

**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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

Historic name Cohn/Gardner-Hill & Company Store

Other names/site number KHRI# 045-3576

Name of related Multiple Property Listing N/A

## 2. Location

Street & number 714 Main Street

n/a
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 not for publication

City or town Eudora

n/a
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 vicinity

State Kansas Code KS County Douglas Code 045 Zip code 66025

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide X local Applicable National Register Criteria: X A \_\_\_ B X C \_\_\_ D

Signature of certifying official/Title Patrick Zollner, Deputy SHPO Date \_\_\_\_\_

Kansas State Historical Society  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

\_\_\_ entered in the National Register \_\_\_ determined eligible for the National Register

\_\_\_ determined not eligible for the National Register \_\_\_ removed from the National Register

\_\_\_ other (explain:) \_\_\_\_\_

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

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**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

**Category of Property**  
(Check only **one** box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

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

<u>Contributing</u>	<u>Noncontributing</u>	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>		<b>Total</b>

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

COMMERCE/TRADE: specialty store  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions.)

VACANT/NOT IN USE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

LATE VICTORIAN/Italianate  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions.)

foundation: STONE  
walls: WOOD, METAL, ASPHALT: sheathing  
roof: OTHER: Composition shingles, ASPHALT  
other: \_\_\_\_\_  
\_\_\_\_\_

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### Narrative Description

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(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources, if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

#### Summary

The Cohn/Gardner, Hill and Company store is a two-story wood-frame commercial building located on Main Street in the center of the downtown business district of Eudora, Kansas. The existing building (constructed c. 1860 and c. 1880) is significant in Kansas history as an example of a late nineteenth-century wood-frame two-part commercial block. Part of the existing building in the northwest section includes the wood-frame structure, sheathing, and some interior features of a smaller building dating from the Territorial period (1854-1861).

About 1880, the Cohn family sold to the Gardner, Hill & Company partnership (see significance statement). The new owners doubled the size of the structure with a two-story wood-frame section constructed to the south. Smaller rear additions were constructed during the late nineteenth century and early twentieth century. Since 1880, this double storefront building has housed a variety of commercial uses. Although the exterior ornamentation of the Cohn/Gardner, Hill and Company store has been altered, the building form and storefront pattern are typical of the Italianate commercial style. Because of its age, there are very few similar buildings surviving in Eudora and Douglas County. The building form, however, resembles many of the commercial buildings constructed in the late nineteenth century in the other Douglas County towns of Eudora, Lawrence, Lecompton, and Baldwin City.

The earliest store building is a rare example that illustrates significant characteristics of commercial buildings constructed during the early settlement of the Kansas Territory. That building had a front three-story section with a gable roof and a historic rear addition with a lower gable roof. Built for commercial use on the first floor with offices on the second floor, the front section also had a third-floor loft which served as an apartment for the original owners in the early years of its history. Buildings constructed for commercial use during the Territorial period ranged from crude log cabins used as both stores and residences to substantial brick and stone buildings that could have graced business districts in Eastern cities. Most commercial buildings in Kansas Territory were constructed for multiple purposes and were adapted as communities evolved and economic conditions changed. Because of economic and technological constraints during the period, most buildings, including commercial and public buildings, were residential in scale and basic form.<sup>1</sup> Overall, the existing structure with its double storefront and rectangular form dating from c. 1880 is significant since most wood-frame commercial buildings from this period have been altered or replaced. Alterations and additions to the present building illustrate its evolution and adaptation for different uses over the years.

Generally, additions and alterations to the Cohn-Gardner, Hill and Company occurred in five major periods that are documented in the statement of significance. First, the Cohn general store was erected between 1857 and 1860, with a rear addition constructed by 1873. In 1880 the Cohn family (who had moved to nearby Lawrence, Kansas) sold to Gardner, Hill and Company. Secondly, the Gardner and Hill families built a new section to the south, which created "the only double store in the city." That double storefront was shown in a historic photograph dated c. 1908. Gardner, Hill, and Company operated the business until 1909. New partners organized the Eudora Department Store, which operated until about 1946. These businessmen remodeled the storefront sometime between 1910 and c. 1920. In a fourth period beginning soon after World War II, different owners converted the building to a grocery store (Hy-Klas Grocery, c. 1946-1972). The grocery store continued until 1977. After the grocery, the fifth period of the building's use was its adaptation as an annex to the adjacent Coast-to-Coast hardware store. The hardware store continued through the 1990s. Broers Flowers and Stable Systems Solutions occupied the building from 2001 to c. 2008. Probably, the alterations to

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<sup>1</sup> Dale E. Nimz, "Kansas Vernacular Architecture, 1820-1900," Final draft National Register of Historic Places Multiple Property Document, prepared for the State Historic Preservation Office in recognition of the Kansas State Sesquicentennial (September 2011), 21.

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the first-floor storefront, covering the second-floor façade, interior renovations, and a rear stair entrance were constructed at different times after 1977.<sup>2</sup>

The Cohn store building was constructed during the early settlement of Eudora and helped define the location and massing of buildings in the business district. The earliest section of the existing building was constructed c. 1857-1860 with an addition constructed before 1873. This building (north half of the existing structure) was shown in the 1873 Atlas of Douglas County. Another rear addition was constructed sometime during the late nineteenth century. The south half of the existing structure was constructed in about 1880. This enlarged building was documented in the 1912 Sanborn map as well as in historic photographs (c. 1908, c. 1920). The store was built into a hillside so that the rear exit to the east is from the second floor. The building occupies most of the lot area, with a small parking area at the rear of the site adjacent to the alley.

### **Statement of architectural integrity**

Generally, the Cohn/Gardner, Hill and Company store building retains its integrity of location, setting, materials, feeling, and association. Over time, some of the building design, material, and workmanship have been altered. Although the first-floor storefront and some exterior and interior features have been altered, the building form and fenestration from the c. 1880 construction period remains. These features are deteriorated but relatively intact. Commercial building storefronts were often altered over time, but the elements of a traditional historic commercial storefront remain in this building. Although the interior has been altered, some significant historic features and finishes remain. Considering its age and evolution, the building has fair architectural integrity. The building is a significant example of the earliest permanent commercial buildings in downtown Eudora.

Significant architectural features that remain are:

- 1) Building form-rectangular two-part commercial block with a double storefront and rear additions (c. 1880)
- 2) Storefront fenestration—second-floor window openings and most sashes remain (c. 1910 or earlier)
- 3) Storefront sheathing-wooden weatherboard at the eave (c. 1910 or earlier), ornamental pressed metal sheathing on second story, also southwest corner (c. 1910)
- 4) Storefront-two central cast iron pillars (c. 1880)
- 5) Roof-north gable roofs (c. 1860, c. 1870), south flat roof and parapet (c. 1880)
- 6) South façade sheathing-wooden weatherboard (c. 1880)
- 7) Southeast smooth-cut stone addition (c. 1900)
- 8) Interior framing, north section with addition (c. 1860, c. 1870); interior framing, south section (c. 1880)
- 9) Interior rough sheathing, north section with addition (c. 1860, c. 1870; rough interior sheathing, south section (c. 1880).
- 10) North section-a few ceiling boards from the original structure remain on the second floor (c. 1860)

### **Building chronology**

The original (north) section of this building may have been constructed as early as 1857 but probably was completed by 1860. The first rear addition to this section was constructed by 1873. Another rear addition was constructed between 1912 and c. 1946. A small addition to shelter a rear stair entrance was constructed possibly after 1946. The south section was constructed in about 1880. A rear addition was constructed by 1912. A small rear stairway cover was constructed c. 2000.

The main historical features that survive date from before c. 1908. By c. 1920, the original third story west façade was covered, and pressed metal sheathing was installed on the second story of the west facade. Six-light windows in the upper façade of the north section were replaced by four-light double-hung windows. This

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<sup>2</sup> The earliest building permits available for the city of Eudora began in 1996. In 2008, there was a permit issued Mr. and Mrs. Russell (Stable Systems Solutions) for interior remodeling. In 2019, the present owner had the second-floor façade uncovered.

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façade remained through at least c. 1955. During this period, a wood awning (c. 1908) was replaced by a roll-up cloth awning, and the original storefront transoms were covered.

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## **Elaboration**

### Setting

The Cohn/Gardner, Hill, and Company Store stands in the seven hundred block of Main Street in downtown Eudora, Kansas. The building is located in the center of a three-block business district. 714 Main is located on the east side of the street and faces west. The form is that of a traditional rectangular commercial building with a storefront abutting the public sidewalk and the building front aligned with adjacent buildings on the street.

### Exterior

The Cohn/Gardner, Hill and Company building is a two-story rectangular wood-frame and weatherboard building standing on a native stone foundation. Because the building is built into a hill, there is a taller stone foundation wall to the north and east. The north half has two sections with different gable roofs and a rear shed addition. These have composition shingle roofing. The two-story south section has a flat roof with parapet and asphalt built-up roofing. There is a one-story stone rear addition with a flat roof that covers a rear stair to the first floor of the south section.

### West (Front) Elevation

In the west elevation, the first-floor storefront has two historic cast-iron posts flanking the central recessed entry. In the north section of the second-floor façade, there are three window openings with deteriorated 4/4-light double-hung sash in the north and south openings. Historic photographs show that the original west façade (c. 1860) had six-light windows lighting both the second floor and the third-floor loft. Framing for these openings remains on the interior, but the openings were covered by sheathing in the c. 1880 construction. Presently, these openings are covered with polyester building wrap. In the south section of the west elevation, there are four 4/4 double-hung windows. The second-floor facade is clad with deteriorated ornamental pressed metal sheathing, which continues around the north and south corners. The north section gable end is clad with wooden weatherboard. Weatherboard and windows in the west elevation appear to date from the c.1880 construction period, and the pressed metal sheathing appears to date from the c. 1910-1920 construction period.

### West Elevation-Alterations

The first-floor storefront has been extensively altered since c. 1980. There are brick bulkheads surmounted with concrete block caps. The storefront has seven wood-frame bays with three large display windows flanking a recessed central entrance with sidelights. The entrance door has a wooden frame and a large glazed panel.

### North Elevation

The north elevation of the store building has three main sections, including the three-story original block (c. 1860), a lower addition with a gable roof (c. 1873), and a rear addition with a shed roof (c. 1910 construction date, possibly earlier).

### North Elevation-Alterations

Although most of the weatherboard (c. 1880) appears to remain on the north elevation, it has been covered with asphalt roll sheathing. Two lower window openings on the first-floor north façade were covered up by the construction of the adjacent building at 710 Main Street (after c. 1920). These openings are infilled with tile block. Three second-floor window openings to the north are infilled with wood framing and covered with wood siding. The north wall of the second rear addition (c. 1900) is covered with vertical corrugated metal sheathing.

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### East Elevation

The east elevation has a central rear entrance with a wood rolling door to the north section of the building. An adjacent stair entrance is housed by a small shed addition. The exterior wall of this section is covered with vertical corrugated metal sheathing and asphalt roll sheathing. The east elevation of the south two-story section has one lower window with a four-light sash and a higher window opening which has been covered. The east elevation of the south section has a lower one-story addition constructed of native stone laid in an ashlar pattern. This addition has a low roof sloping to the south. There are two window openings with smooth-cut stone lintels which have been covered.

### East Elevation-Alterations

The rear entrance at the corner of the north section has a synthetic door. To the south, there is a contemporary wood-frame entry with a gable roof. This shelters the south rear stairway with a synthetic door. Both rear entrances lead to a concrete parking pad.

### South Elevation

Most of the south elevation is obscured by the adjacent building at 720 Main Street.

### South Elevation-Alterations

This elevation has wood weatherboard, which has been covered with asphalt roll sheathing and battens. The south elevation has two first-floor window openings that have been covered up. Four second-floor window openings in the south facade have been covered.

### Interior

Some of the building interior has been altered, with most partitions, ceilings, and wall finishes removed. This has exposed earlier framing and the remnants of some historic finishes.

### First floor

Parts of the north section have been altered and most of the suspended ceiling has been removed to expose the native lumber joists in the original northwest block. These are logs rough-sawn or split in half with the flat face supporting the upper flooring and the half-round logs now visible. Some short remaining pieces of the historic board ceiling remain along the edge of the north wall. The north exterior wall sheathing has been removed, exposing wood framing. Towards the rear of the original north wall, there is a wide two-bay opening in the stone foundation wall of the north façade. The west bay of this opening has three steps. This may have been a loading door before the adjacent tile block building was constructed. Presently, the opening is infilled with wood framing and covered with exterior sheathing.

The south section has also been altered and the front part of the first-floor south section has an intact wood ceiling above the remnants of a contemporary suspended ceiling. Exposed lath remains on the south wall of the south section. Some remnants of lath and plaster remain on the wall in the rear of the south section.

### Alterations-first floor

Between the north and south sections, there is a wood-frame glazed foyer with doors opening to both sections. This appears to date from the 1980s or later. The north section has carpeting on the floor in the front and tile flooring in the rear. The north section has a contemporary wood-frame wall set inside the stone foundation and exterior wall. There is metal stud framing in the rear of the north section. A contemporary bathroom has been constructed behind this framing. Several contemporary wood posts stand between the north and south sections. The south section has carpeting on the floor. In the rear of the south section, a massive built-up post and beam frame has been constructed in the north partition wall for structural reinforcement. There is a rear stairway between the two sections. The rear wall of the south section has contemporary gypsum wallboard and a contemporary synthetic door leading to another rear wooden stairway to the south.

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### Second floor

Some materials have been removed from the north section. However, significant interior materials remain from the Territorial period. There is vertical board sheathing on the north and south interior walls. Floor joists and some flooring from the original third floor loft remain in the front of the north sections. The second story of this section has 1X10 wood flooring. The south side of what is now a partition wall between the north section (c. 1860) and south section (c. 1880) is clad with very wide boards of rough-sawn native lumber. The rear of the northwest section has a partition wall clad with exterior wood weatherboard [This was an exterior wall of the original structure.] The north rear addition is wood balloon-frame construction with exterior board sheathing and wood flooring. The second rear addition has lighter horizontal board framing with exterior board sheathing and wood flooring.

A small hallway divides the front of the north and south sections. The wood framing and remnants of interior finishes have been exposed in the south portion. The second floor of the south section has twelve-foot high ceilings. The front part of the south section has board interior sheathing, and the rear section has lath remaining from lath and plaster interior walls. The south section has 1X8 wood flooring.

### Summary-Alterations

Major alterations to the building at 714 Main Street include the first-floor storefront, the installation of asphalt sheeting on the north, south, and east facades, and the covering of windows in the west, north, south, and east facades. The main interior alteration is the removal of interior wall sheathing (there is evidence of lath and plaster wall covering in several locations). Also, most of the ceilings have been removed, exposing earlier historical ceiling material in the front sections of the building. Some sections of historic interior partition walls have been removed.

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

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

**Criteria Considerations**

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

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

COMMERCE

ARCHITECTURE

**Period of Significance**

c. 1860- c. 1955

**Significant Dates**

1880, 1909, 1911, c. 1946

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation**

**Architect/Builder**

Unknown (possibly Asher L. Conn)

Aaron Hill, Penelope Gardner

**Period of Significance (justification)**

The beginning of the period of significance is defined by the construction date of the original store building (c. 1860) and continues through the 1946. The original building reflects the owners Asher and Sarah Cohn from 1857-1879. The south half of the building was then added in c 1880 for the Gardner Hill Department Store, that lasted until 1909. The third important business was the Eudora Department Store, which stayed in the building until 1946, added the sheet metal façade. The period ends circa 1955 because the historic building materials and physical integrity relate to this period.<sup>3</sup>

**Criteria Considerations (justification)**

<sup>3</sup> For most of its history, the building was a store that offered a wide range of goods including groceries. This use ended in 1977 when the Market Basket store moved out and the building was converted into an annex for the adjacent hardware store.



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### Narrative Statement of Significance

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(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

#### Summary

The Cohn/Gardner-Hill Store Building is being nominated to the National Register of Historic Places as a rare surviving example of an early building representative of the commercial buildings constructed in downtown Eudora, Kansas in the mid and late nineteenth century. It is significant under Criteria A and C in the areas of Commerce and Architecture. Although named for its most prominent owners, the building has been enlarged throughout its long history and adapted to house a succession of commercial businesses. Significant for the continued occupation as a commercial building and territorial era structure, the period of significance extends from the building's construction c. 1860 to c. 1955 because the remaining historic building materials and physical integrity relate to this period. Although the storefront and some exterior and interior features have been altered, the building form (c. 1880) is relatively intact and some historic features and finishes remain. Considering its age and evolution, the building overall has fair architectural integrity.

The earliest section of the Cohn store building is associated with the "Settling Kansas Territory, 1854-1861" historic context documented in the draft National Register Multiple Property Document, "Kansas Vernacular Architecture, 1820-1900."<sup>4</sup> The history of the Cohn/Gardner-Hill Store Building can be interpreted in four main periods: Cohn general store (c. 1857-1879), Gardner, Hill & Company (1880-1909), Eudora Department Store (1909-1946), and Hy-Klas Grocery (c. 1946-1972). The grocery continued as the Market Basket from 1972 until 1977.

The Cohn/Gardner, Hill and Company Store is associated with the historic social and economic development of Eudora and Douglas County. Cultural geographer James Shortridge, in Peopling the Plains: Who Settled Where in Frontier Kansas, explained that, because of its central location, Kansas received settlers from the four major regional sub-cultures that geographers have identified in the eastern United States—Northern, North Midland, South Midland, and Lower Southern. In fact, people born in Ohio, Indiana, and Illinois eventually dominated migration to Kansas, but Yankees, Southerners, Germans, and other ethnic groups became important contributors to the state's population. Shortridge concluded that the 1865 state census was the best enumeration of the "first effective" settlers, those most likely to have permanently molded the Kansas landscape.<sup>5</sup>

Moreover, the Cohn store is associated with an under-recognized sub-group of the German emigration: German-speaking Jews from Chicago who helped build commerce and towns in early Kansas. The Gardner, Hill and Company store is associated with another sub-group of the Lower Southern sub-culture: Quakers from North Carolina who chose to emigrate from the South because of their non-violent values and aversion to owning slaves.

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<sup>4</sup> Dale E. Nimz "Kansas Vernacular Architecture, 1820-1900," draft National Register of Historic Places Multiple Property Document, prepared for the State Historic Preservation Office in recognition of the Kansas State Sesquicentennial (2011). The NRMPD was based on a survey which attempted to document all extant pre-statehood buildings constructed through 1861. The time period for the NRMPD is broader to allow for future addition of historic contexts covering associated, but later, vernacular architecture. For the initial context, the term "vernacular" applies to practically all buildings constructed in Kansas through 1861. For later historic contexts outlined within this NRMPD the term, "vernacular architecture" will be defined as "non-architect designed buildings that are constructed of locally available resources to address local needs and may reflect the environmental, cultural, and historic context of its location," H-1.

<sup>5</sup> Shortridge, "Peopling the Plains," (Lawrence, KS: University Press of Kansas, 1995, 3-4.

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## Elaboration

In 1855 the pro-slavery territorial legislature established Douglas County. Later in 1857, Lecompton, a pro-slavery settlement in the northwest part of the county, became the first county seat. When free-state settlers gained control of the legislature, one of the first bills considered was a charter for Lawrence, which was approved on February 11, 1858.<sup>6</sup> From a settlement of approximately four hundred residents in 1855, Lawrence grew to be a town of 1,645 by the territorial census of 1860. Lawrence was larger than the neighboring settlement of Eudora in 1860, but the town remained smaller than the other major towns in the region. Kansas City had a population of 4,418 residents, and Leavenworth was the largest city in the Kansas Territory, with a population of 7,400.

Quantrill's raid on August 21, 1863, was the most dramatic event of the settlement period. The raider killed approximately two hundred men and burned most of the buildings in the central part of Lawrence. Rebuilding the town after the raid, the completion of a railroad branch to Lawrence in 1864 along the north side of the Kansas River and the end of the Civil War contributed to a notable but short-lived boom. An influx of settlers increased the town's population to 8,320 residents by 1870. Most of this increase occurred in the last five years of the decade. After 1873, Lawrence never experienced such a surge in growth until after 1945.<sup>7</sup> After this "city-building period," some early merchants of Eudora, including Asher Cohn, moved to Lawrence seeking better business opportunities.

### Eudora

According to William G. Cutler's History of Kansas, "early in the summer of 1856, an association, composed of prominent Germans, was organized in Chicago, Ill., under the name of the *Neuer Ansiedlungs Verein*, with the prime object of making a settlement at some point in the great West."<sup>8</sup> Beginning with fifty members, the association grew rapidly until it had over six hundred stockholders. In March 1857, the association appointed a location committee, H. Heimann, F. Barteldes, and C. Schleifer, to go west and find a location for a townsite. After looking through parts of Missouri and Kansas Territory, they chose the present site of Eudora. The committee bought eight hundred acres from the Shawnee Indians through Pascal Fish, their chief, who as to receive every alternate lot. The site was surveyed and named "Eudora" in honor of the chief's daughter.<sup>9</sup>

After the members of the committee returned to Chicago, the association elected sixteen members, who represented different trades and professions with P. Hartig as the leader, to colonize the place. Seven other members came to Kansas with the party. They left Chicago on April 11, 1857 and arrived at the Eudora townsite on April 18, 1857, and began erecting log buildings and making other improvements. Pascal Fish built the first house on the townsite of hewn logs with a thatched straw roof before the territory was opened to European-American settlement. It was used as a boarding house known as the "Fish House." The first building constructed by the German colony was a one-story log cabin, eighteen by twenty feet, which was used for a while by all the members. During the summer of 1857, Abraham Summerfield established the first store on the townsite. In May 1857, the association sent C. Durr to St. Louis, where he purchased machinery for a circular sawmill and cornmill. The machinery arrived at Eudora later in May, and Durr began operating the mill in the summer of 1857. In 1860, Mr. Durr purchased the mill from the town company and operated it

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<sup>6</sup> David Dary, Lawrence Douglas County Kansas: An Informal History ed. Steve Jansen (Lawrence, KS: Allen Books, 1982), 43; Richard Cordley, A History of Lawrence, Kansas (Lawrence, KS: E.F. Caldwell, 1895), 159.

<sup>7</sup> Horizon 2020 Preservation Plan Element "Historic Overview," (Lawrence, KS: Lawrence/Douglas County Planning), 4-10.

<sup>8</sup> Cutler, History of Kansas, Douglas County, Part 32. (Chicago, IL: A.T. Andreas, 1883). Accessed 1/24/2020 at [www.kancoll.org/books/cutler/douglas/douglas-co-p32.html#EUDORA](http://www.kancoll.org/books/cutler/douglas/douglas-co-p32.html#EUDORA).

<sup>9</sup> Cutler, History of Kansas, Douglas County, Part 32.

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until 1870. He and Leo Vitt built a steam flouring mill in Eudora in 1862, and Durr continued that business until after 1883.<sup>10</sup>

A post office was established at Eudora in the summer of 1857, and Abraham Summerfield was appointed the first postmaster. Eudora was incorporated as a city, under Territorial laws, on February 8, 1859. By 1869, the town was divided into two wards with three councilmen elected from each ward. To secure the title to their land, the association authorized L.W. Pfeif and C. Durr to purchase the site from Pascal Fish for \$110,000 on February 17, 1860, and the sale was recorded on May 7, 1860.<sup>11</sup>

Asher Cohn, one of Eudora's original settlers and a prominent member of the German Jewish community, had the earliest section of the existing wood-frame commercial structure built for a store building. Based on physical and limited historical evidence, it appears that the earliest section was constructed between 1857 and 1860. A more precise construction date is difficult to determine because the Douglas County tax records prior to 1863 were destroyed during Quantrill's raid on Lawrence, the county seat, on August 21, 1863. If so, the structure at 714 Main is the oldest surviving building in downtown Eudora and a rare example of a wood-frame commercial building surviving in Douglas County and the state of Kansas.

Asher and Sarah Cohn's family operated a general store at this location until 1879.<sup>12</sup> Their infant son, Yitzhak (Issac) Cohn, was the earliest burial in the historic Beni Israel cemetery located in a rural setting southwest of the original townsite of Eudora. This pre-mature death may have inspired the establishment of a Jewish burial ground for Eudora residents during the territorial period. Asher Conn (born in Loebau, Prussia on June 20, 1828, died February 28, 1890), his wife Sarah (born March 20, 1832, died November 7, 1912), and another son, William (born July 1, 1862, died November 7, 1915) were all buried in the Beni Israel cemetery.

Research by Professor David Katzman has documented the significant Jewish-American presence in nineteenth-century Eudora. The 1859 territorial census recorded when early settlers came to the new settlement. Of the twenty-nine heads of families who arrived in Eudora in 1857, seven (approximately 25%) were known to be Jewish. The Jewish settlers include Abraham Summerfield and his son Elias as well as Asher and Sarah Cohn and their eight children. The Summerfields and Cohns were members of the German-American town association. Aaron Urbansky helped survey the Eudora townsite with his step-brother, Asher Cohn, then returned to Illinois and came back to Kansas in 1862. Later, Urbansky moved to Lawrence and, eventually, he became a prominent businessman in St. Marys, Kansas.<sup>13</sup>

Among the 350 or so residents of Eudora during the early settlement period, probably fifteen percent were Jewish.<sup>14</sup> By 1866, however, many of the Jews in Eudora had moved away. Asher and Sarah Cohn moved to nearby Lawrence, and the German-Jewish community reformed there. Asher Cohn died suddenly on February 27, 1890. Born in Germany, he was described as "one of the first settlers of the county and sold the first

<sup>10</sup> Cutler, History of Kansas, Douglas County, Part 32.

<sup>11</sup> Cutler, History of Kansas, Douglas County, Part 32.

<sup>12</sup> Local history sources mention the Cohn and Bernstein store as a settlement period business ("Eudora Historical Tour Route," #22, Eudora Bibliography File, Watkins Museum of History, Lawrence, Kansas). According to the Eudora Community Heritage book, Asher L. Conn and I. Bernstein "opened a general merchandise store here, probably the first. The building was on Main Street and the Cohn family lived on the third floor of the building over the general merchandise business in 1870 when their daughter, Rachel Cohn Passon, was born." (Eudora Bicentennial Committee, Eudora, KS: September 1977, 69). Bernstein moved on from Eudora after a few years. I. Bernstein's stock of goods in a store at Lenape, Kansas was auctioned at a sheriff's sale on April 4, 1872. Leavenworth Daily Commercial 26 March 1872, 2. Apparently, Bernstein moved to North Topeka, "I. Bernstein has removed to the Harlan store-room and advertises the best and freshest stock of groceries ever kept in North Topeka." Topeka Weekly Times 30 May 1879, 8.

<sup>13</sup> David Katzman, "An Ephemeral Jewish Cemetery, Eudora, Kansas, 1856-1865," unpublished mss in author's possession, 2. Cited in National Register of Historic Places nomination for the Beni Israel Cemetery, Eudora, Kansas, listed January, 2013.

<sup>14</sup> Katzman, "An Ephemeral Jewish Cemetery, Eudora, Kansas, 1857-1865," 2. Cited in National Register of Historic Places nomination for the Beni Israel Cemetery.

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lumber that used to build the town of Eudora, where he resided for several years. He was extensively engaged in business and was burned out in the Quantrell [sic] raid in this city.”<sup>15</sup> Sarah Tillman Cohn, also born in Germany, was married to Asher Cohn in New York and the young couple moved to Eudora. Sarah Conn died in 1912 and she was survived by one daughter, Rachel Cohn Passon, and three sons, Will Cohn of Lawrence, Louis Cohn, Oklahoma City, and David Cohn, Tacoma, Washington.<sup>16</sup>

Rebuilding the town after Quantrill’s raid in 1863, the completion of a transcontinental railroad branch in 1864, and the end of the Civil War all contributed to a notable, but short-lived boom in Lawrence. An influx of settlers increased the population from 1,645 in 1860 to 8,320 in 1870. Most of this increase occurred in the last five years of the decade. After the financial panic of 1873 cut short this period of prosperity, the town of Lawrence never experienced anything like this population growth until after 1945.<sup>17</sup>

Population <sup>18</sup>	Eudora	Douglas County	Year
	155	8,637	1860
	600	20,592	1870
	572	21,700	1880
	618	23,961	1890
	640	25,096	1900
	640	24,724	1910
	627	23,998	1920
	599	25,143	1930
	713	25,171	1940
	1,488	34,086	1950
	1,532	43,720	1960
	2,091	57,932	1970

According to Professor Katzman, these small-town merchants formed both a stable community of residents who stayed at least ten years and a transient community that turned over many times. Conventional interpretations of local history concluded that the German-Jewish residents of Douglas County disappeared through assimilation. In fact, some early settlers as well as the few who remained in the towns intermarried, but in the majority of families, children often went away to school married other Jews from metropolitan areas and moved there. By World War I, only a handful of Lawrence-born descendants of German-speaking families remained in Lawrence.<sup>19</sup>

During the late nineteenth century, German-Jewish settlers in the Midwest were less concerned about living in a Jewish community than seeking economic opportunity. In the new territories and states of Missouri, Arkansas, Iowa, and Kansas, and later Oklahoma, Jews could open businesses when the towns were founded. Smaller markets (Eudora, for example) required less capital and offered less risk since newcomers did not

<sup>15</sup> “Death of Asher Cohn,” Lawrence Weekly Record 6 March 1890, 8.

<sup>16</sup> “Death of Old Settler,” Lawrence Jeffersonian Gazette 13 November 1912, 3.

<sup>17</sup> Deon Wolfenbarger and Dale Nimz, “Historic Resources of Lawrence, Douglas County, Kansas,” National Register Multiple Property Documentation Form (12 September 1997), E-7.

<sup>18</sup> Population of Eudora in the 1860 Territorial Census from [www.eudorakshistory.com](http://www.eudorakshistory.com). Population of Eudora and Douglas County from U.S. Decennial Census, Kansas State Historical Society, “Douglas County,” accessed 2/13/2020 at: [https://www.kshs.org/geog/geog\\_counties/view/county:DG](https://www.kshs.org/geog/geog_counties/view/county:DG)

<sup>19</sup> David Katzman, “Lost From Memory: 19<sup>th</sup>-Century Midwestern Small-Town Jewish Merchant Communities,” unpublished mss. in possession of author (2011), 4-5. Cited in National Register of Historic Places nomination for the Beni Israel Cemetery, Eudora, Kansas, listed January 2, 2013.

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have to compete with well-established businesses. Many pioneer merchants in small Midwestern towns began with no more capital than the typical peddler.<sup>20</sup>

In the small towns of Missouri and Kansas, Katzman found evidence that Jewish family networks were important in business. In more than ninety percent of all partnerships, partners were blood relation or related through marriage. Retailers tended to have kinship ties to their wholesalers who also provided credit. The German-Jewish small-town merchants were significant in the early development of these towns. They dominated the business of dry goods, notions, and men's and women's clothing throughout the region. Because their stores sold the basic needs of life, these small-town merchants were the "backbone of main streets."<sup>21</sup>

In the late nineteenth century, both the Cohn and Gardner/Hill stores were family-owned enterprises that offered a wide array of general merchandise. On January 1, 1880, Aaron L. Hill along with P. Gardner and W. Davis acquired the property and established Gardner, Hill & Company. In 1883 the store had a stock worth about \$6,000.<sup>22</sup> Gardner, Hill and Company (1880-1909) offered groceries in the storefront to the north and dry goods to the south. The Eudora Cash Shoe Store moved into the building in 1892. Various dressmakers also occupied the building (presumably on the second floor). These were Alice Ogle (1880s), Miss Speck (c. 1892), and Tena Smith (c. 1900).<sup>23</sup> As the Jeffersonian Gazette described Eudora businesses in 1897, "Gardner, Hill & Co have the only double store in the city. C.A. Hill the manager is vice president of the Watkins Bank [Lawrence] They carry a large line of clothing, shoes, dry goods and groceries. J.W. Bales is employed and is one of the most popular salesmen in the city. Aaron Hill is one of the partners."<sup>24</sup>

According to research by local historian, Cindy Higgins from her review of Polk's Kansas State Gazetteer and Business Directory, Penelope Gardner and Aaron Hill were the store proprietors in 1884, Margaret Davis was listed as a partner in 1900, and Aaron Hill, W.G. Hill, and Margaret Davis were listed as proprietors in 1904. By that year, the store had been "supplying the buyers of Douglas County with Dry Goods, Clothing, Shoes, and Groceries, for twenty-five years. The volume of business done by Gardner, Hill & Company is as large as most of the big stores in the state of Kansas, and is much greater than the size of the municipality in which it does business." "The store utilizes three rooms devoted to displaying the various lines of goods carried. It is owned by the Hill brothers, C.A. Hill, A.L. Hill, and W.G. Hill." Apparently, Charles A. Hill was the leader of the family business. He came to Kansas from Indiana in 1880. With his two younger brothers, he established the mercantile business in Eudora. C.A. Hill also was vice president of the Watkins National Bank of Lawrence and owned real estate in Douglas County.<sup>25</sup>

Aaron Hill was born in Guilford County, North Carolina, and later finished his education at Earlham College, Richmond, Indiana. His parents settled in Douglas County, Kansas, in the spring of 1864, and he engaged in teaching and farming. From 1876 to 1878, he taught in the Indian schools on the Kickapoo Reservation in Brown County, Kansas. Then he returned to Douglas County and engaged in farming until establishing the general merchandise business in Eudora.<sup>26</sup> Mr. Hill and his parents were members of the Society of Friends and associated with the Quaker community that was concentrated south of Eudora near the hamlet of Hesper. Aaron Hill retired from the mercantile business around the turn of the century and died in 1920 in Pasadena,

<sup>20</sup> Katzman, "Lost From Memory," 8-9.

<sup>21</sup> Katzman, "Lost From Memory," 10.

<sup>22</sup> Cutler, History of Kansas, Douglas County, Eudora Township, Part 32.

<sup>23</sup> Cindy Higgins, comp. "Downtown East Main: Eudora History," Accessed 2/06/2020 at: [https://www.eudorakshistory.com/downtown/east-main/downtown\\_east\\_main.htm](https://www.eudorakshistory.com/downtown/east-main/downtown_east_main.htm).

<sup>24</sup> "Eudora," Jeffersonian Gazette, 6 May 1897, 2.

<sup>25</sup> "Thrifty Eudora," Lawrence Daily Gazette 27 September 1904, 12.

<sup>26</sup> Cutler History of Kansas, Douglas County, Biographical Sketches—Eudora Township, Part 33.

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California. He was survived by three brothers and two sisters. They were C.A. Hill of Lawrence, M.C. Hill of Hesper, William Hill, Mrs. Robert Newby, and Miss Ruth Ellen Hill, both of Pasadena, California.<sup>27</sup>

Penelope Gardner was Aaron Hill's aunt. Penelope Hill and William Gardner were married in 1841 in North Carolina. Mrs. Gardner became a Quaker minister in 1853 and served for the next fifty years. The Gardners moved to Kansas in 1861 and helped establish the Quaker community of Hesper, south of Eudora, in eastern Douglas County. The Gardners did not have children of their own, but they fostered eleven children in their home. William Gardner died on January 19, 1881, and Penelope died March 11, 1903, in Lawrence at the home of her nephew, W.G. Hill.<sup>28</sup>

In 1909 the building changed hands three times in five months. W.W. Arnold of Kansas City, Missouri, purchased the property in 1909, then sold to H.M. Kemper, who sold to C.B. Mason by February 18, 1910.<sup>29</sup> Mason re-named the business—Eudora Department Store.<sup>30</sup> In 1911 Mason sold to the Eudora Department Store company. The company was incorporated with a capital of \$10,000. The incorporators were: J.D. Kuhn, Bonner Springs, G. F. Schubert, Carl F. Lotz, A. Griffin, and G.E. Miller.<sup>31</sup> On November 23, 1911, the Eudora Department Store held a meeting and elected the following officers: J.D. Kuhn, president; Carl Lotz, vice president; George Schubert, secretary, and treasurer.<sup>32</sup> According to an advertisement published on July 22, 1915, the store offered groceries, provisions, and other "eatables" as well as women's and men's dry goods, clothing, shoes "and hundreds of other things we carry in stock."<sup>33</sup> In 1918 J. D. Kuhn sold his interest in the Eudora department store to Mr. Lotz, and Mr. Schubert and Kuhn purchased an interest in the Spot Cash Grocery in Lawrence.<sup>34</sup>

Carl Lotz bought out George Schubert in 1929 and became the sole owner of the Eudora department store. Before 1911, Lotz had been a clerk in the Charles Pilla store on the opposite side of Eudora's main street. Pilla was his uncle. During Carl Lotz's tenure, the department store sold clothing, yard goods, and shoes as well as groceries, meat, feed, and seeds. Lotz also sold Phillips 66 gasoline and oil from a curbside pump in front of the store. The store also delivered twice a day to local customers. As the Weekly News commented in 1936, "this is one of the largest stores in Eudora and has always been known as a quality store and home-owned."<sup>35</sup>

Lotz sold the building and business to Howard Wilson and Jack Howard about 1946.<sup>36</sup> They operated the business as the Hy-Klas Grocery until 1968. The building also was known as the Clover Farm Store. Merlin Eisenbarger continued the Hy-Klas grocery until 1972. Then the name was changed to the Market Basket until 1977. The building then was used as an annex to the adjacent Coast-to-Coast hardware store at 710 Main Street in the 1990s.<sup>37</sup>

<sup>27</sup> "Aaron Hill Dead," Eudora Weekly News 29 April 1920, 3.

<sup>28</sup> "Obituary-Penelope Gardner," Lawrence Weekly World 19 March 1903, 4.

<sup>29</sup> "Notice," by H.M. Kemper, Eudora Weekly News 18 February 1910, 5.

<sup>30</sup> Higgins, comp. "Downtown East Main: Eudora History."

<sup>31</sup> "Eudora Department Store Incorporates for \$10,000," Jeffersonian Gazette 15 November 1911, 3.

<sup>32</sup> Eudora Weekly News 23 November 1911, 5.

<sup>33</sup> "The Eudora Department Store Co," 22 July 1915, 3.

<sup>34</sup> "Bought Interest," Eudora Weekly News 21 November 1918, 3.

<sup>35</sup> Eudora Bicentennial Committee. Eudora Community Heritage (Eudora, KS, September 1977), 70; Eudora Weekly News Fiftieth Anniversary Edition. 30 April 1936, n.p.

<sup>36</sup> Eudora Bicentennial Committee, Eudora Community Heritage, 70; Higgins, "Downtown East Main: Eudora History." The Community Heritage book states the transition as 1946; Higgins stated 1949.

<sup>37</sup> Higgins, "Downtown East Main: Eudora History."

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## 9. Major Bibliographical References

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----. "Lost From Memory: 19<sup>th</sup>-Century Midwestern Small-Town Jewish Merchant Communities," unpublished mss in possession of author. Cited in National Register of Historic Places nomination for the Beni Israel Cemetery, Eudora, Kansas, listed January 2013.

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### Articles

"Aaron Hill Dead," Eudora Weekly News 29 April 1920, 3.

"Bought Interest," Eudora Weekly News 21 November 1918, 3.

"Death of Asher Conn," Lawrence Weekly Record 6 March 1890, 8.

"Death of Old Settler," Lawrence Jeffersonian Gazette 13 November 1912, 3.

"Eudora," Lawrence Jeffersonian Gazette 6 May 1897, 2.

"Eudora Department Store Incorporates for \$10,000," Lawrence Jeffersonian Gazette 15 November 1911, 3.

Eudora Weekly News 23 November 1911, 5.

Leavenworth Daily Commercial 26 March 1872, 2.

"Notice," by H. M. Kemper, Eudora Weekly News 18 February 1910, 5.

"Obituary-Penelope Gardner," Lawrence Weekly World 19 March 1903, 4.

"The Eudora Department Store Co.," 22 July 1915, 3.

"Thrifty Eudora," Lawrence Daily Gazette 27 September 1904, 12.

Topeka Weekly Times 30 May 1879, 8.

### 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

### Primary location of additional data:

State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government

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designated a National Historic Landmark  
 recorded by Historic American Buildings Survey # \_\_\_\_\_  
 recorded by Historic American Engineering Record # \_\_\_\_\_  
 recorded by Historic American Landscape Survey # \_\_\_\_\_

University  
 Other  
Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned):        KHRI #045-3576       

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### 10. Geographical Data

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**Acree of Property** Less than one acre

**Provide latitude/longitude coordinates OR UTM coordinates.**

(Place additional coordinates on a continuation page.)

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1	<u>38.946035</u>	<u>-95.098724</u>	3	_____	_____
	Latitude:	Longitude:		Latitude:	Longitude:
2	_____	_____	4	_____	_____
	Latitude:	Longitude:		Latitude:	Longitude:

**Verbal Boundary Description** (describe the boundaries of the property)

The nomination is for the property known as 714 Main Street, Eudora, Kansas, defined as Lot 4, Block 145, Original Town Site.

**Boundary Justification** (explain why the boundaries were selected)

The boundary encompasses the site on which the building is located and described by the legal description above.

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### 11. Form Prepared By

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name/title Dale E. Nimz  
organization \_\_\_\_\_ date January 31, 2020  
street & number P. O. Box 1046 telephone 785-979-8398  
city or town Lawrence state KS zip code 66044  
e-mail [dale.nimz@gmail.com](mailto:dale.nimz@gmail.com)

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**Property Owner:** (complete this item at the request of the SHPO or FPO)

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name Weld Properties, LLC  
street & number 707 Main Street telephone 785-615-1513  
city or town Eudora state KS zip code 66025

**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.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



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**Additional Documentation**

Submit the following items with the completed form:

**Photographs**

Submit clear and descriptive photographs. The size of each digital image must be 1600x1200 pixels (minimum), at 300 ppi (pixels per inch) or larger. Key all photographs to a sketch map or aerial map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photograph Log**

Name of Property: Cohn/Gardner, Hill & Company Store  
 City or Vicinity: Eudora  
 County: Douglas State: Kansas  
 Photographer: Dale Nimz  
 Date Photographed: January 7, 2020; June 11, 2020 January 3, 2021

Description of Photograph(s) and number, include description of view indicating direction of camera:

Original files: Original digital image files provided on disc with nomination.

<u>Photo #</u>	<u>Camera direction</u>	<u>Description</u>
1	View from west	West (front) façade
2	View from SW	West Main Street streetscape
3	View from NNW	West Main Street streetscape
4	View from west	Detail of storefront, central entrance
5	View from west	Detail of second floor storefront, north section
6	View from west	Detail of second floor storefront, south section
7	View from SW	Detail of SW corner, pressed metal sheathing
8	View from west	South elevation, wall sheathing, adjacent building
9	View from NE	North elevation, three North sections
10	View from NE	East elevation, rear addition
11	View from ENE	East elevation
12	View from east	East elevation, additions
13	View from SE	NE rear addition
14	View from SE	South section with additions
15	View from SSW	South section, rear addition
16	View from NE	First floor display windows, North section
17	View from east	First floor floor, North section
18	View from west	First floor, walls and ceiling, North section
19	View from north	First floor, central entry framing, north ceiling, south wall
20	View from south	First floor, north section, north wall and ceiling
21	View from south	First floor, north section, north wall and ceiling
22	View from south	First floor, north section, north wall opening (covered)
23	View from west	First floor, north section, east partition wall
24	View from east	First floor, north section, ceiling framing
25	View from west	First floor, north section, ceiling framing
26	View from south	First floor, north section, ceiling and second story wall framing
27	View from east	First floor, south section, storefront, ceiling, and entry wall
28	View from east	First floor, south section, ceiling

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29	View from north	First floor, south section, partition posts, south and east walls
30	View from south	First floor, south section, partition posts, east partition wall
31	View from west	First floor, south section, east and south partition walls
32	View from north	First floor, south section, south wall framing
33	View from west	First floor, south section, rear partition and stair
34	View from south	First floor, south section, partition with beam, rear stair
35	View from west	First floor, south section, stairway to rear entrance
36	View from east	Second floor, north section, floor, storefront openings, loft framing
37	View from southeast	Second floor, north section, exterior opening (covered) and wall finish
38	View from south	Second floor, north section, exterior openings (covered) and wall finish
39	View from north	Second floor, north section, interior wall finish
40	View from west	Second floor, north section, rear floor and rear wall framing
41	View from west	Second floor, north section, rear wall and ceiling joists
42	View from northwest	Second floor, north section, interior wall and ceiling joists
43	View from north	Second floor, north section, interior wall, opening, ceiling joists
44	View from east	Second floor, north section, former rear exterior wall section
45	View from south	Second floor, north section, exterior framing, second rear addition
46	View from south	Second floor, north section, roof framing, second rear addition
47	View from southeast	Second floor, north section, fragment of exterior weatherboard
48	View from northeast	Second floor, south section, storefront windows and ceiling
49	View from east	Second floor, south section, flooring and storefront windows
50	View from southeast	Second floor, south section, north wall sheathing (former exterior)
51	View from northeast	Second floor, south section, south wall sheathing and framing
52	View from east	Second floor, south section, wall and ceiling
53	View from west	Second floor, south section, ceiling joists
54	View from west	Second floor, south section, rear wall and ceiling joists
55	View from southwest	Second floor, south section, north wall (former exterior)

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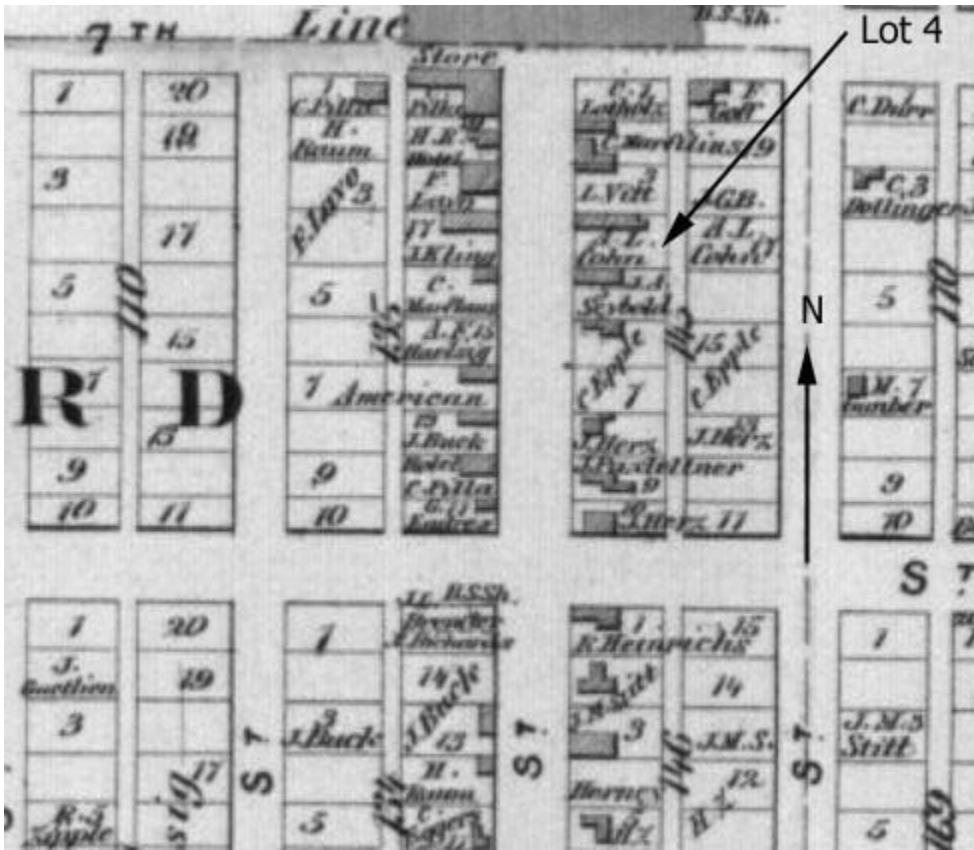
Site Map, 714 Main Street, Eudora, KS. Image courtesy Douglas County GIS.

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### Figures

Historical views and maps



F. W. Beers, Atlas of Douglas County (1873), p. 15. Section of Eudora map showing A.L. Cohn building on Lot 4, Block 145, Original Town.

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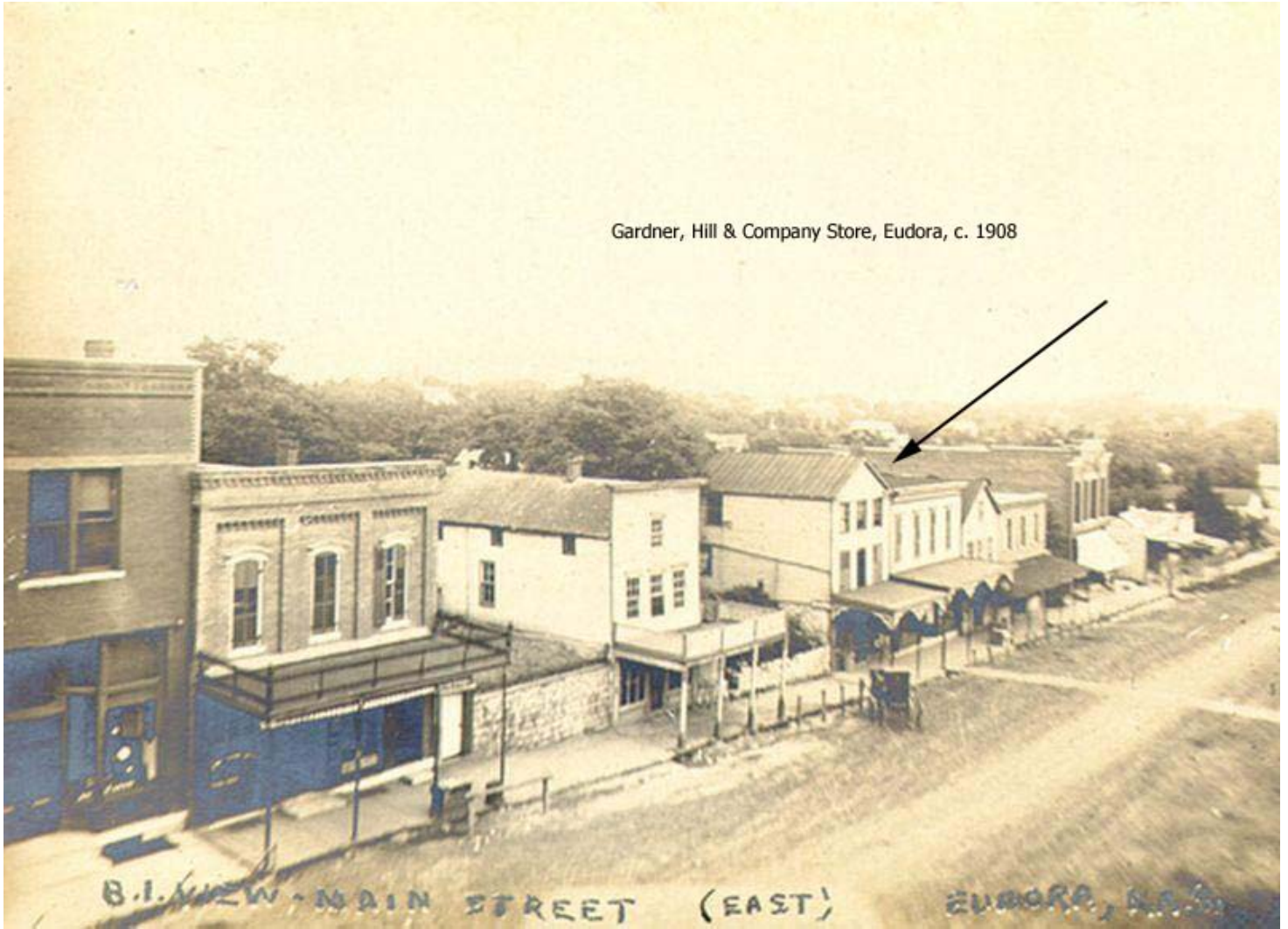
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**Gardner, Hill, and Company Store, main west façade, 714 Main, c. 1908. Image courtesy of Eudora Historical Society.**

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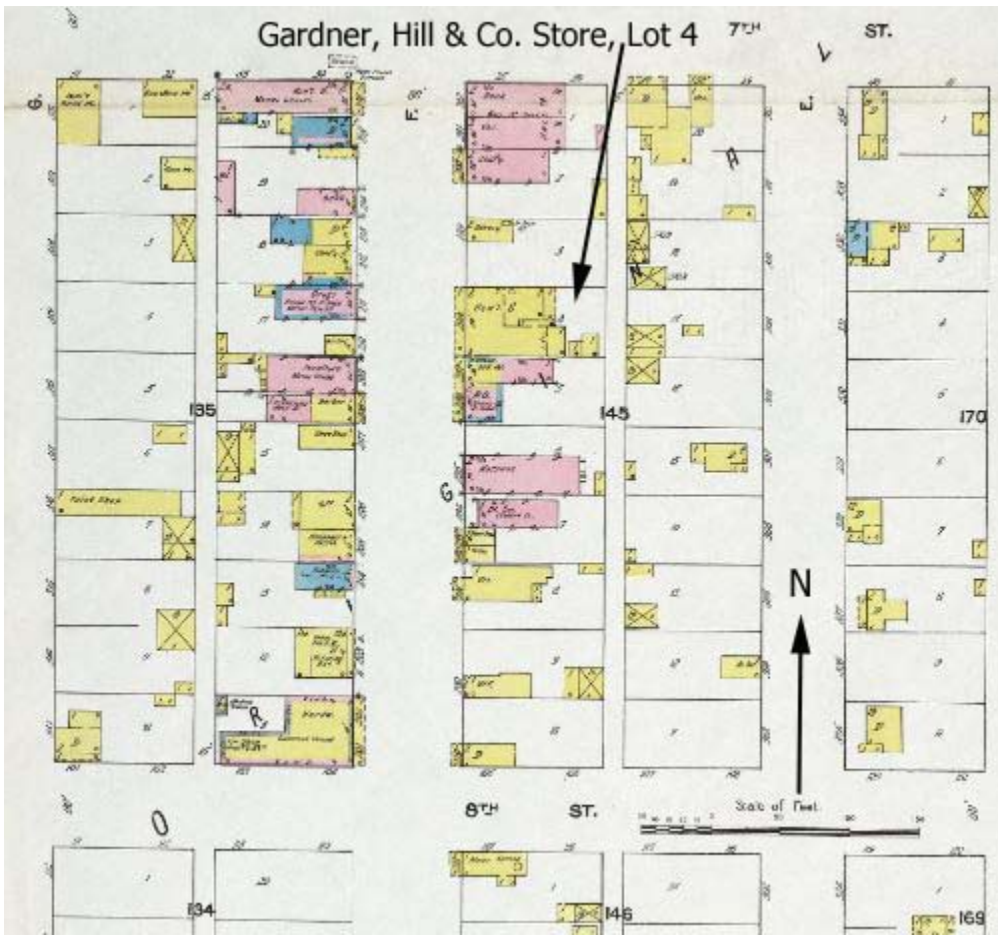


Gardner, Hill & Company Store, Eudora, c. 1908

Gardner, Hill & Company Store, 714 E. Main Street, Eudora, KS, c. 1908. Image courtesy Eudora Historical Society.

Cohn/Gardner, Hill & Company Store  
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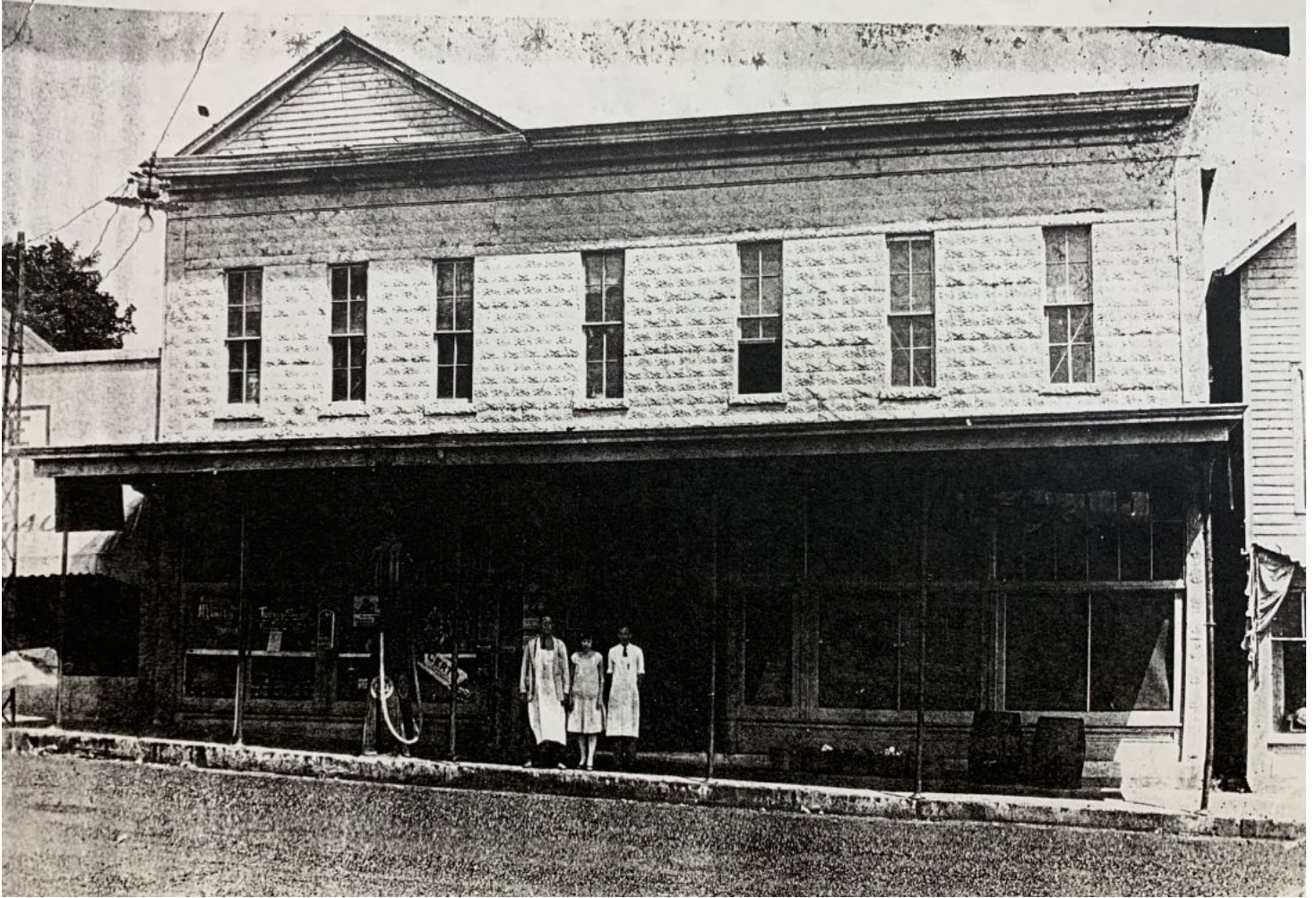
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Sanborn Insurance Map, Eudora, KS (1912), p. 1

Cohn/Gardner, Hill & Company Store  
Name of Property

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**Eudora Department Store, 714 Main (c. 1920), Image courtesy of Eudora Historical Society.**



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Hy-Klas Grocery, 714 Main (c. 1955), Image courtesy of Eudora Historical Society.

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714 Main Street, Eudora, KS, site map.

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Photo 1: West (front) façade



Photo 2: West Main Street streetscape

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Photo 3: West Main Street streetscape



Photo 4: Detail of storefront, central entrance

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Photo 5: Detail of second floor storefront, north section



Photo 6: Detail of second floor storefront, south section

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Photo 7: Detail of SW corner, pressed metal sheathing

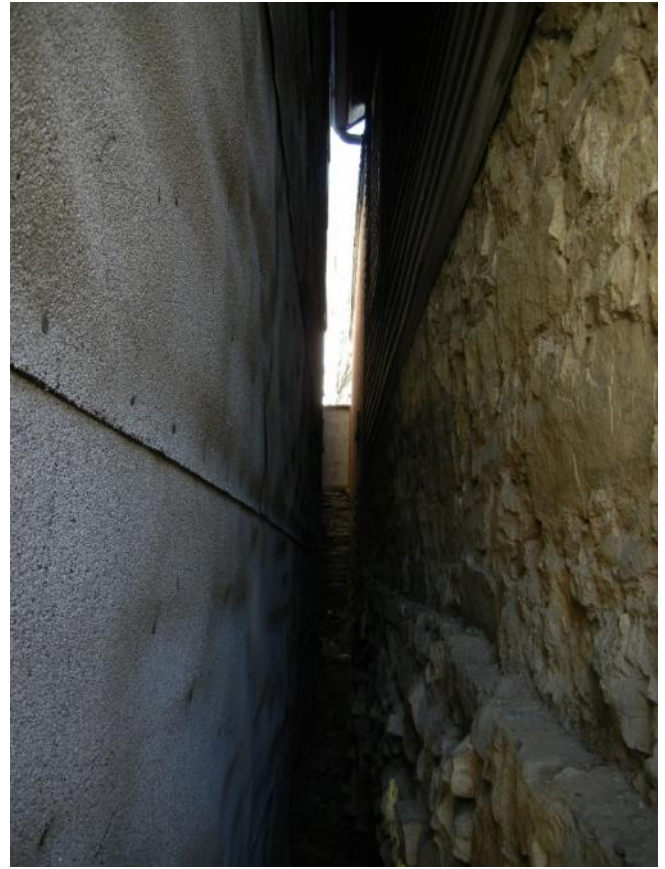


Photo 8: South elevation, wall sheathing, adjacent building



Photo 9: North elevation, three North sections

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Photo 10: East elevation, rear addition



Photo 11: East elevation

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Photo 12: East elevation, additions



Photo 13: NE rear addition



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Photo 14: South section with additions



Photo 15: South section rear addition

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Photo 16: First floor display windows, North section



Photo 17: First floor floor, North section

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Photo 18: First floor, walls and ceiling, North section



Photo 19: First floor, central entry framing, north ceiling, south wall

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Photo 20: First floor, north section, north wall and ceiling



Photo 21: First floor, north section, north wall and ceiling

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Photo 22: First floor, north section, north wall opening (covered)



Photo 23: First floor, north section, east partition wall

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Photo 24: First floor, north section, ceiling framing



Photo 25: First floor, north section, ceiling framing

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Photo 26: First floor, north section, ceiling and second story wall framing



Photo 27: First floor, south section, storefront, ceiling, and entry wall

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Photo 28: First floor, south section, ceiling



Photo 29: First floor, south section, partition posts, south and east walls



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Photo 30: First floor, south section, partition posts, east partition wall



Photo 31: First floor, south section, east and south partition walls

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Photo 32: First floor, south section, south wall framing



Photo 33: First floor, south section, rear partition and stair

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Photo 34: First floor, south section, partition with beam, rear stair



Photo 35: First floor, south section, stairway to rear entrance

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Photo 36: Second floor, north section, floor, storefront openings, loft framing



Photo 37: Second floor, north section, exterior opening (covered) and wall finish

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Photo 38: Second floor, north section, exterior openings (covered) and wall finish



Photo 39: Second floor, north section, interior wall finish

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Photo 40: Second floor, north section, rear floor and rear wall framing



Photo 41: Second floor, north section, rear wall and ceiling joists

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Photo 42: Second floor, north section, interior wall and ceiling joists



Photo 43: Second floor, north section, interior wall, opening, ceiling joists

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Photo 44: Second floor, north section, former rear exterior wall section



Photo 45: Second floor, north section, exterior framing, second rear addition



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Photo 46: Second floor, north section, roof framing, second rear addition



Photo 47: Second floor, north section, fragment of exterior weatherboard

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Photo 48: Second floor, south section, storefront windows and ceiling



Photo 49: Second floor, south section, flooring and storefront windows

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Photo 50: Second floor, south section, north wall sheathing (former exterior)



Photo 51: Second floor, south section, south wall sheathing and framing

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Photo 52: Second floor, south section, wall and ceiling



Photo 53: Second floor, south section, ceiling joists

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Photo 54: Second floor, south section, rear wall and ceiling joists



Photo 55: Second floor, south section, north wall (former exterior)