NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name PAXICO HISTORIC DISTRICT

other names/site number

2. Location

street & number 101-103, 105, 107, 109 NEWBURY STREET ☐ not for publication

city or town PAXICO ☐ vicinity

state KANSAS code KS county WABAUNSEE code 197 zip code 66526

3. State/Federal Agency Certification

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

Richard D Pankratz 9-22-98
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:)		

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)

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

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

Contributing	Noncontributing	
4		buildings
		sites
		structures
		objects
4		Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/TRADE: business; financial institution; warehouse

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE: business; financial institution; restaurant; specialty store

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN

OTHER: Folk Victorian

Materials
(Enter categories from instructions)

foundation Stone: limestone

walls Wood: weatherboard; Brick; Stone: limestone

roof Asphalt

other Metal: tin; cast iron

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

PAXICO HISTORIC DISTRICT
Name of Property

WABAUNSEE COUNTY, 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 listing.)

XXX **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.

XXX **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)

ARCHITECTURE
COMMERCE
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1887-1947

Significant Dates

1887,1907

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

BOYER BROTHERS, F. SCHILLING

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:

XXXX State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other

Name of repository:

KANSAS STATE HISTORICAL SOCIETY

10. Geographical Data

Acreage of Property LESS THAN 1 ACRE

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

	Zone	Easting	Northing
1	14	744980	4327700
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 DALE E. NIMZ, HISTORIC PRESERVATION CONSULTANT

organization for PAXICO MERCHANT'S ASSOCIATION date AUGUST 8, 1997

street & number P. O. BOX 156 telephone

city or town PAXICO state KS zip code 66526

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 STEVE AND KATHY HUND

street & number P. O. Box 156 telephone

city or town PAXICO state KANSAS zip code 66526

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

Narrative Description

The Paxico Historic District, Wabaunsee County, Kansas includes some of the most significant historic buildings in the town's small business district. Paxico is an example of the T-type railroad town popular in the late nineteenth century. The town was platted north of the Chicago, Rock Island, and Pacific Railroad line with two intersecting commercial streets (Newbury Avenue and Main Street) repeating the T-plan in the business district. The large two-story general store located at the south end of Newbury Avenue near the railroad tracks was an economic and architectural landmark in the town. As shown in historic photographs and maps, the business district had more buildings on Newbury and Main streets at the turn of the century. Since then, several commercial buildings burned, were demolished or replaced by modern structures. Therefore, the connected buildings of the historic district are significant examples of the architectural character during the period of significance.

The district includes four adjacent commercial buildings in a row on Newbury Avenue. The row consists of a two-story rectangular commercial block with a one-story rear wing and three one-story commercial blocks to the north. To the east on Main Street, a separate two-story commercial block (Mungerson Billiard Hall, 218 Main Street) also is associated with the district.

Bolton Brothers General Store, 101-103 Newbury
The old general store is the corner building in the row of commercial buildings. It is a rectangular two-story building with two main sections and an attached one-story rectangular block forming a third section to the north. The main south section has a one-story rear wing. Generally, the buildings are open with original partitions between the main sections. The first floor of the main section has two five-bay fronts with central recessed entrances. Storefronts flank an entrance leading to the second floor stair. The second floor has a five-bay front with a central entrance leading to a small ornamental porch flanked by two paired windows. The one-story block also has a five-bay front with a recessed entrance. The building is wood-frame construction with heavy main posts and intermediate studs covered with weatherboard. There is a stone foundation of coursed shaped stone blocks. A low rear-sloping roof is concealed behind a wood-frame parapet wall.

Across the entire front of the building, there is a broad wooden shed awning supported on eleven wooden posts. Ornamental sawn brackets accent the rectangular sign board panels which are crowned by circular ornaments centered in each panel. In the center of the rear wall, a square tower with a flat roof projects from the main block. Beside the tower, a long shed-roofed porch extends across the rear of both the two-and-one-story-blocks.

Each storefront is framed in wood with low horizontal bulkheads. The large fixed display windows have four lights in the main panels and two lights in the bays. There are two-light transoms over the main entrances and a single-light transom over the second floor entrance. On the second floor front, there are four paired 1/1 double-hung windows.

There are five 2/2 wooden double-hung windows and a single 1/1 window on the second floor to the south. Five windows on the second floor in the rear west wall have 4/4 sash. Also, there are five windows in the north wall. Two rectangular louvered vent openings in the side and rear walls ventilate the minimal attic space under the low-sloping roof. On the south side, there are six stone window wells with metal grate covers; each basement window has a single six-light sash.

The storefronts have paired glazed wooden entrance doors. The south pair of doors has two raised panels surmounted by a four-light glazed panel. The second floor entrance doors have a pattern of horizontal raised panels alternating with three small panels and an upper glazed panel. The north store entrance doors have square raised panels and a single large rectangular glazed panel. The third store entrance doors resemble the first with large wooden raised panels and four-light glazed panels. In the south wall of the main section, there are two side entrances. A small wooden door to the main section has three lower panels and an upper two-light glazed panel. A larger entrance to the rear wing has paired wooden doors with lower panels and upper two-light glazed panels. There is a rear entrance to the north section of the main block beside the stair tower. There is a rear entrance with a paneled wooden door to the tower. The building has brick chimneys in the side walls. Although the general store is relatively plain, the first floor awning, projecting second floor porch, and a narrow projecting eave cornice with a central pediment ornament the main block.

Interior

On the first floor, both sections of the old general store building are large unpartitioned rectangular rooms. Between the sections, there are openings in the partition wall in front of a chimney and the rear stairway. The locations of front and rear stairways are indicated by diagonal sheathing over the openings. Underneath the rear stairway, there is a basement entrance. A rear door in the northwest corner of the south section leads to the rear stair tower. In the south section, there is a wide opening in the partition wall between the main block and the rear wing. The north section has a central rear exit flanked by two windows.

Interior walls in the main storerooms are sheathed with horizontal tongue and grooved boards painted white. There is wooden tongue and grooved painted flooring. The storeroom ceilings are covered with long rectangular panels of painted corrugated metal. In the front, there are wooden display bulkheads sheathed with beaded boards in the window bays flanking the recessed central entrances. On the north wall of the north store section, there are six units of wooden shelves. Two units have been removed. A continuous molding ornaments the shelves units which butt against an interior chimney sheathed with wood. On the west side of the chimney, a passage door to the north has heavy ornamental beaded moldings with plain base blocks and head blocks embossed with a circular motif. There are ornamental metal floor registers for the heating system throughout the building. In the south section, head and side moldings are beaded with plain head blocks. There is no baseboard on the south wall. Wooden interior doors have four raised panels.

In the rear wing extending from the main south section, the walls are covered with horizontal wooden tongue and grooved boards painted white. The flooring is tongue and grooved boards with a dark stained finish. The ceiling is covered with pressed metal panels in a pattern of small ovals. Wooden moldings are plain with rounded edges.

There are both front and rear stairways to the second floor. The front stair leads directly to a landing with ornamental raised panels and square posts. A door to the front porch and doors to the rooms on the north and south open from the central hall. Two bedrooms in the northeast part of the building have been renovated with modern materials, reused moldings, and refinished flooring. In the rear, the northwest part and all the rooms on the south side have been gutted. Original lath and plaster walls and ceilings have been removed to expose the frame. The rear stair has vertical beaded wainscoting surmounted by ornamental molding, vertical paneling. Beneath the main sections of the old store building, there is a basement with a rear entrance.

105 Newbury
The attached one-story building to the north of the old general store was a storeroom, but is now a restaurant. There are three sections including a narrow rectangular front office in the southeast corner. This room has horizontal board sheathing on the south wall, a board ceiling, and a lath-and plaster partition wall with an original door and cased opening. The doorway has plain side moldings and an ornamental head molding with projecting hood. The bay to the south lights the office. The entrance door to the office has six ornamental carved raised panels with an upper glazed panel ornamented by projecting moldings. The office has tongue and grooved wooden flooring and wide ornamented baseboard. The rear office door has three horizontal raised panels with an upper glazed panel. A partition wall between the office and restaurant is surmounted by a skylight of modern wood-frame construction that extends over the restaurant section. There is a short hallway leading from the office to the rear section of the building.

Occupying the rest of the storeroom, a restaurant in the front has been partitioned by modern wood-frame and gypsum board walls. The building's central entrance opens to the restaurant with one bay window to the north. Original ornate hardware remains on the paired entrance doors. The display bulkhead is sheathed with tongue and grooved boards. Throughout the restaurant, there is a black and white square tile floor which extends behind the partition into the rear section of the original storeroom, The rear section has original wood flooring with horizontal board sheathing on the south, west, and north walls, and ceiling. Passage doors to the north and south sections have ornamental base blocks and head blocks and moldings with a curved profile. There is also a chamfered wood beam with a support post and diagonal bracing. The rear entrance door to this storeroom has four small raised panels and a upper glazed panel flanked by two rear 2/2 wooden double-hung windows.

Alterations
There is a concrete entrance slab under the awning extending from the storefronts. The original entrance flooring probably was wood. A row of three modern 2/2 wooden double-hung windows has been installed on the first floor in the center of the south wall. Sheathing around the side entrance to the main block has been replaced with plywood. The rear foundation wall of the southwest wing has been replaced with concrete block and a modern garage door installed as an entrance to the basement. The south chimney top has been replaced by a modern metal flue. An interior partition between the main southern store section and the rear wing (101 Newbury) is covered with pegboard and may be an alteration. In the north wall of the restaurant (105 Newbury), there is a modern opening leading to the adjacent building. Behind the office and restaurant, two modern restrooms have been enclosed against the south wall with wood-frame and gypsum partitons and ceiling.

Glotzbach Furniture and Undertaking, 107 Newbury
This is a one-story rectangular commercial building in a row of adjacent buildings. It has a five-bay front with a recessed central entrance flanked by display windows. The storefront has a cast-iron frame and an elaborate pressed metal eave cornice with a upper sign panel. The east front, south, and part of the rear west wall are constructed of wood frame and weatherboard. The north wall is constructed of coursed rubble and stone blocks. The building has a hipped roof covered with modern asphalt shingles. The front awning is constructed of bent corrugated metal sheets supported on metal pipe posts. The storefront has lower divided wooden panels with two-light rectangular display windows. Bay windows has a single light. Paired wooden entrance doors have four lower square raised panels and large upper glazed panels. The wide rear entrance has two large wooden glazed and paneled doors.

Interior
The building has two rooms, front and back. Display bulkheads flank the recessed central entrance. There is wooden tongue and grooved flooring and an ornamental pressed metal ceiling. The north wall is exposed rubble stone. The partition wall is wood frame covered with lath and plaster. One indication of the building's original use as a furniture storeroom and undertaking parlor is the wide rear entrance. The paired wooden doors have three raised panels and a glazed panel. The entrance is surmounted by divided rectangular overhead transoms and ornamented by elaborate rear door and window moldings with base and head blocks.

Alterations
There is a concrete entrance slab in front of the storefront. Storefront transoms have been covered. Original plaster has been removed from the south partition wall.

State Bank of Paxico, 109 Newbury
This is a one-story rectangular commercial building at the end of a row of adjacent buildings. It has a five-bay front with a recessed central entrance flanked by display windows. The storefront has a cast-iron frame and an elaborate pressed metal eave cornice with a upper sign panel. The storefront has a five-bay front with a recessed central entrance flanked by display windows. The south and rear west walls of the building are constructed of stone and the north wall is brick. Behind the raised front cornice and side parapet, there is a low hipped roof covered with asphalt roll roofing. The front awning is constructed of bent corrugated metal sheets supported on metal pipe posts. The main display windows in the storefront have two large rectangular lights with a single light in the bays. Paired wooden entrance doors have three lower raised panels with an upper glazed panels. An elaborate raised wooden pedimented cornice surmounts the entrance. There are two ornamental light fixtures mounted on posts flanking the band entrance.

Interior
A long narrow showroom has been partitioned in the south part of what was originally part of the bank building. This section has wooden tongue and grooved flooring and a pressed metal ceiling. The stone wall to the south has been covered with modern pressed metal and wood. There is a modern wood-frame and gypsum board partition wall to the north and a small rear showroom. The bank section has a front reception area with wooden tongue and grooved flooring and a pressed metal ceiling. The original bank safe remains in the corner of the partition wall against the north exterior wall.

Alterations
Overhead transoms have been covered. The brick north wall has been covered with stucco. A small square modern window has been inserted in the northeast corner of the brick wall. There is a rear concrete block addition. The interior of the bank section was remodeled ca. 1990 to house the Stockgrowers' Bank. This section has modern gypsum board walls, wood moldings, and wood counters. There is a rear section in the building that was not accessible.

Narrative Statement of Significance

Summary paragraph
The Paxico Commercial Historic District, Wabaunsee County, Kansas (1887-1907) is eligible for nomination to the National Register of Historic Places under criterion A in the areas of commerce and community development for its historical associations with the growth and development of Paxico and Wabaunsee County, Kansas. Including the town's oldest general store and bank, the businesses in this district served the surrounding agricultural trade area for decades. The period of significance dates from the establishment of Paxico and the construction of the first building in the district (Bolton Brothers General Store) in 1887 to 1947 (the fifty-year convention for National Register significance). Commercial buildings in the district retain a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

Paxico is a example of a rural market town established during the period of rural-agricultural dominance (1865-1900) in Kansas history. The town organization, physical plan, and building types are typical of towns developed as a result of the construction of a nineteenth-century regional railroad network. The Paxico district is significant for its historical associations with the distinctive German-American culture prominent in Wabaunsee County during the period of significance. In Paxico Catholic German-Americans were culturally dominant, but they interacted with Protestant German-Americans, Midwestern and African-American members of the community. The district also is significant under criterion C in the area of architecture as a well-preserved example of late nineteenth-century commercial architecture. In relation to other properties in Kansas, the buildings in this district form a significant entity that define the historic architectural character of Paxico's business district.

The district includes four adjacent commercial buildings with Folk Victorian ornamentation. The row on Newbury Avenue consists of a two-story rectangular commercial block with a one-story rear wing and three one-story commercial blocks to the north. Grouping the buildings in a row was intended to present a more impressive appearance for the Paxico commercial district. The building form, ornament, and materials are typical of small town commercial buildings during the period of significance. To the east on Main Street, a separate two-story commercial block (Mongerson Billiard Hall, 218 Main Street) is associated with the district. The old Bolton Brothers general store (101-103 Newbury) is the corner building in the row of commercial buildings. It is a rectangular two-story building with two main sections and an attached one-story rectangular block forming a third section to the north. Generally, the buildings are open with original partitions between the main sections. The attached one-story building (105 Newbury) to the north was a storeroom for the general store. Constructed at the same next to the storeroom, both the furniture and bank buildings have similar storefronts. The old Glotzbach Furniture and Undertaking (107 Newbury) and the old State Bank of Paxico (109 Newbury) are one-story rectangular commercial buildings. Each has a five-bay front with a recessed central entrance flanked by display windows. The storefronts have a cast-iron frame and an elaborate pressed metal eave cornice with a upper sign panel.

Chronology
Organized in 1855 as Richardson County, Kansas Territory, the county name was changed to Wabaunsee in 1859. Land in the northeastern quarter of the county was included in the Pottawatomie Indian reserve and was not open for European-American settlement until after 1869 when the Indian lands were exchanged for a smaller permanent reservation. The Newbury settlement was established in 1870 when Joseph Glotzbach bought land on the former Pottawatomie Indian reserve. As early newspaperman Matt Thomason commented, the opening of this reserve "marked a new era in the history of our county, the settlement of which had been retarded by reason of the best lands being reserved for the Indians." Describing the northern part of Wabaunsee County, another commentator noted in 1883 that, "the soil of the bottom lands along Mill Creek and its tributaries is exceptionally rich and fertile, as also is that of the Kansas Valley in the northern portion of the county."

Newbury was the earliest town in the vicinity of what is now Paxico and gave its name to the surrounding township when it was designated April 12, 1870. Later that month, the Newbury Town Company received a charter. The Santa Fe Railroad owned a half interest in the town company. Shareholders in the company expected that the railroad would build through the Mill Creek valley, but that did not happen. Newbury later lost the 1871 county seat election to Alma. While Newbury and Newbury Township developed more slowly in the 1870s than expected, religious and family ties encouraged the establishment of a distinctive German-American community. After a community meeting March 9, 1874, the German Catholic families in the area decided to build a small church, but religious services were intermittent until 1880 when the pastor from Alma began to offer Mass every two weeks in Newbury. The congregation purchased lots for a new church in 1882 and the cornerstone was laid for a new building June 13, 1884. The first resident pastor arrived October 2, 1887.

By the 1880s, Newbury had about 100 residents and shared an assortment of local businesses with the nearby village of Old Paxico. Located one mile south and one mile east of Newbury on the north bank of Mill Creek, that settlement grew from a flour mill constructed on the south bank of Mill Creek and a general store established by Mr. and Mrs. John Copp in 1879 on their farm on the north side of the creek. The Copps sold a parcel of land in October, 1878 to John Riederer and the Strowig brothers, William and Robert. Riederer, an experienced miller, was the father-in-law of Robert Strowig and helped the brothers establish the flour mill on Mill Creek. The mill, built of local limestone in 1879, became known as the Paxico Milling Company. After Robert Strowig finally closed the mill about 1912, the landmark building deteriorated. It was seriously damaged in the great 1951 flood and finally torn down in 1972. Other businesses and residences were built near the mill. Settlers organized a school district in 1876 and built a stone school house in 1880. In 1881 when a post office was established, the name Paxico was chosen reportedly in honor of an Indian who had lived on the north bank of Mill Creek until 1870.

When the Santa Fe Railroad decided to build a central route almost 70 miles south of Mill Creek in 1886, the company sold their right-of-way to the Chicago, Rock Island, and Pacific Railroad. In an election July 17, 1886, voters in Wabaunsee County approved the issuance of railroad construction bonds by a large margin. The Rock Island Railroad chose a route along Mill Creek between the two original settlements of Newbury and Old Paxico. Residents agreed to establish a new community named Paxico south of Newbury and northwest of the mill complex on Mill Creek. A site on the Gerhard and Regina Nuttman farm was platted as the permanent location. The Paxico Town Company was chartered December 30, 1886 by George F. Anderson (from St. Mary's, Kansas), C.D. Brownell, and Wesley S. Bolton. When the railroad was constructed through the valley in March, 1887, the old Paxico post office moved to the new site. Paxico could have grown even more if the junction of the Denver branch with the Herington line had been located there as originally planned. Instead, the junction was moved to the southwest where another small town of McFarland was established.

Businesses and many residents of Newbury and old Paxico moved to the new site. The post office was moved to Paxico May 14, 1887. The buildings in the historic district are located on lots 1-6 of the original town site. By 1888 Paxico had a full range of local businesses including a wagon and buggy repair shop, blacksmiths, three general stores, a drug store, meat market, a boot and shoe repair shop, a barber and two physicians. The town had a railroad depot and a grain elevator. As the first issue of the Paxico Courier boasted,

> no town has more glowing prospects for developing. We have a beautiful and healthy location, we're fortunate in richness of territory, and we enjoy a prosperous and energetic class of people. Our population is bound to increase with great rapidity. No one who locates here can make a mistake in doing so. We have a fine general store, a hotel, blacksmith shop and the depot is nearly completed. This is the time to make investments and open up businesses.

Paxico had two newspapers, but only for brief periods. The Courier operated from August 30, 1888 to September 1, 1889 when the newspaper was purchased and moved to Alma by Matt Thomson. Later, the Paxico Picayune was published from November, 1904 to February 24, 1905.

According to the 1894 Kansas State Gazatteer, the town of Paxico had a population of 175. There were three general stores, Bolton Brothers, Guth & Company, and M. Oehms. Other important businesses included the Paxico Lumber and Coal Company, Hotel Paxico, and the Paxico Roller Mills. The town also had John Nuttman's drugstore, Robert Russell's restaurant, Richard Simpson's meat market, P.P. McMahon's saloon, B.S. Dunbar Grain and Livestock and Tomson & Strowig Hardware. Craftsmen included Fred Frey, blacksmith, Louis Klien, carpenter and wagonmaker, William Martineke, harnessmaker, J.H. and H.J. Michaelis, carpenters, T.M. Wallace and A.C. Walls, stone masons. A panoramic view of the town's physical development at the turn of the century was recorded in a panoramic photograph published in Matt Thomason's 1901 Early History of Wabaunsee County.

Early German immigration established a primary cultural pattern in Wabaunsee County. Newbury township and Paxico were included in what J. Neale Carman called the "Great Wabaunsee German District." In 1895 the district covered the northern and western half of the county. Of the 1,380 residents in Newbury Township, 439 were foreign-born stock, that is, foreign-born parents and persons of foreign or mixed parentage (principally German). Foreign-language use in the district persisted until ca. 1918. By 1930 25% of the population in Newbury Township was of foreign white stock compared with 43% or more in adjacent Alma Township to the southwest, 40% in rural Kaw Township to the north, and 25% in Mill Creek Township to the south.

Combining the population of both Newbury and old Paxico along with the influence of the railroad produced a more diverse community that was reflected in the churches of new Paxico. Old Paxico was predominantly Protestant, Newbury was predominantly Catholic, and the African-Americans who came to Paxico as railroad workers established their own churches. Methodist, Lutheran, and two black churches, Baptist and Graves Chapel, A.M.E, were recorded in the 1902 Atlas of Wabaunsee County. The Lutheran church and both black congregations declined in membership by World War II. The most prominent congregation in Paxico was the United Methodist Church which was established April 26, 1887 and built a church that year. Churches and school were closely related. A public school district was organized in Paxico April 7, 1888 and a wooden school building constructed later that year. While the Catholic Church remained in Newbury, a Catholic school using the German language began in Paxico about 1890. Eventually, most of the students in the area attended the Catholic school rather than the public school. The consolidated school was made public with the Sisters of St. Benedict as teachers. A large stone school building was constructed in 1905. In the twentieth century, high school classes in Paxico were first held in September, 1909 and in 1922 a separate high school building was built. Area districts were consolidated in 1919.

After an earlier attempt to incorporate in 1908 failed, Paxico finally was organized as a city of the third class in 1914. The incorporation petition presented to Wabaunsee County Commissioners April 7 described the boundaries and noted that population of 350 exceeded the minimum 200 residents for a third class city. When compared to official statistics, this population appears exaggerated. Despite the filing of an opposition petition, the County Commissioners voted to schedule an election for mayor and city officers. After the election, the council passed their first ordinance to hold meetings monthly at the offices of the State Bank of Paxico. Later ordinances outlined the development of town services. Ordinance #25 authorized a contract for installing electric lines in Paxico. By December, 1921, it was no longer necessary to light the gasoline street lamps. A Fire department was organized in 1925 by Ordinance #35. This period in the early twentieth century was the height of the town's socioeconomic development. By 1914 the town had twenty-one businesses. As a railroad town, Paxico's economy was supported by the production of the rich valley farmlands and, in addition, the cattle business--the principal industry of Wabaunsee county.

According to population statistics published in the Biennial Reports of the Kansas State Board of Agriculture, the earliest separate listing for Paxico was recorded in 1903. The population was 198. Wabaunsee County had 12,391 residents. In 1905 Paxico had 224 residents; the county had 11,910. In 1910 Paxico had grown to 273; the county had 12,419. In 1915 Paxico had 224; the county 11,904. In 1920 Paxico had 276; the county 11,085. In 1925 the population of Paxico was 279; the county 10,710. During the 1920s, Paxico began to shrink and local historian Doug Hiegert commented "the depression only hurried the process. Many of the businesses closed down and some families moved." In 1930 Paxico had 237 residents; the county 10,244. In 1940 Paxico was 239; the county 9,523. After World War II, the population of Paxico and business activity continued to decline. In 1945 Paxico was 205; the county 8,057. In 1950 Paxico was 179; the county 7,357. After 1945 several of the town's commercial buildings were demolished or destroyed by fire.

Bolton Brothers General Store

This significant business in Paxico's history began with the organization of the town company by George F. Anderson. Anderson owned a store in Newbury and, when the railroad began construction through the Mill Creek Valley, he purchased Lots 1-3 in the original plat of New Paxico on the west side of the town near the railroad tracks. There he built a two-story general store building with an attached one-story section (see photo in Thomsen, 1901). Frank Schilling was awarded the contract for the masonry work on the new store in the spring of 1887. A July 22 report on Paxico in the Alma Enterprise mentioned that "Anderson & Co.'s new store is looming up." As the correspondent boasted,

> Our town now consists of two dry goods and grocery stores, one billiard hall, one hotel, one restaurant, two blacksmith and wagon shops, one shoe shop, one drug store, two good lumberyards, one carpenter shop and several large business houses are in course of erection. All this has been erected and established in three months. Is not our town booming?

By September 7, the Alma News described Paxico as "one of the many promising new towns springing up along the line of the Rock Island railroad." Anderson and Co. had moved into a building which they intended to occupy only until their "more spacious store room is completed." The partners in the enterprise, G.F. Anderson and C.L. Brownell of St. Mary's along with W.S. Bolton of Newbury, were described as "experienced merchants" with an extensive acquaintance in this part of Wabaunsee County. These men were also the proprietors of the new hotel to be opened in a few days by J.N. Bolton. The newspaper reported that,

> Messr. Boyer Bros. are the architects and builders of Anderson & Co's fine new store room. This building is 50 X 60 and two stories high. The upper story is finished up for private residences. The first story is thrown into one room, having a glass front of 50 feet and two entrances, and is light and airy, the ceiling being 13 feet in the clear, and all finished up with hard pine. Messrs. Boyer Bros. have a large lumber yard, carpenter shop, sheds, lime houses, and such permanent improvements as indicate their staying qualities.

Boyer Brothers also designed and built the hotel and the United Methodist church in Paxico.

As the Alma Enterprise described Paxico March 23, 1888, "almost every business absolutely necessary to the advantage of a growing young town is well represented here, and that too by a class of young, energetic business men." The writer described the Anderson & Co. building as two stories in height and divided into two departments, one for hardware and the other for dry goods, groceries, etc. "The building is heated throughout by pipes leading from a furnace in the basement, and we believe is the only business house thus furnished in the county."
William and Ida Bolton and his brother, Ben, actually operated the Anderson & Co. General Store. In 1892 the Anderson Company consisted of partners George and Louise Anderson, C.D. and Sarah Brownell, and W.S. and Louise Bolton. On March 2 the other partners sold the store to William Bolton; he operated the business as Bolton Brothers until October 9, 1900 when he sold to Charles J. Glotzbach. The Bolton brothers retired to farms they had purchased in the area.

The general store was known as C.J. Glotzbach and Sons. Twelve rooms above the store became the Glotzbach residence. "Downstairs the south section of the store contained dry goods and ready made clothes with a shoe room added on later; the middle section contained groceries and the business office, a raised platform in the middle of the store; the third section was a storeroom." C.J. Glotzbach died May 25, 1925. Of the nine children, four younger brothers, Ben, Carl, Isedor and Florian, maintained the operation. Over the years, the business offered dry goods, grocery, millinery, furniture, feed and seed, creamery, and coal sales. Coal storage bins were located east of the store on the north side of the railroad tracks and the Glotzbach Elevator was situated between these bins and the railroad depot. Members of the Glotzbach family operated the general store until 1960.
Glotzbach Furniture and Undertaking
In 1907 the Glotzbach family added a furniture display and undertaking business in a new storeroom constructed to the north of the original building. The business was widely known for its elaborately decorated horse-drawn hearse. Isedor Glotzbach served as undertaker. His first recorded burial was on July 15, 1905 and the last was in July, 1946. At that time when Isedor became too busy with other store responsibilities, he sold the undertaking business and it was moved to Alma, the Wabaunsee county seat.

State Bank of Paxico, 1907-1932.
North of the Glotzbach store, the State Bank of Paxico was established in 1907. Interest in a local bank was expressed one year before the bank actually opened for business. As the Alma Enterprise April 6, 1906 reported, "Doc Newman, the assistant postmaster at Topeka, was up Tuesday talking up a bank for Paxico. He thinks the town ought to have a bank of its own." Eventually, an informal meeting of Paxico businessmen called for a public meeting March 27, 1907 to receive information about the establishment of a state bank and to solicit subscriptions of stockholders. The bank was organized with $16,000 capital and the first directors chosen were Floyd L. Raymond, William Strowig, Tony Glotzbach, John H. Michaelis, John Hund, William Muckenthaler, and A.R. Strowig. The Enterprise commented March 29 that, "it would be hard to pick out a stronger directorate than these men in the county." The board of directors first requested bids April 26 for a two-story stone or brick building, 24 X 40, to located north of A.R. Strowig's building with "a front to match the Strowig front." Meanwhile, the bank opened in an existing building May 8th and $3,300 in deposits were received that evening. Plans for the new building were changed. The Enterprise May 17 reported that a structure of stone 40 feet long and one story high would be built south of the Strowig building. "C.J. Glotzbach will also build a store room 60 feet long at the same time and thus the vacant place between Glotzbach and Strowig's will be entirely filled. This will help the looks of things immensely." Local contractors Frank and George Schilling got the masonry contract for the bank and the Glotzbach building for $1,050. Beginning the work of "getting out the stone" early in June, they expected to complete the project by October 1st. In fact, the contractor did not begin construction until August 26.

By August 30, 1907, a statement for the Paxico State Bank published in the Enterprise certified that the bank's resources totaled more than $54,000. Bank stock was held by 57 persons, all residents of Wabaunsee County. Officers were William Muckenthaler, president, A.W. Strowig, vice-president, and A.R. Strowig, cashier. Late in November, C.J. Glotzbach opened the "new Furniture Room" and announced the move with an ad in the Enterprise November 29. Officers of the bank hoped to move into their new building by December 1, but that was delayed until December 30, 1907. The Enterprise commented that the new Paxico State Bank was one of the neatest and best arranged bank rooms in the county with ample room for customers, cashier, and a commodious private room in the rear for the directors. When the bank's annual meeting was held early in 1908, the same officers and board of directors were reelected.

A second Paxico bank was organized in 1919. The Enterprise reported October 17 in the "Paxico and vicinity" column that "the building east of the restaurant [on Main Street] is being moved this week and preparations are being made for the new bank." Later, the newspaper commented January 16, 1920 that "the new bank will open up soon in the old hardware building until their own building is completed. They have been waiting on their fixtures." When the Citizen's State Bank bought lot 8 where their building was constructed, O.W. Schwalm signed the deed as president with A.R. Strowig, the original cashier of the Paxico State Bank, as cashier of the new bank. Whatever local competition the new bank provided lasted only five years. As the Enterprise reported August 21, 1925, "A deal

in business circles that has been talked about for some time was finished last week when the State Bank of Paxico bought out the Citizens State Bank, the stockholders of both banks having approved the transaction. As soon as some of the minor details are completed, Paxico will have but one bank again." When the State Bank announced the completed transaction August 28, 1925, the officers were John Hund, president, A.B. Hesse, vice president, Joseph W. Hund, cashier, and Manuel Muckenthaler, assistant cashier. In addition to the officers, F.X. Muckenthaler and Moritz Hund also were directors.

During the Depression, "poor crops and slow notes" forced the closure of the State Bank on February 2, 1931. On February 6 the Enterprise commented, "although there had been more or less talk for several weeks, the Paxico community was considerably stunned Monday about 9 a.m. when a sign appeared on the door of the State Bank of Paxico announcing that it was closed by order of the State Bank Commissioners." The bank's most recent statement December 26, 1930 revealed that there was no cash to cover the legal reserve required. Interviewing local businessmen and farmers, the reporter was conciliatory in stating "no one was held to blame and all seemed to agree that it was due to the adverse business conditions and crop failures the past two years. Almost every one talked hopefully of the possibility of an early reorganization of the bank and the resumption of business." According to the report, Joe Hund the cashier "has made every effort to tide the bank over, but when the auditor finished his two weeks work Saturday, Joe had to give up." He said, "there is nothing to hide or cover up. I did my best. I hope it will be possible to reorganize and get the bank on its feet again." The impact of the bank's closing on the local community was suggested by the comment, "the working capital of nearly all the merchants and the spare money of most of the farmers is tied up in the bank, also the school money, and the church funds, and it is going to make it pretty hard sledding for everybody for awhile." Although the bank's receiver, T.J. Ryan, managed to collect most of the double liability owed on the capital stock, the bank's property, assets, and obligations eventually were auctioned on December 27, 1934. The nominal assets, consisting of about $25,000 in unpaid notes and $7,500 in judgements brought less than $1,000 at the auction.

As this chronology of the Paxico Commercial Historic District has shown, the row of buildings on Newbury Avenue represent the significant stages of growth and development in this Wabaunsee County community. Bolton Brothers General Store is associated with the construction of the Rock Island Railroad and the establishment of Paxico. The Glotzbach Furniture and Undertaking store building and the State Bank of Paxico demonstrate the growing population and prosperity of the period from 1905 to 1920. The beginning of recession and then economic collapse iis indicated by the consolidation of both local banks and finally by the failure of the State Bank in 1931 during the Great Depression. Recession, limited economic opportunity and better transportation all contributed to the decline of Paxico as a small market town serving the farmers of northern Wabaunsee County. Even in the prosperous years after 1945, the population and business of Paxico continued to decline. Although the Glotzbach family maintained the general store until 1960, the mix of goods in the store changed as more and more business was conducted in in larger towns such as Alma or Topeka.

The general store was sold in 1960 to Bob Hutley and his wife Marian Glotzbach, a cousin of the Glotzbach brothers. The Hutleys sold to Don and Edna Zeller in October, 1969. When Ed and Rita Meinhardt purchased the general store in 1975, they closed the dry goods department and moved their hardware business into the building. The Meinhardts sold the main store building to Refugio and Gertrude Garcia in 1985 who operated a grocery. After the bank was liquidated in the 1930s, the building was used as a meat market and tavern. a revival of commercial activity began. Steve and Kathy Hund purchased the north section of the Glotzbach store complex and established Mill Creek Antiques. They bought the old State Bank building in 1980 and later acquired the old general store to expand their antiques business.

Presently, the general store building is used appropriately for an antique sales and showroom. There is a small restaurant in the old storeroom. Since 1990, the old State Bank has been used as a branch of the Stockgrowers' Bank of nearby Maple Hill. The growth of commercial activity attracting customers from nearby Interstate Highway 70 has supported the current effort to nominate these commercial buildings to the National Register of Historic Places and promote Paxico as an interesting destination. While businesses in the proposed district serve the local community, their more important economic function is to attract travelers and visitors who enjoy antique shopping and the small country town atmosphere.

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Maps

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Historic photographs

"Bolton Brothers General Store," View of storefront from east (ca. 1895). Original in possession of Lawrence Hull, Topeka, Kansas.

Negatives of the following photographs are in the possession of Douglas Hiegert, Paxico, Kansas.

"Paxico. On the Rock Island, 1901," Panoramic view published in Thomason, Early History of Wabaunsee County.

"Bolton Bros. (Now C.J. Glotzbach's) Store, Paxico," View from southeast (ca. 1900). Published in Thomason, Early History.

"Glotzbach Brothers Grocery Store," Interior view (1921).

"Flooded Intersection of Newbury and Main, Paxico," (1935). Published in Lannan, "Paxico, Our Little Town."

Verbal Boundary Description

The nominated property stands on Lots 1-6, Block 1 in the Original Town plat of Paxico, Kansas. The property is bounded to the east by Newbury Street, to the south by First Street, to the west by an alley, and to the north by adjacent property lines.

Boundary Justification

The boundary includes the property that is historically associated with the historic district.

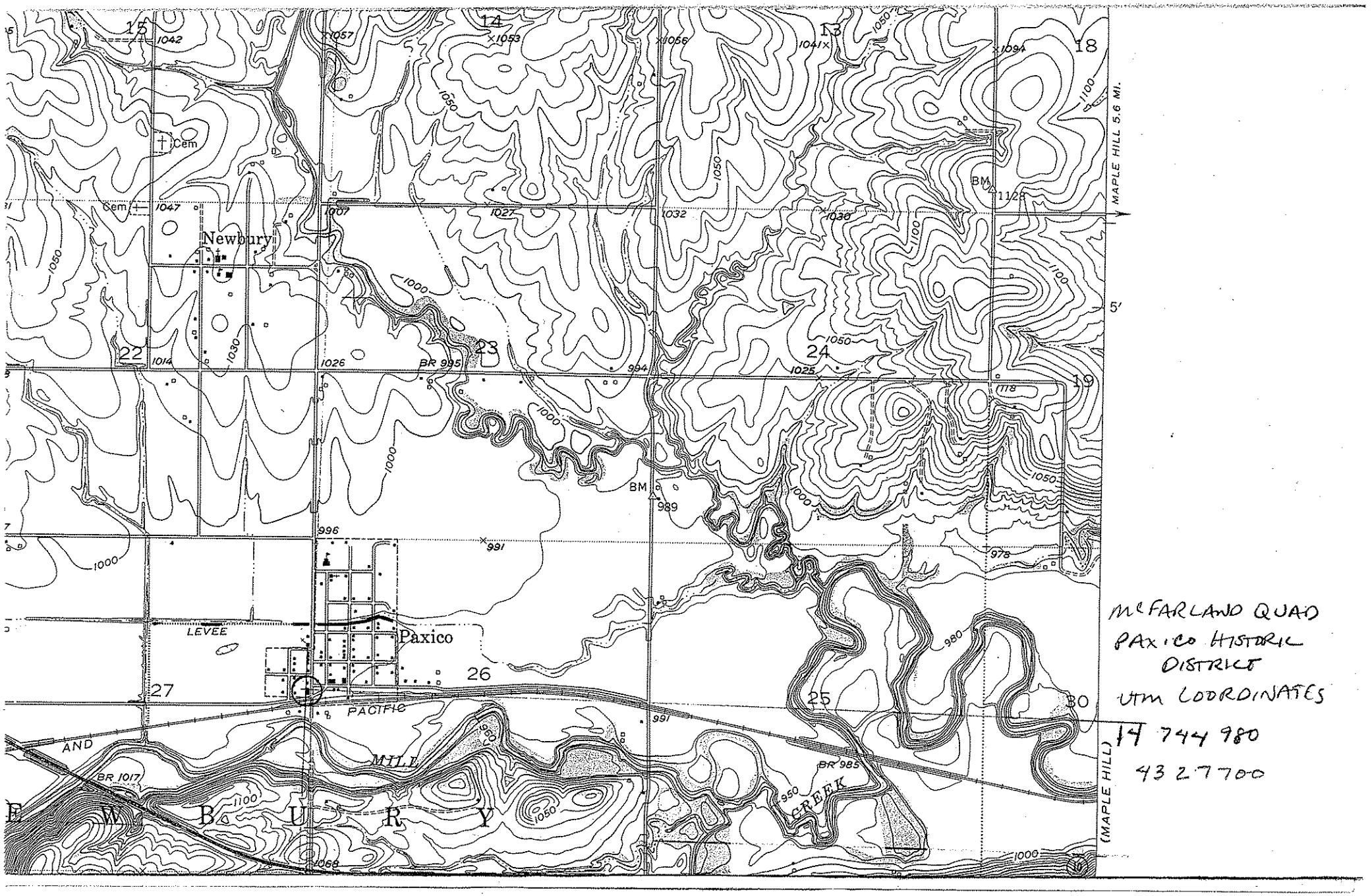
Form Prepared By

Dale E. Nimz, Historic Preservation Consultant
(Additional research and information provided by Joe Breitenstein, Douglas Hiebert, and Vida Lannan

(for) Paxico Merchants' Association August 8, 1997
P.O. Box 156
Paxico, KS 66526

Property Owner

Steve Hund, Jr. and Kathy Hund
P. O. Box 156
Paxico, Kansas 666526



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