NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name The Tioga Inn

other names/site number The Tioga Hotel, The Tioga, the Jones' Building

2. Location

street & number 12 East Main Street — N/A not for publication

city, town Chanute — N/A vicinity

state Kansas code KS county Neosho code 133 zip code 66720

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
[XX] private	[XX] building(s)	1	____ buildings
[ ] public-local	[ ] district	____	____ sites
[ ] public-State	[ ] site	____	____ structures
[ ] public-Federal	[ ] structure	____	____ objects
	[ ] object	1	0 Total

Name of related multiple property listing: n/a

Number of contributing resources previously listed in the National Register n/a

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. [ ] See continuation sheet.

State Historic Preservation Officer — 1-9-90

Signature of certifying official — 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.

Signature of commenting or other official — Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

[ ] 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:) ____

Signature of the Keeper — Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)	Current Functions (enter categories from instructions)
DOMESTIC/hotel	WORK IN PROGRESS
COMMERCE/specialty stores	
COMMERCE/restaurants	

7. Description

Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)
LATE 19th AND 20th CENTURY REVIVALS	foundation concrete
other: Mediterranean Revival	walls brick
	roof asphalt
	other terra cotta

Describe present and historic physical appearance.

Prominently set on the northeast corner of Lincoln and Main Streets, the six story Tioga Inn (also known as the Tioga Hotel) dominates the downtown landscape of Chanute, Kansas, a community with 10,506 residents (1980 Census) located 118 miles southwest of Kansas City. The Tioga Hotel was built in 1929, and is rectangular in shape as seen from the two main facades. Constructed with mottled tan brick, the otherwise plain street facing facades are given interest with alternating recessed bays and multi-colored terra cotta detailing which enlivens the storefront level, the second and sixth floors, and particularly the cornice line, yielding a modest Mediterranean Revival influence to this building. Structural and historical integrity have been preserved except for minor modifications to the interior lobby space.

Exterior

The 100-room Tioga Hotel was constructed of reinforced concrete and steel, resting on a reinforced concrete foundation. The basement and first floors occupy the full rectangular parcel measuring about 136 by 50 feet; the second story is U-shaped in plan while the upper stories (3 through 6) have an L-shaped plan following the east and south sides to a depth of about 33 feet.

The space not occupied by the L has a flat roof above the level of the first story ceiling with mechanical equipment located thereon. To the west of the hotel is a one-story commercial building and to the north is an alley. The hotel has a flat composition roof with a penthouse on the northwest which houses the elevator machinery and fire protection equipment.

The six story main (east) facade has eleven unevenly spaced bays on the first story and eleven alternating recessed bays on the upper stories. Terra cotta clad pilasters divide the first story into storefronts, and support a full terra cotta entablature consisting of a rope architrave, frieze with decorative multi-colored star and foliated cross medallions, indented molding, and cornice. Each bay has a two foot high granite base (in some cases interrupted by 3 or 4 vertical light basement sash) and prism glass transoms. The uneven upper story bays alternately project and recede. The building terminates with an elaborate 5-foot multi-colored

XX See continuation sheet

terra cotta cornice comprised of a narrow rope architrave, wide frieze made up of diamond-shaped panels with inner crosses, and plain coping. The shield and cross emblem of the Sigma Chi fraternity is located in the frieze at the corner of each bay, indicating that the builders of the hotel were members of that fraternity. Below the cornice in each recessed bay is terra cotta intersecting arcading surmounted on solid red terra cotta panels. A large terra cotta griffin or gargoyle is "perched" below the frieze at the corners of each end bay.

The hotel entryway consists of recessed paired one-light doors with a wide transom bar and six-light transom. The recessed architrave has a terra cotta rope corner and square multi-colored terra cotta panels in alternating flower and cross designs. The original metal marquee framing is in place with new wood decking supported by cables attached above the second story level.

The first story storefronts are spatially intact with only very minor modifications. The north end bay consists of a single large fixed sash flanked by four-over-four double hung sash; the second bay is similar with eight-over-eight double hung sash. The coffee shop entrance is located in the third bay from the north and has been modified to a single one-light door; the sidelight and transom are currently infilled with wood. The fourth bay has a single fixed sash while the fifth bay has three panes of fixed sash. The hotel lobby entrance is located in the sixth bay. The seventh bay has a single fixed sash, while the eighth bay has a single fixed sash to the north and a one-light shop door with a five-light transom to the south. The ninth bay is the reverse of the eighth with a one-light door to the basement on the north and a single fixed sash to the south. The tenth bay has three panes of fixed sash while the south end bay is a recessed corner storefront entry. It consists of a corner post, recessed one-light shop door with four-light transom set on the diagonal behind the post, and flanking fixed sash in the recess and along the street elevations. Stone address panels are placed at pedestrian height on the terra cotta clad corner post, the eastern one inscribed "Lincoln Street" and the southern one inscribed "Main Street."

The upper story windows are one-over-one double hung sash with soldier course lintels and terra cotta sills, and are placed one per bay except for the fourth, sixth, and eighth bays which have two. The north end of the second story has six soldier course round arch windows with terra cotta impost blocks and six-light (originally eight-light, bottom panes replaced with wood) paired casements topped with a fanlight. A similar round arch is located in the south end bay filled with a one-over-one double hung sash and a decorative terra cotta tympanum comprised of a solid panel with a center lion rampant. The projecting bays of the sixth story have similar round arch tympanum panels with heraldic designs; the north and south end bays have lions heads and the center bays have lions rampant. Square multi-colored terra cotta plaques, outlined in header brick, are below these sash.

The details of the main (east) facade are duplicated on the secondary (south) facade which faces Main Street. This facade is, however, only three bays in width, with the upper stories of the center recessed bay divided into thirds by brick pilasters or piers. The first story of the center bay has three round arched openings set in a terra cotta surround. The center opening has a recessed double door (one beveled glass light) entry into the shop arcade; the flanking openings have one-light shop doors with a single fixed glass shop light (the west door is now infilled). All of the openings are topped by round arch fanlights and have surrounds similar to the main entry on the east facade, as is the flat canopy. The upper stories are similar to the east facade with the intersecting arcade located in the center flanking the "pilasters" which are capped by a terra cotta finials. A large projecting modern sign, "The Tioga, Tioga Coffee Shop," is affixed to the southeast corner between the third and sixth stories.

The north and west facades are red brick with the formal tan brick returning on the west for the width of the west "L" leg and on the north for only a few feet. The details of the main facades continue on the west "L" leg while the remaining portion of the west (rear) elevation is common brick with an exposed concrete frame. A flat roof two-story wing consisting of the kitchen and private banquet room projects to the west; the first story of which infills the "L", the second story extends approximately half-way and has three round arch windows (eight-over-eight with fanlight) in the center and flanking double-hung sash. An exterior chimney rises to the elevator penthouses flush with the west elevation. There is plain terra cotta coping.

The north (alley) facade has five six-over-six double-hung sash with header brick sills in the first story; the service wing has a large exhaust fan, a service entry, and a service elevator door. The second story consists of two round arch windows separated by an emergency exit from three other round arch windows. The upper stories have a central exterior iron fire escape with doors flanked by one-over-one sash.

Interior

The plan of the first floor focuses on a central lobby with a dining room and service areas to the north and a shop arcade to the south. Entrances allow access to these areas from the interior lobby.

All of the public spaces of the hotel retain their simple detailing. The lobby's beamed ceiling rests on plaster consoles while the building piers are treated as plain square columns. The ceiling of the central portion of the lobby has shallow recessed panels framed by acanthus-leaved plaster moulding. A large French-inspired fireplace located on the west wall is the main feature of the lobby and has a wood mantel, narrow Ionic pilasters, tile surround, and hearth. The east entry foyer projects into the lobby as a small "room" with a lower ceiling; the foyer has a terrazzo

floor with "Jones Bldg." inlaid therein and French doors, which open into the lobby, retain their original double silver push-rods. Although the original reception desk has been removed from the southwest corner of the lobby, the checkroom (now a mechanical closet) and women's restroom located behind the desk area remain. Other original details include the elevator doors and call buttons; patterned black, white, and brown terrazzo floor; wide wood window seats; and terrazzo staircase with a decorative metal railing leading to the second floor and basement.

A pair of one-light doors in the northeast corner of the lobby leads into the dining room (41'x31') which has a similarly beamed ceiling a few feet lower than the lobby ceiling. The building piers and corresponding west wall pilasters have carved capitals. The dining room entry foyer is similar to the lobby foyer without the inscription and its floor is white terrazzo divided by black stripes with brown edging. Two swinging doors in the west wall lead into the kitchen (20'x40') area which has a concrete floor, service elevator and stairs to the second floor. A pantry to the south contains a large oven, shelving, and stairs down to the basement; a swinging door leads into the main lobby.

The south one-third of the building comprises a shop arcade. A central corridor with a barrel-vaulted ceiling runs from the hotel lobby to the south entrance with shop entrances and multi-light round arch windows opening off of it. The east side of the corridor has three shops; the west side has three shops and a short hallway to the southwest corner shop. The arcade entry foyer has double French doors with a fanlight, terrazzo floor with "Jones Bldg." inlaid in a diamond, and a groin-vaulted ceiling.

The public ballroom (35'x40') is at the north end of the second story. From a pair of French doors, three semi-circular steps lead down into the room (the reason the dining room below has a lower ceiling); blind round arches with mirrors flank the entry. This feature is repeated on the north side where an emergency exit door is also flanked with round mirrored blind arches. The detailing of the ballroom is similar to that of the first floor dining room with carved capitals on the posts and brown, grey, and black terrazzo flooring; the ceiling is not beamed, however, having instead only a simple cornice treatment. A private dining room is located in the center of the west wall, entered through a set of French doors. Flanking the dining room is a small warming kitchen on the south, which has a swinging door into the ballroom and a set of stairs down to the main kitchen, and two serving rooms on the north. The men's and women's restrooms are located in the northwest corner.

The upper stories have concrete floors; the standard hotel rooms open off a central "L" corridor. The rooms contain no architectural detailing other than their original metal-framed wood doors with transoms; some

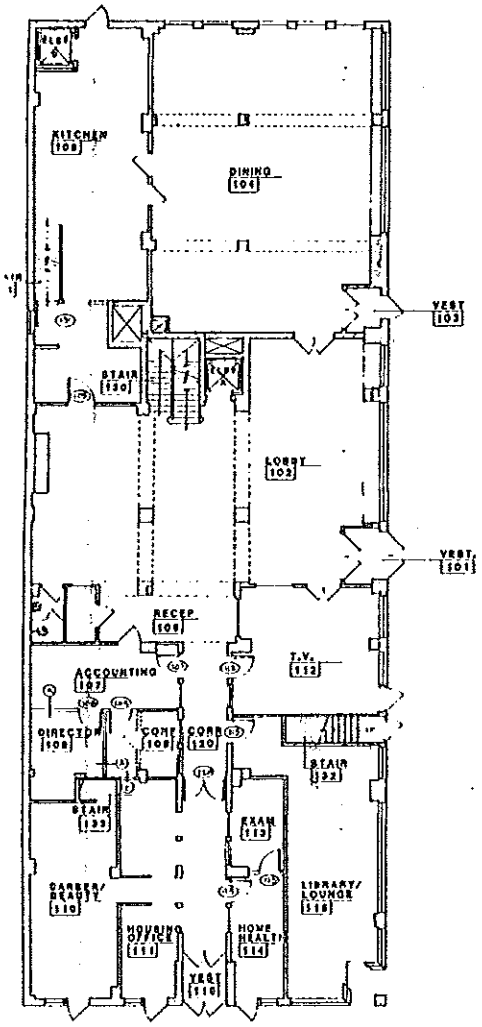
older surface mounted light fixtures, rate-card holders, and pant/tie racks are extant. Many of the rooms retain their original bathrooms with mosaic tile, wall hung sinks and claw foot tubs. Service and linen closets are located on each floor. Each floor retains its original glass fire hose closets connected to a central standpipe illustrating the hotel's claim of "modern fireproof construction."

The Tioga Inn has a full basement which originally housed the men's washroom, mechanical systems, main linen room, fully equipped laundry, cold storage rooms, employee restrooms, four sample rooms, coal room, trunk room, and shop storage space. The basement is currently used for mechanical systems and is largely empty.

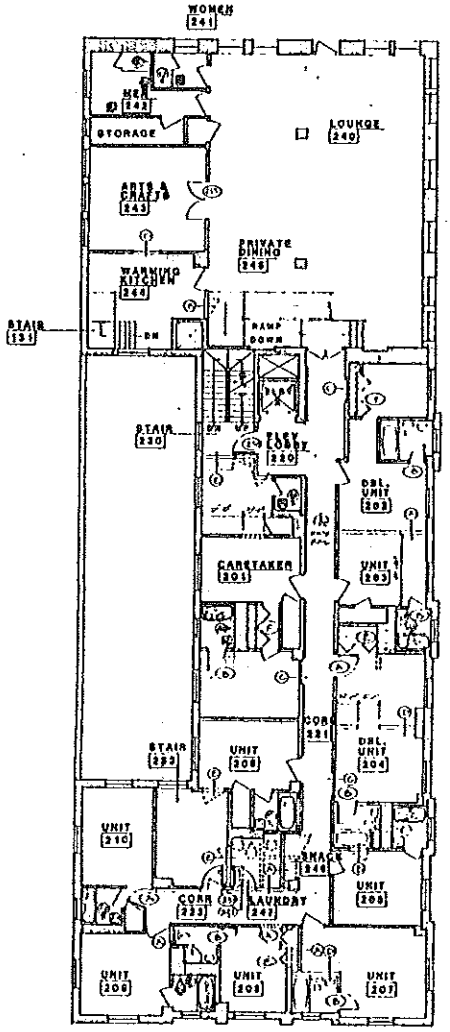
The hotel retains its structural and architectural integrity in both its exterior facades and its interior spaces.

Floor plans courtesy: Galpin, Ciaccio, Klick Associates
Minneapolis, Minnesota

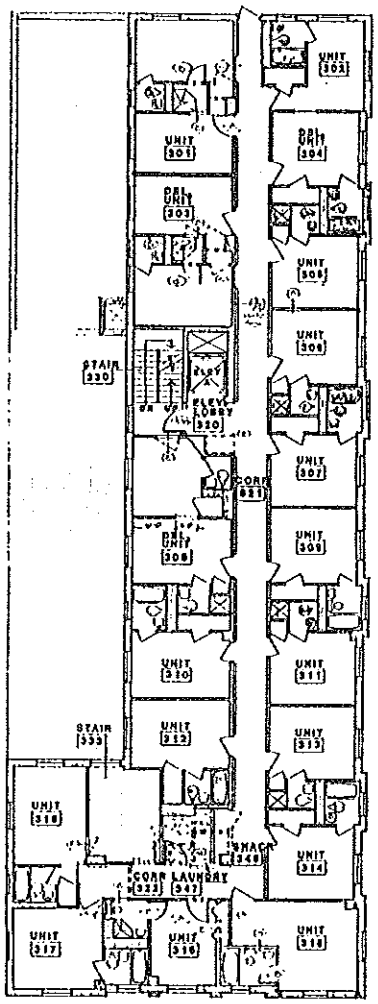
Proposed Rehabilitation



1st Floor



2nd Floor



3rd Floor
Floors 4 - 6 similar

N

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☐ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
Commerce	1929-1939	1929
Architecture	1929	

Cultural Affiliation: n/a

Significant Person: n/a

Architect/Builder: Pratt, John W.

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Tioga Hotel is significant under Criterion A for commerce as the anchor commercial building of downtown Chanute, contributing to the community as the focal point for lodging, conventions, and social events. The Tioga is additionally significant under Criterion C for architecture, typifying the modern commercial hotel movement as it is evidenced in the smaller communities of Kansas. Modestly Mediterranean Revival in influence, the Tioga is also a good representation of the work of John W. Pratt of Chanute. Pratt, who designed and constructed the Tioga, was responsible for several significant buildings in the region during this era, serving either as contractor or designer, or both. As the major hotel in the region, the Tioga's contribution to Chanute's commercial development extended into the mid-20th century, but the period of significance is listed as ending in 1939, the arbitrary fifty year cut-off date for historic significance.

Hotel Development

The beginning of the modern American hotel industry can be traced to the 1829 Boston hotel, the Tremont House, designed by Isaiah Rogers. Unlike earlier inns, which consisted of one or two rooms with three to ten beds and usually two guests per bed, the Tremont provided private rooms, trained hotel staff, French cuisine, bellboys, and many other "modern" amenities. The Tremont spurred a widespread development of similar hotels in American cities where, regardless of the fact that demand often fell short of supply, a fine, luxurious hotel was viewed as essential to the continued growth and success of a community. This initial hotel boom reached its peak between 1830 and 1850 in the East, and later in newly developing communities as settlement spread West. (1)

By the end of the nineteenth century, large city hotels had evolved into ultra-luxurious architectural derivations of the grand resort hotels and palaces of Europe. Examples of these resort hotels included the Waldorf-

☒ See continuation sheet

Astoria in New York, the Brown Palace in Denver, and the Palace in San Francisco. These hotels were characterized by their grand scale, and magnificent ornamentation including heavy gilding and lavish use of marble. In contrast, smaller communities usually had only various basic hotels, often one or two-story frame buildings of a rooming-house variety usually located near the railroad station. (2)

In his discussion of the development of the hotel industry, Gerald Lattin notes:

> At the turn of the century there were two new developments in the United States that were to influence twentieth-century hotel operation. First, as the country's economy expanded, the commercial traveler became increasingly prominent in the business world. As this group grew in number, there developed a corresponding increasing need for suitable hotel accommodations and conveniences to serve it. Second, improvements in transportation made travel easier and less expensive. In a society seemingly ever restless and eager to be on the move, such a development immediately led to a tremendous upsurge in the number of travelers. Once the middle class of American society could afford travel expenses, it became an entirely new segment of the traveling public. (3)

The 1908 Statler Hotel in Buffalo, New York, set the precedent for meeting the new demands of the traveling population in the form of the modern commercial hotel. Specialized services, now standard in the industry, were first introduced in this hotel including such conveniences as private baths, full length mirrors, fire doors, circulating ice water, and free newspapers. The Statler chain of hotels dominated the hotel world until the 1930s. The demand for a modern, convenient and service-oriented hotel within the budget of the average American had been met and was copied in a new wave of hotels built in large and small communities throughout the country. (4)

Following a decline during World War I, the construction of commercial hotels "reached an all time peak, both in numbers built and dollars expended" during the 1920s. (5) Room occupancy jumped from 72 percent in 1919 to 86 percent in 1920 so that hotel investment was very attractive. During this period the hotel, rather than government buildings or churches, became the measure by which a city judged itself and expected others to judge it. Commercial hotels were built as an expression of civic pride and to serve as the center of community activity.

In the small towns, the hotel became the embodiment of community growth--as if by some miracle the construction of a hotel would eventually lead to a thriving metropolis. (6) Hotel investment often came from within the community with a 75-125 room hotel the standard symbol of local pride and confidence in the future. The most common design of these hotels

consisted of a magnificent lobby space, a dining room/restaurant, a bar, and commercial storefronts on the ground floor. A grand ballroom was usually located on a second floor mezzanine with guest rooms on the remainder of the upper floors. The Tioga is a good representative of the early phase of the commercial hotel movement as it is evidenced in the smaller communities of the nation.

Describing commercial hotels of this period in a pictorial history of the United States published in 1926, Ralph Gabriel states:

> A hotel is much more than a place of temporary or even permanent residence. Developing along more public lines it has become almost a civic monument, a center of communal life. There great dinners are held, balls are given, many political organizations are housed and mass meetings called. There "society", and those who ape it, drink tea, and dance. In the course of this development it has become in a very real sense a town hall, a place in which the whole people feels an instinctive if irrational ownership. It is this public character that has made necessary the great monumental lobbies, the magnificent ballrooms, the capacious restaurants. (7)

By 1930 the commercial hotel movement came to an end. The Great Depression emptied hotel rooms and business dropped to an all time low. The overbuilding and lack of experience among enthusiastic hotel promoters and operators of the 1920s added to the disaster so that many financial experts thought the industry would never recover. Over 85 percent of the nation's hotels suffered serious financial difficulty during this decade with many of their properties being taken over by lending institutions. (8)

As outlined in the "Kansas State College Engineering Experiment Station Bulletin 83," the history of hotel development in Kansas basically followed the nationwide patterns. The first "hotel" in Kansas was likely an inn located near Fort Riley, which was frequented by soldiers during the Civil War. As the wild frontier became settled, a prosperous, orderly agricultural economy thrived and a rail network was constructed, providing an efficient transportation link between important centers. Kansas experienced rapid population growth, particularly in the many towns and small cities. This period, roughly between 1870 and 1900, also became the first of two major periods of development for the hotel industry in Kansas. (9)

The second period of hotel development came after World War I, as the role of automobile travel gained momentum in Kansas during the 1920s. Augmenting the established railroad travel industry, automobiles initially brought in more clients for small town hotels, both in the form of tourists and businessmen. But soon the automobile travel market would be largely absorbed by a new form of lodging, namely cabin camps, or what

would later be termed "motels." (10) The Tioga Inn was one such hotel which was built with motorists in mind, but which no doubt eventually suffered from motel competition, the Great Depression, and ultimately, a general decline in the importance of the downtown area.

In 1929, the last year of the hotel boom and the year the Tioga Inn was constructed, the Hotel Redbook, an official listing of American hotels, noted 42 hotels of 75 rooms or more in Kansas communities. Preliminary research from newspaper clippings in the state archives reveals that at least ten of these, most likely more, have been demolished. A number of them are also threatened with demolition or damage to original integrity. Appendix 1 contains a listing of the commercial hotels in the cities and towns of Kansas in 1929.

Commerce

The Tioga was constructed during a decade marked by technology changes and economic prosperity, both nationally and locally. However, this was by no means comprehensive. Chanute's growth peaked around 1920 with a population of 10,286 and with little growth thereafter, partially the result of a nationwide agricultural depression. But other aspects of the Chanute economy did prosper, taking advantage of new technologies and new markets. One of these new technologies which had a great impact upon the community was the automobile. (11)

During the 1920s the automobile became a commonplace thing, rapidly displacing horses and wagons as a prime source of transportation, while supplementing the railroad to a certain degree. The importance of the automobile is visible in the proliferation of early gasoline stations in the downtown Chanute area, several of which still survive. Another business sector to benefit was the local hotel industry, which sought to satisfy the needs of the many travelers from surrounding communities who now had easy access to an expanding Chanute retail trade. (12) The Tioga Inn is the prime local example of a response to this new kind of traveler.

As described in a local advertisement, the decade of the 1920s brought a number of significant changes to Chanute. Memorial Hall, a large civic structure housing governmental offices and a 2,000 seat auditorium was constructed. In 1929 an airport was built to attract new factories to the area. Major utility systems were expanded and improved. But perhaps the most noticeable change during this time was the six-story Tioga Inn, which was constructed in the middle of downtown, and to this day dominates the Chanute skyline.

The development of a major new hotel facility to boost commercial activity in Chanute was a important goal for many Chanute citizens and leaders even prior to the 1920s. With only older, small hotels in town Chanute needed

a larger, more modern "fireproof" facility to accommodate and attract overnight visitors. Town image as well as economic development were important for any town--and Chanute was no exception.

By 1921 preparations were underway to finance construction of a major new hotel in Chanute. Dr. L.D. Johnson, Chase W. Brown and N.S. Jones agreed to be trustees in a corporation which sold stock at $100 per share for the purpose of building the hotel. The $200,000 goal, however, was never reached and the subscription campaign was abandoned. During the next several years the Chanute Chamber of Commerce actively pursued the hotel idea, but initially without much success. (13)

In 1928, however, three Chanute citizens, brothers Milo T. and Hugh T. Jones and their cousin Neil S. Jones (all sons of two town founders), developed a new and promising proposal for a hotel, which would ultimately become the Tioga Inn. This proposal called for a $218,000 total investment, with $183,000 coming from the principal investors and the remaining $35,000 to be raised by the citizens of Chanute. A massive campaign was begun to raise the funds, with much help from the local press which promoted the virtues of such a hotel and emphasized that other towns had used a similar technique and were successful, even with much more funding required from the citizens. As one newspaper account stated: "The town which can get on the map as a good hotel town will reap returns." (14) It went on to claim that "motorists will be sure of accommodations here and will drive fifty to one hundred miles in order to reach this place for the night." The citizens did respond.

By March of 1928 the necessary funds had been raised, and after the existing one-story brick buildings were removed, work was ready to begin on the new hotel. Since the Joneses were in the building materials business, supplies were obtained at wholesale prices, greatly reducing the building's cost. (15) Local architect/engineer John W. Pratt was chosen as the project architect and John Sweet, president of Sweet Hotels, Inc., a chain of hotels in Missouri and Kansas, was contracted to operate the hotel upon its completion.

John Sweet was an important figure in the region's hotel industry, with eight hotels under his management in the bi-state area in 1929: the Capitol and Kansan Hotels in Topeka, KS; the Osage in Arkansas City, KS; the Savoy in Kansas City, MO; the Bothwell in Sedalia, MO; the Tiger in Columbia, MO; the Missouri in Jefferson City, MO; and now the Tioga Inn in Chanute. He was well known and respected for his efficient management and natural sense for providing hospitality. (16) Therefore, he played an important role in the ultimate quality and atmosphere of Chanute's hotel, including the task of choosing and purchasing furniture and equipment.

Sweet was also instrumental in naming the building. He originally hoped to call it "Jones Hotel," after the builders. The terrazzo floors in the east and south vestibules are even inscribed "Jones Bldg." However, the

Joneses objected, since they felt that sole credit for the building should not go to them. Sweet eventually decided on the name "Tioga Inn," which was one of the names suggested by several participants in an earlier public contest to name the hotel, sponsored by the Chanute Tribune. The word "Tioga" was a significant word in the community and an appropriate name for an important new hotel building. In Iroquois the word means "at the forks" or "open way." But more significant is the fact that "Tioga" was the name of one of four original platted villages which eventually merged and became the city of Chanute. (17)

On September 19, 1929 the Tioga Inn officially opened with much fanfare and publicity. The hotel was an important commercial boost to the community and was immediately a source of great pride. While the concentration of so many guests into the downtown area naturally provided a stimulus for commerce, the addition of several new retail and service businesses provided in the building also added to the local economy. Furthermore, the hotel's close proximity to the railroad depot probably encouraged visitors to stay in Chanute, providing economic gain for the hotel itself and the community at large.

Architecture

The Tioga is significant as a local representative of a type of hotel which was being constructed in smaller communities throughout the nation during the period between 1900 and 1930. Its layout, architectural design, and construction materials are typical of the hotels built in growing communities like Chanute. Safety, technology, and overall guest and employee convenience were the rule in the new Tioga. As with other commercial hotels, it originally featured "modern fireproof construction" consisting of concrete framing, ceramic block fire walls, firehose connections on each floor, fire extinguishers and even "complete fire fighting apparatus" in the roof-top elevator penthouse. (18) A completely modern kitchen contained such conveniences as gas ranges, an electric refrigeration system, a dish washing machine, an ice machine and even an electric egg boiling machine.

Every guest could enjoy an outside-facing room with transoms and air pipes for ventilation, a lavatory and toilet, and for two thirds of them, a bath tub or shower connecting to each room. The sixth floor was originally devoted to eight private suites, each with a living room, bedroom, hallway and bath. Guests were served by an dining room adjacent to the main lobby, both with elegant designs. Serving both hotel guests and the general public were a number of retail and service facilities, all accessible from either the street and/or the interior arcade connecting the lobby to the southern entrance. These originally included a drug store, barber shop, beauty shop, jewelry store, tailor shop, and a cigar, book and news stand. Banquets and social functions could be accommodated by the a large second floor room, complete with adjacent retiring rooms and special kitchen. (19)

The Tioga is the only remaining commercial hotel in Chanute that maintains its integrity and was the only hotel of its size built during the hotel boom of the 1920s. As the tallest building in the town, both now and when it was constructed, it has a monumental presence and has served for years as a major local architectural landmark. Many other hotels once existed in Chanute, but they were much smaller examples from the preceding hotel period. These included the Chester House, Tye Hotel, the City Hotel, the Manhattan Hotel (c. 1900), the Lindell Hotel (c. 1870s), Kuehner's Hotel Cafe (c. 1900), the Oriental Hotel, the Morrill Hotel, and the Hotel Denning (c. 1900). A brief windshield survey, however, has revealed that of these hotels, only the Lindell, Kuehner's, and Denning remain standing today. None is presently used for any hotel-related function.

The Tioga is an important remaining example of the work of John W. Pratt, a Chanute a civil engineer and contractor, who both designed and built the building. He has been described as Chanute's "master builder," having designed and/or built a number of the town's important structures, many of which are still standing. These include the R.N. Allen House (1904), the Graham-Wheeler Mercantile Building (1935), the Chanute High School (1914), the Roosevelt School (1920), the Masonic Temple (1899), the Model Laundry Building (1914-1915) and the city's first water works and sewer system in 1894 and 1895 (which he also designed). Before moving to Chanute in 1886, Pratt received training in civil engineering while working for the Monon railroad system. (20) The Tioga is the only known local attempt by Pratt at designing a large hotel, which with its elegant public spaces and unusual terra cotta cornice, makes a significant local architectural statement and reflects the natural artistic skill and imagination of a man with little formal architectural training. (21)

Endnotes

1. Lattin, p. 7.
2. Ibid., p. 8.
3. Ibid., p. 8.
4. Ibid., p. 9.
5. Ibid., p. 10.
6. Boorstin, p. 142.
7. Gabriel, p. 280.
8. Lundberg, p. 51.
9. Brenneman, p. 10.
10. Ibid., pp. 13-14.
11. Ibid., p. 42.
12. Ibid., p. 42.
13. "50 Years of History in Hotel," Chanute Tribune, March 14, 1978.
14. Clippings File, Chanute Hotels and Motels--Tioga. Chanute Public Library.
15. "50 Years of History in Hotel."
16. Topeka Capital, August 3, 1942.
17. Chanute Tribune, January 12, 1929.
18. "Chanute Skyline Raised by Modern 6-Story Hotel," Chanute Tribune, September 19, 1929.
19. Ibid.
20. Hosack, p. 48.
21. Ibid., p. 48.

CHRONOLOGY OF EVENTS
Tioga Inn

1929	The Tioga Inn officially opens after a construction period of six months.
1942	John Sweet, operator of the Tioga, dies and company management turns over to H.W. McCall.
1940s	Sometime after 1942 the Tioga is under the operation of the Albert Pick Hotel Chain.
1949	Boss Hotels takes over operation of the Tioga.
1970	Boss Hotels sells Tioga and furnishings to Tioga Hotel Co., Inc., owned by Virginia Jones, a relative of the original builders.
1970	Tioga Inn has a shoe shine parlor, a tavern in the basement, and a contract with the Santa Fe Railroad Co. to lodge trainmen.
1972	Virginia J. Jones sells capital stock to Tom and Vella Baughn.
1975	Baughns default and hotel ownership turns over to Jones heirs (Neosho Memorial Hospital).
1978	Jerry Phillips purchases and renovates hotel. Storefronts modernized/shingled pent roof overhang added. Hotel renamed "Continental Inn."
1984	Building purchased by Pennine Resources and renovated for use as offices and shops. Original name reinstated.
1988	Owners auction furnishings. Building purchased by the Westin Financial Group for rehabilitation and conversion into a Residential Assisted Living Facility for the elderly under the management of the Kensington Corporation.
1989	Original facade exposed and interior restoration and remodeling work begins.

APPENDIX 1

KANSAS HOTELS

1929 Redbook listings of hotels with ≥75 rooms

City	Population	Hotel Name	#Rooms	Code
Abilene	4,895	Forster	80	
Arkansas City	16.428	Osage	100	S
Atchison	17,600	Whitelaw	80	
Chanute	10,286	Tioga Inn	100	S
Coffeyville	20,000	Dale	110	
		Mecca	100	D
Concordia	5,750	Barons House	80	
Dodge City	7,500	Lora-Locke	125	NR
		O'Neal	90	
Eureka	4,500	Lyndon	75	
Fort Scott	12,000	Goodlander	100	D
Goodland	3,300	Watters	75	
Hoisington	2,960	Monon	100	
Hutchinson	26,700	Stamey	110	
Independence	12,000	Booth	104	NR
		Carl-Leon	85	
Iola	8,513	Kelley	145	D
Junction City	7,533	Bartell	104	
Lawrence	16,000	Eldridge	150	NR
Manhattan	10,467	Gillett	127	D
		Wareham	83	
Marysville	4,300	Pacific	100	
Ottawa	10,165	North American	80	
Parsons	16,028	Matthewson	100	D?
Pittsburg	19,500	Besse	150	
		Stilwell	100	NR
		Wick	75	
Salina	16,500	Clayton	75	D
		Lamer	160	D
		Warren	76	
Topeka	62,800	Capitol	78	S
		Colonial	75	
		Jayhawk	300	NR
		Kansan	300	S
		Reid	75	D
		Throop	125	D
Wichita	99,300	Broadview	208	
		Commodore Apartment	200	
		Eaton	132	NR
		Hamilton	75	D
		Lassen	350	NR
		McClellan	100	

APPENDIX 1, continued

KANSAS HOTELS

Codes:

S -Operated by Sweet Hotels, Inc.
D -Building demolished
NR -Listed on National Register of Historic Places as of 7/89

Sources: 1929 Hotel Red Book
Kansas State Historical Society Archives; miscellaneous hotel-related clippings
Kansas State Historical Society; personal interview with Martha Hagedorn-Krass, staff Architectural Historian

9. Major Bibliographical References

[XX] See continuation sheet

Previous documentation on file (NPS): n/a

- [ ] preliminary determination of individual listing (36 CFR 67) has been requested
- [ ] previously listed in the National Register
- [ ] previously determined eligible by the National Register
- [ ] designated a National Historic Landmark
- [ ] recorded by Historic American Buildings Survey # _____
- [ ] recorded by Historic American Engineering Record # _____

Primary location of additional data:

- [X] State historic preservation office
- [ ] Other State agency
- [ ] Federal agency
- [ ] Local government
- [ ] University
- [XX] Other

Specify repository:

Chanute Library
Kansas State Historical Society

10. Geographical Data

Acreage of property less than one acre

UTM References

	Zone	Easting	Northing		Zone	Easting	Northing
A	15	283621	4173300	B			
C				D			

[ ] See continuation sheet

Verbal Boundary Description

Lots Ten and Eleven, Block Twenty-Two, Town of New CHicago, now included in and forming a part of the City of Chanute, Neosho County, Kansas.

[ ] See continuation sheet

Boundary Justification

The boundary includes the entire city lots that have historically been associated with The Tioga Inn.

[ ] See continuation sheet

11. Form Prepared By

name/title Karen L. Kummer, Architectural Historian & Brian E. Kolde, Preservation Planner
organization The URBANA Group, Inc. date August, 1989
street & number P.O. Box 1028 (110 S. Race St.) telephone 217/344-7526
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*U.S.GPO:1988-0-223-918

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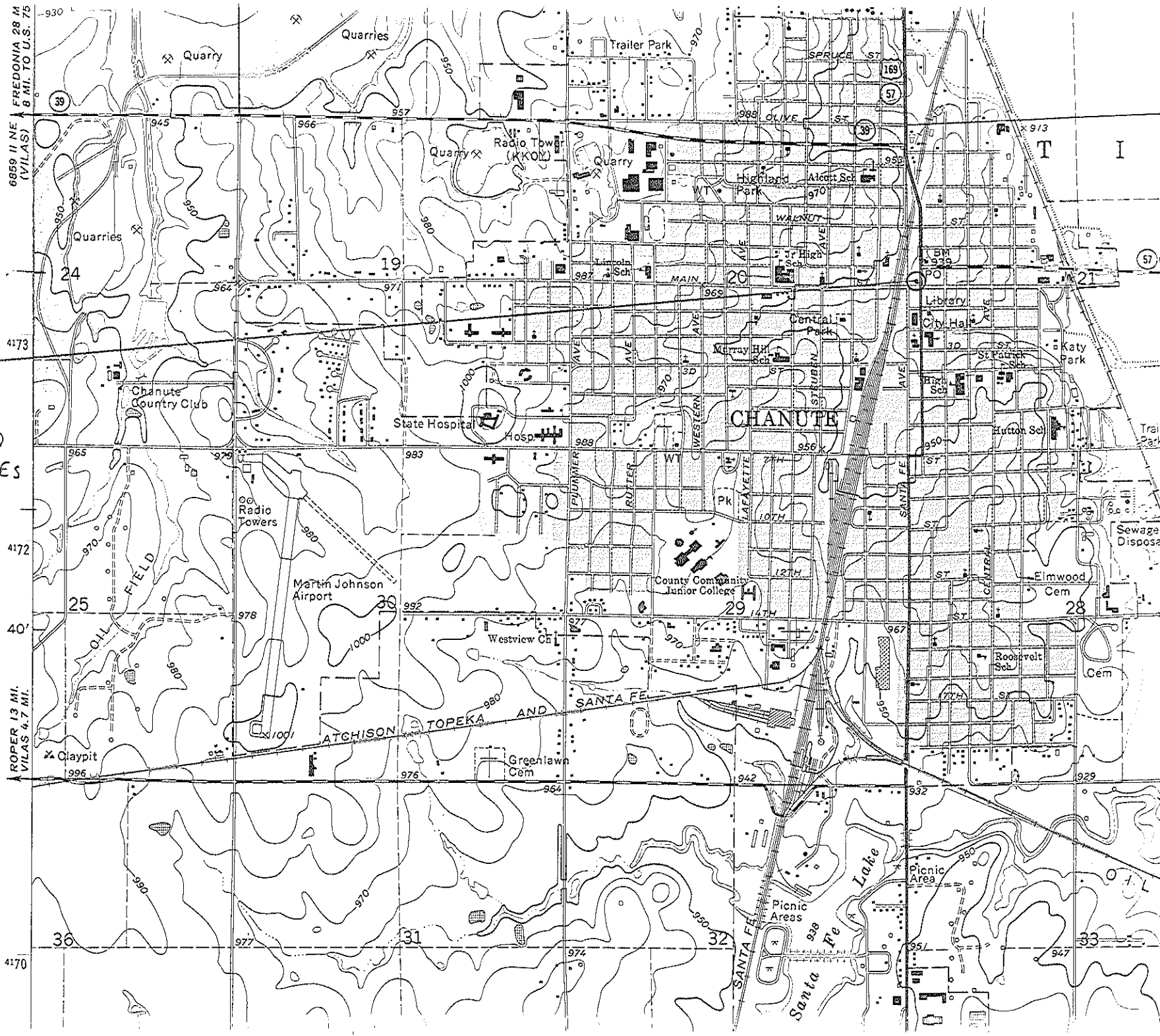
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