NPS Form 10-900
Oct. 1990

OMB No. 1024-0018

NATIONAL REGISTER
LISTED

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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 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Greenwood Hotel

Other name/site number Hotel Greenwood / 073-1740-0015

2. Location

Street & number 300 North Main ☐ not for publication

City or town Eureka ☐ vicinity

State Kansas Code KS County Greenwood Code 073 Zip code 67045

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.)

Patrick Zollner DSHPO 5/30/06

Signature of certifying official/Title Date

Kansas State 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 commenting official /Title Date

State or Federal agency and bureau

4. National Park Service Certification

I herby 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:)

Greenwood Hotel
Name of Property

Greenwood Co., Kansas
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		buildings
		sites
		structures
		objects
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: Hotel
Social: Meeting Hall
Commerce/Trade: Restaurant
Commerce/Trade: Specialty Stores

Current Functions
(Enter categories from instructions)

Vacant/Not in Use

7. Description

Architectural Classification
(Enter categories from instructions)

Mission/Spanish Colonial Revival

Materials
(Enter categories from instructions)

Foundation: Limestone
Walls: Stucco
Brick
Roof: Asphalt, Terra Cotta
Other: Concrete, Nickel

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

Greenwood Hotel
Name of Property

Greenwood Co., Kansas
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

- [x] **A** Property is associated with events that have made a significant contribution to the broad patterns of our history
- [ ] **B** Property is associated with the lives of persons significant in our past.
- [ ] **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] **D** Property has yielded, or likely to yield, information important in prehistory or history.

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

Property is:

- [ ] **A** owned by a religious institution or used for religious purposes.
- [ ] **B** removed from it original location.
- [ ] **C** a birthplace or grave.
- [ ] **D** a cemetery.
- [ ] **E** a reconstructed building, object, or structure.
- [ ] **F** a commemorative property.
- [ ] **G** less than 50 years of age or achieved significance within the past 50 years

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

Areas of Significance
(Enter categories from instructions)

Commerce

Period of Significance

1883-1955

Significant Dates

1883

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Squires, Charles W.

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:

- [x] State Historic Preservation Office
- [ ] Other State agency
- [ ] Federal agency
- [ ] Local government
- [ ] University
- [x] Other

Name of repository:

Greenwood County Historical Society

Greenwood Hotel
Name of Property

Greenwood Co., Kansas
County and State

10. Geographical Data

Acreage of Property Less than one

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

	Zone	Easting	Northing
1	14	738240	4189250
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 Donelda R. Perkins, President

Organization Greenwood Preservation Society Date May 5, 2005

Street & number PO Box 301 Telephone 620-583-6788

City or town Eureka State KS Zip code 67045

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 SHPO or FPO for any additional items)

Property Owner

Name Greenwood Hotel Restoration Corporation

Street & number 765 Flint Hills Road Telephone 620-476-2449

City or town Rosalia State KS Zip code 67132

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

Description

Summary

The Greenwood Hotel is located at the corner of 3rd and Main Streets in Eureka, KS. It occupies Lots Seven (7) and Eight (8) in Block Twenty-Five (25) of the Original Townsite of the City of Eureka, Greenwood County, Kansas. The common street address is 300 N. Main, Eureka, KS. It is located in the center of downtown Eureka, the County Seat of Greenwood County.

Exterior

The building footprint is approximately 50' x 150' or 7,500 square feet. The hotel is a two-part commercial building of three stories clad in multi-tinted stucco and red brick with stone accents. The building has a truncated corner entrance to the hotel and the main block of the building is topped with a sloped roof over the parapet. This roof features multi-tonal clay tiles. Small brackets, apparently wrought iron, support the overhanging eaves at the parapets.

The original building was constructed in 1883 and included two, two-story sections at the east end adjacent to the alley. The construction materials of the original hotel were limestone and brick on a masonry foundation. The western and southern exterior walls were brick with stone accents while the rear or northern walls were limestone (perhaps clad with parging). In 1926 the hotel was remodeled in the Spanish eclectic style and the eastern two-story sections were radically redesigned into a unified three-story section with three storefronts facing Third Street. This redesigned section at the east end of the original building is approximately 50'x 50'. It has a full basement. This section retains a red brick exterior and stone foundation. The bearing walls are brick. The exterior brick of the original 1883 portion of the hotel was covered during the 1926 renovation with an unique stucco. The stucco is multi-tonal in color, apparently caused by the addition of pigment to a light pink or beige stucco. The stucco was applied in wide swipes so that the trowel marks give the façade a deep texture. The stucco continues from the street level up to the roof eaves avoiding the stone quoins at the corners of the building and the decorative hoods over windows. Large dentils line the tops of the walls and are covered in stucco in the same manner as the walls. The addition of tint to the stucco before it was applied allows the color of the exterior walls to change and shift with different light levels.

There are four separate storefronts on the ground floor. One of these faces west toward Main Street and the county courthouse while the other three are on the south side of the building in the expanded eastern section facing 3rd Street. The hotel's lobby occupies the southwest corner of the ground level.

The roof is covered with composition materials and is not visible from the public streets.

West facade

The west façade faces Main Street. The north half of this façade is projected from the main block toward the west. It features three bays across the west elevation and a single bay on its south side. The first level of this projecting section has a mid-20th century storefront with a black tile bulkhead, display windows in wooden casings, a recessed wooden door at the center, and transom. The space was formerly occupied by a café. The second level of this northern section features three bays of 1/1 double-hung windows beneath single light transoms. The third story windows are simple 1/1 windows without transoms. Similar windows are featured on the southern elevation of this projecting section. All second and third floor windows feature decorative metal hoods over the lintels. These are painted or tinted somehow with a blue/green finish. Some windows appear to have been replaced or have had repairs at an earlier date. Original wood jambs and frames are intact, but some sashes are missing or obscured by metal storm windows. There is a stone sill along the bottom of each window. Stone quoining accents the north and south corners of this projecting section. Just above the retail level, within these quoins, are square stone blocks with carved reliefs of spheres. Historic photos appear to show that these were present on the original 1883 building.

On the south edge of this projecting section is a metal sign/marquee that was installed in 1926. This uniquely shaped sign is black with white letters spelling "Greenwood" lengthwise across the top (similar to a capital "T") and the words "Hotel" down the base portion of the "T". The sign sits at the second floor level. The hotel was originally named "Hotel Greenwood" and over the years the name was changed to "Greenwood Hotel". It is due to how the sign was made that caused the name change when the hotel was remodeled in 1926.

To the south of this projected section is the west façade of the main block. The façade is two bays wide on all three levels. The first level is protected by a metal awning that wraps around the truncated corner of the building to run along the south side. The awning is basically flat with metal trim at the edge. It is suspended by long chains anchored to the main wall of the building. This awning was updated in 1926 to fit the Spanish eclectic style of the renovated hotel. The first level of the southern west elevation has a smooth stucco cladding and features a single 1/1 double-hung window with transom in the northern bay and a larger 1/1 window in the southern bay. These windows penetrate into the hotel lobby. Both feature decoratively carved lintels that appear to be wood. Above the awning on the second level are two 1/1 double-hung windows with transoms while the third story windows are simple 1/1 double-hung windows without transoms. All second and third floor windows feature decorative metal hoods over the lintels. Some windows appear to have been replaced or have had repairs at an earlier date. Original wood jambs and frames are intact, but some sashes are missing or are obscured by metal storm windows. There is a stone sill along the bottom of each window.

Main Entry
The truncated corner bay faces diagonally southwest toward the center of the junction of Main and 3rd Streets. This small bay features the entry door to the lobby on the first level and two windows above. The second level window is a /1 double-hung window with transom while the third story window is a simple 1/1 double-hung window without a transom. Both upper level windows feature the same decorative lintels as on the west façade and stone sills.

South façade
The southern side of the hotel is divided into three large sections. The western section continues east from the truncated corner. The middle section projects south toward 3rd street. The eastern section is brick-clad and is aligned with the southern elevation of the middle section.

The western section of the south elevation features four bays on each of the three levels. The first level is protected by a wrap-around awning continuing from the west. The western-most bay features a large 1/1 window. The middle bays feature 1/1 double-hung windows while the eastern bay features a single door with transom. The transom has been converted to fit a window air conditioner unit. All of these openings penetrate into the hotel lobby and all feature carved lintel decorations. The upper level windows are similar to those on the western façade. The second level windows are 1/1 with transoms while the third story are simple 1/1 without transoms. Each features a decorative metal lintel and stone sill. The window in the second bay of the third floor has a simple metal fire escape with a small ladder leading down to the awning below.

The projecting middle section features seven bays on each of the three levels. This section is not protected by the metal awning, which ends at the eastern end of the western section. The first level of the middle section features a single door with transom in the western-most bay. Continuing eastward there is a 1/1 window with transom and another door with transom. The next bay to the east appears to have been a door at one time, but is currently infilled and covered with stucco. The opening has a simple 1/1 window. The remaining three bays feature 1/1 windows with transoms. The upper level windows are similar to the rest of the western parts of the building. The second level windows are 1/1 double-hung with transoms while the third level windows are simple 1/1 double-hung without transoms. All openings, except the converted door, feature decorative metal lintels. Some windows appear to have been replaced or have had repairs at an earlier date. Original wood jambs and frames are intact, but some sashes are missing or obscured by metal storm windows. There is a stone sill along the bottom of each window and a stone sill along the bottom of the wall.

The eastern-most section of the southern façade was expanded and redesigned in 1926 when the building was remodeled in the Spanish eclectic style. This section does not feature elements of the Spanish eclectic style, but rather elements of typical early 20th century commercial buildings. The

eastern section is constructed of red brick with the south façade being a darker, better quality brick. The south façade is substantially embellished with darker red bricks and stone accents.

The eastern section features three storefronts with two bays each on the first level and five bays on the upper two levels. The western storefront was most recently an insurance office. The western bay features a wooden door with a single transom. The transom has been converted for an air conditioner unit. East of the door is a large display window in a wood frame. The bulkhead below the window is black, 4"x 4" tile similar to the tile on the west-facing storefront. The entire storefront is topped by a painted transom window. The middle storefront was most recently a barber shop and features a stripped metal awning over the entry door and display window. The transom level has been infilled with solid materials and vents. The bulkhead of this storefront is black tile. The eastern-most storefront was recently a hair salon. It features a wooden door in the western bay with a transom. The transom has been converted to accommodate an air conditioning unit. A large display window in a wooden frame occupies the eastern-most bay. The transom level is infilled with solid material. The storefronts are divided by pilasters sitting on square stone bases. The four pilasters are decorated with a subtle geometric pattern in dark brick. The pilasters rise up to the tops of the storefronts where they intersect with square stone plaques surrounded by more of the dark brick and small stone accents. Two courses of the dark bricks give the impression of a wide lintel running across the top of the first story.

All windows on the second and third stories of this section are 1/1 double-hung without transoms. The middle bay on each level features a pair of windows while the outer four bays on each level have only one window per bay. Most of the windows have metal storm windows, but all have intact wooden sashes, jambs, and frames. Each window is framed with the darker brick laid in soldier coursed along the lintels and header coursed down each side. The upper corners of each "frame" are accented with small squares of stone. A continuous concrete or stone sill runs beneath the second level windows and appears to be supported from below with small brackets of stone. Between the windows on each level are decorative rectangles designed from dark brick and stone corner squares.

Centered above the third floor windows is a large stone panel surrounded by the dark brick and stone accents. The panel reads, " Hotel Greenwood". The parapet above this decorative panel is slightly stepped one level on each side and is capped with a stone course.

East façade

The east façade of the eastern section borders an alley. The elevation is simple red brick. A stone cap tops the parapet except where a small chimney intersects the parapet. The upper two levels have three bays each while there is only one 15-light, steel window on the lower level. The steel window has an operable hopper comprised of the middle and upper six lights. The six upper level windows are 2/2 double-hung metal sashes with wired glass. Each window has a stone sill. There is a metal fire escape leading from the middle third floor window down to the middle window on the second level. The fire

escape has a ladder that can be further lowered to the ground and another ladder to access the roof. There is evidence of some spalling of brick at the top of the wall near the parapet.

North façade
The north façade of the hotel is broken up into three sections. This side of the building faces a grocery store's parking lot.

The rear elevation of the eastern-most section is the same red brick as the east elevation, but has been parged at some point. Much of this parging has failed and the deteriorated and damaged red brick is showing through at the east northeast corner of the building and along the upper levels of this wall. This eastern-most section has a stone parapet cap. The lower level of this section has eight bays. The eastern-most bay is a solid door to the rear of the eastern-most retail space. Directly west is a 2/2 double-hung window that has been modified for an air conditioning unit. This window has a brick sill. To the right of this window is a smaller window opening also with a brick sill. The next bay contains a door to the rear of the middle retail space and directly west is another 2/2 window with a brick sill. Another smaller opening with a brick sill sits directly west. The final two western bays of the first level of this section contain doors. The eastern doors accesses the rear of the western-most retail space while the western door accesses the basement stairs of the original 1883 building. A landing on these stairs contains the "prohibition" liquor lockers.

The upper two levels of the north façade of the eastern section each have five bays. Each bay contains one 2/2 double-hung metal window with wired glass. Some of the windows have metal storms. Each window has a stone sill and a flat, unembellished lintel. Various mechanical connections are attached to this façade.

The middle section of the north façade is recessed south from the eastern section. A one-story kitchen addition (former kitchen area of the Café that once occupied the west-facing storefront) has recently been removed. The kitchen was added before 1936. The western side of the eastern section is the junction between the 1926 expanded section and the original 1883 building. It is only one bay wide with a single 2/2 metal window on each of the upper levels. The west side of the first story has no openings. The upper level windows are similar to those on the north and east sides of the eastern section. Each window has stone or concrete sills and one is has a metal storm window. This wall is also red brick with severely deteriorated parging. Where the parging has fallen off, the spalled brick is visible.

The first level of the north wall of the middle section features three window openings on the east end followed by a doorway at the center and another doorway at the west end. The openings were modified when the kitchen addition was built and are being temporarily protected. The kitchen addition was

removed in 2005 due to severe water damage through a leaking roof and concerns about failing stucco on the wall that adjoined a neighboring parking lot.

The second level of the middle section of this north façade is six bays wide. Each bay contains a single 2/2 double-hung wooden window. The third level has the same number of bays and windows. Each window has a simple stone sill and lintel. Some of the windows on this elevation have metal storm windows in various stages of deterioration and one or more windows is currently boarded up. The wall of this section is parged with a stucco similar to that on the expanded eastern section, but there appears to be very little deterioration on this section. This middle section has no parapet. A metal gutter runs the length of the top of the wall, catching water from the sloped roof of the main portion of the hotel.

The western-most section of the north façade projects north from the middle section. This western section is part of the original 1883 building and contains the western-facing retail space on the first level. The north elevation of this section originally was a party wall with the now demolished Collins Block. The top ¼ of this section is parged with the same dark stucco as the upper levels of the middle section and the rear of the eastern section. The lower ¾ is parged with a heavier stucco. There is some evidence that this heavy parging was applied over a lighter parging/stucco. There are no openings on this elevation. Where the parging has failed, the rubble limestone walls are exposed.

The projection of the western-most section from the middle section means the projecting section has an east façade. This façade originally faced into a courtyard created by the south wall of the Collins Block and the north wall of the middle section of this hotel. This area was filled with the kitchen addition by 1936. The east façade of this projection is two bays wide. The first level has a wide opening that served as the access from the Café to the kitchen. With the removal of the kitchen, this opening is being temporarily protected and enclosed. Each of the upper levels has two 2/2 double-hung wooden windows. Each window has a simple stone lintel and sill although the northern window on the second level has lost its lintel and sill. The southern window on the second level has lost a portion of its lintel and the northern window on the third level has lost its sill. This east façade has suffered tremendous water damage, possibly from a roof leak. The wall of the façade is parged with the darker stucco as with the upper levels of the middle section, but much of the stucco has failed and fallen off of the limestone wall. The loss of the stucco has hastened the deterioration of the limestone and the windows. Repairs to this wall are underway with the guidance of the Kansas State Historic Preservation Office.

Interior

While the hotel has been vacant it has suffered damage from an infestation of pigeons and water damage from leaking roofs, but the interior of the hotel retains a high degree of integrity. The remaining elements of the interior illustrate well the changes to the building over time and it uses by the community of Eureka throughout the 20th century.

General
The hotel does not have any insulation other than the thick masonry walls. Heating for the lobby is a furnace installed in the middle 1980s. The lobby was cooled by a window air conditioning unit when the building was in use. All of the rooms continue to maintain radiant heat fueled by a boiler in the basement of the eastern section.

When the two-story eastern sections were expanded in 1926, the entire hotel was also remodeled although many details of the 1883 remained intact. The finish of the walls and ceilings are generally plaster. The ceiling of the hotel lobby is pressed metal. Average ceiling heights with the exception of the lobby area are 8'. The lobby ceiling is approximately 15 feet high. The floors are yellow pine. There are 48 sleeping rooms in total. There are also five apartments located on the second and third floors of the 1883 portion of the hotel. The second floors contain restrooms facilities from the date the hotel served as a bus depot. The third floor has "unisex" restrooms in the "general landing" to the east of the main stairway. These restrooms have one stool, one sink and a small shower area with a curtain.

Basement
A crawl space is located under the 1883 portion of the hotel, but there is a small basement area located on the 3rd street side which previously housed the laundry. This area consists of one room that is 14'x18'. A full basement exists under the eastern section. This basement is 50'x 50' in size and contains a steam heating plant and water softening equipment which serves both buildings.

Main Floor
The storefront facing west served as a billards room and café at different times. The interior of that space is approximately 43'x 20'. An arched opening between this space and the hotel lobby has been enclosed although the indication of the opening is intact and could be reopened. The original arched glass "sun burst" that was located in the transom of this entrance is stored in one of the sleeping rooms on the 2nd floor.

East of the café space was the kitchen area which measured 34'x11'. The kitchen suffered severe water damage from a leaking roof and was removed in 2005.
The lobby area is south of the café and measures approximately 35'x 22'. The main lobby entrance is at the truncated southwest corner of the building. Another entrance opens out to Third Street. The southwest corner hotel door is set into a wood casing. The door casing is flanked by two large single pane windows with a transom bar and window above. The transom has been modified for a window air conditioning unit. The lobby ceiling is approximately 15' high and is an intricate pressed metal design with pressed metal crown trim. Wood trim is stained dark and reflects a classical motif. The large opening between the lobby and the hallway to the east features wood trim with square pilasters flanking the opening.

East of the lobby is a hallway measuring 22' x 7'. This hallway now has ceilings that have been lowered and currently have acoustical tiles. Originally the hallway ceiling was high and arched with a pressed metal cladding. A portion of the metal ceilings can be viewed through the holes where the acoustical tiles have fallen due to water damage.

South of the hallway is a 35' x 22' writing room. The room can be accessed from the hall with a door at the northwest corner of the room or from the exterior at Third Street. This room was used for guests to relax and spend time writing friends and family. The wall between this room and the hallway to the north contains three arched glass windows that have been painted white. There are three "gas lights" that have been converted to electric just outside of each of these windows. The original ceiling in this room was metal. There have been several "false ceilings" added over the years consisting of acoustical tiles. In later years this room was divided up with partition walls to accommodate the furnace utilized in the 1980s and to act as a manager's office for the hotel and later for a restaurant that utilized the lobby for its eating space.

On the north side of the hallway are the main stairs to the upper levels. The stairway has been enclosed at the hallway with solid materials and a door. The stair treads are pine with a mixture of linoleum and commercial tile laid over the them. There are metal skid or toe strips applied to the edge of each stair. A passageway is located to the left or west of the stairway and leads into the café and former kitchen space. This passageway has been closed off from the hallway.

To the east of the main stair is small 10'x14' room. The room is referred to as the lavatory. The floor is covered with white hexagonal tile and the walls feature marble wainscoting. The plumbing fixtures was present were sold when the hotel was sold in 1979. This is also the room where a barber shop was located until the hotel closed its doors in the 1970s. There are now some kitchen cabinets in this room left over from the restaurant that occupied the lobby in the 1980s.

The eastern section of the original 1883 portion of the building occupied by the 30'x35' pool room. The space is accessed from the east end of the first floor hallway or an entrance from Third Street. The pool room also originally had a metal ceiling. In 1883 this large room served as the dining room. In later years the ceilings were lowered and the room was divided into a smaller "pool" room area with a separate meeting room. There was also a small sleeping room and bath segregated from the original pool room on the south side of the building. Between the bath for the sleeping room and the meeting room is now a "broom closet" with a small restroom that was utilized for the restaurant in the 1980s. To the east (behind the broom closet) is another small bath that is accessible for anyone utilizing the meeting room. The meeting room was located on the north side of the hall just to the east of the lavatory. During the 1950s and 1960s this room was called the "Corral Room" and was a popular place for local groups such as the Jaycee's to meet.

Located immediately to the east of this room there in a landing that goes to an outside entrance and the basement stairway for the basement under the new addition. This landing has industrial tile floor over pine wood and contains a small kitchen prep section. Also housed in this area are several small wooden lockers that were reportedly utilized during the prohibition days to store liquor.

All of these rooms have plaster and paper walls and drop false ceilings. In most places the decorative metal ceiling tiles are still visible above the false ceilings. The floors, with the exception of the lavatory, are yellow pine with overlaid with many layers of flooring including linoleum. The trim is yellow pine as well and has been painted or stained dark.

Second and Third Floors of 1883 Building
These floors contain one four-room apartment and twenty-four sleeping rooms. Three of the rooms have private baths and the remaining rooms have lavatories. Each floor contains a community bathroom. The rooms were apparently remodeled in 1926 and have features dating from both the 1880s and 1920s. The bathroom facilities appear to be contemporary to the 1920s or 1930s, while wood trim and plaster walls in this section of the building remain characteristic of the 1880s. Walls and ceilings are plaster with paint and paper. The wood trim is generally painted. Some ceilings in the 1883 portion may have been lowered at some point as some ceilings are lower than the tops of the windows. The floors and trim are yellow pine. All floors with the exception of the baths are generally carpeted. The baths have hexagonal tile floors. One apartment (apartment #1 – which belonged to the manager) has exposed wood floors.

All of the plumbing fixtures in this portion of the building are a mixture of Bellemeade fixtures that were made by the Pottium Corporation in Trenton, NJ. Some have dates of November 4, 1902. Others are Standard by US Supply. The majority of the toilets continue to have their original solid wood seats. Most of the plumbing pipes within the walls are steel.

Expanded Eastern Section
The main floor of the eastern section consists of three office/retail areas. Each of these spaces are 16'x 41' with entrances from Third Street. The walls are plastered and painted. The ceilings were originally decorative metal and have been changed or lowered over the years by various renters. All of the floors were originally oak. Carpet has been laid in the western-most office/retail shop. Mosaic/marble look tile is located in the shop in the middle, which housed the barber shop when it moved from the original hotel. The eastern-most space has linoleum laid on top of the wood floors. All of these shops have a place for window air units located above the entry door for cooling and wall furnace heat. Windows are large display areas facing Third Street.

Second and Third Floors of the Eastern Section

The second and third floors of the expanded eastern section contain twenty sleeping rooms (ten on each floor). All of these rooms have either tubs or shower baths. The plumbing is modern for the 1926 time period and each bathroom contains tile flooring. The room size is generally 10'x 19' including the bathroom. The sleeping areas have carpeted floors. All of the rooms and baths are finished with plaster and paint walls. The wooden doors feature wooden transoms. The wood trim is generally unpainted and features the original orange shellac finish. Many of these rooms have the original "state of the art" fire escapes, which are made from a chain bolted to the wall with a cotton rope to "slide" to the ground. This section of the building connects to the original building by corridors, but the floor levels do not line up exactly. Steps from the 1883 portion of the corridor lead down into the corridors of the eastern section. Given the fact that the hotel has been vacant for a number of years, the plaster in these rooms appears to be in good repair with minimal damage. The bulk of damage in these rooms is from the pigeons roosting. One room located in the extreme northeast corner of the hotel has suffered water damage causing a hole in the floor.

In addition to the rooms having identical layout, all of the rooms on the two floors of this addition have identical plumbing, but mirrored in adjoining rooms. Some rooms contain a toilet, lavatory and a bath, while other rooms contain a toilet, lavatory, and a shower. The plumbing fixtures in this part of the building are all Peerless products made in Lewisville, KY. The toilets all have wooden seats and a few of these seats are black. The pipes leading to these fixtures are made of steel.

Statement of Significance

Summary

The Greenwood Hotel may be considered the centerpiece of Eureka, Kansas. It is sited at a prominent corner along Main Street and the hotel has served the community and surrounding region since its construction in 1883. It has been dubbed a small livestock exchange due to the amount of activity of the cattlemen and order buyers at various times. The hotel for many years was the site of the annual Cattlemen's Day celebration. This celebration began in 1928 and was a way for the cattlemen to celebrate the end of the grazing season and the end of harvest. The tradition is continued each year by cattlemen across the county who gather to socialize and celebrate. The hotel is nominated to the National Register of Historic Places under Criterion A for its significant association with the development of commerce in and around Eureka since the 1880s as well as being the site for much regional recreation and social interaction. It also served travelers to and through the areas with elegant accommodations.

History

According to the information compiled by Helen Bradford from various area newspapers and other sources and published in her booklet "The Hotel Greenwood" in 1992, a stock company consisting of prominent early settlers of the Eureka community was formed in order to erect a hotel on August 4, 1882. At that meeting they elected J.C. Nye, President; J.B. Pierce, Vice President; Edwin Tucker, Treasurer; and S.A. Martin, Secretary. Other directors included J.W. Johnson, N.R. Collins, J.B. Clogston, A.M. Wassam and H.F. Rizer. In October of that same year, the site for the hotel was selected, which at that time was identified as lots 7 and 8 on block 25. W.H.H. Barger owned the property and on October 17, 1882, he donated the lots in exchange for $1,000 of the capital stock in the Eureka Hotel Company to become the largest stockholder. In November of 1882, the board members employed Charles W. Squires of Emporia as the architect of the building.

In February, 1883, the stockholders elected a new board with Nye and Tucker remaining in their previous functions as president and treasurer and adding N.R. Collins, vice president; and H.F. Rizer, secretary. President Nye was authorized to receive bids for excavation and construction of a foundation for the hotel.

The board decided to act as a contractor for the building of the foundation. The contract was let in March for $1,125.00 and excavation started March 6, 1883. An area newspaper is quoted in Ms. Bradford's booklet as saying that dirt was "being thrown out lively" later in March, and the foundation rapidly progressed[1]. The members of the Eureka Hotel Company then went to work

[1] Bradford, Helen. "The Hotel Greenwood", Greenwood County Historical Society, 1992. Page 2.

to secure bids for the superstructure. They had already determined that the completed hotel would be called "Greenwood" in honor of the county in which the hotel resided as well as the namesake of the county, Alfred B. Greenwood.

Mr. Greenwood was noted for this work in Indian Affairs under President Buchanan. He remained in position until 1861 when Lincoln was sworn into office. Soon after being installed into office, Greenwood traveled to examine Indian Reservations in Nebraska, Kansas and "the Indian Territories", which later became Oklahoma. During this trip he successfully negotiated a number of treaties. It was because of his success with the Indians while he was on "tour" that the county was named after him.

With this fact in mind, the board continued with plans for a three-story building of stone and brick, which was to contain a 50-foot front by 150 feet deep. This included two sections at the eastern end that were two-stories. According to Ms. Bradford's booklet, the foundation work had already been awarded to George H. Martz. The remainder of the superstructure work was contracted to C.W. Reich with the masonry work awarded to Edward Crebo and the plastering and painting to C.E Chandler and Gray & Bennett respectively.

Work was delayed for a time due to a shipment of window and door frames not arriving as scheduled, however, work resumed in June 1883. Once work began, it was evident that time was of the essence to complete this structure and the entire first story of the hotel was completed within that month. By September 1883, the plasterers were at work, and in October 1883, the building was finished at a total cost of $23,000.

According to the history compiled by Helen Bradford, a grand opening ball was announced in February 1884 for the Hotel Greenwood. The ball held Friday, March 7 was important enough for the St. Louis, Ft. Scott, and Wichita railroad to run a special train. It was reported guests began arriving as early as eight o-clock although the ceremonies did not begin until 10pm. "The elegant and spacious parlors and corridors were thronged with the most brilliant gathering ever seen in Eureka. The toilets of many of the ladies were elaborate and elegant." It was estimated that at least 250 guests attended the ball. The seating capacity of the dining room was only eighty, but "three times that number partook of the supper, which was all that the appetite of an epicure could suggest."[2]

The formal ceremonies took place in the dining room. By ten o'clock the room, along with the offices, halls and the grand stairway were filled guests. Master of ceremonies, Judge Phenis,

[2] Bradford, Helen. "The Hotel Greenwood", Greenwood County Historical Society, 1992. Page 3.

welcomed the guests and Mr. Taylor of the Presbyterian Church, offered a prayer. Then Mr. T.L. Davis offered an address summarizing the history of the efforts to complete the hotel. Mr. Davis praised project architect C.W. Squires of Emporia, and summarized the importance of the hotel to Eureka:

> There is a vast difference in the Eureka of today and that of five years ago. Then it was known as the town with a courthouse – for that was about all we could boast of in the county. Now we have three iron rivers (railroads) coursing through our county, from north to south and from east to west, and Eureka can boast, not only of her courthouse, but of as fine business buildings and a magnificent hotel, as elegantly equipped as any in the state.[3]

After dinner many guests journeyed to the Opera House, where they danced to music offered by Romain's string band of Emporia. Others stayed at the hotel to socialize until early in the morning.

The hotel continued to impress travelers and community members alike after its initial debut. In 1885, the editor of the *American Sheep Breeder* issued a "Handbook of Greenwood County". This particular issue contained the following description of the hotel:

> The Hotel Greenwood is a model of architectural beauty and elegant finish, without and within, and abounds in fine effects from every point of view. Fine contrasts of form and color are everywhere visible in the plans of the architect, and the work of the master builders, both of which are happily supplemented by the master and mistress, with equally elegant furnishings, that from office to attic, bring out the best effects of reflection and refraction.[4]

While meant to be impressive architecturally The Eureka Hotel Company set out to build this hotel to supplement and encourage horse drawn transportation, railroads, and commerce in general. Eureka was a thriving metropolis in the early 1880s. The history of these regional industries shows how the hotel played a role in their success.

Transportation

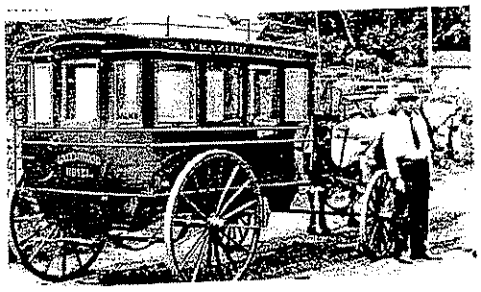
In 1872, Albert Frazier arrived in Eureka. This early pioneer of the city started a transfer business. Another early pioneer, James A. McCoy, arrived in Eureka in the early 1870s after

[3] Bradford, Helen. "The Hotel Greenwood", Greenwood County Historical Society, 1992. Page 5.
[4] Ibid. Page 5

hearing about Eureka and Greenwood County. He had been a mail carrier in Illinois prior to arriving in Eureka and secured a rural route after he moved here. Tiring of the mail service, he established the stagecoach route between Eureka and El Dorado. A traveler could leave Eureka at 6:00 a.m. and arrive in Emporia at 5:00 p.m. or might journey to El Dorado in only six hours. McCoy's team would make three round trips between Eureka and El Dorado per week. At some point after 1883, Mr. McCoy operated a livery stable with a partner, and established a dray and cartage service as well as an omnibus and cab service after rail travel arrived in the county.

As the population grew in and around Eureka, better means for transportation became necessary. The Kansas City, Emporia and Southern Railway (the Santa Fe Railroad), the first railroad to serve Eureka, was built in 1879, and was extended south to Howard. The depot for this rail system is located approximately three blocks east of the Greenwood Hotel.

Albert Frazier met the first train that ever came into Eureka, a flatcar excursion train over the Santa Fe track July 4, 1879, celebrating the completion of the Howard branch of that line from Emporia as far south as Eureka. In his capacity of local bus driver and transfer agent, he met all other trains in Eureka. After his sons, Arthur and Fred, were old enough they assisted him in his work. It was said frequently that Mr. Frazier had a larger acquaintance among the traveling men than any other man in the State. They all knew "Al", as he was affectionately called, and all respected him for his unfailing reliability and courtesy.



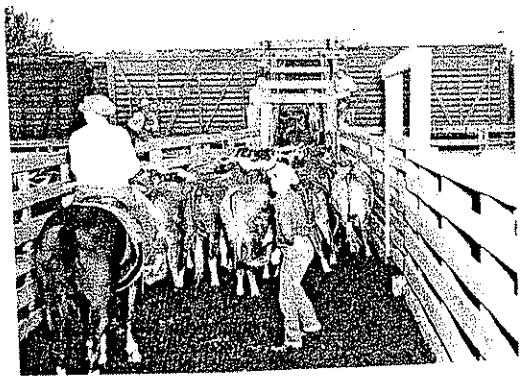
Once the Greenwood Hotel was built, Mr. Frazier with his "hack" sporting the words "Greenwood Hotel" on the back, met trains and carried travelers to their destinations in his horse-drawn bus. In the *Herald* (July 9, 1903) it was reported that Al had acquired a "new, attractive and comfortable wagonette which makes the old omnibus look like the dilapidated remains of the time honored one-horse shay."

Mr. Frazier continued this work for more than 50 years. Upon his death on August 30, 1927, his partner and son, Arthur William Frazier continued the horse drawn freight delivery and taxi service. Arthur made the transition from the horse-drawn omnibus to the motorized version and continued meeting trains, and carrying mail and passengers to and from the depots into the 1960s. Albert's grandchildren remember him as being a kind old gentleman who loved them very much, and he proved to be a soft touch for a nickel whenever they caught him in front of the Greenwood Hotel.

Commerce – Cattle and Oil
The opening of the Santa Fe railroad in 1879 was crucial to the development of the grazing-leasing arrangements with Texan cattle owners, and served as the predecessor to the custom grazing for short season grass, a practice that many area ranchers continue to exercise.

Prior to 1879, the cattle had been herded on the trail all the way from Texas in big cattle drives or had come in from out-of-county railheads such as Emporia or Burlington. The long "driving" distance (as in cattle drive) of the herds cost time and money. The long drives were stressful on the animals causing them to loose valuable weight. It was eventually deemed that driving them such long distances was impractical. Along the railroads main and spur lines, stockyards began springing up to ensure that the lease grazing was profitable. Two stockyards were erected on the edge of Eureka.

The need for more cattle, better cattle, better management, and better prices begins the story of what happened in the Flint Hills region of Kansas during the late years of the 19th century. Greenwood County became a contestant for the honor of being called "the greatest cattle country in the world." On its thousand hills in the summer more than one hundred thousand head of cattle still graze on the thick matted bluestem grass. Many times the statement goes unchallenged that this grass will put as much weight on a steer in a given time as any grazing land in the country.



In 1882 Eureka made a payment of $48,000 to the St. Louis, Ft. Scott and Wichita Railway (now known as the Missouri Pacific), which reached Eureka in June 1882. Construction on this branch of that rail system continued onto Reece, El Dorado and west. The "Mo-Pac" Depot was located on Main Street exactly 6 blocks to the north of the Greenwood Hotel.

To accompany this new station, extra equipment was installed for the freight department. The local cattlemen built a small stockyard for their stock. Their stockyard included features such as a dipping tank made of concrete, a heating plant for the dipping fluid, a dehorning machine, and a branding pen. At this particular time, nearly every businessman was raising cattle to a particular degree. Many gave up their stores or enterprises to go into the cattle business full time.

From the beginning, the hotel became a gathering place for area cattlemen and by 1911 it had a reputation for being a small livestock exchange. A reporter from the *Kansas City Star* is quoted

in Helen Bradford's compiled history on the Greenwood Hotel. The reporter noted the following about the prosperous cattle industry in Greenwood County:

> The lobby of Eureka's largest hotel is a sort of small livestock exchange. There are the same men with broad-brimmed hats and whips that the visitor sees in Kansas City's exchange building in the first floor's corridors. Always they are "talking cattle." They are telling about a farmer in this formerly little-noticed district who paid $1,000 in taxes for this year, of another man who cleared $5,000 in a single season. Ask for proof as to how powerful they are, and the evidence is that when a petition of the Eureka cattlemen for a new railway stations went to officials of the Missouri Pacific, work on that station began in less than two weeks. And the Missouri Pacific, it is believed, is not a railroad that is building new depots everywhere that there is a request for one. [5]

Compared to the livestock industry, the oil industry had a slower start in Greenwood County. The first significant crude oil strike in the county happened near the Virgil area in 1916. Supplies and equipment were originally brought to the oil field by mule drawn wagons. During the earliest years of production, the oil was transported via railroad to El Dorado to the refineries.

By 1920 an oil boom was underway. The boom could be evidenced by the presence of several officials of large oil companies filling the Greenwood Hotel lobby. The lobby was a place where million dollar deals were being made during the boom period.

Oil production in the county was more than 4,500 barrels a day during this boom period. A test well in Thrall started another stampede to the Flint Hills among lease buyers, according to historian Henry Bennett in volume two of the *History of Greenwood County* published locally in 1990. Eureka was overflowing with oil workers and their families. Crowded hotels and bank lobbies reflected the activity surrounding this newfound resource.

A few years later, in 1923, the Greenwood Hotel had a visitor name Jess Willard. The former heavyweight boxing champion had oil interests in Greenwood County and stayed at the Greenwood on business. Apparently the former champion still had a large appetite. According to Helen Bradford's compilation of Greenwood Hotel history, stories recount that the boxer consumed a dozen eggs and two full slices of ham for one breakfast at the hotel dining room.

[5] Bradford, Helen. "The Hotel Greenwood", Greenwood County Historical Society, 1992. Page 9.

Along with oil came a criminal element as a result of the boom. Transient workers came into the region and then came bootleggers, gamblers and prostitutes who could all be found in the Eureka community. Henry Bennett describes a typical incident of the period in the *History of Greenwood County, Volume 2:*

> Oil and cattle weren't all that was coming out of the hills. In December 1922, county officials knocked off three moonshine stills and several loads of bootleg whiskey, a large stock intended for the oil workers' Christmas cheer. It was a dry Christmas for hard-working, strong-drinking drillers.

Local stories say that at about that same time, during the prohibition period, the cattlemen would meet at the hotel to tell stories and do a little drinking. The hotel still has some evidence of those days. In small back rooms and the hotel basement, there are still small lockers, which during prohibition were supposedly used by different patrons to store their bottles.

1926 Renovation

The renovation of the hotel in 1926 was the result of these booms times in Greenwood County and the vision of one man wanting to bring the culture of Kansas City to Eureka. The choice for the Spanish eclectic style as the influence on the renovation began with the opening of the Panama Canal. Following the opening, the City of San Diego decided to hold a celebration called the Panama-California Exposition. Gothic Revival architect Bertram Grosvenor Goodhue was commissioned to design the buildings for the exposition. His spectacular interpretation of Spanish Baroque not only impressed the attendees of the 1915 exposition, it continued to affect American architecture for generations. Buildings designed in the newly interpreted Spanish styles ranged from small houses, large estates, theaters, hotels, and railroad stations to the shopping malls and gas stations that remain today.

In 1922, J.C. Nichols created the plans for the famous Country Club Plaza in Kansas City. Mr. Nichols' vision was to design a place to ensure that Kansas Citians would remain in Kansas City to seek cultural and shopping experiences rather than travel to Chicago or New York.

H.D. Hover was a prominent oilman, cattleman, and horseman in Greenwood County. Mr. Hover, like many of the area cattlemen would load his market calves on the train in Eureka and travel to the Kansas City stockyards to sell them. On these many trips to the "city" Hover became infatuated with the "Spanish" appeal and warmth of the Plaza. It was his desire to bring this flavor to his hometown.

Hover purchased the hotel, which included the pool room to the north, from Sidney Swarts for $40,000 in 1925. Hover's remodel of the interior of the hotel included adding twelve rooms on the east side over three retail spaces, converting the pool hall into a café to be managed by H.J. Nickle, and converting the dining room into a pool hall. A 12' high sign was placed on the Main Street front façade just below the third level while a sign advertising the Greenwood Café was added over the Third Street entrance.

The exterior of the building was drastically changed to reflect the Spanish influence Hover appreciated so much in Kansas City. The original triangular pediments that graced the parapets of the hotel were replaced with sloped roofs covered in multi-tonal clay tiles. Colorful stucco was applied to the exterior walls with care taken to leave the original stone quoins and window hoods exposed. The colors and geometric patterns in the stucco are also faintly reminiscent of the Art Deco style. Other property owners took up the style quickly. The "Collins Block", formerly located immediately to the north of the hotel, also received some Spanish-influenced details and thus the entire block reflected the Spanish eclectic style.

September 9, 1926, just before the reopening of the hotel, *The Eureka Herald*, reported:

> The management of the New Greenwood Hotel, which has risen from the former oldest and most widely known hotel in the Flint Hills, has turned the hotel over for the day and evening as headquarters for the cowmen, just as the old hotel was headquarters for the Flint Hills country for more than 40 years. It is estimated that more than $1,000,000,000 worth of cattle changed hands in the old Greenwood Hotel in its balmy days.

An article in the November 1 issue of *The Eureka Herald* recapped the opening of the newly remodeled Greenwood Hotel:

> Harry Hover issued an invitation to the cattlemen of the Flint Hills section and others prominent in the cattle industry to attend a cattlemen's dinner in Eureka on September 23, 1926.
>
> Harry had spent $68,000 on the grand old Greenwood, and he turned the hotel over for the day and evening as headquarters for the cowmen, just as it had been

for more than 40 years. The Santa Fe Railroad ran a special train from Kansas City for the event. It arrived at 4:56 and was met by the Eureka Municipal Band and a parade was formed to town. Many livestock and commission men had arrived earlier in the day for the big event.

A fat grasser steer was the feature of the evening dinner, served in the Lutheran Church basement.

More than 300 guests came to celebrate the opening of the Greenwood Hotel and the wave of prosperity for the cattlemen. Four states, Texas, Oklahoma, Missouri and Kansas were represented.

Concerning the "new" hotel, Albert Tucker added a touch of sentiment and the feeling of the cowmen toward this historic building and its proprietor. In part, he said: "With a touch of old Spain on the outside to gladden the eye and a feeling of Home Sweet Home to warm the heart, Mr. and Mrs. Hover have made it possible for us to point with pride to one of the most beautiful and homey hotels in the state.

The stranger, who comes to our city, may not fully appreciate the admiring group of citizens gathered across the street, gazing at the newly beautified structure, or at the comfortable crowd of cattlemen who filled the lobby. But, in windy and sunny Kansas, the eye needs a soothing rest and the cattlemen who have been on the market need solace and sympathy – so we say 'Long live the "new" old Hotel Greenwood.'"

The municipal band was on hand again in the lobby where the guests held a housewarming and dance.[6]

Henry Nickel held a grand opening of the Greenwood Café later in 1926.

Little did H.D. Hover know at that time that his invitation to the cattlemen that year would initiate a local "holiday" that continues nearly 80 years later. The annual celebration of Cattlemen's Day began officially in 1928. Hover served as the president of the local cattlemen's association for more than seven years. He was elected president of that association in 1928 and continued in office until 1934.

[6] Bradford, Helen. "The Hotel Greenwood", Greenwood County Historical Society, 1992. Page 13.

Hover had a passion for racehorses in addition to being a cattleman, oilman and the proprietor of the Greenwood Hotel. However, Hover is probably most known in the county as being the owner of "Big Charley". Big Charley was a record-breaking steer that traveled to the San Francisco Fair. At that point in his life he weighed 3,000 pounds and measured 17 hands 1 inch high and was 14 feet 10 inches from his nose to his tail. It is documented that his daily feed consumption was 60 pounds of oats, bran and corn chop. He consumed all of this along with 40 pounds of alfalfa hay and 30 gallons of water. Hover sold Big Charley after the fair circuit ended later in 1917.

Soon after the hotel's renovations, consideration was made to relocate the bus terminal that was housed at the Red Owl Annex. Effective on August 1, 1936 the bus terminal was officially moved from there to the Greenwood Hotel. The bus terminal remained at the Greenwood Hotel until the mid-1970s.

Mid-Twentieth Century

Throughout its history, the hotel experienced many owners and managers. After the 1926 remodel the turnovers of ownership resumed. Forest Kling finally purchased the hotel in July 1946 and owned it through 1977.

The year 1946 also saw one of the hotel's most famous guests listed on the register. Roger Babson was a noted economist and statistician from Massachusetts. Babson came to Eureka to investigate the possibility of founding a business college in the area. He had designated an area around Eureka and encompassing the community of Utopia as the "Magic Circle". He deemed this area to be the "safest area in the United States" at that time for those like Babson who feared a nuclear war. Babson advocated moving the United States government to this central area to prepare for such an event. Following some initial visits to the area, Mr. Babson did indeed establish a college in Eureka. It continued to operate until the early 1970s.

In 1952, *The Eureka Herald* carried a passage from "Eureka Is My Favorite Town" by Roy Wall of Wichita. Wall was a noted authority on wildlife and author of the column "Our Woods and Streams" published in the *Wichita Beacon*.

> On the corner, across from the courthouse, stands the Greenwood Hotel, peaceful and weathered… In the half-lighted lobby, the buzzing conversation runs to range grass and cattle, fishing, and quail hunting, while the evening breeze drifts in from the hills to push

around the smell of tobacco smoke, sizzling meat from the coffee shop just beyond the swinging doors, and the musty orders from the long, dark hallway. When the summer sun hammers hard and the heat waves dance over the bluestem pastures, the Greenwood lobby empties onto the shady veranda, where the Whittle and Argue convenes until snow flies again. The sun never finds the long bench where every issue, from politics to bird-dogs, from huge cattle deals to the best bass lures, run the gauntlet of opinion. There you can usually find Ward McGinnis, Hugh "Brick" Dennis, Pat Pedroja, Merle "Mose" Allen, Bob Brookover and other faithfuls lining the bench, obscuring the sign painted on the back – "Greenwood Whittle and Argue Club, Summer Annex. All persons with sharp tempers please use dull knives." And no one is better able to speak for Eurekan's than Ward McGinnis. Soft spoken, almost taciturn at times, well over six feet and husky, Ward McGinnis, Eureka, and Greenwood County are synonymous. Ward's interests are folks and their problems, Eureka and Greenwood County, the Hereford cattle on his Head-of-the-River Ranch, and a few oil wells, scattered here and there. [7]

In 1974, owner and manager, Forest Kling, closed the upper rooms of the Greenwood Hotel for business. A liquor store was added under the veranda of the hotel south of the café, but was later removed.

The *Greenwood Pioneer Post* summarized the history of the Greenwood Hotel in 1976 when the local cattlemen decided to use the building as headquarters for Cattlemen's Day in November of that year. The article noted that, "Thousands of cowboys and cattlemen stayed in the hotel during the later part of the 1880s. Unlike many other boarding places in the area, the register does not brag with the names of Jesse James or the Dalton Brothers. At least none of the registers from the past recorded such characters."

Late Twentieth Century to Present

In 1977, Forest and Verla Kling sold the hotel upon retirement. Richard and Becky Potts purchased the hotel after an organization called the Heritage Development Company, Inc of Wichita failed to remodel the hotel. Then on August 11, 1979, owners Richard and Becky Potts sold the Greenwood Hotel to Mrs. Ralph Marlin, Mrs. T.W. McCarthy and Mrs. George Jackson for $31,500 at auction. The auction included all the furnishings within the building.
All furnishings were placed on Third Street and were auctioned off piece by piece. When one bidder expressed an interest in purchasing the hotel building with intentions to raze it, the three Eureka women mentioned above conferred among themselves and made a spur-of-the-moment decision to outbid him.

[7] Bradford, Helen. "The Hotel Greenwood", Greenwood County Historical Society, 1992. Page 15-16.

The Mrs. Marlin, McCarthy, and Jackson had great intentions to complete a restoration of the historic hotel, however their plans never came to fruition. The hotel remained empty except for a short period in the 1980s when the lobby served as a restaurant. The hotel also served as the headquarters for the 125th celebration of the founding of the City of Eureka in 1992 and served as a "spook house" for a local school group called Project Score for three years in the mid-1990s.

In the spring of 1998, a massive thunderstorm produced severe straight-line winds. The 1883 portion of the Greenwood Hotel received damage to the roof. A portion of the roofing paper peeled from the building and landed in the middle of Third Street. Repairs were not conducted until the spring of 2002. Exposure to the elements caused some water damage to plaster ceilings and walls on the third and second floors. The open roof also allowed pigeons to become the only residents the hotel had seen in years. The pigeons caused considerable damage to finishes on both the second and third floors.

The Greenwood Preservation Society (GWPS) was formed in the spring of 2002 and the members began an extensive clean-up operation of the lobby and some of the other areas on the main level. A roofing contractor was hired to repair the roof damage. This ended the exposure of the building to the damaging elements. The Preservation Society once again shared the lobby of the Greenwood Hotel with the Cattlemen honoring the 75th annual celebration of Cattlemen's Day in 2003. The lobby was alive with cowboy poetry, artwork, an antique book display, and refreshments for any who sought refuge from the cold, damp day. The Cattlemen (and women) were excited to have the opportunity to "come home".

The most recent "celebrity" to have a link to the Greenwood Hotel is Eureka native and renowned sculptor Jim Brothers. He currently resides in Lawrence, Kansas. He is a figurative sculptor of rare achievement. When Brothers was growing up, many of his afternoons after school and days on the weekends were spent shining shoes in the hotel lobby of the Greenwood. Brothers reflects and remembers these days with extreme fondness. He also shares stories about the hotel faithfuls of the "Greenwood Whittle and Argue Club, Summer Annex" mentioned previously in this document.

Many years after his days at the Greenwood Hotel, Brothers is now known most recently for his statue of Dwight D. Eisenhower that resides in the National Statuary Hall of the Capitol Rotunda. He is also well known for his sculpture of former Kansas Governor Bill Graves' children on the lawn at Cedar Crest and his bronze work at the D-Day memorial in Bedford, Virginia. He is the sculptor of six monumental bronzes for the National D-Day Memorial in Virginia and is also the sculptor for the National VFW Memorial in Washington, D.C. In

addition, Jim has executed monuments for the cities of Los Angeles, Hartford, Kansas City and Seville, Spain.

It is Jim Brother's dream to complete a life-sized bronze of a cowboy to be placed on the restored bench that served as home for the "Greenwood Whittle and Argue Club, Summer Annex." Jim supports the preservation and restoration of the Greenwood Hotel.

The three women who rallied together at the auction in 1979 are now all deceased. The hotel continues to face a threat from the neighboring grocery store. The grocery store has eliminated all of the historic buildings on this portion of the block include an Art Deco movie theater. If the threats become reality then the Greenwood Hotel's fate would no doubt be sealed. The hotel would become a glimmer in the past and make way for a parking lot.

At this writing, the GWPS has been working extensively with the heirs, attorneys, and trustees for the estates involved. GWPS has received an indication from two of the estates that everything is in place to transfer ownership to their non-profit group. The third estate is just now in the beginning stages of probate, however, the attorney indicates that he will complete his work in a timely manner.

This property is one of the few to survive the "progress" phase that swept Eureka. The original limestone courthouse was replaced with a modern building. The original Collins Block that graced the Greenwood Hotel to the north was demolished in the late 1980s to utilize the land for a parking lot designed for the neighboring grocery store. The Greenwood Hotel is one of the remaining links to Eureka's past. It ties the community, especially those in the ranching business, to their heritage. This hotel not only served as a place for travelers to rest from their adventures, but it was also a gathering place for local cattlemen to conduct business and "talk cattle." Given the livelihood of the area, the hotel should be preserved and brought back to life in honor of the cattlemen who settled the Flint Hills and made the area a kingdom for the cattlemen. The community needs a bridge to preserve their past, enrich the present and provide hope for future generations.

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Verbal Boundary Description

Lots 7 & 8, Block 25 of the City of Eureka

Boundary Justification

This boundary includes all of the property historically associated with the Greenwood Hotel.

Photographic Information

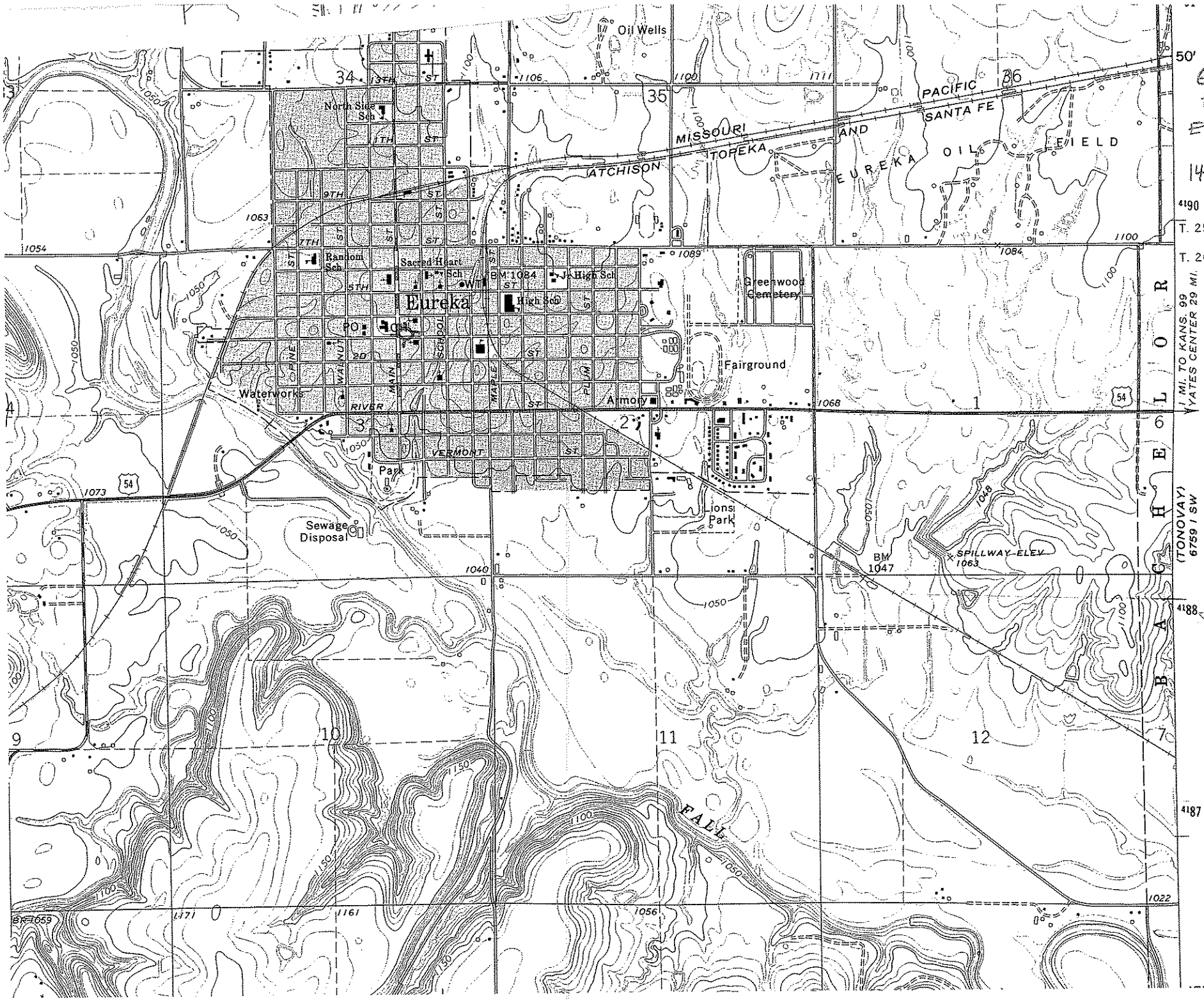
The following information is consistent for all photographs:

1. Greenwood Hotel
2. Greenwood County, Kansas
3. Photograph by Sarah Martin
4. October 25, 2005
5. Digital image archived at Kansas State Historical Society

The following information is specific to each photograph:

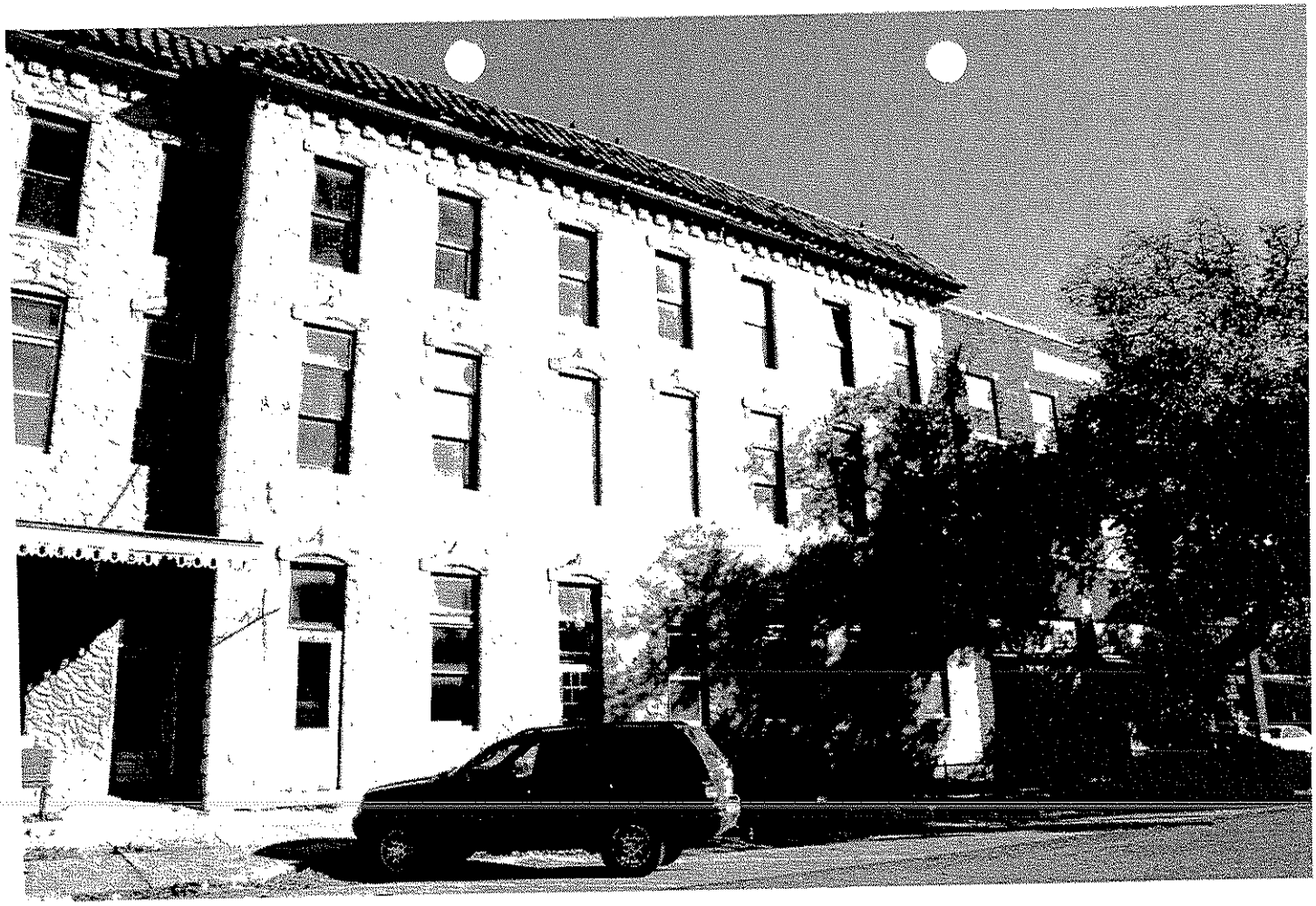
Photo #	Description of View
1.	View of front elevation from the west/southwest.
2.	View of south elevation from the southwest.
3.	View of rear elevation from the southeast.
4.	View of rear elevation from the northeast.

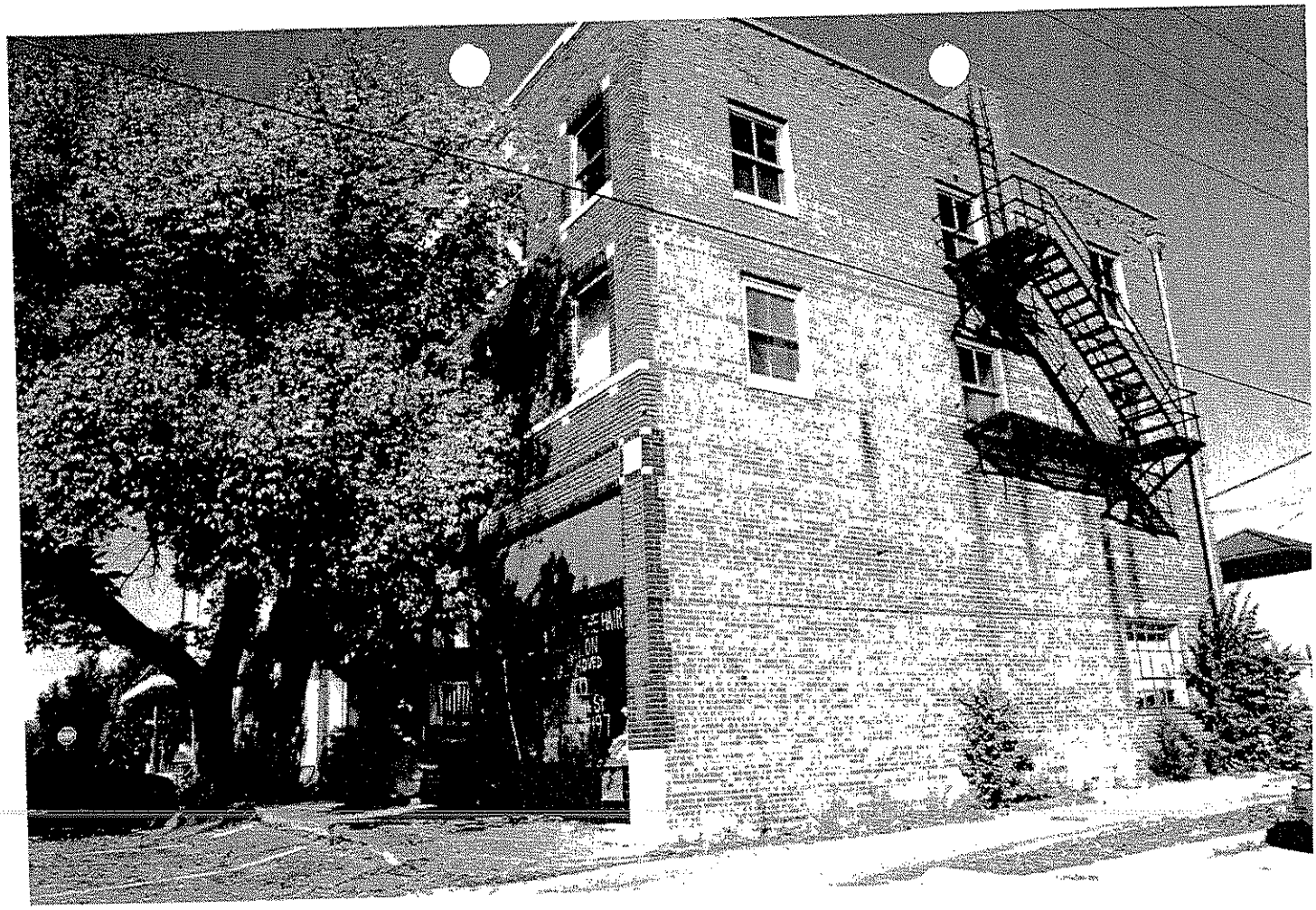
5. View of eastern half of north elevation from the northwest.
6. View of north elevation from the northwest.
7. View from the northwest.
8. View of front entrance and storefront from the south.
9. View of west elevation storefront from the southwest.
10. View of window lintel detail.
11. View of quoins and third story cornice details from the southwest.
12. View of interior lobby from the west.
13. View of interior lobby from the southwest.
14. View of second story interior hall.
15. Representative view of second story room.

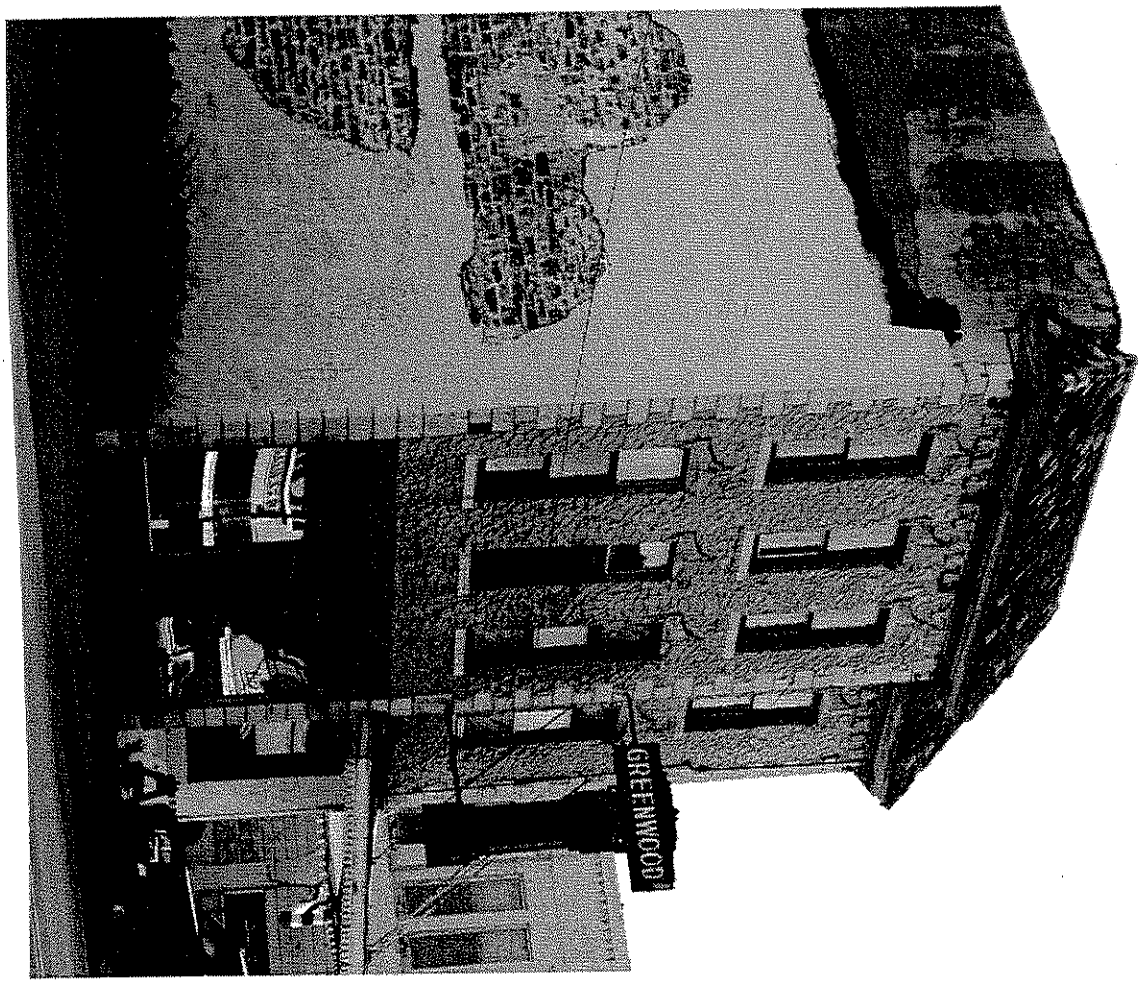


Greenwood Hotel
Eureka, KS

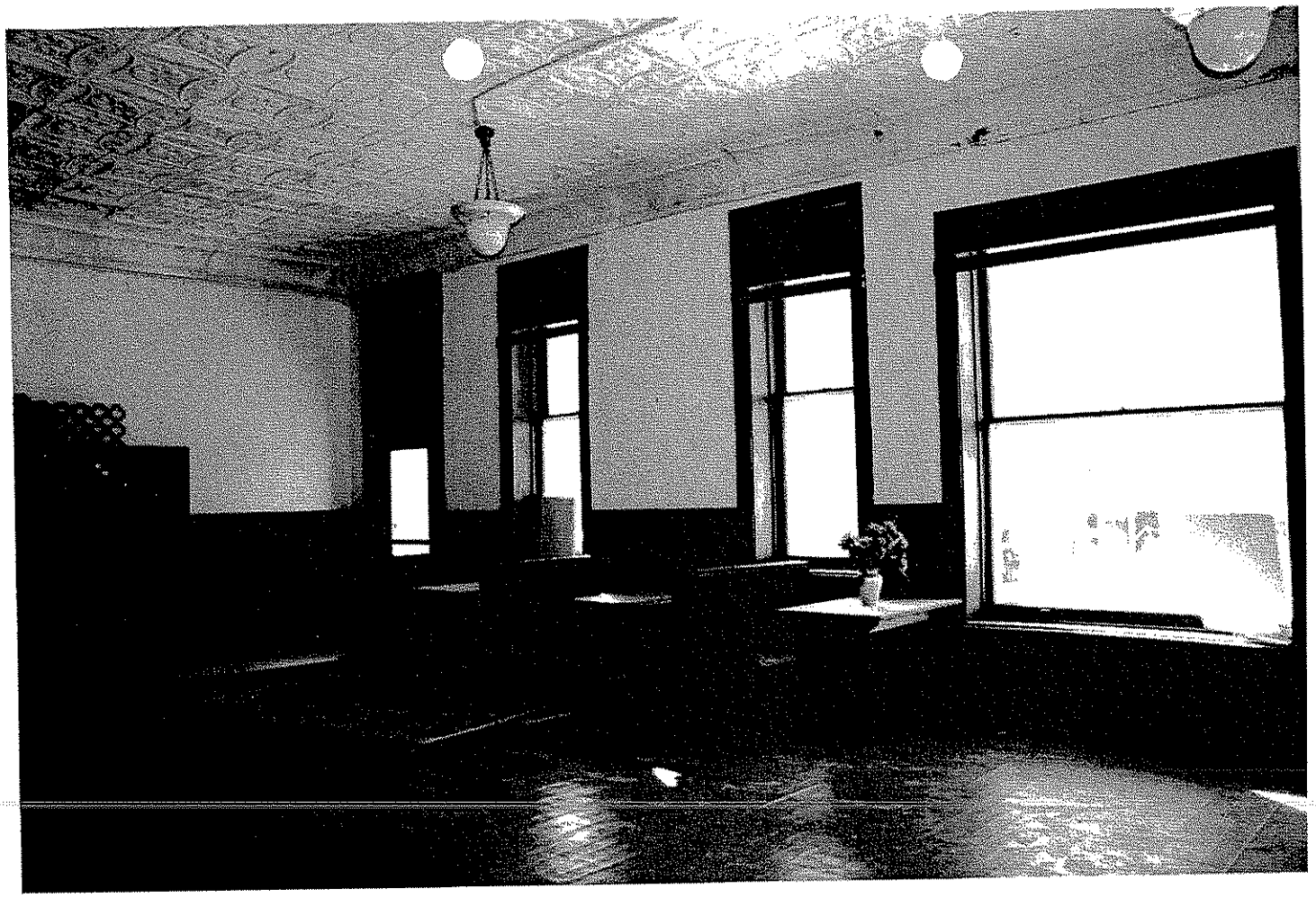
14: 738240E
4189250N

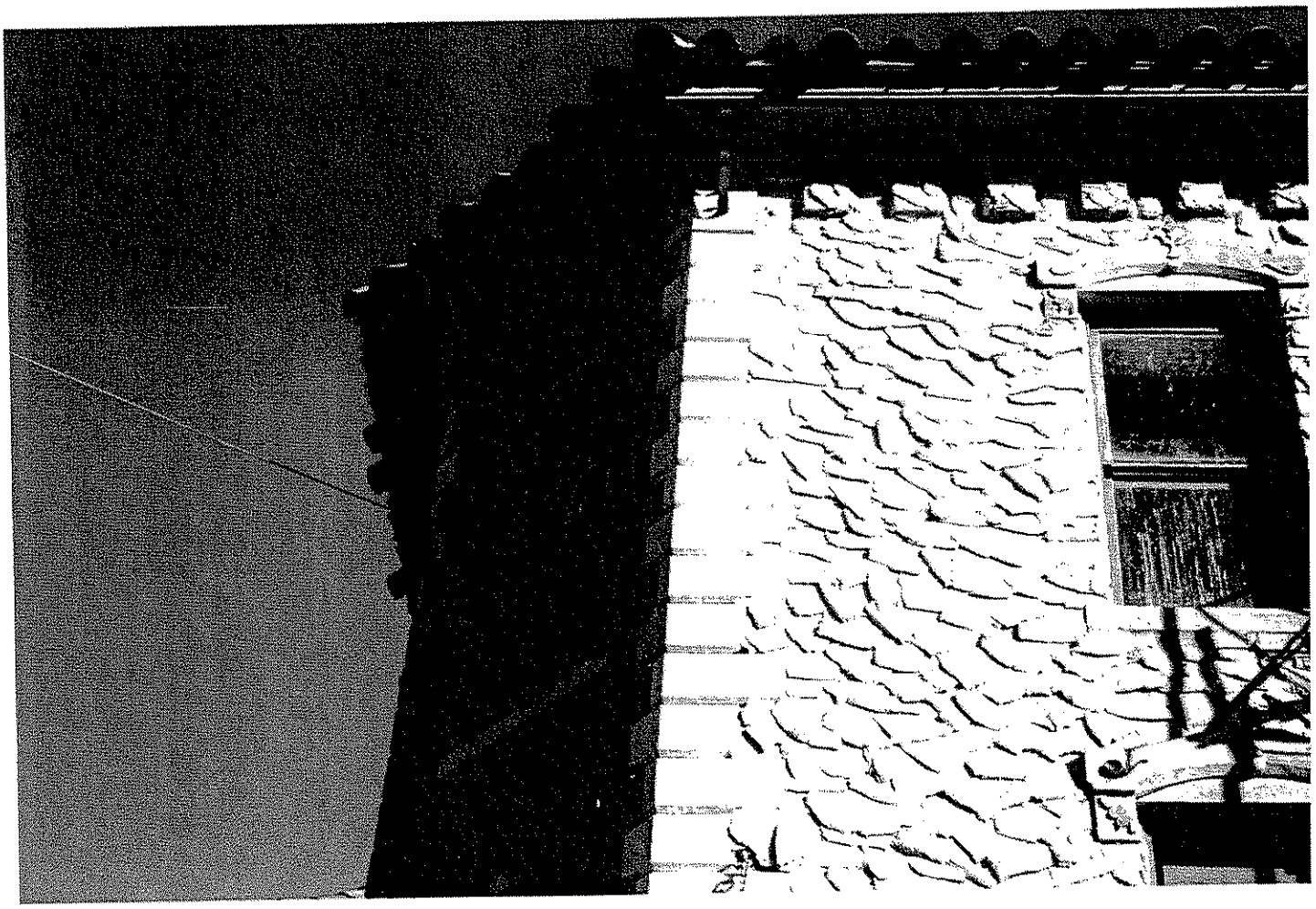





GREENWOOD

RESERVED
PARKING





GREENWOOD
HOTEL
AIR CONDITIONED ROOMS
AIR CONDITIONED CAFE
"CENTER OF EVERYTHING"