common building materials are brick and stone. A high number reflect mid-to-late twentieth century façade alterations, including the use of non-original stucco, stone, Perma-stone,® and metal wall cladding.⁹⁷ The majority of changes reflect the modernization of the first-story display windows, transoms, and entrances. Many of these alterations left the original openings and spatial relationships of the storefront intact. Some changes are easily reversible, such as the addition of awnings and the applications of wood or metal sheathing over the original openings. The second stories often retain their original integrity and are the principal references used to identify the original appearance and style.

Classifications based on shared physical attributes include categorization by building style and/or form. The architectural styles and forms identified in this survey and assigned to the properties follow the terminology and classifications accepted by the National Register of Historic Places program. This hierarchy and nomenclature relies heavily on forms and styles discussed in *The Buildings of Main Street: A Guide to American Commercial Architecture* by Richard Longstreth and *A Field Guide to American Architecture* by Carole Rifkind for commercial and institutional buildings and *A Field Guide to American Houses* by Virginia and Lee McAlester for residential properties.

As noted previously, Longstreth classifies commercial buildings by building function and form, such as the One-part Commercial Block. Such terminology is often combined with the building's style (e.g., Modern Movement One-part Commercial Block). However, despite the inclusion of commercial building form categories by Longstreth, there are still a number of commercial designs and forms found in Norton (as in other communities) that these architectural authorities do not address. Consequently, the nomenclature for a style or form type used by the National Register program does not categorize some buildings in the Survey Area. This does not imply that the design of these buildings cannot be classified or described, but merely that commonly accepted survey terminology does not take into consideration local building forms.

The survey found that forty-nine (49) resources exhibited no distinctive style. The architectural styles and building forms of all buildings in the survey area are tabulated below.

⁹⁷ It should be noted that though non-original, many of these façade alterations occurred during the period of significance and are alterations that have gained significance in their own right, as per National Register guidelines.

HISTORIC ARCHITECTURAL STYLES	
ARCHITECTURAL STYLE	TOTAL RESOURCES
Late Victorian	
Queen Anne	1
Romanesque Revival	1
Late 19th & Early 20th Century Revivals	9
Classical Revival	1
Late Gothic Revival	2
Tudor Revival	1
Mission/Spanish Colonial Revival	1
Late 19th & Early 20th Century American Movements	
Prairie School	1
Modern Movement	18
Moderne	4
PWA Moderne	1
Shed Style	1
Ranch Style	1
Neo-Eclectic Styles	1
Mansard Style	1
TOTAL	44

HISTORIC BUILDING FORMS (BUILDINGS WITH NO DISCERNABLE ARCHITECTURAL STYLE)⁹⁸	
BUILDING FORM	TOTAL RESOURCES
COMMERCIAL BUILDING FORMS	
One-part Commercial Block	41
Two-part Commercial Block	6
Other Commercial Building Forms	2
TOTAL	49

⁹⁸ As noted previously many of the generic commercial building forms do not evidence a particular style of the period of their construction. Some have lost stylistic architectural elements such as window hoods, cornices, brackets, and/or bay windows over time and cannot be classified according to a style. Others are simple adaptations of commercial building forms that have no or only a few references to high style architectural design features. However, it should be remembered that their architectural form is often as important as a contributing element to a district as stylistic features.

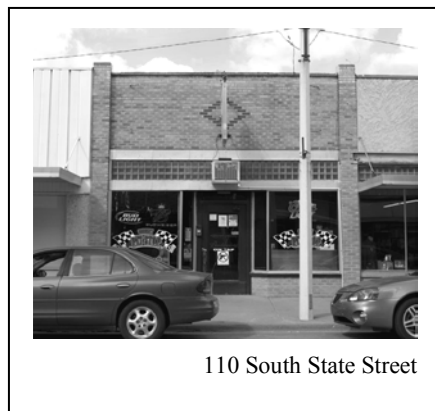
COMMERCIAL BUILDING FORMS

In *The Buildings of Main Street: A Guide to American Commercial Architecture*, Richard Longstreth identifies and categorizes buildings common to central business districts and neighborhood commercial areas according to the composition of their façades. Despite intricate detailing and stylistic treatments or the lack thereof, the organization of the commercial façade can be reduced to simple patterns that reveal major divisions or zones. Longstreth classifies different arrangements that appear frequently as types that can be applied to places of business serving the general public, including retail facilities, banks, office buildings, hotels, and theaters. Other free-standing building types found in commercial areas possess designs more similar to high-style public and institutional buildings or to high-style domestic architecture, such as railroad depots. Longstreth also acknowledges building forms developed in the twentieth century for auto-centric or special-function buildings such as gasoline stations, motels, roadside restaurants and diners that constitute a genre that is significantly different from the mainstream of commercial buildings.

Utilizing Longstreth's basic commercial building types, the survey identified the following commercial property types: One-part Commercial Block and Two-part Commercial Block. One- and Two-part Commercial Blocks are the dominant commercial building types found in Downtown Norton. Of masonry construction, these buildings are between one and two stories tall. They include buildings executed in high style architectural treatments and more generic design treatments. The storefront area typically features a transom window that spans the width of the building, display windows, and one or more recessed entrances. Below the display windows is a solid bulkhead that supports the window frames. Pilasters and/or columns often provide additional vertical definition, framing the ends of the display windows as well as the transition to the entrances.

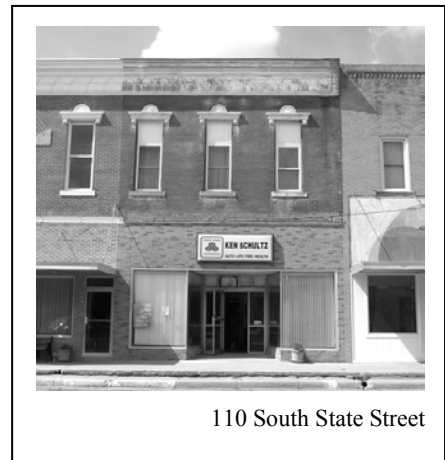
One-part Commercial Block

The One-Part Commercial Block building is a simple single-story building with a storefront façade. In many examples, the street frontage is narrow and the façade comprises little more than plate glass windows and an entry with a cornice or shaped parapet spanning the width of the façade. The building at **110 South State Street** is a good example, with the modest brick work on the upper-façade wall and display windows characterizing the primary façade.



Two-Part Commercial Block

Slightly more complex than their one-story cousins, Two-part Commercial Block buildings are typically two to four stories in height. There is a clear visual separation of use between the first-story retail/customer service space and the upper-story office, meeting room, and/or residential uses. Similar to One-part Commercial Block buildings, the styling of the first story focuses on the storefront glazing and entrance(s). The design of the upper stories identifies the building's architectural influences. The building at **109 South State** illustrates the character-defining features of the Two-part Commercial Block building, including the decorative window hoods of the upper-story windows and the pressed metal cornice offsetting the first-story storefront.

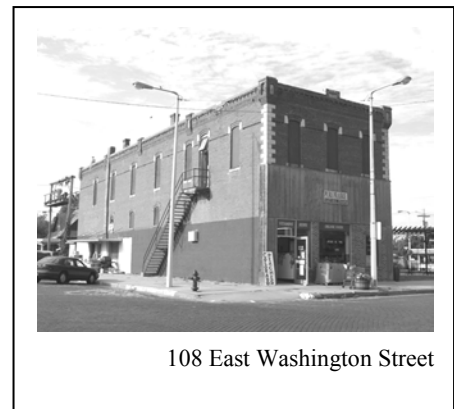


COMMERCIAL ARCHITECTURAL STYLES⁹⁹

Of the seventy-seven (77) commercial, industrial, and business-related buildings¹⁰⁰ surveyed only twenty-nine (29) exhibit a discernable architectural style or reflect clear stylistic influences. The most prevalent and notable examples are outlined below.

Late 19th and 20th Century Revivals¹⁰¹

In Downtown Norton, seven commercial buildings reflect the stylistic influence of the Late 19th and 20th Century Revivals, but do not exhibit a specific architectural style. They date from 1900 to 1907. They illustrate the influences of the contemporaneous Classical Revival, Colonial Revival, Italian Renaissance Revival, and Romanesque Revival style sub-types. The building at **108 East Washington Street**, built in 1900, features an eclectic combination of corner quoins,



⁹⁹ The elaborated discussion of architectural styles has been restricted to only the most prevalent styles for which at least two examples were identified in the survey. Also included are those styles for which singular, individually eligible examples are extant.

¹⁰⁰ Due to broad variety of historic property types, resulting in very low numbers for each type, for the purposes of architectural analysis, "commercial resources" includes agricultural processing, medical business offices, industrial, recreational, and transportation-related business buildings.

¹⁰¹ Architectural styles are arranged in this report based on the National Register classification categories.

decorative window treatments, and extensive brick corbelling at cornice level, all elements of which loosely reference the revivalist aesthetic popular at the turn of the twentieth century.

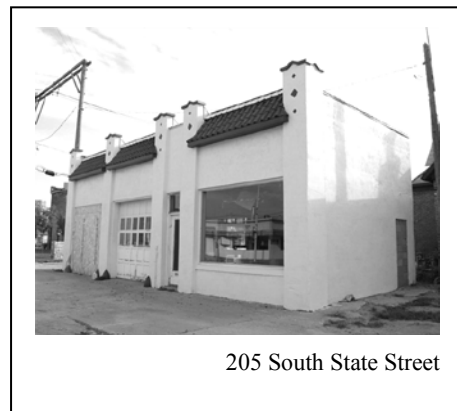
Tudor Revival Style

The Tudor Revival style became increasingly popular after World War I. Innovations in building technology made the application of stone and brick veneer over frame construction increasingly affordable. In addition to residential examples, small Tudor Revival style filling stations frequently appear in central business districts. Their distinguishing features include steep gables placed prominently on the front facade, complementary arched door hoods or openings, and the use of rubble stone as accent around the main entrance. The survey identified only one example of a Tudor Revival style building at **102 South First Avenue**.



Mission/Spanish Colonial Revival Style

This style, also known as Spanish Eclectic, reflects the rebirth of interest in the styles of early Spanish precedents throughout Latin America and beyond. This style received wide attention after the Panama–California Exposition in San Diego in 1915, which emphasized the richness of these stylistic elements. The style reached the peak of its popularity during the 1920s and 1930s. Most common in the southwestern states, Texas, and Florida, the style appears scattered throughout the country. The distinguishing features of the Spanish Eclectic buildings include low-pitched or flat roofs, stucco wall covering, asymmetrical façades and footprints, red roof tile, and arched doorways. The survey identified a single example of this style at the historic gas service station at **205 South State Street**.¹⁰²



Modern Movement Style

In Downtown Norton, the eleven commercial examples of Modern Movement design date from circa 1951 to circa 1970. One of these buildings dates to circa 1887 and reflects a 1949-



¹⁰² The example at 12813 Grandview Road is just outside the north boundary of the Survey Area.

1950 renovation, a common occurrence nationwide after World War II. During this period, architects began applying the streamlined forms popular in industrial design to buildings.¹⁰³ Beginning in the 1920s, the vertical and rectilinear Art Deco style brought structural glass and marble, bronze, and terra cotta into common usage in commercial and institutional buildings. In the 1930s, the Streamlined Moderne style featured cubic and cylindrical forms with a horizontal emphasis, smooth surfaces, curving shapes, and a minimum of ornamentation. Cast concrete, buff-colored brick, glass, and steel replaced dark red brick and stone. During the 1950s and through the 1970s a second wave of Modernism took place, with architects and designers exploring the aesthetic boundaries of advances in building technology such as the building at **206 East Lincoln Street**.¹⁰⁴

Streamlined Moderne

After about 1930, the Streamlined Moderne style surpassed the Art Deco style in popularity with the popularity of streamlined industrial design of ships, airplanes, and automobiles.¹⁰⁵ Characterized by smooth wall surfaces, curved wall corners, and an overall horizontal emphasis, the four examples of Moderne style occur in Downtown Norton at the Norton County Co-op at **210 North First Avenue**, the dental office at **109 North Kansas Avenue**, the J.C. Penney building at 118 South State Street, and at the Norton Theater (215 East Main Street). Classic Moderne elements found among these



210 North First Avenue



109 North Kansas Avenue

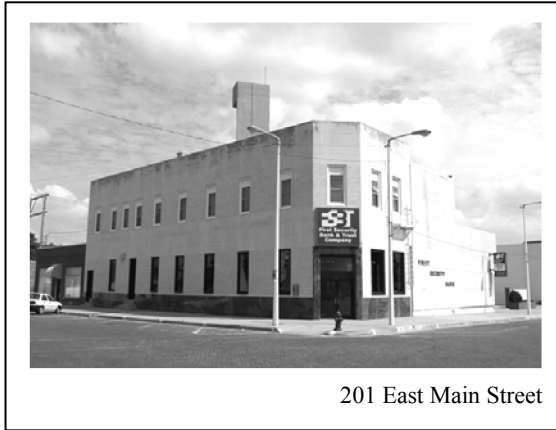
buildings include curved wall corners, the use of smooth structural glass wall cladding, buff-colored brick, visor awnings, the horizontal bands of projecting or contrasting color brick, the use of glass block, smooth wall surfaces, and an overall sense of horizontality.

¹⁰³ McAlester, 468.

¹⁰⁴ General Services Administration, *Growth Efficiency, and Modernism: GSA Buildings of the 1950s, 1960s, and 1970s*. (Washington, D.C.: Government Printing Office, 2005), 6.

¹⁰⁵ McAlester, 465.

Comprehensive Remodeling



The survey identified a number of buildings dating to the late nineteenth century or early twentieth century that experienced comprehensive remodeling at a later date, particularly during the 1950s or 1960s. While mid-to-late twentieth century remodeling of commercial buildings was common nationwide and is to be expected, those found in Downtown Norton notably exhibit high-style Modern Movement design and the renovation is so comprehensive that the original building's style and/or form is unrecognizable. Their renovation suggests a concerted response to be up-to-date through the adaptation of popular architectural styles of the period. When these alterations can be documented to have occurred during the period of significance and to represent a documented trend, they may be considered significant in their own right. Documented examples include: the Norton Theatre at **215 East Main Street** constructed in 1907 and remodeled in 1948, reflecting Art Deco Modern Movement stylistic influences; the First National Bank at **201 East Main Street** constructed around 1887 and remodeled in 1949-50; the Kent Hotel at 128 South 1st Avenue constructed c. 1919 and remodeled in 1950; and the Cozy Theater at 105 West Main Street constructed in 1920 and remodeled in 1965.

ARCHITECTURAL STYLES OF PUBLIC AND INSTITUTIONAL BUILDINGS

Institutional and public buildings are often more architecturally expressive than commercial buildings, although they are generally conservative in their selection of an architectural idiom. Classical motifs and traditional styling with historical antecedents are the most common stylistic treatments. Sub-types identified in the survey include religious buildings, educational buildings, and government buildings. Of the two educational buildings identified – the Washington School (c. 1956; c. 1966; and c.1996) does not retain sufficient integrity to be eligible for listing in the National Register of Historic Places; the Norton Library and Museum (1938) is potentially eligible as a contributing resource to a historic district.

Government Buildings

The survey identified four government buildings constructed before 1954. The Norton County Courthouse (1929), the Norton Post Office (1935), and the two Norton City Hall buildings (1924 and 1954). The 1929 Neoclassical Norton County Courthouse at **105 South Kansas Avenue** and the 1935 Public Works Administration (PWA) Moderne style Norton Post Office at 306 East Washington Street are both individually eligible for listing in the National Register.



105 South Kansas Avenue

Religious Buildings

The survey identified six religious buildings dating from 1903 to 1962 that all represent “high style” architecture. Styles represented are Late Gothic Revival, Romanesque Revival, Late 19th and 20th Century Revivals, and the Modern Movement style. All feature mid-to-late twentieth century additions and are located on main thoroughfares.

Of the two extant examples of Late Gothic Revival in the survey area, both are churches. The 1903 St. Francis Roman Catholic Church and the 1923 Trinity Church, at **101 East Waverly Street**, each exhibit the defining elements of Late Gothic Revival architecture such as steeply pitched gables and peaked arches over every opening.



Trinity Church – 102 East Waverly St.

ARCHITECTURAL INTEGRITY

All properties eligible for listing in the National Register of Historic Places and for local designation as landmarks or historic districts under the City’s ordinances must retain sufficient architectural integrity to convey the period of time for which they are significant. As described previously in the Methodology section, each building received an integrity rating of Excellent, Good/Fair, Poor, or Non-Historic.¹⁰⁶

¹⁰⁶ It should be noted that several of those building categorized as “Non-Historic” retain excellent integrity from their original period of construction and, if maintained, the building may become eligible for listing in the National Register within a few years.

HISTORIC ARCHITECTURAL INTEGRITY	PERCENT
Excellent	7.5%
Good/Fair	46.2%
Poor	37.6%
Non-Historic (Constructed after 1960)	6.5%
To Be Determined	2.2%

PROPERTIES CURRENTLY LISTED IN THE NATIONAL OR KANSAS REGISTERS

Currently, no properties in the City of Norton are listed in the National Register of Historic Places. The following property located in the Survey Area is listed in the Register of Historic Kansas Places.

- Lyons, Dr. E. A., House, 212 S Kansas Avenue (listed 1988)

RECOMMENDATIONS

GENERAL COMMENTS

The City of Norton has, over the years, initiated a number of programs to preserve, rehabilitate, and enhance the appearance of its downtown. These efforts recognize that the conservation of buildings, neighborhoods, and sites of historic value is one of the best tools for recovering the worth of past investments while fueling a new economic force.

Development of a holistic preservation program within the context of revitalization of the older neighborhoods and commercial centers of Norton can provide a level of certainty and stability that is necessary to attract investment. Preserved neighborhoods that accommodate appropriate new construction create stability of population, an expanded tax base, job retention, and less drain on City services.

To aid the City's development and transformation in the future, Norton should continue to implement public policy that promotes historic preservation in targeted areas and integrates it into the City's planning and land use processes and policies. As indicated in this survey effort, varieties of historic and cultural resources contribute to defined areas and have the potential to form a marketable identity for the downtown area.

Today, as in the past, there is a heterogeneous mix of property uses and historic types in the Survey Area, all with varying degrees of physical and architectural integrity. While individual buildings may have the potential to attract new businesses or residential investment, if the area as a whole is to become viable, it must compete with other local and regional development. Experience demonstrates that areas that create and/or retain a unique visual character that combines the historic and the new to enhance an existing "sense of place" are the most successful competitors.

RECOMMENDATIONS

The following is a listing of recommendations developed as a result of the Norton Downtown Cultural Resource Survey. These recommendations are accompanied by elaborations relating to the recommendations.

PRESERVATION PLAN – IDENTIFICATION AND EVALUATION OF HISTORIC AND CULTURAL RESOURCES

Recommendation # 1: Prior to embarking upon further survey, the Norton City/County Economic Development, in concert with the City of Norton should develop a preservation plan that further

prioritizes future survey work and identifies and refines as many of the community's historic contexts and property types as possible.

Elaboration: The recommendation to develop a preservation plan is important if the Norton City/County Economic Development working with the City of Norton desires to use preservation strategies as part of their planning and land use/development processes. Preservation planning is a process that organizes preservation activities (identification, evaluation, and protection of historic properties) in a systematic as well as a strategic manner. The inventory and evaluation of community resources is the first step to developing local private and public programs that not only preserve important historic properties, but that also utilize preservation as a tool for economic development and the revitalization of older neighborhoods and commercial centers.

Recommendation # 2: Develop a phased survey plan to conduct a Reconnaissance-level survey of the historic residential and industrial/railroad-related areas of Norton to identify properties potentially eligible for listing in the National Register of Historic Places and the Register of Historic Kansas Places.

Elaboration: The field survey and initial development of historic contexts relating to Norton's development identified areas beyond the Survey Area that retain a high degree of historical architectural integrity. Due to the limited scope of this survey effort, architectural property types and development patterns have yet to be identified for concentrations of residential, industrial, and rail-related resources. These resources appear to share the same time periods, patterns of development, and evolution of architectural styles, thus sharing important historic contexts. Because of their significant associations with the development of Norton and the availability of federal and state rehabilitation tax credits, they merit priority in the City's survey plan for continued survey. This will facilitate property owners' nomination of qualifying properties to the National Register and utilization of rehabilitation tax credits to assist in maintaining their historical integrity.

To be effective, future survey efforts must be carefully planned, taking into account Norton's planning needs, its legal obligations, the interests of its citizens, available funding, and the nature of its historic resources. Preliminarily, the survey plan should identify research sources, broad historical contexts, expected property types, and geographic areas from research and field inspection that appear to contain a high concentration of historic resources. In addition, the survey plan should prioritize survey efforts and recommend levels of survey activity. All recommendations should result from a public participation process and consideration of the City of Norton's planning needs, the Norton City/County Economic Development planning goals, staff resources, legal parameters, and public funding sources.

As defined by the National Park Service,¹⁰⁷ historic resources fall into five basic categories — buildings, sites, structures, objects, and districts. A wide range of resources that can be found through survey efforts in Norton fit into these categories and include the following:

- Notable examples of architectural styles and periods or methods of construction, particularly local or regional types. Sole or rare survivors of an important architectural style or type. Architectural curiosities and one-of-a-kind buildings.
- Buildings by important architects or master builders.
- Buildings or groups of buildings showing the history and development of such diverse areas as communications, community planning, government, conservation, economics, education, literature, music, and landscape architecture.
- Institutions that provide evidence of the cultural history of the community, including churches, universities, art centers, theaters, and entertainment halls.
- Stores and business buildings and other buildings and groups of buildings that provide a physical record of the experience of particular ethnic or social groups.
- Complexes of buildings, such as grain elevators and mill complexes, which comprise a functionally and historically interrelated whole.
- Buildings or groups of buildings where significant technological advances occurred, including agricultural experiment stations, laboratories, etcetera.
- Archaeological sites that may provide information answering scientific research questions or information relating to local, state, or national history.
- Sites of cultural importance to local people or social or ethnic groups, such as the location of important events in history or prehistory.
- Ruins of historically or archaeologically important buildings or structures.
- Constructed landscapes that exemplify principles, trends, or schools of thought in landscape architecture.

¹⁰⁷ Anne Perry, H. Ward Jandl, Carol D. Shull, Jan Thorman, *National Register Bulletin Guidelines for Local Surveys: A Basis for Preservation Planning* (Washington, D.C.: Department of the Interior, National Park Service, 1985), 9-11.

- Industrial, engineering, transportation, and agricultural structures and groups of structures, including dams, utility or pumping stations, railroads, bridges, tunnels, granaries, silos, and corncribs.
- Objects important to historical or art-historical research or the cultural life of a community and related to a specific location, including statuary, rock carvings, fountains, outdoor sculpture, monuments, etcetera.
- Farmlands and related farm structures that possess an identity of time and place.

The National Park Service criteria for identification of cultural resources outline the information that should be documented as the result of survey activities. When such surveys are supported by grants-in-aid funds from the Department of the Interior's Historic Preservation Fund through the Kansas State Historical Society, such information must be recorded as a condition of the grant. Such documentation is basic to professional practice in the conduct of any survey regardless of its source of funding.

PRESERVATION PLAN – PROTECTION STRATEGIES NATIONAL REGISTER OF HISTORIC PLACES AND KANSAS REGISTER OF HISTORIC PLACES DESIGNATION

Recommendation # 3: Develop Multiple Property Documentation Forms: The Norton City/County Economic Development and/or the City should initiate preparation of a Multiple Property Documentation Form (MPDF),¹⁰⁸ “Historic Resources of Norton, Kansas” to assist owners of individual properties and property owners in potential historic districts to nominate their properties for listing in the National Register of Historic Places.

Elaboration: A MPDF is the central component of a National Register Multiple Property Submission (MPS), which is an efficient format for nominating both contiguous and discontinuous individual properties and/or districts that share the same theme to the National Register of Historic Places. The MPS includes a cover document called a Multiple Property Documentation Form (MPDF) that identifies functional and architectural property types that have shared physical characteristics and historic contexts such as “Commercial Buildings in Norton, Kansas” or “Railroad-related Industrial Buildings in Norton, Kansas.” The MPDF also defines historic architectural integrity requirements for related resources to qualify for listing in the National Register. As a result, subsequent individual property or district nominations to the National Register need only provide the physical description and history of the property being nominated and reference the contexts, property types, and registration requirements outlined in the MPDF cover document. This makes the nomination process

¹⁰⁸ The Multiple Property Submission is discussed at length later in this section.

significantly easier, quicker, and cost-effective. With a MPDF in place, property owners, the City or the Norton City/County Economic Development program can initiate nominations that require significantly less time and effort to prepare. The contexts and description of property types developed and documented in the Norton Downtown Survey report, will facilitate the preparation of a MPDF.

The MPDF format also assists in preservation planning and cultural resource management. Because it establishes registration requirements for similar properties that may be nominated in the future, it provides the advantage of predetermining the shared physical and thematic characteristics of particular functional or architectural property types to facilitate future identification and evaluation.

A MPDF establishes one or more historic contexts, describes associated property types related to these historic context(s), and establishes significance and integrity requirements for nominating properties to the National Register. For example, a broad thematic MPDF could be “Historic Resources of Norton, Kansas.” Or the City might wish to focus on specific areas such as “Historic Commercial and Industrial Resources of Norton, Kansas.” A variety of themes or one general them can be utilized. Using this general thematic approach, individual properties or small districts found in the Downtown area could be nominated based on information yielded in this survey. Future nominations using the same cover document could include similar neighborhoods and/or commercial centers in areas that have yet to be surveyed.

Recommendation #4: Initiate Multiple Property Submissions to Nominate Properties to the National Register of Historic Places. It is recommended that the Norton City/County Economic Development identify, prioritize and sponsor the preparation of National Register of Historic Places districts as part of Multiple Property Submissions (MPS) using the Multiple Property Documentation Form Cover Document as a vehicle to assist property owners in the nomination of individual properties and/or historic districts.

Elaboration: As noted above, the Multiple Property Submission format provides an economy of scale by allowing like resources to be nominated under one Multiple Property Documentation Form cover document, thus avoiding redundancy. A MPS includes an individual or district nomination submitted and cross referenced with a MPDF that addresses the same themes and/or like resources.

Furthermore, because the National Register nomination process requires a certain level of owner support, the ability to nominate similar properties over a period of time under one cover document provides flexibility to the City or agencies such as the Norton City/County Economic Development program in implementing nominations. It is common for a city or city-related agency to fund preparation of the MPDF cover document and the property owners to pay the cost of preparing the abbreviated “plug-in” National Register application for their property or district. Preparation of

Multiple Property Submissions is an activity funded by the State Historic Preservation Office utilizing federal Historic Preservation Fund grants.

Recommendation # 5: The Norton City/County Economic Development, in cooperation with the City, act as the initiator, solicit support, and identify financial strategies to support the listing of the identified potentially eligible individual properties and historic districts in the National Register of Historic Places and the Register of Kansas Historic Places.

Elaboration: The Register of Kansas Historic Places and the National Register of Historic Places programs allow for a variety of ways to nominate properties based on their level of significance, historic architectural integrity, and proximity to other historically significant resources. Properties can be nominated as part of a thematically linked Multiple Property Submission as discussed above; however, they may also be listed individually or as contributing elements to a Historic District.

Nomination to the National Register of Historic Places and concurrent listing in the Register of Historic Kansas Places provides certain levels of protection for historic and cultural resources. In addition to recognition of a property's significance, a number of incentive and protection programs are associated with listing in the National Register.

- **Tax Credits.** The State of Kansas enacted legislation that creates a state income tax credit equal to 25 percent of rehabilitation expenses for historic properties whether they are income-producing or non-income-producing. Owners of National Register listed properties used for income-producing purposes are also eligible for a federal tax credit equal to 20 percent of qualified rehabilitation expenses. Income-producing properties may be eligible for both federal and state rehabilitation tax credits. Furthermore, in January 2007, the Kansas State Legislature established a **30 percent state tax credit** for the rehabilitation of register-listed properties owned by certified 501(c)3 Not-for-Profit organizations.

In exchange for the tax credits, the rehabilitation work must comply with the Secretary of the Interior's Standards for Rehabilitation. The Secretary's Standards are designed to address changes that will allow older buildings to function in the twenty-first century. The common sense guidelines provide for new construction, as well as rehabilitation.

- **Federal Charitable Tax Deductions** are also available for contributions of easements for conservation of historically significant land areas or structures.

- **Protection From Federal Undertakings.** Section 106 of the National Historic Preservation Act (as amended) requires federal agencies to consider the effect of undertakings (federal licenses, permits, or funding projects) on properties on or eligible for listing in the National Register of Historic Places. If a project threatens to harm such properties, the Kansas State Historic Preservation

Office (SHPO) and the Federal Advisory Council on Historic Preservation must be consulted to consider ways to avoid or minimize damage.

- **Protection Under the Kansas Historic Preservation Act.** The State of Kansas and any political subdivision of the state (county, township, city, school district, special district, regional agency, or redevelopment agency) cannot undertake any project that encroaches upon, damages, or destroys any State or National Register property or its environs until the State Historic Preservation Office (SHPO) investigates and makes recommendations to the local agency. The agency must prove that it made an effort to exclude or minimize harm to the property. The law also provides an appeals process for judicial review and civil enforcement.

Owners of properties in Norton that are individually significant or contribute to a historic district who wish to make changes that require government permits must submit their plans for review by the SHPO staffs. The staff will review the plans using the “Secretary of the Interior’s Standards for Rehabilitating Historic Buildings.” These standards assist owners in adapting historic buildings for modern use and include guidelines for new construction as well as rehabilitation.

- **Grants.** Properties listed in the National Register are automatically listed in the Register of Historic Kansas Places and can compete for the 80/20 matching grant funds from the Kansas Heritage Trust Fund for selected stabilization and/or rehabilitation projects.

It should be noted that information resulting from survey relating to potential eligibility for listing in the Kansas and/or National Registers is preliminary and therefore somewhat limited. Recommendations are largely based on an initial assessment of historical architectural integrity that serves as an initial threshold to meeting the National Register criteria. Resources are then evaluated for their associations with known general historic contexts developed as part of the preliminary research for the survey. Because of the size of the survey area in Norton, these contexts are not all fully developed and additional contexts may be developed to address other areas of the City as survey continues. For example, the survey of Downtown Norton did not address contexts associated with industrial and railroad-related commercial and industrial resources other than to note very general patterns of development within the community.

All of the properties recommended in this survey report as being potentially eligible for listing in the National Register may be eligible under one or more National Register criteria. All of these properties meet the minimal historical/architectural integrity requirements. Additional research and assessment and consultation with the Kansas State Historical Society, Cultural Resource Division’s National Register program staff will be necessary to pursue preparation of nominations for properties or districts identified in this survey as potentially eligible for listing in the National Register as individual properties or as properties contributing to a district.

The following individual properties appear to retain sufficient historic architectural integrity for listing in the National Register of Historic Places. As such they are also eligible for local designation as overlay zoning as landmarks.

- 306 East Washington Street, Norton Post Office, 1935
- 309 North State Street, Methodist Episcopal Church, c.1905
- 215 East Main Street, Norton Theatre, 1907/1948
- 212 South Kansas Avenue, Dr. E.A. Lyons House, c.1901 (listed in Register of Historic Kansas Places)
- 105 South Kansas Avenue, Norton County Courthouse, 1929
- 102 South 1st Avenue, Underwood Conoco Filling Station, c.1928

The City can support register listing by maintaining a list of potentially individually eligible properties and notifying owners of the benefits of listing, such as rehabilitation tax credit incentives, as well as the procedures for nominating properties.

Recommendation # 6: The Norton City/County Economic Development should act as the initiator, solicit support, and identify financial strategies to support the listing of a downtown historic commercial district.

Elaboration: The current survey identified a sufficient number of early-to-mid-twentieth century commercial and institutional buildings located in an area generally bounded by Lincoln Street on the north, Norton Avenue on the east, Washington Street on the south, and First Avenue on the west to warrant listing as a National Register Historic District. These resources as a group meet the National Register architectural integrity criteria and have significant associations with the patterns of commercial development of Norton, as well as the evolution of commercial architecture in the City. The area contains both high style commercial architectural styles and vernacular designs that are uniformly applied to One-part Commercial Block and Two-part Commercial Block building types/forms. The variety of styles and design treatments convey information about the unique continuum of commercial architecture found in Norton. Their historic uses provided an understanding of the commercial development of the City. As a group, their setting, design, materials, and workmanship convey feelings and provide associations with the evolution of the City's commercial and government centers.

The exact boundaries of the district require additional study. The larger general area indicated by the solid line on the preliminary proposed district(s) map minimally meets National Register boundary criteria, but includes properties with some historic architectural integrity issues on the west side of South State Street. Within a smaller area east of the dashed line, there is a higher density of properties meeting more than the minimal National Register criteria. Further research as to

significant associations with historic contexts identified in the survey and contexts specific to the commercial associations of the buildings themselves is necessary before final boundaries are determined. This will require reevaluation at the time of the nomination and consultation with the National Register staff of the Kansas State Historical Society.



PRESERVATION PLAN – PROTECTION STRATEGIES LOCAL DESIGNATION AS LANDMARKS, HISTORIC DISTRICTS, CONSERVATION DISTRICTS.

Recommendation # 7: The Norton City/County Economic Development should work with the City to establish Overlay Zoning ordinances to protect loss of cultural fabric for individual landmarks, and in neighborhoods and districts that meet National Register criteria.

Elaboration: Overlay Zoning is a regulatory tool that creates a special zoning district placed over the existing base zoning which identifies special provisions in addition to the underlying base zone. In overlay zones regulations and/or incentives are attached to the overlay property or properties to protect specific resources or to guide development within a special area such as appropriate alterations to historic buildings, construction of new buildings, and demolition of buildings.

The National Register criteria serve as the legal basis for local designation of overlay zones for individual properties as Landmarks and contiguous groups of properties as Local Historic Districts. One of the advantages of utilizing the National Register criteria is that both federal and Kansas court decisions recognize the criteria as a standard for determining historical significance. Thus, properties identified as minimally meeting National Register criteria in this study are eligible for local designation as well.

Applications to designate properties in historic overlay zones utilize survey information but also require additional research and determination of design guidelines that address the character defining elements of the resource(s) to be designated. Recommendations for listing include the initial assessment of historical architectural integrity in the survey, which serves as a preliminary threshold to local designation. Resources are then evaluated for their associations with known general historic contexts developed as part of the preliminary research in the survey.

Recommendation # 8 The Norton City/County Economic Development program should work with the City to establish Overlay Zoning Conservation Districts with specific and minimal levels of review that will serve either as tools for upgrading properties to meet National Register standards, guide new infill construction and alterations to protect an area's unique sense of place and/or to initiate a cooperative program with property owners in neighborhoods adjacent to potential National Register Districts to create transitional buffer zones between new development and historic resources.

A group of buildings and structures, landscape elements, or any integrated combination thereof should meet one or more of the following criteria to be designated by city ordinance as a Conservation District Overlay Zone.

- Developed at least fifty years ago and retains distinctive architectural and historical characteristics that are worthy of conservation, but which has less historical, architectural, or

cultural significance than a Historic District (which must meet National Register of Historic Places criteria);

- Retains a recognized neighborhood identity and character by virtue that it possesses unifying distinctive elements of exterior features or by environmental characteristics that create an identifiable setting, character, or association;
- Has a relationship to an identifiable neighborhood center or historic area where preservation of this relationship is determined to be critical to the protection of such center or historic area; and/or
- Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or the community.

Elaboration: A tool that is gaining popularity nationwide for upgrading properties to meet National Register standards or for providing protection to historic resources that do not retain sufficient integrity themselves to be listed in a local, state and/or the National Register is the creation of Conservation Districts. Through general guidelines developed to assist appropriate development of specific areas, locally designated Conservation Districts can be used to stabilize and increase property values in older neighborhoods and to create transitional buffer zones adjacent to National Register or locally designated historic districts. In Conservation Districts, design review of major changes (such as new construction, major alterations, demolition, and land use) occurs in an effort to limit adverse changes to the visual context of the district, and encourages property owners to make appropriate changes to their buildings (including the rehabilitation of historic buildings that have the potential to contribute to a future National Register or local historic district). They also provide compatible design parameters for new construction that is complementary to specific neighborhoods. Management of appropriate demolition, development, and land use in these areas is crucial to maintaining stable property values and defining appropriate transitions between commercial areas and residential neighborhoods. Crucial design issues for new construction and renovation are compatibility of size, scale, massing, and materials.

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APPENDICES

PRELIMINARY BOUNDARIES DOWNTOWN COMMERCIAL NATIONAL REGISTER HISTORIC DISTRICT(S)



Norton Downtown Survey
Potential Eligibility Map
December 2009

- Non-contributing Property
- Potentially Contributing Property
- Individually Eligible Property



HISTORIC PRESERVATION — A FEDERAL, STATE, AND LOCAL PARTNERSHIP

DEVELOPMENT OF THE PRESERVATION MOVEMENT

For at least one hundred years, individuals and organizations have recognized the importance of buildings and sites that represent important links to the past. During the late nineteenth century, increasing numbers of local historical groups formed throughout Missouri and focused on developing patriotic programs, lectures, research publications, and archival and artifact collections. These groups and the general public also shared an interest in community heritage and preservation of local landmarks.

National interest in preservation focused initially on archaeology. The federal Antiquities Act of 1906 was the nation's first legislation to protect prehistoric archaeological sites. In 1916, the federal government established the National Park Service as a component of the Department of the Interior. In addition to conservation and management of a new federal parks system, Congress mandated that the Park Service manage the historic sites acquired by the federal government.

During the 1920s, the reconstruction of Colonial Williamsburg by the Rockefeller family focused national attention on preservation of the historic built environment. The Williamsburg project approached preservation from an educational perspective, that is, the restoration and reconstruction of a historic site as well as the interpretive activities to provide insight into the daily activities of residents of a particular time period. Effects of the Williamsburg effort and other similar programs such as Sturbridge Village captured national interest and, based on the work at restored sites, affected the popularity of house styles and even paint colors. Following the Williamsburg model, restoration and reconstruction of historic landmarks for the education of the public, usually as museums, became an accepted preservation methodology.

It was not until 1935 that federal legislation focused on historic properties. The Historic Sites Act of 1935 authorized the Department of the Interior to survey and acquire historic properties of national significance and to establish education programs for their interpretation.

During the 1930s, federal programs promoted historic preservation. In 1933, the National Park Service directed the work of the Civilian Conservation Corps (CCC) and used historians for preservation, restoration, and reconstruction work. That same year, the establishment of the Historic American Buildings Survey (HABS) inaugurated a national jobs program for architects to identify and document historic buildings. The work of these two programs resulted in the development of a preservation methodology and base technology that served as the foundation for developing a comprehensive preservation program for historic sites within the National Park System, and later for the administration of public preservation programs through state and local governments.

During the post-World War II period, the effort to address the problem of decaying inner cities and to build a national highway system resulted in the urban renewal land clearance approach to urban planning. Wholesale demolition became public policy. The loss of significant cultural resources served as the impetus of the national preservation movement.

During the 1960s, the preservation movement came into its own, due in large part to the ravages of land clearance programs. In 1966, the federal government passed the National Historic Preservation Act, which expanded the National Register of Historic Places to encompass sites of local significance, emphasized preservation as a responsibility of local governments, established the President's Advisory Council on Historic Preservation, and created state programs to administer grant and regulatory programs of the federal government. In 1980, the federal government amended the National Historic Preservation Act and created the Certified Local Government Program.

PRESERVATION PARTNERSHIPS — THE FEDERAL, STATE, AND CITY PRESERVATION NETWORK

Nationwide, a variety of federal and state laws and incentive programs protect many historic properties. In general, local preservation laws provide the most substantive protection for historic properties.

Federal Framework

A large number of federal laws affect historic preservation in various ways:

- by establishing preservation programs for federal, state, and local government agencies;
- by establishing procedures for different kinds of preservation activities; and
- by creating opportunities for preservation of different kinds of resources.

The National Historic Preservation Act of 1966, as amended, is the centerpiece of the national historic preservation program. The primary mandates of the act of 1966 are as follows.

- Authorizes the Department of the Interior, National Park Service to expand and maintain the National Register of Historic Places.
- Provides for the establishment of State Historic Preservation Officers to administer federal preservation programs.
- Specifies how local governments can be certified for participation in federal programs.
- Authorizes preservation grants-in-aid to states and local governments.

- Provides a process for federal agencies to consider and mitigate adverse impacts on historic properties that are within their control.
- Establishes a rehabilitation tax credit program for private property owners that is also part of the Internal Revenue Code. The tax codes also allow charitable contributions through façade and scenic easements.

National Park Service

All preservation programs are administered by the National Park Service (NPS), Department of the Interior. One component of this charge is the development of programs and standards to direct federal undertakings and guide other federal agencies, states, and local governments in developing preservation planning and protection activities on a local level.

Secretary of the Interior's Standards

The centerpiece of this effort is the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation. These standards provide all federal agencies, state historic preservation officers, and other organizations with methodologies and guidelines for the preservation of historic and archaeological resources. These standards and guidelines address issues relating to preservation planning, which includes the identification, evaluation, and protection of historic/cultural resources. They serve as the standards for all projects undertaken with federal funding, incentives, loans, or action by the federal government that impact significant historic resources. They have been upheld in federal and state court decisions. Perhaps most importantly, the standards serve as the base for design guidelines in the majority of designated districts and sites throughout the United States. In the three decades the standards have been used, they have proven to stabilize and increase property values.

National Register of Historic Places

The National register of Historic Places is the nation's official list of properties important in the history, architectural history, archaeology, engineering, and culture of the United States. The National Park Service oversees the National Register program. In Kansas, the Kansas State Historical Society, Cultural Resources Division, administers the National Register program. Properties of local, regional, state, and national significance may be nominated to the National Register. Resources listed in the National Register include districts, sites, buildings, structures, and objects. Listing a property in the National Register has a number of advantages.

- Recognition of the property's value to the community, state, and nation;
- Eligibility for grants and loan programs that encourage preservation;
- Qualification for participation in federal and state rehabilitation tax credit programs; and
- Consideration in planning for federal or federally assisted projects.

While listing a property in the National Register provides recognition, eligibility to participate in federal and state incentive programs and limited federal protection from demolition or inappropriate change depends on state law and local landmark ordinances.

Section 106

Section 106 of the National Historic Preservation Act of 1966, as amended, requires federal agencies to consider the effect of federally assisted projects on properties listed in or eligible for the National Register of Historic Places. If a project threatens to harm such properties, the federal Advisory Council on Historic Preservation may be consulted in a process designed to promote consideration of ways to avoid or minimize such harm.

Federal Law

Other laws protecting cultural resources include:

- National Environmental Policy Act of 1969
- Housing and Community Development Act of 1974
- Surplus Real Property Act of 1972
- Public Buildings Cooperative Use Act of 1976
- AMTRAC Improvement Act of 1974
- Emergency Home Purchase Assistance Act of 1974
- The Department of Transportation Act of 1966
- Archaeological and Historic preservation Act of 1974
- Archaeological Resources Protection Act of 1979
- Antiquities Act of 1906
- Historic Sites Act of 1935
- Executive Order 11593, Protection and Enhancement of the Cultural Environment

Certified Local Government Program

The federal government established the Certified Local Government (CLG) program in 1980 to promote the preservation of prehistoric and historic resources and allow local communities to participate in the national historic preservation program to a greater degree. Prior to this time, preservation programs developed within a decentralized partnership between the federal and state governments, with the states carrying out the primary responsibility for identification, evaluation, and protection of historic properties. Through the CLG program, Congress extended this partnership to the local government level to allow local participation in the preservation planning process. Communities that meet Certified Local Governments qualifications have a formal role in the National Register nomination process, establishment of state historic preservation objectives, and participation in designated CLG grant fund.

Grants-in-Aid Programs

The National Park Service provides grants-in-aid to states to promote preservation activities on the state and local level. In Kansas, grants are awarded for identification, evaluation, and protection of historic and archaeological resources according to federal and state guidelines.

Federal Preservation Incentives

Tax incentives for the preservation and rehabilitation of historic properties are among the most useful tools for a local government to encourage the protection of historic resources. The most widely used federal incentives are the historic Rehabilitation Tax Credit and the charitable contribution deduction. Since the passage of the Tax Reform Act of 1986, the most widely used federal tax incentives allowed under the Internal Revenue Code are the Rehabilitation Tax Credit, the Charitable Contribution Deduction (Tax Treatment Extension Act of 1980), and the Low Income Housing Credit.

State Framework

Each state has a State Historic Preservation Officer (SHPO) appointed by the Governor to administer federal preservation programs. The Kansas Historic Preservation Program is a division of the Kansas State Historical Society. The program's responsibilities include:

- conducting ongoing surveys to identify and evaluate cultural resources;
- preparing comprehensive statewide preservation plans;
- nominating properties to the National Register of Historic Places;
- reviewing federal projects for effects on cultural resources;
- administering the rehabilitation state and federal tax credit program;
- administering a range of assistance programs;
- providing public information, education, and training programs; and
- furnishing technical assistance to counties and local governments in developing local preservation programs.

In addition to federal duties, the Kansas SHPO administers programs created by the Kansas Historic Preservation Statue, the Antiquities Act, and the Unmarked Burial Sites Preservation Act. Kansas also has constitutional and legislative provisions that allow state and local governments to enact preservation legislation. States and national supreme courts have upheld these powers.

Local Framework

As noted in the discussion of federal programs, local governments strengthen their local historic preservation efforts by achieving Certified Local Government (CLG) status from the National Park

Service (NPS). The NPS and state governments, through their State Historic Preservation Offices (SHPOs), provide valuable technical assistance and small matching grants to hundreds of diverse communities whose local governments are endeavoring to retain what is significant from their community's past for the benefit of future generations. In turn, the NPS and state governments gain the benefit of having a local government partnership in the national historic preservation program. Another incentive for participating in the CLG program is the pool of matching grant funds SHPOs set aside to fund CLG historic preservation sub-grant projects, which is at least 10 percent of a state's annual Historic Preservation Fund (HPF) grant allocation. Grant funds are distributed through the HPF grant program, administered by the NPS and SHPOs.

Jointly administered by the NPS in partnership with SHPOs, the CLG Program is a model and cost-effective local, state, and federal partnership that promotes historic preservation at the grassroots level across the nation. Working closely with such national organizations as the National Association of Preservation Commissions, the CLG program seeks: (1) to develop and maintain local historic preservation programs that will influence the zoning and permitting decisions critical to preserving historic properties and (2) to ensure the broadest possible participation of local governments in the national historic preservation program while maintaining preservation standards established by the Secretary of the Interior.

PRESERVATION NETWORK	PUBLIC	PRIVATE
FEDERAL / NATIONAL	NATIONAL PARK SERVICE (NPS) ADVISORY COUNCIL ON HISTORIC PRESERVATION	NATIONAL TRUST FOR HISTORIC PRESERVATION PRESERVATION ACTION NATIONAL ALLIANCE OF STATEWIDE ORGANIZATIONS AMERICAN ASSOCIATION OF STATE AND LOCAL HISTORY ASSOCIATION FOR PRESERVATION TECHNOLOGY SOCIETY FOR AMERICAN ARCHAEOLOGY
STATE	STATE HISTORIC PRESERVATION OFFICE (SHPO) REGIONAL OFFICES FOR THE NATIONAL PARK SERVICE (NPS)	KANSAS PRESERVATION ALLIANCE REGIONAL OFFICES FOR THE NATIONAL TRUST FOR HISTORIC PRESERVATION
LOCAL GOVERNMENT	CITY OF NORTON	NORTON COUNTY HISTORICAL SOCIETY OTHER LOCAL PRESERVATION AND HISTORY ORGANIZATIONS