OMB No. 10024-0018

NPS Form 10-900
(Oct. 1990)

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 WILLIAM F. & IDA G. SCHAEFFLER HOUSE

other names/site number

2. Location

street & number 312 E. GRAND ☐ not for publication

city or town HILLSBORO ☐ vicinity

state KANSAS code KS county MARION code 115 zip code 67063

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] 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 [X] meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide [X] locally. (☐ See continuation sheet for additional comments.)

Richard D Pankratz 3-11-02
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:)

WILLIAM F. & IDA G. SCHAEFFLER HOUSE
Name of Property

MARION COUNTY, HILLSBORO
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
2		buildings
		sites
		structures
		objects
2		Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: SINGLE DWELLING

Current Functions
(Enter categories from instructions)

RECREATION AND CULTURE: MUSEUM

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN: QUEEN ANNE

Materials
(Enter categories from instructions)

foundation STONE: LIMESTONE
walls WOOD: WEATHERBOARD; SHINGLE
roof STONE: SLATE; ASPHALT
other

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

WILLIAM F. & IDA G. SCHAEFFLER HOUSE
Name of Property

MARION COUNTY, HILLSBORO
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

1909 - 1952

Significant Dates

1909

Significant Person
(Complete if Criterion B is marked above)

WILLIAM F. & IDA G. SCHAEFFLER

Cultural Affiliation

N/A

Architect/Builder

CHIVENS, HERBERT C. (ARCHITECT)
KLIEWER, C.M. (BUILDER)

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

9. Major Bibliographical References

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

Previous documentation on file (NPS):

☐ 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:

HILLSBORO, KS HISTORICAL SOCIETY

WILLIAM F. & IDA G. SCHAEFFLER HOUSE
Name of Property

MARION COUNTY, HILLSBORO
County and State

10. Geographical Data

Acreage of Property _____

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

	Zone	Easting	Northing
1	14	657240	4246440
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 DAVID F. WIEBE, DIRECTOR

organization HILLSBORO HISTORICAL SOCIETY AND MUSEUM date _____

street & number 501 S. ASH telephone _____

city or town HILLSBORO state KS zip code 67063

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 DAVID F. WIEBE, DIRECTOR

street & number HILLSBORO HISTORICAL SOCIETY & MUSEUM telephone _____

city or town HILLSBORO state KS zip code 67063

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.

US GOVERNMENT PRINTING OFFICE : 1993 O - 350-416 QL 3

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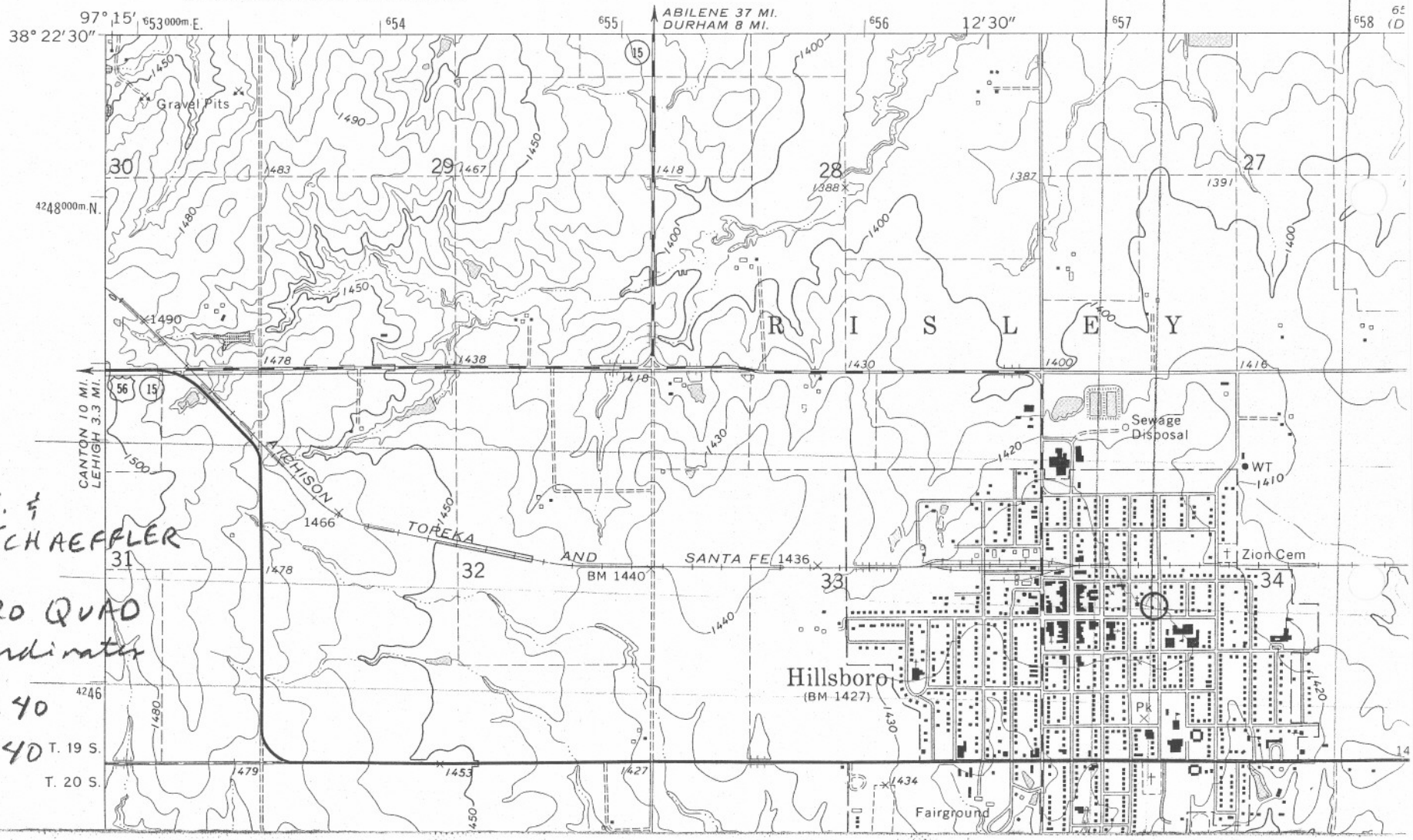
(WALDECK)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

STATE



WILLIAM F. &
IDA G. SCHAEFFLER
HOUSE
HILLSBORO QUAD
UTM Coordinates
14 657240
4246440

The Schaeffler House (c. 1909) is located at 312 E. Grand in Hillsboro, Kansas. The Queen Anne style house is a two-and-one half story cedar sided structure that stands on a rusticated limestone block foundation. An asphalt shingled, hipped roof bisected by cross gables covers the house. The house maintains a southern facade orientation.

A dark 9" x 16" slate shingle roof covers the house. Over the years some slate shingles deteriorated or were damaged by hail. In 2001 all porch roofs and small areas of the house roof were replaced with light gray composition shingles.

The facade elevation is defined by a large, wrap around porch that incoporates a polygonal turret and terminates in a projecting gable. The porch gable and roof set off the main entrance to the house. Six fluted Ionic columns, each on a double limestone base, support the front porch roof. The decorative swag carving in the south porch gable and the east porch are the same. Decorative panels containing swag carvings are found above the windows of the second floor of the turret. All exterior decorative carvings are painted white on a cream background.

Fenestration on the southern facade is comprised of two large double hung windows that provide second floor light and a larger double hung window provides first floor light for the parlor. Two second floor oval art glass windows grace the south elevation of the house. The front door of beveled glass and a name plate "Wm. F. Schaeffler," greets the visitor. A single double hung window is located next to the front door to the east. Five double hung windows provide a great view from the library on first floor cupola to the sidewalk and Grand Street.

The first feature noticed on the east elevation is a good sized art glass window facing east on the porch. Light from this window casts its rays into the main entrance hallway. At one time a porch swing was near the window. The second floor turret has three full length double hung windows and two leaded glass half windows. As in the south elevation, the east gable at the attic level has one double hung window. The second floor east view has two double hung windows and a deck just above the main floor providing a bay of three double hung windows. A single double hung window faces south onto the porch and another double hung window faces north. To complete the east elevation, there is a full length double hung window on the second floor and two shorter double hung windows on the main floor. A decorative chimney extends above the northeast corner of the house.

The north elevation is rather featureless, particularly on the second floor. A single full length double hung window is seen. Five columns support the back porch. A single, double hung window faces north and the north back entrance to the main floor of the house is also here. A smaller double hung window provides light for the second floor bathroom and a matching first floor double hung window provides light for the first floor half bath.

The top of the west elevation features an attic dormer and a small attic window. A door opens from the second floor hallway onto a deck above the west part of the porch. A second west entrance to the house off the west porch is noted. A ground level door provides the only outside entrance to the basement.

The fireplace and furnace chimney is visible in the west elevation. Another dominant feature of the west elevation starts at the top with a small gable roof line. It is decorated with fish-scale shingles. This gable provides an area for a wide bay window on the first floor and also on the second floor matched in size and location. It also provides for two narrow but tall windows facing both north and south on both floors. The west elevation is concluded with two medium sized double hung windows, one on the first floor and another on the second floor. In conclusion approximately the south one-third of the building has a stone foundation and north two-thirds foundation is of concrete.

Entering the basement is accomplished by either using the west ground level exterior basement door and stairs or from the kitchen interior hallway door and stairs. The basement features three rooms, the small furnace room, a laundry room and a unique arched vegetable room. The arched room measures 18' 9" by 11' 6" and could make a "safe room" in case of storms. This vegetable room has numerous shelves to store canned goods from the garden and orchard known to have been located just north of the house.

Like the exterior, the Schaeffler House interior indicates a high level of architectural integrity. Doors, windows, light fixtures, and baseboards and trim have not been altered since construction. One exception is the addition of a dumbwaiter from the kitchen to the basement, c. 1919. All first floor rooms have a 9" baseboard.

One enters the first floor of the Schaeffler House from the south veranda into a hallway which is 7' 6" wide and 14' 9" long. Near the front of the hallway is a pocket door which leads to the parlor on the left. To the right is a door leading to the small library. Beyond that is a double landing staircase leading to the second floor with newel posts and balustrade. A small closet is also located in the foyer. Finally, the foyer ends with a door leading to the sitting room and another to the dining room. All first floor rooms have ten foot high ceilings.

The parlor measures 16' by 15' and features a large built in wall mirror. The mirror frame of dark hardwood stands 94" high and 57" wide filling in the larger portion of the northwest corner of the parlor. The mirror itself is 59" high and 39" wide. It has been said that Mrs. Schaeffler who worked in the ladies department of the Schaeffler Store, used the large parlor mirror to preview some of the garments being offered by traveling sales representatives. The large mirror also gives the effect of increasing the size of the room. A colorful 36" diameter plaster ceiling design decorates an original gas etched glass chandelier located in the center of the parlor ceiling. Four electric lamps are also located on the parlor ceiling spaced to provide light to the four quarters of the parlor. Double pocket doors provide entrance to the sitting room to the north.

Next to the parlor to the north is the sitting room. The sitting room is 15' wide and 15' 6" long with a bay 3' to the west, 7' 6" wide. A spindle fret work decorates the bay. The fireplace is located angularly in the northwest corner of the main floor sitting room. The fireplace mantel is of dark hardwood and stands 92" high and 62" wide. The over mantel mirror is 41" wide and 23" high. The mantel has columns and shelves for displaying ornaments and pictures.

The light colored with green overtones, tiled gas hearth is covered with a grate cover showing a child and angelic being warming themselves by the fire coals. A gas lighting fixture with three globes illuminated the sitting room and a decorative medallion in the center of the ceiling. Two electric lights are located on either side of the central chandelier. The picture hanging molding is 18" lower than the ceiling. A 5' pocket door leads from the sitting room to the dining room.

The Schaeffler House dining room measures 19' 6" in length including the three window bay and is 15' 6" wide. The east bay of the dining room is framed by a ceiling wood grille work that is 10' wide and 31" high at the ends and 18" high at the center. The dining room fireplace and mantel is 5' 3" wide and 7' 3" high. The bevel glass mirror is 17" high and 35" wide. The fireplace summer cover is 27" high and 24" wide. It is of bronze and black stamped metal. An effort was made to identify the artist ƒs work on the summer piece. The scene portrayed looks something like Rembrandt's "A Musical Gathering." The motif shows a male person playing a violin-cello and perhaps a mother and daughter holding song books. A servant or youth is standing at the door with chalice and jug in hand. A larger male figure stands with hat on the left. Above the scene is what appears to be a leopard-like evil animal. This mythological art works goes mostly unnoticed because it can be only appreciated by looking downward at floor level.

A china closet door is located next to the sham fireplace and mantel. A small butler ƒs window allows a pass through counter for food to the dining room from the pantry. An 18" square beaded Tiffany style lamp shade combination gas and electric lighting fixture is located in the center of the dining room ceiling. A 40" in diameter ceiling medallion painted white contrasts with the darker lighting fixture. A door located in the northwest corner of the dining room leads to the kitchen. A second door leading from sitting room also leads to the kitchen.

The rather small kitchen is located on the north end of the Schaeffler House. It measures 15' 8" by 12' including a 5'by 7 ' butler's pantry. The pantry has a built-in work counter of tin metal measuring 24" by 56" with a flour bin and other storage shelves on the window side. The work pantry has another work counter measuring 26 ½" by 56" built in the opposite side with a four shelf glass enclosed china cabinet on top, and more open shelf storage space below.

In addition to the kitchen dumbwaiter mentioned earlier, there is also a built-in folding out ironing board. A working Roundoak gas cook stove dating to the 1920s is located in the east side of the kitchen next to a simple kitchen sink. An east window here also lights the kitchen wash sink. A single electric light is located high on the kitchen ceiling. The back or maids staircase to the second floor is located in the northwest corner of the kitchen. The only inside stairs to the basement are located near the southwest corner of the kitchen under the maids staircase.

Just off the hallway that leads from the kitchen to the sitting room is a very small 48" by 50" half bath, with modern stool and sink. A small built-in storage cabinet is located above the sink. Across from the bath room is a 46" wide,

50" tall and 10" deep broom closet.

The rather small Schaeffler House Library room is located just to the right of the main entrance to the house. The library is octagonal in shape and measures only 9' by 9' at its largest dimension. The five windows of the library provide good natural lighting for the library. A 20" in diameter centered ceiling medallion sets off the combination three etched glass gas light and a single electric light bulb chandelier. Two free standing bookcases largely cover the wallpaper treatment of the room. A dark rose patterned wallpaper covers the top 22" of the room walls. Below this is a 10" plain brown wallpaper space. A molding 80" above the floor provides wall space for a distinctive dark lustered pattern wallpaper. The only bright trim in the library is an inch wide gilded molding which sets off the wall from the ceiling line. There is only room for a small writing desk and a single chair in this cozy library.

The second floor of the Schaeffler House maintains a high degree of architectural integrity. No know alterations have been made on the second floor since construction in 1909. While the first floor had numerous examples of excess and decorations, the second floor is more practical in approach. A hallway runs down the center of the second floor from south to north with doors leading to the various rooms. All doors leading from the hallway have a transom. Ceilings on the second floor are all 8' 8" high. There are no signs of a gas lighting in any of the second floor rooms. Each room has a plain center room electric lighting.

The second floor of the Schaeffler House has two bedroom opposite each other in the center of the house. The east center bedroom was known as the boys bedroom. It measures 12' 6" by 15'. Robert Schaeffler would have used this room over the years as his bedroom, since he lived with his parents as a single man until their deaths. The room has a picture molding 9" from the ceiling and also features a very colorful oval art glass window facing south. The room has a good sized closet.

The west center bedroom located on the second floor of the Schaeffler House measures 11' in width and 15' in length, plus a 3' bay. The picture molding is 9" from the ceiling. Since this bedroom is in the center of the west side of the house, and the fact that it has two large closets and that it is next to the bathroom it could have been used as the master bedroom. The room however is rather narrow. A 5' wide double hung window faces west and an 18" wide double hung window opens in the bay from both the south and north, providing good natural light for the room. In winter this would be a warm room because it is enclosed on three sides.

The master bath of the Schaeffler House is located next down the hallway to the north. It measures 6' by 9'. The original cast-iron porcelain bath with eagle's feet supports and a shower fixture above the bath indicates a well-appointed bathroom. The wash basin matches the early 1900's bath. The plumbing is chrome plated. The floor is of ceramic tile as is the lower 48" of the bathroom walls. The rest of the walls and ceiling is painted light beige. The bathroom has a beveled glass mirror on the west wall that measures 18" by 24". This mirror can be raised providing an opening for a laundry chute to the basement laundry room. A window on the north wall provides

natural light and fresh air in summer. There is a plain central electric light fixture.

The den or child's bedroom is located on the southeast corner of the second floor. This was the Schaeffler's daughter Louise's bedroom. She occupied this room in 1909 at the age of nine years, until her marriage to Art Ebel in 1923. The room continues the octagonal dimensions of the first floor library. It is however a few feet larger being 17' east and west at its longest and 9' at its widest. The room has three double hung windows and two half windows. An oval art glass window colorfully decorates the south wall of the room. The room has a small closet.

The southwest bedroom measures 15' by 15'. The picture moldings are located 10" below the ceiling. Two large double hung windows facing south and one facing west make this room bright and airy. The room has a good sized closet. This was likely the summer bedroom for Mr. and Mrs. Schaeffler because the south windows would allow the movement of cooler air into the room and down the hallway to the other upstairs rooms.

Finally, the Schaeffler House second floor has a north bedroom. This room also has been called the "maids" bedroom. The room measures 12' 6" by 12". A north wall and a east wall double hung 34" wide window provide good natural lighting. The room has a simple centered electric light. The east wall has an exposed chimney providing the possibility of an additional heating stove for this north bedroom. This bedroom provides access to an attic staircase located in the northwest corner of the room. Just to the west of the north bedroom is a long staircase leading to the first floor kitchen.

The attic, accessible from the maids bedroom was used by the Schaefflers for storage, a place to dry the laundry in winter and a play area for children. The attic is finished out and is all one open
area but not convenient for living space because of low roof-lines.

Just beyond the house at a distance of 62' to the west, near the alley is a two-story 28' by 16' wooden frame carriage barn. This shed has a small cupola air vent on its roof, blending into the architecture of the nearby house. The house and the barn are the only two original structures on the south end of the half block facing Grand Avenue, preserving the integrity of the historic site. The house and carriage barn are painted white with green trim.

The William F. and Ida G. Schaeffler House (c. 1909) is being nominated to the National Register under criterion B for its historical association with Hillsboro, Kansas merchants William F. (1861- 1958) and Ida (Gerkstenkorn) Schaeffler (1867-1940) and under criterion C for its architectural significance as a Queen Anne house.

The William F. and Ida G. Schaeffler house has local significance in architecture and commerce. The Queen Anne style house is unchanged in structure as built by a local distinguished carpenter, C. M. Kliewer, and designed by St. Louis architect, Herbert C. Chivers. Architecturally, it is one of the most elaborate and best preserved homes built during the early 20th century in Hillsboro.

The Shaeffler House is an example of a hipped roof, cross gabled variant of the Queen Anne style. Typically, this variant of the Queen Anne style includes a front facing gable, elaborate porch and turret placed at one corner of the facade. In addition to incorporating standard design element of the popular Queen Anne style, the house adds decorative features from the classical tradition, such as panels swags and Ionic columns on the exterior and rich classically carved woodwork on the interior. Additionally, the textural variation so important to wall surfaces done in this style is achieved through the integration of cedar lap siding with fish scale shingling and, as originally constructed, a slate roof.

The Schaefflers were lifelong members of the Zion Lutheran Church of Hillsboro and contributed financial and moral support to the church. They lived only one-half block from the church. Mr. Schaeffler served as church treasurer for many years and received a Certificate of Recognition from the Zion Lutheran Church of Hillsboro indicating thirty years of service to the church as Sunday School Teacher and Superintendent from 1921-1951. This Certificate is on display in the Schaeffler House.

William and Ida Schaeffler and their family compose the significant personalities of this register nomination. William F. Schaeffler was born September 22, 1861 in "Oberamtsbezirk," Waiblingen, Wurttenberg, Germany. He was the seventh child of Johann Adam and Luise Schaeffler, nee Ehrhard. Several weeks after his birth he was baptized and accepted as a member of the Evangelical Lutheran Church. He attended public school in Cannstadt until 1875. During the next three years he was employed as an apprentice in a machine building factory and later worked at various plants until the age of twenty. Facing military service in Germany, William decided rather to emigrate to America where two of his brothers already lived in Marion County, Kansas and where also his parents, with three younger children had settled in the summer of 1881.

William Schaeffler set foot on Kansas soil on July 23, 1883 at Florence. Being Sunday and so no train service to Marion, he walked the ten miles to Marion. In a few days he found employment at Stroh Brothers Mill in Marion. By fall 1883 he was employed by Funk Brothers Mill at Hillsboro, Kansas, with a monthly wage of $55.00. In the spring of 1884 fire destroyed the Funk Mill and so he found employment as a clerk in G. Kizler's store in Hillsboro. During summer wheat harvest William switched to threshing machine boiler operator making good money. When

the threshing season ended, William this time found employment with Karl Ehrich, building and operating a mill in Lehigh, Kansas.

In the fall of 1885 William Schaeffler married Ida Gerstenkorn of Hillsboro and established their first home in Lehigh. By 1887 William found employment at Funk Brothers Mill in Hillsboro, and they made Hillsboro their home for the rest of their lives. William and Ida were married in Hillsboro on Christmas Day, December 25, 1885 in the Zion Lutheran Church. The Schaefflers had three sons, Adolph, Robert and Theodore, and one daughter Louise. On December 25, 1935 the Schaefflers celebrated their Golden Wedding and two years later their fiftieth year in business in Hillsboro 1887-1937.

Ida Gerstenkorn was the daughter of Henry and Rosalie Gerstenkorn and was born in Poland on March 24, 1867. Her parents and brothers and sisters immigrated to America in 1876 and began farming near Philadelphia, Pennsylvania. After three years of rather fruitless effort at this location, the Gerstenkorns decided to move to Kansas.

Schaeffler Mercantile Company had its humble beginning in 1887 when William and Ida Schaeffler rented a vacant business building located on block 2, lot 3 on the east side of Main Street in Hillsboro. The building was 20' by 25', with an annex of kitchen and living quarters on the second floor.

On April 27, 1887 they opened a grocery and lunch counter, the first day selling $6.00 worth of merchandise and during the first month $300.00 worth. After four years the business outgrew the little building. They purchased the Schultz Building on the northwest corner of Main and Grand in Hillsboro. By the fall of 1893 the remodeled stone building now provided new room for expanded services and merchandise. The Schaeffler family continued to live in an enlarged annex at this new site known as the "1892" 25' x 80', stone building.

In a few years again the entire building was needed for business expansion. The Schaefflers bought the old home of his parents-in-law on West (Ash) Street, enlarging it for family and helpers lodging. In 1902 the Schaefflers decided to tear down the old building made of stone in which they had done business for about ten years and build a modern red brick 50' x 120' store, continuing their dominance of the main intersection of Hillsboro. In January 1903 all business operations were transferred to one location. The store offered groceries and meats, men's furnishings, women's clothing, shoes and dry goods. They could now say that they were "selling everything you eat and wear."

By 1908 due to rapid growth of the business, the Schaefflers decided to share business operation with the younger generation and changed organization to a closed corporation with William's brother Eugene and several employees as business partners. The family owned and operated enterprise continued to prosper through the decades. Son Adolph Schaeffler became the president of the Schaeffler organization in 1929. The Schaefflers continued to operate

their business until 1958, when William Shaeffler died.

In the November 20, 1958 issue of the Hillsboro Star Journal appeared the following ad, "70 Years. A Landmark in Hillsboro Schaefflers Store This Month Will End the Existence of the Schaeffler Mercantile Company, Inc." Taking over the operations in the Schaeffler Block at Main and Grand were Ratzlaff's Clothiers, Ratzlaff's Super Market, and Marguerite's Dry Goods, Infants and Ready-to-wear. As of the year 2001, the Schaeffler Block building continues as a major shopping corner in Hillsboro. Now operating at this location is Dale's Super Market and Nancy's Fashions.

During the years of 1880s and 1890s, the William Schaeffler family generally lived in an annex to their store building. Success in the mercantile business allowed them to consider the construction of a new home. The Marion County Register of Deeds indicates that on November 22, 1895 William F. Schaeffler purchased Lots numbered 9-16 in Block 4 City of Hillsboro, Marion County Kansas, for the sum of $250. At this point the Schaefflers had possession of the entire east half of Block 4 valued at $100.00. The lots were waiting for improvements.

William F. Schaeffler in his unpublished autobiography has little to say about the construction of their "dream" home. However, the following is found on page 20, "In 1909 we had our new home built according to plans which had been made eight years previous, but because in 1902 we had
decided to have a new business building erected, the building of the home had to be postponed, as it was one of my rules never to undertake more than I could reasonably take care of, nor to yield to
wild speculations."

No detailed cost information has been found regarding the building of the 1909 Schaeffler House although the property values can be derived from tax rolls. The 1909 Hillsboro City Assessment Roll Book lists the taxable value of the William Schaeffler residence at $9,475. The Schaeffler Mercantile Company Assessments for 1909 are: 1 horse $28.00, 1 buggy $10.00, 1 piano $100.00, Merchants stock $17,940.00, Merchants money and credits $3,030.00, with a Mercantile taxable value of $21,008.00.10 The Schaeffler family enterprise was doing well.

William and Ida Schaeffler together enjoyed their fine home on Grand Avenue from 1909 until 1940, a total of thirty-one years. Ida died on October 8, 1940. The next family member to end service to the Schaeffler Mercantile Company was son Adolph W. Schaeffler, who died on August 25, 1950. On November 16, 1958 at age 96 years and two months, William Schaeffler died leaving the house and store to son Robert Schaeffler and son-in-law A. W. Ebel and daughter Louise, Mrs. A. W. Ebel.

In October 1980 the Hillsboro City Council accepted the gift of the Schaeffler House from son Robert Schaeffler and daughter Louise (Schaeffler) Ebel. The Hillsboro City Council appointed the Hillsboro Historical Society responsible for restoration and maintenance of the Schaeffler House as a museum. Since that time the Schaeffler

House has been available for tours by advanced appointment. The highlight of the Schaeffler House each year is the Victorian Christmas Open House usually held the last Sunday in November. The Schaeffler House is extensively decorated, Christmas music is provided and large attendance is experienced. Traditional Christmas refreshments are provided.

In 1987 several volunteers from the Hillsboro Historical Society accessioned 826 items in the Schaeffler House Collection. All of the above items are being kept in the Schaeffler House in the most appropriate environment. Accession records are in duplicate and are filed at separate locations. Collection categories include photographs, letters, travels and conventions, business operations, newspapers and magazines, and house construction and furnishings. The Schaeffler House Collection awaits further research and exhibit development.

Selected Bibliography

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Hillsboro Chamber of Commerce. A Guide to Hillsboro, Kansas, (1940).

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Marion County Record Review, Marion, Kansas, November 21, 1957, p. 1.

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Schaeffler, William F., Unpublished Autobiography (April 1943).

Van Meter, Sondra. Marion County, Kansas, Past and Present. (Marion County Historical Society, Hillsboro, KS, 1972).

Wiebe, Raymond F., Hillsboro, The City on the Prairie. (Multi Business Press, Hillsboro, KS, 1985).

Verbal Boundary Description

The nominated property is located on the south 10' of Lot 12 and all of Lots 13, 14, 15, and 16 on Block 4 in Hillsboro, Kansas. The property is bounded by Grand Street on the south, Jefferson Street on the east, and adjacent property lines on the west and north.

Boundary Justification

The nominated property contains all property historically associated with it.