NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER
LISTED
DEC 17 2009

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Wathena Fruit Growers' Association Building
other names/site number Woodruff Apartments; 043-5690-00023

2. Location

street & number 104 Third Street ☐ not for publication
city or town Wathena ☐ vicinity
state Kansas code KS county Doniphan code 043 zip code 66090

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set for in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (See continuation sheet for additional comments.)

Patrick Zollner 11-3-09
Signature of certifying official/Title Date

Deputy State Historic Preservation Officer, Kansas Historical Society
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See Continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

	Signature of the Keeper	Date of Action
☐ entered in the National Register. ☐ See continuation sheet		
☐ determined eligible for the National Register. ☐ See continuation sheet		
☐ determined not eligible for the National Register		
☐ removed from the National Register.		
☐ other, (explain:)		

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
- ☐ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(Check only one box)

- ☒ building(s)
- ☐ district
- ☐ site
- ☐ structure
- ☐ object

Number of Resources within Property
(Do not include previously listed resources in count)

Contributing	Noncontributing	
2		buildings
		sites
		structures
		objects
2		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of Contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE / TRADE

Current Functions
(Enter categories from instructions)

DOMESTIC
VACANT / NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH & 20TH CENTURY AMERICAN MVMTS:
COMMERCIAL STYLE

Materials
(Enter categories from instructions)

foundation STONE: LIMESTONE
walls BRICK
roof ASPHALT
other

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

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations N/A
(Mark "x" in all boxes that apply.)
Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)
COMMERCE
ARCHITECTURE

Period of Significance
1909-1945

Significant Dates
1909, 1945

Significant Person
(complete if Criterion B is marked)
N/A

Cultural Affiliation
N/A

Architect/Builder
Wagenknecht, Henry, builder

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

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS): N/A
☐ preliminary determination of individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☐ Previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey #
☐ recorded by Historic American Engineering Record #

Primary location of additional data:
☒ State Historic Preservation Office
☐ Other State Agency
☐ Federal Agency
☐ Local Government
☐ University
☐ Other
Name of repository:
KANSAS HISTORICAL SOCIETY

10. Geographical Data

Acreage of Property LESS THAN ONE ACRE

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

	Zone	Easting	Northing		Zone	Easting	Northing
1	15	333160	4402650	3			
2				4			

☐ See continuation sheet

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

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

11. Form Prepared By

name/title Robert J. Woodruff, III (owner) & Rick Anderson (KSHS staff)
organization _____ date 5-2009
street & number 808 N First telephone 816-390-4460
city or town Wathena state KS zip code 66090

Additional Documentation

submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 0r 15 minute series) indicating the property's location

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

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

Additional items
(Check with the SHPO) or FPO for any additional items

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Robert J. Woodruff, III
street & number 808 N First telephone 816-390-4460
city or town Wathena state KS zip code 66090

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303.

PROPERTY DESCRIPTION

The Wathena Fruit Growers' Association Building (built 1909) is located at the southwest corner of Third and St. Joseph Streets in Wathena's business district. This two-story Commercial-style building dominates a primary corner in the downtown, and sits just two blocks north of the railroad tracks that once serviced the fruit growers and other downtown merchants. It has two primary elevations with a canted corner entrance at the northeast corner. The north elevation faces St. Joseph Street and the east elevation faces Third Street. The 40' x 100' brick building with a limestone foundation is constructed over a full eight-foot basement with stairs leading down into it at the base of the south elevation near the alley. There is a small unattached one-story storage building is located immediately south of the building along the alleyway. It is constructed of brick and is approximately 16'x 20'.

Exterior

The fruit growers' building is a two-story, two-part commercial block with various early twentieth-century architectural influences, including the Commercial and Mission styles. The exterior is brick and features smooth-cut limestone detailing. The building's footprint is rectangular in shape and is topped by a brick parapet with stone coping. Important character-defining exterior features include the brick parapet, stone sills and lintels, slight segmental arches above the window and door openings, and the canted corner entrance.

Throughout its early twentieth-century history, the primary space at the northeast corner of the first level served as the Farmers' State Bank. The remaining first story spaces served various commercial purposes and as such featured large storefronts with display windows and transoms. The storefront facing St. Joseph Street along the north elevation retains a storefront (although it was updated in the mid-twentieth century) and serves as the local branch of the U.S. Post Office. A second storefront was located along the east elevation, but has been covered by modern siding.

The second floor has served as offices and domestic space as apartments. Second floor windows were historically double-hung wood sashes. Some historic sashes remain and some windows have been downsized with modern replacements. All second floor windows feature stone sills. A limestone band divides the first story from the second story.

Entrance/Northeast elevation
This corner commercial building includes a canted entrance at the northeast corner. The entrance originally contained a wood, double-door entrance with a transom, but one door has been removed and filled with vertical wood siding. There remains a single wood door comprised primarily of a large glass panel. The five-light transom remains intact above the entrance. The entrance is flanked by two, square, partially

engaged, brick columns that feature simple limestone capitals. There is one double-hung window above the entrance on the second story.

East Elevation
A central entrance bay dominates the east (side) elevation facing Third Street. It includes a double-door entrance set within a grand round arch made of brick reflective of the Romanesque style. It is topped by a large, smooth-cut keystone. The modern paneled doors are replacements and the door surround has been covered with vertical wood panels. Above the entrance on the second story includes a pair of double-hung replacement windows. They replaced a set of larger double-hung wood windows. Above the windows is a stone that reads "Wathena Fruit Growers Assn" flanked by engaged columns. This central bay also includes a Mission-style parapet topped by smooth-cut stone coping.

The northernmost bay of the east elevation includes large fixed windows with wood frames and a transom and stone lintel on the first floor. These windows are located in the building where the bank would have been. The southernmost bay of the east elevation (at the rear of the building) historically served as an office entrance. It includes a central single-door entrance raised slightly off the ground flanked by two shortened double-hung windows with stone lintels. Just north is the building's second storefront bay, which has been covered in recent years by metal vertical siding. The recessed central entrance is evident, but it is covered. This space is being used for residential use.

The second story of the east elevation includes seven double-hung windows. They are irregularly spaced, but maintain the same general dimensions. The northernmost window-opening has been partially filled in with plywood and a smaller window occupies the opening.

South (Rear) Elevation
This rear elevation faces the alley and, unlike the street-facing elevations, this south side does not feature the same architectural detail in the stone and brickwork. There is an entrance into the building at the southwest corner. This single-door entrance is flanked by two window-openings that have been covered with plywood. A centrally located entrance has been filled in with wood paneling and downsized into a window opening. The basement is accessible through a rear cellar door opening. The second floor consists of three double-hung windows.

West (Side) Elevation
A two-story historic brick building adjoins the fruit growers' building along the west elevation. It obscures the north two-thirds of the west elevation. The rear one-third is exposed and includes just two upper-floor double-hung windows.

Interior

The building has served many functions throughout its century of use. The first floor includes two storefront spaces – one on the north elevation facing St. Joseph Street and the other on the east elevation facing Third Street. The north storefront remains in use and serves as the local branch of the U. S. Post Office. As is typical with historic commercial buildings, the storefront was changed during the middle-twentieth century. However, it retains a central, recessed entrance and large storefront windows. The Farmers' State Bank occupied the main northeast corner section of the building from 1909 through the 1960s when it relocated across the street into a new building. Late twentieth century materials have recently been removed to reveal much of the historic interior features from the days of the bank. The tin ceiling panels, plaster walls, wood trim, and corner bank vault are intact. The wood flooring is covered with modern carpeting.

The southern half of the first floor, which includes a storefront and office entrance along Third Street, is currently used as a residence. Modern materials have obscured the storefront and many historic features.

The building's second floor is accessible through the arched entrance along Third Street. A wood staircase with carpeted steps sits just inside the entrance leading to the second floor. Light for the stairwell is provided by the once-large (now downsized) double windows on the landing between the floors. The walls are plaster throughout the stairwell and second floor spaces. The staircase terminates in a central (double-loaded) corridor that runs the length of the building north-south. This space originally served primarily as office space. During the mid-twentieth century, the second floor space was used as apartments. Some doors and transoms remain intact, while others have been changed out or covered up.

Outbuilding – circa 1910, contributing

The construction history of this building is not fully known. Sanborn Maps cannot verify an estimated date of construction, as they did not cover Wathena. A historic photograph dating to the 1910s, however, confirms this building is historic and retains its integrity. This small one-story brick building with a flat roof appears to be a secondary structure built around the same time as the more elaborate Fruit Growers' Association Building. This small building features little ornamentation beyond simple brick arches above the two pedestrian-scale wood paneled doors. The building's original function is not known. It could have served as a sample room or a storage facility, but this has not been verified.

STATEMENT OF SIGNIFICANCE

The Wathena Fruit Growers' Association Building is being nominated to the National Register of Historic Places under Criterion A for its association with the fruit growing industry in Doniphan County and the region as a cooperative effort to protect and serve its members. Additionally, it is nominated under Criterion C for its architectural significance as a good local example of a two-story brick Commercial-style building.

History of the Fruit Industry in Early Doniphan County, Kansas:

Early French settlers to Doniphan County chose the hills and bluffs overlooking the river bottoms and broad prairies to plant their vineyards and orchards. They established wine cellars by burrowing into the steep bluffs to age their products. In 1867 at the Kansas State Fair [1], a local farmer from Doniphan County, Constant Poirer, won statewide recognition for the quality of his wines. [2] From 1860-1912, brothers Adam and Jacob Brenner created and operated the Brenner Vineyards near the town of Doniphan, Kansas in the bluffs above the Missouri River. Brenner Vineyards Historic District was listed in the National Register on May 24, 2005. [3]

This hilly, rough terrain in northeastern Doniphan County had the potential to produce large quantities of fruit crops from the vine, brambles and as well fruit trees. However, a market was currently not available to absorb the vast amount of produce grown. Often, the surplus crops would spoil or be fed to the hogs before they could be marketed in nearby St. Joseph, Missouri. As was recorded in the *History of Wathena, Kansas*, a larger market to sell the fruit would be developed into neighboring counties to the west in the late 1800s:

> It is not certain when the shipment of berries began...When the general merchandise store of Forbes and Stewart began some thirty years ago they filled bushel baskets and dry goods boxes with apples and sent them west. But a few years later J.A. Stewart, now J.A Stewart and Bro., took blackberries in trade and filled water pails with them and shipped them to stations west. [4]
>
> The market for fresh fruits was limited to St. Joseph's capacity. Often the excess fruits were fed to hogs. The year is thought to be 1880, perhaps earlier, when by accident a new market

[1] In 1867, the Kansas State Fair was held in Lawrence.
[2] Brazelton, Ralph. *History of Wathena, Kansas*. (1978) Accessible at KSHS Library and Archives. K978.1 D71 Pam. V. 1, No. 4. pp. 8-9.
[3] National Park Service-National Register nomination. *Brenner Vineyards Historic District.* May 24, 2005. On file at KSHS, Topeka, KS. Accessed at: http://www.kshs.org/resource/national_register/nominationsNRDB/Doniphan_BrennerVineyardsHistoricDistrictNR.pdf
[4] *Wathena Republican*. Friday, September 7, 1906. pg. 1.

> was born. John Brazelton, Sr. had added a feed and fuel yard to his general merchandise store. As native prairie disappeared under the plow, he turned to Brown and Nemaha counties for supplies of hay. One of his suppliers was visiting him during the blackberry harvest. He gave the man a generous helping to take home. Within a few days the supplier telegraphed for more fruit. The first shipments were made in wooden candy buckets from his general store. Later that year he sent out grapes and tree fruit. Before the following spring he had lined up orders from numerous Kansas communities for strawberries and bramble fruit. [5]

Local businesses and general merchandise stores became handlers providing modes of transportation for the farmers' crops to a market by rail or boat. The practices of the multiple marketing firms did not prove to be consistently efficient towards all of the fruit producers. Products and profits were at the mercy of the handlers and many times those profits paid out would be too low. Expenses from handling and materials were also unfair at times. Often, the products would spoil from mishandling. As was documented in local newspapers, the need for an association of fruit growers arose to alleviate the problems and inconsistencies.

> The towns of Troy, Blair and Wathena have each organized a fruit growers association in order to more advantageously market the fruit crops of Doniphan County. The strictest business methods prevail, thus obviating any individual efforts on the part of the fruit grower to dispose of his crop. All the farmer has to do is haul his product to the headquarters of the association in town, where it is sold by the manager of the association at platform prices. By this term is meant that the highest prices offered by independent buyers will be met by the agent of the fruit growers' association and later in the season, when the books have been balanced, the surplus is paid to the members of the association in the form of dividends. [6]

Kansas: VALUE OF FRUITS AND NUTS [7]

YEAR:	1910	1920	1930	1940	1950
DONIPHAN:	$178,013	865,419	727,955	699,684	439,080
WYANDOTTE:	$146,267	566,980	152,267	65,206	82,441

For the years 1910 – 1950, Doniphan County produced the most in revenue of any other counties in Kansas. Wyandotte County produced the second most in ranking.

[5] Brazelton, Ralph. *History of Wathena, Kansas.* (1978) Accessible at KSHS Library and Archives. K978.1 D71 Pam. V. 1, No. 4. pp. 8-9.

[6] Montgomery, Walter B. ed. *Illustrated Doniphan County, 1837-1916 ... Seventy-nine Years of Progress and Prosperity.* (April 6, 1916) Supplement to *The Weekly Kansas Chief,* Troy, Ks. Accessible at KSHS Library and Archives.

[7] Historical Census Browser. (2004). Retrieved April 1, 2009, from the University of Virginia, Geospatial and Statistical Data Center. Accessible at: http://fisher.lib.virginia.edu/collections/stats/histcensus/index.html

History of the Wathena Fruit Growers' Association

As the fruit growing industry was the principle one in and around Wathena, the Wathena Fruit Growers' Association was organized to advocate for its members, store the fruit and foster the industry. The group's first meeting was held in 1895.

In 1913, W. R. Martin, one of the founders and a manager of the Association until 1914, reported to the Wisconsin State Horticultural Society's annual meeting for agriculture producers in the U.S. about the creation of the Wathena Fruit Growers' Association:

> After some deliberation on February 18, 1895, twelve growers, of which I am pleased to say I am one, adopted a set of by-laws and applied to the secretary of state for a charter to organize a corporation to be known as the Wathena Fruit Growers' Association. [8]

Ten years after their first meeting, in the spring of 1905, the twelve growers applied to the Secretary of State of Kansas for a charter to organize a corporation to be known as the Wathena Fruit Growers' Association. The twelve initial members' capital stock was listed at $1,200.

The objects set forth in the by-laws were as follows: to ship and market native fruit grown by the members of the association; to buy native fruit for the purpose of shipping or disposing of the same; and to own and maintain such office building, real estate, and packing sheds that will best promote the welfare and interest of the association. [9]

This building housed other commercial enterprises, such as the Farmers' State Bank and the Wathena Co-operative Store Company. Two doctors had offices on the second floor of the building. Value of the building in 1916 was $30,000 and rent for the other occupants amounted to a total of $1,000 per year. In 1913, Martin also reported that:

> Our members own the largest, most modern, up-to-date office building in our city, known as the fruit growers' building, which cost $18,000.00. The ground floor is occupied by the Farmers' State Bank, Stuart & Bowman Department Store, and our General Office. The

[8] Wisconsin State Horticultural Society. *Annual report of the Wisconsin State Horticultural Society for the year 1913.* Vol. XLIII, Part I (1913) pp. 118-123. Accessible at: http://digicoll.library.wisc.edu/cgi-bin/WI/WI-idx?type=turn&entity=WI.WSHS1913.p0165&id=WI.WSHS1913&isize=M

[9] Wathena Fruit Growers Association Corporation charter #152-386-7 granted March 8, 1905. Original charter accessible at KSHS Library and Archives, Topeka, KS.

> second floor is all offices. Our members have never received less than 7% on their investment.[10]

The number of members for the Wathena Fruit Growers' Association began with 30 members in 1905. Within a year the number had increased to 100 members. In 1913, the association had about 150 members, and by 1916 there were 142 members. [11]

In December 1906, the Association purchased the Campbell corner in Wathena for the purpose of constructing a new building. The price paid for the Campbell building and lot was $1,750. The following spring, a late frost killed most of the crops from the fruit trees in Doniphan County. The vine crops such as strawberries, blackberries, and grapes survived. The lack of produce to harvest from the fruit trees allowed the growers time to realize that this could be the time to start construction. In September 1907, the members met to consider and plan for their new building.

> Another New Building: ...As there is nothing to handle now but grapes, there being no fruits this season, there will not soon be another time when the work could so conveniently be done...[12]

Tragically, by November 1907, the financial situation and economy had changed in Doniphan County due to the lack of crops. The stockholders became leery of the market conditions causing the construction of the new building to be put off until a more financially secure time.

> The financial flurry has left the Fruit Growers' Association building in abeyance for the time being. The plans have been accepted and approved, the bids considered and the contract awarded, but further operations are waiting the outcome of the financial situation. It is uncertain, therefore with winter on hand, when the work will commence. [13]

Almost a year later in September 1908, the markets and economy had relaxed from the previous year's panic. The Wathena Fruit Growers' Association members decided this would be the time to begin with the construction. The local Wathena Republican announced the plans:

> Contract Let: The contract for the new building of the Fruit Growers' Association was let, last Saturday, to Henry Wagenknecht for $10,250. The building will be 40 X 100 feet, two stories with basement of full size. It will have two fronts, north and east, and the first floor will be arranged for a

[10] Ibid.
[11] Montgomery, Walter B. ed. *Illustrated Doniphan County, 1837-1916 ... Seventy-nine Years of Progress and Prosperity.* (April 6, 1916) Supplement to *The Weekly Kansas Chief*, Troy, Ks. p. 246. Accessible at KSHS Library and Archives.
[12] *Wathena Republican.* Friday, September 13, 1907. pg. 1.
[13] *Wathena Republican.* Friday, November 27, 1907. pg. 4. Note: As referred to in the newspapers, this financial crisis came to be known in Doniphan County as the "Panic of 1907".

> bank room on the corner, and office rooms back of it, and a storeroom. The second floor will contain an assembly room for the Association and rooms for offices. It is expected that the building will involve an expenditure, when complete, of about $13,000. The work of tearing down the old building was begun Tuesday, and the old canning factory has been rented and is being used in the mean time for apple packing and storage. The office has been moved into the Campbell building with H.N. Winn. The cold storage question is receiving consideration but is left for determination in the future according to developments. The material will be pressed brick and cut stone, and the building will be provided with the best modern conveniences for light, heat, etc... [14]

Other buildings in northeast Kansas constructed by Henry Wagenknecht include the Doniphan County Courthouse in 1906 at Troy, Kansas. [15]

On Thursday, October 1, 1908, excavation for the basement of the new fruit growers' building began. As winter approached, favorable weather was required for the laying of the stone foundation and the brick walls. By December a roof was added to the structure allowing the builders to have the opportunity to work inside out of inclement weather so that construction could continue through the winter. By May 1909, construction had been completed with the Farmers' State Bank moving into their new first floor office. On Saturday, May 15, 1909, the Wathena Fruit Growers' Association held the first meeting in their new building. [16]

As previously noted, the main function of the Wathena Fruit Growers' Association was to provide a market and arrange shipping for the members' fruits.

> The fruit is shipped to buyers in Denver, Cheyenne, Omaha, Kansas City, Minneapolis, Chicago, Sioux City and Des Moines. It has been the experience of the fruit growers that commission merchants and packers in the above named cities prefer to transact business with the association rather than with the individual grower, because of the belief that it is easier to obtain an adjustment of differences with a well-organized body than with an individual shipper. The association has been very successful in marketing the crop in the different cities and is sufficiently powerful to demand and receive the highest market prices. [17]

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[14] *Wathena Republican.* Friday, September 25, 1908. pg. 1.
[15] Doniphan County Courthouse National Register nomination. Accessible at: http://www.kshs.org/resource/national_register/nominationsNRDB/Doniphan_DoniphanCoCourthouseNR.pdf
[16] *Wathena Republican,* Friday, May 21, 1909. pg. 1.
[17] Montgomery, Walter B. ed. *Illustrated Doniphan County, 1837-1916 ... Seventy-nine Years of Progress and Prosperity.* (April 6, 1916) Supplement to *The Weekly Kansas Chief,* Troy, Ks. Located at KSHS Library and Archives.

> The Fruit Growers' Association shipped a carload of peaches Monday and another yesterday. They were of the Elberta variety and as fine a lot as ever went over the road. They packed them in grape baskets, two layers each, leaving room for the lid. One went to Denver and the other to Spokane. [18]

The Wathena Fruit Growers' Association Building is located just about a block and a half north of the location of the non-extant railroad tracks. At the time of the building's construction, this would have been the southernmost edge of Wathena with good access to both rail companies.

> Our shipping station, Wathena, which is in Doniphan County, Kansas, is just west of St. Joseph, Mo., at the foot of the Missouri river bluffs, on the Chicago, Rock Island and Pacific, and the St. Joseph and Grand Island rail-roads. These roads furnish our best shipping facilities as they give us access to the wealthy agricultural and grazing districts of the West, Northwest and Southwest districts where little fruit is grown. [19]

The cooperative efforts of the fruit growers were only one of several joint ventures of businesses started in Wathena during the early 20th century. Other mergers were formed for the same reason of protecting the investors and their investments and to provide a consistent, fair market. Competition between businesses became more fierce every year. W.R. Martin reported to the Wisconsin State Horticultural Society's annual meeting the effects that cooperative stores had on the banking industry in Doniphan County. Cooperatives became a key factor in the economy everywhere.

> Our town is fast becoming a cooperative town. Besides our association, we have a cooperative elevator and a cooperative lumberyard. There is a move on hand now for a cooperative department store. Our banks were quick to realize that cooperation was the only way to reach the business tributary to their town, and keep it from going to competitive towns.[20]

The Association would continue to provide markets and shipping for the members' fruits for the next 36 years from this location until the Farmers' State Bank purchased the building in 1945. See the time line on page 14 "Additional Documentation" for further information.

ARCHITECTURE

The Wathena Fruit Growers' Association Building is representative of a two-story commercial block building constructed of brick and limestone materials. Richard Longstreth describes this type of commercial building in his book *The Buildings of Main Street*:

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[18] *Wathena Republican*. Friday, August 24, 1906. pg. 1.
[19] Wisconsin State Horticultural Society. *Annual report of the Wisconsin State Horticultural Society for the year 1913*. Vol. XLIII, Part I (1913) pp. 118-123. Accessible at: http://digicoll.library.wisc.edu/cgi-bin/WI/WI-idx?type=turn&entity=WI.WSHS1913.p0165&id=WI.WSHS1913&isize=M
[20] Ibid.

The two-part commercial block is the most common type of composition used for small and moderate-sized commercial buildings throughout the country. Generally limited to structures of two to four stories, this type is characterized by a horizontal division into two distinct zones. These zones may be similar, while clearly separated from one another; they may be harmonious, but quite different in character; or they may have little visual relationship. The two-part division reflects differences in use inside. The single-story lower zone, at street level, indicates public spaces such as retail stores, a banking room, insurance office or hotel lobby. The upper zone suggests more private spaces, including offices, hotel rooms or a meeting hall. The type has been used to accommodate a wide range of functions and is readily found in almost all forms of commercial development, dominating the core of small cities and towns as well as many neighborhood commercial areas. [21]

SUMMARY

This building is a unique remnant of the successful fruit growing industry in northeast Kansas during the late nineteenth and early twentieth centuries. It represents the heyday of the local organization and the members' efforts to advance and market their products to a broader clientele. The property is nominated for its association with local commerce and as a good local example of early twentieth century Commercial-style architecture.

[21] Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture.* Walnut Creek, CA. Alta Mira Press, 2000. p. 24.

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VERBAL BOUNDARY DESCRIPTION

Lot 12; Block 18; Subdivision Wathena O.T., in Wathena, Doniphan County, Kansas.

BOUNDARY JUSTIFICATION

The nominated property includes the parcel historically associated with the Wathena Fruit Growers' Association Building.

PHOTOGRAPHIC INFORMATION

Property Name: Wathena Fruit Growers' Association Building
Location: 104 Third Street, Wathena, Doniphan County, Kansas
Photographers: Sarah Martin / Rick Anderson
Date: 27 May 2009 / 19 March 2009

Digital Negatives are on file with the Cultural Resources Division, Kansas Historical Society, Topeka

Photograph 1: Overall view of building facing SW
Photograph 2: North (side) elevation of building facing S
Photograph 3: East (side) elevations of both buildings facing NW
Photograph 4: Close-up view of entrance to bank facing SW
Photograph 5: Close-up view of east (side) elevation entrance to stairway
Photograph 6: Close-up view of east (side) elevation parapet and windows
Photograph 7: Overall view of storage building facing SW
Photograph 8: Interior view of bank entrance facing NE
Photograph 9: Interior view of bank and entrance to vault
Photograph 10: Interior view of bank and entrance to vault
Photograph 11: View of landing and second flight of stairs to second floor
Photograph 12: Interior view of hallway to apartments on second floor facing S
Photograph 13: Close-up of second floor apartment doors

TIME LINE OF THE WATHENA FRUIT GROWERS' ASSOCIATION BUILDING AS FOUND IN THE WATHENA REBPULICAN. THE DATES CORRESPOND WITH THE DATE OF THE NEWSPAPER EDITION.

March 8, 1905:

12 fruit growers applied for and received a charter to become a Kansas corporation to be called the "Wathena Fruit Growers' Association". Membership would reach 30 that year.

December 7, 1906:

The Wathena Fruit Growers' Association "...bought the old Campbell corner and expect to put a new building upon it. The price was $1,750..."

January 11, 1907:

"The Fruit Growers' Association office was moved from the Shalz Building into their own recently purchased from A.E. Campbell."

September 13, 1907:

The association met to discuss the matters of proceeding with a new building "...on the corner of which they purchased last year from A.E. Campbell. As there is nothing to handle now but grapes, there being no fruits this season, there will not soon be another time when the work could so conveniently be done..." (Note: A late spring frost in 1907 killed the tree crops leaving only a harvest from the vine fruits.)

September 20, 1907:

Proposed plans for the new building "include a basement, two rooms suitable for stores and an Association office on first floor, an assembly room for Association meetings on second floor, etc...."

October 18, 1907:

"Architect Meier came over from St. Joseph Tuesday to get the levels of the Fruit Growers' Association property to complete the drawings for their new building..."

November 27, 1907:

"The financial flurry has left the Fruit Growers' Association building in abeyance for the time being. The plans have been accepted and approved, the bids considered and the contract awarded, but further operations are waiting the outcome of the financial situation. It is uncertain, therefore with winter on hand, when the work will commence." (Note: As referred to in the newspapers, this financial crisis came to be known in Doniphan County as the "Panic of 1907".)

May 15, 1908:

"Fruit Growers' Building: At a recent meeting of the Wathena Fruit Growers' Association a resolution was adopted to begin the erection of their new building as soon as it could be determined that the fruit prospects would meet with no serious reverse, such as occurred last spring. Everything is so far favorable, and after another week of waiting to make sure the danger has passed, the work on the new building will be pushed as rapidly as it can be done. If it had not been for the financial panic that tied up much of the stockholders' money this building would have begun last fall..."

September 25, 1908:

Contract Let: The contract for the new building of the Fruit Growers' Association was let, last Saturday, to Henry Wagenknecht for $10,250. The building will be 40 X 100 feet, two stories with basement of full size. It will have two fronts, north and east, and the first floor will be arranged for a bank room on the corner, and office rooms back of it, and a storeroom. The second floor will contain an assembly room for the Association and rooms for offices. It is expected that the building will involve an expenditure, when complete, of about $13,000. The work of tearing down the old building was begun Tuesday, and the old canning factory has been rented and is being used in the mean time for apple packing and storage. The office has been moved into the Campbell building with H.N. Winn. The cold storage question is receiving consideration but is left for determination in the future according to developments. The material will be pressed brick and cut stone, and the building will be provided with the best modern conveniences for light, heat, etc...

October 2, 1908:

The old Campbell building on the Fruit Growers' Association lot was torn down during the week. It was moved from Elwood in 1864. Digging for the new basement was begun yesterday. (Thursday, October 1, 1908 excavation began.)

December 18, 1908:

The brickwork on the Fruit Growers' new building was completed yesterday morning, and the work of putting on the roof is now rushing. When the roof is on, there will be less anxiety as to the weather, and the finishing can proceed under cover.

January 8, 1909:

Annual Fruit Growers' Meeting: The Wathena Fruit Growers' Association last Saturday had one of the largest meetings ever held by the organization. The report of the business for the year and the auditor's report by L.A. Libel and G.W. Kinkead were read and approved. An elaborate lunch was furnished by the Farmers' State Bank...

January 15, 1909:

L.A. Libel is having his bank furniture remodeled to fit the new rooms in the Fruit Growers' building. The bank expects to move in by the first of March or sooner if the rooms are in readiness before.

May 14, 1909:

The room for which Farmers' State Bank was removed has been rented...

May 21, 1909:

A meeting of the Fruit Growers' Association was held last Saturday in their new building... (Their first meeting in the new building was held May 15, 1909.)

OTHER TIMELINE INFORMATION:

March 8, 1930:

The charter for corporation with the state of Kansas expired and was not refiled for until 1932.

April 6, 1932:

The Wathena Fruit Growers' Association filed for an "Extension of Charter" for corporation for the next 50 years and was approved.

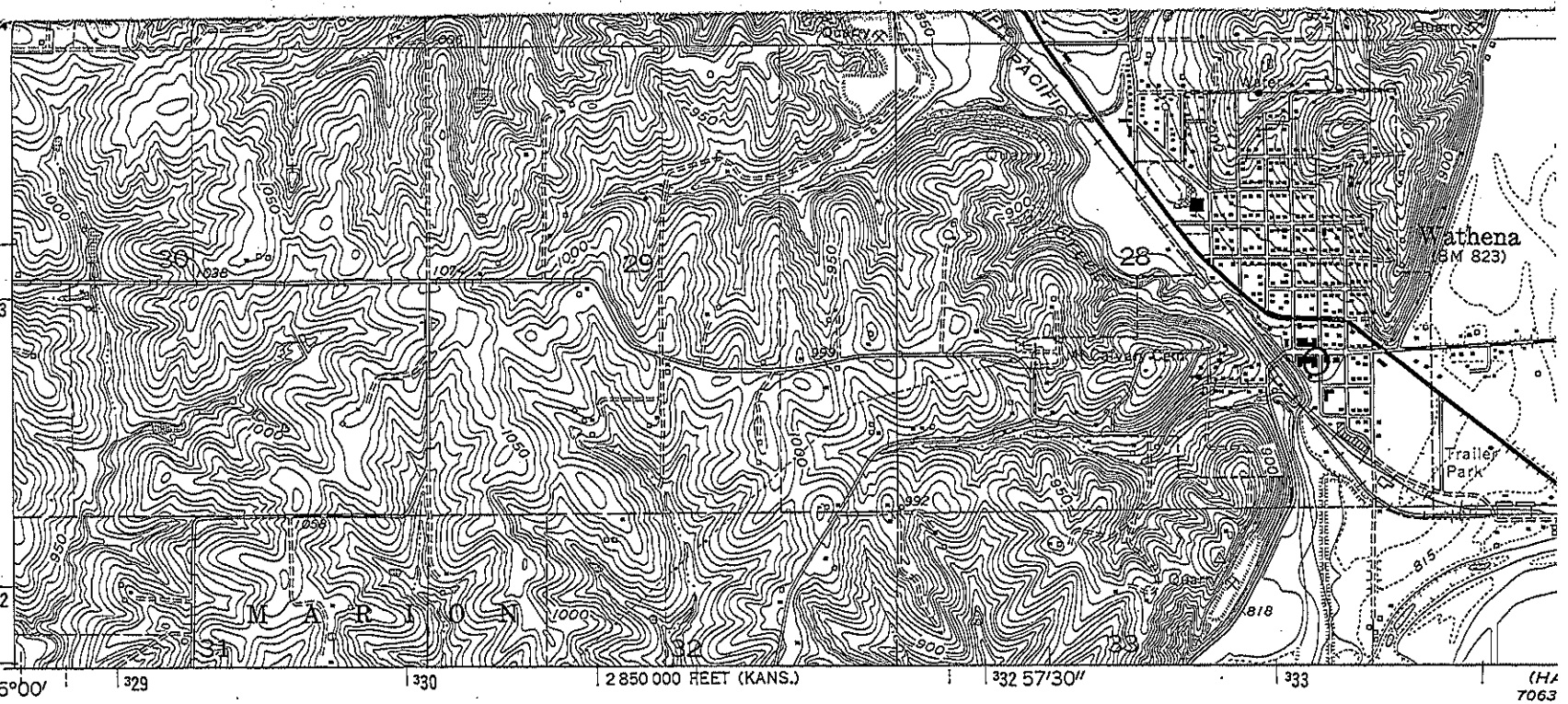
1945:

The Farmers' State Bank of Wathena purchased the Wathena Fruit Growers' Association Building.

Wathena Fruit Growers Association Bldg.

15: 333160 E
4402650 N

Wathena, Doniphan County, KS



(ATCHISON NE)
6963 II NE

Mapped, edited, and published by the Geological Survey

Control by USGS, USC&GS, and USCE

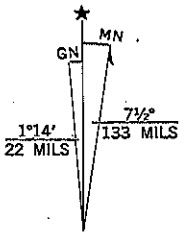
Topography by photogrammetric methods from aerial photographs taken 1957. Field checked 1961

Polyconic projection. 1927 North American datum
10,000-foot grids based on Kansas coordinate system, north zone, and Missouri coordinate system, west zone
1000-meter Universal Transverse Mercator grid ticks, zone 15, shown in blue

Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked

Revisions shown in purple compiled from aerial photographs taken 1972. This information not field checked

Map photoinspected 1977
No major culture or drainage changes observed



UTM GRID AND 1972 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

To place on the predicted North American Datum 1983, move the projection lines 4 meters north and 21 meters east as shown by dashed corner ticks

SCALE

1 ½

1000 0 1000 2000

1 .5

CONTOUR IN
DOTTED LINES REPR
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THIS MAP COMPLIES WITH NA
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENV
KANSAS GEOLOGICAL SUR
AND DIVISION OF GEC
MISSOURI DEPARTMENT OF NATURA
A FOLDER DESCRIBING TOPOGRAPHIC MA