NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Little Finnup House

other names/site number 055-1950-0027

2. Location

street & number 401 North Ninth Street ☐ not for publication

city or town Garden City ☐ vicinity

state Kansas code KS county Finney code 055 zip code 67846

3. State/Federal Agency Certification

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

Richard D Pankratz D-SHPO January 24, 2000
Signature of certifying official/Title Date

Kansas State Historical Society
State of Federal agency and bureau

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

Signature of commenting official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: 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:)

Little Finnup House
Name of Property

Finney County, KS
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [x] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
(Check only one box)

- [x] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

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

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	Total

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic: Single Dwelling

Current Functions
(Enter categories from instructions)

Domestic: Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Late Victorian: Italianate

Materials
(Enter categories from instructions)

foundation Stone: Limestone; Concrete
walls Wood: Shingle, Weatherboard
roof Asphalt
other

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

Little Finnup House
Name of Property

Finney County, KS
County and State

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
(Mark "x" in all the boxes that apply.)

Property is:

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

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

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

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

☐ **F** a commemorative property.

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

Areas of Significance
(Enter categories from instructions)

Commerce
Architecture

Period of Significance

1886, 1902 - 1922

Significant Dates

1886, 1902 - 1922

Significant Person
(Complete if Criterion B is marked above)

George W. Finnup

Cultural Affiliation

N/A

Architect/Builder

Unknown

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):

☐ 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:

Finney County Historical Society

Little Finnup House
Name of Property

Finney County, KS
County and State

10. Geographical Data

Acreage of Property Less than one acre

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

	Zone	Easting	Northing
1	14	335200	4203780
2			
3			
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 Carol Hagen, Consultant

organization Finney County Historical Society date June 30, 1999

street & number 403 S. Fourth Street telephone 316-272-3664

city or town Garden City state KS zip code 67846

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

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

Property Owner

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

name Gene and Kay Thompson

street & number 5760 N. 3rd Street telephone 316-276-7052

city or town Garden City state KS zip code 67846

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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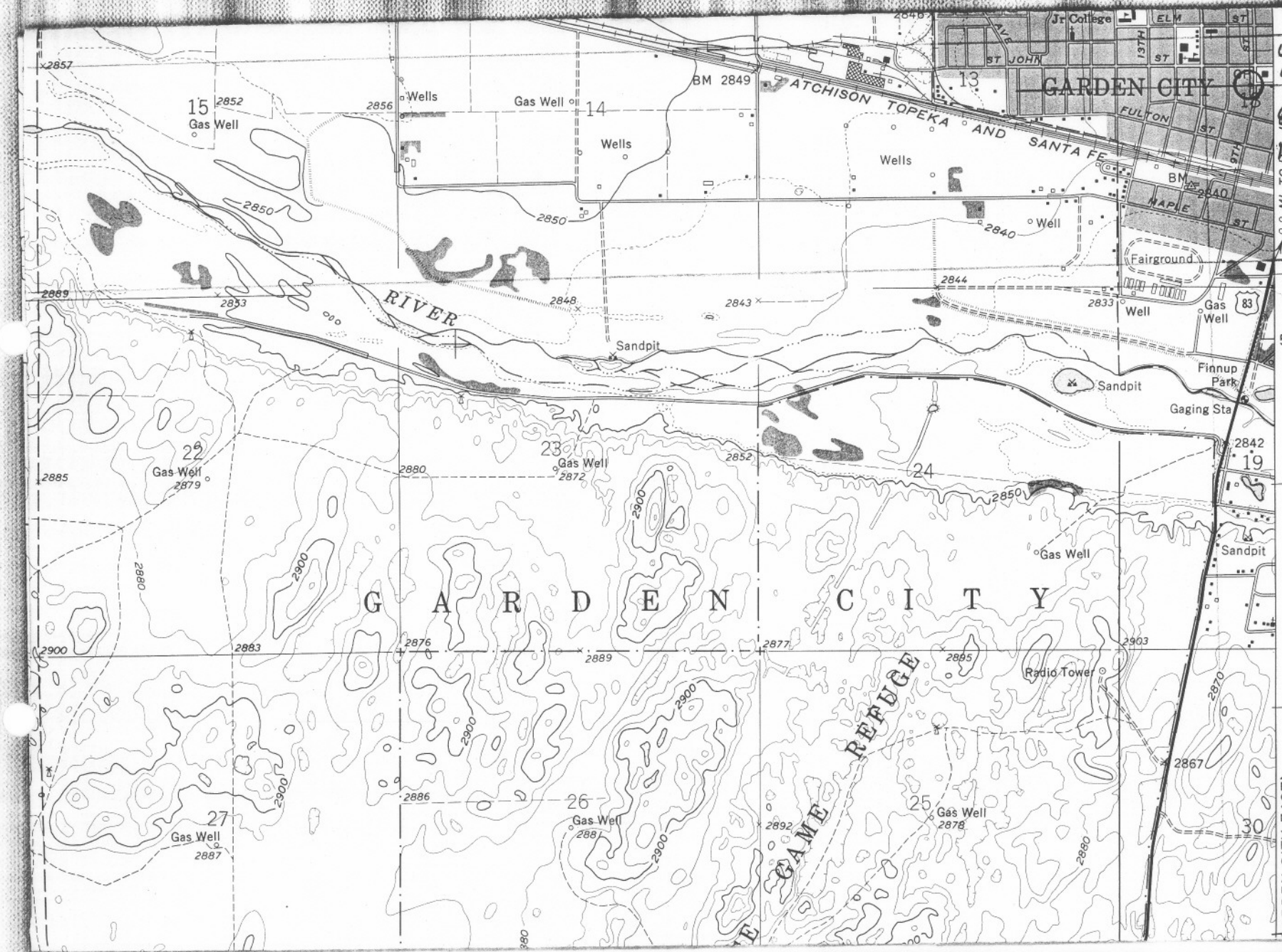
UTM COORDINATES
LITTLE FINNUP HOUSE
GARDEN CITY WEST QUAD
14 335200
4203780
4203
57'30"
4202
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GARDEN CITY
Jr College
ELM ST
ST JOHN AVE
13TH ST
FULTON ST
MAPLE ST
BM 2849
ATCHISON TOPEKA AND SANTA FE
Wells
Gas Well
Well
Fairground
Sandpit
Finnup Park
Gaging Sta
RIVER
GARDEN CITY
GAME REFUGE
Radio Tower
0.9 MI. TO GARDEN CITY EAST
83

The Little Finnup House (c. 1886) is located in the middle of the block, between Chestnut Street and St. John Street, at 401 N. 9th Street, in Garden City, Finney County, Kansas. The two story Italianate style house has narrow clapboard wood siding with an asphalt hip roof which stands on a low foundation. The T-style house maintains an eastern orientation measuring 26 ft. with narrow porches on either side of the front wing of the house. The south porch is the front entrance to the residence; it is 5 ft. wide and extends 14 ft. to the back wing of the house. The north porch is 21 ft. long and 4 ft. 4in. wide, it too, extends to the back wing of the house. The porches give the appearance of a rectangular form to the house with the southern elevation measuring approximately 35 ft. and 43 ft. on the north elevation that includes a back porch extension. The simple vertical line on the west elevation is broken with an enclosed porch at the northwest corner of the structure. The house maintains a very high degree of architectural and structural integrity.

The Finnup House is a two story structure with a front-facing T-Plan. The front wing of the house has a low-pitch hip roof with wide overhanging eaves that has decorative bracketed cornices beneath. The rear wing has a mansard shaped roof that features four gabled dormers. It has the same wide overhanging eaves and decorative bracketed cornices as the front wing. Long, narrow windows emphasize the vertical lines of the symmetrical facade in the front of the building's design.

The front facade is dominated by a rectangular one-story bay; a flat roof has narrow overhanging eaves that feature the same decorated bracketed cornice that is at the second story roof line of the house. Below the cornice line is a 'saw-tooth' dentil that enhances the window crowns above the four, long, narrow windows within the bay. Diagonal wood patterned panels beneath the windows complete a unique frame appearance to the bay. A fenestration of two 1/1 double hung sash windows are centered above the bay on the second floor. The porches on the north and the south of the front wing are identical in appearance and has the same decorative brackets on each porch post as that featured on the flat roof of the rectangular bay.

Fenestration is comprised primarily of 1/1 double hung sash windows in singular and double groupings arranged symmetrically. The first floor has long, narrow windows in the front wing of the house which includes a window in the entry hall on the south; four windows within the bay and a window that is centered on the north and south walls under the covered porches. The second floor of this wing has a fenestration of two 1/1 double, long, narrow windows centered on the east elevation and two single windows, evenly spaced on the north and south walls above the porches. The back wing of the southern elevation on the first floor has two 1/1 double hung windows, shorter in length, that appear to have replaced the original long, narrow, single window in the dining room; the second story features a single gable dormer with a 1/1 double hung sash. Two 1/1 double hung windows. the same size as the one on the south wall, are located on the western elevation, to the right of the back porch, which is the west wall of the dining room. The back porch has two large square, fixed windows on the south elevation and

two longer fixed windows on the western elevation to the right of the back door. These windows have muntins giving the appearance of small panes, approximately 12" x 8". Two gable dormers, each with a 1/1 double hung sash are evenly spaced on the second story. The northern elevation has an entrance from the porch into the kitchen with a fenestration of two 1/1 double hung sash windows, shorter in length, centered in this wing. A small fixed window is located to the right, centered in the pantry along the north wall of the porch. A single gable dormer with a 1/1 double hung sash is centered on the second floor roof.

Early pictures show interesting details that no longer exist on the house. Note: the low balustrade between the posts of the north and south porches. Also, the house appeared to be painted a darker color with the trim a light color and it had metal roof cresting outlining the flat roof areas of the house, front porches and the bay.

A brick fireplace chimney rises from the center of the roof toward the back of the front wing. The chimney services the two fireplaces which are located in the living room and the master bedroom on the second floor. The brick base of the chimney in the basement nearly spans the width, approximately 15 ft., of this wing.

The interior of the house has simple, but elegant lines and maintains a high degree of integrity. The original front door on the south porch features ornate decorative moldings that surround the glass in the upper half of the door. It opens into an entry that has a long, narrow window on the south wall; this small reception hall features original wood trim and baseboards. The living room with the original high ceiling occupies the front wing of the house which is to the right of the reception hall. On the east wall is the bay with four long narrow windows which features the original wood trim; moldings below the windows create a wainscot look that meets the wide baseboard. All of the woodwork except the staircase is painted off-white. It is believed the original woodwork in the house once had a stained finish. There is a small door behind the refrigerator in the kitchen that opens under the stairway revealing wallpaper and the stained woodwork that appeared to show some of the original finish.

Along the west wall of the living room is the original metal fireplace that was imported from Germany. The dark finish truly replicates the look of marble. An item in the *Personals* of the February 13, 1886 Garden City Irrigator reported, "Lloyd Selby received the mantels and grates for his new residence Wednesday." The front of the fireplace features beautiful intricate designs etched on the sides and above the fire box opening. The design is painted in dark jewel-tone colors. Metal cast panel doors with unique cutouts and glass inserts closes off the firebox.

To the left of the front entry hall, toward the back wing of the house is the dining room with the kitchen located directly to the north. A door at the northeast corner of the kitchen opens to the north porch that provides entry to and from the front lawn and the street. Another door on the west wall leads to the sun porch that has been converted to a utility room during the 1960s, providing space for a washer and dryer. Along the north wall of the porch is a small pantry that also provides access to the basement. Originally, the basement was a hole in the ground. Young

Frederick often spoke with Gene Thompson, neighbor and current owner of the Little Finnup House, recalling experiences of the family home. He told of how he had to dig out the earthen steps that led to the basement at the age of 18 (c. 1921). Thompson, said when he purchased the property, the basement walls were lined out with bricks which were crumbling away. In 1994, he reinforced the walls and applied a new finish in order to keep the moisture from causing further deterioration.

Across from the small reception hall is a stairway that once was an open staircase leading to the second floor. The stairs turn at the landing along the north wall and continue to a second floor center hall. The hall separates the master bedroom in the front wing and two small bedrooms that feature gable dormers in the back wing. A small bath room with access from the hallway is located between the two smaller bedrooms of the west wing. The second floor bedrooms feature the same original trim and baseboards as the living room. The master bedroom is as large as the living room on the first floor and has a fireplace identical to the one in the living room which is directly below it.

During one of the neighborly visits, Thompson recalled young Frederick who was born in the house saying, "that his bedroom was in the southwest corner and it was necessary to go through his room to get to the bathroom which was in the northwest corner of the 2nd floor. There was a water tank in the attic above this bathroom. It had a pipe from the gutter on the outside of the house to the tank that would collect rainwater." Frederick also told Thompson that he was so glad when they had gas piped into the house because he no longer had to carry in the coal.

In the late 1940s, there was a fire at the rear of the house that supposedly started in the dining room. It appears that is the time when the long windows were replaced with shorter, double and single windows with narrow trim because of the damage to the west and south walls. It is also believed that is the time that the kitchen was remodeled and the open stairway was enclosed with a full bath installation under the stairway. The spindles from the open stairway on the first floor appeared to have been used to finish off the banister on the second floor when a door was installed to enter the northwest bedroom from the center hall.

There is little evidence of interior and exterior structural changes. The house appears to retain it's original floor plan with exception of the full bath installed on the first floor under the stairway, conversion of the bathroom in the northwest corner to a bedroom on the second floor and the addition of a half bath between the two small bedrooms. It is unfortunate, however, that some of the unique detail features of the Italianate style that are visible in the early photos were removed instead of being replaced as they began to deteriorate.

The non-contributing double car garage was built near the alley at the southwest corner of the property line during the early 1950s by the owner of the property, Arthur Williams. Early pictures (c.1886) show that there were outbuildings and a fence along either side of the property line.

The Little Finnup House (c.1886) is being nominated to the National Register under criteria B and C for its historical association with George W. Finnup, a member of Garden City's most prominent pioneer family, businessman, community leader and philanthropist (1866 - 1937) and for its architectural significance as an Italianate style house on Ninth Street in Garden City, Finney County, Kansas.

Among the men who pioneered in Garden City is George W. Finnup. He began his business career in 1884 at the age of 18, when he went into his father's lumberyard and general store. He took over the business management and the firm continued to be known as F. Finnup and Company until the death of his father in 1914. His service with his father's firm drove home to George Finnup, the necessity for cooperation among the pioneers who were building the West. The firm had a large trade and it carried many customers on its books for years. Customers were allowed to run their accounts to hundreds and thousands of dollars during the lean years. Accounts were repaid in good years, and as a result few persons were in actual want and both sides of the unusual trade arrangement prospered.

George W. Finnup soon became a ruling force in his father's various enterprises, and as they grew and prospered he conceived the idea that remained with him through life, that because the community had been generous with its support, it was no more than right that a liberal portion of the earnings should be returned to the community in the way of donations and benefactions that were to the advantage of the public good. So followed many gifts and benefactions in pursuance of this noble idea.

Finnup's interests were not entirely in connection with his business and he was engaged in charitable activities which included annual Thanksgiving dinners for the needy families of the area. Another of Finnup's favorite projects was the rural school libraries which he helped establish in 1914 and 1915. Realizing that many Finney County rural schools did not have a library he offered each school district a substantial sum to start the project if the district would match his contribution. The project was so successful and popular in Finney County that he extended the offer to six other counties in western Kansas. The Finney County rural school spelling contests were also originated by Finnup. For many years he furnished the prizes and medals which went to the best spellers in the grade schools of the county. His interest in education, also was evident by his gift to the city, the site for the first Carnegie Library at Main and Cedar. He assisted the city of Syracuse, Kansas in Hamilton County, approximately 45 miles west of Garden City, in building a gymnasium. At one time he set up a fund for a number of churches, the income from it was to be used in the upkeep and beautification of the church property. He gave generous contributions of land and money for the Boy Scout program.

His most noteworthy contribution to the city was the Frederick Finnup Park, as a memorial to his father. It was a source of great satisfaction to him that this 100-acre tract, along the Arkansas River, became the recreation center of southwest Kansas. He always regarded this park as his best "investment" in the betterment of Garden City. The city followed general plans that were drawn by a landscape architect brought here by George Finnup in 1918. The

park now includes baseball and softball diamonds, tennis courts, playground equipment, picnic tables, gazebos, the Lee Richardson Zoo that features a new Education Center, the "Big Pool" (world's largest free concrete swimming pool built in 1922) and the Finney County Historical Society Museum.

The mantle of a public benefactor rested on the shoulders of this veteran businessman. Finnup always made the gifts quietly and without a desire for personal recognition, the main objective was to make western Kansas a better place to live. The name, Finnup, has been included in virtually every chapter of Garden City history.

George Finnup's first outstanding public service came in 1902, the whole country was going through a major depression and the taxpayers were hard pressed. Garden City at that time had a bonded indebtedness of about $125,000 and was on the verge of bankruptcy and to save the credit of the city, Finnup, at the expense of his time and money, succeeded in getting the debt refunded for fifty cents on the dollar and a lower rate of interest placing the city on a sure financial foundation.

He spent the greater part of his career in the real estate business and for many years was one of the largest land dealers in southwest Kansas. He has held title to more than a thousand quarter sections of land in western Kansas and in neighboring states. Finnup never actively sought public office, but he served for seven years as a member of the Garden City Board of Education and eleven years on the Board of Trustees of Washburn College in Topeka, Kansas.

George Finnup was born December 2, 1866, at Vevay, Switzerland County, Indiana. He attended the public schools in Vevay until April 14, 1879, when he came to Garden City with his parents, as a lad of twelve. At Garden City he attended subscription school, which was held a few months each year. In the fall of 1883 he attended one term at Washburn College.

His father, Frederick Finnup, left Vevay, Indiana to establish a home for himself and his family on the barren buffalo grass plains of western Kansas. Not a tree in sight, only four little frame houses standing out on the wind-swept prairie. As any Garden City businessman might tell you today, "not a very good business proposition." In all the years that have followed, businessmen have come and gone, business firms have prospered and failed. Yet this was the town site of Garden City that welcomed home seekers to western Kansas in the spring of 1879.

There were two other business houses in Garden City besides the Fulton Hotel when the Finnups started their lumber yard, hardware, and general store here in 1879. He immediately built a two-story frame building with an imitation stone front for general merchandise. The twelve rooms above the store were occupied by the family for nearly 30 years.

Frederick Finnup invested considerable money in Main street lots when Garden City was young and erected buildings on all of the lots he owned. When the town's early-day came to an end in 1887 and the great panic of 1893 struck, the Finnup firm found its assets drastically reduced. It survived the trying times however, and the real estate which had been acquired by the firm laid the foundation for the extensive Finnup land holdings.

Leola Howard Blanchard wrote in the Conquest of Southwest Kansas, Frederick Finnup was the largest individual taxpayer in the county from its beginning until his death.... he was the oldest merchant in Garden City at the time of his death.... he gained success by giving good service and value received at all times, coupled with hard work." Blanchard went on to say, "The gaining of Frederick Finnup as a citizen of the new town was of importance second only to securing the railroad because his ambitions were backed by means, which the others lacked. He began a building campaign which continued steadily, but in a conservative way, and added greatly to the building up of Garden City."

"George Finnup had been taught that hard work, strict attention to business and honest dealing were prime virtues, the only road to success in right living, possessing all these virtues he gave the best that was in him. Since his first entry into business he was engaged in merchandising, real estate and other lines," reported Hamer Norris, former Garden City newspaper publisher and long-time friend of George W. Finnup.

About 1900 Finnup became interested in the land business. This business became known as the Finnup Land Company, which dealt with land in the rapidly growing west. It was located at the family's original location in the 100 block of N. Main. (Note: 120 years later, the Finnup Foundation Trust continues to maintain an office at the same location). During his lifetime, George Finnup bought and sold a great deal of property; he handled over 495 lots in Garden City, as well as some city property in other towns. In Finney County, titles passed through his name to 624 quarters of land. In Kearny County he had owned 22,500 acres and in Hamilton County 21,420 acres. In the state of Colorado it is estimated that he dealt in about 10,000 acres. During his business career he developed many acres for wheat and row crops, including some alfalfa, and built a number of substantial business buildings on Main Street in Garden City.

The April 5, 1902, Garden City Herald reported that Frederick Finnup had purchased the little house at 317 Third Avenue (now known as 401 N. 9th Street) from George Miller for his son George Finnup and his bride. The "Little House" was to be fitted out with electric lights, a telephone, a brick sidewalk and a $600 elegant piano for his bride. George Finnup and Alta May Smith were married June 26, 1902. They went to Kansas City to purchase furniture for their new house to go with a number of elegant pieces they owned dating back to the mid-1800s that was some of the hand crafted furniture made by his father, Frederick Finnup. He had owned his own furniture factory in Vevay, Indiana, before coming to Garden City. George and Alta lived in the "Little House" for 20 years. Both of their children, Frederick and Isabel, were born while they lived there.

The Little Finnup House (c. 1886) is an excellent example of an Italianate style house. The two-story structure is built of narrow clapboard wood siding with a front-facing T-Plan. The front wing of the house has a low-pitch hip roof with wide overhanging eaves that has decorative bracketed cornices beneath. It features a rectangular one-story bay with four long narrow windows and the same bracketed cornices as the roof line of the house. Long narrow porches with decorative porch supports extend from the front to the back wing on the south and north side of the front wing . The rear wing has a mansard shaped roof that has four gabled dormers. It has the same wide overhanging eaves and decorative bracketed cornices as the front wing. Long, narrow windows emphasize the vertical lines of the symmetrical facade in the building's design.

In A Field Guide to American Houses, McAlester identifies features of the Italianate style houses that are visible in the Little Finnup House such as two stories; low-pitched roof with widely overhanging eaves having decorative brackets beneath and tall, narrow windows. McAlester also describes the variants and details, " The principal areas of elaboration in Italianate houses are windows, cornices, porches (including porch-support columns), and doorways. Most American examples show a free intermixing of details derived from both informal rural models as well as formal Renaissance town houses".

McAlester goes on to say, "The Italianate style dominated American houses constructed between 1850 and 1880. It was particularly common in the expanding towns and cities of the Midwest as well as in many older but still growing cities of the northeastern seaboard. In these decades San Francisco grew from a village to a principal American port; most of its earliest town houses were constructed of wood in this style. Many of these escaped the 1906 earthquake and fire to survive today. Italianate houses are least common in the southern states, where the Civil War, Reconstruction, and the 1870s depression led to little new building until after the style had passed from fashion."

McAlester comments, "Italianate houses built in the United States generally followed the informal rural models of the Picturesque movement. In America these Old World prototypes were variously modified, adapted, and embellished into a truly indigenous style with only hints of its Latin origin. Far less commonly, the formal Italian Renaissance town house, rather than the rural folk house, served as model; these were sometimes imported relatively intact. In purest form such Renaissance Revival houses are austere square or rectangular boxes with little decorative detailing save for formal window crowns (most typically a triangular pediment) and restrained cornice moldings. They are always of masonry (typically stone ashlar or stucco) and typically have horizontal belt courses and corner quoins. As in the originals, most American examples were town houses. Relatively few were built and only a handful survive. More commonly, one or more characteristics of the Renaissance town house were mixed with the general Italianate vernacular.

The decline of the Italianate style, along with that of the closely related Second Empire style, began with the financial panic of 1873 and the subsequent depression. When prosperity returned late in the decade, new housing fashions -- particularly the Queen Anne style -- rose quickly to dominance.

Some writers have distinguished two chronological phases of Italianate styling an earlier phase from the 1840s and '50s with relatively simple detailing and a later, more highly decorated phase from the 1860s and '70s (High Victorian Italianate). For domestic buildings, at least, this seems a rather artificial division. While the few surviving examples from the 1840s do have rather simple detailing, a survey of pattern book models and surviving examples shows a wide variation in decorative exuberance, with highly elaborated examples found from at least the early 1850s and simpler examples persisting through the 1870s."

The December 21, 1922, Garden City Herald reported that, "A. H. Warner sold his fine home on 9th Street (now known as 405 N. 9th) to his next door neighbor, George W. Finnup." The Finnup family then moved to the big two-story Colonial Revival house to the north. Today, the house is known as the big Finnup House. It is furnished as it was when the family was living there and is open for tours on request. It is also available for luncheons, teas, coffees and other small group meetings or special events at no charge.

Finnup's career as a philanthropist began soon after the death of his father and mother, both of whom died in 1914. As his business prospered, George Finnup began a tradition of charity that was to be carried on by his son, Frederick and his daughter, Isabel. "His gifts were always made quietly and without a desire for personal aggrandizement. His main objective was to make western Kansas a better place to live. Publicity inevitably followed many of his gifts, however, and yellowing pages of old newspapers contain many articles regarding his benevolent acts. Yet only one of his gifts, beautiful Frederick Finnup Park, which he gave to the city as a memorial to his father, bears the name of Finnup."

During his long residence in Garden City, Mr. Finnup formed many strong and lasting friendships, and almost invariably those friendships were extended to those who were not in a position to reciprocate the favors so generously extended. His help was given to those who needed assistance, and in lending help he always went to the limit. In 1928, the city declared May 8 as Finnup Day honoring all pioneers in southwest Kansas, but most particularly the Finnup Family. The end came to the pioneer Garden City land owner, business man, town builder, George Finnup, November 21, 1937.

In his will, George Finnup left a wish to provide for the park's upkeep and enhancement. "If there is sufficient estate," the will stated, "I desire to leave $3,000 to be used for beautifying said park...." This was during the great depression. The Finnup estate was deep in debt. There was no money available. But under the careful management and stewardship of George's son, the second Frederick Finnup, the family estate recovered and grew and the Finnup

Foundation Trust was established. To fulfill George Finnup's wishes to pay tribute to his father and the park, the trust made Finnup Park one of its principal beneficiaries. Gifts from the trust contribute to the park's upkeep and to special projects and improvements in it as well as to educational and cultural programs in this area and in the state.

In 1977, one year before Isabel's death, the Finnup Foundation Trust was established to insure the continued generosity of the Finnup Family. The philanthropies of Frederick Finnup and Isabel Finnup included donation of 77 acres in Gray County for a Garden City YMCA Camp; funds for the upkeep of Finnup Park and the Scout Park in north Garden City were established by the Finnups; and a grant to the 4-H Foundation for construction of the Finnup Cottage at Rock Springs Ranch near Junction City. "The Pioneer tradition lives on at Rock Springs. " The June 9,1983 Garden City Telegram, reported on the dedication of the Finnup Cottage, a limestone building provides housing for 64 people at the 4-H Leadership Center at Rock Springs Ranch near Junction City. "The newly constructed cottage was provided by a gift from the Finnup Foundation Trust. A program illuminating 'The Finnup Story,' was a part of the dedicatory celebration and is included in the permanent display in the Heritage Hall." Other agencies that have benefited include Garden City Community College, Washburn University, the Salvation Army, state and county 4-H agencies, and the National Jewish Center- Nation Asthma Center in Denver.

In 1982, the third generation of the Finnup Family was honored when Frederick Finnup, son of George W. Finnup, was presented the first Garden City Distinguished Citizen Award in recognition of his and Isabel's contributions to the community. Frederick Finnup died March 14, 1988.

For three generations, the Finnup family record reflected the sharp business sense, the generosity and the pioneer spirit which the first Frederick Finnup brought to Kansas 120 years ago.

The "Little Finnup House" was purchased by Richard E. (Gene) Thompson in 1961 and is currently a rental property. As a neighbor to Frederick and Isabel Finnup, who lived in the "Big Finnup House" at 405 N. 9th until their deaths, Gene and his wife Kay are two people who have had the opportunity to hear, first hand, stories and facts about the Finnup Family and the "Little Finnup House."

In the early 1880s, the property changed hands often. It was platted in 1882 by C. J. (Buffalo) Jones. B. F. Smith acquired the property from Jones in November, 1883. The Garden City Irrigator reported, "B. F. Smith, Esq. opened a flour, feed and provision store in the building opposite the U. S. Land Office." The Finney County Directory, 1886-1887, listed Smith as one of the first county commissioners in 1885. E. B. Evans acquired the property in 1885 from Smith; but by November 1885, a transaction on this property was recorded to Frank B. Selby. The November 21, 1885 Garden City Irrigator, reported, "Mr. Lloyd Selby (father of Frank Selby) let the contract

for his residence at the west end of Court Street, southwest of the court house, this week. It is to be built on the Queen Anne style and will make one of the finest houses in the City." The house had two other owners prior to George L. Miller, attorney, who purchased the house, July 5, 1900. Miller, later built a large two-story Colonial Revival house on the lot north (405 N. 9th Street) of the "Little House" which later became known as the "Big Finnup House." In 1902 Miller sold the "Little House" that was built in 1886 to Frederick Finnup for his son, George.

Today, both houses, the "Little House" and the "Big House", are always referred to synonymously as the Finnup houses. They are located two blocks west of the downtown district about the middle of a long block (300 and 400 blocks) on North 9th Street across from the Finney County Court House. The county has built a new county office building to the south of the "Little House" and has architect's plans to build a County Attorney office complex to the north of the "Big House". Neighboring houses to the Finnup houses have been moved or razed to make room for the new construction by the county. However, the two Finnup houses have been somewhat protected by the city and the county commissions because of the historical significance of the Finnups to the community and contributions of the Finnup Trust Foundation to the city and the county.

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Verbal Boundary

The nominated property is located on Lot 5, Block 3, Jones Addition in Garden City, Kansas. The property is bounded to the east by North 9th and to the west, north and south by adjacent property lines.

Boundary Justification

The boundary includes the entire parcel that is historically associated with the nominated property. A non-contributing garage stands on the property.